1. Welcome, agenda review

2. Reminder: committee purpose, intended outcome and ground rules

LT has had a request from a committee member to do a check-in around the table and ask people to re-state the sector they represent and to briefly state their reason(s) for wanting to be on this committee.

LT will also briefly review the ground rules.

LT will review the subjects to be covered at the October 11 and late November meetings.

3. Accessory use:
   Continuation from last meeting
   • Should we recommend additional regulations to strengthen the intent that B&Bs remain accessory?

   Remaining options for discussion include:
   viii. Requiring that at least one of the owners bedrooms is above grade.
   ix. Requiring that Bed and Breakfast operators provide breakfast to guests.
   x. Requiring that a Bed and Breakfast is operated for a minimum number of nights per year.
   xi. Removing corporate ownership for Bed and Breakfast Homes; and/or,
   xii. Restricting the number of owners (joint tenants or tenants in common) and requiring that all owners reside at the property as their primary residence.
   xiii. Requiring that a Bed and Breakfast shall not be operated when the Live-in Owner is absent for more than a certain number of consecutive nights (eg. five consecutive nights). This would allow greater clarity for operators;
   xiv. Requiring that Live-in Owners keep a log of who is in residence at the property when guests are present. This could allow for greater compliance monitoring; and/or,
   xv. Add additional clarity regarding the exclusive management and operation of Bed and Breakfasts.
4. Taxes

Introduction by Dave Michaels: how are B&Bs and B&B Inns taxed at present?

Examine this question:

- Is the current tax rate for residential properties containing B&B’s consistent with the commercial aspect of B&B’s?

Options for discussion include:

i. Set a differential tax rate. This would apply a tax rate higher than the current residential tax rate on these properties. With a differential rate, the rate would be applied to the full assessed value of the property. This option is the easiest to administer however it does not reflect the percentage of the property that is related to the operation of the Bed and Breakfast or home occupation. An example of this would be a large newer home that had one bedroom used as a guest room could pay more in tax than a similar older Bed and Breakfast home that was licensed to operate 4 guest rooms; or,

ii. Proportionately assess the property as non-residential. This would look at taxing the portion of use related to non-residential activity and tax that use at the non-residential tax rate. This would be difficult to administer and validate for home occupations. Bed and Breakfasts would be easier although some operators that operate seasonally may question the fairness of the taxation.

5. Fees

Introduction by Dave Michaels: what is the present fee structure?

Examine this question:

- Are fees relating to B&B’s (e.g. application and renewal) consistent with the work required by administration to process applications?

Options for discussion include:

i. Increasing Bed and Breakfast Application fees to $8,700 (90 hours of Planner time at $90/hr and 10 hours of Administrative Assistant time at $60/hr) to cover the full cost of staff time required for applications;

ii. Increasing Bed and Breakfast renewal fees to $530 (5.5 hours of Planner time at $90/hr and 0.6 hours of Administrative Assistant time at $60/hr) to cover the full cost of staff time required for renewals;

iii. Add an additional annual fee of $150 for Bed and Breakfasts to partly offset the costs of ongoing monitoring and enforcement of unapproved commercial accommodations. Ongoing monitoring and enforcement ensures that residential bedrooms are not lost to unapproved commercial accommodation which can also be beneficial to Bed and Breakfast operators as it ensures that there is limited competition; and/or,

iv. Reduce current fees associated with Bed and Breakfasts.
And examine this question:

- Should the costs relating to ongoing enforcement of unauthorised commercial accommodation be covered in part by approved B&B operators either through fees or additional taxes?

6. Summarize, confirm date for next meeting, and adjourn