

A Bed and Breakfast Homestay is an owner-occupied dwelling unit where short-term accommodation and meals are provided.

All Bed and Breakfast Homestays, including those classified as Permitted Uses (TAR and MX Zones) require a development permit from the City of Regina before the Homestay can be opened.

Bed and Breakfast Homestays are subject to the regulations in *Regina Zoning Bylaw No. 9250* and are outlined below:

## Intent of the Regulations

The regulations for a Bed and Breakfast Homestay are designed to:

- a) ensure compatibility with the character of established residential neighbourhoods;
- b) increase the viability of neighbourhoods by increasing opportunities for use of vacant residential space; and
- c) increase the capacity of the city to host major events by increasing public accommodation facilities.

## General Regulations

### Location

Bed and Breakfast Homestays are Permitted Uses in the TAR (Transitional Area Residential) and MX (Mixed Residential Business) Zones and are Discretionary Uses in all other Residential Zones. Development Permits for Permitted Uses can be issued by the Development Officer. Development Permit Applications for Discretionary Uses require City Council approval.

### Owner Occupancy

The Bed and Breakfast Homestay must be operated by the owner and occupant of the dwelling unit.

### Guest Rooms

1. No more than four guest bedrooms can be used as short-term accommodation rooms.
2. The guest bedrooms must be located within the dwelling unit.
3. Guest bedrooms cannot contain cooking facilities.
5. Guest bedrooms must be a minimum of 10 square metres in gross floor area.
6. No room which is at an average depth of greater than 1.2 metres below grade can be used as a guest bedroom in the Bed and Breakfast Homestay.

## **Meals**

Only breakfast meals may be served to guests who are lodging at the Bed and Breakfast Homestay.

## **Employees**

No more than one person who resides outside the dwelling unit can be employed, with or without compensation, in the operation of the Bed and Breakfast Homestay.

## **External Appearance**

No alterations that change the character of the residence can be made to the exterior of the dwelling unit, any accessory structures or the building site.

## **Parking**

The Bed and Breakfast Homestay requires one on-site parking stall in addition to the one parking stall required for the dwelling unit.

## **Sign**

1. A Bed and Breakfast Homestay may have one sign displaying the name of the bed and breakfast, the name of the operator, the street address or any combination of these.
2. A sign permit is required before a sign is installed or changed. The sign permit application must be accompanied by a sketch showing the type of sign, the proposed location and the proposed size. All drawings need to include dimensions.
3. The City of Regina will evaluate sign permit applications for a Bed and Breakfast Homestay based on the following considerations:
  - a) the proposed location of the sign;
  - b) the impact on the streetscape and area properties;
  - c) public safety;
  - d) compliance with this Bylaw and other City bylaws;
  - e) compatibility with the character of the neighbourhood;
  - f) consistency with the objectives and policies of any applicable special study for the site, area or neighbourhood, including neighbourhood plans;
  - g) compliance with municipal, provincial or federal heritage regulations in cases where the property or building is a potential or a designated heritage property;
  - h) the sign standards for other uses in the zone in which the sign will be located; and
  - i) any other factors that in the opinion of the Development Officer are relevant to the particular application.

## **More Information**

To apply for a development or sign permit or to obtain further information, contact:

City of Regina  
Development Services  
9<sup>th</sup> Floor, City Hall  
2476 Victoria Avenue  
Regina, SK S4P 3C8

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