

TINY HOMES (DIVISION C 1.11.)**GENERAL INFORMATION BULLETIN - 2024 ONTARIO BUILDING CODE**

The items listed below are general information regarding Tiny Homes and include highlights related to the changes made with the introduction of the 2024 Ontario Building Code. This document is meant for reference purposes only and may be paraphrased.

WHAT ARE THEY?

Tiny homes are small self-contained single dwelling units intended for year-round use which don't exceed 37 square meters (400 square feet) in size.

WHERE CAN THEY BE BUILT?

In the Town of Fort Erie, tiny homes are permitted in any zone that permits dwelling units and secondary dwellings.

The zoning setbacks, lot coverage and parking provisions outlined in the Town's Zoning Bylaw for each zone (ie-R2, R2, R3, etc.) are still applicable for tiny homes. Note: that additional approvals may be required through the Niagara Peninsula Conservation Authority (NPCA), Niagara Region (i.e. septic and entrance approvals), Niagara Parks Commission (NPC), and Ministry of Transportation (MTO) depending on the property. The Town's Zoning Technician shall be contacted for preliminary consultations.

WHAT ARE THE BUILDING PERMIT REQUIREMENTS?

A building permit is required for a tiny home through the Town of Fort Erie's Building Department. All applications are subject to Ontario Building Code requirements, including but not limited to, climatic data (snow & rain loading), seismic, limiting distance, exposed building faces, radon mitigation, and firefighting access, similar to any other new home construction.

There are two (2) different options / pathways for obtaining a building permit for constructing a tiny home:

Option 1: A **SINGLE (1)** building permit is required for tiny homes that are built in its entirety, on a property within the Town of Fort Erie. The following documentation is required to support the building permit application:

- Building Permit Application and Schedule 1 Form
- Construction drawings (ie-floor plans, foundation plans, elevations, cross sections, etc.)
- An HVAC design

- A Site-Grading Plan by a Professional Engineer or Ontario Land Surveyor
- An Entrance Permit Application, and
- A Utility Meter Application (if on Municipal Services (water / sewer), otherwise a separate Septic Permit is required through the Niagara Region).

Option 2: **TWO (2)** separate building permits are required for tiny homes that are constructed in another municipality but are installed on a property within Fort Erie:

- The first permit is for the construction of the tiny home off-site, through the Municipality where the tiny home is constructed. (i.e. a permit is to be obtained from the City of St. Catharines if you had it built in St. Catharines) The Town of Fort Erie's Building Department would then require a copy of this permit as well as all inspection reports.
- The second permit would then be applied for from the Municipality that the tiny home is installed in (i.e. the Town of Fort Erie). The same documentation noted above in option 1 is required to apply for the building permit.

Any further questions please contact the Town of Fort Erie Building Department.