



Photo credit: Sunshine Tiny Homes

Tiny Homes on Wheels in the Trust Area Project

Presented by Tobi Elliott, Vanessa Craig,

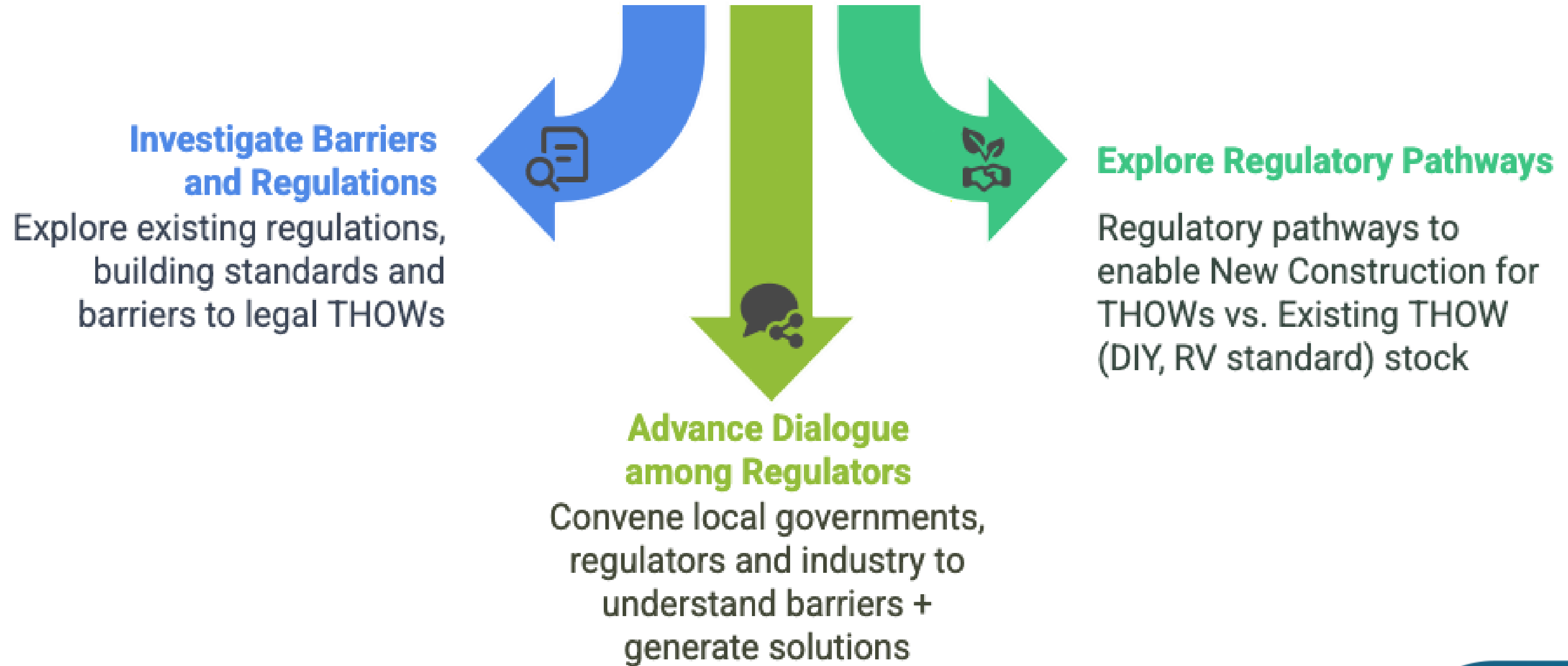
Lisa Grant and Lexie Boekenkruger

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



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REGIONAL
DISTRICT
OF NANAIMO



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



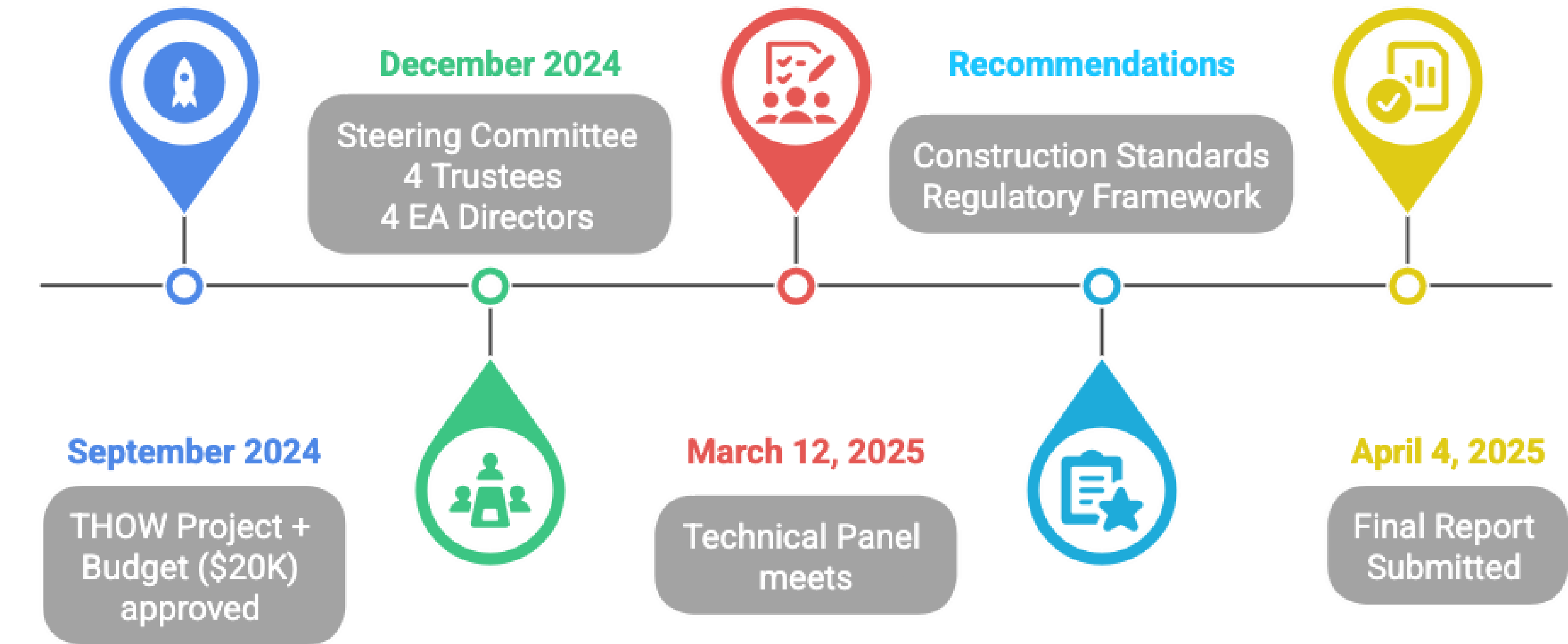
Technical Panel

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



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Governance & Oversight



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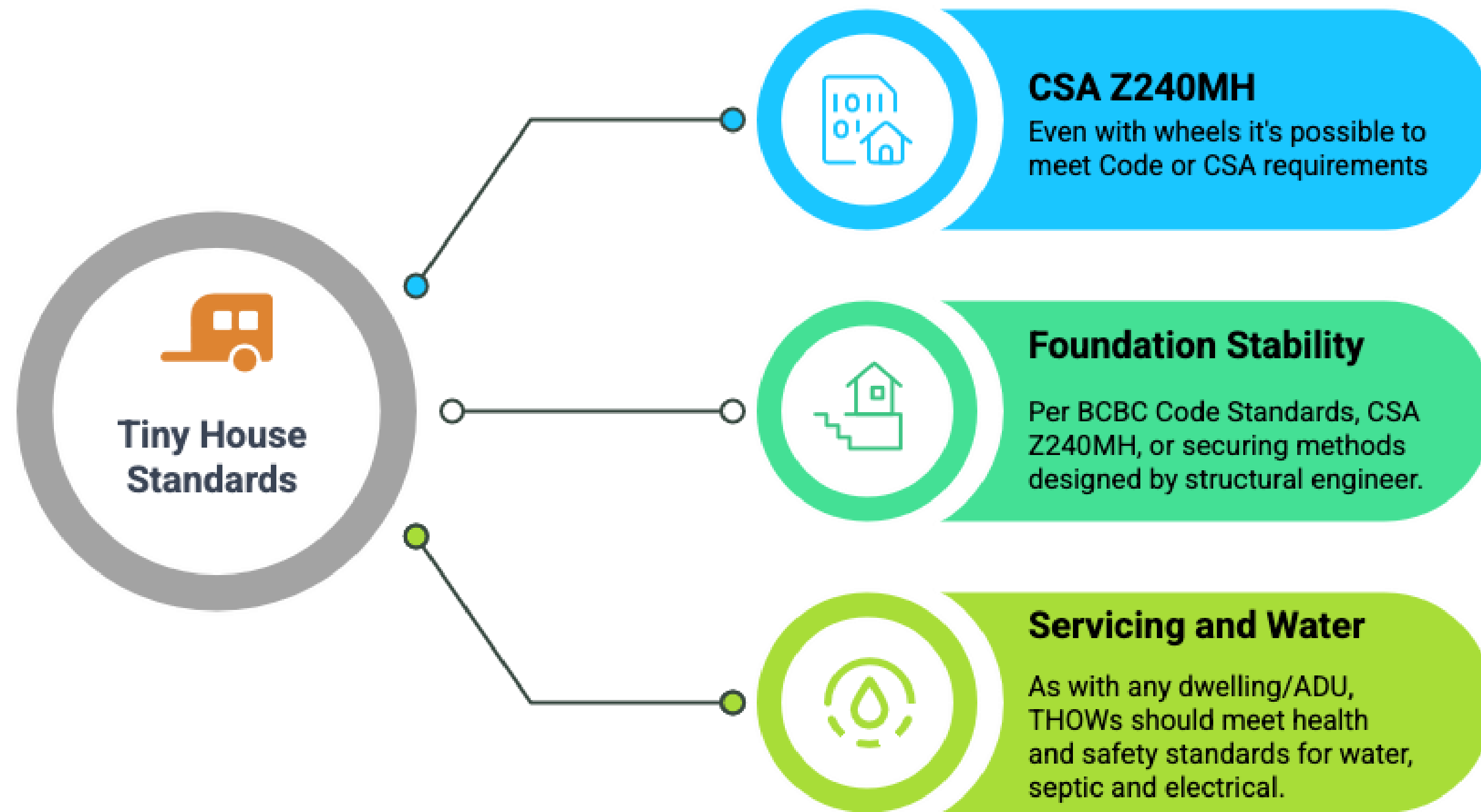
Project Timeline & Funding

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

- RDN Building Inspection re: Tiny Home Industry

Lightbulb Moment!

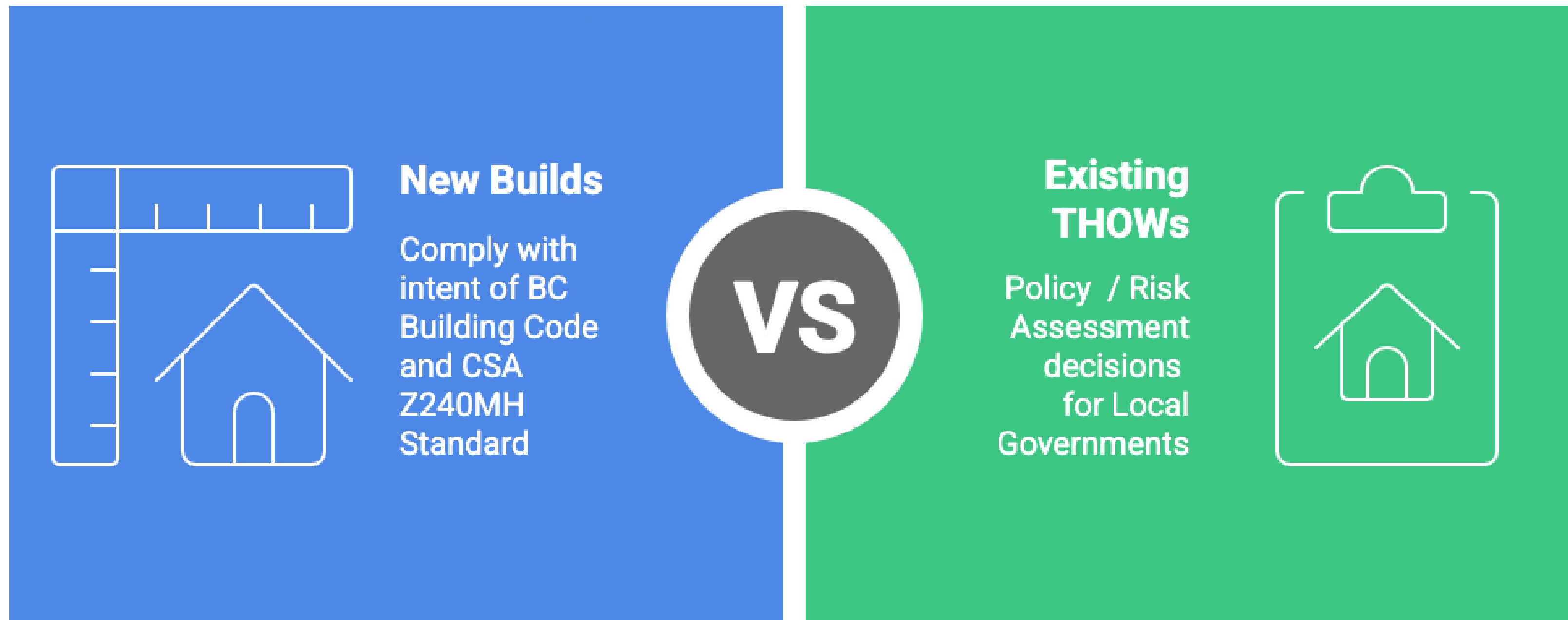


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How to Address Existing Tiny Homes on Wheels?

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



Research Considerations and Further Work



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Next Steps:

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



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