

Your Guide to Additional Dwelling Units in the City of Orillia

Orillia allows up to four dwelling units on a lot. Follow these three steps to get your new dwelling unit:

Step 1: Zoning

See our **Zoning Guide** to understand the rules and regulations when building Additional Dwelling Units on your property.

Apply for your **Zoning Certificate** as your first step in getting approval for a new Additional Dwelling Unit.

At this stage, you'll need to prepare a **Site Plan** and, for new dwellings only, Building Elevations.

Step 2: Lot Grading Plan

If you are building a new dwelling unit which requires an addition to your existing dwelling or proposing to build a detached Additional Dwelling Unit, then you'll need to have a Lot Grading Plan prepared by an Ontario Land Surveyor or Professional Engineer. A Lot Grading sets out the intended drainage pattern of a property to avoid drainage issues that may cause flooding, ponding, water seeping into basements and other issues which can lead to unwanted insurance claims and conflict between property owners.

A Lot Grading Plan isn't required if you are adding an Additional Dwelling Unit within your existing dwelling and no addition is proposed.

Step 3: Building Permit

Review these Checklists when preparing your Building Permit application:

- **Additional Dwelling Units**
- **Additional Dwelling Units – Detached**

To apply for your Building Permit, submit your application on our **Public Portal**.



Building Made Easy

Did you know there are pre-made designs for your dwelling unit? Check out **CMHC's Housing Design Catalogue**.

Did you know there's grant funding available?

If you're interested in building an affordable Additional Dwelling Unit, there is funding available from the County of Simcoe. Up to \$30,000 is available. This is the information available on the **County of Simcoe's Secondary Suites Program**.

Did you know your second and third Additional Dwelling Units are exempt from paying Parkland Dedication and City Development Charge Fees?

