



Photo credit: Sunshine Tiny Homes

# Tiny Homes on Wheels in the Trust Area Project

*Presented by Tobi Elliott, Vanessa Craig,  
Lisa Grant and Lexie Boekenkruger*

12/04/2025



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## Tiny Homes on Wheels (THOW) as Housing Options in the Trust Area



## Tiny Homes on Wheels in the Trust Area (& beyond!)



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# Regulatory Context required Partnership & Collaboration





## Steering Committee

Multi-jurisdictional, guidance and strategic oversight



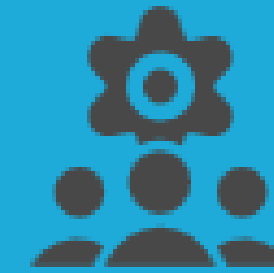
## Islands Trust Administration

Meeting coordination, minute taking, funding



## Project Manager

Project execution and management, TP facilitation, Final Report



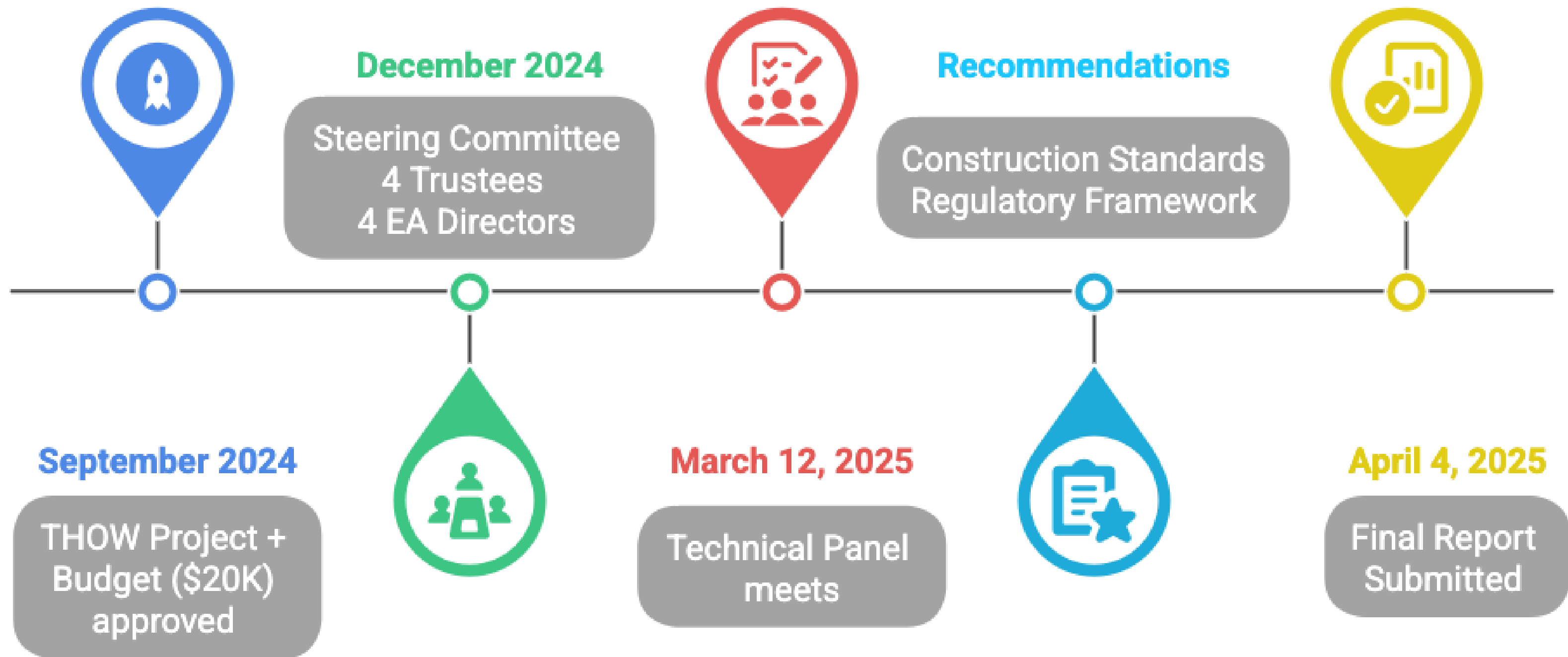
## Technical Panel

Tiny Home Industry, RDN Building Inspection, IT Planners, Experts



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# Governance & Oversight



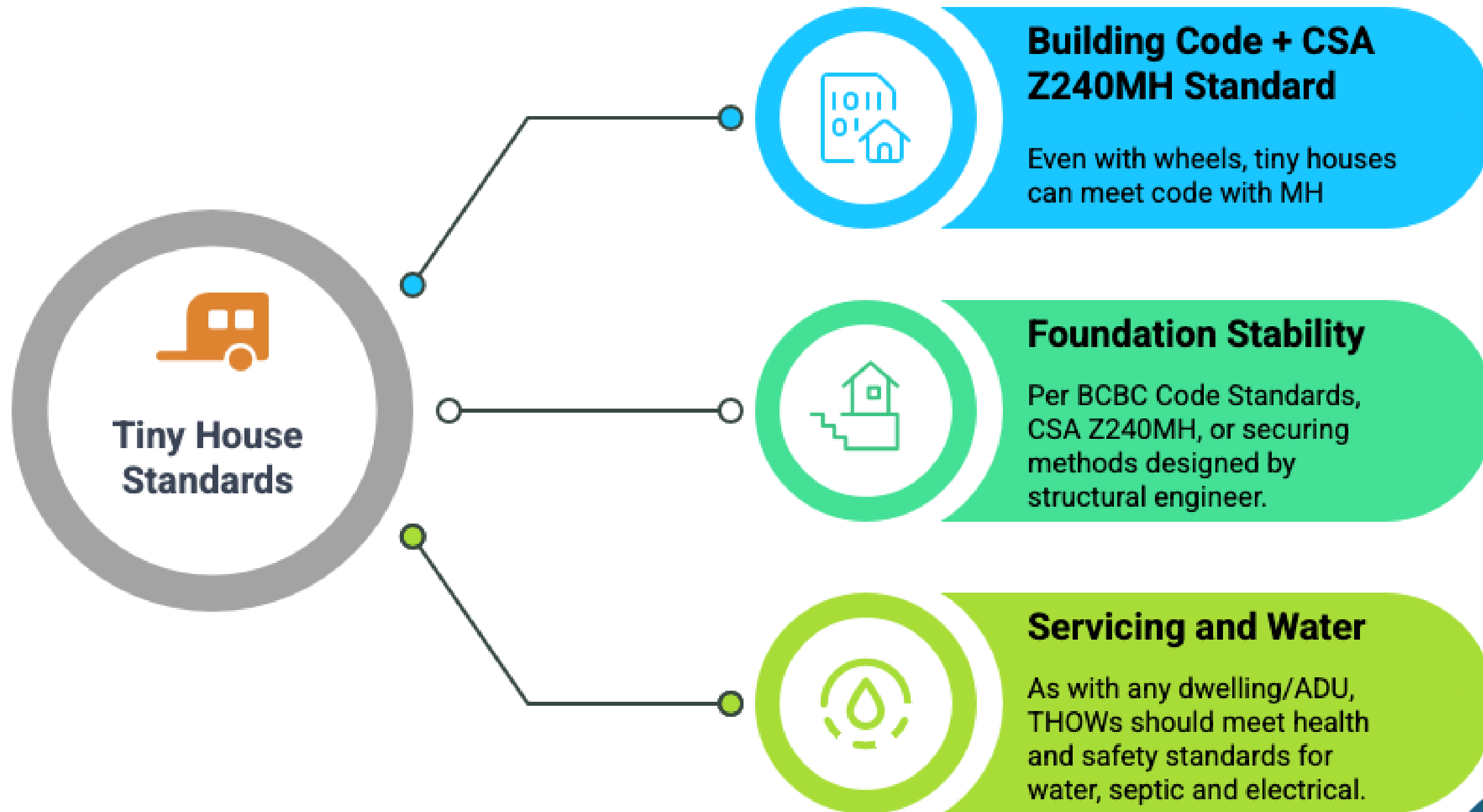
# Project Timeline & Funding

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

## Panel of Technical Experts



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## New Construction Compliance Pathway



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Mint Tiny Homes



*“We realized how close we were.”*

- RDN Building Inspection re: Tiny Home Industry

**Lightbulb Moment!**

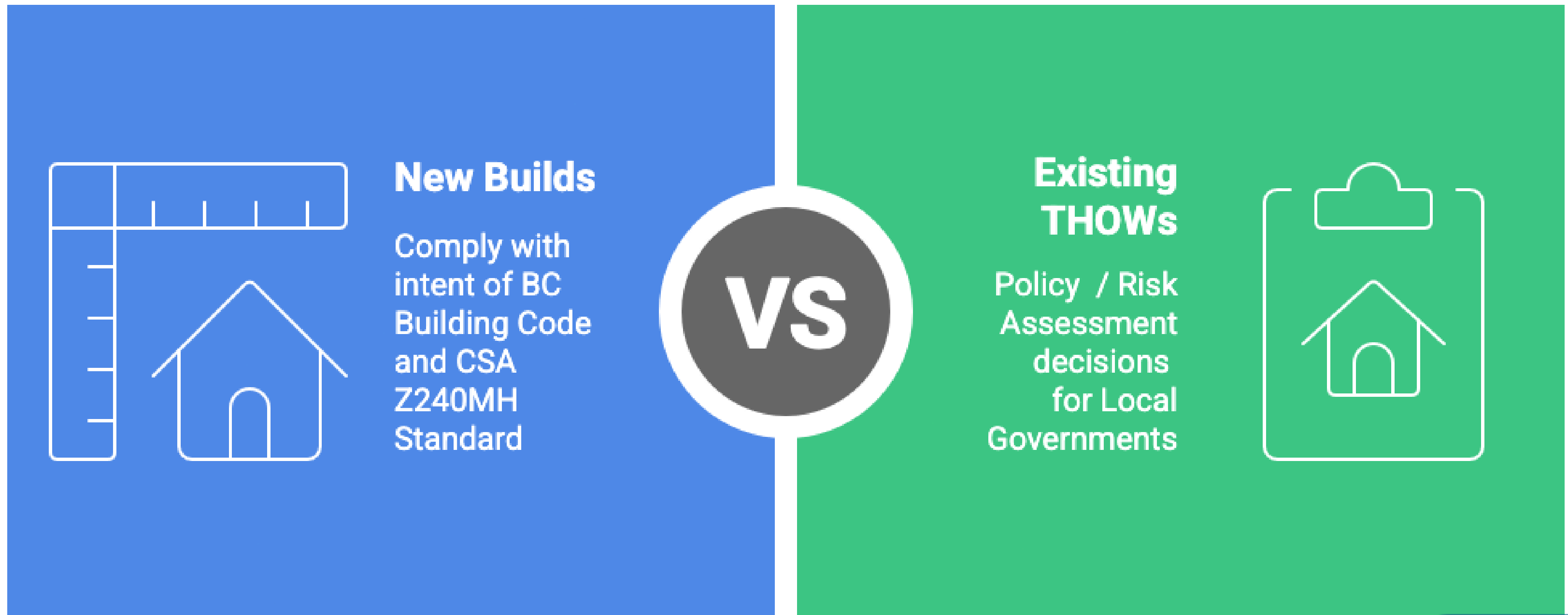


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## How to Address Existing Tiny Homes on Wheels?

## Two Regulatory Pathways to Legalizing Tiny Homes on Wheels



**New Builds vs. Existing Tiny Homes on Wheels**



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1

### Engagement + Dialogue

Dialogue between Tiny Home Industry + Building Officials re: CSA Z240 MH



2

### Policy and Risk Assessment

Develop policies and evaluate risk to address existing THOWs



3

### Inspection Protocols

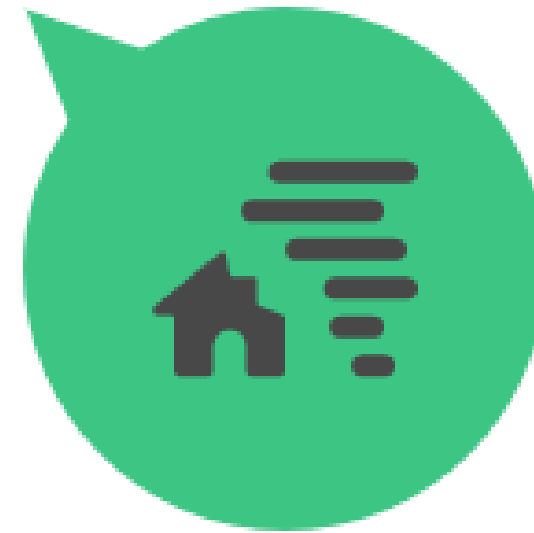
Establish Inspection Protocols for THOW compliance



4

### Zoning and Bylaws

Potentially amend zoning to permit THOWs / Accessory Dwelling Units



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# Research Considerations and Further Work



**Next Steps:**

**Coalition with diverse regional representation  
Union of BC Municipalities Convention 2025**

