



Board Meeting Minutes
November 9th, 2017
1 pm to 3 pm
Location: Columbia Valley Credit Union

Board Attendance: Rav Soomal (Chair Person), Toby Barrett, Jo Best, Treena Coney, Shelly Wadden, Graeme Kreiner, Magi Scallion and John Lush

Absent: Bob Munro, Atma Sandher & Lucille Hayward

Marketing Executive: Joanne Sweeting (Absent)

Staff: Rachel Wilde and Alycia Weir

Guests: Ron Oszust (Mayor for Town of Golden), Karen Cathcart (CSRD, Area 'A' Director) & Phil Armstrong (Manager of Development Services for Town of Golden)

	MOTION / ACTION	1 ST	2 ND	CARRIED	ACTION
1.	Call to Order & Welcome.				
2.	<u>Motion:</u> To approve the agenda.	Magi	Toby	ALL	
3.	Review the action points from the October 12 th board meeting. <ul style="list-style-type: none"> None 				
4.	<u>Motion:</u> To approve and sign off the minutes from the October board meeting.	Magi	Treena	ALL	
5.	Update from Ron Oszust and Karen Cathcart on short-term rentals: Phil circulated the staff report that was presented to the Town Council on Tuesday 7 th November concerning the Short-Term Rentals Proposal report. Karen circulated the CSRD Rental Guiding Principles sheet. Karen stressed that Short Term Rentals area major concern for the whole of the CSRD and not just Area 'A'. The board as a whole sees this as an ongoing concern and so the Rental Guiding Principles sheet has been produced to help the province in moving forward with change. Karen stated that these guide lines need to be a protocol for the province. During January 2017, Karen received a letter received from Tourism Golden asking for the tax exemption for short-term rentals with less than four units to be removed, making for a level playing field. The Minister has responding stating that they are still working on the issue and it is being addressed. Karen added that the CSRD would help to progress the issue. Ron recognizes the challenges on their own economy and also from a social basis. The Town of Golden are looking at best practices and researching other communities. At this stage, the town is cautious in moving forward but did make a commitment to Tourism Golden to follow up the issue. Staff have been looking at best practices and the staff report was presented at the last council meeting. The government are also looking at the issue and this has been raised with Minister Beare. Phil gave an overview of the staff report. A new bylaw officer has been employed. The next step was updating the Town's internal systems to ensure that violation tickets can be issued				

<p>and administered in an efficient manner. The Town wants to be able to enforce any bylaws for short-term rentals. The use of Temporary Use Permits (TUP) allow for no public hearing and makes the process simplified for staff. Looking to have STR bylaw in the first quarter of 2018. Ron reiterated that any STR bylaws made need to be enforced and that's why it is important to have the tools in place in order to achieve this. The proposed focus groups will help to guide staff. Rav stated that STRs are a huge topic for Tourism Golden and that Tourism Golden would like to be part of the process as we represent the largest sector affected by STR. He stressed that Tourism Golden are not against AirBnB or short-term rentals and that we are advocating for collecting taxes that apply to all accommodation businesses to make a level playing field. Rav asked about a tourism levy that goes to Tourism Golden via the Municipal taxes. Karen agreed that the playing field needs to be addressed and that we need to keep advocating for change. Karen has major concerns with the safety and security of people. The CSRD will keep advocating for change and stressed that the board should all read the CSRD Vacation Rental Guiding Principals sheet and respond back to her. Ron stated that he would also like to see a fair playing field but it is a huge change and it would take a long time and would affect all home based businesses. The town also needs to determine impacts on roads and services and how they create a model to factor in all aspects relating to STRs. Rav asked whether the municipal can impose a tax like Whistler. Ron replied that he was no sure and that Whistler has different municipal tax structure to us. The town are looking at all the different options but it does take time to do this. The TUPs will allow some flexibility. Magi commented that there has not been much discussion about affordable housing for staff. She is also commented that we are going through a boom right now but if we go into a recession this would be crippling to the traditional accommodators. It was stressed that the focus groups should include traditional accommodators. In reply to Magi's comments Ron stated that if he was a business owner and was having issues with housing then he would look at providing some for his staff. At a community level, affordable housing was looked at previously and the Town has no intention of getting into providing affordable housing. Regarding the down market, Ron commented that nobody knows what is going to happen and so it is hard to predict and plan for. Rav commented that capping developments should not be applied and that the market should determine demand, when the market is down then generally developments would not occur. There is housing crunch right now and so housing development is occurring. During a down market his would traditionally stop.</p>				
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	<p>Graeme asked if a TUP would be needed irrespective of the operational time frames. Phil responded that you are either a STR or not and TUPs are not based upon rental time.</p> <p>Karen stated that affordable housing is top issue for the College of the Rockies as it is getting harder to provide housing for its students.</p> <p>John stated that the current bylaws should be enforced. Fourteen years ago John was told he could not operate in town and now he sees all the STR's operating.</p> <p>John commented that the rate that this is issue is growing there needs to be more pressure for a prompt solution. John added that he keeps hearing the same conversation.</p> <p>Ron replied that bylaw enforcement is there and that illegal suites are an issue.</p> <p>Ron stressed that he does want to see change for a level playing field.</p> <p>Graeme asked whether one bylaw enforcement officer was enough and who was going to enforce it in Area 'A'. Karen responded that there is no bylaw officer in Area 'A'.</p> <p>Phil appreciated John's comments and changes are coming. Some direction received from council was they want to see in-site host caretakers.</p> <p>Rav stated that Tourism Golden would like to participate in the focus groups and be engaged throughout the process.</p> <p>Graeme asked of the TUP goes with the person or property. Phil stated the property. Graeme asked what other communities have the town looked at and asked about some of the negative ones. The town have looked at Revelstoke, who are looking at zoning. Rav stated that spot zoning doesn't work.</p> <p>Rav thanked Ron and Karen for attending the board meeting. Phil commented that he would like to see representation for the working group. John Lush was invited to join the group. The size of the focus group should be 15 people maximum. The first meeting will be early December.</p> <p>Karen asked that any questions be emailed to her.</p>				
6.	<p>Discuss the current date of BC Family Day and the proposed changes.</p> <p>Rav commented that having BC and Alberta family days on different days allows for capacity.</p> <p>Toby commented that KHMR does not see any impact on BC day.</p> <p>Having the family days all on the same days makes it harder for families to find accommodation.</p> <p>Graeme stated by changing the dates it would have a negative impact on labour.</p> <p>Toby suggested keeping the current date. All board directors agreed.</p>				
7.	<p><u>Motion:</u> To write a letter to support keeping the BC family day separate from the Alberta.</p>	Toby	John	ALL	
8.	<p>Discuss the upcoming stakeholder meeting. It will be held at the Prestige. Invitations have gone out with</p>				

	RSVP's from three board directors, six MRDT collectors and ten other attendees. These numbers will increase. Rachel asked the board to RSVP and to reach out to their stakeholders.				
9.	<p><i>Update on Visitor Services.</i></p> <p>Centre is closed and preparing for next year. Language translation on the website is underway with Chinese, German and French being developed.</p> <p>Print materials for next year for promoting the visitor centre are underway.</p> <p>Having conversations with chamber and college for an ambassador program.</p> <p>Graeme asked about the food concession. Alycia confirmed that Long John's are no longer operating. A RFP will be sent out for a new food vendor.</p>				
10	<p>Discuss Christmas lunch after the December board meeting on 14th December.</p> <p>It was agreed that we would have the board meeting at noon, followed by lunch at 1pm at the Indian Kitchen.</p>				
11	Meeting adjourned at 2.20 pm.	Graeme	Toby	ALL	

Minutes approved as presented above.

Signed: _____ Position: _____	Print Name: _____ Date: _____
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