

Off-Grid Prefab Cottage in Ontario: Compliance & Planning Checklist

1. Regulatory & Legal Compliance

- Home design meets Ontario Building Code (OBC) standards
- Prefab model is CSA A277-certified
- Municipal zoning bylaws permit year-round off-grid living
- Building permits obtained from local township
- Site access meets fire/emergency service requirements

2. Energy & Utility Systems

- Solar panel + battery bank sized for total energy load (HVAC, lighting, appliances)
- Backup energy source planned (propane, diesel, woodstove)
- Greywater and/or rainwater system with filtration installed
- Approved composting or septic system on file

3. Structure & Design Considerations

- High insulation values for winter comfort (R-value meets or exceeds local standards)
- Passive solar orientation integrated into site plan
- Energy-efficient windows and entry door selections made
- Interior includes open-concept layout, natural light optimization, and adequate sq ft for intended use
- Optional: Muskoka Room, guest house, or accessory structure included in building plans

4. Builder & Construction Readiness

- Builder is OBC-compliant and experienced with controlled environment construction
- Final floor plans approved and submitted
- Construction personnel licensed and insured
- Quality control documentation retained
- Final inspection(s) scheduled post-install

5. Budget & Timeline Planning

- Solar + battery system: budgeted at \$15,000-\$30,000
- Septic/compost system: \$6,000-\$15,000
- Rainwater harvesting: \$3,000-\$7,000
- Prefab build: \$150-\$300/sq ft
- Backup systems (fuel, maintenance): \$150-\$400/month
- Final move-in date targeted and construction delays accounted for