

Tiny Homes for Rural Housing

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Presented by:

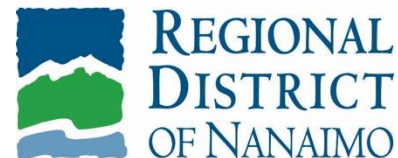
Tobi Elliott, Trustee (Gabriola, Mudge, DeCourcy), and Vice-Chair, Islands Trust

Adrienne Fedrigo, Electoral Area Director for Naramata, Regional District of Okanagan-Similkameen and Chair, Tiny Home Builders Association of Canada

Lisa Grant, General Manager, Development and Emergency Services, Regional District of Nanaimo

Lexie Boekenkruger, Manager of Building Inspection Services, Regional District of Nanaimo

Paul Brent, Electoral Area Director for the Southern Gulf Islands, Capital Regional District



Why Tiny Homes?

Why We Went Tiny:

Benefits

- Low(er) cost of entry, cost of maintenance
- Safer, Environmentally responsible
- Mobility (wheels)

Challenges

- Hard to regulate
- New build \$\$
- Insurance, financing



Tiny Homes on Wheels in the Islands Trust Area



Project Purpose

**Tiny Homes on Wheels as Housing
options in the Trust Area**

Investigate Barriers and Regulations

Explore existing regulations,
building standards and
barriers to legal THOWs



Explore Regulatory Pathways

Regulatory pathways to
enable New Construction for
THOWs vs. Existing THOW
(DIY, RV standard) stock

Advance Dialogue among Regulators

Convene local governments,
regulators and industry to
understand barriers +
generate solutions

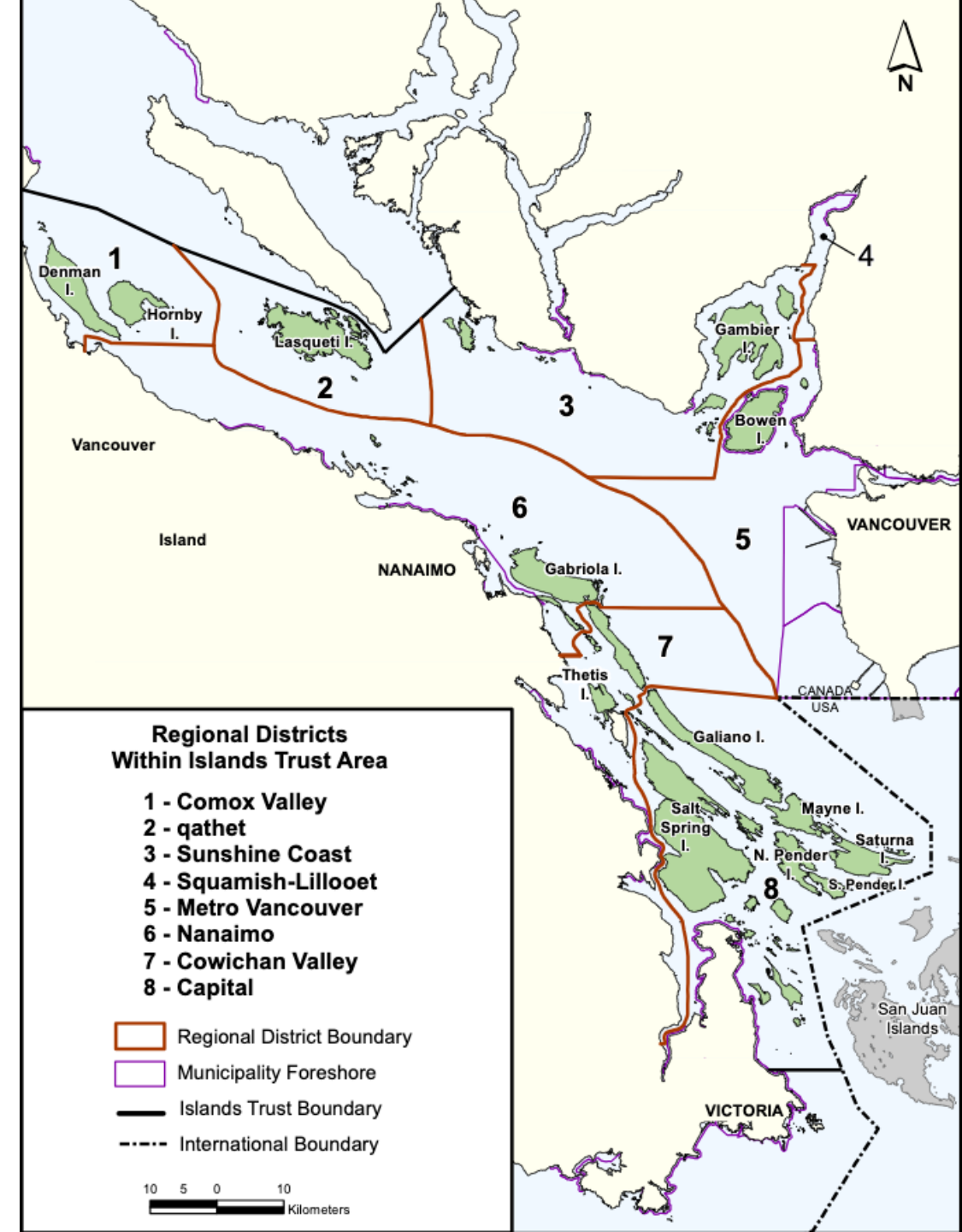


Regulatory Context Required Partnership and Collaboration



Land Use Planning

- Islands Trust Area includes:
- 400+ islands from Denman to Saturna
- Territorial area to 31 Coast Salish Nations
- 13 autonomous Local Trust Committees (LTCs) direct land use planning and zoning
- 20 unique Official Community Plans with distinct Land Use Bylaws
- The Islands Trust overlaps with 8 Regional Districts + Bowen Island Municipality



Panel of Technical Experts

Name	Region	Roles	Area of Expertise
Lexie Boekenkruger	Regional District of Nanaimo	Manager, Building Inspection Services	BC Building Code, Architectural and Building Technology
Lisa Grant	Regional District of Nanaimo	General Manager of Development and Emergency Services	MCIP/RPP, Planning and Development Services
Lisa Zosiak	Regional District of Nanaimo	Senior Housing Planner	Community and Urban Planning, Affordable Housing
Robert Kojima	Islands Trust - Southern Gulf Islands	Regional Planning Manager (South office)	Planning, Zoning, Islands Trust Area Planning environment
Brad Smith	Islands Trust	Island Planner	Islands Trust bylaws, analysis of THOW-related designations
Gord Baird	Capital Regional District, Highlands District	Chair of CRD Water Commission, Electoral Area Director (Highlands), Eco-Sense Design	ARCSA Accredited Professional, International Rainwater Designer & Installer
Paul Nash	Delta, BC	General Manager, Mint Tiny Homes	Tiny Home Manufacturer and Installer
Pamela Robertson	Gibsons, BC	Sunshine Tiny Homes, Founder & CEO	Tiny Home Manufacturer and Installer. Tiny Home Builders' Alliance of Canada
Mike Turner	Chemainus, BC	Registered Onsite Wastewater Practitioner, Installer (IN), Planner (PL). ASTTBC certification	Designs onsite wastewater systems for residential and commercial properties, familiar with Trust Area

Building Codes/Standards

- There are different building codes/standards to when building a tiny home on wheels
 - CSA
 - CSA Z240 RV/Park Model
 - CSA Z240 MH
 - CSA A277
- National Building Code of Canada
- BC Building Code
- American Codes:
 - ASTM
 - ICC
 - ANSI



Building Codes/Standards *continued*



New Construction Compliance Pathway

Lightbulb Moment!

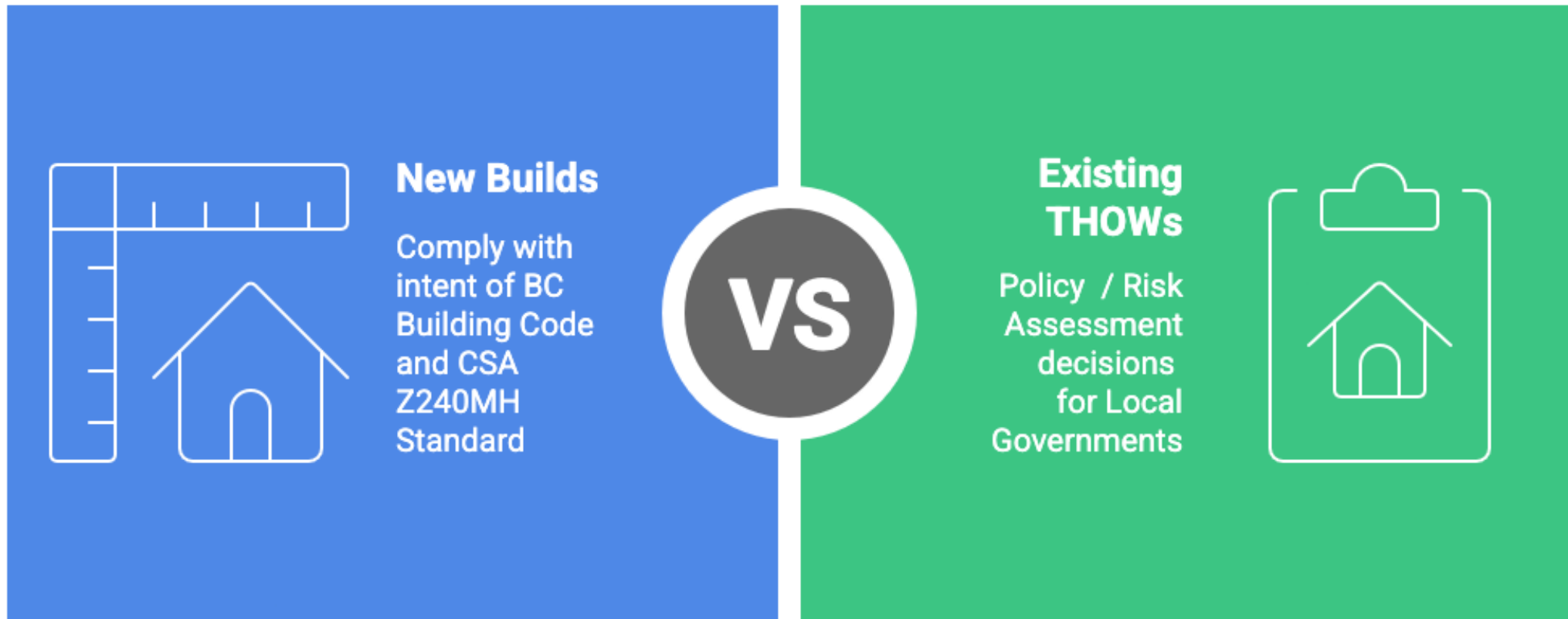


“We realized how close we were.”

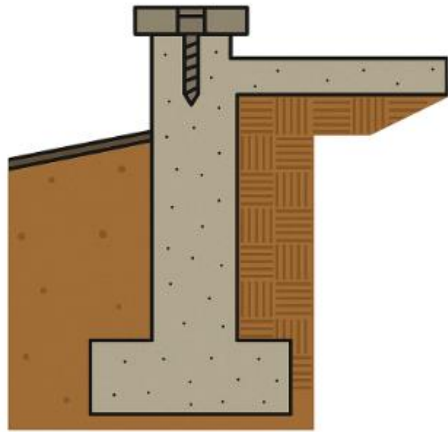
RDN Building Inspection re: Tiny Home Industry

New Builds vs. Existing Tiny Homes on Wheels

Two Regulatory Pathways to Legalizing
Tiny Homes on Wheels



The Challenge of Wheels



Concrete Foundation

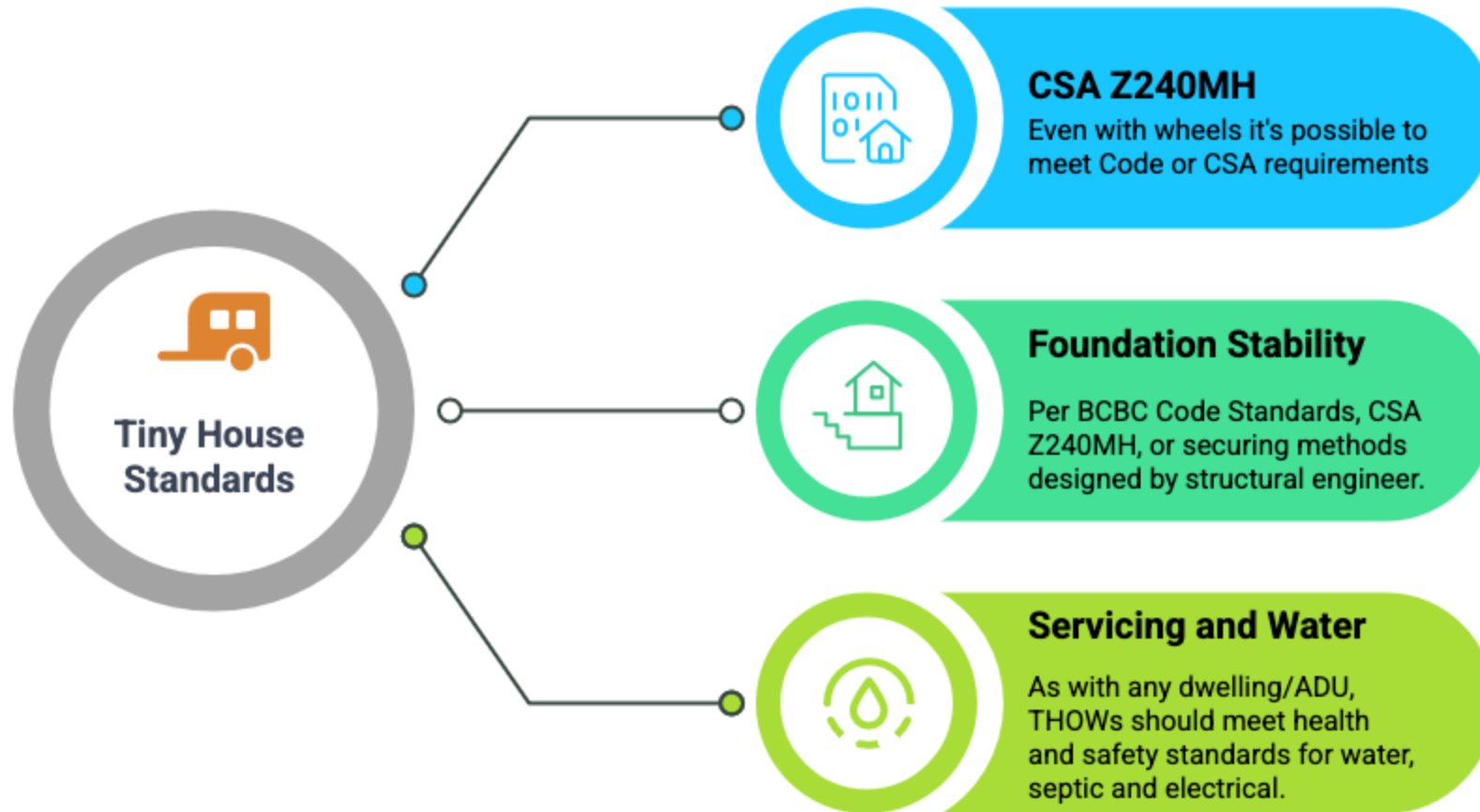


**Helical Pile
Foundation**



**Block and
Anchorage
Foundation**

New Construction Compliance Pathways



Inspection Protocols



How to Address Existing Tiny Homes on Wheels?



DIY, RV and Self-Builds

Regulatory Considerations:

- Housing Need
- Tolerance for Risk
- Assessment for Health and Safety



Policy Approaches to Non-Compliant Tiny Homes on Wheels

1. Interim Measures

- TUPs (Temporary Use Permit)
- Deferral of enforcement
- No building permit, but requires inspection

2. Create Program or Standard to legalize

- Secondary suites program
- Float homes

Vision for the Future: Pilot project in Fredericton, NB: 96 tiny homes in 2 years



CBCNEWS

Zoning/Bylaws – Proposed/Draft Language

Directive Policies – Housing

Local trust committees and island municipalities shall, in all official community plan bylaws, and other bylaws that require Executive Committee or Trust Council review or approval...

3.4.11 Suitable Locations for Additional Housing

Identify suitable locations that could support increased density for the development of safe, secure, diverse, and attainable housing.

3.4.12 Housing Diversity

Support a range of housing types and tenures to help meet the identified housing needs of the island community and local indigenous communities.

3.4.13 Clustered Small Dwelling Units

Support alternatives to conventional single-detached dwellings by establishing policies to permit clusters of small dwelling units in suitable areas.

3.4.14 Floor Area and Lot Coverage Limits

Set floor area and lot coverage limits for residential development to minimize negative environmental impacts, including on land used for agricultural purposes.



RURAL CLUSTER HOUSING
(COULD BE ALLOWED IN ZONING) -

Handout - Proposed policies and draft bylaws, developed for Housing Project Mayne Island - Islands Trust

Wrap Up

Tiny Home webinar with the Rural Islands Economic Partnership (RIEP).

Date TBD, anticipated to be in winter 2025/2026

For more information and/or to register please email

info@ruralislandspartnership.ca.



Questions?



Thank You!

For more information, please contact:

- Islands Trust: Tobi Elliott: telliott@islandstrust.bc.ca
- Regional District of Nanaimo:
 - Vanessa Craig, Board Chair: vanessa.craig@rdn.bc.ca
 - Lisa Grant: lgrant@rdnbc.ca
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