Meeting notes
B&B Working Group
September 13, 2019, 11 a.m. - 2 p.m.
Town Hall - Council Chambers

Attendees:
Bed and Breakfast Home Operators (3)
Theresa Gawron
Edwina Handley
April Wood

Bed and Breakfast Inn Operator (1)
Lee O'Donnell

Hotel Sector (1)
Sean O’Farrell

Public Members (5)
Ross Glenfield
Bonnie Lothrop
Ken McMurdo
Mark Walker

Staff and facilitator (3)
Darren Enns
Dave Michaels
Leslie Taylor

Notes from the last meeting:

The group agreed that, with the changes proposed, the notes from the last meeting were accurate.

Reminder: committee purpose, intended outcome and ground rules

The facilitator reviewed the purpose, outcome and ground rules for the committee, including how the committee works with the public gallery.

Enforcement options

The group agreed to recommend to Council that higher penalties for unlicensed operation of B&Bs are warranted, and that a deterrent is needed. The group recommends the same penalties as Canmore ($2500 first offence, $5000 second offence). The group suggests that the regulations be reworded as needed to clarify that advertizing the service is sufficient to show that unauthorized use is taking place.
The group agreed to recommend to council that people who have operated unlicensed accommodations should be prohibited from applying for a B&B license for two years after the offence.

The group agreed that operating unlicensed (additional) bedrooms in a licensed B&B is a more serious class of offence than an administrative oversight such as failing to keep license plate logs. The group agreed to recommend to council that operating unlicensed bedrooms should attract a higher penalty, (such as the penalty for operating unlicensed accommodations), and that purely administrative offences can remain at their current level of penalties.

The group agreed that notice of inspection should be left as is.

**Accessory use**

General discussions within the group established agreement on shared principles:
- the group fully supports the requirement for live-in owners
- the group fully supports the intent of a positive visitor experience
- the group is concerned about micro-managing internal B&B operations

The following options were not supported by the group:
- i. Prohibit B&B within any accessory structure
- iv. reduce number of bedrooms to three
- v. introduce a bedroom quota
- restrict to 50% or less of the number of bedrooms at the property
- vi. restrict %age of floor area
- vii. require owner's bedroom to be largest bedroom at property

The following options were split decisions:
- ii. prohibit conversion of existing accessory dwellings - not supported by the majority, but supported by two members, who expressed concern about the loss of rental housing supply.
- iii. Allow greater flexibility to legally toggle between B&B and accessory dwelling use - supported by the majority, but not supported by one member, who expressed concern that the kitchens would remain set up during the B&B periods, contrary to requirements for B&Bs.

**Parking Lot:**

Items that we want to be sure we get to before the end of the last meeting:
- restrictive covenant
• statutory declaration
• licenses only used seasonally, or not used
• parking requirements when B&B Inns redevelop, should they then match B&Bs?
• items around renewals: can we have a longer period between renewals for compliant properties (and should physical inspections then be required at renewal), should we notify more than the directly adjacent neighbours when renewals come up for consideration, should we always have public notification when allocation becomes available in a previously full district.

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

Our next meeting will be October 4th, in Council Chambers, 11 am to 2 pm.

Dave Michaels will contact everyone by email to establish dates for two more meetings after the 4th.