



VILLAGE OF ANMORE REPORT TO COUNCIL

Date: May 1, 2026 File No: 3900-30

Submitted by: Josh Joseph, Manager of Development Services

Subject: Proposed Zoning Amendments – Basement Exception and
Single-Detached Dwelling Floor Area Cap

Purpose / Introduction

The purpose of this report is to seek Council direction with respect to amendments to the Zoning Bylaw related to Basement Exemptions for floor area and the RS-1 and INF Floor Area Ratio regulation.

Recommended Options

THAT Staff be directed to initiate an amendment to the Zoning Bylaw relating to Section 5.25 Basement Exemption, Section 9.1.3 Maximum Building Number, Floor Area and Height (RS-1), as well as Section 9.21.4 Maximum Floor Area Ratio for Parcel of Land (INF), specifically with respect to Floor Area Ratio as outlined in the April 27, 2026 staff report prepared by Development Services.

Background

As part of ongoing review, staff is presenting for Council's consideration amendments to the Zoning Bylaw to clarify aspects of Section 5.25 of the Zoning Bylaw related to Basement Exemption, as well as, Section 9.1.3 and 9.21.4 related to the amount of floorspace permitted in the Residential 1 (RS-1) and Infill Development Zone (INF). Both amendments are recommended by staff to clarify the intent of the regulation in order to facilitate development that is consistent with the semi-rural character of Anmore.

Discussion

Report/Recommendation to Council

May 5, 2026

Proposed Zoning Amendments – Basement Exception and Single-Detached Dwelling Floor Area Cap

The following outlines the proposed amendments for the relevant sections of the Zoning Bylaw.

Basement Exemption

The Zoning Bylaw defines Basement as “a storey having more than one-half it’s height below the average finished grade”.

Section 5.25 Basement Exemption includes the following:

“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):

Report/Recommendation to Council

May 5, 2026

Proposed Zoning Amendments – Basement Exception and Single-Detached Dwelling Floor Area Cap

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

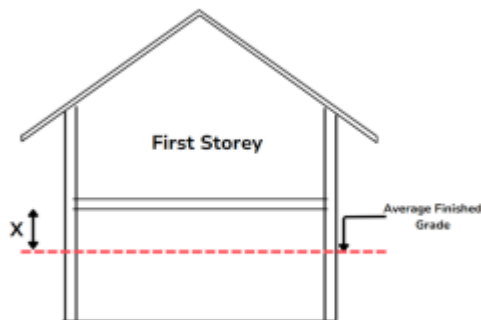


Figure 1

The intent of the above regulation is to exempt portions of a building from floor area calculations for areas of the building that do not provide additional massing. Staff recommend adding regulation to clarify that only one partially exposed basement is permitted.

Floor Area Ratio

Floor Area – In the Zoning Bylaw Floor Area “means the greatest horizontal area of all storeys of a building within the outside surface of exterior wall sheathing, columns, or posts, and the centre line of firewalls.”

Floor Area Ratio – “means the figure obtained when the floor area of all buildings on a lot is divided by the legal area of the lot.

The Residential 1 – RS-1 zone includes a minimum parcel size of 4047 m² (43,561.55 sq.ft.) or 1 acre. The zone also permits a maximum floor area of 0.25 (FAR). As such, a property owner could construct a 1011.75 m² (10,890 sq.ft.) home on a 1 acre lot based on the maximum FAR of 0.25. This said and given that the size of the permitted home is directly related to the lot size with no limitations, the permitted size of the home could be increased to 2023.5 m² (21,780.7 sq.ft) for a 2 acre parcel and so on under the current regulation. The same scenario could apply to Infill Development, where lots up to 8094m² (87123.09 sq.ft) are eligible for infill rezoning and may then construct a home up to 0.25 (FAR) based on the lot size.

In order to provide the community with a clear understanding of the maximum residential building size that could be constructed on any RS-1 and Infill lot, it is recommended that a maximum residential building size of 1011.75m² (10,890 sq.ft.) be included in the Zoning Bylaw based on the maximum achievable 0.25 FAR on a 1 acre lot. Based on a review of

Report/Recommendation to Council

May 5, 2026

Proposed Zoning Amendments – Basement Exception and Single-Detached Dwelling Floor Area Cap

recent building permits in the Village, all building permits issued for residential dwellings in the past 5 years complied with the proposed maximum building size.

Should Council wish to proceed with the amendments as identified in this report, a zoning bylaw amendment will be prepared and brought to Council for consideration in the near future.

Other Options

THAT Staff be directed to initiate an amendment to the Zoning Bylaw relating to Section 5.25 Basement Exemption, Section 9.1.3 Maximum Building Number, Floor Area and Height (RS-1), as well as Section 9.21.4 Maximum Floor Area Ratio for Parcel of Land (INF), specifically with respect to Floor Area Ratio as outlined in the April 27, 2026 staff report prepared by Development Services. **(Recommended)**

or

THAT Staff not be directed to proceed with amendments to the Zoning Bylaw at this time.

or

THAT Staff proceed with amendments to the Zoning Bylaw with changes as identified by Council: _____

Financial Implications

There are no financial implications associated with this report.

Communications / Civic Engagement

Should Council wish to proceed with the amendments outlined in this report, a public hearing will be necessary for the general amendments to the Zoning Bylaw.

Corporate Strategic Plan Objectives

The proposed amendment is consistent with the following Council Strategic Plan Goal:

Report/Recommendation to Council

May 5, 2026

Proposed Zoning Amendments – Basement Exception and Single-Detached Dwelling Floor Area Cap

Goal: We unleash the potential for great development that advances the interests of the community. Further limiting the maximum size of residential buildings is consistent with the Objective of “Practice environmental stewardship”.

Attachments:

None.

Report/Recommendation to Council

May 5, 2026

Proposed Zoning Amendments – Basement Exception and Single-Detached Dwelling Floor Area Cap

Report Approval Details

Document Title:	2026-05-05 RTC Proposed Zoning Bylaw Amendments (Basement Floor Area Exemption and Single-Detached Dwelling Floor Area Cap).docx
Attachments:	
Final Approval Date:	April 28, 2026

This document and all of its attachments were approved and signed as outlined below:

Esin Gozukara

Karen Elrick