

What is a Bed & Breakfast ?

Bed & Breakfast establishments are an ancillary Commercial Use operated by the resident of a single detached dwelling, providing accommodation for periods of 14 days or less with one meal provided on a daily basis to guests. The maximum number of guest rooms is the number of bedrooms existing in the structure, minus one for occupancy by the owner/operator of the facility.

Do I require a Permit to have a Bed & Breakfast?

Yes. An annual Home Based Business License must be obtained for all Bed & Breakfast operations. All Bed & Breakfast establishments must also apply for a Conditional Use and obtain a Development Permit.

The Operator of a Bed & Breakfast shall:

1. Not advertise the Bed & Breakfast unless in possession of a valid Development Permit and approved Conditional Use Order, at the time the advertisement is placed;
2. Submit and sign a Statutory Declaration stating that he/she is the principal resident of the principal dwelling;
3. Ensure that guest bedrooms contain no cooking or food preparation facilities;
4. Ensure that access to guest bedrooms is gained through the principal dwelling unit and not solely through a separate private entrance;

Statutory Declaration document available from the Building Inspector

5. Reside on the premises and must use it as their principal residential dwelling;
6. Provide a minimum of two (2) off-street parking spaces per three (3) guest rooms.
7. Provide a sign which conforms to the signage guidelines as outlined in the City of Dauphin Zoning Bylaw, Section 5.9, that is visible day and night and is located in the front yard of the site for the purpose of providing identification for guests;
8. Ensure that the building conforms to the Manitoba Building Code, and all required Provincial Health Regulations.

How do I obtain a Conditional Use application and Development Permit?

Contact the City of Dauphin Building Inspector and set up an appointment to obtain your required permits.

Conditional Use Application & Development Permit Application Requirements:

- A) Certificate of Title
- B) A Dimensional Site Plan indicating parking spots available and floor plan drawings identifying:
 - * How many and which rooms are to be rented out;
 - * Room and window sizes, window type, and window location;
 - * Smoke and carbon monoxide detectors;
 - * Fire extinguisher locations.

Application Fees:
Conditional Use - \$350.00
Development Permit - \$150.00

Obtained from the City of Dauphin Building Inspector

PLEASE NOTE:

A Development Permit may be revoked at any time, if, in the opinion of the Building Inspector, the operator has violated any provision of the Zoning Bylaw or the conditions of a permit.

Bed & Breakfast accommodations shall not interfere with the rights of other residents to quiet enjoyment of a residential neighbourhood.

Bed & Breakfast accommodations shall be an incidental and subordinate use to the principal residential use and shall be contained within the principal building.

The Building Inspector may inspect the Bed & Breakfast accommodation to ensure compliance with the Conditional Use and the Development Permit.

Conditional Use Application Process:

- Application must be made through the Building Inspector.
- Public Hearing date set for the application to go before City Council. Date shall be no later than 40 days after application is filed.
- At least 14 days before Hearing a notice sent to applicant and all owners of properties within a 100 metre radius of affected property.
- Hearing held at the time and place specified in notice to hear all persons wishing to make representation for or against the application.
- After Hearing Council shall either reject or approve the application with or without conditions.
- Owner shall be notified by registered mail of the decision of Council.

What are the Manitoba Building Code and Fire Code Requirements?

1. Sleeping facilities for a maximum of eight (8) persons plus the dwelling owner and family. No cooking facilities to be available in sleeping rooms or suites. **Note: once there is more than 10 sleeping, including owner and family, a fire alarm system is required.**
2. Unless a bedroom has a door that leads directly to the building exterior or the basement is sprinklered, each bedroom must have at least one window that can be opened from the inside without the use of tools or technical knowledge. This window must provide an unobstructed opening with a minimum area of 0.35m² (3.77 ft²), and no dimension less than 380mm (15 inches). Where a window opens into a window well, a clearance of at least 550mm is to be provided in front of the window. Where the sash swings towards the window well, the operation of the sash is not to reduce the clearance in a manner that would restrict escape in an emergency.
3. Smoke alarms installed by permanent connections to an electrical circuit without disconnect switch between each sleeping area and the remainder of the dwelling. When more than one smoke alarm is necessary all smoke alarms are to be wired so that activation of one alarm will cause all alarms to sound.
4. A carbon monoxide alarm shall be installed inside each bedroom or outside each bedroom within 5.0 m of each bedroom and shall conform to CAN/CSA-619, Residential Carbon Monoxide Alarming Devices.

5. One 5 lb. (2-A-10-BC) portable fire extinguisher, located on each floor level.



City of Dauphin Building Inspector

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Remember to Call or Click Before You Dig

Click: <http://www.clickbeforeyoudigmb.com>

Hydro/Gas: 1-800-940-3447

Westman Cable: 1-800-665-3337 ext. 2

Water & Sewer: 204-622-3202 or
locates@dauphin.ca

Every effort has been made to ensure the accuracy of information contained in this booklet. However, in the event of a discrepancy between this booklet and the governing City of Dauphin Bylaw, the Bylaw will take precedence.



BED & BREAKFAST ACCOMMODATIONS Zoning Regulations for the establishment of a Bed & Breakfast Business



Dauphin

Everything you deserve