

DISTRICT OF PORT HARDY

BED & BREAKFAST GUIDELINES

District of Port Hardy Zoning Bylaw No 1010-2013, unless the context otherwise requires, bed & breakfast and short term vacation rental are defined as:

Bed & Breakfast means the provision of nightly accommodation and breakfast only for transient accommodation, as an accessory use within a single detached dwelling.

Short Term Vacation Rental means a rental of a residential dwelling unit for periods of less than 31 consecutive days.

MAXIMUM OF 6 PERSONS PER BED & BREAKFAST MAXIMUM OF 3 BEDROOMS PER BED & BREAKFAST

BEDROOMS TO BE EQUIPPED WITH THE FOLLOWING:

- Beds- Queen, Double or Twin: not cots or pullout couches or lawn chairs
- Exterior window
- Privacy lock operated from inside
- Curtains, blinds providing complete privacy

BATHROOMS TO BE EQUIPPED WITH THE FOLLOWING:

- Shower or bathtub
- Toilet
- Lavatory (hand basin)
- Privacy lock, operated from inside

OTHER REQUIREMENTS:

- Breakfast is the only meal to be served.
- Smoke alarm is to be installed in each bedroom on each floor and between each bedroom and remainder of floor area.
- Any fuel burning appliances require carbon dioxide alarms installed in the same areas as the smoke alarms.
- One (1) 2A10BC Fire Extinguisher on each floor used for bed & breakfast, mounted on the wall in the egress path at a maximum of 1.5 metres to the top of the extinguisher.
- One ULC Approved 1-2A5BC Fire Extinguisher in the kitchen

MEANS OF EGRESS:

- Occupants must not have to travel more than one flight of stairs to reach an exit, except if the top floor has a balcony, no more than 7 metres above ground.**
- Door used as a means of egress must not require keys to open from the inside.**

SIGNS:

- Shall face the front road & are allowed in R1 & R2 zones.
- Shall not exceed .6 square metres (6 square feet) in area.
- Shall be the only "Home Occupation Sign" located on subject property.

Free Standing Bed & Breakfast signs must not be located within two metres of the front lot line. In the case of a corner lot, the sign must come no closer to the intersection than the area bounded by the intersection lot lines at a street corner and a line joining points along said lot line 6 metres from their points of intersection.

BUSINESS LICENCE:

Operators of all bed and breakfasts/ Air BNBs must obtain a business licence for each business operated and must comply with all the regulations of the District of Port Hardy Business Licence Bylaw.

RENOVATIONS:

- A building permit is required if renovations are being done in order to operate a bed and breakfast or Air BnB. The permit (with drawings showing the proposed construction) must be applied for and the building permit fee paid prior to the renovation work commencing. The renovation work must be inspected by the Municipal Inspector before a business licence will be issued and the bed & breakfast/air bnb begins operation.

Must comply with all BC Building Code and BC Fire Code requirements as stated for vacation rental/hotel/B&B use.