

Dr. Emily Kogel & Mr. Keith Balisky



October 22, 2025

RDOS Board of Directors
c/o Mr. Colin Martin
Planner I
P: 250.490.4239
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Subject: Proposal Summary: Regarding the temporary use permit application for the CSA Z240-RV additional dwelling unit at 1609 Green Lake Road

To the RDOS Board of Directors,

We are in receipt of Tim Donegan's correspondence of October 25, 2024 (Bylaw Case 4578) written to property owner, Mr. Kent Percevault, in which it is stated that he is in contravention of Okanagan Valley Zoning Bylaw 2800, Section 6.10.2. We are responding to you with the consent of Mr. Percevault, as his tenants.

We would like to clarify that our unit is not a recreational vehicle in either form or function. To our understanding, it does not fit the criteria for "recreational vehicle" set out by the RDOS in the glossary section which defines an RV as "a vehicle designed to be towed behind a motor vehicle or self-propelled, and includes such vehicles commonly known as travel trailers, fifth wheels, camper trailers, pick-up coaches, motorized campers, motorized homes, park model trailers and other similar vehicles, which provide temporary recreational accommodation for the traveling public" (*Okanagan Valley Bylaw Zoning No 2800, 2022*, Updated June 13, 2024, page 20):

1. Our home is designed to be towed behind a motor vehicle - this is the only criteria that is met. Our understanding is that vehicles which meet the CSA Z240 Mobile Home series (acceptable by the RDOS) may also be towable.
2. Our home is not commonly known as a travel trailer, fifth wheel, camper trailer, pick-up coach, motorized camper, motorized home, park model trailer or similar.
3. Our home does not provide temporary accommodation - it is designed and constructed to be lived in full time and through all seasons (please see the letter from Oliver

Stankiewicz, president and owner of Summit Tiny Homes (Vernon, BC), which is attached).

4. Our home does not provide recreational accommodation for the travelling public. Again, it is designed to be lived in year-round and is not designed to be moved frequently from place to place as an accommodation for recreational purposes. The unit weighs 11.9 tonnes, is inconvenient and challenging to transport, and we do not have easy access to a vehicle that could transport it. The full perimeter of the unit, ground to chassis, has also been skirted with insulated cedar skirting, adding evidence to the fact that this unit is not used for recreational purposes.

Additionally, our unit is built using traditional framing, insulation, flooring, roofing, electrical, plumbing, and heating principles that one would find in a detached single family dwelling. If any of its features require servicing, we would call in the same relevant experts that would service a regular single family dwelling. This unit would not be serviced at an RV dealership or require RV-specific maintenance. Again, please see Mr. Stankiewicz' attached letter that details how this unit exceeds the Z240-RV code requirements in many ways.

While our unit is not a recreational vehicle, it is designed to be, and function as, an additional dwelling unit. Our unit meets the definition of both "dwelling unit" and "accessory dwelling" according to the glossary in the *Okanagan Valley Bylaw Zoning No 2800, 2022* (June 13, 2024 update, pages 11 and 7 respectively). It is located within a Small Holdings 4 (SH4) zone, which permits use of an accessory dwelling subject to subsection 7.2, and meets seven out of the seven applicable requirements therein (7.2.1 to 7.2.7).

There is a profound dearth of desirable and affordable housing here in the South Okanagan. Using CSA Z240-RV tiny homes as ADUs can be part of the solution to that. The BC Housing Research Centre published a report in 2021 that highlights 10 best practices for supporting ADU development in communities. Among those best practices is permitting tiny homes as detached ADUs (*Additional Dwelling Units: Case Studies and Best Practices from BC Communities*, page 30). We invite you to use this case as an opportunity to recognize the creativity of those within your community in the midst of our region's housing crisis.

We provide health services to Penticton and the surrounding area as a family physician and registered clinical counsellor. We have accrued significant personal debt to obtain the education required to provide these services. We are in the first few years of our respective careers and are looking to build financial stability while living in a way and in a place that fosters our own health and thus allows us to serve our patients and clients well. Both of us have spent significant time and financial resources acquiring this home - our first home together. We are harming neither ourselves, nor others, nor the environment, and are simply seeking to live within our means.

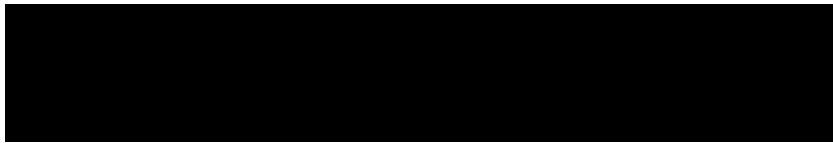
In summary:

- Our unit does not meet four out of the five criteria the RDOS has set out to define a recreational vehicle.
- Our unit is designed and constructed to be lived in full time, throughout all Canadian seasons.
- Its construction overall far exceeds that of the CSA Z240-RV code, with many components meeting or exceeding BC building code requirements, as per Mr. Stankiewicz' letter.
- Our unit *does* meet the definition of both a dwelling unit and an accessory dwelling, and meets the applicable requirements governing the use of accessory dwellings in SH4 parcels.
- The BC Housing Research Centre has put forth a best practice recommendation that tiny homes be permitted as ADUs.
- The home we are living in is safe, durable, aesthetically pleasing, not harmful to others or the environment, and is an effective solution amidst our housing crisis.

Thank you very much for considering the above rationale in support of approving a temporary use permit for this unit.

Sincerely,

Dr. Emily Kogel (MD, CCFP) & Mr. Keith Balisky (RCC)





Summit Tiny Homes

4404 29th St.

Vernon BC

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250-541-6658

Subject: Quality standards of our tiny homes.

To whom it may concern,

I am writing on behalf of Summit Tiny Homes, a manufacturer of high-quality tiny homes. We are committed to ensuring that our homes are built to the highest standards of safety, durability, and sustainability. We would like to take this opportunity to provide you with some details about our homes and request your consideration regarding their compliance with local bylaw requirements. I hope your community can use this particular situation as a case study on proving an innovative solution, with regulation of course, for the ongoing housing crisis that the region is facing.

Our tiny homes are designed and constructed with a strong emphasis on both functionality and safety. We take great pride in our rigorous manufacturing processes, which include extensive testing of electrical systems (di-electric strength testing), plumbing systems (air and water testing) and gas systems (manometer) to ensure that each home meets or exceeds industry standards for quality and safety. This includes structural integrity, electrical, plumbing and ventilation systems, to provide safe and functional living in our climate and environment.

We would also like to highlight that our homes are built to a higher standard than many traditional “recreational vehicles” and are not intended to be used as travelling vehicles. We incorporate advanced mechanical/ ventilation systems and superior materials to enhance the overall performance of our homes. This includes state of the art mechanical systems that are energy-efficient, environmentally friendly, and durable, providing superior comfort for the occupants.

Our homes are also equipped with state-of-the-art insulation materials that provide optimal thermal performance, giving an r-value of R20 in the walls and R30 in the ceiling/ floor cavities, ensuring that the homes stay warm in winter and cool in summer. We use high-efficiency HVAC systems that are designed to maintain excellent air

quality and minimize energy consumption, which is particularly important in compact living spaces. Each home is equipped with an advanced heat recovery ventilation system that ensures proper airflow and moisture control, mitigating potential concerns related to condensation and air quality. We believe that these thoughtful features are essential for creating a healthy and comfortable living environment.

Listed below are just a few of the key points that make our homes optimized for efficiency and performance, exceeding the RV specifications for the z240RV standard.

- Standard residential framing techniques with snow loading exceeding 40#/sq.ft.
- Standing seam steel roofing
- Closed cell spray foam insulation
- High efficient double glazed Plygem windows and doors
- Lunos Heat Recovery Ventilation System
- Emergency exits that exceed egress requirements
- Safety devices such as smoke alarms, CO alarms, fire extinguishers
- 12,000 BTU cold climate heat pump/ AC (Residential)
- All plumbing, electrical and gas components meet or exceed the BC building code

We appreciate your consideration of our tiny homes on wheels as a viable, safe, and high quality housing solution within your jurisdiction.

Thank you for your time and attention to this matter. We look forward to working together to create a housing solution for your members of your community and hope that we can provide a solution for these particular customers who play a role in our health care services in the community.

Sincerely,

Oliver Stankiewicz
Owner

Summit Tiny Homes
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