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## **PLANNING BULLETIN**

### **Gross Floor Area Calculations**

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#### **Purpose:**

The purpose of this bulletin is to provide clarification on the calculating gross floor area in accordance with the RMOW Zoning and Parking Bylaw No. 303, 2015

#### **Definitions:**

In Part 2, “Interpretation” of RMOW Zoning and Parking Bylaw No. 303, 2015:

<b>Gross floor area</b>	means the total area of all floors in all buildings on a parcel, measured to the outside surface of the exterior walls of the building, including stairwells, basements, and cellars, but excluding areas specified in Section 26 of Part 5 (Bylaw No. 1992).
<b>Crawl space</b>	means any floor area having less than 1.5 metres of clearance between the underside of a roof or floor system above and a ground floor slab or ground surface below. (Bylaw No. 1992).
<b>Void space</b>	means any floor area having less than 1.5 metres of clearance between the underside of a ceiling, roof, or floor system above and the upper surface of a floor system below. (Bylaw No. 1992).
<b>In-ground basement floor area</b>	means that portion of the lower floor of a building, at least 50% of the exterior wall height of which is below the level of the finished ground adjoining the wall, and for this purpose wall height means the vertical distance from the level of the finished floor to the underside of the floor system above.

#### **Regulations:**

##### **Crawl Space and Void Space**

As per Part 5, “General Regulations”, Section 24.(1) of RMOW Zoning and Parking Bylaw No. 303, 2015:

In no case shall a “void space” be situated over “crawl space”.



**Gross Floor Area Exclusions:**

In Part 5, “General Regulations” of RMOW Zoning and Parking Bylaw No. 303, 2015:

**26.(1)** The following are excluded from the gross floor area calculations:

- (a) For detached dwelling and duplex dwelling buildings:
  - (i) Basement floor area in existence on May 12, 2012 having an elevation at least 1 meter below the average level of finished ground adjoining the exterior walls of the building, to a maximum of 125% of the floor area of the storey immediately above, and for this purpose the Municipality may require a building permit applicant to provide a statutory declaration as to the existence of basement floor area on May 12, 2012;
  - (ii) in-ground basement floor area to a maximum of 125% of the gross floor area of the storey immediately above;(Bylaw no. 2132.)
  - (iii) crawl spaces;
  - (iv) void spaces;
  - (v) parking areas;
  - (vi) elevators;
  - (vii) areas occupied by fixed machinery or equipment; and
  - (viii) exterior wall thickness in excess of 6” (152mm)

**Note:** Refer to RMOW – Planning Bulletin – P-01 - Gross Floor Area Exclusions for Detached and Duplex Dwellings – In-Ground Basement Floor Areas and Other Exclusions for more details regarding gross floor area exclusions.

*This information is provided for convenience only and is not in substitution of applicable RMOW Bylaws, Provincial or Federal Codes or laws. You are responsible in ensuring that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.*