

**BED AND BREAKFAST ESTABLISHMENTS
PROVISIONS OF SELECTED MUNICIPALITIES**

Municipality	Official Plan Policy	Zoning Provisions/Guidelines/ Licensing By-law	Definitions
City of Barrie	Information not provided.	<p>Bed and Breakfast Establishments are permitted in Residential zones in detached dwellings, be owner occupied, and are restricted to a maximum of three (3) guest rooms.</p> <p>Parking for Bed and Breakfast Establishment in Residential zones - 1 space per guest bedroom to be provided in the side or rear yard. Tandem parking will be permitted.</p> <p>Bed and Breakfast Establishments are also permitted in Commercial zones.</p> <p>Parking for hotels and motels, bed and breakfast establishments in Commercial zones - 1 space for each guest room or suite plus 1 space to be accommodated according to maximum capacity in any tavern, restaurant, or assembly hall appurtenant thereto.</p> <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	A bed and breakfast establishment shall mean a detached residence which is owner occupied and operated to provide the travelling public with sleeping accommodation and meals.
City of Burlington	<p>Official Plan permits Bed and Breakfast uses in the Rural Settlement Area and in Agricultural Area designations and defines the Bed and Breakfast Home. In urban areas, Bed and Breakfast uses are permitted as Home Occupations.</p> <p>The City Official Plan is currently under review and this is an area that has been flagged to eliminate what could be considered an inconsistency.</p>	<p>Bed and Breakfast Home permitted in most zones subject to certain conditions:</p> <ul style="list-style-type: none"> • permitted in a detached dwelling only. • minimum lot width: 18 m (59 ft). • a maximum of three guest rooms or suites; no exterior alteration shall be allowed which would indicate that any part of the premises is being used for any purpose other than that of a dwelling unit. • no signs or other advertising devices shall be permitted other than one non-illuminated sign having a maximum area of 2 000 cm² (2.15 sq. ft.), including the name and address of the proprietor, which shall be attached to the dwelling unit only. • no one other than a resident of the dwelling may be employed or have their services retained in the operation of the Bed and Breakfast Home. <p>No licensing By-law regulating Bed and Breakfast Homes.</p>	Bed and Breakfast Home means an owner-occupied detached dwelling offering short term lodging for compensation to the travelling and vacationing public. Guest rooms or suites may include a private bath but shall not include cooking facilities. Breakfast and other meals, services, facilities or amenities may be offered exclusively to guest.

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City of Kingston	No specific policy related to Bed and Breakfast Establishments.	<p><u>BED AND BREAKFAST ESTABLISHMENTS</u> Where permitted by the By-law, bed and breakfast establishments are subject to the following regulations:</p> <ul style="list-style-type: none"> • The bed and breakfast establishment shall have the proprietor or manager residing on the premises. • In addition to any off-street parking required for the dwelling containing the bed and breakfast establishment, there shall be a minimum of one (1) parking space provided on the lot for each guest bedroom, and said parking space shall not be located in the required front yard. The required parking spaces may include tandem parking spaces in an existing driveway. <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	<p>“BED AND BREAKFAST ESTABLISHMENT” means a dwelling in which guest rooms are let, with or without meals, for the temporary accommodation of the travelling or vacationing public. Such establishments shall have the proprietor or manager residing on the premises and shall not include a “Restaurant”, “Hotel”, “Lodging House”, “Nursing Home”, or any home licensed, approved or supervised under any general or special Act.</p>
City of Kitchener	No specific policy related to Bed and Breakfast Establishments.	<p>A Bed and Breakfast Establishment is considered as “Tourist Home”.</p> <p>Bed and Breakfast Establishments are permitted to a maximum of 2 bedrooms in all residential zones as a home business in accordance with the prescribed regulations. Larger scale Tourist Homes are also permitted in several of the Downtown zones and all Commercial-Residential zones.</p> <p>Kitchener distinguishes between Tourist Homes and Hotels/Motels in that the tourist homes are only permitted in structure that were in existence prior to 1992 and are not permitted to contain other facilities such as retail shops, commercial entertainment or commercial recreation. Any new structure built to provide living accommodation for the transient would be classified as a hotel.</p> <p>Require one (1) parking space for each bedroom designed or intended to be used for guest accommodation.</p> <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	<p>“TOURIST HOME” means a building or part of a building which existed on the day of the passing of this By-law (By-law 92-232), was originally constructed as a single detached dwelling and is converted to provide living accommodations for transient persons and shall not include a hotel, lodging house, group home, nursing home, hospital or any residential care facility licensed, approved or supervised under any general or specific Act.</p>
City of London	No specific policy related to Bed and Breakfast Establishments.	<p>Permitted in a detached dwelling. No specific zoning provisions for Bed and Breakfast establishments.</p> <p>Detached dwelling parking requirements apply. Do not require additional parking.</p> <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	<p>“BED AND BREAKFAST ESTABLISHMENT” means a single detached dwelling in which no more than three rooms are made available by the residents of the said dwelling for the temporary accommodation of travellers where no assistance is offered by any person not residing in the dwelling. This does not include a hotel, motel, boarding or lodging house, or restaurant, as defined therein.</p>
Town of Markham	No specific policy related to Bed and Breakfast Establishments. Has policy on rooming and lodging houses.	<p>Bed and Breakfast Establishments are not permitted in residential zones.</p> <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	No definition.

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Town of Midland	<p>Applications for development of Bed and Breakfast establishments or other similar small scale tourist facilities shall require a zoning by-law amendment and shall be evaluated based on submission of a development plan and conformity with the following criteria:</p> <ul style="list-style-type: none"> • Location On a collector or arterial road; and/or adjacent to parks or natural amenities; and/or where the building is of architectural or historic interest. • Site The area of the site is sufficient to provide for adequate buffering for adjacent residential uses and adequate parking facilities. • Design The use is located in an existing residential building which requires no significant external modifications to permit the proposed use. <p>The Town of Midland is presently undertaking a new Official Plan. The draft document contains policy related to bed and breakfast establishments which is essentially similar to the policy in the present Official Plan document.</p>	<p>Site specific zoning for Bed and Breakfast establishments.</p> <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	<p><u>Bed and Breakfast</u> shall mean a detached dwelling in which the accessory use to the residence is to provide accommodation and meals to overnight guests for the travelling and vacationing public, but, does not include a boarding house, rooming house, hostel, motel or hotel.</p>
City of Niagara Falls	<p>The Official Plan permits Bed and Breakfast accommodation as ancillary uses on lands designated Residential, and Tourist Commercial.</p> <p>Bed and Breakfast accommodations within owner-occupied homes may be permitted in residential zones by zoning by-law amendments where they are considered to be compatible with the residential neighbourhood. The establishment of such facilities will be carefully regulated as to their location, size and traffic generation in order to minimize potential disturbances to adjacent properties and to protect the character and identify of the overall neighbourhood.</p>	<p>Bed and breakfast tourist homes are permitted as-of-right in Tourist Commercial designation.</p> <p>Site specific zoning is required for Bed and Breakfast accommodations in Residential zones.</p> <p>Has a licensing by-law regulating tourist homes and bed and breakfasts.</p>	<p>No definition for a tourist home.</p>

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Town of Niagara-On-The-Lake	<p>The Official Plan recognizes bed and breakfasts as an important part of the local economy that serves a tourist function and are compatible in a residential neighbourhood. It permits bed and breakfasts with up to three bedrooms or an occupancy load of 10 persons as-of-right in a single family dwelling.</p> <p>Country inn, which contains four or five rooms, will require zoning by-law amendments subject to complying with certain criteria.</p> <p>Country inn in excess of five rooms will be dealt with Official Plan and Zoning By-law amendments.</p>	<p>Bed and breakfast establishment is a type of Small Scale Tourist Accommodation. It is permitted subject to certain requirements: it is an accessory use to a detached dwelling; it must be fully serviced with water and sewage services; does not exceed three rented rooms; has an annual licence; has a minimum 47 m² (500 sq. ft.) outdoor amenity space; no roomers or boarders or accessory apartment; has frontage on a public road; off-street parking; not be licensed to serve alcoholic beverages; no sign except that provided by the Town.</p> <p>Bed and breakfast establishments are permitted as-of-right in any zone in which one family detached dwellings are permitted.</p> <p>Have a licensing by-law for the licensing, regulating and governing of small scale tourist accommodation, which includes a lodging house, guest home, bed and breakfast, country inn, rented dwelling or rented cottage where such is intended for tourist accommodation, but does not include a hotel, motel, hospital, nursing home or similar institution.</p>	<p>“Small Scale Tourist Accommodation” means a building or portion thereof in which persons are harbored, received or lodged for hire and includes a Bed and Breakfast, rented dwelling or cottage where such is intended for tourist accommodation, but does not include a country inn, hotel, motel, hospital, nursing home or similar institution.</p>

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City of Oshawa	<p>Bed and breakfast establishments may be permitted in single detached dwellings subject to the inclusion of appropriate provisions in the zoning by-law and the following:</p> <ul style="list-style-type: none"> • the dwelling unit and lot having the physical potential to accommodate a bed and breakfast establishment; • adequate off-street parking as specified in the zoning by-law; • the residential character of the dwelling units is maintained; • there is generally no more than three rental bedrooms. A site specific rezoning will be required to permit a bed and breakfast establishment with four or five rental bedrooms, but in no case shall a bed and breakfast establishment have more than five rental bedrooms. 	<p>A bed and breakfast establishment is a permitted use in any zone that permits a single detached dwelling or farm dwelling, subject to the following provisions, and the general provisions and parking provisions of the by-law applicable to a detached dwelling or farm dwelling, as the case may be.</p> <ul style="list-style-type: none"> • No meal service shall be provided to any person not staying at the bed and breakfast establishment nor shall meal service be provided by anyone not residing in the dwelling unit. • The dwelling unit in which the bed and breakfast is located shall be the principal residence, as defined in the Income Tax Act, of the person or persons operating the bed and breakfast establishment. • Notwithstanding anything in this by-law to the contrary, no home occupation, other rental accommodation, group home or lodging house shall be permitted in any dwelling unit which contains a bed and breakfast establishment. • The minimum lot frontage for a bed and breakfast establishment shall be 18 m (59 ft.) and the minimum lot area shall be 550 m² (5,920 sq. ft.) except that in any R1-F, R1-G, R1-H, OSR-A, OSR-B, AG-A or AG-B Zone, the minimum frontage and minimum lot area requirements of the applicable zone for a single detached dwelling or a farm dwelling, as the case may be, shall apply. • A bed and breakfast establishment shall not be established or operated in a manner which changes the external residential appearance or the dwelling unit or generates adverse effects such as those from excessive traffic, parking, noise and hours of operation. <p>Parking requirement for bed and breakfast establishment - 2 parking spaces plus 1 parking spaces for each bedroom which is available to travellers.</p> <p>A licensing by-law to license bed and breakfast establishments is being prepared.</p>	<p>BED AND BREAKFAST ESTABLISHMENT means a single detached or farm dwelling in which not more than three bedrooms are made available for the temporary accommodation of travellers, to whom meals may be furnished, but does not include a hotel or lodging house.</p>

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City of Ottawa	No specific policy related to Bed and Breakfast Establishments.	<p>Bed and Breakfast establishments are allowed in all residential zones, with limitations on the number of guest bedrooms. Bed and Breakfast establishments are also allowed in all neighbourhood commercial areas and in the downtown area. The regulations applicable to bed and breakfast establishments are as follows:</p> <ul style="list-style-type: none"> • A Bed and Breakfast must listed as a permitted use in the zone in which it is located. • Except in the CB, CP, CM and R7 zones in the central areas (downtown area), a bed and breakfast must be in one of the following types of dwellings: a detached house; linked-detached house; linked-townhouse; semi-detached house; or townhouse. • In the CB, CP, CM and R7 zones in the central area (downtown area), a bed and breakfast may only be in one of the following: detached house; dwelling unit (includes any residential unit in a mixed use building); linked-detached house; linked-townhouse; semi-detached house; townhouse. • The dwelling must be a permitted use in the zone in which it is located. • Breakfast must be the only meal made available to the guests of a bed and breakfast. • Where a guest bedroom in a bed and breakfast is temporarily vacant, roomers may, from time to time, be substituted for members of the travelling public for the duration of that temporary vacancy. • The number of guest bedrooms shall not exceed the number of guest bedrooms permitted for a bed and breakfast in the zone. <p>The City of Ottawa is presently undertaking a new comprehensive zoning By-law for the new City.</p> <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	<p>“Bed and Breakfast” means a private residence which is operated to provide travelling public with sleeping accommodation and other connected services and facilities within the occupant’s dwelling unit.</p>
City of Peterborough	No specific policy related to Bed and Breakfast Establishments.	<p>No specific zoning provisions for Bed and Breakfast Establishments. Permitted as-of-right as a home based business. Defined as an accessory use in any dwelling unit. Do not require additional parking. Allow limited signage.</p> <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	No definition on Bed and Breakfast Establishment.

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City of Sault Ste. Marie	The Official Plan contains policies that permit small scale commercial uses such as bed and breakfast establishments in Residential, Rural Area and Rural Estates designations.	<p>Bed and breakfast establishments are permitted in Residential, Rural Area and Rural Estate subject to Section 36 of the <i>Planning Act</i> be removed by Council and subject to Site Plan Control.</p> <p>Bed and breakfast establishments are permitted in B.T.2 zones subject to Site Plan Control.</p> <p>Summarized Bed and Breakfast guidelines:</p> <ul style="list-style-type: none"> • Where a bed and breakfast is operated, the predominate use of the property should be residential. • One vehicle storage space per guest room plus one parking space for owner is recommended. • in the residential area, a “home identification plate” with a maximum size of 0.19 m² (2 sq. ft.) is permitted; in rural area zone, signs advertising the bed and breakfast should not no larger than 0.74 m² (8 sq. ft.). • a minimum outdoor privacy area of 55 m² (592 sq. ft.) should be provided for guest and/or owner (located in the rear or side yard). <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	<p><u>Bed and Breakfast Establishment</u> means a private dwelling where not more than four (4) rooms are rented and where the resident operator provides accommodation and meals to transient travellers for a period not exceeding two weeks and includes a tourist home but does not include a boarding house, rooming house, domiciliary hostel, group home, hotel or motel.</p>
City of Stratford	Information not provided.	<p>Permitted zones and maximum number of guest rooms for bed and breakfast establishment or guest house:</p> <ul style="list-style-type: none"> • one accessory guest room is permitted in any single detached dwelling. • in the Residential First Density (R1) zone, up to a maximum of four (4) accessory guest rooms on a 1 a lot which has frontage on a collector road or an arterial road and more than four (4) accessory guest rooms in an existing dwelling where the lot has frontage on Erie Street, Huron Street or Ontario Street provided all other requirements herein are satisfied. • in the Residential Second Density (R2) Zone and Residential Third Density (R3) Zone up to a maximum of four (4) accessory guest rooms except on a lot which fronts on Erie Street, Huron Street or Ontario Street where the maximum number of accessory guest rooms in an existing dwellings may be greater than four (4) provided all other requirements are satisfied. • in the Mixed Use Residential (MUR) Zone, Highway Commercial (C2) Zone and Central Commercial (C3) Zone, the maximum number of accessory guest rooms may be greater than four (4) provided all other requirements herein are satisfied. <p>A minimum of one (1) parking space for the dwelling plus one (1) parking spaces per accessory guest room is required subject to certain requirements. Tandem parking is permitted.</p> <p>Have licensing By-law for the licensing, regulating and governing accessory guest rooms, bed and breakfast establishments and guest homes.</p>	<p>BED AND BREAKFAST ESTABLISHMENT or GUEST HOUSE means a single detached dwelling of an owner, being an owner in fee simple or as joint tenants or tenants in common, who resides therein as his principal residence and containing at least one (1) bedroom for his exclusive use and containing at least two (2) accessory guest rooms for the purposes of supplying temporary living accommodation to the public, for a fee or a bed and breakfast establishment or guest home legally established under a predecessor zoning By-law of the City of Stratford. For the purposes of this definition an owner may be a corporation of not more than two (2) shareholders who reside therein as their principal residence.</p> <p>ACCESSORY GUEST ROOM means a habitable room intended for sleeping accommodation, with or without meals, that is provided for a fee and that is clearly incidental, secondary and subordinate to the single detached dwelling within which it is situated.</p>

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City of Greater Sudbury	No specific policy related to Bed and Breakfast Establishments.	<p>Permits up to two guests in residential dwellings under the “Accessory Guest Room” provisions in the Zoning By-laws. Accommodations for over two guests are also permitted in various commercial zones.</p> <p>No licensing requirements specific to Bed and Breakfast and no inspection for public health, fire safety and building code compliance.</p>	<p>Accessory Guest Room means a guest room accessory to, and located within ,a dwelling.</p> <p>Guest Room means a habitable room or suite of habitable rooms wherein accommodation, with or without meals, is provided for gain or profit to one or more persons, but which contains no facilities for cooking except where specifically permitted hereby.</p>
City of Thunder Bay	No specific policy related to Bed and Breakfast Establishments.	<p>A bed and breakfast is permitted in any zone which permits a single detached dwelling, a semi-detached dwelling or a duplex dwelling as a main use, in accordance with following requirements:</p> <ul style="list-style-type: none"> • the operation shall be incidental and secondary to the main use as a dwelling unit; • the operation shall not change the character or in any way alter the exterior appearance of the dwelling; • shall be operated by person(s) whose principal residence is the dwelling unit containing the bed and breakfast; • maximum length of stay ten (10) consecutive days; • one (1) parking space for every two (2) rented bedrooms in addition to the parking spaces required for the dwelling units subject to certain requirements; • not permitted in conjunction with the rental of accommodations to roomers or boarders; • permit one (1) non-illuminated identification size of maximum 0.185 m² (2 sq. ft.) mounted on the wall of the dwelling. <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	<p>BED AND BREAKFAST means a dwelling unit, situated in a single detached, semi-detached or duplex dwelling, in which not more than three (3) bedrooms or one (1) less than the total number of bedrooms in the dwelling units, whichever is the lesser, are used to provide overnight accommodation, for profit or gain, with or without meals, to the travelling or vacationing public.</p>

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City of Toronto (former City of Toronto)	City of Toronto Official Plan defines "Bed and breakfast establishment"- means a portion of residence for lodging the travelling public.	<p>A bed and breakfast establishment is a permitted use in Residential Districts (R1, R1S, R2, R3, R4, and R4A zones) provided:</p> <ul style="list-style-type: none"> • a maximum of two rooms are used for the purpose of providing lodging to the travelling public; • the detached house, semi-detached house or row house within which such establishment is located is not simultaneously used for the keeping of roomers or boarders; • the bed and breakfast establishment is operated by a person or persons whose ordinary and principal residence is within such detached house, semi-detached house or row house, and • vehicle access is by means other than a mutual driveway. <p>Parking requirement - In addition to one parking spaces for the principal occupancy as a detached house, semi-detached house or row house, one parking spaces for each room as accommodation for the travelling public.</p> <p>A tourist or guest home is a permitted use in Mixed-Use Districts (CR and MCR commercial zones).</p> <p>Parking requirement: Within the central area -one parking space for each three dwelling rooms, or fraction thereof, in excess of three; one parking space for each two dwelling units, or fraction thereof; Outside the central area - one parking space for each 3 boarding or lodging rooms or fraction thereof in excess of three; one parking space for each 2dwelling units or fraction thereof; one parking space for each 3 dwelling rooms or fraction thereof in excess of 3.</p> <p>No licensing By-law regulating Bed and Breakfast Establishments.</p>	<p><u>Bed and Breakfast Establishment</u> means a detached house, semi-detached house or row house in which a portion o the dwelling is supplied for gain, with or without meals, for the purpose of providing lodging to the travelling public.</p> <p><u>Tourist or guest home</u> means a detached house, semi-detached house or row-house containing one or more dwelling units, at least one of which is occupied by the owner or operator as the owner's ordinary and principal residence, and one or more dwelling rooms supplied for gain, with or without meals, for the purpose of provide lodging to the travelling public.</p>
City of Windsor	There are no specific policy provisions in the Official Plan for Bed and Breakfast Establishment, except to note that they straddle residential and commercial designations.	<p>A bed and breakfast establishment falls under the definition of "Tourist Home". It is permitted in all general multiple residential and general commercial zones and is limited to a maximum of 10 persons, not including the receiving family.</p> <p>Bed and breakfast establishment is licensed as a Type I Lodging House and must also meet the zoning requirements of the zoning district in which it is located.</p>	A bed and breakfast establishment falls under the definition of "Tourist Home" , which means a lodging house used exclusively for the provision of temporary accommodation for the travelling public.