

## **CHARTER BYLAW 20419**

### **To allow opportunities for education services on a developed site, Gagnon Estate Industrial**

#### **Purpose**

Rezoning from the (IB) Industrial Business Zone to a (DC2) Site Specific Development Control Provision; located at 14904 - 123 Avenue NW, Gagnon Estate Industrial.

#### **Readings**

Charter Bylaw 20419 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree that Charter Bylaw 20419 be considered for third reading.

#### **Advertising and Signing**

This Charter Bylaw was advertised in the Edmonton Journal on February 24, 2023, and March 4, 2023. The Charter Bylaw can be passed following third reading.

#### **Position of Administration**

Administration supports this proposed Charter Bylaw.

#### **Report**

Charter Bylaw 20419 proposes to rezone a site at the southeastern edge of the Gagnon Estate Industrial area from the (IB) Industrial Business Zone to a (DC2) Site Specific Development Control Provision. The DC2 will allow for the existing regulations of the IB Zone to be carried forward while providing opportunities for the operation of Public Education Services or Private Education Services. There is an associated Resolution to the Northwest Industrial Area Outline Plan.

All comments from civic departments or utility agencies regarding this proposal have been addressed.

#### **Community Insights**

Pre-notification was sent to surrounding property owners on October 19, 2022 and Advance Notice was sent to surrounding property owners on December 2, 2022. No responses were received.

# **CHARTER BYLAW 20419**

## **Attachments**

1. Charter Bylaw 20419
2. Administration Report (attached to item 3.16 - Amendment to the Northwest Industrial Area Outline Plan)