

## Bed & Breakfast Homes Development Standards (cont'd)

### Building Code Requirements

In order to verify compliance with safety standards, a special inspection will be required from Building Standards. The special inspection will identify upgrades that may be required by the National Building Code and will require a Building Permit. Prospective operators of Bed and Breakfast Homes should contact Building Standards at 306-975-2645 during the preparation of their business plan in order to be fully aware of all inspections, upgrades, and approvals for their property prior to applying for a Discretionary Use approval.

### Discretionary Use Application

To apply for approval of a Bed & Breakfast Home in your residence, you must file a Discretionary Use Application for consideration by City Council.

### Licensing

Upon approval by City Council, a business license will be required from the City of Saskatoon to operate a Bed and Breakfast Home.

Bed and Breakfast Homes are also inspected and licensed by the Safe Communities Department, Public Health Services. These homes must meet the requirements of the Saskatchewan Public Accommodation Regulations including the approval of a detailed floor plan. If you are interested in operating a Bed and Breakfast Home, please contact a Public Health inspector at 306-655-4605 during the preparation of your business plan.



For more information contact:

Community Services Department  
Planning and Development  
222 3<sup>rd</sup> Avenue North  
Saskatoon, SK S7K 0J5

Phone: (306) 975-2645

Fax: (306) 975-7712

Website: [www.saskatoon.ca](http://www.saskatoon.ca)

Email: [development.services@saskatoon.ca](mailto:development.services@saskatoon.ca)

### Office Hours

Monday - Friday, 8:00 a.m. to 5:00 p.m.

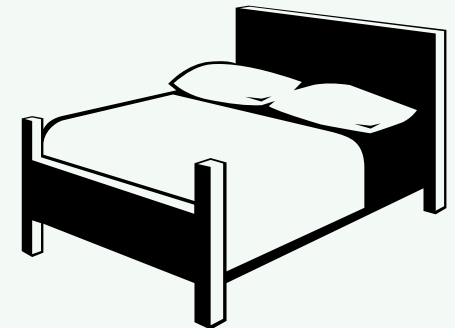
This pamphlet has no legal status and cannot be used as an official interpretation of the various codes and regulations currently in effect. Users are advised to contact Planning and Development for assistance, as the City of Saskatoon accepts no responsibility to persons relying solely on this information.



April 2014

## Procedures & Requirements for

# Bed & Breakfast Homes



# Bed & Breakfast Homes

City Council approves all Bed & Breakfast homes. The standards for Bed & Breakfast Homes are intended to strike a balance between supporting a quiet, safe, and aesthetic residential environment while supporting the aspirations of home based entrepreneurs.

The following is designed to familiarize prospective operators of a Bed & Breakfast Homes with the City's Zoning Bylaw requirements.

## Zoning Bylaw Requirements

Bed and Breakfast Homes may only be permitted at the discretion of City Council in the following Residential and Institutional Service Zoning Districts: R1, R1A, R1B, R2, R2A, RMTN, RMTN1, RM1, RM2, RM3, RM4, RM5, M1, M2 and MX1 Districts.

## Definitions:

- A "bed and breakfast home" means an accessory use of a dwelling unit for a business which provides accommodations, and is secondary and incidental to the primary use of the dwelling as a residence.



## We're here to help...

Planning and Development offices are open 8:00 a.m. to 5:00 p.m., Monday through Friday (excluding statutory holidays). Please feel free to stop in, call us at (306) 975-2645 or email [development.services@saskatoon.ca](mailto:development.services@saskatoon.ca).

## Bed & Breakfast Homes Development Standards

The following regulations apply to all Bed & Breakfast Homes:

- Must be the principal residence of the operator.
- Maximum occupancy is three guest bedrooms.
- Only one meal per day may be served to guests, and this meal must be served before 12:00 noon.
- A minimum of one off-street parking space for residents plus at least one off-street parking space for guests must be provided. Required parking spaces may be permitted in a required front yard. Off-street parking must be clearly demarcated, and be hard surfaced.
- A sign advertising the Bed and Breakfast operation is limited to a window sign having a maximum letter size of .09 metres (approx. 3.5 inches) in height. A sign cannot be installed without a sign permit.

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