



## TINY HOMES IN THE RDCK-WHAT YOU NEED TO KNOW

*A tiny home is defined as either a mobile home “on wheels” or a home built and placed on a temporary/permanent foundation that is generally less than 500 square feet and has the amenities of a permanent home: kitchen, bathroom and sleeping area.*

**Are Tiny Homes permitted in the RDCK?** This depends on a few factors including the type and intended use of the tiny home. The descriptions below outline the requirements and regulations for the different types of tiny homes.

### **Tiny Homes with Temporary or Permanent foundations:**

Tiny homes on a permanent or temporary foundation can be constructed **on-site** on the subject property or **off-site**, in a factory and then placed on a subject property. Tiny Homes that are built on-site on an individual property must follow all the same regulations for a **Single family dwelling** and meet BC Building Code requirements; including those for health and safety, accessibility, fire and structural protection, energy and water efficiency – and must do this by attaining a building permit. *Please refer to Building Services on the RDCK website for a full list of requirements.* <https://rdck.ca/EN/main/services/building-inspection/permit-application.html>

*\*Please note that it is often challenging for tiny homes to meet BC Building Code regulations due to the area and space requirements and therefore they present permit challenges to local governments. Please check with the local Building Inspector before submitting building plans.*

Tiny homes that are built off-site are considered factory-built or **manufactured homes**. In the BC Building Code, Factory-Constructed Buildings have to conform to Canadian Standards Association (CSA) of an **A277** or **Z240**. *Please refer to Manufactured Homes and Guidelines on the RDCK website under Building Services for full list of requirements.* <https://rdck.ca/EN/main/services/building-inspection/forms.html>

### **Mobile Tiny Homes “On Wheels”**

Tiny Homes on Wheels that do not reside permanently on a parcel of land and are intended to be mobile are referred to as a Recreation Vehicle (RV). RVs are designed to meet the Canadian Standards (CSA) Z240RV or



**rdck.ca**



CSA z241 Park Model Trailers. The BC Building Code and RDCK Building Bylaw do not recognize RV's nor mobile Tiny homes ``on wheels`` as permanent dwellings designed or meant for year round occupancy, and therefore will not issue building permits for these types of structures. **Tiny Homes and Land Use Regulations/ Zoning.** The RDCK is divided into 11 Electoral areas, with each area having varying Zoning regulations. In addition to RDCK regulations, some properties may also be required to comply with Provincial regulations, such as those enforced by the Agricultural Land Commission. To determine the zoning of a property, please refer to the RDCK interactive webmap, or contact the Planning department.

Properties with a Residential zoning class typically have permitted principal uses including a One-Family Dwelling or a Two-Family Dwelling. These uses are subject to compliance with density provisions, setbacks and other applicable development regulations outlined in the applicable Zoning Bylaw.

If a tiny home complies with the regulations for Tiny Homes with Temporary or Permanent Foundations (see above), and the regulations outlined in the applicable Zoning Bylaw, the home may meet the definition of a One-Family Dwelling, therefore being permitted.

If a tiny home remains on wheels, it is not considered a One-Family Dwelling. There is a possibility that it may be permitted as an accessory use on a property where the zoning allows for recreational vehicles. This would require more discussion with the Planning department to determine whether the proposed use aligns with the Zoning regulations and if there are additional regulations associated with the placement of such structure.

For additional information regarding Zoning, or to confirm whether a tiny home would be permitted, please contact the Planning department at 250-352-1536 or [plandept@rdck.bc.ca](mailto:plandept@rdck.bc.ca)

