



BYLAW 2024-43

BEING A BYLAW OF THE TOWN OF DIAMOND VALLEY IN THE PROVINCE OF ALBERTA, TO AMEND A BYLAW

WHEREAS pursuant to the *Municipal Government Act*, RSA 2000, Chapter M-26 as amended, a municipal council has authority to govern and the authority to pass bylaws respecting the municipality, including services provided by or on behalf of the municipality;

AND WHEREAS the Council of the Town of Diamond Valley has adopted Bylaw 2021-06, Land Use Bylaw (Black Diamond);

AND WHEREAS the Council of the Town of Diamond Valley deems it desirable to pass a bylaw to amend Bylaw 2021-06, Land Use Bylaw (Black Diamond);

THEREFORE, BE IT RESOLVED THAT the Council of the Town of Diamond Valley, duly assembled in Council Chambers in Diamond Valley, Alberta, enacts as follows:

1.0 AMENDMENTS

- 1.1 Land Use Bylaw 2021-06 is amended by adding Section 10.5.1 R-1N Single Detached Narrow Lot District, as defined below:
Section 10.5.1

(1) GENERAL PURPOSE

To establish a residential district that allows for narrow lot development. The district provides specific land use rules and architectural controls adopted to recognize a specific housing need and to allow the development of dwelling units on a narrow lot.

(2) PERMITTED USES

Accessory Buildings
Home Occupation, Minor
Single Detached Housing
Signs

(3) DISCRETIONARY USES

Accessory Suite
Bed and Breakfast Accommodations
Child Care Services
Home Occupation, Major
Manufactured Homes
Single Detached Housing, Moved On

(4) DEVELOPMENT REGULATIONS FOR PERMITTED AND DISCRETIONARY USES

- (a) Minimum Site Area 232m²
- (b) Minimum Site Width 7.5m
- (c) Minimum Yard Requirements for Principal Buildings on a Laned Site
 - i) Front Yard 4.5m without front drive garage
 - ii) Front yard 6.0m with front-drive garage
 - iii) Side Yard 1.2m

- iv) Side yard for lot abutting a public roadway other than a lane 3.0m
- v) Rear Yard 7.5m

(d) Minimum Yard Requirements For Principal Buildings On A Laneless Site

- i) All yards; Same as for laned sites except for the following:
- ii) One side yard adjacent to other lots; 3.0m if there is no attached garage

(e) Minimum Yard Requirements For Accessory Buildings

- i) Front Yard 6.0m
- ii) Rear Yard 10m & 7.6m wide lanes: 1m
6m wide lane: 2m
- iii) Side Yard (abutting a public roadway other than a lane) 3m; if garage entrance is from the lane; 6m if the garage entrance is from a public roadway other than a lane
- iv) Side yard adjacent to other lots; 1m
- v) For detached garages with vehicle doors flanking public roadway other than a lane; 6m

(f) Maximum Site Coverage

- i) Total of Principal and Accessory Buildings 60%
- ii) Principal Building 60%
- iii) Coverage of all accessory buildings on site can be equal to the total site coverage of the principal building, including decks, up to total site coverage of 60%

(g) Maximum Building Height

- i) Principal Building 9.1m
- ii) Accessory Building 4.9m

(h) Minimum Ground Floor Area

- i) Single Detached Dwelling 37.2m²
- ii) Bungalow, Bi-level, Split level 37.2m²
- iii) First Storey or Ground Floor of Two Storey Dwelling 37.2m²
- iv) Combined Total Area of Two Storey 74.4m²

(5) ADDITIONAL DEVELOPMENT REGULATIONS FOR PERMITTED AND DISCRETIONARY USES

The following regulations are found in the general development regulations and special land use provisions sections of this bylaw and may apply to developments in this district.

- **Accessory Buildings** shall be developed in accordance with Section 8.8 of this Bylaw.
- **Accessory Suites** shall be developed in accordance with Section 8.30 of this Bylaw.
- **Bed and Breakfast Accommodation** shall be developed in accordance with Section 9.4 of this Bylaw.
- **Child Care Services** shall be developed in accordance with Section 9.6 of this Bylaw.
- **Fencing, Retaining Walls and Corner Visibility Triangle** shall be developed in accordance with Section 8.11 of this Bylaw.
- **Home Occupation** shall be developed in accordance with Section 9.2 of this Bylaw.
- **Lands Adjacent to Slopes** shall be developed in accordance with Section 8.22 of this Bylaw.

- **Lands Subject to Flooding** shall be developed in accordance with Section 8.21 of this Bylaw.
 - **Landscaping** shall be developed in accordance with Section 8.13 of this Bylaw.
 - **Manufactured Housing** shall be developed in accordance with Section 8.9 of this Bylaw.
 - **Parking** shall be developed in accordance with Section 8.14 of this Bylaw.
 - **Projections into Yards** shall be in accordance with Section 8.5 of this Bylaw.
 - **Signs** shall be developed in accordance with Sections 8.24 and 8.25 of this Bylaw.
 - **Satellite Dish Antennas** shall be developed in accordance with Section 8.31 of this Bylaw.
 - **Special Setback Regulations** shall be provided in accordance with Section 8.3 of this Bylaw.
- 1.2 Land Use Bylaw 2021-06 is amended by adding at the end of section 8.9(1)(e), “except in the R-1N District, where the minimum home width is 5.1m”.
- 1.3 Land Use Bylaw 2021-06 is amended by replacing section 8.9(4)(h) in its entirety with:
“the main entrance must be located on the front elevation/facade, and visibly dominant, except in the R1-N District, which must have a main entrance located on the front or side elevation/facade. Emphasis of the main entrance may be achieved through elements such as covered porches, double doors, side lights, side windows, or other architectural elements to the satisfaction of the Development Officer.”
- 1.4 Section 11.2, Land Use Map of Land Use Bylaw 2021-06 is amended by redistricting Lot 2, Block 3, Plan 5503EH from CB, Central Business to R-1N, Residential Narrow Lot District as shown in the diagram below and forming part of this bylaw.



GENERAL PROVISIONS AND COMING INTO FORCE

- 1.5 If any term, clause or condition of this bylaw or the application thereof is found to be invalid or unenforceable, the remainder of this bylaw or application of such term, clause or condition shall not be affected and shall remain in force and effect.
- 1.6 Nothing in this bylaw relieves any person from compliance with any other bylaw or any applicable federal or provincial law, regulation or enactment.
- 1.7 In the event of a conflict between this bylaw and any other bylaw or any applicable federal or provincial law, regulation or enactment respecting public health and safety, the other bylaw, law, regulation or enactment shall prevail to the extent of the conflict.
- 1.8 This bylaw shall come into force and effect on the date of third and final reading.

READ A FIRST TIME on the 7th day of February, 2024

PUBLIC HEARING held on this 6th day of March, 2024

READ A SECOND TIME on the 6th day of March, 2024

READ A THIRD AND FINAL TIME on the 6th day of March, 2024



Mayor

Chief Administrative Officer