



BYLAW 2024-44

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 Land Use Bylaw 21-1114 (Turner Valley);

AND WHEREAS the Council of the Town of Diamond Valley deems it desirable to pass a bylaw to amend Land Use Bylaw 21-1114 (Turner Valley);

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

Land Use Bylaw 21-1114 is amended by:

1.1 Adding Section 6.6 Residential Detached Narrow Lot District (R-1N), as defined below:

6.6 RESIDENTIAL DETACHED NARROW LOT DISTRICT (R-1N) LAND USE RULES

6.6.1 PURPOSE & INTENT

The purpose and intent of this District is to allow for narrow lot residential development. The district provides specific land use rules and architectural controls adopted to recognize a specific housing need and allow the development of dwelling units on a narrow lot.

6.6.2 PERMITTED & DISCRETIONARY USES

6.6.2.1 Permitted Uses:

- Accessory Buildings
- Home Occupations – Minor
- Single Detached Dwellings

6.6.2.2 Discretionary Uses:

- Bed and Breakfast Accommodations
- Child Care Facilities
- Home Occupations – Major
- Secondary Suites

6.6.3 GENERAL REQUIREMENTS

In addition to the general land use provisions contained in Sections 4.0, 6.1, and 11.0, the following provisions as contained within this section will apply to every development in this District:

6.6.4 MINIMUM REQUIREMENTS

6.6.4.1 Area of Site:

- a) 232 m²

Elected Official Initial

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CAO Initial

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6.6.4.2 Width of Site:

- a) 7.5 m

6.6.4.3 Front Yard:

- a) Without a front drive garage: 4.5 m
- b) With a front drive garage: 6.0 m

6.6.4.4 Side Yards:**a) Principal Buildings:**

- i) Street side of a corner site: 3.0 m
- ii) Laneless site without attached garage: One side 3.0 m and the other 1.2 m
- iii) All other: 1.2 m

b) New Accessory Buildings containing a Secondary Suite:

- i) Street side of a corner site: 3.0 m
- ii) All other: 1.0 m

c) Other Accessory Buildings, including conversions of existing garages to a Secondary Suite:

- i) Street side of a corner site: 3.0 m
- ii) All other: 0.61 m

6.6.4.5 Rear Yards:**a) Principal Buildings:**

- i) Laned sites: 7.5 m
- ii) Laneless sites: 6.0 m

b) Decks and Balconies:

- i) Laned sites: 3.0 m
- ii) Laneless sites: 4.0 m

c) New Accessory Buildings containing a Secondary Suite:

- i) 10 m and 7.6 m wide lanes: 1.0 m
- ii) 6 m wide lanes: 2.0 m

d) Other Accessory Buildings, including conversions of existing garages to a Secondary Suite:

- i) 10 m and 7.6 m wide lanes: 1.0 m
- ii) 6 m wide lanes: 2.0 m

6.6.4.6 Garages:

- a) Notwithstanding sections 6.6.4.3, 6.6.4.4, and 6.6.4.5, the setback to the entrance wall of a garage, or the line that extends vertically down from the roofline of a carport: 6.0 m

6.6.4.7 Habitable Floor Area:

- a) Single Detached Dwellings: 37.2 m²

6.6.5 MAXIMUM LIMITS**6.6.5.1 Coverage of Site:**

- a) All buildings together, including accessory buildings: 60%
- b) Principal Building: 60%
- c) Coverage of all Accessory Buildings can be equal to the total site coverage of the principal building, including decks

6.6.5.2 Height of Buildings:

- a) Principal Buildings: 10 m
- b) Accessory Buildings containing a Secondary Suite: 9.1 m
- c) Other Accessory Buildings: 6.0 m

6.6.5.3 Residential Buildings on Same Site:

- a) One (1) principal dwelling and one secondary suite

6.6.6 SPECIAL REQUIREMENTS**6.6.6.1 Secondary Suites**

- a) Secondary Suites in Accessory Buildings must be on laned parcels.

6.6.6.2 Accessory Buildings

- a) The roof design and pitch of any accessory building over 10.0m² must be similar in design, pitch, materials, and colour to that of the Principal Building.

1.2 Adding “Residential Detached Narrow Lot District (R-1N)” to the list of districts in section 5.2 – Districts, after “Residential Rural District (RR)”;

1.3 Adding a dash (-) in section 5.2 – Districts amending R1 to read R-1;

1.4 Adding the following to Part 6 – Land Use Districts Residential, under section 6.0 – Residential Districts, after “Residential Rural District (RR)”:

6.6 Residential Detached Narrow Lot District (R-1N) Land Use Rules**6.6.1 Purpose & Intent****6.6.2 List of Permitted & Discretionary Uses****6.6.3 General Requirements****6.6.4 Minimum Requirements****6.6.5 Maximum Limits****6.6.6 Special Requirements**

1.5 Section 6.1.7.2(c) be replaced in its entirety with: “Not exceed 80% of gross floor area of exiting principal dwelling.”

1.6 Rerumber the Land Use Bylaw pages as appropriate.

2.0 GENERAL PROVISIONS AND COMING INTO FORCE

2.1 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.

2.2 Nothing in this bylaw relieves any person from compliance with any other bylaw or any applicable federal or provincial law, regulation or enactment.

- 2.3 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.
- 2.4 This bylaw shall come into force and effect on the date of third and final reading.

READ A FIRST TIME on the 5th day of June, 2024

PUBLIC HEARING held on the 17th day of July, 2024

READ A SECOND TIME on the 17th day of July, 2024

READ A THIRD AND FINAL TIME on the 17th day of July, 2024



Mayor

Chief Administrative Officer