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) A single Detached Accessory Structure on a same Lot as a Single Detached Dwelling, Semi-Detached Dwelling, or Townhouse Dwelling.

NOTE: In Intensification areas, Additional Dwelling Units 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

A maximum of three (3) 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 three (3) Additional Dwelling Units may be contained within the Main Building on a Lot provided there is no Additional Dwelling Unit in an Accessory Structure on the same Lot;

- For Additional Dwelling Unit(s) contained within the Main Building, the zone provisions in the underlying Zone shall not apply.

- Up to three (3) Additional Dwelling Units may be constructed inside a Single Detached Dwelling, a Semi-Detached Dwelling or a Townhouse Dwelling.

- Up to three (3) Additional Dwelling Units may be constructed 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 two (2) Additional Dwelling Unit may be constructed within the ground floor and/or Second Storey of an Accessory Structure on a Lot, provided that:

- the Accessory Structure is not a Boathouse;
- the Accessory Structure is anchored to a permanent foundation;
- no part of the Additional Dwelling Unit is located below grade; and
- the provisions in Table 5.4 are complied with.

Table 5.4 Additional Dwelling Units Located in an Accessory Structure

Column 1	Column 2
Requirement	**Standard**
Lot Frontage for a Lot containing an Accessory Dwelling Unit in an Accessory Structure (min.)	n/a
Lot Area for a Lot containing an Accessory Dwelling Unit in an Accessory Structure (min.)	n/a
Lot Coverage (max.)	Total to meet standard in Zone
Landscaped Open Space (min.)	Total to meet standard in Zone
Required Yards for Accessory Dwelling Unit in an Accessory Structure (1)(2)	• Front (min.) - min. in Zone • Interior Side (min.) - min. in Zone • Exterior Side (min.) - min. in Zone • Rear (min.) – 1.5 m
Setback from Main Building (min.)	1.5 m
Height of an Accessory Structure containing an Additional Dwelling Unit (max.)(3)(5)	• For an Accessory Structure having a gabled, hip or gambrel roof or other type of pitched roof - 6.5 m • For an Accessory Structure having a flat or mansard roof – 5.0 m

Column 1	Column 2
Requirement	**Standard**
Ground Floor Area and Gross Floor Area for an Accessory Dwelling Unit in an Accessory Structure (max.)(4)	Lot Area <=460m^2 – 75m^2 Lot Area >460m^2 but <1000m^2 – 100m^2 Lot Area >= 1000m^2 – 140m^2
Landscaped Screening Strip	• Shall be provided adjacent to any Parking Space or Parking Area behind the Main Building. • Shall be located along the Interior Side Yard and Rear Yard commencing from the rear wall of the Main Building.
Entrance to Additional Dwelling Unit	• 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

Footnotes to Table 5.4:

1) If the Additional Dwelling Unit(s) are constructed within an Existing Non-Complying Accessory Structure, the Existing Yards are deemed to comply provided the Additional Dwelling Unit(s) do not increase the existing Building's Height, size or volume of such Building or Structure.
2) Where the Front Lot Line is a Shoreline, the provisions of Subsection 5.34 shall apply, the minimum Rear Yard shall be 6.5 m.
3) A second Storey is permitted provided the maximum Height is not exceeded. An Additional Dwelling Unit may occupy the first and/or second Storey, or combination thereof, provided the maximum Gross Floor Area as set out in Table 5.4 is not exceeded. Rooftop patios are specifically prohibited.
4) Inclusive of Porches, Attached Decks and Balconies
5) Accessory Structures containing Additional Dwelling Units are not subject to the Angular Plane provisions in Subsection 5.3 of this By-law.

(Refer to Illustration –Additional Dwelling Unit (ADU) in Accessory Structure)

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 Subsection 5.17 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.

NOTE: Applicable Legislation includes the Lake Simcoe Protection Plan which stipulates that new or expanded on-site sewage system or subsurface sewage works shall not be permitted within 100 metres of the Lake Simcoe shoreline, where such replacement or expansion is required to support the creation of an Additional Dwelling Unit as the City's Zoning By-law did not permit Additional Dwelling Units as of June 2, 2009.

Definitions (Zoning By-law 2014-44):

Breezeway means a roofed or covered Outdoor passageway having sides which are open and unenclosed.

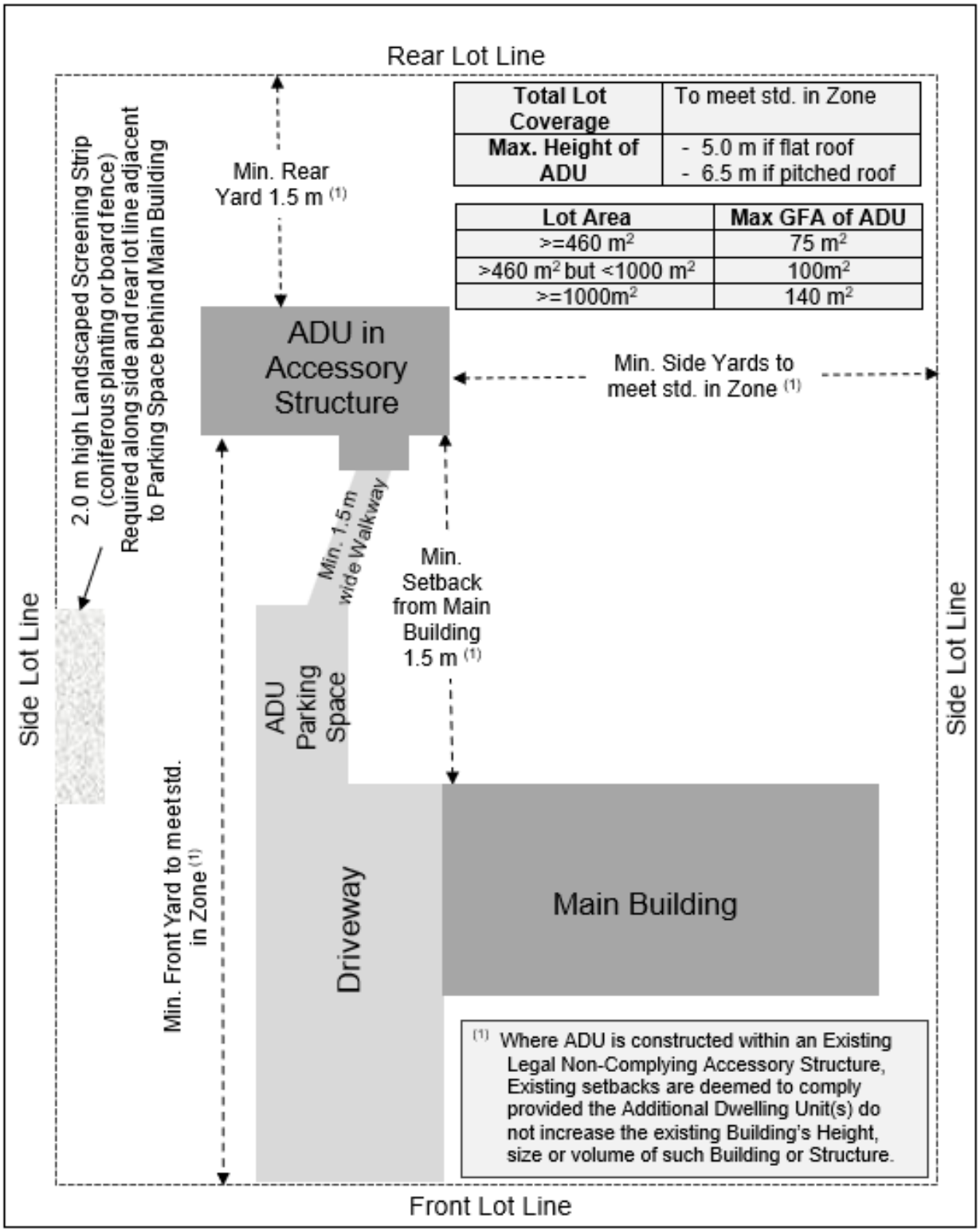
Main Building means the largest Building in which the Principal Use of the Lot is conducted.

Primary Dwelling Unit means a principal Dwelling Unit in a Dwelling Building. For clarity, a Primary Dwelling Unit is a Dwelling Unit that was constructed and installed at the time of original construction of a Dwelling Building and does not include an Additional Dwelling Unit.

Parking Space, Tandem means a Parking Space which has direct access to a Street or Lane and which is located directly behind another Parking Space which does not have direct access to a Street or Lane.

Permeable Material means any surface treatment that allows precipitation or surface water to penetrate directly into the underlying soil.

Additional Dwelling Unit (ADU) in Accessory Structure



3. What are the Parking Requirements for Additional Dwelling Units?

The chart below identifies Parking Requirements for Additional Dwelling Units.

<table>
<tr><th></th><th colspan="3">Zone</th></tr>
<tr><td></td><td>R1,R2, R3, R4, R5</td><td>WRR1-WRR5</td><td>HC2, DS1, DS2</td></tr>
<tr><td>Number of Parking Spaces</td><td colspan="3">
<table>
<tr><th># of ADUs</th><th>Minimum Total # Required Parking Spaces</th></tr>
<tr><td>1</td><td>3</td></tr>
<tr><td>2</td><td>4</td></tr>
<tr><td>3</td><td>5</td></tr>
</table>
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).
</td></tr>
<tr><td>Size of Parking Space</td><td colspan="3">Each parking space must be a minimum width of 2.7 m and length of 6.0 m, except where a parking space is located inside a garage, and the garage was constructed after September 8, 2024, an additional 0.3 m of width is required wherever the parking space is located directly adjacent to an interior garage wall.</td></tr>
<tr><td>Number of Driveways</td><td colspan="3">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. This is regulated by the City’s Engineering Design Criteria and Municipal Code Chapter 1000 – Entrance Permits.</td></tr>
<tr><td>Dimensions of Driveways</td><td colspan="3">Where five or fewer parking spaces are required, the maximum width of a driveway where it crosses the Lot Line that provides vehicular access from the Street to the Lot shall not exceed 60% of the length of the said Lot Line. Within the Lot, the Driveway shall have a minimum width of 2.7m and no maximum width providing the total lot coverage by the driveway and parking spaces does not exceed 60% of the area of the Front or Rear Yard. 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.</td></tr>
<tr><td>Parking Spaces Coverage</td><td colspan="3">Where five or fewer parking spaces are required, 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.</td></tr>
<tr><td>Surfacing of Driveways and Parking Spaces</td><td colspan="3">Where five (5) or fewer Parking Spaces are Required to serve a Residential Use on a Lot, the Parking Spaces and the associated Driveway shall have a surface of cement or asphaltic binder or any other permanent type of surfacing including Permeable Material.</td></tr>
</table>

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.
Tandem Parking	Where a Residential Dwelling is Required to have five or fewer Parking Spaces, a maximum of two (2) vehicles may be parked in tandem on a Driveway.

4. What do I do next?

Prepare and submit your Site Plan and Building Elevations and submit for a Zoning Certificate before applying to the Building Division for a Building Permit 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 City Development Charges and no Parkland Dedication is required to be paid for two Additional Dwelling Units. Development Charges and Parkland Dedication is required for the third Additional Dwelling Unit.

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Questions? Contact us or visit our website at www.Orillia.ca

