

# City of Elliot Lake Introduction to Tiny Homes

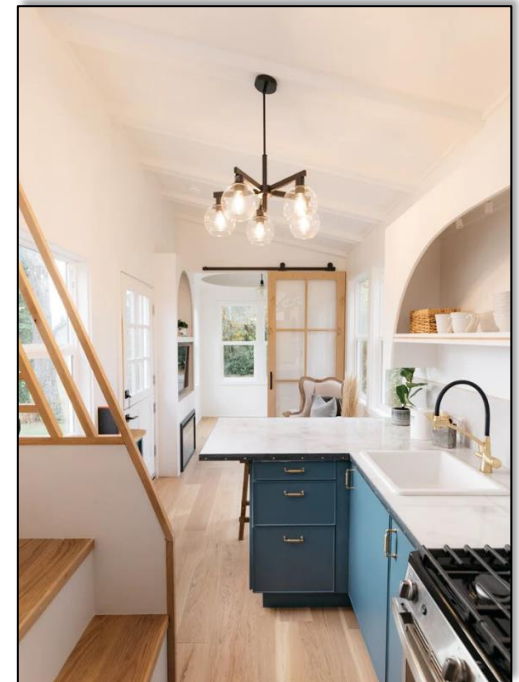
*By-law and Planning  
Committee Meeting  
October 3, 2022*



Image Source: MMAH Tiny Homes Guide, 2019

# What is a Tiny Home?

- Small, Private, Self-Contained Dwelling Unit and has:
  - Has Living and Dining Areas
  - Kitchen and Bathroom Facilities
  - Sleeping Area
  - Intended for year-round use
- Must comply with Ontario Building Code



*Example of Tiny Home Interiors*

# What is not a Tiny home?

- Campers
- Recreational Vehicles
- Mobile Homes
- Or any structure which is otherwise defined in the City's Zoning By-law.



*House on Wheels – Mobile Home per Elliot Lake ZBL*



*Recreational Vehicle (RV)*



*Mobile Home*

# Tiny Home: Size

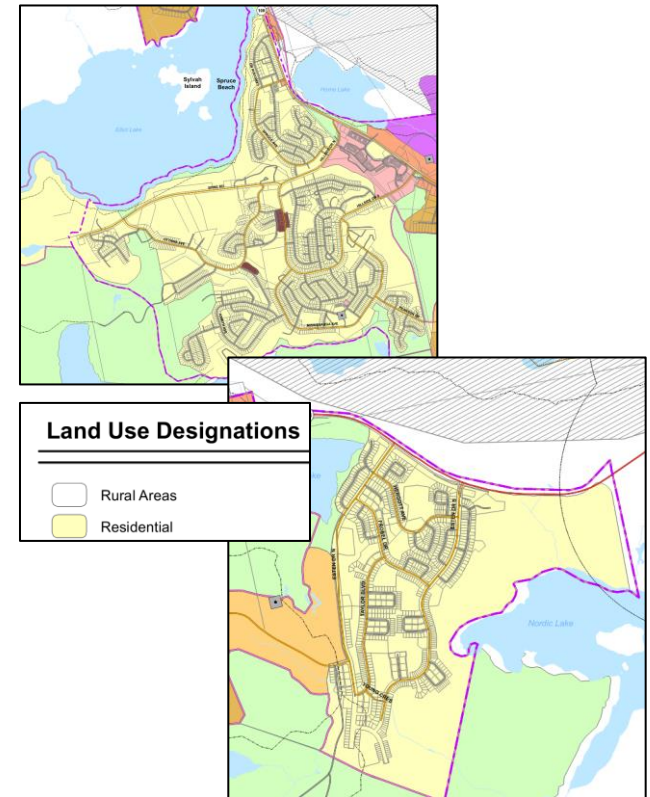
- Size may be defined in Zoning By-law (ZBL).
- Elliot Lake ZBL: No minimum or maximum unit size provisions for single detached dwellings.
- Minimum Requirement as per Ontario Building Code – 17.5 sq m (188 sq ft).



*Tiny Home Layout*

# Elliot Lake Official Plan

- Section 4.6.1 : Affordable Housing is encouraged.
- Tiny home is a residential use, generally permitted in the Residential Designation within the Urban Settlement Area.





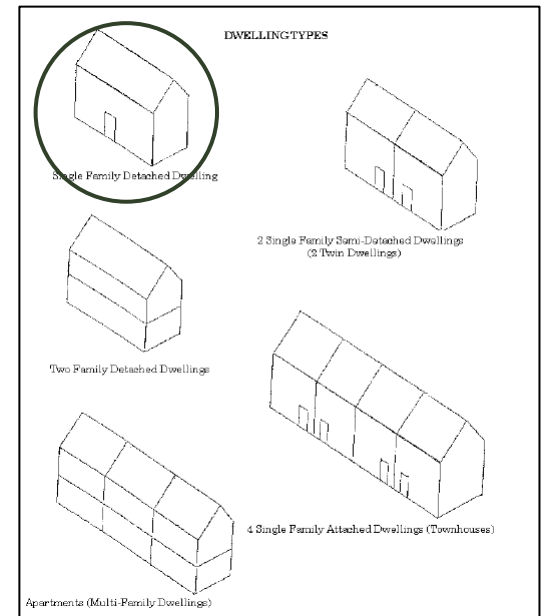
# Elliot Lake Zoning By-law

- Modular Home is defined as:  
*a prefabricated dwelling  
manufactured at one  
location and delivered  
and assembled on  
another lot.*
- No Further Provisions



# Elliot Lake Zoning By-law

- Tiny Home is a Detached Dwelling for purposes of a Zoning By-law.
- Must not be mobile.
- Permitted use in zones where single detached dwelling is a permitted use.



# Elliot Lake Zoning By-law

- Review of Residential Zones

Zone	Single Detached Permitted	Single Dwelling units permitted per lot	Applications Required
R1	✓	1	May need ZBLA Draft Plan of Subdivision or Condominium (DPS/C) May need Site Plan (SP)
RIM	✓	1	Potentially ZBLA, DPS/C, Potentially SP
R2	✗	-	ZBLA, DPS/C, Potentially SP
R2M	✗	-	ZBLA, DPS/C, Potentially SP
RMP	✗	-	ZBLA, DPS/C, Potentially SP





Presentation on Tiny Homes for

**The City of Elliot Lake**



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