



TINY HOUSE BYLAWS IN CANADA

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Where to park a TINY HOUSE in Canada?

- **Step 1:** check with the Planning Department of your Municipality on the requirements and be sure to get clear interpretation of the requirements.
- **Step 2:** ask the Planning Department of your Municipality to pilot: apply for a “Temporary Use Permit” to legally park your Tiny house for 1-2 years. In your application with the Planning Department provide as much information as possible about your Tiny House: size, weight, CSA certification or Building Code info, and where you would like to park it. See page 17 for an **example of “Temporary Use Permit” application** to help you in this process.
- **If you are not allowed to park it, consider moving it to:**
 - a) Campground** - here is an example: [Malahat Mountain RV Park](#), outside Victoria, \$500 monthly rent for an RV or Tiny House site in a forest. **Keep in mind that** most of the bylaws prohibit living in RVs full-time, even in campgrounds.
Also check out: [Tiny House Listings Canada](#) or <http://www.rewildhomes.com/land/>
 - b) Native Reserve** - here the rules are mostly determined by the Band, so zoning (if and where you can put a tiny house) and building code (if the tiny house needs to be built to CSA or building code standards) is much more flexible. The Band may have its own restrictions, and it is generally impossible to buy land, but long-term leases are sometimes available.
 - c) Unincorporated land - outside the city boundaries** - In Canada, depending on the province, an unincorporated settlement is one that does not have a municipal council that governs solely over the settlement. It is usually, but not always, part of a larger municipal government. In British Columbia, unincorporated settlements lie outside municipal boundaries entirely, and are administered directly by regional/county-level governments similar to the American system. Here is an example: [Hummingbird Micro Homes](#) created a community outside of the city boundaries of Terrace, on unincorporated privately owned land, to generate a much-needed housing option, and to offer tiny home residents a place to go. Check with your Province for details. In Ontario the rules are: <http://www.mah.gov.on.ca/Page2103.aspx>
 - d) Municipality that permits recreational vehicles**, this means a tiny house that is built to the CSA Z240-RV standard. Here is one example: **Hornby Island** ([link to the bylaws](#)): Residential 1 – Small Lot (R1) Zone (Galleon Beach, Shingle Spit, Sandpiper, Whaling Station Bay/Anderson Drive and portion of Klaver Lot) Permitted Uses (1) The following uses are permitted, subject to the regulations set out in this Section and Part 3, and all other uses are prohibited:
 - (a) residential use of a dwelling;
 - (b) residential use of a recreational vehicle complying with CSA Z240-RV Series standards;
 - (b) accessory uses, buildings and structures, including but not limited to home occupations;
 - (c) vacation home rental use.
 - e) Unincorporated community that has been deregulated (where zoning and building inspection services are removed from the area).** **Sunshine Valley** is an example of unincorporated community, deregulated since 1984 (see [Memorandum issued by the Fraser Valley Regional District](#)), that today **allows Tiny Homes on wheels or on foundations** in Huckleberry West Village, one of the community’s six villages in Sunshine Valley (see page 4 for all the details on this upcoming Sunshine Valley Tiny homes community).

This document provides a status update on the **Tiny House “LEGALIZATION” efforts and challenges in different provinces of Canada**. It is intended as a starting point for others to investigate and push for changes to bylaws. To make tiny houses legal, we need everyone’s help.

TINY HOUSES on Wheels may soon be permitted in GRAND FORKS, British Columbia

Council, city staff (Graham Watt, Senior Planner) and Peter Matheson (architect, who built his own tiny home) are moving forward with **bylaw changes to permit tiny homes on wheels** in Grand Forks, BC. <http://www.grandforks.ca/news/6138/> The proposed Zoning Bylaw changes will be brought to Council for third reading in the spring of 2018. Read [here the bylaw changes](#) - below is a summary of the conditions:

1. **If built on site, THOW must be constructed according to the current BC Building Code.** According to the BC Building Code no loft can be used for sleeping.
2. **If premanufactured, THOW must be constructed in accordance with the CSA A277 Procedure for the Certification of Prefabricated Buildings, Modules and Panels to the current BC Building Code.**
3. THOW are allowed in the following zoning areas** in Grand Forks:
 - i. I-1 (Light Industrial) Zone
 - ii. I-2 (General Industrial) Zone
 - iii. I-3 (Value Added Industrial) Zone
 - iv. I-4 (Gravel/Mineral Processing) Zone
 - v. LF (Landfill) Zone
 - vi. AP (Airport Industrial) Zone

Note: Grand Forks Council did not want THOWs by default allowed across all zones- so **to place a THOW in a residential zone (that does not include this as a form of dwelling) **a person must obtain a Temporary Use Permit:**

- a. Bonding sufficient for removal of the THOW is provided to the City before the time of placement; and THOW is removed at the end of the Permit period;
- b. or to remain on the property the **THOW must be converted to a single family dwelling or a Garden Suite by placement on a full depth perimeter or point-support foundation**, subject to the conditions of a Building Permit from the City; In any zone in which a **Garden Suite is permitted**, the following conditions shall be satisfied:
 - i. a Garden Suite shall have a minimum floor area of 12 sq. m. and a maximum floor area of 40 sq. m.;
 - ii. a Garden Suite shall satisfy all the requirements of the British Columbia Building Code and other associated bylaws and regulations;
 - iii. If a Garden Suite does not have direct access to a highway on an exterior side or rear parcel line, **it shall have private or emergency access** via an unobstructed pathway constructed and maintained between the public street and the Garden Suite entrance, with a minimum width of 1 m;
 - iv. a Garden Suite shall be sited on a **permanent foundation**;
 - v. a Garden Suite shall not be permitted to be strata titled;
 - vi. a Garden Suite shall not include a Secondary Suite.

If a tiny house built off-site did not receive a permit but is exceptionally **well documented and has plans / as-builts** available, there may be some latitude to permit it under the Temporary Use

4. **THOW must be skirted and parked on a parking spot that has sewage*, water and electrical**

*Composting toilets must be replaced by flushing toilets. However, **in rural areas** where the primary residence might not have municipal services, Grand Forks's approving officer will **waive requirements and allow alternative solutions if in acceptable framework and no services available**.



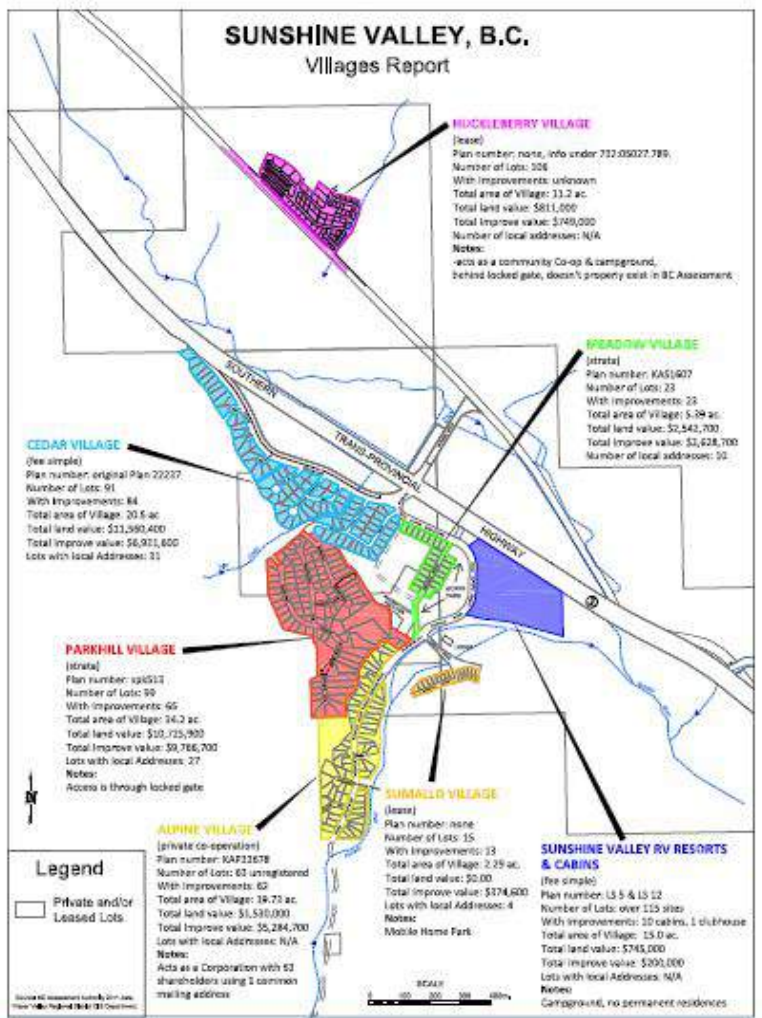
TINY HOUSE on Wheels and/or on foundations allowed in Sunshine Valley, BC

Sunshine Valley is an unincorporated settlement located within the Fraser Valley Regional District. This recreational community is located less than a 2 hours drive from Vancouver.

In 1984 Sunshine Valley became deregulated: zoning, Official Community Plan and building inspection services were removed from the area (see [Memorandum issued by the Fraser Valley Regional District](#)).

Each of the neighbourhoods in Sunshine Valley:

- has private services
- individual **land use agreements**
- and **building inspection is done by private arrangement**



Water: Sunshine Valley is serviced by two water systems, both of which are owned and operated by Sunshine Valley Developments Ltd. (SVDL). Drawn from Trites Creek, this surface water system is treated with chlorine and is regulated by Fraser Health Authority. Reportedly, this system does not comply with the Safe Drinking Water Act and will need improvements. As such, the community is on a boil water advisory.

A community **sewage disposal system** services Parkhill and Sumallo and has a Waste Management Permit, while Cedar, Alpine and Meadow Villages have on-site septic fields.

Sunshine Valley has a **volunteer fire department**. The department's access to water resources is currently being investigated to determine its comprehensive capacity. This area is serviced by BC Hydro (electricity) and BC Tel (landline telephone). **Cell phone service is not currently available.**



All of the properties within **Sunshine Valley are without zoning** and the owner of Sunshine Valley Developments Ltd. has recently upgraded building/design guidelines to **allow Tiny Homes on wheels and/or on foundations in Huckleberry West Village**, one of the community's six villages in Sunshine Valley.

[See Website](#): There are currently 8 serviced lots for \$79,900 + gst. with flexible building/design guidelines allowing Tiny Homes on wheels or foundations. If on wheels you will have to skirt your home or build a deck around it. Below is a screenshot of their "Disclosure statement" indicating that:

- Tiny home must have one of the following certifications:
 - CSA Z240 RV Series (**Tiny Homes built to recreational vehicles standards**)
 - CSA Z240 MH Series
 - CSA Z241 Park Model Trailer
 - CSA A-277
 - or other standards that are acceptable to Sunshine Valley Developments Ltd.

(b) Placement of a single "Tiny Home" or "Modular Home" with a maximum floor area of 600 sq. ft., maximum 2 levels total, maximum structure height 28 ft.- maximum footprint of all roof coverings including accessory buildings not to exceed 1/3 of lot area for full-time or part-time living accommodation. Home must have one of the following certifications; CSA Z240 MH Series, CSA Z240 RV Series, CSA Z241 Park Model Trailer, CSA A-277 or other standard that is acceptable to the Developer, at the Developers sole discretion. Improvements are required to connect to Sewer, Water and Hydro services provided or alternative servicing or waste management systems (eg. compost toilets, solar panels) with approval of Landlord, provided that it meets guidelines for proper installment and maintenance of the alternative servicing or waste management system (eg. see <https://www.egbc.ca/News/Articles/Provincial-Manual-of-Composting-Toilet-and-Greywat>) and has received any and all permits required by the provincial or municipal government to ensure health and safety standards and which permits have been received and approved by the Developer, at the Developers sole discretion. Standard RV's, Motorhomes and Mobile Homes are NOT permitted on lots H106 – H119 and must be placed in an existing subdivision that permits their use. (ie Huckleberry East or Sumallo Village).

In the screenshot above it mentioned that "*standard RVs and Mobile Homes are NOT permitted*". This means that **there are esthetic (e.g. wood siding) and structural (e.g. snow load) requirements** that most RVs and Mobile Homes do not meet, not that a CSA Z240 RV or MH certified THOW is not permitted.

In fact, **Tiny Homes built to recreational vehicles standards (CSA Z240 RV) that meet esthetic (e.g. wood siding) and structural (e.g. snow load) requirements are welcome in Huckleberry West Village of Sunshine Valley.**

All tiny home lots are sold by Sunshine Valley Developments Ltd under a "999 Year Prepaid Registered Improvement Lease" for \$79,900 + GST. There are no Monthly or Yearly Lease Payments and you can live Full-Time. Average Lot Size is 50' wide by 85' deep at approx. 4200' sq ft. providing plenty of room for your Home or Cabin, parking, a deck, fire pit area, garden and shed for your tools and toys. The Lots are flat and south facing which allows easier placement/building of a home and more sun.

Contact Walter Rawlinson: 604-750-0185 - wrawlins@uniserve.com - www.sunshinevalleytinyhomes.com



TINY HOUSE on Wheels in Bridesville, British Columbia

[See Website](#): “..off-grid tiny home community in Bridesville, BC. It’s on a 1.5 acre lot with 6 subdivided pads measuring 10’x30’ - **zoned as recreational within Kootenay Boundary District and there are no building restrictions** (except for permanent structures, an engineer has to look at the drawings). A community composting area will be established and cooperatively maintained. Garbage and recycling will be provided via the local municipality. Each member will be subject to the community guidelines upon signing of a pad rental agreement.’ If interested, contact Gareth at wheatgrasscommunity@outlook.com

TINY HOUSE on Wheels in Sturgeon County, Alberta

[See Article](#): “..Kenton Zerbin lives with his wife, Melissa, in a 216-square-foot tiny house in Sturgeon County, which he designed and built himself for about \$120,000. **Sturgeon County tweaked its zoning bylaw to accommodate movable houses no larger than a bachelor’s suite in September.** Sturgeon County development manager Clayton Kittlitz said it eliminated its minimum size rules for most areas and removed a rule that said secondary units could only be for family members or a farm hand.”

TINY HOUSE on Wheels in the Town of Stony Plain, Alberta

[See Article](#): “..Zaleschuk stands beside his micro-cabin for Parks Canada. The cabin is a small square building with large tinted windows and a beautiful wood exterior. It’s part of a pilot project that may see many more tiny cabins erected in national parks across the country. According to Zaleschuk, the City of Edmonton, for example, says no to tiny homes, though it does appear to be a grey area whether they are actually legal there or not. Other communities, like the **Town of Stony Plain, do allow them in certain designated zones, such as mobile home parks.**”

TINY HOUSE (on foundations) in the Village of Delia, Alberta

[See Article](#): “...Council approved a development application with several conditions for a tiny house, 191.2 sq. ft. on the vacant lot, 122 – 3rd Ave West in Delia, Alberat at their regular council meeting Thurs. Sept 14. The proposed development by Phillip and Trenda Tyschuk of High River, Ab. must be **placed on a permanent foundation, properly skirted** and the current property owner of the empty lot must sign the development permit prior to the permit taking effect.”

TINY HOUSE SUBDIVISION (on foundations) in Big Valley, Alberta

[See Article](#): “...Big Valley recently opened a section of land with the purpose of intriguing prospective buyers into developing tiny homes. Big Valley is building a subdivision containing 22 undersized lots for tiny homes. Lots range in price from \$43,000 to \$46,000, [view attachment with the lots and the pricing](#). The homes will have to be on a **permanent foundation, be connected to municipal water and sewer and have hookups for gas and power.**” If interested, please contact Michelle at info@villageofbigvalley.ca

TINY HOUSE SUBDIVISION (on foundations) in Stephenville, Newfoundland

[See Article](#): “...The town of Stephenville is amending a bylaw to shrink the minimum dwelling size to make way for a subdivision of very small homes. Developer Sean Hickey has been working with the Stephenville town council since his proposal for the tiny-home subdivision was approved in principle a year ago. He is now selling 15 tiny-home lots measuring 25 by 100 feet on a piece of land he owns on Brook Street, in the west end of Stephenville. Hickey has already sold three lots, and is planning to build two tiny homes himself, with an asking price of **\$80,000 to \$90,000. The homes in his Stephenville subdivision will all be fixed-base, allowing for the inclusion of a basement** if desired.”



TINY HOUSE on Wheels in Torbay, Newfoundland

[See Article](#): "...Tobay planning committee is now researching what other municipalities across the country are doing when it comes to accommodating tiny homes. He said council will also have to take into consideration what repercussions there could be if the regulation is changed to allow the smaller structure. **If council agrees, it would take six to eight weeks to change the regulation to allow the tiny home.**"

TINY HOUSE on Wheels in Prince Edward County

[See Article](#): "...A [tiny, wheeled home](#), designed by a Toronto PR firm and plopped into a corner of the Grange of Prince Edward's vineyard. Co-founders Lindsay Mattick and Amanda Alvaro had always been fascinated by tiny homes, so they bought one from Tiny House Construction Company. **The home will remain at The Grange until October, at which point it will wheel somewhere new.**

TINY HOUSE on Wheels RESORT in Rimouski, Quebec

Domaine Floravie is a vacation destination in Quebec, which decided to include an offering of tiny houses as part of its portfolio of accommodation. Website <https://domainefloravie.com> (100, Route Santerre, Rimouski, QC - Téléphone: 418-736-4000) - "...2 fully equipped "Tiny House" type wheeled chalets have been manufactured according to the principles of sustainable development. The ubiquitous wood comes from regional companies, the cottages are isolated with hemp wool and the energy supply is provided by solar panels. In addition, with an objective of eco-empowerment, water supply is on demand to make everyone aware of the value of this resource and the importance of saving it."

Check out with the planning department of Rimouski to understand the zoning/bylaws that permitted this:

Urbanisme, permis et inspection de la Ville de Rimouski - Téléphone : 418 724-3291

<http://www.ville.rimouski.qc.ca/fr/citoyens/nav/administration/urbanisme.html>

TINY HOUSE SUBDIVISION in Lantier, Quebec

[See article](#): "...2 minutes from the town of Lantier (and just 1 hour from Montreal), Habitat Multi Générations (HMG) is creating an ideal setting for tiny/small housers that will hopefully inspire many other communities. It is possible with as little as **\$80,000 CAD to become a house owner on a 16,000 SF lot**. That includes everything from **septic, well, foundations, access to the collective garden** courtyard and to the 100 acres of community/open space. Among the recreational opportunities in the community are free access to tennis courts, several cross-country ski trails, snowshoeing, snowmobiling and biking trails, public access to lake Ludger Arpin, a rec room, library, and more. Habitat Multi Générations intends on creating P3Ds ("Projet de Développements Domiciliaires Durables" or "Sustainable Residential Development Project") in various other locales. **P3D home owners can become employees of HMG after some training and work on the production line** (the houses are built in an off site workshop using factory technology for better efficiency), helping to build the houses that will go into the community. **As wages, they accumulate dollar credits to be deducted from the price of their home**. Home builders become employees of the organization working on the production line according to their abilities and skills without necessarily working on their own home. If you are interested in this housing model and want to know more, you can contact info@habitatmultigenerations.com (514.249.9925)."

Check out with the planning department of Lantier to understand the zoning/bylaws that permitted the subdivision: **Municipalité de Lantier, urbanisme, permis** - Téléphone: 819 326-2674

Here is the website for "Les Hameaux de la Source": <http://www.habitatmultigenerations.com/laurentides>



TINY HOUSE PROJECT in Whitehorse, Yukon

[See article](#): "...The Blood Ties Four Directions Centre in Whitehorse is looking to build a group of tiny houses in the city, for people experiencing homelessness, poverty or health issues. The organization is **asking the city for a zoning amendment to allow five of the units** on its recently-purchased downtown lot, at Sixth Avenue and Jarvis St. The city's current zoning only allows for four dwellings on the property. Patricia Bacon, executive director of the Blood Ties Four Directions Centre Society, says the tiny house was put in storage. Now, with a new downtown lot purchased, she says it's time to put it back into use. "Our vision for the lot is to move the Steve Cardiff tiny house from storage, set it up in the lot, and complement it with four similar, small tiny homes — for a total of five units," Bacon said. The organization is pushing for five homes on the lot, saying that will help repay loans and offer better economies of scale.

TINY HOUSES in Yellowknife

[See public notice](#): "...On **October 26, 2015**, Council directed Administration to explore the "tiny home concept" and bring forward recommendations for amendments to bylaws to facilitate "tiny homes" and to identify lands within the city where "tiny homes" could be developed. Planning staff have undertaken research on small lot development, in the local and national context. This research has included the development of survey of Yellowknifers' view on small lot development which received a large number of responses.

Survey: The survey conducted in May, 2016 yielded 465 responses, a very high response. Results are included as Attachment 1. Overall, 86% of respondents support or strongly support the concept of small lot development. Of this group, 73% would be personally interested or very interested in living in Small Lot zone.

Planning Department's response in 2016: Tiny Homes on Wheels (THOW), which are built on trailer beds with wheels and not permanently affixed to the ground, are considered Recreational Vehicles. Additionally, they **do not comply with the National Building Code requirements** for a safe and habitable dwelling. As such, **a recreation park for these types of structures is recommended versus a residential area**. Zoning an area of the city for THOW would expose the inhabitants to risk, and the City to liability, and is therefore not recommended. While it may be possible to achieve CSA compliant Recreational Vehicles, this would effectively lead to the City becoming an operator of a year-round camping facility, which is not a recommended option at this time.

Yellowknife does not require a minimum dwelling size; however, all lots zoned for single detached and duplex dwellings have a minimum lot size, which may make the construction of smaller dwellings financially infeasible.

Motion on August 21, 2017: Council direct Administration to incorporate considerations for smaller housing forms (i.e. tiny homes on foundations) as part of the next General Plan review.



TINY HOUSES on Wheels in Squamish, BC are NOT permitted

[See link to the website](#)

What is the definition of a tiny home?

- **Mobile Tiny Homes: A tiny home on wheels** is typically between 80 -180 sq.ft with special width, length and height restrictions to comply with highway transportation regulations. Mobile homes **do not fall under the BC Building Code** and therefore present numerous challenges to regulate them within local government.

Are mobile tiny homes legal in Squamish?

- **No:** There are currently no zones that allow for mobile tiny homes in Squamish.

What standards would my mobile tiny home need to be built to?

- Any **home with wheels is considered “mobile” and therefore falls under CSA** approval and must meet Canadian Transportation laws, which require mobile homes to be less than 8.5 feet wide and 13.5 feet high. Please read carefully the distinction between:
 - The **CSA Z240 RV Series** defines a recreational vehicle as “a vehicular-type unit that is primarily designed as temporary living quarters for recreational, camping, or seasonal use.” Tiny houses can be constructed in accordance with CSA Z240 RV Series, but then **CANNOT be used as a permanent residence since they they are considered recreational vehicle!**
 - **The CSA Z240 MH Series Manufactured Homes** defines a manufactured home as a “transportable, single-or multiple-section, one-storey dwelling ready for occupancy on completion of set-up in accordance with the manufacturer’s instructions.” Where referenced or accepted by local regulation, CSA Z240 MH-certified tiny houses comply, whether they are constructed with or without a chassis. **Tiny houses can be constructed in accordance** with CSA Z240 MH Series Manufactured Homes, but CSA certification can be costly and there are only three companies in Canada that can certify a **Manufactured Home**:
 - Intertek <http://www.intertek.com/canada/> with an office in Burnaby, BC
 - Quality Auditing Institute (QAI) <https://qai.org>
 - Canadian Standards Association (CSA) <http://www.csagroup.org>
 - **A canadian company that builds tiny houses to CSA Z240 MH Series Manufactured Homes is <http://greenterrahomes.com>**
- If and when zoning for mobile tiny homes is supported in the District of Squamish, the only way our Building Department can issue an occupancy permit is if it is CSA-certified.

What about modular home parks - how are they zoned in Squamish?

- The District of Squamish Zoning Bylaw allows for mobile homes in the Residential Mobile Home Park (RMH-1) zone and modular homes in the Residential Modular Home (RMH-2) zone. Modular and mobile homes are defined as factory built and require CSA certification before occupancy is approved by our building inspectors. The RMH-1 and RMH-2 zones that you see today in Squamish were established before provincial floodplain legislation was adopted. These homes are therefore considered legally non-conforming dwellings in our current zoning bylaw.

What if my neighbour has a mobile tiny home in their backyard?

- **They are not legal:** The District of Squamish operates on a complaint basis and any illegal mobile tiny home could be subject to eviction of the premise and fines, should complaints arise.

Why are mobile tiny homes not currently allowed in Squamish?

- **Zoning does not exist for Mobile Tiny Homes** because it is a new type of housing stock that has only recently been introduced and/or requested.

Could a mobile tiny home be located in a flood hazard area?



- **No.** Most development in Squamish faces the challenge of land that is either within the Cheekeye Fan or within a Flood Hazard Area.

Can I build a (non-mobile) small or tiny home in the flood hazard area?

- **Yes.** Concrete pads that meet Flood Construction Level (FCL) and can be used as storage or a garage may be supported as permanent or rental pads for small or tiny home use. A Qualified Professional would be required to ensure that FCL is met and that small/tiny homes can be safely secured to the concrete platforms. Required Zoning and Building Inspection permits would be applicable. There are cases of small home secondary suites built to FCL (i.e. carriage houses) throughout Squamish.

Could my mobile tiny home meet the BC Building Code requirements?

- **Tiny homes:** The national building code has several dwelling unit minimum dimensions and minimum ceiling heights that make meeting the building code “challenging” with some tiny house designs. For example: the Code stipulates minimum kitchen size of approximately 40 sq.ft., a bedroom of 105 sq.ft., dining room of 75 sq.ft and space allocated for a toilet, shower and/or bathtub.
- **Mobile Tiny Homes:** The Building Code does not apply for mobile tiny homes or even small/tiny homes that do not meet these standard sizes.

How could mobile tiny homes be serviced?

- There are two common types of servicing options for mobile tiny homes:
 - an off-grid sustainable system; or
 - service points that comply with CSA Code, similar to modular homes.
- Future mobile tiny homes in residential zones and or in a future tiny home zone would likely be required to have above ground service points that meet BC Building Code. It would be recommended to not support off-grid mobile tiny homes in existing residential zones as this would remove the opportunity for regulation and therefore, decrease the life sanitary and safety of the tiny home residents and their surrounding neighbourhood and ecosystem. In short, this means no hoses!

Could residential land owners legally service someone's mobile tiny home on their property?

- Mobile tiny homes could potentially be serviced in the same way a secondary suite is serviced. Servicing for secondary suites commonly comes from the primary building/home. An extension and installation of an additional servicing hookup can be as little as a few thousand dollars, depending on the distance and whether or not any upgrades to the existing services are required.
- The District would then have to adopt a standard review procedure within the Building Code to inspect a mobile tiny home under a building permit.

Would Development Cost Charges apply?

- The District is supporting Secondary Suites by waiving Development Cost Charges (DCCs). If the District of Squamish were to legally allow mobile tiny homes in residential zones or as its own zone, DCC's would likely follow the same secondary suite exemption.

Would annual utility charges for water, sewer and curbside collection apply?

- **Yes.** Utility fees similar to secondary suite fees would likely apply and be paid by the property owner who could choose to pass along these costs to the mobile tiny home or tiny home owner who is residing on their property.

What setbacks and height restrictions should be applied to privacy and parking?

- Theoretically, tiny homes should comply with secondary suite Zoning Bylaw setback regulations and parking regulations (one off-street parking space). A mobile tiny home would require one off-street parking space. If the tiny home was non-mobile, a Class A bike storage locker may be considered in place of a parking stall.



TINY HOUSES on Wheels in Blackfalds, Alberta rejected based on dying trend

[See council meeting decision](#) - In January 2017, GS Communities on behalf of McKay Ranch Manufactured Home Park requested consideration of allowing tiny houses to be located within the R-HMP District located off of South Street. The developer has proposed that these tiny homes would be on a permanent foundation, connected to municipal services and built for year round living.

Council's reply on March 20, 2017: Administration identified that no communities in Alberta were located where this type of housing exists on a permanent basis. Emails have been exchanged with the B.C. municipalities including Courtenay, Kamloops, Kimberly, Terrace, and Fernie. From what we have learned in B.C. these micro homes are allowed in recreation areas and/or where there are no building code restrictions; i.e. crown lands by lease. Cities of Calgary, Edmonton and Red Deer do not support them due to their classification under the building code. Other affordable housing options are available and are preferred. Senior Planning Administration for the City of Red Deer noted that tiny homes in an urban setting hasn't been raised. They strongly agreed with Blackfalds Administration that **tiny homes be better suited in park/recreation type development.**

They also suggested that if we are working to achieve affordable housing options to move toward a form of secondary housing uses in residential districts (secondary suites, or other traditional increased density developments). Some of the planning department concerns were related to building code issues, appearance, and long term appearance following what **they consider to be a dying trend.**

Council instructs Administration to send a written response to the developer that the **Town will not accept applications for tiny homes as they do not fit within the concept for manufactured homes within a R-MHP district and are better suited for recreational areas** where there is an accepted concept of mobility and recreational use for the tiny homes.



What code to build a TINY HOUSE to?

There are four different construction standards that a tiny house can be built to:

- **Provincial Building Code** -- Building standards are a Provincial matter, so this is the building code that usually matters the most (a few cities have their own building codes as well). This makes it difficult to build a THOW that complies with “the building code”, since it changes as you travel.
- **National Building Code** -- This is a model building code provided for Provinces to use as a guideline so that the different Provincial building codes will be similar. It doesn't have any force in law, but it is the best guideline for what type of construction is likely to be acceptable anywhere in Canada.
- **CSA Z240 MH** -- For manufactured homes (previously called mobile homes, but also sometimes modular homes). These can be built directly on a chassis with wheels, or have a flat bottom and be loaded on a trailer to move. These include insulation so are generally considered to be as good as the building code in any Province. Due to years of lobbying by the manufactured home industry, who want to be able to design something once and then sell it across the country, most Provinces' building codes specifically include Z240 MH compliance as meaning that a structure follows the Provincial building code. Our recommendation is that tiny homes should be built to this standard. **A canadian company that builds tiny houses to CSA Z240 MH Series Manufactured Homes is <http://greenterrahomes.com>**
- **CSA Z240 RV** -- For recreational vehicles. This standard mainly deals with fire safety, and doesn't include the need for any insulation, so generally Z240 RV homes are not suitable for year-round occupancy anywhere in Canada, so it is of somewhat limited value. When a tiny home builder says they are CSA compliant, ask for more detail since this is usually what they mean.
- **Nothing at all** -- This is unfortunately the most common for THOWs.

And there are two ways it can be certified:

- The **municipal building inspector** can inspect structures built on-site and certify them to the Provincial Building Code. Generally you need to submit plans and get a building permit before the inspector will show up, and then the inspector will want to visit several times to see the foundation, structure, vapor barrier, plumbing, wiring, insulation, heating, connection to services, etc.
- **CSA A277**. This is the process for getting a manufactured home certified. This actually certifies the factory and everything it produces, so it's expensive if you're just trying to build a single tiny home since you need to pay for an inspector to come out multiple times. A277 can be used to certify a structure to any of the standards above (Z240 RV, Z240 MH, the National, or any Provincial building code).

A277 is quite simple. You need to have a “factory” (which is really anything that protects your building materials from the elements, including a tarp), and a quality plan (which is just a checklist to show you are following the appropriate construction standard).

There are three companies that can do an A277 certification:

- Intertek <http://www.intertek.com/canada/> with an office in Burnaby, BC
- Quality Auditing Institute (QAI) <https://qai.org>
- Canadian Standards Association (CSA) <http://www.csagroup.org>

Alternately, you should consider building a Micro Home - please find some examples in the following pages.



Micro Home - manufactured in British Columbia

NOMAD MICRO HOME www.nomadmicrohomes.com/products - EASILY ASSEMBLED, UNDER \$30K- A groundbreaking sustainable tiny house that's affordable and easily assembled. Living/kitchen/bath/bed are all seamlessly integrated into a 10' x 10' space. Check out the [Indiegogo Project](#)



Tiny House: Modular Homes

GreenPod's 450 sq. ft. Waterhaus is a tiny, prefabricated eco-friendly home - [GreenPod Development](#) (in Seattle) makes these small but beautiful 450-square-foot homes, which are pre-made in a factory and can be set up in as little as six weeks, rather than months.





Micro home: Box Homes

With EBS Block the possibilities are limitless: www.ebs-block.com Homes, office, cafe, school, dormitory, studio, emergency shelter , each EBS Block unit is built to your specification and requirements.

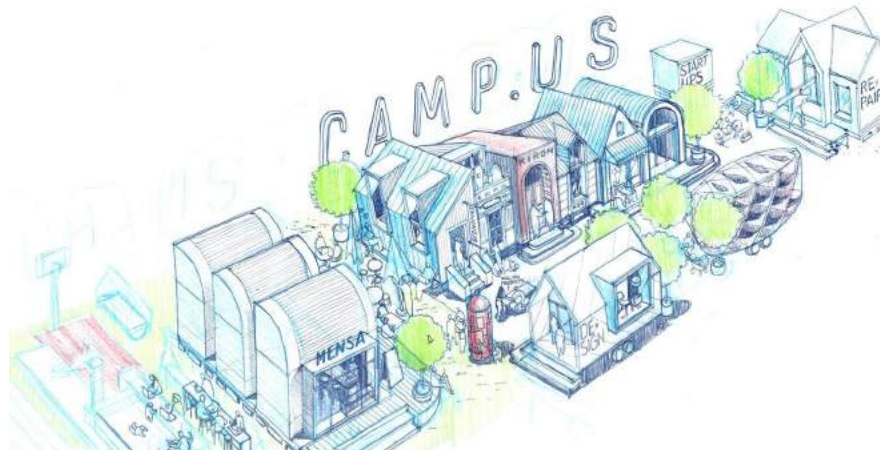


How to legalize a TINY HOUSE in my property? Or somebody's property?

1. start a conversation with the city about how to make living in a tiny home a viable option
2. approach the planning department to help you pilot tiny homes
3. engage people to support you in this discussion with city councillors and planning department
4. establish partnerships and find a parcel of land to pilot - an example to check out is the Tiny House University (TinyU) in Berlin, Germany

The Tiny House University in Berlin, Germany

The Tiny House University (TinyU www.bauhauscampus.org) is a Berlin based collective of designers, education hackers and newcomers. It was founded in 2015 by the architect Van Bo Le-Mentzel with the goal of finding creative solutions for both static and temporary housing. Working with Bauhaus Campus Berlin, Bauhaus Archive/Museum of Design, Zukunftsgeräusche, and Kiron Open Higher Education, TinyU has put out a call to innovators in the fields of design, technology, and education to help build a temporary village comprising tiny houses on wheels in the gardens of the Bauhaus Archive. The project is slated to begin in March 2017. The village will act as a makeshift research center that will explore new ways of understanding the changing ideas of democracy, sustainability, society, and education. The venture kicked off with the completion of Tiny100, a tiny house measuring just 6.4 square meters, or 69 square feet, that would cost only €100.





"We are trying to create new kinds of housing forms in society in which it's possible to live and survive without having land or money," said Le-Mentzel. For a start, Le-Mentzel's team which includes six refugees, is collaborating with the Bauhaus Archiv to build 20 tiny houses occupying 10 square metres (100 square feet) each. Together, the houses will form a temporary village on exhibition until March 2018. Some will serve as lodging, while others are destined to be a library, cafe, workshop or community centre. Each building is fitted on wheels -- which Le-Mentzel said means they can be parked on public streets as a form of trailer. "So I'm asking what would happen if we just replace these 1.5 million cars with tiny houses or with mobile playgrounds for kids or with open spaces where neighbours can cook together, eat together, find company together, where refugees can create a start-up in the streets -- opening a restaurant, (giving) a haircut."

Microcosm of society

Le-Mentzel views his Tiny100 as a prototype for small apartments which can be let out for 100 euros (\$117) a month to low earners. His ultimate goal is to fit out a building not only with regular-sized apartments, but also such compact homes, allowing the "rich and poor, students and entrepreneurs" to live together. "It will be a house that mirrors society," he said, adding that talks are ongoing with "three or four investors" about making his dream come true. "But we are at the beginning of the process." Ali Fadi, a Kurdish refugee from Syria, has not thought that far to having his own tiny apartment. The 33-year-old is simply revelling at being able to practise his trade. Fadi is an experienced carpenter, but had found himself shut out of the German job market because he lacked the paper qualifications. Measuring a piece of wood before sawing it off for the tiny house that would house a cafe, Fadi said he hopes that his work in the project would help overcome the bureaucratic barrier. "I hope I can get a job doing this," said Fadi.

Party for 13 in 6 sqm

At a warehouse area in southern Berlin, another member of the team, Noam Goldstein, is fitting insulation into one of the 20 tiny houses. His version of the small home would feature not just the usual trappings of an apartment, but also include solar panels, a compost toilet and a hydroponics garden. The carpenter expects material cost for the house to run between 12,000 and 15,000 euros. While some components like windows have to be purchased, Goldstein said much of the wood used is recycled pallet wood. "When you look at the financial aspect, it provides a very cheap way for people to build their own house," said Goldstein.

Researcher Amelie Salameh, who was among the initial ones to try out the first of the 20 tiny houses overnight, is a convert. Measuring just six square metres, the first tiny house built by Le-Mentzel himself for the project is a self-contained unit with a living room, kitchen, sleeping area, toilet and shower.

"The way it was designed, there were mirrors, a lot of light, I never felt trapped inside," said Salameh, who lived in the house called Tiny100 for three weeks. She even had two friends sleep over for a night, and once also hosted a visit of 13 people. "We had a few beers, it was fun," she said, adding that "you just have to think about where you're putting your stuff, and to tidy up constantly, because the place gets full quickly."



How to pilot a TINY HOUSE Village?

Here is a proposal to pilot a tiny house village: www.thetinyhousefestival.com/developatinyhousevillage.pdf

Tiny House “LEGALIZATION” efforts and challenges

The challenges surrounding the “tiny home” legalization are:

- There are no laws or regulations specific to building and living in Tiny House on Wheels. Our foundation has submitted a draft document to have **CSA Standards for Tiny Homes** www.thetinyhousefestival.com/doc/csa-standards-for-tiny-houses.pdf - we are still waiting for the Canadian Standards Association’s feedback
- Bylaws state a house must be a minimum of 398 sq./ft, with a few zoning exceptions
- A house on wheels is considered an RV or trailer which you are not allowed to park and live in permanently

The real goal is to start a conversation with the city about how to make living in a tiny home a viable option for people who want to live in them. In the past 13 months, our foundation (www.thetinyhousefestival.com) has approached several municipalities in British Columbia to pilot Tiny Houses, however, most planning departments’ response has been that they would **consider tiny homes as infills or laneway homes**, in which case have required **tiny homes** to be compliant with the following:

- a. tiny homes must be built to BC code - Tiny homes built to **CSA Z240 RV** are not accepted
- b. tiny homes on wheels must be skirted and parked on a parking spot that has sewage, water and electrical
- c. composting toilets must be replaced by flushing toilets
- d. no loft can be used for sleeping
- e. second fire exit is mandatory

We encourage you and anyone else to continue investigating and pushing for bylaws changes - take the initiative of calling the municipalities listed in this document or in the news. Use our platforms ([website](#) and [meetup](http://meetu.ps/c/2PQh7/jDkZ2/g): <http://meetu.ps/c/2PQh7/jDkZ2/g>) to engage more people. Feel free to improve this document with additional information and updates on your findings - and thank you in advance for taking the time to read it.

Lisa Chessari

Founder/Organizer

Email: info@thetinyhousefestival.com

Website www.thetinyhousefestival.com

Our foundation is not-for-profit: our mission is to "MAKE TINY HOUSES LEGAL"

The 2017 Vancouver Tiny House Festival at UBC Farm (with the theme of YIMBY "Yes! in My Backyard") were featured in the news below:

- [Vancouver Magazine](#)
- [Pembina Valley](#)
- [CTV News in Winnipeg](#)
- [Winnipeg Press](#):
- [CBC News](#)

Tiny House Permit Application

OVERVIEW OF YOUR APPLICATION			
Tiny House Owner:	First Name, Last Name:	Age:	How many people living in the tiny House:
Tiny House Features:	Tiny House Size:	Tiny House features:	
Parking Site Info:	First Name, Last Name:	Address:	Size Pad:
	Site information: the site is located in the backyard/driveway.....		
Temporary Permit:	Request of a permit from:		

Tiny House Permit Application

Detailed description of your Tiny House dwelling:

My tiny house features are...

Include here the pic
of your tiny house

- Designer:
- Builder:
- Built to CSA Z240 RV Code
- Floor Area:
- ToiletTech waterless toilet
- Equipped with electrical, plumbing, and gas fixtures
- Water hookup through standard hose
- Solar panel-ready

Proposed Site:

The proposed site is owned by ...

Include here the pic
of the site where you
intend to park
the tiny house

Tiny House Permit Application

Indicate the reasons why you want live in a tiny house:

Include a short Biography (background, work experience, skills etc.)