



Guide to Creating Additional Dwelling Units in the City of Orillia

1. Where are Additional Dwelling Units permitted?

Additional Dwelling Units are permitted in the following uses:

- 1) Single Detached Dwelling Units
- 2) Semi-Detached Dwelling Units
- 3) Townhouse Dwelling Units
- 4) Detached Accessory Structure on a same Lot as a Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse Dwelling.

NOTE: In Intensification areas, an Additional Dwelling Unit shall only be permitted in Existing Single Detached Dwellings, an Existing Semi-Detached Dwelling and an Existing Townhouse Dwelling.

2. What is an Additional Dwelling Unit?

Additional Dwelling Unit means a Dwelling Unit that is located on the same Lot as a Single Detached Dwelling, Semi-Detached Dwelling or Townhouse Dwelling, either contained within the Main Building or in a detached Structure. For the purposes of this By-law, an Additional Dwelling Unit that is connected to the Main Building by a Breezeway shall be considered to be detached.

Additional Dwelling Units

Additional Dwelling Units

A maximum of two (2) Additional Dwelling Units shall be permitted on a Lot containing a Dwelling, provided the Dwelling is a Permitted Use on the Lot, in accordance with the following provisions:

Additional Dwelling Units Contained Within the Main Building

- A maximum of one (1) Additional Dwelling Unit may be contained within the Main Building on a Lot.
- For an Additional Dwelling Unit contained within the Main Building, the zone provisions in the underlying Zone shall not apply.
- An Additional Dwelling Unit may be constructed inside a Single Detached Dwelling, a Semi-Detached Dwelling or a Townhouse Dwelling.
- An Additional Dwelling Unit may be permitted within an Existing Non-Complying Main Building, and the Existing Building shall be deemed to comply with this By-law.

Additional Dwelling Units Contained Within an Accessory Structure

- A maximum of one (1) Additional Dwelling Unit within an Accessory Structure shall be permitted on a Lot. Notwithstanding the foregoing provision, an Additional Dwelling Unit is not permitted within a Boathouse.
- An Additional Dwelling Unit contained within an Accessory Structure on a Lot is permitted provided the Lot has a Minimum Lot Area of 460.0 m² and a Minimum Lot Frontage of 15.0 m.
- Notwithstanding Subsection 5.1.3.1, the floor area for an Additional Dwelling Unit contained within an Accessory Structure shall not exceed 75.0 m², inclusive of Porches, Attached Decks and Balconies and may be located within an Accessory Building with a floor area not exceeding 75.0 m². An Additional Dwelling Unit may occupy the second Storey of an Accessory Structure provided the ground floor area of the Accessory Building does not exceed 75.0 m².
- For an Additional Dwelling Unit contained within an Accessory Structure, the zone provisions in the underlying Zone with respect to Lot Coverage and Landscaped Open Space shall apply.
- The Location of an Additional Dwelling Unit contained within an Accessory Structure shall be in accordance with Table 5.1 - Minimum Required Yards for Accessory Buildings or Structures (see below), with the following exceptions:
 - a) the entrance for an Additional Dwelling Unit contained within an Accessory Structure shall be set back at least 4.0 m from any Lot Line; and
 - b) notwithstanding Section 5.35 to the contrary, an Additional Dwelling Unit contained within an Accessory Structure shall be set back at least 30.0 m from a Waterbody.

Table 5.1 – Minimum Required Yards for Accessory Buildings or Structures

Minimum Required Yard	Accessory Building with Floor Area Exceeding 15.0 m²	Accessory Building with Floor Area up to and including 15.0 m²
Front	Minimum standard for applicable Zone (subject to Subsection 5.35)	
Interior Side	Minimum standard for applicable Zone (1)	0.5 m (2)
Exterior Side	Minimum standard for applicable Zone	
Rear (where the Front Lot Line is not a Shoreline)	1.5 m	0.5 m
Rear (where the Front Lot Line is a Shoreline)	6.5 m	

Note: Consult the Zoning By-law for the applicable Zone’s Interior Side Yard Setback and Exterior Side Yard Setback.

- The minimum distance between a principal Dwelling and an Additional Dwelling Unit contained within an Accessory Structure shall be 1.5 m.
- An Additional Dwelling Unit contained within an Accessory Structure shall be a permanent Structure anchored to a permanent foundation. Habitable spaces shall not be permitted below grade.
- Notwithstanding Subsection 5.1.3.2, the maximum Height of an Accessory Building containing an Additional Dwelling Unit shall be 5.0 m and may include a second Storey. Rooftop patios are specifically prohibited.
- A minimum 1.5 m wide walkway that is surfaced with cement or asphaltic binder or any other permanent type of surfacing shall be provided from the Driveway to the entrance of an Additional Dwelling Unit contained within an Accessory Structure.
- On a non-waterfront property, a Landscaped Screening Strip shall be provided adjacent to any Parking Space or Parking area behind the Main Building. The Landscaped Screening Strip shall be located along the Interior Side Yard and Rear Yard commencing from the rear wall of the Main Building. A Landscaped Screening Strip is either a 2m high privacy fence or 2m high continuous row of coniferous plantings.

Water and Sanitary Servicing for Additional Dwelling Units

- An Additional Dwelling Unit shall not be permitted on a Lot serviced by a private septic system unless permitted in accordance with Section 5.18 of this By-law and it can be demonstrated to the satisfaction of the City that the applicable provisions of the Ontario Building Code can be met. Notwithstanding the above, an Additional Dwelling Unit shall only be permitted on a Lot serviced by a private septic system if the septic system complies with all applicable legislation.

3) Parking Requirements for Additional Dwelling Units?

The chart below identifies Parking Requirements for Additional Dwelling Units.

	Zone		
	R1,R2, R3, R4, R5	WRR1-WRR5	HC2, DS1, DS2
Number of Parking Spaces	A minimum of 3 parking spaces for one Additional Dwelling Unit and a minimum of 4 parking spaces for two Additional Dwelling Units (one in the Main Dwelling and the other in a Detached Accessory Building). Tandem parking is permitted (parking one vehicle in front of the other). Properties located within the Downtown Area Overlay Zone benefit from a 50% reduction in the number of required parking spaces (rounded up to the nearest whole number).		
Size of Parking Space	Each parking space must be a minimum width of 2.7 m and length of 6.0 m.		
Number of Driveways	A maximum of one (1) Driveway shall be permitted per Lot. Notwithstanding this provision a maximum of two (2) Driveways shall be permitted on a Corner or Thorough Lot.		
Dimensions of Driveways	The maximum width of a Driveway shall be 60% of the Lot Frontage or 6.0 m, whichever is the lesser. Notwithstanding the above, an attached walkway having a maximum width of 1.5 m may be permitted adjacent to a Driveway provided same is not used for the parking of Motor Vehicles.		
Parking Spaces Attached to a Driveway	Parking Spaces may be attached to a Driveway provided that the total coverage by the Driveway and Parking Spaces does not exceed 60% of the Front or Rear Yard and provided that the Parking Spaces meet the minimum size requirements for Parking Spaces in the Zoning By-law.		
Surfacing of Driveways and Parking Spaces	Where four or fewer Parking Spaces are required to serve a Use on the Lot, the Parking Spaces and the associated Driveway may be constructed and maintained with a stable surface which is treated to prevent the raising of dust or loose particles.		
Driveway Setback	A Driveway shall be set back a minimum of 0.3 m from any Side Lot Line except in the case of a common Side Lot Line separating an attached Semi-Detached Dwelling or an attached Townhouse Dwelling, in which case the setback may be 0.0 m.		

4) What do I do next?

Prepare and submit your Site Plan, Building Permit application and drawings to the Building Division to legally create the Additional Dwelling Unit. Please contact the Building Division to discuss Building Permit submission requirements and associated fees. The Building Division will advise you of the required fees once the Building Permit has been submitted. No Development Charges and no Parkland Dedication is required to be paid for Additional Dwelling Units.

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Questions? Contact us or visit our website at
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