

It is recommended that for the purposes of considering development applications to rebuild a dwelling and/or accessory buildings destroyed by the Fort McMurray wildfire in May, 2016 in those areas of Abasand, Beacon Hill and Waterways, the development officer shall, subject to paragraph 8:

1. In the case of lands zoned R-1 – consider applications for a single detached dwelling and/or an accessory building to be as if those uses were permitted uses and to process the development application having regard to all other reasonable and necessary development considerations but without regard to the proposed use, it being the expressed intention that if the development officer would grant the development application if the proposed use was a permitted use then the development officer should grant the development application.
2. In the case of lands zoned R-2 – consider applications for a single detached dwelling, semi-detached dwelling, duplex and/or an accessory building to be as if those uses were permitted uses and to process the development application having regard to all other reasonable and necessary development considerations but without regard to the proposed use, it being the expressed intention that if the development officer would grant the development application if the proposed use was a permitted use then the development officer should grant the development application.
3. In the case of lands zoned R-3 – consider applications for a single detached dwelling, semi-detached dwelling, townhouse, triplex, fourplex, cluster housing and/or an accessory building to be as if those uses were permitted uses and to process the development application having regard to all other reasonable and necessary development considerations but without regard to the proposed use, it being the expressed intention that if the development officer would grant the development application if the proposed use was a permitted use then the development officer should grant the development application.
4. In the case of lands zoned R-1P – consider applications for a single detached dwelling, semi-detached dwelling, townhouse, duplex and/or an accessory building to be as if those uses were permitted uses and to process the development application having regard to all other reasonable and necessary development considerations but without regard to the proposed use, it being the expressed intention that if the development officer would grant the development application if the proposed use was a permitted use then the development officer should grant the development application.
5. In the case of lands zoned R-1M – consider applications for a single detached dwelling, manufactured home and/or an accessory building to be as if those uses were permitted uses and to process the development application having regard to all other reasonable and necessary development considerations but without regard to the proposed use, it being the expressed intention that if the development officer would grant the development application if the proposed use was a permitted use then the development officer should grant the development application.
6. In the case of lands zoned R-MH – consider applications for a manufactured home and/or an accessory building to be as if those uses were permitted uses and to process the development application having regard to all other reasonable and necessary development considerations but without regard to the proposed use, it being the expressed intention that if the development officer would grant the development application if the proposed use was a permitted use then the development officer should grant the development application.
7. In the case of lands zoned R-1S – consider applications for a single detached dwelling, semi-detached dwelling, duplex and/or an accessory building to be as if those uses were permitted uses and to process the development application having regard to all other reasonable and necessary development considerations but without regard to the proposed use, it being the expressed intention that if the development officer would grant the development application if the proposed use was a permitted use then the development officer should grant the development application.

8. Provided however, In the event that a proposed development is for lands where the dwelling previously situated on those lands was connected to a dwelling on the lands immediately adjacent to those lands and no development application has been granted with respect to those adjacent lands and no development application is being made at that time for the development of a dwelling on those adjacent lands then:
 - a. If, and only if, the adjacent lands are a Narrow Lot then the proposed development shall not be considered as if it were a “permitted use” unless the proposed development contemplates a development of a dwelling which would allow for the development of a dwelling on the adjacent lands to be developed as a duplex and/or semi-attached dwelling to the proposed development or, there is an immediately adjacent lot for which the development application to rebuild has not yet been granted and is not yet pending. It being the expressed intention Narrow Lot owners must have the opportunity to rebuild their properties as duplexes.