

# Provincial Guide on Tiny Homes

*The Planning Act* was changed in 2019 to require municipalities to adopt official plan policies and pass zoning by-laws that allow one additional residential unit in the primary residence (i.e., second units) and one in an existing or new building or structure ancillary to the primary residence (i.e., tiny home, garden suite, coach house, laneway suite). This change was designed to help increase the supply of housing and create more options for families. Municipalities in Ontario are at different stages of developing these policies, so Members are advised to check with local municipalities first before advising clients.

## What is a tiny home?

A “tiny home” is a small, private and self-contained dwelling unit:

- with living and dining areas
- with kitchen and bathroom facilities
- with a sleeping area
- intended for year-round use

A tiny home can be a primary home or a separate structure on a property that already has an existing house. Despite their size, tiny homes must still comply with the health and safety requirements of Ontario’s Building Code, municipal zoning and other local by-laws. Tiny homes must also have necessary servicing such as water and sewage. The size of a tiny home varies from municipality to municipality, depending on standards set out in zoning by-laws. Some municipalities have minimum size requirements, while others have maximum size requirements, but in all cases, a tiny home cannot be smaller than the minimum required size set out in Ontario’s Building Code, which is **17.5 m<sup>2</sup> (188 ft<sup>2</sup>)**.

Before you decide to add a tiny home to your property, it is important that you **first speak with your local municipal planning and building departments**. They can tell you whether you can add or build a tiny home to your property and answer questions related to the Building Code, zoning and other by-laws.

Some of the important things you should talk to your municipality about as you consider building a tiny home include:

- municipal zoning requirements that apply to your property
- designing your tiny home to comply with the Building Code
- getting necessary building permits
- required building inspections during construction
- parking requirements
- size requirements for tiny homes, if any
- rules about connecting to municipal services, if available

More information is available on the provincial website at [Ontario.ca/HousingInnovation](https://Ontario.ca/HousingInnovation).

[Read the Guide](#)

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