



Bed & Breakfasts in Foothills County

Land Use Bylaw Regulations & Applications

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BED AND BREAKFAST means the secondary use of a principal dwelling unit where the owner/operator of the dwelling provide temporary lodging or sleeping accommodation (maximum 14 day stay) of no more than four (4) guest rooms and the guests may be provided with meals. This use shall be subordinate to the principal use of the dwelling as a residence and the accommodation shall be hosted (where the dwelling owner/operator are on site during the majority of the visitor's stay).

1. Bed and breakfast homes shall comply with the following:
 - a. A bed & breakfast shall be operated by a live-in owner(s) as a secondary use only, in the existing dwelling only, with a maximum of four (4) commercial accommodation units in each development and shall not change the residential character and external appearance of the dwelling involved.
 - b. No food preparation or cooking for guests shall be conducted within any bedroom made available for rent. All facilities shall meet public health regulations and be kept in a manner satisfactory to the health regulatory authority.
 - c. No accommodations unit shall include a kitchen.
 - d. Maximum stay of 14 days per person is permitted.
 - e. A Sign no larger than 0.55 sq. m. (5.92 ft.) in area may be erected to identify a bed and breakfast facility. This sign is permitted to be placed at the entry of the property, provided it is solely on the landowner's property and not in the road right of way; and
 - f. Bed and breakfasts shall meet the minimum requirements of the Alberta Building Code.
 - g. A bed and breakfast shall not be operated from a Secondary Suite.
 2. Upon issuance of a development permit for a bed & breakfast (minor home based business), the applicant shall obtain a business licence from the Municipality. If the business licence is not obtained or is revoked or suspended, the development permit shall be and remain suspended until the business licence is obtained or re-instated.
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APPLICATION REQUIREMENTS:

The Development Permit Application **must be** accompanied with the following information:

1. A site plan (can be hand drawn) showing:
 - a. the entire parcel.
 - b. north at the top of the page.
 - c. identify and show all existing structures with measurements from the same, in feet or metres, to all parcel lines.
 - d. show all existing wells, septic tanks, disposal fields, dugouts on the parcel and storage areas.
2. Number of people to be employed.
3. Provisions for loading and parking.
4. Access locations to and from the lot including roads and highways to be used.
5. Vehicle generation on a daily basis.
6. Will there be deliveries to the site, if so, how many and how often.
7. Hours and days of operation.
8. Is this operation seasonal or full time. Please specify the months open if it is seasonal.
9. Amount of water required for this business.
10. Garbage and storage areas and the fencing and screening proposed for same, and methods for disposing of garbage.
11. How many bedrooms are available for the guests?
12. How many bathrooms are available for the guests, are they attached to the bedroom (ensuite) or is a communal bathroom provided.
13. Maximum day stays by guests.
14. What meals are provided to the guests.
15. Is there any other services or activities provided to the guests? please explain.
16. If this parcel is not owned by the applicant, written consent from the landowner is required.