

# TOWN OF WESTVILLE



## Tiny Home Policy Statement (V3.1)

The Town of Westville understands that an increasing number of residents and potential home owners see Tiny Homes as a desirable housing option – Tiny Home structures are built in many shapes and sizes, with the one common element being a small living space. There is no single accepted definition of what constitutes a Tiny Home. As a result, for the purposes of this Policy, Tiny Homes shall be defined as typically being a small, detached and self-contained dwelling unit intended for year-round permanent use constructed in accordance with the requirements of Section 9.39 of the Nova Scotia Building Code Regulations (latest edition) and with a:

- living and dining area;
- kitchen and bathroom facilities;
- sleeping area, and;
- laundry and storage area(s).

Westville prides itself on being Tiny Home supportive and friendly and is committed to recognizing and permitting tiny homes as a viable housing type in the town. At the same time, Westville is insistent that any Tiny Home structures within the community provide appropriately safe accommodation. One of the ways Westville hopes to encourage Tiny Homes is by keeping development charges for Tiny Home development in Westville at or below the costs associated with other single detached dwellings.

Westville commits to regulate Tiny Homes the same way it regulates any other residences in the community. Tiny Homes must comply with all relevant Land Use Bylaws, and safety requirements, including building and fire codes. In Westville, a Tiny Home structure must be built on a foundation that is in compliance with Part 9 of the National Building Code of Canada or the CSAZ240.10.1 standard and is insurable by insurance providers and financeable by financial institutions. Further, the properties that Tiny Homes are established on must be fully serviced with utilities such as water and sanitary sewer. Tiny Homes and the owners of Tiny Homes must comply with parking and land use rules and regulations.

Where Tiny Homes are the sole habitable structure on a lot, they are only permitted to be constructed on properties enumerated within the attached *Acceptable Properties for Individual Tiny Homes* map attached. The enumerated properties were identified using the following criteria:

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- ✓ Vacancy: the selected parcels do not at present have a permanent structure within their bounds;
- ✓ Lot Size: the identified properties are considered Undersized Lots under Westville’s current Land Use By-law;
- ✓ Lot Frontage: the identified properties have a minimum of five (5) metres of street frontage, and;
- ✓ Neighbourhood Character: the identified properties are such that they appear to be consistent with neighbouring properties within their immediate areas and that a Tiny Home built on these identified properties would be considered consistent with the neighbourhood character.

Development of multiple Tiny Home structures on a single property (i.e. a “Tiny Home community development” “tiny home pocket neighbourhood”) are encouraged and will be considered by the Town of Westville on a development by development basis by way of Development Agreement within existing residential zones.

Campers, recreational vehicles, and other structures used on a seasonal basis are not considered Tiny Homes by Westville and cannot be used as Tiny Homes within the community, regardless of their size.

To assist residents, developers, designers and builders in bringing Tiny Homes to Westville, the Town strongly encourages and recommends the following minimum size parameters for Tiny Homes constructed in, or moved to, the Town of Westville.

## Minimum Suggested Space Requirements for Open-Concept Designs

| Room or Space  | Minimum Suggested Required Floor Area      |
|--|--|
| Combined sleeping, living, dining and kitchen space        | 13.5 m <sup>2</sup> (145 ft <sup>2</sup> ) |
| Bathroom (space for sink, toilet and shower stall or bath) | 3.0 m <sup>2</sup> (32 ft <sup>2</sup> )   |
| Laundry  | 1.0 m <sup>2</sup> (11 ft <sup>2</sup> )   |

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## Minimum Suggested Space Requirements for Separated Space Designs

| Room or Space   | Minimum Required Floor Area                  |
|---|--|
| Living area   | 13.5 m <sup>2</sup> (145 ft <sup>2</sup> )   |
| Dining area   | 7.0 m <sup>2</sup> (75 ft <sup>2</sup> )     |
| Kitchen   | 4.2 m <sup>2</sup> (45.2 ft <sup>2</sup> )   |
| Master bedroom (without built-in closet)                          | 9.8 m <sup>2</sup> (95 ft <sup>2</sup> )     |
| Combined living, dining and kitchen areas (in a one-bedroom unit) | 11.0 m <sup>2</sup> (118.4 ft <sup>2</sup> ) |
| Other bedrooms (without built-in closets)                         | 7.0 m <sup>2</sup> (75 ft <sup>2</sup> )     |
| Bathroom (space for sink, toilet and shower stall or bath)        | 3.0 m <sup>2</sup> (32 ft <sup>2</sup> )     |

## Minimum Suggested Height Requirements

| Room or Space  | Minimum Height     |
|--|--------------------|
| Living area  | 2,300 mm (7'-6 ½") |
| Dining area  | 2,300 mm (7'-6 ½") |
| Kitchen  | 2,300 mm (7'-6 ½") |
| Bedrooms   | 2,300 mm (7'-6 ½") |
| Bathroom (space for sink, toilet and shower stall or bath) | 2,300 mm (7'-6 ½") |
| Hall or Main Entrance Vestibule                            | 2,300 mm (7'-6 ½") |

# Town of Westville Identified Properties for Individual Tiny Homes

