



Wood Buffalo Recovery Committee

Jubilee Centre Council Chamber
9909 Franklin Avenue, Fort McMurray

Wednesday, August 31, 2016
6:00 p.m.

Agenda

Call To Order

Adoption of Agenda

Minutes of Previous Meetings

1. Minutes of Wood Buffalo Recovery Committee Meeting - August 24, 2016

Presentations

2. Terry Cooper, Abasand Rebuild Committee

New and Unfinished Business

3. Update on Interim Housing
4. Abasand and Beacon Hill Green Home Phase 1 Re-entry Orientation
5. Sub-Committee Reports
6. Wildfire Recovery Team Update

Adjournment

Unapproved Minutes of a Meeting of the Wood Buffalo Recovery Committee held in the Council Chamber at the Municipal Offices in Fort McMurray, Alberta, on Wednesday, August 24, 2016, commencing at 6:00 p.m.

Present: J. Bancarz, Chair
S. Germain, Councillor
M. Giles
M. Hodson
K. Jenkins
K. McGrath, Councillor
A. Vinni, Councillor

Absent: M. Farrington, Vice-Chair
K. Fleury

Administration: J. Brown, Supervisor, Legislative Services
A. Rogers, Senior Legislative Officer
D. Soucy, Legislative Officer

Call To Order

Chair J. Bancarz called the meeting to order at 6:05 p.m. and extended regrets on behalf of M. Farrington and K. Fleury.

Adoption of Agenda

Moved by M. Giles that the Agenda be adopted as presented.
CARRIED UNANIMOUSLY

Minutes of Previous Meetings

1. Minutes of Wood Buffalo Recovery Committee Meeting - August 17, 2016

Moved by K. Jenkins that the minutes of the Wood Buffalo Recovery Committee Meeting held on August 17, 2016 be approved as presented.
CARRIED UNANIMOUSLY

New and Unfinished Business

2. Taxation Matter
(6:08 p.m. – 6:57 p.m.)

Marc Fortais, Recovery Task Force, and Philip Schofield, Director, Assessment and Taxation, presented options on providing tax relief to residents who have been displaced from their homes due to the May 2016 wildfire, as well as the potential impact to tax revenue of the proposed options. M. Fortais also noted that discussions are on-going with the Government of Alberta regarding the potential for a similar tax relief in relation to the education tax levy, which would further reduce the tax burden on affected residents.

J. Paul McLeod, resident, spoke in support of providing tax relief to displaced residents.

M. Giles put the following motion forward for consideration:

“THAT it be recommended that Council use its authority under s. 347 of the Municipal Government Act to cancel the municipal portion of property taxes payable for 2016 on residential properties, in accordance with the following:

1. For all residential properties that were required to be evacuated due to the wildfire: cancellation of 1/12 of the tax (the “base tax cancellation amount”);
2. For every residential property that was not allowed to be re-occupied after general re-entry in the first week of June due to actions taken pursuant to recommendations of the Chief Medical Officer of Health: cancellation of the base tax cancellation amount plus cancellation of an additional amount representing the pro-rated daily amount of the whole municipal portion of tax multiplied by the number of days in 2016 commencing June 1, 2016 that the property in question was not allowed to be re-occupied;
3. For every residential property that became uninhabitable because it was destroyed or irreparably damaged by the wildfire: cancellation of the base tax cancellation amount plus cancellation of an additional amount representing the pro-rated daily amount of the whole municipal portion of tax other than that portion attributable to the land only, multiplied by the number of days from June 1, 2016 until the first to occur of:
 - (a) completion of reconstruction of the residence on the property,
 - (b) sale of the property to a new owner, or
 - (c) the end of the calendar year 2016.”

Point of Order

Councillor A. Vinni called a Point of Order on the timing of allowing delegations from the floor. Chair J. Bancarz overruled the point of order citing that the call for delegations from the floor was after the presentation from Administration but prior to M. Giles presenting the motion.

J. Paul McLeod, resident, spoke in support of the motion put forward, noting that many homes would not be rebuilt by the end of 2016.

Moved by Councillor S. Germain that the proposed motion be amended by adding the following sections:

4. That the Government of Alberta be requested to remove the education tax levy to be consistent with the cancelled portion of municipal property taxes identified in sections 1 through 3 of this motion; and
5. That an application be made to the Government of Alberta for funding support to offset the cancelled portion of municipal property taxes.

CARRIED

For: S. Germain, M. Giles, M. Hodson,
K. Jenkins, K. McGrath, A. Vinni

Opposed: J. Bancarz

Voting then occurred on the individual provisions of the original motion, as amended.

Moved by M. Giles that it be recommended that Council use its authority under s. 347 of the Municipal Government Act to cancel the municipal portion of property taxes payable for 2016 on residential properties, in accordance with the following:

1. For all residential properties that were required to be evacuated due to the wildfire: cancellation of 1/12 of the tax (the “base tax cancellation amount”);

CARRIED

For: J. Bancarz, S. Germain, M. Giles,
K. McGrath, A. Vinni

Opposed: M. Hodson, K. Jenkins

Moved by M. Giles that the Recovery Committee recommends that Council use its authority under s. 347 of the *Municipal Government Act* to cancel the municipal portion of property taxes payable for 2016 on residential properties, in accordance with the following:

2. For every residential property that was not allowed to be re-occupied after general re-entry in the first week of June due to actions taken pursuant to recommendations of the Chief Medical Officer of Health: cancellation of the base tax cancellation amount plus cancellation of an additional amount representing the pro-rated daily amount of the whole municipal portion of tax multiplied by the number of days in 2016 commencing June 1, 2016 that the property in question was not allowed to be re-occupied.

CARRIED UNANIMOUSLY

Moved by M. Giles that it be recommended that Council use its authority under s. 347 of the Municipal Government Act to cancel the municipal portion of property taxes payable for 2016 on residential properties, in accordance with the following:

3. For every residential property that became uninhabitable because it was destroyed or irreparably damaged by the wildfire: cancellation of the base tax cancellation amount plus cancellation of an additional amount representing the pro-rated daily amount of the whole municipal portion of tax other than that portion attributable to the land only, multiplied by the number of days from June 1, 2016 until the first to occur of:

(a) completion of reconstruction of the residence on the property,

(b) sale of the property to a new owner, or

(c) the end of the calendar year 2016.”

CARRIED UNANIMOUSLY

Moved by M. Giles that it be recommended that Council use its authority under s. 347 of the Municipal Government Act to cancel the municipal portion of property taxes payable for 2016 on residential properties, in accordance with the following:

4. That the Government of Alberta be requested to remove the education tax levy to be consistent with the cancelled portion of municipal property taxes identified in sections 1 through 3 of this motion.

CARRIED UNANIMOUSLY

Moved by M. Giles that it be recommended that Council use its authority under s. 347 of the Municipal Government Act to cancel the municipal portion of property taxes payable for 2016 on residential properties, in accordance with the following:

5. That an application be made to the Government of Alberta for funding support to offset the cancelled portion of municipal property taxes.

CARRIED

For: S. Germain, M. Giles, M. Hodson,
K. Jenkins, K. McGrath, A. Vinni

Opposed: J. Bancarz

3. Transitional Housing Update

(6:58 p.m. – 7:13 p.m.)

Erin O'Neill, Recovery Branch Lead, provided an update on the request submitted in July to the Government of Alberta for interim, pet-friendly housing units with three or more bedrooms that would be made available to residents affected by the wildfire, noting that more information on the provision of interim housing and the detailed results from the housing needs survey conducted by the Red Cross were expected by the end of August.

Exit and Return:

Councillor K. McGrath exited the Chamber at 7:00 and returned at 7:13 p.m.

4. Sub-Committee Reports

(7:14 p.m. – 7:25 p.m.)

Community Engagement Sub-Committee - Kim Jenkins, Chair, and Sarah Murrant, Manager, Stakeholder Relations, provided an overview of the community engagements to date and the plan for future engagements to address specific issues. The feedback from these engagements will help guide the Committee's dialogues and recommendations.

Exit and Return:

Councillor S. Germain exited the Chamber at 7:14 and returned at 7:15 p.m.

5. Wildfire Recovery Team Update
(7:25 p.m. – 7:28 p.m.)

Dana Woodworth, Interim Recovery Team Leader, provided an update on the Recovery Task Force activities, which included green home re-entry plans, interim housing, long-term planning and budgeting.

Adjournment

As all scheduled business matters had been concluded, Chair J. Bancarz declared the meeting adjourned at 7:28 p.m.

Chair

Chief Legislative Officer

R1S Zoning Proposal

Rebuilding Abasand Heights

Overview

This document was prepared by the Rebuild Abasand Committee, a group of Abasand residents, to explore rebuild options in the patio home district of Abasand South, referred to as Abasand Heights in the publicly available planning documents (SPIN 2 - Alberta Land Titles Spatial Information System). We are seeking generic solutions that could apply to a large number of lots in Abasand Heights, for residents who wish to build something other than a patio home.

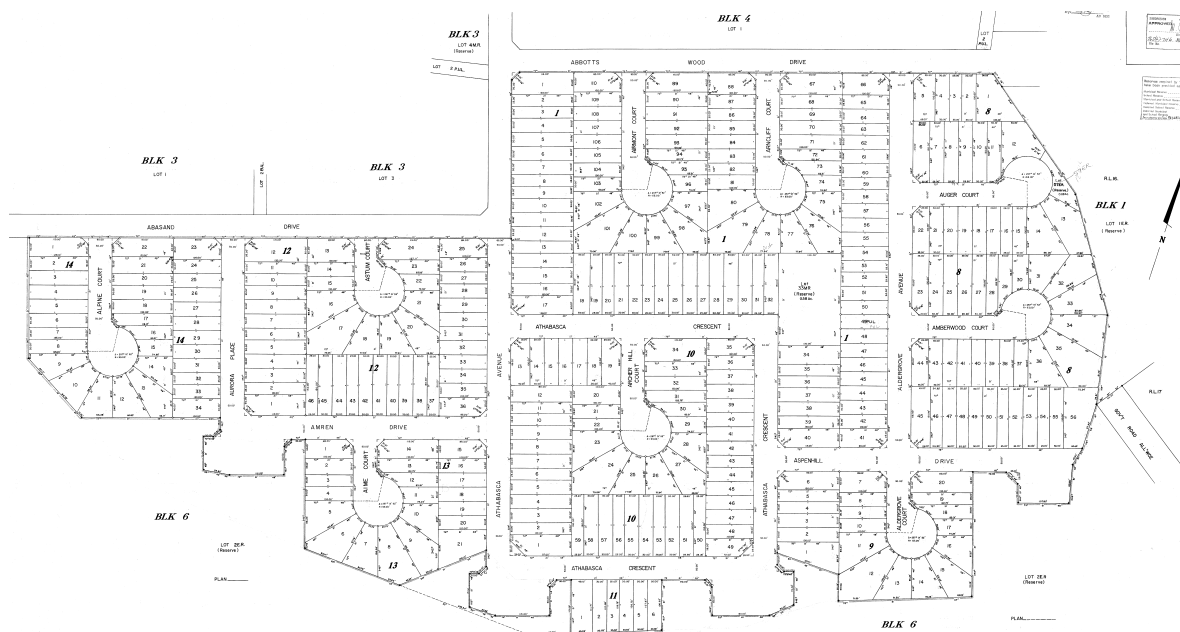


FIGURE 1 - PLAN OF ABASAND HEIGHTS (SPIN 2)

Figure 1 shows an overview of Abasand Heights, where patio homes are the predominant form of housing. There are only a small number of variations on lot sizes in the area:

- **shallow lots:** 100 ft depth; 25 ft or 30 ft wide
- **deep lots:** 130 ft depth; 25 ft or 30 ft wide
- **corner lots:** irregular rectangular lots with a small triangular parcel excised at street corner
- **pie-shaped lots:** irregular lots in round portion of courts

There are a few oddly-sized lots with dimensions that deviate from these four categories (for example, 35 ft-wide lots, 25.2 ft-wide lots), but for the sake of this discussion, they can be placed into one of the four general categories shown above.

This document attempts to determine the maximum footprint that new detached or duplex houses could occupy on destroyed patio home lots.

R1S Zoning Rules

The Regional Municipality of Wood Buffalo Land Use Bylaw (99/059) describes zoning rules for small single-family residential lots (R1S). In Abasand Heights, R1S zoning is referred to as “discretionary use”. This means that any building plan proposed for a lot must be assessed individually by the Planning and Development department of the RMWB. There is no type of dwelling that falls under the “permitted use” designation.

The R1S zoning rules and the development of patio homes in the area are intimately linked: patio homes satisfy all R1S zoning regulations by definition, and are not the subject of this document. Owners choosing to rebuild patio homes as they existed prior to the fire should have no issue with zoning.

The issue addressed here deals with the construction of detached and duplex homes with attached, front-facing garages on destroyed patio home lots. Please note that triplexes and four-plexes, in any style other than the old patio format, are not likely to satisfy zoning rules as set out in Bylaw 99/059 and are not considered here (this is due to the requirement for side yards); triplexes and four-plexes with front-facing garages are governed by R2 zoning, and a rezoning application might be required to build such structures in Abasand Heights. This is not an impossible situation, but obtaining a building permit may be more challenging.

Of interest here are the site provisions, which establish minimum clearances around the building and areal restrictions. The relevant numerical values for houses with attached garages at the front of the property are summarized in the following table:

TABLE 1 - R1S ZONING CONSTRAINTS (FRONT GARAGE HOUSES)

Parameter	Constraint		
Dimension Restrictions	Minimum Value (metric)	Minimum Value (feet)	Variable
Front Yard	9.0	29.5	Y _F
Rear Yard	4.6	15.1	Y _R
Side yard (interior)	1.2	3.9	S _L , S _R
Side yard (exterior)	3.0	9.8	S _L , S _R
Lot width (duplex)	7.6	24.9	W
Lot width (detached)	9.0	29.5	W
Area Restrictions	Relative to lot area		
Building Coverage	< 45%		
Landscaping	> 30%		

The following sections discuss various scenarios in increasing degree of complexity.

Discussion - Regular Interior Lots

In attempting to solve the rebuild problem, we need to be aware that the issue cannot be resolved by considering lots in isolation. The size of adjacent lots will, under many circumstances, constrain rebuild options. A quick scan of Figure 1 reveals a few frequently-occurring patterns for interior lots (these are lots that are not on a corner or in the rounded portion of a court). The four patterns are summarized in Figure 2, which shows possible combinations of adjacent lot widths (shown in white shading) that homeowners would encounter relative to their own lots (shown in grey shading). Note: These patterns occur for both shallow and deep lots.

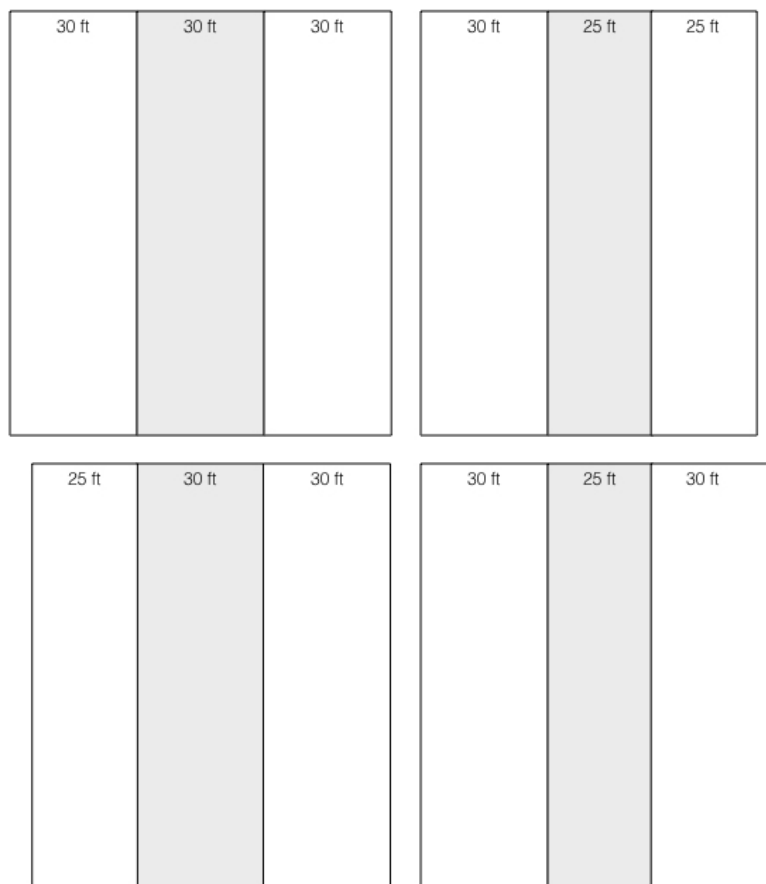


FIGURE 2 - Neighbour Configurations For Interior Lots - Grey-Shaded Lot Is House Of Interest. Whether A Narrow Or Wide Lot, The Width Of Adjacent Lots (White) Is Limited To The Situations Shown.

The existing R1S zoning provisions constrain narrow-lot owners to a duplex (or patio home) rebuild; narrow lot owners should have the option to enter a duplex rebuild arrangement with either a narrow- or wide-lot neighbour, or a patio-home rebuild with multiple adjacent neighbours. Wide-lot owners may have the option of rebuilding a detached home, especially if both neighbouring lots are wide.

Determining the Maximum Footprint of a House - Interior Lots

Figure 3 shows how the various lot measurements are related (shed and driveway footprints are not shown for clarity). A home with a front-facing garage on an interior lot is subject to front- and rear-yard restrictions (Y_F , Y_R), as well as two side-yard restrictions (S_L , S_R) given above. The area restrictions for building coverage and greenspace also constrain the overall size of the house, garage, driveway, and shed. To simplify matters, we will assume that all houses will feature a standard 10 ft x 12 ft garden shed, and a 12 ft-wide driveway equal in depth to the front-yard depth, Y_F . The calculations shown here establish the maximum rectangular envelope of the house, W_H and D_H , allowed on the lot by zoning provisions, irrespective of the chosen plan (i.e. any chosen plan, *house and garage*, must fit within the rectangular envelope shown in grey in the figure below). The actual square footage of the living space in the house will be a fraction of this overall footprint.

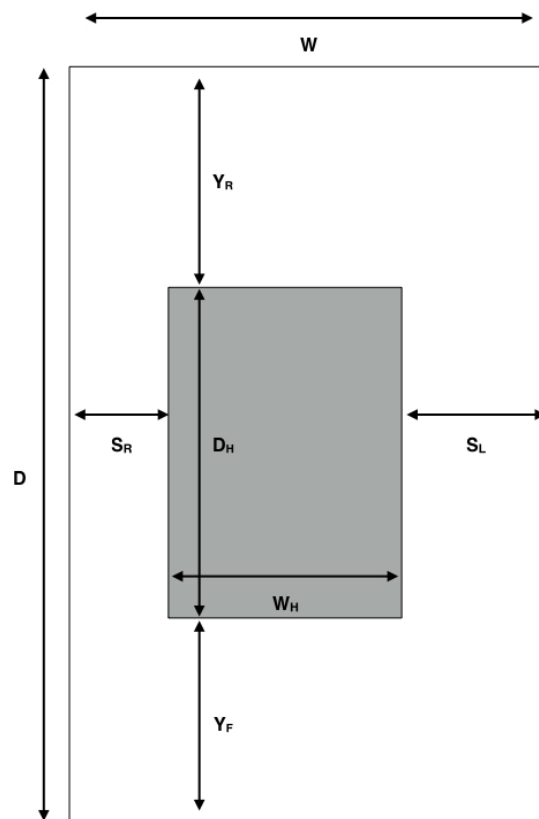


FIGURE 3 - HOUSE FOOTPRINT

We want to solve for the two unknowns, W_H and D_H , the maximum width and depth of the house/garage footprint based on the dimensions of the lot (W , D), the front and rear yard clearances (Y_F , Y_R) and the side yard restrictions (S_L , S_R). The approach adopted to determine W_H and D_H begins by calculating the maximum house width from the lot width and the minimum side yard dimensions:

$$W_H = W - (S_R + S_L)$$

The maximum depth of the house, D_H , could similarly be computed using lot depth,

$$D_H = D - (Y_F + Y_R)$$

but this could produce a house footprint that exceeds the area constraint:

$$W_H \times D_H + W_S \times D_S \leq 0.45 W \times H$$

where $W_S \times D_S$, the area of the shed, is taken to be 120 sq ft. The area constraint can also be used to obtain the maximum house depth, given W_H . The correct value for D_H is then the *smallest* of these two estimates.

Finally, the width and depth of the house, driveway, and shed must also satisfy the green space constraint, which can be computed from the yard areas and a standard 12 ft-wide driveway (formula not shown here). The green area requirement is used as a check that the house footprint is appropriate. If it isn't, D_H can be reduced until the greenspace constraint is satisfied. The following table lists the results of these calculations for detached homes and duplexes. The footprint for a duplex is obtained by reducing one side yard to zero (this calculation also works for the zero-clearance option discussed later). The **adjusted yard depth** is derived from the final value of house depth, assuming that all houses are built to the minimum front yard value, Y_F .

TABLE 2 - MAXIMUM HOUSE ENVELOPE - INTERIOR LOTS

	Lot Constraints						House Envelope		Adjusted Yard Depth	Area	
Type	W	D	Y _F	Y _R	S _L	S _R	W _H	D _H	Y _R	A _{Build}	A _{Green}
	Detached Home										
Narrow/Shallow	25	100	29.5	15.1	3.9	3.9	17.1	55.4	15.1	0.43	0.43
Narrow/Deep	25	130	29.5	15.1	3.9	3.9	17.1	78.4	22.1	0.45	0.44
Wide/Shallow	30	100	29.5	15.1	3.9	3.9	22.1	55.4	15.1	0.45	0.43
Wide/Deep	30	130	29.5	15.1	3.9	3.9	22.1	73.9	26.6	0.45	0.46
	Duplex Home										
Narrow/Shallow	25	100	29.5	15.1	3.9	0.0	21.1	47.7	22.8	0.45	0.41
Narrow/Deep	25	130	29.5	15.1	3.9	0.0	21.1	63.7	36.7	0.45	0.44
Wide/Shallow	30	100	29.5	15.1	3.9	0.0	26.1	47.2	23.3	0.45	0.43
Wide/Deep	30	130	29.5	15.1	3.9	0.0	26.1	62.7	37.7	0.45	0.46

The maximum width of a home, W_H , should be treated as an absolute maximum, and a safety factor of 0.5 to 1 foot should be deducted from this value to determine the actual maximum width of the house. For this reason (regardless of zoning), a detached home on a narrow lot would produce an unacceptably low safe maximum width of 16 ft.

Discussion - Corner and Pie-shaped Lots

Corner lots tend to be larger than interior lots, and should therefore be able to consider a detached-home rebuild, as well as all other options. The size of the detached and duplex house footprint will be very close to the wide/deep and wide/shallow lot results shown in the above section.

The pie-shaped lots in the rounded portion of courts are much more complex to deal with, as outlined in Regional Municipality of Wood Buffalo Land Use Bylaw (99/059). However, since many of these houses are already detached, or true duplexes, the status quo should apply in most instances.

Discussion - Deferred Rebuilds

Complications begin when duplex or patio home neighbours choose to rebuild at different times. Hopefully, negotiations between neighbours can resolve the issue so that coordinated rebuilds can take place. If this is not possible, then the zero-clearance option described below is available, allowing half of a duplex to be built immediately and the other half built later.

Discussion - Vacant/Abandoned Lots

The most difficult case to deal with concerns rebuilding when a neighbour has declared their intention to leave a lot vacant and undeveloped (presumably for sale at some undetermined future time). There are a few scenarios that involve the size of the vacant and adjacent lot.

Vacant Wide Lot

If a wide lot is left vacant during a rebuild, then this lot could be effectively ignored during the rebuild since a detached home option is possible for the future owner. Lot owners on either side should be free to pursue detached or duplex options with their other neighbour, as the situation dictates.

Vacant Narrow Lot

If a narrow lot is left vacant during a rebuild, it cannot be ignored since it must eventually become half of a duplex, or one unit in a patio home group. One of the adjacent lots must enter into a zero-lot arrangement, where the rebuild goes right to the property line of the vacant lot (with all fire and building code requirements satisfied) allowing for the future owner to build the remaining half of a duplex. This scenario is far from ideal, leaving an unsightly “half house” to occupy the rebuilt lot for an unspecified amount of time. How such an arrangement would be negotiated is unknown.

To better assess whether this problem is a serious one, we need to assess the status of the rebuild stage as it actually exists in Abasand Heights. The next section attempts to quantify the problem.

A Snapshot of Abasand Heights

R1S Homes

As of this writing (August 28, 2016), the demolition phase of the rebuilding of Abasand Heights is well under way. A survey of the area, with a tally of lots, will help predict how complicated rebuild issues will be. The tables below show that, at this stage, almost every street counts at least one untouched lot. Of the completed lots, most feature a crater, which is an indication that the owners may be considering a fall rebuild. If this is indicative of a trend that most Abasand residents want to see a fall rebuild, we clearly have a problem that needs to be addressed on an urgent basis. (The overall counts should be taken with a 10% uncertainty due to counting errors.)

TABLE 3 - SURVEY OF DEMOLITION WORK - ABASAND HEIGHTS

Street	Status of Demolition					Totals	
	Standing Home	Untouched	Metal Removal	Ash Removal	Crater or Backfill	Count	Actual
	East of Athabasca Avenue						
Athabasca Avenue	12	10	0	22	4	48	48
Athabasca Cr South	6	4	0	3	3	16	16
Athabasca Cr East	0	4	3	19	2	28	28
Athabasca Cr North	0	6	4	8	4	22	22
Archer Hill Court	0	2	1	10	2	15	15
Aspenhill Drive	0	1	0	10	1	12	12
Aldergrove Court	0	4	0	9	1	14	14
Aldergrove Avenue	0	9	0	11	5	25	25
Amberwood Court	0	4	0	13	5	22	22
Auger Court	0	7	0	9	1	17	17
Arncliffe Court	0	6	0	16	0	22	22
Airmont Court	0	0	1	20	1	22	22
Abbotswood South	0	0	0	5	0	5	5
	West of Athabasca Avenue						
Aime Court	6	1	0	7	0	14	14
Amren Drive	10	0	0	0	0	10	10
Astum Court	12	0	0	0	0	12	12

August 30, 2016

Street	Status of Demolition					Totals	
	Standing Home	Untouched	Metal Removal	Ash Removal	Crater or Backfill	Count	Actual
Aurora Place	24	0	0	0	0	24	24
Alpine Court	8	1	0	13	0	22	22
Totals	78	59	9	175	29	350	350

R1 Homes - Arsenault Area

TABLE 4 - SURVEY OF DEMOLITION WORK - ABASAND HEIGHTS

Street	Status of Demolition					Totals	
	Standing Home	Untouched	Metal Removal	Ash Removal	Crater or Backfill	Count	Actual
Adrian Cr	0	4	0	6	7	17	17
Arseneault Cr East	0	4	0	7	3	14	14
Arseneault Cove	0	3	0	5	1	9	9
Arseneault Cr North	7	2	1	4	2	16	16
Arseneault Cr West	0	4	0	7	5	16	16
Arseneault Cr South	0	7	0	7	5	19	19
Totals	7	24	1	36	23	91	91

Lot Maps - Status of Demolition Work

The two maps show the status of each lot from which weekly counts are derived. The lots that remain untouched show up clearly as red dots, and this information could be used to pro-actively organize demolition. At this time, there appears to be no reason to wait for the September 30 deadline to proceed with RMWB-ordered demolition work. The lots with red stars are narrow lots.

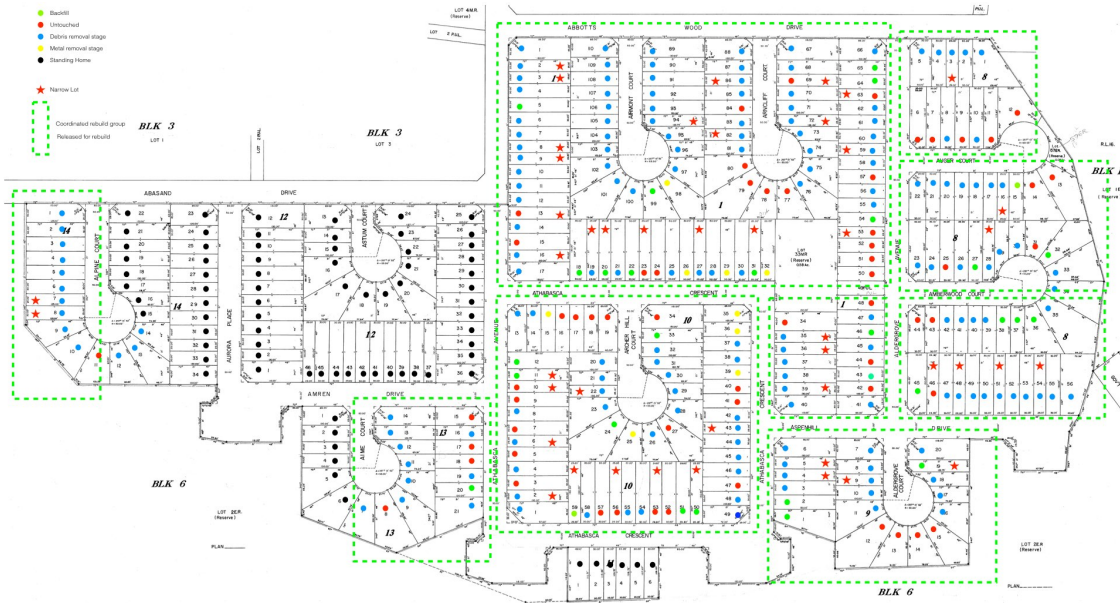


FIGURE 3 - STATUS OF PROPERTIES IN PATIO HOME DISTRICT AS OF AUGUST 28



FIGURE 4 - STATUS OF PROPERTIES IN ARSENAULT CRESCENT DISTRICT AS OF AUGUST 28

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.

Part 6 Land Use Districts

93. R1 Single Detached Residential District

93.1 Purpose

The purpose of this District is to provide for low density residential development in the form of single detached dwellings in the Urban Service Area.

93.2 Permitted Uses*

The following are permitted uses:

Accessory Building
Home Occupation
Park
Public Utility
Satellite Dish Antenna
Single Detached Dwelling

*** The uses listed as Permitted Uses apply only to those areas of the Regional Municipality of Wood Buffalo which lie outside of the Urban Service Area or those areas within the Urban Service Area to the North and West of the Athabasca River. In those parts of the Urban Service Area to the South and East of the Athabasca River all uses listed as Permitted Uses under this section shall be considered Discretionary Uses – Development Officer and shall not be considered as Permitted Uses. (Bylaw No. 07/036)**

93.3 Discretionary Uses - Development Officer

The following are discretionary uses that may be approved by the Development Officer:

Amateur Radio Antenna
Bed and Breakfast Establishment
Home Business
Project Accommodation (Bylaw No. 06/001)
Public Use
Religious Assembly
Residential Sales Centre (dwelling based or portable) (Bylaw No. 01/043)
Visiting Students Supervised Housing Unit