



# VILLAGE OF ANMORE

## REPORT TO COUNCIL

Date: February 28, 2025

File No. 3900-30

Submitted by: Josh Joseph, Planner

Subject: Zoning Amendment Bylaw 707-2025 – Basement Exemption and Breezeway Definition

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### Purpose / Introduction

The purpose of this report is to provide Council with an update on the Basement Exemption, Breezeway and Accessory building zoning regulations and the associated Zoning Bylaw update.

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### Recommended Option

**THAT** Council grant first and second reading to Anmore Zoning Bylaw Amendment Bylaw 707-2025; and,

**THAT** Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw 707-2025.

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### Background

At the February 18<sup>th</sup> Regular Council Meeting, Council provided the following direction:

“THAT Staff be directed to draft a bylaw to amend Anmore Zoning Bylaw 568-2017 to include the recommendations outlined in the report dated February 14th, 2025, from the Village Planner entitled “Zoning Bylaw Amendment – Basement Exemption and Breezeway Definition” as amended to add to the proposed definition of connector that for an area not to be considered a connector, it must have a minimum width of 4 metres, be a conditioned space and join the foundation.”

Anmore Zoning Bylaw Amendment Bylaw 707-2025 represents staff’s recommendations to the requested update.

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## Discussion

### Part 2 – Definitions

#### **Breezeway Definition**

Staff have conducted a review of the definition for breezeway and how it functions to limit the possibility of constructing a structural connection between a principal building and an accessory building or structure. To avoid assumptions based on the connotations of the word “breezeway” which may imply a covered, open air passage, staff have proposed to change the definition to “connector” which is more neutral and captures a broad range of structural connections whether conditioned or un-conditioned.

The following definition is being proposed:

**Connector** means an unconditioned structural connection, not connected at the foundation, with a width of less than 4 meters that joins an **accessory building or structure** and a **principal building** such as a corridor connecting significant sections of a building. For the purposes of this Bylaw, a **connector** does not create a single **building or structure** out of the two buildings or structures it connects;

The updated definition provides clearer guidelines to avoid misinterpretation regarding the intended architectural relationship between the two structures.

### Part 5 – General Regulations

#### **5.25 Basement Exemption**

The inclusion of Section 5.25 proposes basement exemptions for the calculation of floor area. These include 100% exemption for basements that are less than 1.22m (4ft) above the average finished grade and eliminates any exemption for storeys that are more than 2.22 m (7ft) above average finished grade. The inclusion of average finished grade within the definition and calculation of basement exemption provides clear regulatory adherence for slope side construction where the finished grades of the building perimeter are not consistent.

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Storeys between 1.22m and 2.22m above average finished grade will be partially exempt based on a proportionate based approach that decreases linearly from 100% at 1.22m to 0% at 2.22m as seen in Figure 1. below. The following formula is being proposed to calculate basement floor exemption between the two ranges where “A” represents the percentage to be exempt and “x” represents the first storey floor height above the average finished grade:

$$A = 100 \times (2.22 - x)$$

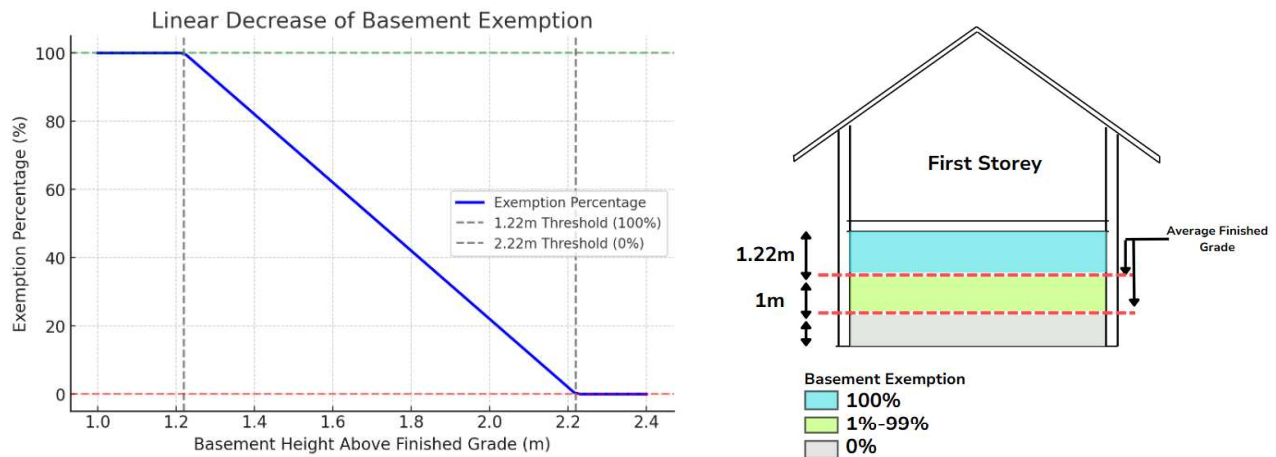


Figure 1. Linear Decrease of Basement Exemption Percentage

## Part 9 – Zoning Districts

### 9.1.3 Accessory Building Maximum Floor Area

The proposed updates will provide clarity surrounding allowance of accessory buildings and coach house floor area within the RS-1 zone as well as how they relate to the total permitted buildings on lot.

The following updates are proposed for section 9.1.3(b) of the zoning bylaw:

### 9.1.3 Maximum Building Number, Floor Area and Height

Permitted Use	Maximum Number	Maximum Floor Area	Maximum Building Height
Principal Buildings	1	0.25 FAR	11 m
Accessory Buildings and structure	2 <sup>(a)</sup>	180m <sup>2</sup>	7 m

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Coach House	1	Refer to 6.7.3	7 m
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- (a) Only 1 **Accessory Building** is permitted on a Parcel containing a **Coach House**.
- (b) **The total combined floor area of all Accessory Buildings and a Coach House on a parcel shall not exceed 180m<sup>2</sup>.**
- (c) The maximum **gross floor area** of all **buildings** on a **parcel** shall not exceed a **Floor Area Ratio (FAR)** of 0.25%.

## Financial Implications

None.

## Options

1. **THAT** Council grant first and second reading to Anmore Zoning Bylaw Amendment Bylaw 707-2025; and,

**THAT** Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw 707-2025.

OR

2. **THAT** Council amend section (insert section) of Bylaw 707-2025 as follows: (insert amended text); and

**THAT** Council grant first and second reading to Anmore Zoning Bylaw Amendment Bylaw 707-2025, as amended; and

**THAT** Staff be directed to set a date for a public hearing for Anmore Zoning Bylaw Amendment Bylaw 707-2025.

OR

3. **THAT** Council does not proceed with Anmore Zoning Bylaw Amendment Bylaw 707-2025.

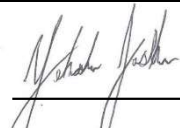

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**Attachments**

1. Anmore Zoning Bylaw Amendment Bylaw No. 707-2025

<b>Prepared by:</b>	
 _____	
Josh Joseph Village Planner	
<b>Reviewed for Form and Content / Approved for Submission to Council:</b>	
<i>Chief Administrative Officer's Comment/Concurrence</i>	 _____
	Chief Administrative Officer

VILLAGE OF ANMORE

BYLAW NO. 707-2025

A bylaw to amend the Anmore Zoning Bylaw No. 568-2017

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**WHEREAS** the *Local Government Act* authorizes a municipality to amend its zoning bylaw from time to time;

**NOW THEREFORE** the Municipal Council of the Village of Anmore, in open meeting assembled, enacts as follows:

1. That this bylaw may be cited for all purposes as “Anmore Zoning Bylaw Amendment Bylaw No. 707-2025”.
2. That Anmore Zoning Bylaw No. 568-2017 be amended under Part 2 – Definitions as follows:
  - a. Delete the definition for Breezeway, where specified by this bylaw.
  - b. add the following definition for Connector in alphabetical sequence: means an unconditioned structural connection, not connected at the foundation, with a width of less than 4 meters that joins an **accessory building** or **structure** and a **principal building** such as a corridor connecting significant sections of a building. For the purposes of this Bylaw, a **connector** does not create a single **building** or **structure** out of the two buildings or structures it connects;

3. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 6 – Specific Use Regulations as follows:

- a. Delete Section 6.3.2 and replace it with the following:

**6.3.2** Shall not be connected to the primary **dwelling unit** by a **connector** or enclosed hallway.

4. That Anmore Zoning Bylaw No. 568- 2017 be amended under Part 5 – General Regulations as follows:

- b. Add section 5.25 with the following:

## **5.25 BASEMENT EXEMPTION**

In residential use zones the following will apply, unless expressly provided for in a Zone:

**Basement** exemption In Family **Residential** Use zones, all or part of the **basement floor area** shall be exempted from the calculation of **Floor Area** by a percentage calculated under subsections (a) to (d).

- (a) Subject to subsection (b), 100% of the **Floor Area** shall be exempted where the first storey floor height is less than 1.22 m (4 ft) above average **finished grade**.
- (b) The exemption under subsection (a) shall not exceed the lesser of the basement floor area or 25% of the total lot area.
- (c) There shall be no exemption of a basement from **Floor Area** where the first storey floor height is greater than 2.22 m (7 ft) above average **finished grade**.
- (d) Where the first storey floor height is greater than 1.22 m (4 ft) and less than 2.22m (7 ft) above average finished grade, then the percentage of **Basement Floor Area** to be exempted shall be calculated on the basis of the following formula where “A” represents the percentage to be exempt and “x” represents the first storey floor height above the average finished grade (see Figure 1, provided for illustrative purposes only):

$$A = 100 X (2.22 - x)$$

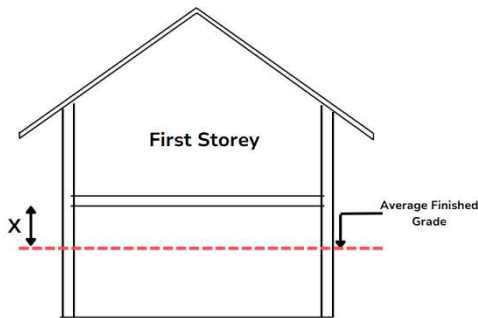


Figure 1

5. That Anmore Zoning Bylaw No. 568- 2017 be amended under to Part 9 - Zoning Districts as follows:

- a. Delete section 9.1.3 and replace it with the following:

**9.1.3** Maximum Building Number, Floor Area and Height

Permitted Use	Maximum Number	Maximum Floor Area	Maximum Building Height
Principal Buildings	1	0.25 FAR	11 m
Accessory Buildings and structure	2 <sup>(a)</sup>	180m <sup>2</sup>	7 m
Coach House	1	Refer to 6.7.3	7 m

- (a) Only 1 **Accessory Building** is permitted on a Parcel containing a **Coach House**.
- (b) The total combined **floor area** of all **Accessory Buildings** and a **Coach House** on a parcel shall not exceed 180m<sup>2</sup>.
- (c) The maximum **gross floor area** of all **buildings** on a **parcel** shall not exceed a **Floor Area Ratio (FAR)** of 0.25%.

6. If any Part, Section, Subsection, Sentence, Clause or Phrase of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Bylaw.

**READ** a first time the \_\_\_\_\_ day of , 2025

**READ** a second time the \_\_\_\_\_ day of , 2025

**PUBLIC HEARING HELD** the \_\_\_\_\_ day of , 2025

**READ** a third time the \_\_\_\_\_ day of , 2025

**ADOPTED** the \_\_\_\_\_ day of , 2025

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER