



THIS PROCESS MAY TAKE 10 - 14 WEEKS

FOR MORE INFORMATION:

**COMMUNITY SERVICES
DEPARTMENT**

**DEVELOPMENT SERVICES
BRANCH**

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Office Hours:
Monday to Friday 8:09 a.m. - 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 the Development Services Branch for assistance as the City of Saskatoon accepts no responsibility to persons relying solely on this information.

March 2000



**COMMUNITY
SERVICES
DEPARTMENT**

**BED AND
BREAKFAST HOMES**

**Zoning Bylaw Requirements
and Approval Process**



**Community Services
Department**

“Striving for Excellence, Our Commitment to

INTRODUCTION:

This brochure is designed to familiarize prospective Bed and Breakfast Home operators with the City of Saskatoon Zoning Bylaw requirements for a Bed and Breakfast Home, and the Discretionary Use approval process.

ZONING BYLAW REQUIREMENTS:

Zoning Districts:

Bed and Breakfast Homes may only be permitted at the discretion of City Council in most residential and Institutional Service Zoning Districts in Saskatoon. These Residential Zoning Districts include R1, R1A, R2,R2A, RMTN, RM1, RM2, RM3, RM4, RM5, M1 and M2 Districts.

Size:

A Bed and Breakfast Home may have a maximum of three guest bedrooms.

Breakfast:

Only one meal per day may be served to guests, and this meal must be served before 12:00 noon.

Parking:

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

Signs:

A sign advertising the Bed and Breakfast operation is limited to a window sign having a maximum letter size of .09 metres (approximately 3 ½ inches) in height. A sign cannot be installed without a sign permit. Applications for a sign permit are available from the City of Saskatoon

Community Services Department. The sign application fee is \$35.00.

Operation of Bed and Breakfast:

The Bed and Breakfast Home must be the principal residence of the operator.

Conditions of Approval:

City Council may impose conditions of approval such as increased off-street parking spaces, limiting the number of guest rooms to one or two, and prohibiting or limiting the size of a business sign.

DISCRETIONARY USE APPLICATION PROCESS:

To apply for City Council's consideration of any Discretionary Use, including a Bed and Breakfast Home, an application must first be submitted to the City of Saskatoon Community Services Department. The application will then be processed in accordance with the procedure on the last page of this pamphlet. Discretionary Use application forms may be obtained from the Community Services Department.

The completed Discretionary Use application must be accompanied by the required site plan and application fee of \$450.00. If the application proceeds to the public hearing stage, applicants will also be required to pay a Public Hearing Fee in the amount of \$150.00. This fee covers the cost of notifying nearby property owners by letter, the cost of a poster to be erected on-site and administrative costs.

It is the policy of City Council to advise property owners within 60 metres (200 feet) of the proposed site, by letter, of a Discretionary Use

application. A poster, prepared and supplied by the Community Services Department must also be erected on site. This permits neighbors the opportunity to address City Council at a Public Hearing with respect to their support for, or objections to, the proposed use. The Community Services Department **strongly recommends** that prospective Bed and Breakfast Home operators consult with nearby property owners and residents in order to identify and respond to concerns and questions prior to the Public Hearing by City Council

LICENSING:

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 655-4605 during the preparation of your business plan.

BUILDING CODE REQUIREMENTS:

Prior to applying for Discretionary Use Approval or a Building Permit, it is recommended that a special inspection be requested from the Building Standards Branch, Community Services Department. The special inspection will identify upgrades that may be required by the National Building Code.

Prospective operators of Bed and Breakfast Homes should contact the Community Services Department during the preparation of their business plan.