

Nearly 150 Years of Building London

Five generations. One community. An enduring promise.

The Copp family has been part of the fabric of London, Ontario for nearly 150 years — and for all of that time, the same values have guided everything we do: fair dealing, honest work, and a genuine commitment to the community we call home. What began as Copp Brothers, a building supply business founded in the spirit of a growing city, has grown through five generations into one of Southwestern Ontario's most trusted names in construction.

When the Ontario government introduced legislation supporting Additional Residential Units in 2022, the Copp family saw not just an opportunity — but a responsibility. London was facing a housing affordability challenge, and we had the experience, the heritage, and the deep local roots to help. Copp Backyard Homes was born from that belief: that a trusted, multi-generational builder could offer something no one else could.

Our promise to you is the same promise this family has kept for five generations: fair, honest work, done right, by people who care about this city as much as you do.



Our Credentials

✓ Tarion-Registered Builder
New Home Warranty Program

✓ London Home Builders' Association
Member in Good Standing

✓ White-Glove Turnkey Service
From permit to keys — we handle it all

1

Tarion-Registered. Warranty-Backed. Every CBYH home is built by a registered Tarion builder and covered under Ontario's New Home Warranty Program. That means your investment is protected — by law — for years after your keys are in hand. Most contractors and ADU builders cannot offer this. We can.

2

We Handle Everything. Permits. Engineering. Zoning reviews. Utility hookups. City inspections. Trade coordination. From the first bylaw check to the final walkthrough, our team manages every step of the process. You don't need to chase a single contractor or visit a single city office. That's our job.

3

150 Years of Copp Family Craftsmanship. When you build with CBYH, you're backed by five generations of construction expertise. The Copp family has been supplying and building in London since 1877. We know this city, its bylaws, its tradespeople, and its standards — better than anyone else in this market.

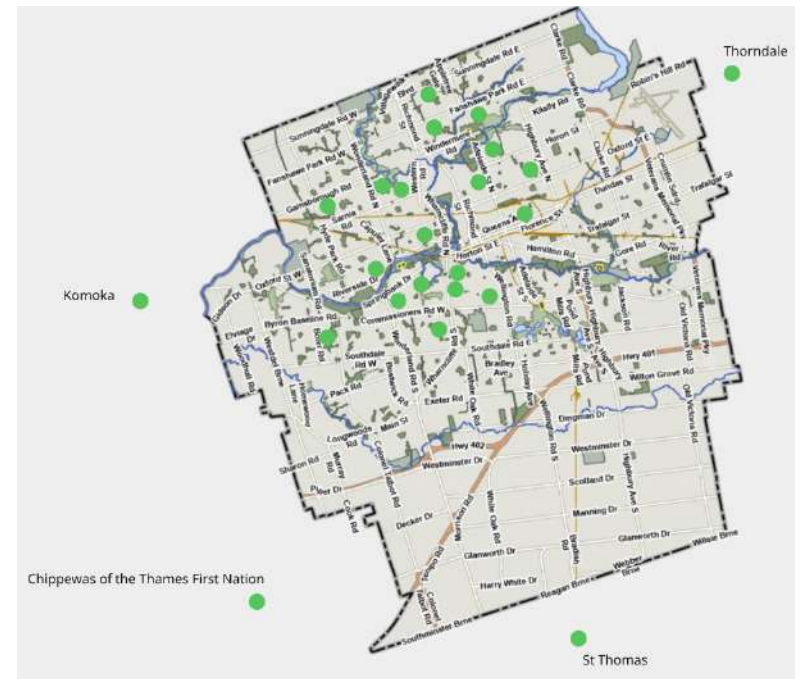
4

Built for London. Approved by London. We work in the London area, which means we have deep, established relationships with the City of London's building department. We know what gets approved and what doesn't. That experience means fewer delays, fewer surprises, and a smoother process for you.

CBYH | THE 2026 COLLECTION

FINANCIAL INCENTIVES AND THE OPPORTUNITY FOR GROWTH

Building a backyard home is now more attainable than ever. Through the City of London's Community Improvement and Incentives Program, qualifying homeowners can access grants and interest-free loans that significantly reduce the cost of adding an Additional Dwelling Unit to their property. CBYH works with our customers to navigate these programs — and will provide all documents required for your application.



City of London — Community Improvement & Incentives Program

PROGRAM I

\$45,000

0% Interest Loan —
10 Year Payback

An interest-free loan repaid over 10 years. If the property is sold before 10 years, the loan must be repaid in full or transferred to the new owner.

PROGRAM II

\$20,000

Grant — Personal
Use ADU

A forgivable grant for homeowners building a detached ADU for personal or family use. No repayment required when conditions are met.

PROGRAM III

\$45,000

Grant — Rental ADU

A forgivable grant for homeowners building a detached ADU intended for rental. Rent must be at or below 100% of CMHC prescribed market rent.

PROGRAM IV

\$45,000

Grant — Indigenous
Homeowner

A forgivable grant available to Indigenous homeowners building a detached ADU on their property.

Ontario Renovates Program -

\$45,000
Accessibility Grant

For homeowners building a backyard home to support an aging family member or a person with a disability, the Ontario Renovates Program may provide an additional grant of up to \$5,000 for accessibility modifications.

Combining Programs

Programs can be combined. Most CBYH customers combine Program I with either Program II, III, or IV — depending on how they plan to use their backyard home.

Personal use example:
Program I + II = up to \$65,000 in combined support

Rental use example:
Program I + III = up to \$90,000 in combined support

CBYH | THE 2026 COLLECTION

Financial Incentives — How To Apply



STEP I

Start by speaking with the City of London about the grants and incentives you may qualify for.

Every homeowner's situation is a little different, and a quick conversation with the City is the best way to understand which programs may apply to your family and your property.

Copp's Backyard Homes will support you through the process by providing all required documentation requested by the City, including quotes, plot plans, contracts, and invoices.

STEP II

While you and our team work together to design your dream backyard home, City of London will tailor a list of documents required based on your specific situation.

Copp's Backyard Homes will provide the necessary construction documents to support your application. You will simply submit the information we prepare together to the City of London as part of your grant and incentive application.

STEP III

This step usually takes place when we submit your building permit application. At this time, you will receive your grant or loan approval from the City of London.

Please note that while approval is issued at this stage, funding is released after construction is complete and the project has met the City's program requirements.

STEP IV

Once construction is complete, you will receive your Occupancy documents. The City of London then releases your approved grant or loan funding — helping reduce the overall cost of your investment.

Requirements

- Main dwelling unit must be owner-occupied
- All mortgages and charges must not exceed 90% of appraised property value (10% equity required post-build)
- Applicants must have no outstanding debts with the City of London, including property taxes
- Must never have defaulted on a City of London grant or loan program
- Property must have no outstanding orders, deficiencies, or infractions prior to building permit being issued
- Rental units require a formal lease agreement to be signed

Exclusions & Key Conditions

- No short-term rentals (Airbnb, VRBO, etc.)
- Valid for one ADU per property only
- Cannot be applied to conversions (e.g. detached garage, basement suite)
- Rental income for Program III must be at or below 100% of CMHC prescribed market rent
- If the property is sold within 10 years, the Program I loan must be repaid in full or transferred to the new owner
- A valid rental licence (RRUL) must be received and kept current for rental units

Contact

For grant program details and eligibility, contact the City of London directly: CPIIncentives@london.ca | CBYH will assist with all required documentation.

CBYH | THE 2026 COLLECTION

THE ART OF GARDEN LIVING

The New Standard of Living: Your Legacy, Right in Your Backyard

There is a profound sense of security in knowing that your home can evolve alongside your family's needs. At Copp Backyard Homes (CBYH), we believe that your property is more than just land, it is an investment for your future. Whether you are seeking a refined downsizing option that allows you to stay in the neighbourhood you love, or you wish to create a private sanctuary for aging parents or returning children, our 2026 Collection offers a sophisticated, turnkey solution.

For the discerning homeowner, a garden suite is a masterful investment in both lifestyle and financial freedom. Our homes, such as the 720sq.ft. Two-Bedroom, Two Bath, are designed with an uncompromising commitment to quality and accessibility. We prioritize features that matter most for long-term comfort: generous natural light, zero-threshold entries, and high-end finishes you can select from to mirror the prestige of your primary residence.



OUR HOMES RANGE FROM

Garden Suites

A clear, managed process — from your first conversation to the day we hand over the keys

1 Bedroom - 1 Bath
2 Bedroom - 1 Bath
2 Bedroom - 2 Bath

The Income Suite Collection

Income today. Appreciation tomorrow. Built by London's most trusted name in backyard homes.

2 Bedroom - 2 Bath (one story)
2 Bedroom - 2 Bath (two story)
4 Bedroom - 4 Bath (two story)

The Modular Collection

Precision-built in a controlled environment. Delivered and installed in your backyard.

1 Bedroom - 1 Bath
2 Bedroom - 1 Bath
2 Bedroom - 2 Bath

CBYH | THE GARDEN SUITE COLLECTION

THE 397

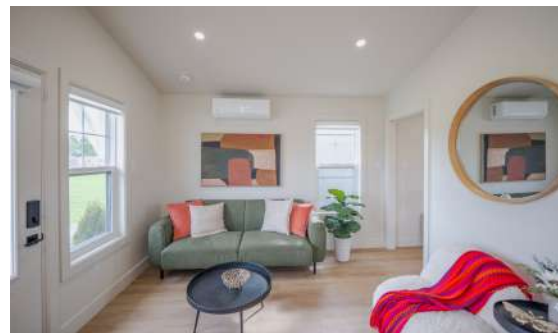
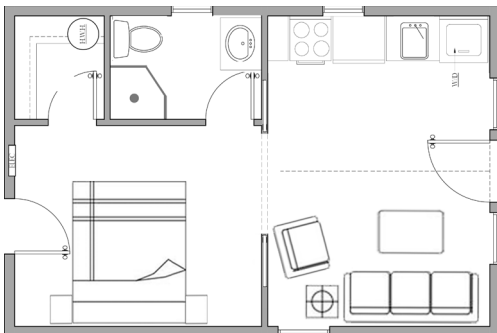
Garden Suite Collection - One Bedroom - One Bath - Model 395 sq.ft. - 16' x 24' - 8"



The 395 is CBYH's most thoughtfully compact garden suite — purpose-built for families who want to keep loved ones close without compromising anyone's independence. At 395 square feet, every inch is designed with intention: a full bedroom, a complete bathroom, an open-plan kitchen and living area, and generous natural light throughout.

For aging parents who want to remain near family while maintaining their own front door and their own routine, the 395 offers exactly the right balance. Single-level living, a low-maintenance footprint, and a design that fits comfortably into most London backyards make it an ideal first step into multigenerational living.

Like every CBYH home, the 395 is built to the same rigorous standards as a full-sized Ontario home — Tarion-registered, fully permitted, and delivered with the complete white-glove CBYH experience.



"It is the exact size of the apartment i was living in Toronto. Now i have my own vegetable garden and views of trees!" — CBYH Customer, 2024

Investment

\$ 140,000

+ HST & Hook-ups

Specifications

Size	395 sq.ft
Dimensions	16' x 24'8"
Bedrooms	1
Bathrooms	1
Levels	Single
Style	Traditional
Build Type	On-site
Warranty	Tarion
Backyard Space	25' x 45'

Best for

- Aging parents seeking independence near family
- Compact lots with limited backyard space
- Homeowners seeking the most accessible entry point
- Single occupant looking to downsize with dignity

Included

- All permits & engineering
- Design & finish selections
- City inspections & trade coordination
- Tarion New Home Warranty
- Complete white-glove turnkey experience

Not Included

- HST
- Utility hook-ups (quoted separately)
- Site preparation & landscaping
- Appliances & furniture

Grants Available

City of London Grant Eligible

Up to **\$90,000** in combined support available

Book a Free Consultation

www.cbyh.ca
519-518-2294

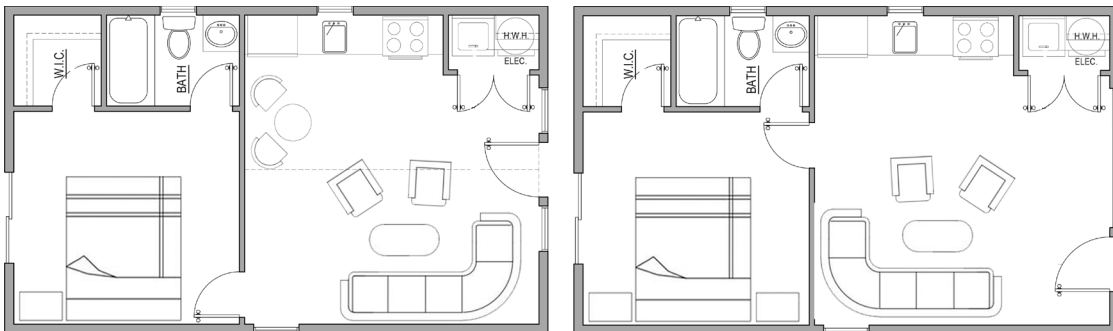
CBYH | THE GARDEN SUITE COLLECTION

THE 540

Garden Suite Collection - One Bedroom - One Bath - Model 540 sq.ft. - 18' x 30'



The 540 is the sweet spot of the Garden Suite Collection — offering significantly more living space than the 395 while still fitting comfortably on most London residential lots. With a well-proportioned bedroom, a full bathroom, and an open-plan kitchen and living area that genuinely feels spacious, the 540 is a home that doesn't ask anyone to compromise. It's an ideal choice for families supporting a parent who values their independence, or for homeowners who want a backyard suite with enough room to truly settle in. The 540 is also available in a Modern Upgrade finish, which brings a contemporary exterior and elevated interior selections for those who want their backyard home to make a design statement. Every 540 is built to full Ontario residential standards, Tarion-registered, and delivered with CBYH's complete turnkey experience. From your first consultation to the day the keys are handed over, our team manages every detail.



Investment

\$ 170,000

+ HST & Hook-ups

Modern Upgrade: 178,000

Specifications

Size	540 sq.ft
Dimensions	18' x 30'
Bedrooms	1
Bathrooms	1
Levels	Single
Style	Traditional & Modern
Build Type	On-site
Warranty	Tarion
Backyard Space	30' x 50'

Best for

- Aging parents seeking a comfortable, full-featured home
- Families wanting generous space without a large footprint
- Homeowners looking for design flexibility — traditional or modern
- Those who value a spacious feel in a compact form

Included

- All permits & engineering
- Design & finish selections
- City inspections & trade coordination
- Tarion New Home Warranty
- Complete white-glove turnkey experience

Not Included

- HST
- Utility hook-ups (quoted separately)
- Site preparation & landscaping
- Appliances & furniture

Grants Available

City of London Grant Eligible

Up to **\$90,000** in combined support available

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“From start to finish, we truly felt we were in good hands, and we couldn't be happier with the experience.” — CBYH Customer, 2025

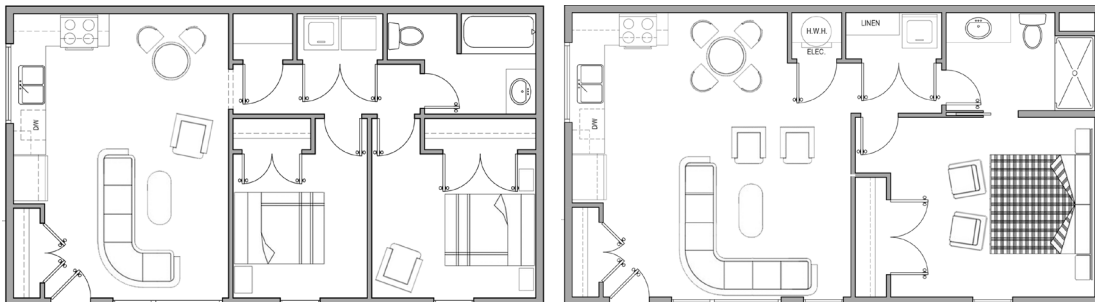
CBYH | THE GARDEN SUITE COLLECTION

THE 720

Garden Suite Collection - Two Bedroom - One Bath - Model 720 sq.ft. - 20' x 36'



The 720 is CBYH's most versatile garden suite — and consistently one of our most popular models. At 720 square feet, it offers a genuinely full home experience: available as a spacious one-bedroom or a practical two-bedroom, with a well-equipped kitchen, a comfortable living area, and the kind of layout that works equally well for an aging parent, a returning adult child, or a long-term tenant. The two-bedroom configuration makes the 720 particularly strong as a rental investment — offering tenants the space they need at a price point that delivers strong returns for the property owner. With average two-bedroom rents in London in the range of \$1,700–\$2,200 per month, the 720 can generate meaningful income while adding lasting value to your property. Available in both traditional and modern exterior finishes, the 720 gives you the flexibility to choose a look that complements your existing home. Like every CBYH build, it's fully permitted, Tarion-registered, and delivered turnkey.



“What I appreciated most was how thoughtfully the home was designed to fit our property while still giving my mother a comfortable, private space of her own.” — CBYH Customer, 2025



Investment

\$ 200,000

+ HST & Hook-ups

Modern Upgrade: 230,000

Specifications

Size	720 sq.ft
Dimensions	20' x 36'
Bedrooms	2
Bathrooms	1
Levels	Single
Style	Traditional & Modern
Build Type	On-site
Warranty	Tarion
Backyard Space	40' x 50'

Best for

- Families seeking flexible one or two-bedroom accommodation
- Rental investors looking for strong London market returns
- Aging parents who want a full, comfortable home of their own
- Adult children returning home who need genuine independence

Included

- All permits & engineering
- Design & finish selections
- City inspections & trade coordination
- Tarion New Home Warranty
- Complete white-glove turnkey experience

Not Included

- HST
- Utility hook-ups (quoted separately)
- Site preparation & landscaping
- Appliances & furniture

Grants Available

City of London Grant Eligible

Up to **\$90,000** in combined support available

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CBYH | THE GARDEN SUITE COLLECTION

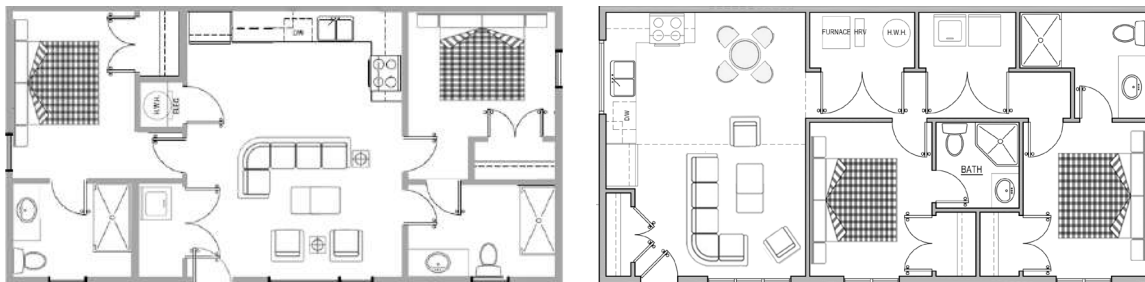
THE 800

Garden Suite Collection - Two Bedroom - Two Bath - Model 800 sq.ft. - 20' x 40'



The 800 is the flagship of the Garden Suite Collection — a full two-bedroom, two-bathroom home that delivers space, privacy, and comfort without compromise. At 800 square feet, this is a home that truly stands on its own: two generously sized bedrooms, two complete bathrooms, a full kitchen, and a living area that feels open and welcoming. For multigenerational families, the two-bathroom layout is a game-changer — offering complete privacy for both occupants and visitors without the friction of sharing. For rental investors, the 800 commands premium rents in the London market, with two-bedroom units regularly achieving \$1,700–\$2,200 per month and strong long-term tenant retention.

Available in a standard traditional finish or a Modern Upgrade with a contemporary exterior and premium interior selections, the 800 is the most complete backyard home in our collection. Every build is Tarion-registered, fully permitted, and delivered with CBYH's complete white-glove experience.



“The finished home has already generated strong interest as a rental, and I’m extremely happy with the quality and overall experience.” — CBYH Customer — The Investor, 2025

Investment

\$ 220,000

+ HST & Hook-ups

Modern Upgrade: 230,000

Specifications

Size	800 sq.ft
Dimensions	20' x 40'
Bedrooms	2
Bathrooms	2
Levels	Single
Style	Traditional & Modern
Build Type	On-site
Warranty	Tarion
Backyard Space	40' x 70'

Best for

- Families wanting a complete, premium backyard home
- Rental investors seeking top-of-market two-bed returns
- Two-occupant households requiring genuine privacy
- Homeowners downsizing who don't want to sacrifice space

Included

- All permits & engineering
- Design & finish selections
- City inspections & trade coordination
- Tarion New Home Warranty
- Complete white-glove turnkey experience

Not Included

- HST
- Utility hook-ups (quoted separately)
- Site preparation & landscaping
- Appliances & furniture



Grants Available

City of London Grant Eligible

Up to **\$90,000** in combined support available

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CBYH | THE INCOME SUITE COLLECTION

Income today. Appreciation tomorrow. Built by London's most trusted name in backyard homes.

Your property is already one of your most valuable assets. The Income Suite Collection is designed to help you put it to work. Whether you're looking to generate steady monthly rental income, build long-term equity, or supplement your retirement — a purpose-built backyard home on your existing lot is one of the most capital-efficient investments available to a London homeowner today.

The Income Suite Collection features two models purpose-built for rental performance: the two-storey 754, which delivers premium rents and a striking street presence, and the 2079 Duplex, which maximizes income potential with two fully independent units on a single property. Both are Tarion-registered, fully permitted, and delivered with CBYH's complete white-glove experience.

\$45,000	Grants	- 10 year	100%
City of London Grant	Est. Monthly Rent	Estimated Payback	Tarion Warranty
Available for rental ADUs	2-bed London market average	Based on 754 after grants	Every Income suite build

Return on Investment - A Simple Scenario

Investment
\$279,000
 + HST & hook-ups (approx. \$30,000-\$40,000)
 City of London Grant (Program I + III)
– \$90,000

Net investment after grants
~\$189,000–\$229,000

Rental income estimates based on current London market averages. Actual returns will vary based on property, location, finishes, and market conditions. Grants subject to eligibility. Ask your CBYH advisor for a personalized projection

Estimated Monthly Rent
\$1,700-2,500/mo

Estimated Annual Income
\$20,400-26,400/yr

Estimated payback period
~9 -11 years

THE 754



Investment
\$ 279,000
 + HST & Hook-ups

Specifications

Size	754 sq.ft
Dimensions	24' x 16'
Bedrooms	2
Bathrooms	2
Levels	Two Story
Style	Traditional
Build Type	On-site
Warranty	Tarion

Included

- All permits & engineering
- Design & finish selections
- City inspections & trade coordination
- Tarion New Home Warranty
- Complete white-glove turnkey experience

Not Included

- HST
- Utility hook-ups (quoted separately)
- Site preparation & landscaping
- Appliances & furniture

THE 2079



Investment
\$ 519,000
 + HST & Hook-ups

Specifications

Size	2079 sq.ft
Dimensions	20'-8" x 18'
Bedrooms	4
Bathrooms	4
Levels	Two Story
Style	Traditional
Build Type	On-site
Warranty	Tarion

Grants Available

City of London Grant Eligible
 Up to **\$90,000** in combined support available

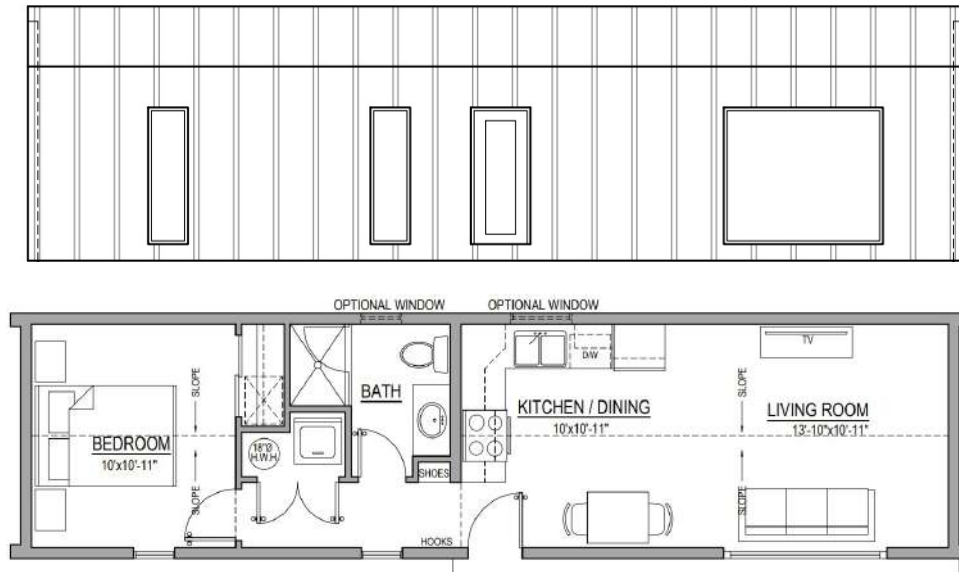
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CBYH | THE MODULAR COLLECTION

THE FAWN

Modular Collection • One Bedroom • One Bath • 480 sq.ft. • 12' x 40' • Built Off-Site



The Fawn is the entry point of the Modular Collection — a compact, thoughtfully designed one-bedroom home that proves great things come in efficient packages. Built in a precision-controlled factory environment and delivered ready to install, the Fawn brings the speed and consistency of modular construction to one of the most accessible price points in the CBYH lineup.

At 480 square feet and 12 feet wide, the Fawn is specifically designed to fit lots where space is a constraint. The long, narrow footprint makes smart use of limited backyard depth, while the interior layout maximizes every square foot — a full bedroom, a complete bathroom, and an open kitchen and living space that feels welcoming rather than cramped. For families looking to bring an aging parent home, or for homeowners exploring backyard living for the first time, the Fawn offers a genuine, quality home at a price that makes the decision easier. Tarion-registered, fully permitted, and delivered with CBYH's complete white-glove service.

Faster	3Models	CBYH	100%
Build Timeline	Compact Footprints	Ontario Building Code	Tarion Warranty
Factory vs. On-site	Faw, Glen, & Birnleigh	Construction & Delivery	Every Modular Build

Investment

\$ 160,000
+ HST

Specifications

Size	480 sq.ft
Dimensions	20' x 46'
Bedrooms	1
Bathrooms	1
Levels	Single
Style	Scandinavian
Build Type	Off-site
Warranty	Tarion
Backyard Space	30' x 65'

Best for

- Property owners outside of London On.
- Narrow or space-constrained backyard lots
- Aging parents needing an affordable, accessible home
- First-time backyard home buyers exploring modular
- Single occupants wanting independence near family

Included

- Engineering
- Design & finish selections
- City inspections & trade coordination
- Tarion New Home Warranty
- Free Delivery 50km outside of London On

Not Included - Optional Add-ons

- HST
- Permits (quoted separately)
- Utility hook-ups (quoted separately)
- Helical Pile Foundation (quoted separately)
- Site preparation & landscaping

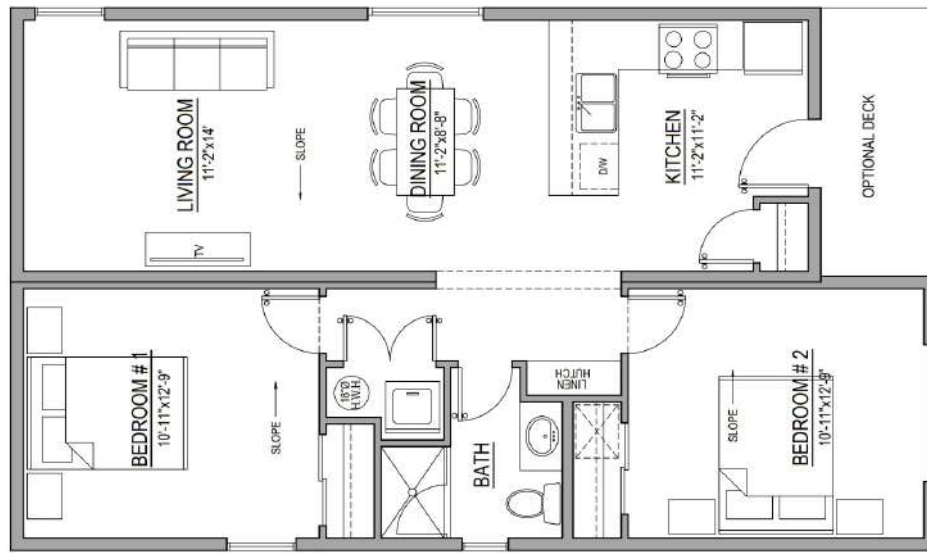
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CBYH | THE MODULAR COLLECTION

THE GLEN

Modular Collection • Two Bedroom • One Bath • 773 sq.ft. • 23'9" x 35' • Built Off-Site



The Glen is the versatile heart of the Modular Collection — a spacious two-bedroom, one-bathroom home that delivers genuine living space through the efficiency of factory construction. At 773 square feet, the Glen gives occupants room to truly settle in: two separate bedrooms, a well-proportioned living area, a full kitchen, and a layout designed for everyday comfort.

The two-bedroom configuration makes the Glen particularly well suited for families supporting aging parents who need a spare room for a caregiver or visiting family member, or for young adults who want real space of their own. It also performs well as a rental unit — two-bedroom homes in London consistently attract strong tenant demand and reliable long-term occupancy.

Built off-site in a controlled environment and delivered to your property, the Glen offers the same quality standards as our on-site builds with the added benefit of a faster, more predictable construction timeline. Every Glen is Tarion-registered, fully permitted through the City of London, and delivered with CBYH's complete white-glove experience.

Investment

\$ 226,000
+ HST

Specifications

Size	773 sq.ft
Dimensions	23'9" x 35'
Bedrooms	2
Bathrooms	1
Levels	Single
Style	Scandinavian
Build Type	Off-site
Warranty	Tarion
Backyard Space	32' x 50'

Best for

- Property owners outside of London On.
- Families wanting two bedrooms for aging parents or guests
- Young adults needing genuine independent living space
- Rental investors seeking strong two-bedroom demand
- Homeowners wanting a larger modular option

Included

- Engineering
- Design & finish selections
- City inspections & trade coordination
- Tarion New Home Warranty
- Free Delivery 50km outside of London On

Not Included - Optional Add-ons

- HST
- Permits (quoted separately)
- Utility hook-ups (quoted separately)
- Helical Pile Foundation (quoted separately)
- Site preparation & landscaping

Faster	3Models	CBYH	100%
Build Timeline	Compact Footprints	Ontario Building Code	Tarion Warranty
Factory vs. On-site	Faw, Glen, & Birnleigh	Construction & Delivery	Every Modular Build

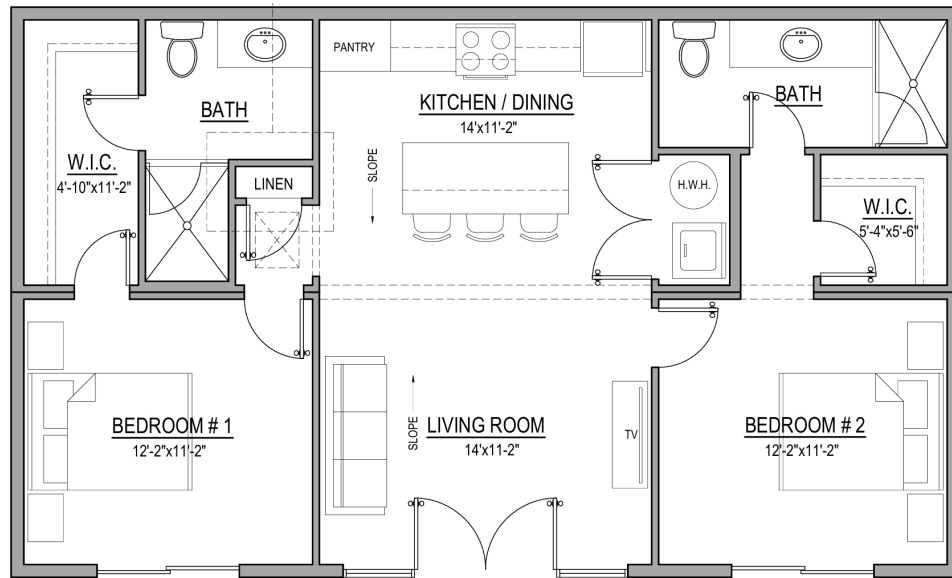
Book a Free Consultation

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519-518-2294

CBYH | THE MODULAR COLLECTION

THE BIRRLEIGH

Modular Collection • Two Bedroom • Two Bath • 960 sq.ft. • 40' x 24' • Built Off-Site



The Birrleigh is the flagship of the Modular Collection — and the most generous modular home in the CBYH lineup. At 960 square feet with two bedrooms and two full bathrooms, the Birrleigh delivers a complete, premium living experience through the speed and precision of off-site factory construction. This is a home designed for those who want more — more space, more privacy, and more comfort — without the extended timeline of a traditional on-site build.

Two full bathrooms set the Birrleigh apart from other modular options, offering the kind of privacy and independence that multigenerational families and quality-focused tenants actively seek. The 960-square-foot footprint provides a genuinely spacious living area, a well-equipped kitchen, and two bedroom suites — enough room for a couple, two occupants, or anyone who simply refuses to compromise.

Built in a precision-controlled factory environment and delivered ready for installation, the Birrleigh brings CBYH's commitment to quality, warranty, and white-glove service to the fastest path from contract to keys in our collection. Tarion-registered, fully permitted, and completely managed by our team from the first bylaw review to final handover.

Faster	3Models	CBYH	100%
Build Timeline	Compact Footprints	Ontario Building Code	Tarion Warranty
Factory vs. On-site	Faw, Glen, & Birrleigh	Construction & Delivery	Every Modular Build

Investment

\$ 250,000
+ HST

Specifications

Size	960 sq.ft
Dimensions	24' x 40'
Bedrooms	2
Bathrooms	2
Levels	Single
Style	Scandinavian
Build Type	Off-site
Warranty	Tarion
Backyard Space	32' x 50'

Best for

- Property owners outside of London On.
- Couples or two-occupant households needing full privacy
- Families wanting the premium modular option
- Rental investors seeking top-tier modular returns
- Those who want maximum space with a faster build

Included

- Engineering
- Design & finish selections
- City inspections & trade coordination
- Tarion New Home Warranty
- Free Delivery 50km outside of London On

Not Included - Optional Add-ons

- HST
- Permits (quoted separately)
- Utility hook-ups (quoted separately)
- Helical Pile Foundation (quoted separately)
- Site preparation & landscaping

Book a Free Consultation

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CBYH | THE PATH TO YOUR GARDEN SUITE

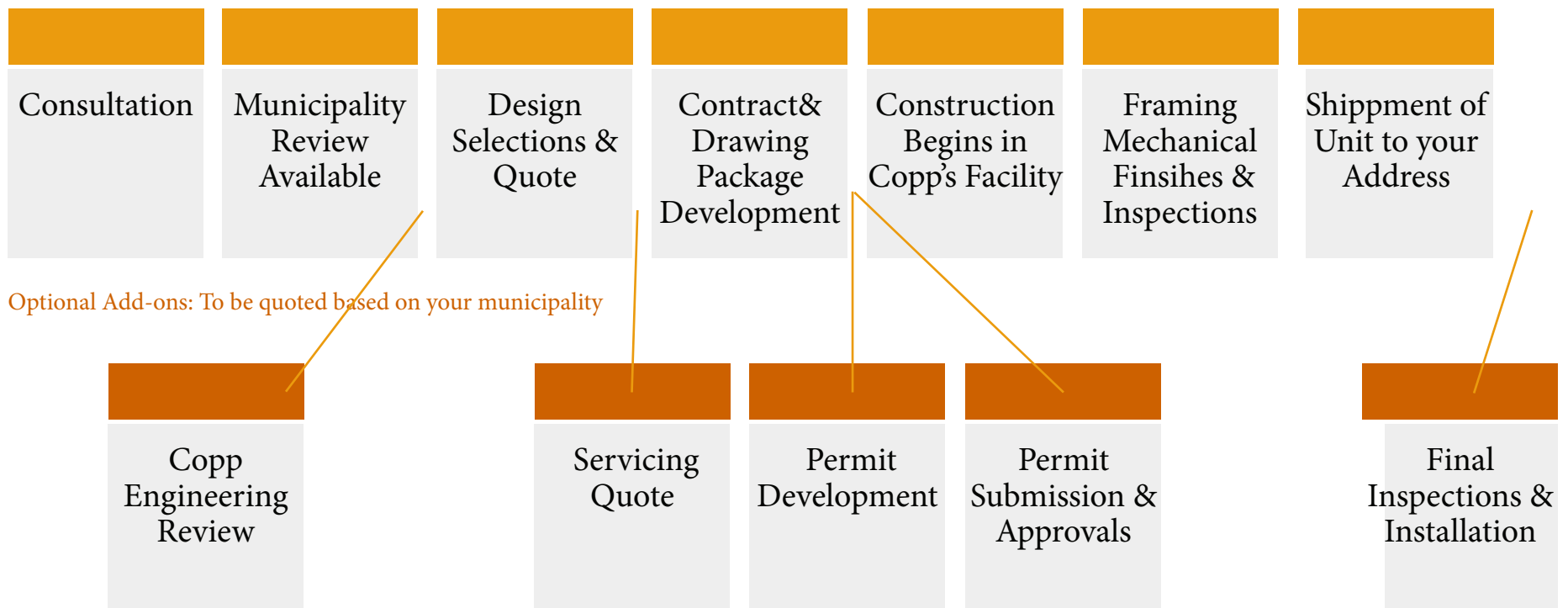
BUILT ON-SITE



All included in your Build

CBYH | THE PATH MODULAR HOME

BUILT OFF-SITE & SHIPPED TO YOU



CBYH | THE 2026 COLLECTION

CUSTOMER TESTIMONIALS FROM 2025



“

I own a property in Wortley Village, and my best friend and I are guardians to the most amazing woman, Adrienne. Adding a backyard home to my property allowed all of us to live on the same site, while still giving Adrienne a space of her own with all the support she could need.

She now has a comfortable, safe, and functional home, providing independence while still allowing us to assist her in her everyday life. It has created the perfect balance between independence and peace of mind for everyone involved, and has truly changed how we are able to care for and support her.

One of the biggest highlights of this experience was the team at Copp’s Backyard Homes. From the plumbers and electricians to the framers on site, every trade was professional, kind, and genuinely wonderful to work with. Adrienne especially loved seeing the crew, and by the end of the build we all joked that we were going to miss seeing everyone around the property.

We were also able to take advantage of the City of London’s grant and incentive programs, which made this project even more achievable for our family.

Working with Copp’s Backyard Homes made the entire process feel clear, supportive, and as stress-free as possible. It was more than just building a backyard home — it created a new way for our family to live together, support one another, and move forward with confidence.

”

- The Kindest Customer

CBYH | THE 2026 COLLECTION

CUSTOMER TESTIMONIALS FROM 2025

“ Our daughter and grandson wanted to enter the housing market and make a smart long-term investment, and that’s how we found CBYH. From our very first meeting, the team worked closely with us to design a home that was completely tailored to our family and our lifestyle, while still integrating beautifully into the backyard we’ve enjoyed for years.

We were initially unsure what the construction process would be like with multiple trades working in our backyard, but the CBYH team was incredibly professional, personable, and trustworthy. I’m honestly going to miss having my morning coffee with the guys!

From start to finish, we truly felt we were in good hands, and we couldn’t be happier with the experience. I would be more than happy to speak with future clients to share our experience and help ease any concerns about the process from someone who has been through it.

”

- The Perfect Planner

“ As someone in my late 20s, I had been saving for a long time and trying to break into the housing market. It honestly felt completely out of reach to buy a new home. Working with Copp’s made it possible for me to have my own place, and it’s brand new.

The two-bedroom unit is actually bigger than the rental apartment I was living in before, and I now have my own little garden too. It finally feels like I have a real home of my own.

”

- The Young Starter

“ As a rental property owner, I was looking for a smart way to add long-term income to my property without sacrificing the usability of my yard. After meeting with Copp’s Backyard Homes, I knew right away their team understood both the financial and practical side of building a rental unit.

They helped me design a backyard home that would be attractive to tenants, easy to maintain, and a strong long-term investment. The process was straightforward and well organized, and the CBYH team handled everything from design and permits through to construction and final inspections. The finished home has already generated strong interest as a rental, and I’m extremely happy with the quality and overall experience.

”

- The Investor

“ I chose a Copp’s Backyard Home for my mother, and we went with the 720 one-bedroom model. The entire experience was incredibly smooth from the first conversation through to completion. Even with winter conditions, the CBYH team stayed on schedule and delivered a high-quality home that exceeded our expectations.

What I appreciated most was how thoughtfully the home was designed to fit our property while still giving my mother a comfortable, private space of her own. We were able to personalize the finishes during the design process, including adding beautiful stone countertops, which really made the home feel special. The one-bedroom layout is perfectly suited for her, and it has given our family peace of mind knowing she is close by, yet fully independent.

”

- The Upgrader

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THE TIMELINE

Step-by-Step Process	\$\$	Approximate time
<p>Pre-Qualification This initial step involves a standard by-law review of your lot.</p> <p>It allows Copp Backyard Homes (CBYH) to confirm whether your property meets the necessary zoning and by-law requirements to proceed to the next stage: the Engineering Review.</p>		1 - 2 Days
<p>Engineering Review & Plot Plan This stage involves a detailed by-law review and the creation of key documents required for your building permit application.</p> <p>Once completed, we will have full confirmation that your lot qualifies for a building permit and can proceed with the next step in the process.</p>	<p>\$ 3,000.00 (+ HST)</p> <p>This is a deposit and will be deducted from the total cost of the build.</p>	2 Weeks post payment
<p>Design Meeting & Finishing Selections At this stage, we'll meet to finalize all design and finishing selections for your home. You'll also have the opportunity to choose any upgrades you'd like to include, such as quartz countertops, dimmer switches, or under-cabinet lighting.</p>		1 Hour
<p>Servicing Plan & Quote In tandem with your design selections, we will coordinate a servicing site visit to assess plumbing, electrical, and site access requirements.</p> <p>Using the information gathered, we will prepare an official quote outlining the cost of servicing your Backyard Home.</p>		2 - 3 Weeks
<p>Signing Quote Customer reviews quote and agrees to price of Services and any upgrades selected.</p>		Customers Timeline
<p>Contract Once the Quote is signed the legal contract is drafted and sent to customer for review)</p>		2 - 3 Days
<p>Signing Contract Customer reviews Contract and agrees to terms.</p> <p>At this time we take the first 10% Payment</p>	10% Payment	Customers Timeline
<p>Drafting Building Permits During this phase, we prepare all the required documents for your permit application, including:</p> <ul style="list-style-type: none"> Architectural Plans HVAC Calculations Pile Foundation Engineering Customer Release Form <p>Once completed, we'll be ready to submit for permit approval.</p>		2 - 3 Weeks
<p>Permit Approval At this stage, the permit application is under review by the city, and timelines are dependent on their processing.</p> <p>While permits are pending, all site preparation must be completed by the homeowner, and G-Tel utility locates must be arranged.</p> <p>Once permits are approved, the next payment of 40% is due, and we will schedule and mobilize the construction phase.</p>	40% Payment	<p>Dependant on City of London Building division</p> <p>Typically 2 - 4 Weeks</p>

CBYH | THE 2026 COLLECTION

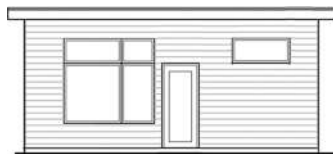
BUILT IN YOUR BACKYARD



Model 540 sq.ft.
One Bedroom - One Bath
Investment: \$170,000 (+hst)
18' x 30'



Model 540 sq.ft. Upgrade
One Bedroom - One Bath
Investment: \$178,000 (+hst)
18' x 30'



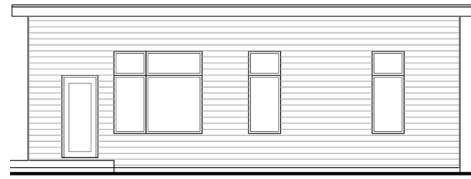
Model 540 sq.ft. Upgrade
One Bedroom - One Bath
Investment: \$178,000 (+hst)
18' x 30'



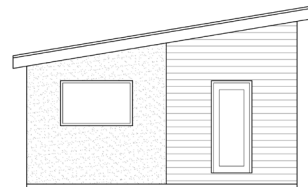
Model 395 sq.ft.
One Bedroom - One Bath
Investment: \$140,000 (+hst)
16' x 24'8"



Model 720 sq.ft.
One Bedroom - One Bath
Investment: \$200,000 (+hst)
20' x 36'



Model 720 sq.ft.
Two Bedroom - One Bath
Investment: \$200,000 (+hst)
20' x 36'



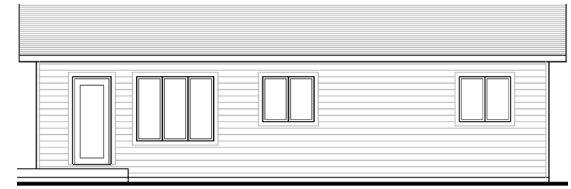
Model 720 sq.ft.
Two Bedroom - One Bath
Investment: \$200,000 (+hst)
20' x 36'



Model 754 sq.ft.
Two Bedroom - Two Bath
Investment: \$279,000 (+hst)
24' x 16'



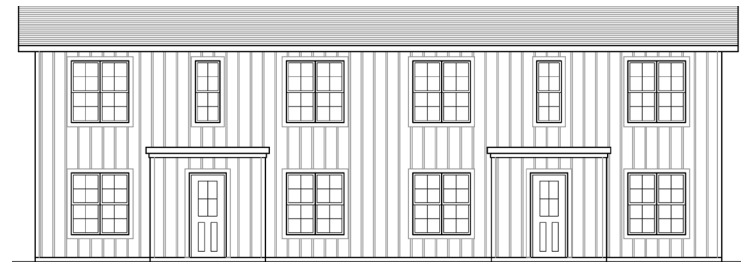
Model 800 sq.ft.
One Bedroom - One Bath
Investment: \$220,000 (+hst)
20' x 40'



Model 800 sq.ft.
Two Bedroom - Two Bath
Investment: \$220,000 (+hst)
20' x 40'



Model 800 sq.ft. Upgrade
Two Bedroom - Two Bath
Investment: \$230,000 (+hst)
20' x 40'



The Duplex Model 2079 sq.ft.
Four Bedroom - Four Bath
Investment: \$519,000 (+hst)
20'8" x 18'

CBYH | THE 2026 COLLECTION

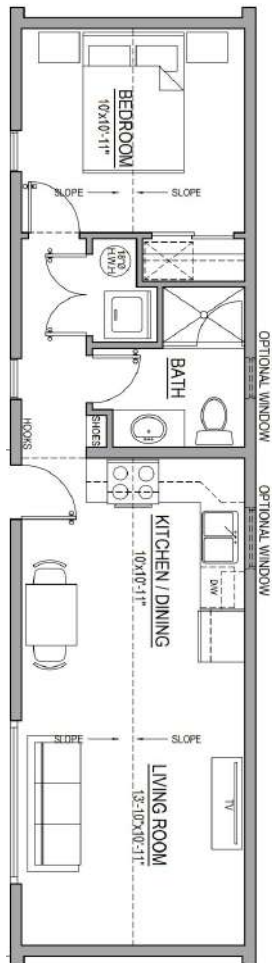
NEW | MODULAR MODELS

Modular Homes, built off site and shipped to your Backyard



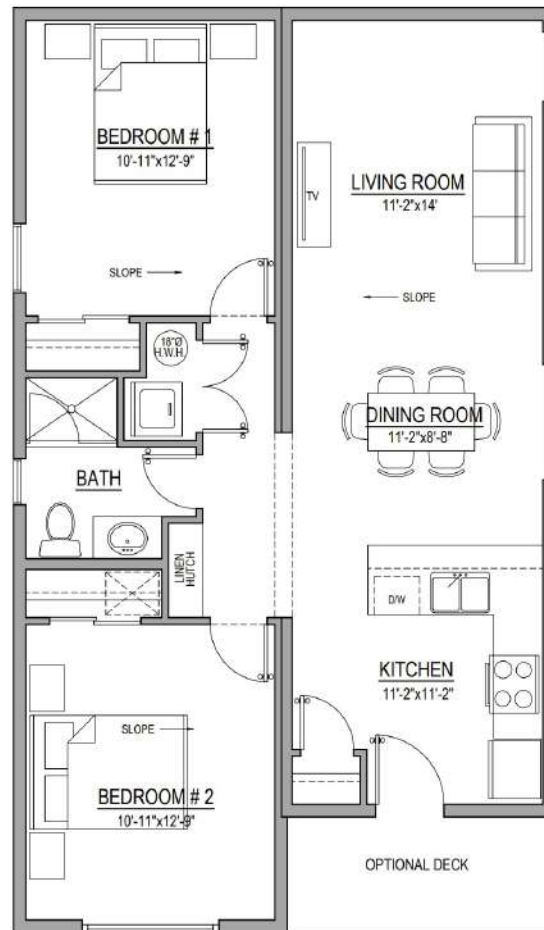
THE FAWN

Model 480 sq.ft.
One Bedroom - One Bath
Investment: \$160,000 (+hst)
12' x 46'



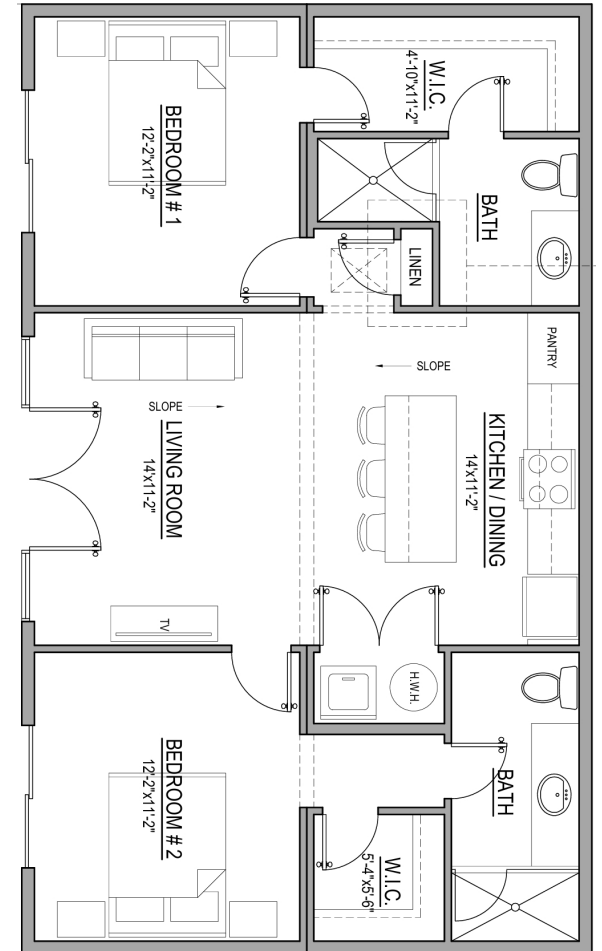
THE GLEN

Model 773 sq.ft.
Two Bedroom - One Bath
Investment: \$226,000 (+hst)
23'9" x 35'



THE BIRRLEIGH

Model 960 sq.ft.
Two Bedroom - Two Bath
Investment: \$250,000 (+hst)
24' x 40'



Concept plans/renders may vary from construction drawings

CBYH | THE 2026 COLLECTION

COMMON QUESTIONS?

Does my property qualify for a backyard home?

Each property must be reviewed to confirm zoning, setbacks, servicing, and access requirements.

We complete this review for you as the first step in our process.

Can I make design changes, such as adding cabinets or changing windows?

Yes. Small layout and finish changes are very common, such as:

- changing a kitchen window to open over the sink
- adding additional cabinetry, or choosing custom quartz
- adjusting layouts to better suit your needs

All changes are reviewed to ensure they remain compliant with building and planning requirements.

Can I add another cabinet in the kitchen?

Yes. Kitchen layouts can be adjusted and additional cabinetry can be added, depending on the final design and available space.

On average, how much do service hook-ups (water, sanitary and hydro) cost?

Service connection costs vary significantly from property to property, depending on:

- distance to existing services
- location of the new home on the lot

As a very general approx. estimate, connection costs are often in the range of \$30,000–\$40,000.



Do you handle the City and building permits, or does the homeowner have to?

The team at Copp's Backyard Homes handles all engineering, by-law reviews, permits, and construction stages, so the homeowner does not have to.

How long does it take to get permits?

The process before submitting for a building permit typically takes approximately three months, depending on how quickly decisions are made at each stage. We work at our customers' pace. We never want clients to feel rushed. Please take the time you need to make comfortable and informed decisions.

What is the typical pre-permit process?

1. Engineering review
2. Designing your home
3. Quoting your design selections and service hook-ups
4. Signing a contract
5. Preparation and submission of your permit application

Is there a season when you do and do not build?

We prefer to begin excavation when the ground is not frozen. Typically, our build season runs from March to November.

CBYH | THE 2026 COLLECTION

COMMON QUESTIONS?

Can I swap the shower unit for a tub?

Yes. Changes can be made depending on the final design and available space within the home.

Can I change what the home looks like?

At this time, we offer two architectural versions of our homes: a traditional style and a modern style.

We do not change the engineered architectural structure of our homes; however, we work closely with you to ensure the interior layout, finishes, and selections best suit your needs and lifestyle.

Does CBYH offer a warranty?

Yes. Copp's Backyard Homes is a registered Tarion builder and a member of the London Home Builders' Association. This means your home is covered under the Tarion New Home Warranty Program and is built to recognized industry standards.

What is the \$3,000 deposit for?

The \$3,000 payment is for the by-law and engineering review and site feasibility work. This allows our engineering and design team to confirm that your property can support a backyard home and to begin the technical review required before quoting and permitting.

Do we need to remove our existing shed?

In many cases, yes.

If the shed falls within the building footprint or required setbacks, it will need to be removed. This is confirmed during the site review and engineering stage.

Do you currently offer a unit with a garage?

At this time, Copp's Backyard Homes does not offer a model that includes a garage.

Do you offer financing?

We do not provide financing directly.

However, many clients work with their bank or mortgage provider to finance their backyard home. We are happy to provide documentation to support your lender. In addition, the City of London offers excellent grant and loan opportunities for many homeowners, depending on their situation.

How do I access available grants?

Grant programs and eligibility are administered by the City of London.

Please email: CIPIncentives@london.ca

City staff will respond to your request within normal business hours.

City of London – Community Improvement and Incentives Program

Four available opportunities:

- I. \$45,000 – 0% interest loan (10-year payback term)
- II. \$20,000 grant for a detached ADU (personal use)
- III. \$45,000 grant for a detached ADU (rental use)
- IV. \$45,000 grant for a detached ADU (Indigenous homeowner)

Combining programs:

Programs can be combined for CBYH customers. In most cases, homeowners combine Program I with Program II, III, or IV, depending on how the backyard home will be used.

Do you have any information on return on investment (ROI)?

While every property and situation is different, current average rental rates in the London area are approximately:

- 1-bedroom unit: \$1,300–\$1,800 per month
- 2-bedroom unit: \$1,700–\$2,200 per month

Estimated annual rental income:

- 1-bedroom backyard home: \$15,600–\$21,600 per year
- 2-bedroom backyard home: \$20,400–\$26,400 per year

Please note that rental income and return on investment will vary based on location, market conditions, and unit size and finishes.

From Concept to Keys

At CBYH, our construction process follows the same rigorous standards and high-quality materials used in premium homes built all over Ontario. We haven't cut corners—we've simply streamlined the journey. By refining every stage of development, we ensure your new backyard home is move-in ready for family or guests in just 3-4 months.

