



DEVELOPMENT SERVICES AND ENGINEERING DEPARTMENT

APPLICATION FOR ZONING CERTIFICATE

COMPLETENESS OF THE APPLICATION:

This application form must be accompanied by plans, elevations, and the required fee. Applications submitted without this information will be considered incomplete and returned to the applicant.

- **STANDARD ZONING CERTIFICATE (\$200.00)**

Main Dwelling Units
Additional Dwelling Unit in Single Detached Dwelling or ADU in Detached Accessory Structure
Additions to Main Dwelling Units greater than 15% of Gross Floor Area
Expansions to Industrial, Commercial or Institutional Buildings
New or alterations to existing Boathouses
Signs

- **MINOR ZONING CERTIFICATES (\$100.00)**

Additions to Main Dwelling Units less than 15% of Gross Floor Area
Additional Dwelling Units within an existing structure with additions less than 15% of Gross Floor Area
Accessory Structures greater than 15 sq.m. in ground floor area
Carports greater than 15 sq.m.
Shoreline Structures greater than 15 sq.m. in ground floor area

- **MINOR ZONING CERTIFICATES (\$50.00)**

Decks
Pools
Enlargements to Driveways
Docks
Change of Use
Other

All revisions and/or resubmissions shall be subject to \$50.00 per revision

- **VOLUNTARY ZONING CERTIFICATES (\$50.00)**

Landscaped Open Space reviews
Outdoor storage and display reviews
Home Occupation/Home Industry reviews
Detached Accessory Structures less than 15 sq.m. in ground floor area

The following type of Building Permit applications ARE exempt from the Zoning Certificates:

Foundation Repairs, Solid Fuel Burning Woodstoves and Fireplaces including chimney repairs, Septic System Tank Replacement, Retaining Walls, Plumbing, Electrical, Back Flow Prevention Devices, Roof Top Solar Panels, Interior Renovations unless to Accessory Apartment, Fire/Smoke Alarms, Roof Repairs unless there is a change in building height, Window Replacement, Water Meter Installation, and Hen Coops.

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HOW TO SUBMIT:

ONLINE:

Email - planning@orillia.ca (Subject Line: Zoning Certificate - Address)

OR

Submit Digitally through [Citywide Portal – City of Orillia](#):

- Building Division Website - “Other Permits” Portal

BY MAIL:

City of Orillia

Attn: Development Services and Engineering Department – Planning Division

Re: Zoning Certificate

50 Andrew Street South, Orillia, ON, L3V 7T5

IN PERSON:

Monday - Friday (8:00 – 5:00) 1st floor - 50 Andrew Street South,

Orillia, ON, L3V 7T5

Orillia City Centre

HOW TO PAY:

ONLINE:

[Credit Card and/or Debit/Credit Card only via Citywide Portal – City of Orillia](#)

Portal Payment links are provided by email for payment.

***** All fees paid by credit card will be subject to a service charge.**

IN PERSON WITH PAYMENT SHEET (see next page):

[Cash, Debit or Cheque](#)

Monday - Friday (8:00 – 5:00)

Orillia City Centre - Planning Division (1st Floor)

50 Andrew Street South, Orillia

Mail/Drop off – Cheque

***** All payments need to be accompanied by an application or cover page.**

PLEASE NOTE that you will be contacted when the Zoning Certificate is ready.

***** Completion of the Zoning Certificate takes on average up to 10 business days.**



DEVELOPMENT SERVICES AND ENGINEERING DEPARTMENT

ZONING CERTIFICATE PAYMENT SHEET

Detach for Payment

Zoning Certificate	1-50-52-400-00000-59400
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Property Address: _____

Amount:

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STANDARD ZONING CERTIFICATE

\$200.00

Main Dwelling Units

Additional Dwelling Unit in Single Detached Dwelling or ADU in Detached
Accessory Structure

Additions to Main Dwelling Units greater than 15% of Gross Floor Area

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Signs

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MINOR ZONING CERTIFICATES

\$100.00

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MINOR ZONING CERTIFICATES

\$50.00

Decks

Pools

Enlargements to Driveways

Docks

Change of Use

Other

☐

VOLUNTARY ZONING CERTIFICATES

\$50.00

Landscaped Open Space reviews

Outdoor storage and display reviews

Home Occupation/Home Industry reviews

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APPLICATION FOR ZONING CERTIFICATE

DETACH AND STAPLE TO PLANS, DRAWING AND ELEVATIONS

LOCATION OF THE SUBJECT LAND

Project Address: _____

Project: _____ (Brief title – i.e. Pool/House/Deck etc.)

Brief description of the proposed project.

APPLICANT INFORMATION

Name of Applicant: _____

Mailing Address: _____

Postal Code: _____

Telephone number: (____) ____-____ Cell: (____) ____-____

Email Address: _____

Email Address: _____

DECLARATION OF APPLICANT

I _____, declare:
The information contained in this application, attached schedules, attached plans and specifications,
and other attached documentation is true to the best of my knowledge.

Date

Signature of Applicant

APPLICATION FOR ZONING CERTIFICATE

SITE PLAN DRAWING: **MUST BE IN METRIC** showing the following:

- Legend, scale, north arrow, road and name, date, name of person or firm that prepared the plan;
- The boundaries and dimensions of the subject land; Do not include City Blvd. lands.
- Show all parking spaces, sized at 2.7m by 6.0m per space
- Driveway locations and dimensions
- The location, size (footprint), height, of all buildings or structures on the subject lands, dimensioned.
- Setbacks from all property lines or shoreline and setbacks to existing and proposed buildings or structures;
- Setbacks from any rail lines, Provincial Highways, Utility easements.
- Indicate, fencing, large trees, watercourses, waterbodies (if applicable);
- If available, include a copy of a legal survey

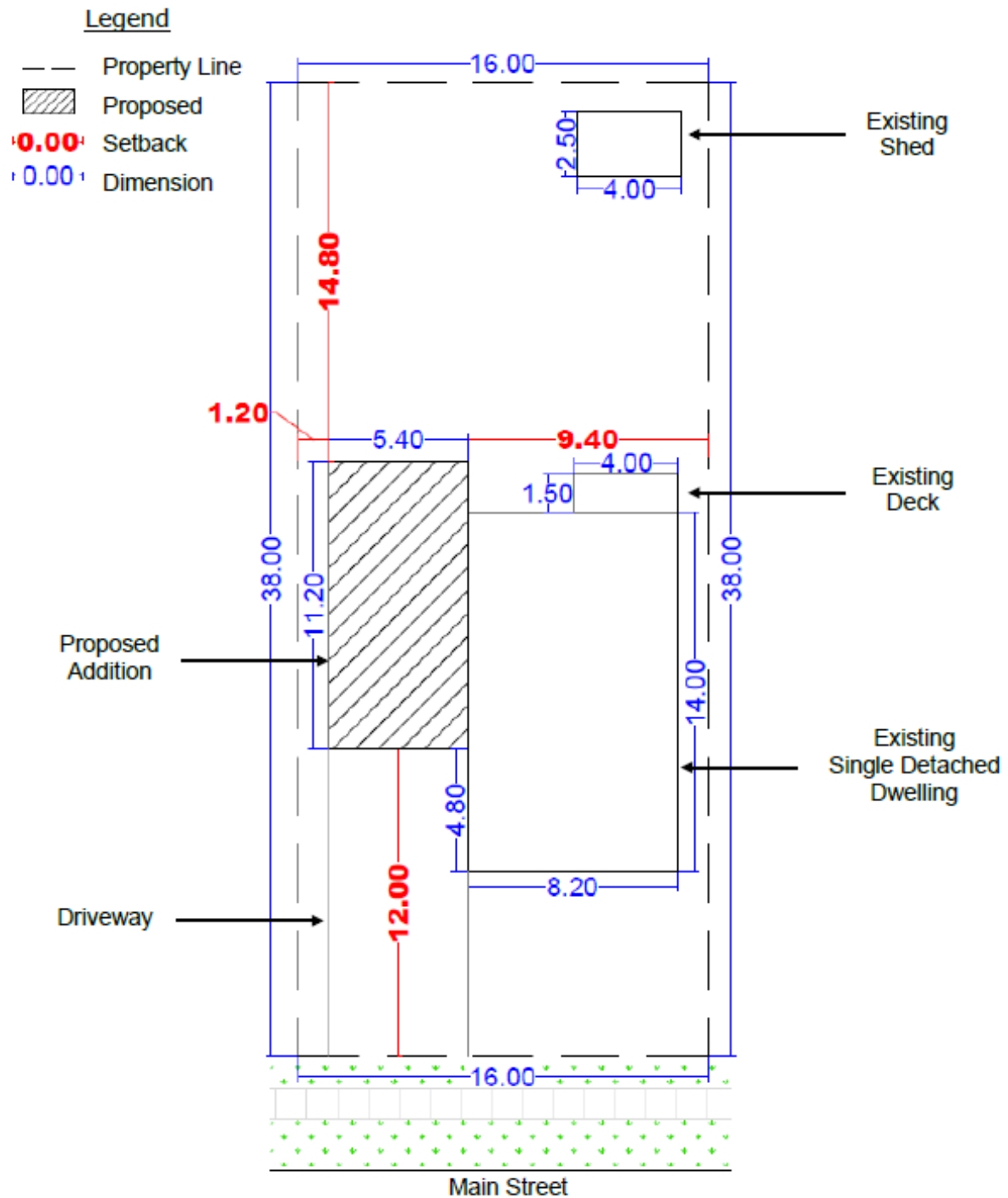
SITE PLANS EXAMPLES:

1. **Site Plan Example: Additions to buildings**
2. **Site Plan Example: Accessory Structures**
3. **Site Plan Example: New Development**
4. **Site Plan Example – using a survey**
5. **Site Plan Example how to illustrate Parking**
6. **Elevations and Example**

APPLICATION FOR ZONING CERTIFICATE

1. Site Plan Example: Addition to Building

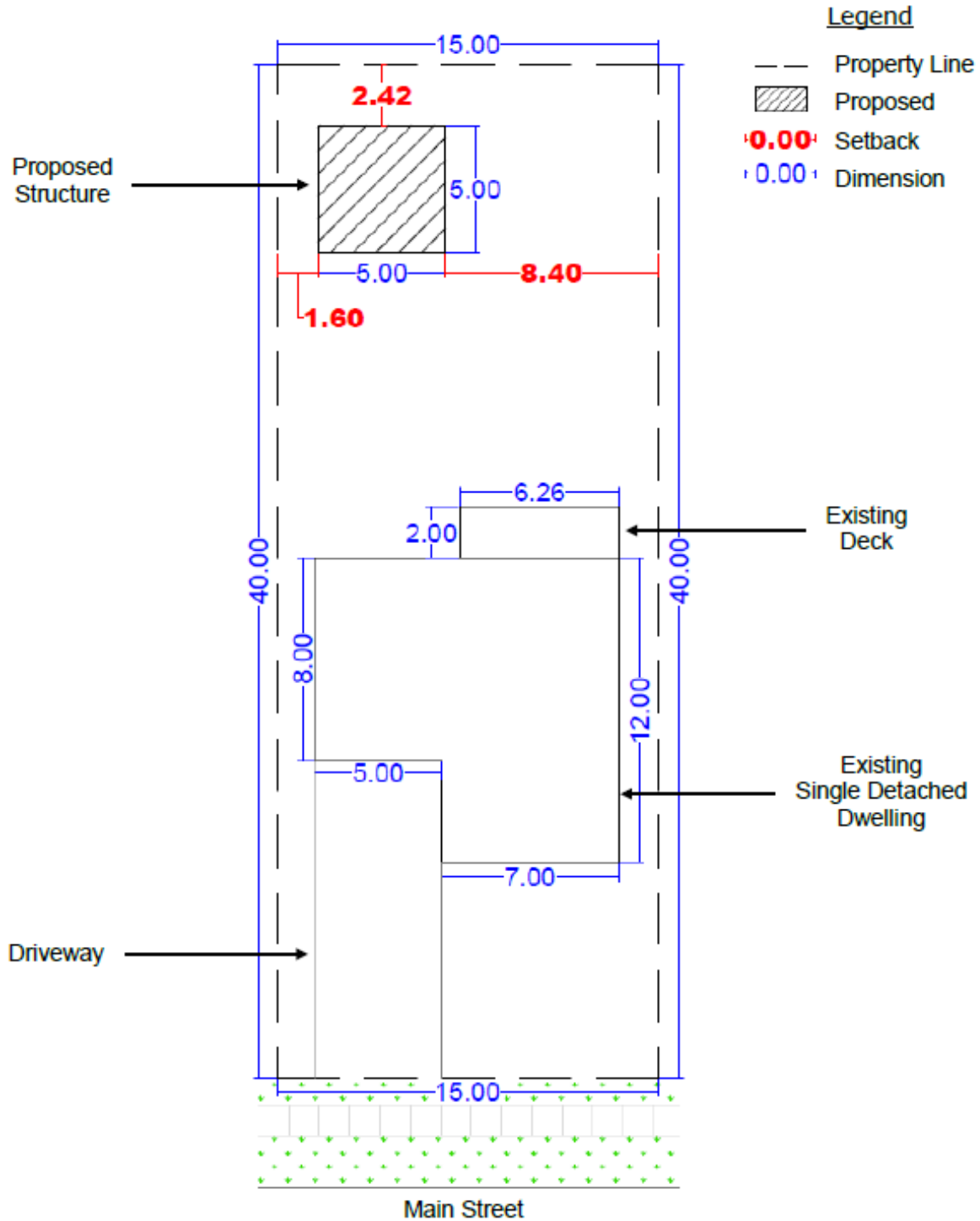
Dimensions are shown in metres (m)



APPLICATION FOR ZONING CERTIFICATE

2. Site Plan Example: Accessory Structure

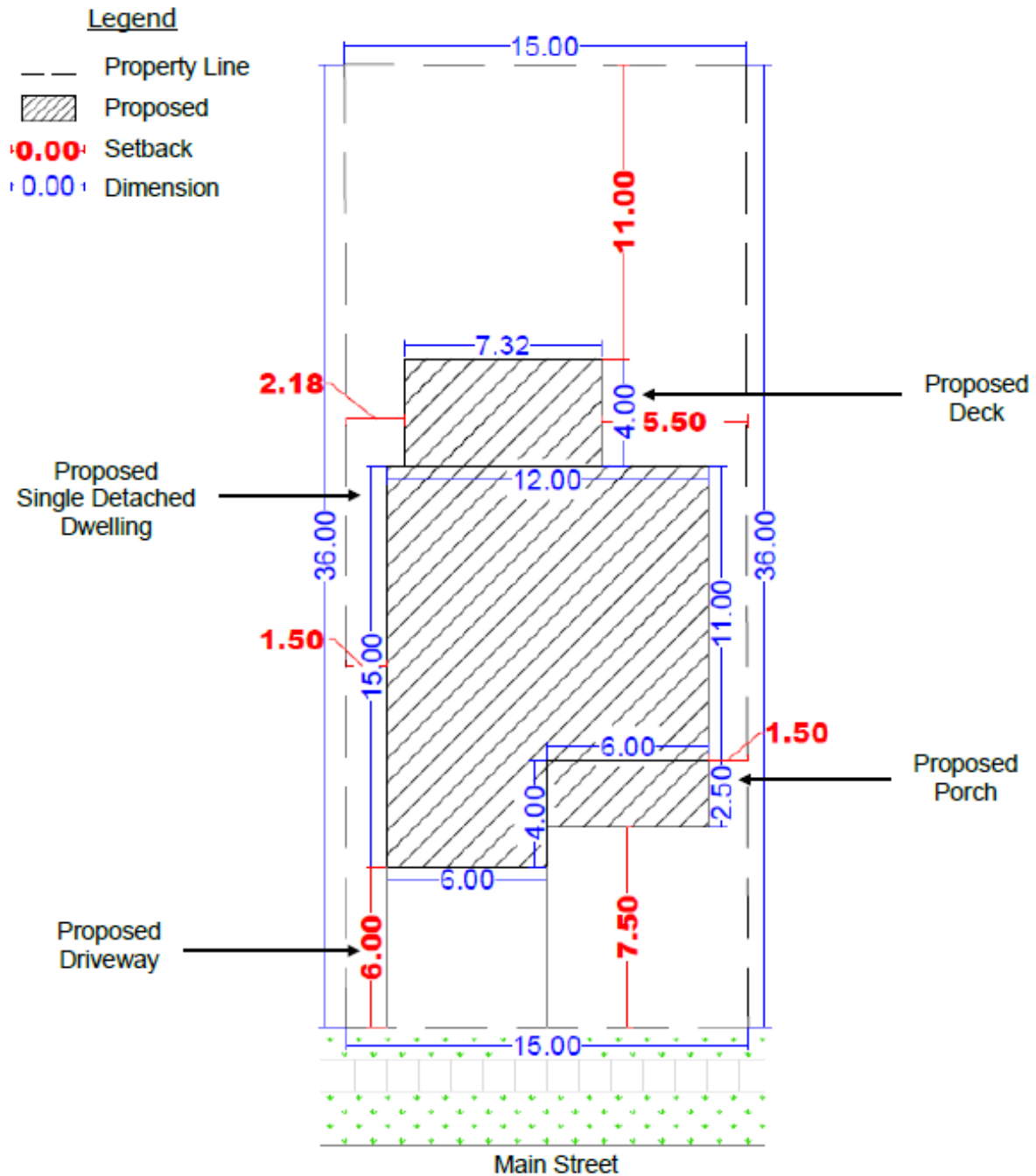
Dimensions are shown in metres (m)



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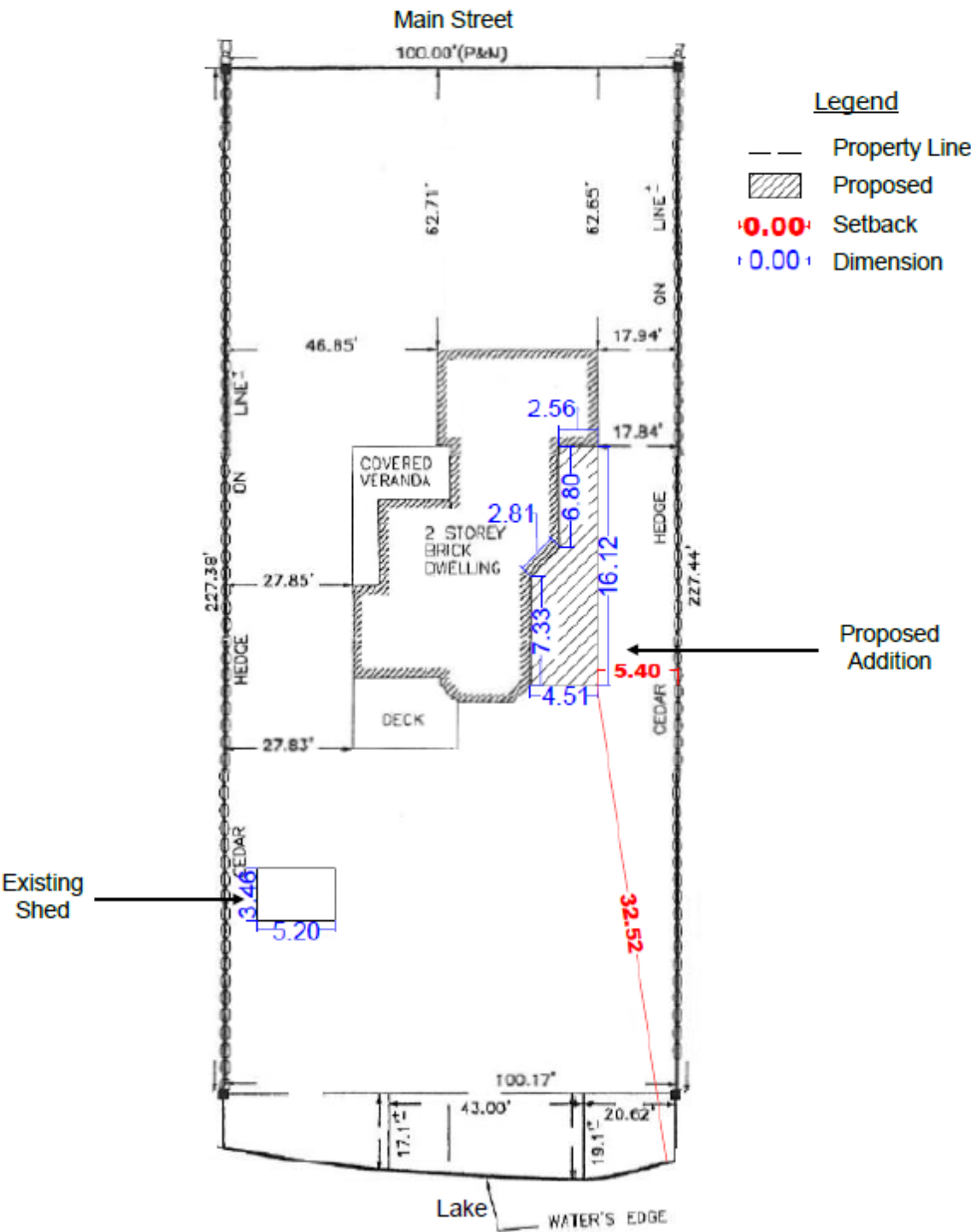
3. Site Plan Example: New Development

Dimensions are shown in metres (m)



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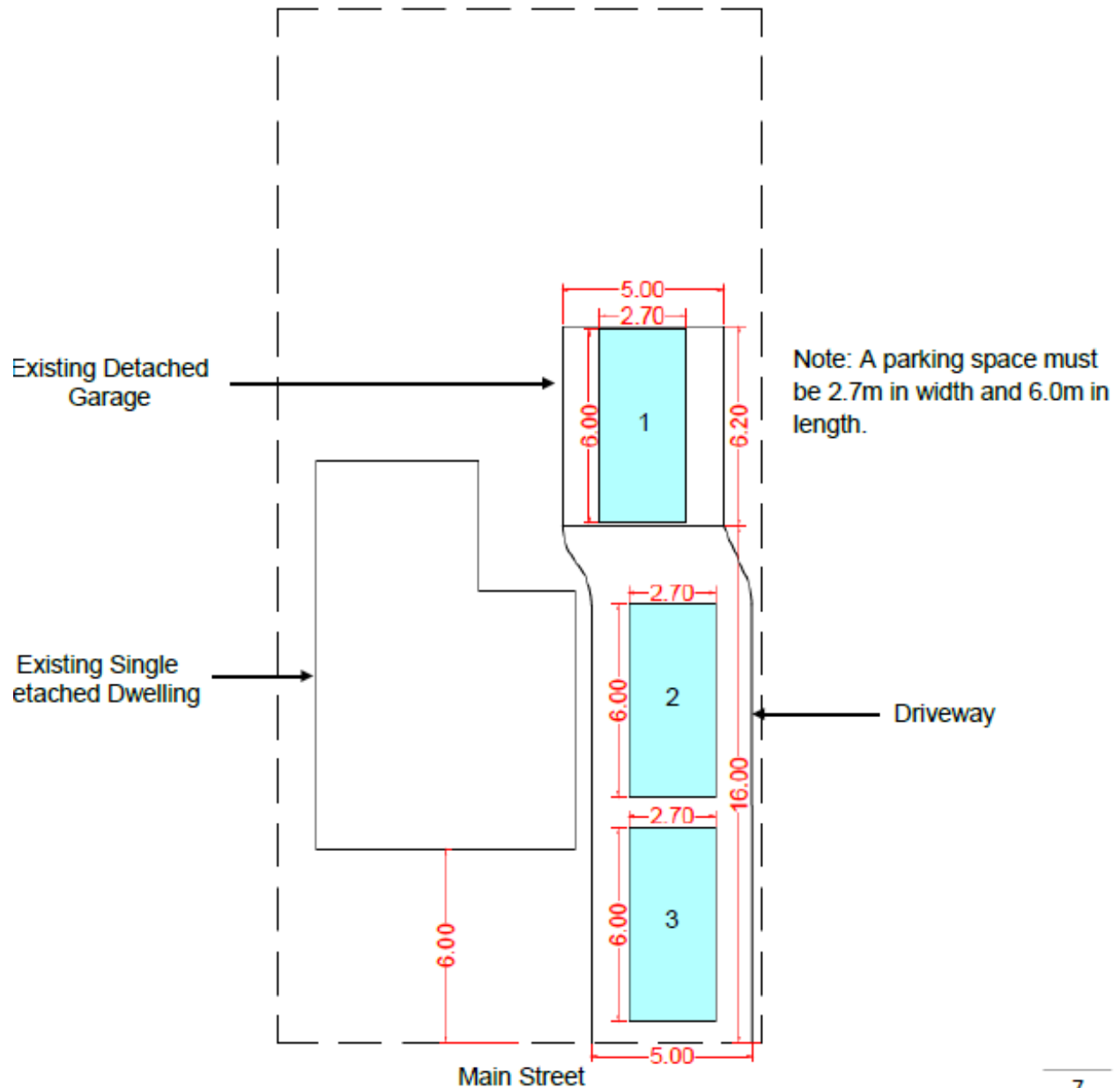
4. Site Plan Example: Using a Survey



APPLICATION FOR ZONING CERTIFICATE

5. Site Plan Requirements: Parking

1. Length and width of the driveway
2. Length and width of the parking space(s)
3. Number of parking spaces you are providing
4. Where the parking will be located (front yard, side yard, rear yard or garage)
5. Dimensions of the garage (if that is where a parking space or spaces are to be located)
6. Property lines
7. Street name (or names if a corner lot)
8. Location of building situated on the property



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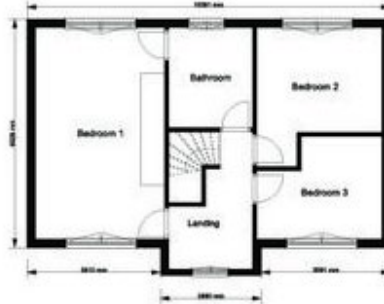
6. ELEVATION DRAWING REQUIREMENTS:

MUST BE IN METRIC showing the following:

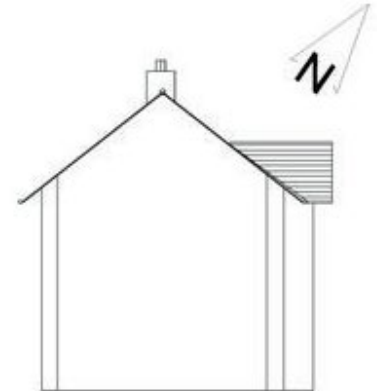
- * Elevations must be depicted across all facades of the proposed project.
- * Elevations must show roof pitches as **Heights** are measured in accordance with the definition of Height in Zoning By-law 2014-44, as amended
- * Elevations must show all window, doors, garage and any other openings



GROUND FLOOR PLAN



FIRST FLOOR PLAN



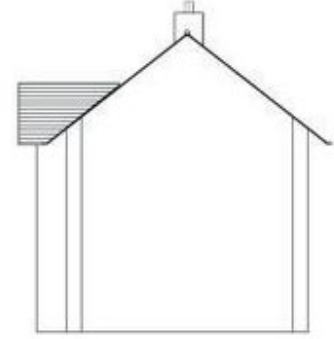
LEFT ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION