



**TOWN OF CANMORE
RECORD OF WRITTEN SUBMISSIONS
Public Hearing**

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue
Tuesday, September 2, 2025 at 9:00 a.m.

This document contains the written submissions received in response to the notice of public hearing for the following bylaw:

Business Registry Bylaw Amendment 2025-24 – Visitor Accommodation

Submissions are sorted in alphabetical order. If you are viewing the electronic version, please use the bookmarks feature to scroll through the document.

This record of written submissions was compiled by Ben Stiver, Municipal Clerk, on August 29, 2025.

Evan Asselstine and Leanna Probizanski

August 9, 2025

Town of Canmore
Attn: Council
902 7 Ave,
Canmore, AB T1W 3K1

Dear Canmore Council,

I am writing to voice my strong opposition to the proposed changes to the Business Licence bylaw requiring all owners of properties zoned Visitor Accommodation to obtain an annual business licence.

- There is no other legal or discretionary use of properties zoned as Visitor Accommodation.
- Information gathered through the licensing process is currently readily available to the Town of Canmore through the Tax Roll.
- There are no existing issues in need of a solution, nor has there been public demand for this action.
- The only purpose of this initiative appears to be the creation of cumbersome and unnecessary red tape for over 1000 Canmore property owners with no benefit to the property owners or the community.
- The current municipal tax rate for these properties is 3x the amount of the residential taxes.
- Total licence fees for a 110 suite Visitor Accommodation building would cost \$16,500 annually, whereas fees for a similar size hotel with a single owner would be \$600 annually. Hardly equitable.

In summary, I believe that the combination of the existing high tax rate and the Town's current access to information on all owners, along with no known issues to the current situation and no benefit to the community, owners or visitors make this initiative burdensome and unnecessary. I urge you to reject this and focus Town resources on more beneficial matters.

Sincerely,



Evan Asselstine
Co-Owner

Stoneridge Mountain Resort



Leanna Probizanski
Co-Owner

Stoneridge Mountain Resort

From: [Dr. Paul Bajor](#)
To: [Shared.MunicipalClerk](#)
Subject: proposed business license bylaw changes
Sent: 2025-08-15 4:08:57 PM

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To Whom it may concern,

I am writing to voice my opposition to the proposed changes to the Business Licence bylaw requiring all owners of properties zoned Visitor Accommodation to obtain an annual business licence.

I am trying to understand what the purpose of this proposed business license bylaw is. Please give me some reasonable explanation as to why you are thinking of bringing this in because I do not see it as anything more than a cash grab or another 'tax'.

There has been no public demand for this. There has not been any issues that have arisen requiring this change. We already pay taxes at a substantially higher rate (3x the rate of residential units in fact) than other properties. I purchased my property at Stoneridge Mountain Resort 10 years ago with the intent of partial personal use and partial rental. I am not a business. This is not registered under a corporation. I already have a management company that pays its own licensing requirements by the city of Canmore.

You are looking to fleece owners like myself who provide accommodation that contributes to the economic benefit of the city of Canmore as well as the businesses of Canmore. But it appears as though you are simply not making enough money through my higher property tax rate that you feel the need to make us pay even more.

In your official stance you state that 'the intent behind the new licensing requirement is to bring consistency and equity across all types of businesses operating within the Town'. Mine is not a business. It is registered personally and not under my corporation. I do not use it exclusively for renting. Your stance is not legitimate and it does not make sense. I vehemently oppose any changes in the business licence bylaw.

I believe that the combination of the existing high tax rate and the Town's current access to information on all owners, along with no known issues to the current situation and no benefit to the community, owners or visitors make this initiative burdensome and unnecessary. I urge you to reject this and focus Town resources on more beneficial matters.

Paul

From: [TimJen Chan](#)
To: [Shared.MunicipalClerk; Council; dale.nally@gov.ab.ca;](#)
Subject: Re : Red Tape Canmore Accommodation Tax
Sent: 2025-08-08 7:10:26 PM

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Dear Canmore Council:

I am writing to express my strong opposition to the proposed changes to the Business Licence Bylaw that would require all owners of properties zoned Visitor Accommodation to obtain an annual business licence.

- Properties zoned as Visitor Accommodation have no other legal or discretionary use.

- The information sought through licensing is already readily available to the Town via the Tax Roll.

- There are no demonstrated issues with the current system, nor has there been public demand for this change.

- This proposal appears to create unnecessary and cumbersome red tape for over 1,000 Canmore property owners, offering no tangible benefit to owners or the broader community.

- The municipal tax rate for these properties is already three times the residential rate.

Under the proposed system, licence fees for a 110-suite Visitor Accommodation building would total \$16,500 annually, compared to just \$600 for a similar-sized hotel with a single owner — a clear inequity.

In summary, the combination of a substantially higher existing tax rate, the Town's current access to ownership information, the absence of demonstrated issues, and the lack of benefit to the community, owners, or visitors makes this proposal both burdensome and unnecessary. I respectfully urge Council to reject it and to focus Town resources on initiatives that deliver genuine value to our community

Minister McNally, I have included you in this email. I am respectfully requesting your review of the Town of Canmore's proposed requirement for Visitor Accommodation property owners to obtain annual business licences. The proposal duplicates information already collected, imposes disproportionate fees, and creates unnecessary red tape without clear community benefit.

Given your role in Red Tape Reduction, I believe this warrants your attention.

Thank you,

Tim Chan
(owner of unit)

Sent from my iPhone

From: [Mark](#)
To: [Council; Shared.MunicipalClerk;](#)
Subject: Unfair tax (Mark Elgood [REDACTED])
Sent: 2025-08-10 11:15:20 AM

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"Dear Canmore Council,

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- There is no other legal or discretionary use of properties zoned as Visitor Accommodation.*
- Information gathered through the licensing process is currently readily available to the Town of Canmore through the Tax Roll.*
- There are no existing issues in need of a solution, nor has there been public demand for this action.*
- The only purpose of this initiative appears to be the creation of cumbersome and unnecessary red tape for over 1000 Canmore property owners with no benefit to the property owners or the community.*
- The current municipal tax rate for these properties is 3x the amount of the residential taxes.*
- Total licence fees for a 110 suite Visitor Accommodation building would cost \$16,500 annually, whereas fees for a similar size hotel with a single owner would be \$600 annually. Hardly equitable.*

In summary, I believe that the combination of the existing high tax rate and the Town's current access to information on all owners, along with no known issues to the current situation and no benefit to the community, owners or visitors make this initiative burdensome and unnecessary. I urge you to reject this and focus Town resources on more beneficial matters."

Mark Elgood

From: [Garret Hansen](#)
To: [Council](#); [Shared.MunicipalClerk](#);
Subject: Opposition to the proposed changes to the Business Licence bylaw.
Sent: 2025-08-13 12:11:53 PM

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Thanks,

Garret & Ryanna Hansen

From: [Randy James](#)
To: [Shared.MunicipalClerk](#)
Subject: Business License By Law
Sent: 2025-08-09 12:24:56 AM

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Randy & Mary James
Sent from my iPhone

From: [Jeff Jamieson](#)
To: [Council](#)
Cc: [Shared.MunicipalClerk](#)
Subject: Business Registry Bylaw Amendment 2025-24 – Visitor Accommodation
Sent: 2025-08-10 12:36:04 PM

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Sincerely,

*Jeff/Judi Jamieson
Owners @ Stoneridge Mountain Resort*

From: [Brent Kenway](#)
To: [Council](#)
Cc: [Shared.MunicipalClerk](#)
Subject: Proposed changes to Business Licence bylaw
Sent: 2025-08-08 6:47:17 PM

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From: [Al Lamb](#)
To: [Shared.MunicipalClerk; Council;](#)
Subject: Business Bylaw 2025-24 Visitor Accommodation
Sent: 2025-08-14 9:49:20 AM

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Regards,

Al Lamb
Owner, Stoneridge [REDACTED]

[REDACTED]
[REDACTED]

From: [lesley](#)
To: [Shared.MunicipalClerk](#)
Cc: [Council](#)
Subject: Business Registry Bylaw Amendment 2025-24 – Visitor Accommodation
Sent: 2025-08-10 12:17:03 PM

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Elizabeth Lesley Laycraft

From: [Patricia Li](#)
To: [Council](#)
Subject: Re: Opposition to Requiring Owners of Properties zoned Visitor Accommodation to Obtain an Annual Business License
Sent: 2025-08-11 10:55:05 AM

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Regards,

Patricia Li
Owner of a Unit in Skyline Peaks

Sent from my iPhone

From: [Steve Pilon](#)
To: [Council](#); [Shared.MunicipalClerk](#);
Subject: Business Registry Bylaw Amendment 2025-24 – Visitor Accommodation
Sent: 2025-08-09 7:11:17 AM

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Sincerely,

Steve Pilon
President, SEMM Capital inc.

Camore Town Council

c/o the Municipal Clerk

Reference: AMEND BUSINESS REGISTRY LICENCE BYLAW 2015-02

Public Hearing, September 2, 2025

In support of the proposed changes.

Based on my living experience in Camore and my traveling experience, the proposed changes to the bylaw makes sense. In some respects, it should help identify those units that are being used for purposes other than those intended by the bylaw, support the visitor experience, And potentially help with Canmore's housing issue.

Audrey Rogers

[REDACTED]

August 25, 2025

From: [Annet Vandermeer](#)
To: [Shared.MunicipalClerk](#)
Subject: New business license proposal
Sent: 2025-08-08 8:09:10 PM

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Regards,
Annet Vandermeer

Sent from my iPhone

From: [Kennedy.Deren](#)
To: [Shared.MunicipalClerk](#)
Subject: Bylaw 2024-24 Written Submission
Sent: 2025-08-26 1:27:45 PM

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Dear Canmore Council,

I am writing to voice my **opposition** to the proposed changes to the Business Licence Bylaw requiring all owners of properties zoned Visitor Accommodation to obtain an annual business licence.

- These properties are already zoned exclusively for hotel/visitor accommodation, with no option to operate otherwise. All relevant ownership and property details are already available through the existing tax roll, making this additional registration redundant.
- There is no identified problem or demonstrated issue with the current system that this bylaw seeks to resolve. Implementing new regulation without a clear problem to address adds unnecessary complexity.
- This process would create additional work and strain on both owners and Town administration, with no meaningful benefit. It is essentially a "make-work" scenario that diverts time and resources from more pressing priorities.
- The proposal appears to serve primarily as a revenue-generation tool. If the Town's goal is to increase revenue, this can be more fairly and transparently achieved by modest adjustments to property tax rates, rather than imposing duplicative fees and administrative hurdles on a small group of owners.
- Visitor Accommodation owners already contribute significantly through some of the highest property tax rates in the Town, as well as through the economic impact of tourism. Adding yet another cost disproportionately burdens these owners, discouraging investment in Canmore and potentially reducing the quality of accommodations available to visitors.
- Over-regulation risks making Canmore less competitive compared to other mountain destinations. If owners face rising costs and red tape, some may choose to withdraw their properties from the market and use personally as a vacation home, reducing overall supply and potentially driving up visitor costs—an outcome that benefits neither residents nor tourists.

In summary, the combination of already high property tax rates, the Town's existing access to ownership information, the absence of a clear problem, and the lack of tangible community benefit makes this initiative burdensome, costly, and unnecessary. I strongly urge Council to reject the proposed changes and to focus instead on initiatives that truly support both residents and the visitor economy.

Respectfully,

Kennedy & Scott Wilson

[REDACTED]

[REDACTED] Canmore, AB.

From: [AUDRA YARMUCH](#)
To: [Council](#)
Cc: [Shared.MunicipalClerk](#)
Subject: Proposed Business Licence Bylaw
Sent: 2025-08-13 10:04:34 AM

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Sincerely,
Audra Yarmuch
Hotel Condo Owner

From: [REDACTED]
To: [Council; Shared.MunicipalClerk;](#)
Subject: Proposed changes to Business Licence Bylaw
Sent: 2025-08-12 8:20:20 PM

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Regards
Alan Young

From: [zhou liqun](#)
To: [Council; Shared.MunicipalClerk;](#)
Subject: Stoneridge Mountain Resort - The Business Licence bylaw
Sent: 2025-08-14 11:21:08 AM

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Thanks and Regards,

Liqun Zhou

Owner [REDACTED]

发送自 [Outlook](#)