

Overview	
Proposal	Consumer's Cooperative Refinery Limited (Applicant & Landowner) proposes to develop a temporary work camp (Work Camp), consisting of 510 beds, at 1102 N Fleet Street (Subject Property), which is zoned IH – Industrial Heavy.
Additional Information	The Subject Property forms part of the Co-op Refinery Complex, which is a petrochemical refining and upgrading facility. Per the Zoning Bylaw, work camps exceeding 20 beds must be reviewed through the Discretionary Use procedure and approved by City Council. The Discretionary Use procedure allows the Decision Authority to consider proposed developments on a case-by-case basis, factoring in overall “fit” and compatibility with surrounding land-use and roadways, etc., as well as public input. The location and surrounding land-use context is shown on the attached maps. Notable lands include the City of Regina Yard Waste Depot to the east, and other industrial and transportation land uses to the northwest. Fleet Street and McDonald Street are classified as collector and arterial roadways, respectively.
Process	
Review / Decision	Following the public and technical review process, which is currently underway, the Administration will submit a report to the Decision Authority, which will include a summary of the public comments, as well as Administration’s recommendation. The Decision authority respecting this Discretionary Use application is the Regina City Council. Applications directed to Council will first be considered by the Regina Planning Commission (RPC) who will then provide a recommendation to Council. Both the RPC and Council meetings are open to the public; therefore, you may attend these meetings and view the deliberation or speak directly to the RPC or Council. Please refer to the attached Application Review Process summary. If you wish to be kept informed about the date and time of these meetings, be sure to give the City your contact information.
Updates	Visit Regina.ca/ProposedDevelopment for updates on this application.
Contact	Vanessa Berg, City Planner I Planning & Development Services ProposedDevelopment@regina.ca / 306-777-7000

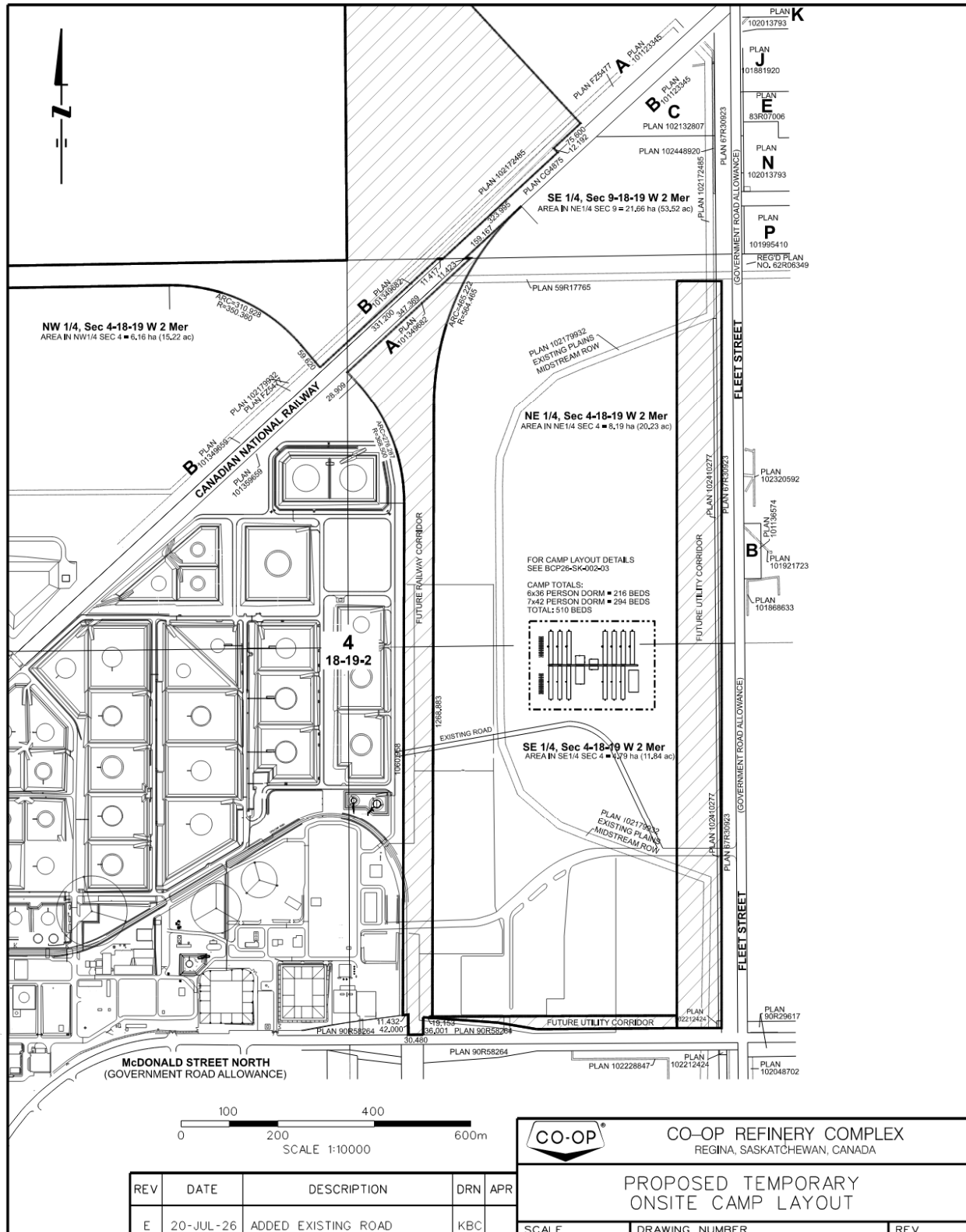
Appendix A - Location



Appendix B – Zoning



Appendix C.1 – Site Plan



CAMP TOTALS:
 • 6x36 PERSON DORM = 216 BEDS
 • 7x42 PERSON DORM = 294 BEDS
 TOTAL: 510 BEDS

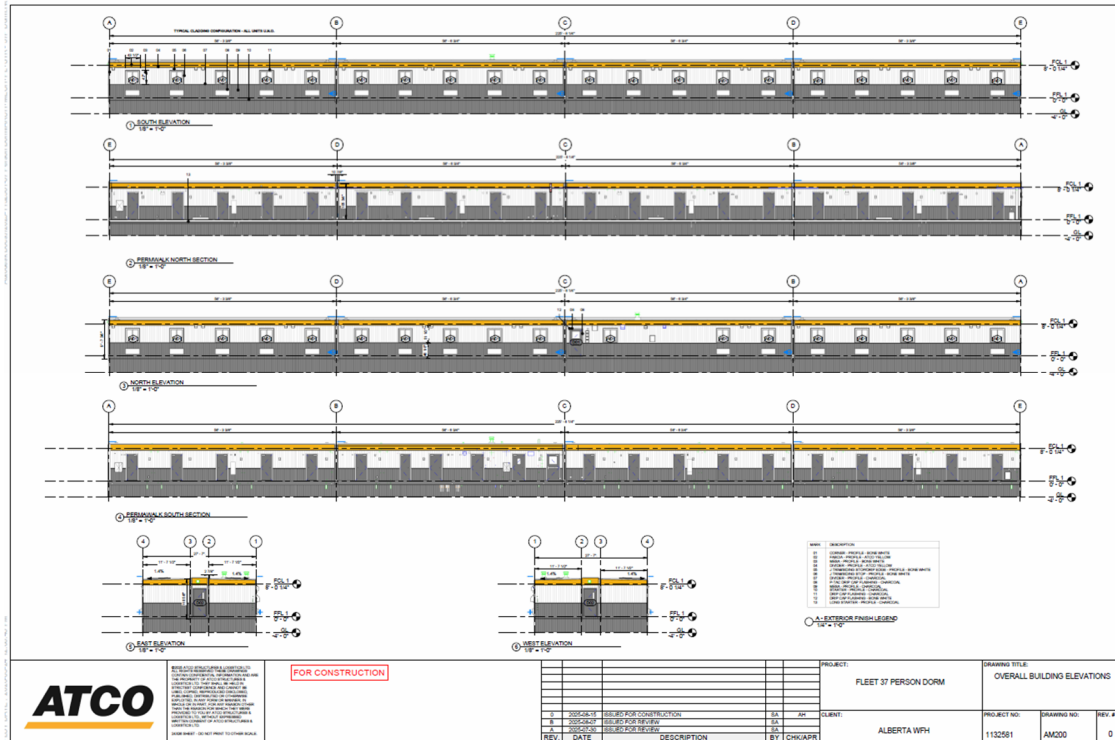
REV	DATE	DESCRIPTION	DRN	APR
C	13-JUL-26	INCREASED SIZE OF SITE	KBC	
B	23-MAR-26	UPDATED CAMP LAYOUT - IFR	KBC	

CO-OP
 CO-OP REFINERY COMPLEX
 REGINA, SASKATCHEWAN, CANADA

**PROPOSED TEMPORARY
 ONSITE CAMP DETAILS**

SCALE	DRAWING NUMBER	REV
1:2000	BCP26-SK-002-03	C

Appendix D – Building Plans



Application Review Process

