

**THE TOWN OF GRANDE CACHE
SPECIAL MEETING – PUBLIC HEARING
January 10, 2007 at 5:00 pm
Council Chambers**

Present: Mayor Louise Krewusik
Deputy Mayor Terry Coray
Councillor Paul Bailey
Councillor Vic Beland
Councillor Jackie Dube
Councillor Gordon Frentz
Councillor Tony McCormick
Darren Ottaway, Chief Administrative Officer
Carolyn Ferraby, Chief Financial Officer
Lisa Brown, Executive Assistant

Regrets: None

Delegates:

Matt Patterson, representing Ray and Paula Bodnarek - Willmore Guest Rooms
Paul and Julie Peacock – Mt. Hamell Bed & Breakfast
Francois Girard – Wild Lily B & B
Patricia Procinsky – 4 Seasons B & B
Francis Dugas – Chez Francis
Kathleen Ewald, representing Glen and Janelle Slate – Outback Accommodations
Jean Bourdua – Johnny Canoe B & B

1. CALL TO ORDER

Mayor Krewusik called the meeting to order at 5:00 pm.

2. ADOPTION OF THE AGENDA

**Moved by Councillor Coray and seconded by Councillor Beland
1/07 RESOLVED THAT** the agenda is adopted as presented.

CARRIED

3. BUSINESS OF THE SPECIAL MEETING

3.1 Public Hearing for Bed and Breakfast By-Law No. 648

**Moved by Councillor Dube and seconded by Councillor Bailey
2/07 RESOLVED THAT** Council opens the Public Hearing.

CARRIED

Mayor Krewusik welcomed and thanked everyone for attending the meeting. She explained the procedures to be followed for the Public Hearing. She asked that each delegate state their name and the business they were representing.

Jean Bourdua – Johnny Canoe B & B
Mr. Bourdua declined comment.

Matt Patterson, representing Raymond and Paula Bodnarek – Willmore Guest Rooms
Mr. Patterson read the letter from Mr. and Mrs. Bodnarek, which was submitted to Council.

Paul and Julie Peacock – Mt. Hamel Bed & Breakfast

Mr. Peacock told Council he is a retired pastor, and their business has been operating for eight seasons. He and his wife moved from Grande Prairie to Grande Cache in 1999. Their business caters to visitors from all over the world, and the operation is approved for three rooms. They promote this community when they travel, and are originally from the US. They received phone calls from the local hotels when no rooms are available, and are often asked if they can accommodate workers in this area. They often have these workers staying for a month at a time. They haven't received any complaints to date, although there were parking issues after the first heavy snowfall. They are in agreement with most of the proposed bylaw, but have concerns with installing additional smoke detectors. Mr. Peacock feels that the section pertaining to hiring help is not fair, as when operators must leave due to an emergency, or wish to take vacations, this leaves them in a fix. He added that the bylaw needs more work to find a solution that helps the operators and allows this type of business to prosper. Mr. Peacock told Council that the timing of proposing this bylaw has caused difficulties for the local operators.

Mayor Krewusik asked Mr. and Mrs. Peacock if there were specific sections of the bylaw they would like to address.

Mrs. Peacock said that the sections for hiring help and the length of stay need more work.

Francois Gerard – The Wild Lily B & B

Mr. Gerard introduced himself and told Council that he is disabled and needs to hire help to keep his operation running. He came to Grande Cache in 1994, and bought a house in 2004 to set up a bed and breakfast operation. With the increased activity in the oil and gas industry, they take in workers that can't find suitable accommodations. He would like to retire in this community and continue running his business, but he can't operate without hiring help. He told Council that Grande Prairie has a one-page bylaw for bed and breakfast operations, and would like to know why the Town of Grande Cache feels it needs more than this.

Mayor Krewusik told Mr. Gerard that the proposed bylaw is based on the standards from the Alberta Bed and Breakfast Association.

Patricia Procinsky – 4 Seasons B & B

Ms. Procinsky told Council she began her business in 2000, and has the health inspector visit the operation for their approval. She said that the Town does need to set standards for this type of operation, and that several nearby communities have bed and breakfast bylaws. She explained to Council that the Jasper Bed & Breakfast Association standards state that you must live in the residence and complete a 'food safe' course. She said that once this course is taken, the inspection department will back your operation if any complaints or problems arise. She agrees that sometimes operators require additional help, and that you should be able to hire someone as long as you reside in the home. Insurance liability should not be included in this bylaw, although she agrees with the safety precautions. Ms. Procinsky said she has a good rapport with guests, and they appreciate staying in a home rather than a hotel. She said she considers herself an ambassador for our community and has strict rules for guests in her home.

D. Ottaway explained the reason for including the insurance clause in this bylaw.

Mr. Peacock told Council that their operation had to turn away 176 guests in the last year.

Francis Dugas and Annie Murray – Chez Francis

Mr. Dugas gave Council a copy of his letter along with information he had collected. He told Council that an inspector from Peace Country Health visited his operation and approved a 'food handling' permit. He explained that this permit allows him to handle but not prepare food. He purchases food from local businesses and provides his guests with a full continental breakfast. He tries to

comply with the Alberta Bed and Breakfast Association regulations. He read the letter he provided to Council. He explained that not everyone wants to stay in hotels, and prefer to stay in a home as provided by B & B operators. Mr. Dugas said that many of his guests work in the area and prefer to stay in a B & B, especially when family comes to visit. Mr. Dugas expressed his dissatisfaction with Section 4.12, stating that operators should be allowed to set their own rates.

Mayor Krewusik explained that this section of the bylaw only states that policies and rates must be posted in each guest room, not what the rates actually are.

Ms. Murray introduced herself and told Council she is new in Grande Cache and is helping Mr. Dugas with his bed and breakfast operation.

Mr. Dugas said that Council should look to revise the minor/major bed and breakfast regulations.

Mayor Krewusik explained that this term is part of the current land use bylaw, not the proposed bed and breakfast bylaw.

Mayor Krewusik asked Council if they had any questions for the operators.

Councillor McCormick thanked everyone for attending, and said his biggest concern is with parking. Mr. Gerard asked how many vehicles are allowed to park on the street in residential areas, and what are the regulations for parking. D. Ottaway said that parking is covered under the land use bylaw, and any home-based business must provide adequate off-street parking. He continued that although it is difficult to enforce parking issues, the Town will be enforcing parking restrictions, especially after the amount of snowfall we experienced this winter.

Councillor Frenz said that it is important for the Town to adopt a bed and breakfast bylaw to set standards and to protect operators and guests.

Kathleen Ewald, representing Glen and Janelle Slate – Outback Accommodations

Ms. Ewald provided an emailed letter from Glen and Janelle Slate, owners of Outback Accommodations. Mayor Krewusik read the letter aloud, and asked Ms. Ewald if she had any further comments. She explained that when she attended the Town Office to renew the business license, she was informed of the proposed bed and breakfast bylaw and she called the owners to inform them of this. Ms. Ewald said that the operation was not a bed and breakfast business, but a lodging house.

D. Ottaway explained the land use bylaw regarding boarders and lodgers. He said that although the bylaw refers to boarders and lodgers, the regulations and licensing are under bed and breakfast operations. He said that as a business person, it must be decided whether to operate as a bed and breakfast or a lodging house, it cannot operate as both.

Mayor Krewusik thanked the owners/operators and representatives for attending and providing input on this bylaw. The points expressed from the owners/operators included:

- Length of stay
- Employing staff other than family members
- Hiring staff for operator absences
- Grandfather existing businesses
- Number of rooms restrictions

Councillor Coray said that the majority of bed and breakfast operations are located in residential areas and to offer more than three rooms in one residence would mean changing the land use zoning.

Councillor Frentz asked why an operator would apply for a bed and breakfast license if the business is operating as a lodging house.

Ms. Ewald explained that with the current licensing at the Town, the lodging houses were lumped under the bed and breakfast operations, because there isn't a separate license for lodging houses.

Mayor Krewusik said that Council will take the information and comments into consideration. This item will be brought forward at the next Regular Council Meeting on January 30, 2007. She told the operators that if they wished to speak further on this matter, they must contact the Town Office prior to the meeting to be included on the agenda as a delegate.

Mrs. Peacock asked the Mayor if this bylaw can be given second and third reading at the January meeting. Mayor Krewusik told her it could be passed at that time.

**Moved by Councillor Frentz and seconded by Councillor McCormick
3/07 RESOLVED THAT** Council ends the Public Hearing, and reverts back to the Special Meeting.

4. ADJOURNMENT

**Moved by Councillor Coray and seconded by Councillor McCormick
4/07 WHEREAS** the business of this meeting has now been completed;

BE IT RESOLVED THAT Council does now adjourn.

CARRIED

The meeting concluded at 6:42 pm.

Louise Krewusik
Mayor

Darren Ottaway
Chief Administrative Officer