



“Tiny Homes” in the RDCO

What is a Tiny Home?

The RDCO does not have a definition outlining Tiny Homes. However, a Tiny Home is generally understood as a single detached home that is ground orientated, permanent, non-motorized, and less than 500 square feet. A Tiny Home uses a compact design that is intended for year-round living by one or more persons and includes space to cook, eat, live, sleep and wash.

Does the RDCO permit Tiny Homes?

At this point in time, the RDCO permits the construction of Tiny Homes if the proposed construction aligns with land use regulations and BC Building Codes. Community Services staff are working diligently to incorporate information pertaining to the legal uses and construction of Tiny Homes to both the RDCO Zoning Bylaw No. 871 & Joe Rich Rural Land Use Bylaw No. 1195.

The information found in this brochure is subject to change.

BC Building Code

Applicants must adhere to the construction and safety regulations outlined in the BCBC when constructing a Tiny Home. Part 9 of the BCBC outlines specific building requirements for small residential buildings including Tiny Homes. Applicable fire and plumbing regulations defined in the BCBC must also be referenced when constructing a Tiny Home. It is the applicant's responsibility to ensure that the construction of a Tiny Home meets applicable regulations outlined in the BCBC.

Where can Tiny Homes be built?

The zoning and land use designation associated with a specific property determine whether the construction of a Tiny Home is permitted. At this time, Tiny Homes in the RDCO are considered single detached houses. Please reference *Table 1: Where Tiny Home may be permitted in the RDCO* on the next page to determine which zones permit Tiny Homes and the associated restrictions.

Please note that many zones within the RDCO require a 18ft minimum building width. An RDCO issued building permit is required prior to construction. Inspection approvals will also be required through various stages of construction. For more information, please refer to the [Building Permits and Inspections page](#) on the RDCO website.

Agricultural Land Reserve

Development within the ALR is subject to the regulations of the Agricultural Land Commission (ALC) and RDCO regulations. For questions specific to constructing Tiny Homes on properties located within the ALR, please contact the ALC directly at 604-660-7000 or www.alc.gov.bc.ca

Temporary Use Permit (TUP)

A TUP may be approved by the Regional Board permitting the construction of a Tiny Home on land that typically prohibits construction due to zoning bylaws or land use regulations.

A TUP may be issued for up to 3 years and may be renewed once. Once issued, the permit allows for the approved uses to be carried out in accordance with specific conditions. If applicable, please refer to the [TUP bulletin](#) found on the RDCO Planning Services website for more information.

Important References

Before applying for a Building Permit for a Tiny Home, please refer to the following regulations for compliance:

- [BC Building Code](#)
- [Building Bylaw No. 835](#)
- [Zoning Bylaw No. 871](#)
- [Joe Rich Rural Land Use Bylaw No. 1195](#)
- [Brent Road & Trepanier Official Community Plan No. 1303](#)
- [Ellison Official Community Plan No. 1124](#)

- [Rural Westside Official Community Plan No. 1274](#)
- [South Slopes Official Community Plan No. 1304](#)

For inquiries related to rezoning or property development projects an applicant can book an appointment with a planner using the [Planning Applications](#) tab found on the RDCO website.

Table 1: Where Tiny Homes may be permitted in the RDCO

Applicable Restrictions	Zoning Bylaw No. 871			Joe Rich RLUB No. 1195		
	A1, RU1, RU2	F1, RU3, RU4, RU5, RU6, R1, R2, RC1, P1	C4, I1, I2, I3, I4, I5, I4A	LH & RA	SH1, SH2, CR, C-101, C-102	P101 & P102
1 per parcel or as an accessory home on parcels 3.8 hectares or larger	✓					
1 per parcel as a Single-Family Dwelling or Single Detached House	✓	✓			✓	
1 per parcel intended as a dwelling unit for operator/owner or caretaker			✓			✓
1 per parcel; except where the lot area equals or exceeds 8 hectares, in which case one additional dwelling unit shall be allowed				✓		

* Construction must comply with all land use regulation bylaws and BCBC

** Accessory homes & additional dwelling units have specific regulations and definitions

*** LH, RA, SH-2, and SH-1 land use designations have a minimum floor area requirement of 60m² for single family dwellings