

6.0 RURAL ZONES

6.1 RURAL ZONES (Ru)

6.1.1 Permitted Main Uses

Amended by
By-law 2017-17

No person shall with any Rural Zone use any lot or erect, locate, alter or use any building or structure for any purpose except in accordance with the following applicable zones as noted in Tables 6.1.1 and 6.1.2:

TABLE 6.1.1 – RURAL ZONES, PERMITTED MAIN USES								
PERMITTED MAIN USES	AREA 3	AREA 2	RURAL AGRICULTURE	RURAL LAND EXTENSIVE	RURAL RESIDENTIAL	RURAL RESIDENTIAL HAMLET	RURAL SPECIAL	SCENIC AREA
	RU1	RU2	RU3	RU4	RUR	RURH	RUSP	RUSA
AGRICULTURAL USES	X	X	X	X				
BED & BREAKFAST	X	X	X	X	X	X	X	
CONSERVATION	X	X	X	X	X	X	X	X
RESIDENTIAL – DWELLING UNIT	X	X	X	X	X	X	X	
FARM	X	X	X	X				
FORESTRY OPERATION	X	X	X	X				
KENNEL	X	X	X	X				
OPEN SPACE RECREATION	X	X	X	X	X	X	X	X
ROOMING HOUSES	X	X	X	X	X	X	X	
SPECIALIZED FARM USE				X				
TENT & TRAILER PARK							X	
TOURIST RESORT							X	
WAYSIDE PIT OR WAYSIDE QUARRY	X	X		X				

X indicates uses permitted in applicable zone

6.0 RURAL ZONES

6.1.2 Permitted Accessory Uses

No person shall, in any Rural Zone, construct an Accessory Use on any property unless a main use / permitted use has been established on the property and in accordance with the following applicable zones in Table 6.1.2:

TABLE 6.1.2 – RURAL ZONES, PERMITTED ACCESSORY USES								
PERMITTED ACCESSORY USES	Ru1	Ru2	Ru3	Ru4	RuR	RuRH	RuSp	RuSA
RESIDENTIAL – SECONDARY DWELLING UNIT	X	X	X	X	X	X	X	
HOME BASED BUSINESS	X	X	X	X	X	X	X	

X indicates uses permitted in applicable zone Amended by By-law 2017-17

6.1.3 ZONE REQUIREMENTS

No person shall within any Rural Zone use any lot or erect, locate, alter, or use any building or structure except in accordance with the following requirements as noted below in Table 6.1.3 and the applicable Special Provisions:

TABLE 6.1.3 – RURAL ZONE PROVISIONS								
LOT REQUIREMENTS	ZONES (2)							
	AREA 3	AREA 2	RURAL AGRICULTURE	RURAL LAND EXTENSIVE	RURAL RESIDENTIAL	RURAL RESIDENTIAL HAMLET	RURAL SPECIAL	SCENIC AREA
	Ru1 (4)	Ru2 (4)	Ru3 (4)	Ru4	RuR (4)	RuRH	RuSp	RuSA
Minimum Lot Frontage	180 m (600 ft.) (1)	100 m (325 ft.) (1)	100 m (325 ft.) (1)	200 m (660 ft.)	100 m (325 ft.)	60 m (200 ft.)	100 m (325 ft.) (3)	180 m (600 ft.)
Minimum Lot Area	4 ha. (10 ac.) (1)	1 ha. (2.5 ac.) (1)	1 ha. (2.5 ac.) (1)	30 ha. (75 ac.)	1 ha. (2.5 ac.)	0.5 ha. (1.25 ac.)	1 ha. (2.5 ac.) (3)	4 ha. (10 ac.)
Maximum Lot Coverage	2%	5%	5%	1%	5%	10%	10%	2%
Minimum Front Yard Setback (2)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	30.5 m (100 ft.)
Minimum Interior Side Yard Setback	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	30.5 m (100 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	30.5 m (100 ft.)
Minimum Exterior Side Yard Setback	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	15.2 m (50 ft.)	30.5 m (100 ft.)
Minimum Rear Yard Setback	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	30.5 m (100 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	30.5 m (100 ft.)
Maximum Height	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	10.7 m (35 ft.)	9.1 m (30 ft.)
Maximum Height – Accessory Bldg (m)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)	6.1 m (20 ft.)

(1) See Section 6.1.4.1

(2) See Section 6.1.4.2

(3) See Section 6.1.4.3

(4) See Section 6.1.5

Amended by By-law 2017-17 & 2021-116

6.1.4 RURAL ZONE PROVISIONS

6.1.4.1 For all lot creation policies refer to the *Township of Muskoka Lakes Official Plan*, in addition to the following:

- a. The number of lots created by consent is limited to one additional lot per existing lot as of October 13th, 1992. In the case of a *lot* zoned Rural (Ru2), a total of three (3) lots may be created per original 40.5 ha. (100 ac.) lot.
- b. One (1) *lot* for *residential* purposes may be created for a minimum of each 20 ha. (50 ac.) zoned Rural-Agriculture (Ru3). The maximum *lot frontage* and area in such cases shall be 100 m (325 ft.) and 1.0 ha. (2.5 ac.).

6.1.4.2 The inclusion of a “-S” suffix to a zone symbol indicates that the area is a Scenic Corridor. The zoning provisions of the prefix apply to this area except the front *yard setback* or the *setback* from the *lot line* abutting the scenic corridor as identified in the *Township of Muskoka Lakes Official Plan*. The *setback* adjacent to the corridor shall be 30.5 m (100 ft.).

The *front yard setback* for each *building* and *structure* which existed prior to December 18, 2006, which is considered legal *non-complying* due to an encroachment into the required 30.5 m (100 ft.) *setback* from the corridor, shall be the existing *setback* or a minimum of 15.2 m (50 ft.) from the *front lot line*, whichever is greater for each *building* or *structure*. Any new *building* or *structure* shall comply with the requirements of the table to which this is a footnote.

6.1.4.3 For a *Tourist Resort* or *Tent and Trailer Park* the minimum *lot area* shall be as follows:

<i>Lot frontage</i>	91.4 m (300 ft.)
<i>Lot area</i>	4 ha. (10 ac.)

6.1.5 SPECIAL PROVISIONS: RURAL (RU1, RU2, RU3, RUR)

The following Specific requirements are applicable in these zones:

- a. *Lots* zoned Rural (Ru1, Ru2, Ru3, RuR) which qualify as a *lot* of record under Section 3.4 of this By-law are subject to the following:
 - i. *Kennels* are not a permitted *use* on *lots* with a *lot area* less than 4 hectares (10 acres);
 - ii. the maximum *lot coverage* for a *lot* with an area of 0.4 ha. (1 ac.) or less shall be 10%; and,
 - iii. where *kennels* are a permitted *use*, any enclosed area, *structure* or *building* used as a *kennel* must be a minimum of 30 m (100 ft.) from any *lot line*.

Specialized Farm Uses

- b. *Specialized Farm Uses* are permitted in a Rural Land Extensive Zone (Ru4) subject to the following:
 - i. Minimum separation distance to a *dwelling unit* located on a *lot* under separate ownership – 305 m (1000 ft.).
 - ii. Minimum *setback* from a *street* – 90 m (300 ft.).

- iii. Minimum *setback* from a *watercourse* – 30 m (100 ft.).
- iv. Minimum separation from a *Residential Zone* – 305 m (1000 ft.).
- v. Minimum Separation from any remaining *lot line* – 60 m (200 ft.).

Agricultural Uses (Agri-Tourism)

- c. An *Agricultural Use* includes *Agri-tourism* and the following provisions shall apply:
 - i. Minimum *lot area* – 40 ha. (100 ac.)
 - ii. Minimum *setback* from a *street* and all *lot lines* – 40 m (132 ft.)
 - iii. Maximum *lot area* devoted to *agri-tourism uses* shall not exceed 15% of the total *lot area*, including required *parking spaces*.
 - iv. *Agri-tourism uses* shall remain secondary to the principal *farming operation* on the *lot*.
 - v. The *retail store* component associated with any *agri-tourism use* shall be limited to 200m² (2153 ft.²).

Kennels

- d. Where *kennels* are a permitted *use*, any enclosed area, *structure* or *building* used as a *kennel* must be a minimum of 30 m (100 ft.) from any *lot line*.

Rooming house

- e. *Rooming houses* exceeding three bedrooms shall be subject to the following specific provisions:
 - i. A minimum *lot frontage* of 30.5 m (100 ft.) and a minimum *lot area* of 0.2 ha. (5 ac.). In the case of a lot zoned Rural Special (RuSp) a minimum *lot frontage* and a minimum *lot area* in compliance with the Lot and Site Requirements of Section 6.1.3;
 - ii. A maximum *gross floor area* of 279 m² (3000 ft.²);
 - iii. A maximum of five (5) bedrooms;
 - iv. A minimum bedroom size of 7 m² (75 ft.²);
 - v. A maximum bedroom size of 28 m² (300 ft.²);
 - vi. A minimum of one (1) *parking space* per bedroom used for the *rooming house*;
 - vii. A minimum *front yard setback* of 20.1 m (66 ft.), a minimum *interior side yard* and *rear yard setback* of 15.2 m (50 ft.);
 - viii. A minimum *landscaped area* of 35%; and
 - ix. A *height* not exceeding three (3) *storeys*;

- x. A minimum distance separation between *rooming houses* of 152.4 m (500ft), measured from any and all points of their respective *lot lines*.
- xi. Where a *dwelling unit* and *rooming house* are permitted *uses*, only one *building* containing these *uses* is permitted on a *lot*.

Secondary Dwellings Units

- f. *Secondary Dwelling units* shall be subject to the following:
 - i. A maximum of one (1) *secondary dwelling unit* is permitted per *lot*.
 - ii. *Secondary Dwelling units* must be located within an *accessory structure* or as an *accessory apartment* in an existing *single detached dwelling*.
 - iii. A *secondary dwelling unit* shall have a maximum *gross floor area* of 111 m² (1195 ft.²).
 - iv. *Secondary Dwelling units* must have less *gross floor area* than the main *dwelling unit*.
 - v. A *Secondary Dwelling unit* shall have a minimum *gross floor area* of 17 m² (180 ft.²).

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