



Regina Planning Commission

**Tuesday, October 20, 2026
4:00 PM**

Henry Baker Hall, Main Floor, City Hall



OFFICE OF THE CITY CLERK

**Public Agenda
Regina Planning Commission
Tuesday, October 20, 2026**

Approval of Agenda**Adoption of Minutes**

Minutes of the meeting held September 15, 2026.

Administrative Reports

RPC26-18 Zoning Bylaw Amendment – 3800 Rochdale Boulevard

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning a portion of the property located at 3800 Rochdale Boulevard, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Parcel 1, Plan 102254891, from MLM – Mixed Large Market zone to MH – Mixed High-Rise Zone.
 - b. Amending Zoning Map 2493(A) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its October 28, 2026 meeting.

RPC26-19 Zoning Bylaw Amendment – Chapter 11 (Signs)

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* by replacing Subsection 11E.13(9), of Chapter 11, Part E, with the following text:



OFFICE OF THE CITY CLERK

“In DCD-CBM, sign regulations applicable to the ML – Mixed Low-Rise Zone shall apply, except on lots fronting Chuka Boulevard, where sign regulations applicable to the MLM – Mixed Large Market zone shall apply to the Chuka Boulevard Interface area, per Figure 6G.F1.”

2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its October 28, 2026 meeting.

RPC26-20 Discretionary Use – 1102 N Fleet Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the Discretionary Use application for the proposed Work Camp land use, subject to the following development standards and conditions:
 - a. The Work Camp development location shall be limited to the area defined as “Subject Property”, shown on Appendix A-3.1A – Site and Building Concept Plan;
 - b. The Work Camp development shall be generally consistent with the plans attached to this report as Appendix A-3 – Site and Building Concept Plan;
 - c. Work Camp land use approval shall expire on December 31, 2028;
 - d. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations of *The Regina Zoning Bylaw, 2019*;
 - e. Subject to the above conditions, authorize the Development Officer to issue a development permit with respect to the application; and
2. Approve these recommendations at its October 28, 2026 meeting.

Adjournment

AT REGINA, SASKATCHEWAN, TUESDAY, SEPTEMBER 15, 2026

AT A MEETING OF REGINA PLANNING COMMISSION
HELD IN PUBLIC SESSION

AT 4:00 PM

These are considered a draft rendering of the official minutes. Official minutes can be obtained through the Office of the City Clerk once approved.

Present: John Aston, in the Chair
Councillor Dan Rashovich
Councillor George Tsiklis
Fred Hill
Sharon Markesteyn
Leah Morrigan
Kathleen Wilson

Regrets: Councillor Shobna Radons
Jordan Gasior
Nicole Torgerson
Maynard Sonntag

Also in Attendance: Council Officer, Jen Gentile
Council Officer, Nadia Tasker
Senior Legal Counsel, Cheryl Willoughby
Director, Planning & Development Services, Autumn Dawson
Manager, City Planning, Ben Mario
Manager, Housing, Bill Neher
Senior City Planner, Jeremy Fenton

(The meeting commenced in the absence of Leah Morrigan.)

APPROVAL OF AGENDA

Kathleen Wilson moved, AND IT WAS RESOLVED, that the agenda for this meeting be approved at the call of the Chair with the addition of the List of Registered Delegations.

ADOPTION OF MINUTES

Councillor Dan Rashovich moved, AND IT WAS RESOLVED, that the minutes for the meeting held on July 21, 2026 be adopted, as circulated.

ADMINISTRATIVE REPORTS

RPC26-15 Zoning Bylaw Amendment – 1202 & 1212 Retallack Street

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning properties located at 1202 and 1212 Retallack Street, as shown in Appendix A2 – Zoning, and legally described as Lot 33 - Blk 149 - Plan 101162539 - Ext 91; Lot 32 – Blk 149 - Plan 101162528 - Ext 89; Lot 19 - Blk 149 - Plan OLD33 - Ext 0, from RL – Residential Low-Rise Zone to C – Contract Zone.
 - b. Amending Zoning Map 2689(A) accordingly.
2. Approve execution of a Contract Zone Agreement between the City of Regina and the respective landowners, which shall include the following terms:
 - a. The regulations pertaining to the ML – Mixed Low-Rise Zone shall apply, with the following exceptions:
 - i. Principal land uses shall be limited to *Storage, Outdoor; Industry, Artistic and Industry, Light* (including operations that may be associated with the production of noise and particulate matter), as permitted uses.
 - ii. The following sign types are prohibited: Freestanding, Billboard, Rotating, Roof.
 - iii. The outdoor area utilized as *Storage, Outdoor* shall be screened from view on all sides through the installation of fence that meets the requirements of the ML – Mixed Low-Rise Zone; however, the fence along the south property line shall be, at a minimum, 2.43 metres height and shall be opaque.
 - iv. Light and glare associated with outdoor parking, storage and loading area light fixtures shall be directed downward and inward toward the area being illuminated and away from neighbouring properties.
 - v. A buffer area, measuring three metres in width, shall be established and maintained, as shown in Appendix C – Site Plan, which must:
 - Not be used for outdoor storage or operations.
 - Be kept free and clear, except for fencing and landscaping (such as gardens, shrubs, or tree plantings).
 - vi. The location and configuration of land use and buildings shall conform, generally, to the plans included as Appendix C – Site Plan.
 - b. “Industry” land use class shall be limited to indoor operations only

- and measures shall be implemented to ensure that particulate matter does not migrate to the outdoor space.
- c. Unless 1202 and 1212 Retallack Street are legally consolidated or tied, separate development permits shall be issued for both properties.
 - d. If this Agreement is declared void or otherwise terminated or expires, the zoning of the subject properties shall revert to the RL – Residential Low-Rise Zone designation.
3. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
 4. Approve these recommendations at its meeting on September 23, 2026.

Brian Lewis, representing Growing Young Movers Youth Development Inc., Regina SK, addressed the Commission.

Commissioner Kathleen Wilson moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Commissioner Wilson
IN FAVOUR:	Councillors: Rashovich and Tsiklis Commissioners: Aston, Hill, Markesteyn, and Wilson
AWAY:	Commissioner: Morrigan

RPC26-16 Official Community Plan - Office Development Policies - 2 Year Review

Recommendation

The Regina Planning Commission recommends that City Council:

1. Approve the amendments to *Design Regina: The Official Community Plan Bylaw No. 2013-48* to reflect the changes in Appendix E – Proposed Office Policy and Zoning Bylaw Amendments.
2. Approve the amendments to *The Regina Zoning Bylaw, 2019* as outlined in Appendix E – Proposed Office Policy and Zoning Bylaw Amendments.
3. Instruct the City Solicitor to prepare the necessary bylaw amendments to implement the recommendations to be brought forward following approval of the recommendations by City Council and the required public notice.
4. Approve these recommendations at its September 23, 2026 meeting.

(Kathleen Wilson joined the meeting)

Fred Hill declared a conflict of interest on agenda item *RPC26-16 Official Community Plan-Office Development Policies-2 Year Review*, citing a family member is a Senior Executive at Colliers, abstained from discussion and voting, and left the meeting.

The following addressed the Commission:

- Mitchell Molnar, representing Mitchell Developments Ltd., Regina, SK
- Jacqueline Boudreau, representing Harvard Developments, Regina, SK

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that communication RPC26-17 from Judith Veresuk, Regina Downtown Business Improvement District, Regina SK be received and filed.

Councillor Dan Rashovich moved that the recommendations contained in the report be concurred in.

The motion was put and declared CARRIED.

RESULT:	CARRIED [Unanimous]
MOVER:	Councillor Rashovich
IN FAVOUR:	Councillors: Rashovich and Tsiklis Commissioners: Aston, Morigan, Markesteyn and Wilson
AWAY:	Commissioner Hill

ADJOURNMENT

Councillor George Tsiklis moved, AND IT WAS RESOLVED, that the meeting adjourn.

The meeting adjourned at 4:53 p.m.

Chairperson

Secretary



Zoning Bylaw Amendment – 3800 Rochdale Boulevard

Date	October 20, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-18

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the application to amend *The Regina Zoning Bylaw, 2019* by:
 - a. Rezoning a portion of the property located at 3800 Rochdale Boulevard, as shown in Appendix A-2 – Zoning (Existing & Proposed), and legally described as Parcel 1, Plan 102254891, from MLM – Mixed Large Market zone to MH – Mixed High-Rise Zone.
 - b. Amending Zoning Map 2493(A) accordingly.
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its October 28, 2026 meeting.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by rezoning a portion of 3800 Rochdale Boulevard from MLM – Mixed Large Market Zone to MH – Mixed High-Rise Zone, to establish consistent zoning for a proposed commercial development.

IMPACTS

Policy Impact

The proposed rezoning supports objectives of the City of Regina (City), as set forth in *Design Regina: The Official Community Plan, Bylaw No. 2013-48* (OCP), relating to economic development and employment, by establishing the regulatory framework (zoning) for supporting economic activity.

Strategic Priority Impact

The proposed rezoning supports the Strategic Priorities relating to *Livability*, which supports commercial development as a means to “...enhance our city, serve the diverse needs of residents and build safe communities.”

Environmental Impact

Reducing greenhouse gas (GHG) emissions, supporting renewability and improving climate resilience are key objectives of the City of Regina (City), as set forth in the OCP, the *Energy & Sustainability Framework* and the *Corporate Climate Adaptation Strategy*.

This application pertains to rezoning only; however, as indicated by the Applicant, the intent is to develop a car dealership (*Retail Trade, Motor Vehicle – Light; Service Trade, Motor Vehicle – Light*). GHG implications are unknown, as a GHG Analysis is not required to review this rezoning request.

Indigenous Impact

The proposed rezoning supports key objectives of *kâ-nâsihcikêwin* (Indigenous Framework), relating to *wihci-atoskêwin askîhk – Living together on the land in harmony* – by supporting “complete neighbourhoods”, livability and prosperity.

There are no financial, legal, labour, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – RECOMMENDED

Advantage: The proposed rezoning supports OCP and Strategic Priority objectives and is consistent with the Hawkstone Concept Plan.

Consideration: The City has received comments indicating opposition to the proposed rezoning, which are summarized in Appendix B – Public Feedback.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – NOT RECOMMENDED

Advantage: Ensures that all information requested by the Regina Planning Commission or

City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

OPTION 3 – Deny the application to amend the Zoning Bylaw – NOT RECOMMENDED

Advantage: There is no advantage to the City associated with this option.

Consideration: The proposed rezoning responds to an application, supports OCP and Strategic Priority objectives and is consistent with the Hawkstone Concept Plan.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder consultation is summarized in Appendix B – Public Feedback. The Argyle North Community Association was consulted; however, did not provide comments.

Public notice of City Council’s consideration of this application and of the public hearing conducted in relation to the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application is considered.

DISCUSSION

Overview

Cornerstone Holdings Ltd. (Applicant and Landowner) is applying to amend the Zoning Bylaw by rezoning a portion of 3800 Rochdale Boulevard (Subject Property) from MLM – Mixed Large Market (MLM Zone) to the MH – Mixed High-Rise Zone (MH Zone).

The intent of the MH Zone is to promote “...medium intensity development along non-local streets, key transportation corridors, near transit stops.”

The Applicant intends to develop a car dealership (*Retail Trade, Motor Vehicle Light; Service Trade, Motor Vehicle – Light*) on a proposed new parcel that includes the Subject Property and the property to the north (1301 Vanstone Street). Since the Subject Property is zoned MLM Zone, and 1301 Vanstone Street is zoned MH Zone, the rezoning will establish zoning consistency (MH Zone) with a future subdivision.

The remnant of 3800 Rochdale Boulevard, fronting Rochdale Boulevard, will remain zoned as MLM Zone and reserved for commercial or mixed-use development. The City is not currently reviewing a Development Permit for this remnant parcel.

3800 Rochdale Boulevard is undeveloped property located within the Hawkstone neighbourhood, at the intersection of Rochdale Boulevard and Vanstone Street. The Subject Property fronts Vanstone

Street, which is a local street.

Assessment

Per Section E, Policy 14.40 of the OCP – Part A, the proposed rezoning has been reviewed from the perspective of OCP conformity, land use compatibility, transportation and community services.

The following factors support the proposed rezoning:

- The Subject Property is located within an area subject to the policies of the *Hawkstone Concept Plan*, which identifies this property as intended for commercial development.
- Although the Subject Property fronts a local street (Vanstone Street), there is no residential along this street and the connecting distance to Rochdale Boulevard is minimal.
- Rochdale Boulevard is an arterial roadway with transit and is identified as an Urban Corridor.
- The remnant parcel, fronting Rochdale Boulevard, will retain the MLM zoning, which is optimal, as these lands form part of the Rochdale Boulevard Urban Corridor.
- No technical concerns were raised regarding this application.

DECISION HISTORY & AUTHORITY

City Council's approval is required pursuant to Part V of *The Planning and Development Act, 2007*.

Respectfully Submitted,

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

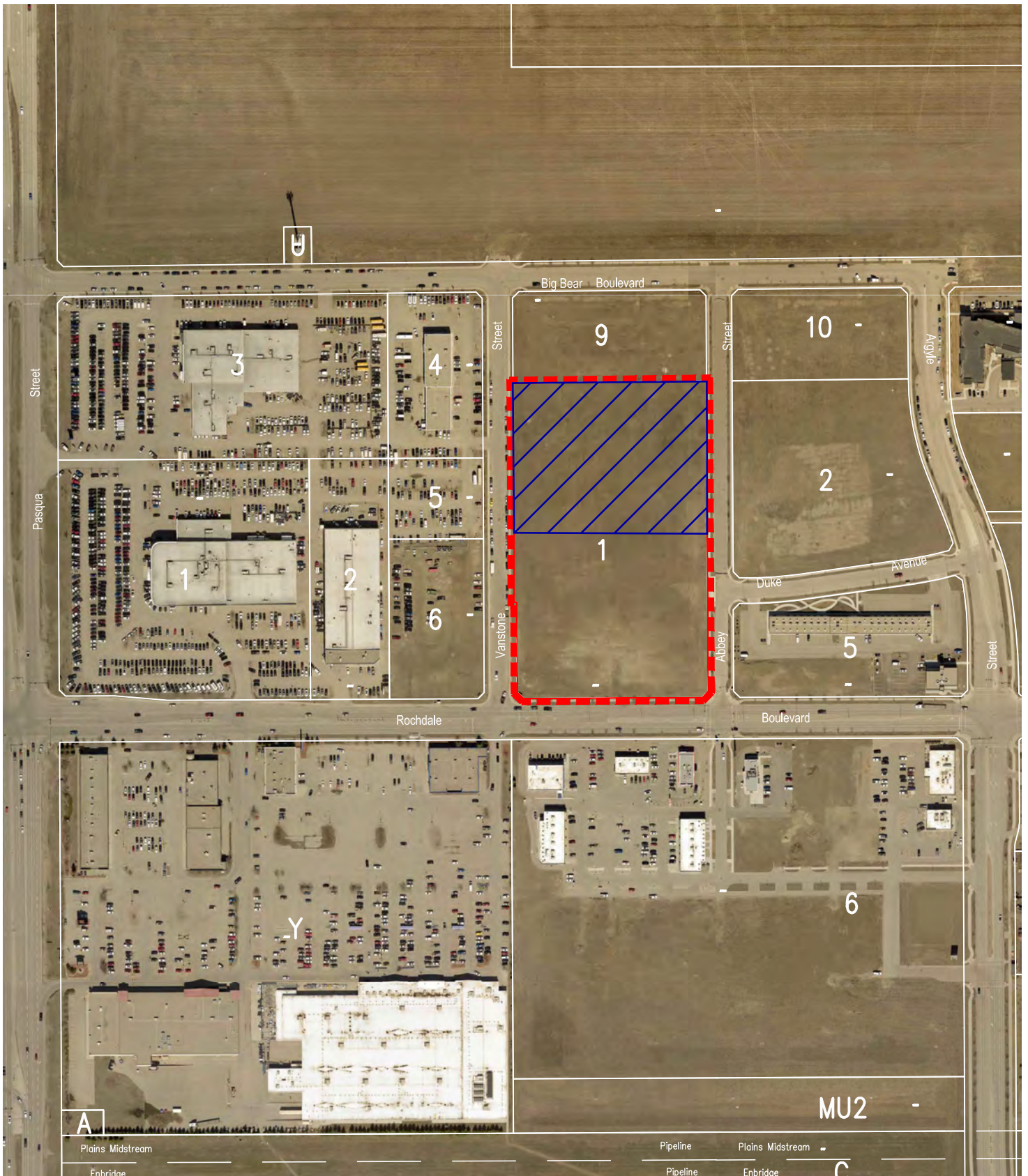


Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Zoey Drimmie, City Planner II

ATTACHMENTS

Appendix A-1 - Location
Appendix A-2 - Zoning (Existing & Proposed)
Appendix B - Public Feedback
Appendix C - Zoning Comparison
Appendix D - Hawkstone Concept Plan



Date of Photography: 2024



Subject Parcel

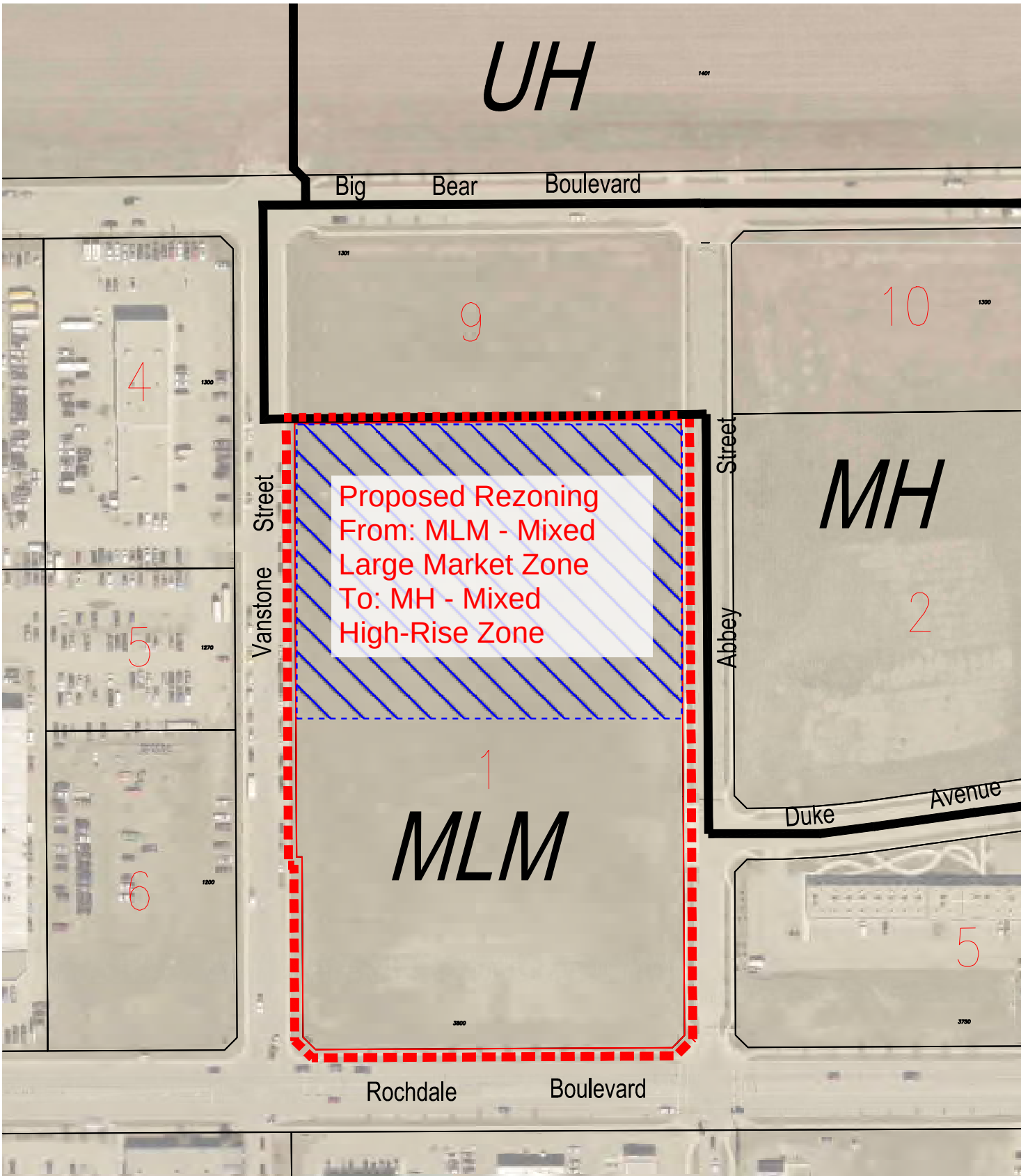


Subject Property

Project PL202600238

Civic Address/Subdivision

3800 Rochdale Boulevard



Date of Photography : 2024



Subject Parcel



Subject Property



Community Contact and Feedback Summary
Communications

Public Notice Sign August 5, 2026	One Public Notice sign posted at Subject Property
Public Notice Letter July 23, 2026	- Mailed (Canada Post) to 1 addresses - Standard notification radius (75 metres)
Website Information July 29, 2026	- Information Notice posted on the City of Regina website - Online comment portal open

Comments/ Feedback

Response	#	Comments
Completely opposed	2	- Should be maintained for commercial only - Should not be used for multi-unit residential
Accept if different	0	
Support proposal	0	
Total	2	

City Administration Response
1. Issue: Should be maintained for commercial only
Administration's Response:

The application is to rezone part of the property to establish consistent zoning. The existing MLM Zone and the proposed MH Zone allows for a variety of land uses, including the potential for residential. While any land use within the MH Zone could be considered, the rezoning does relate, in part, to an approved Discretionary Use application for a car dealership.

Appendix C

Comparison of Existing and Proposed Zoning for 3800 Rochdale Boulevard MLM – Mixed Large Market Zone vs MH – Mixed High-Rise Zone

Summary		MLM Zone (Existing)	MH Zone (Proposed)
	Intent	Accommodate the development of planned shopping centres and major business groupings serving a region wide population	Accommodate a variety of medium intensity commercial uses oriented towards high-traffic volume and pedestrians
	Location	Arterial streets, key transportation corridors, near transit stops, intensification areas	Non-local streets, key transportation corridors, near transit stops, intensification areas

Land-Use			MLM Zone (Existing)	MH Zone (Proposed)
	Dwelling	Dwelling, Unit	Permitted Use: • Includes non-dwelling use	Permitted Use: • Includes non-dwelling use
		Group Care	Discretionary Use: • Does not include non-dwelling use	Discretionary Use: • Does not include non-dwelling use
	Institution	Day Care	Permitted Use	Permitted Use
		Education		
	Assembly	Recreation	Permitted Use: • 3,000 m ² or less/unit Otherwise, Discretionary	Permitted Use: • 3,000 m ² or less/lot Otherwise, Discretionary
		Religious		
	Food & Beverage	Restaurant	Permitted Use	Permitted Use
		Lounge		Permitted Use: • 500 m ² or less/unit; and • Not next to residential Otherwise, Discretionary
	Retail Trade	Shop	Permitted Use: • 3,000m ² or less/unit if outside Urban Corridor or Urban Centre • 6,000m ² or less/lot if within Urban Corridor or Urban Centre Otherwise, Discretionary	Permitted Use: • 1,000m ² or less/unit if outside Urban Corridor or Urban Centre • 3,000m ² or less/lot if within Urban Corridor or Urban Centre Otherwise, Discretionary
		Fuel Station	Permitted Use: • Above ground pumps/tanks are at least 75m from residential Otherwise, Discretionary	Permitted Use: • Above ground pumps/tanks are at least 75m from residential Otherwise, Discretionary
	Service Trade	Personal	Permitted Use	Permitted Use
		Wash – Light	Permitted Use: • Entrance/exit are at least 75m from residential Otherwise, Discretionary	Discretionary Use
	Transport	Parking Lot	Permitted Use: • If identified in OCP Otherwise, Discretionary	Discretionary Use
	Office		Permitted Use: • 1,000m ² or less/unit; or • Conforms with OCP	Permitted Use: • 1,000m ² or less/unit; or • Conforms with OCP

Appendix C

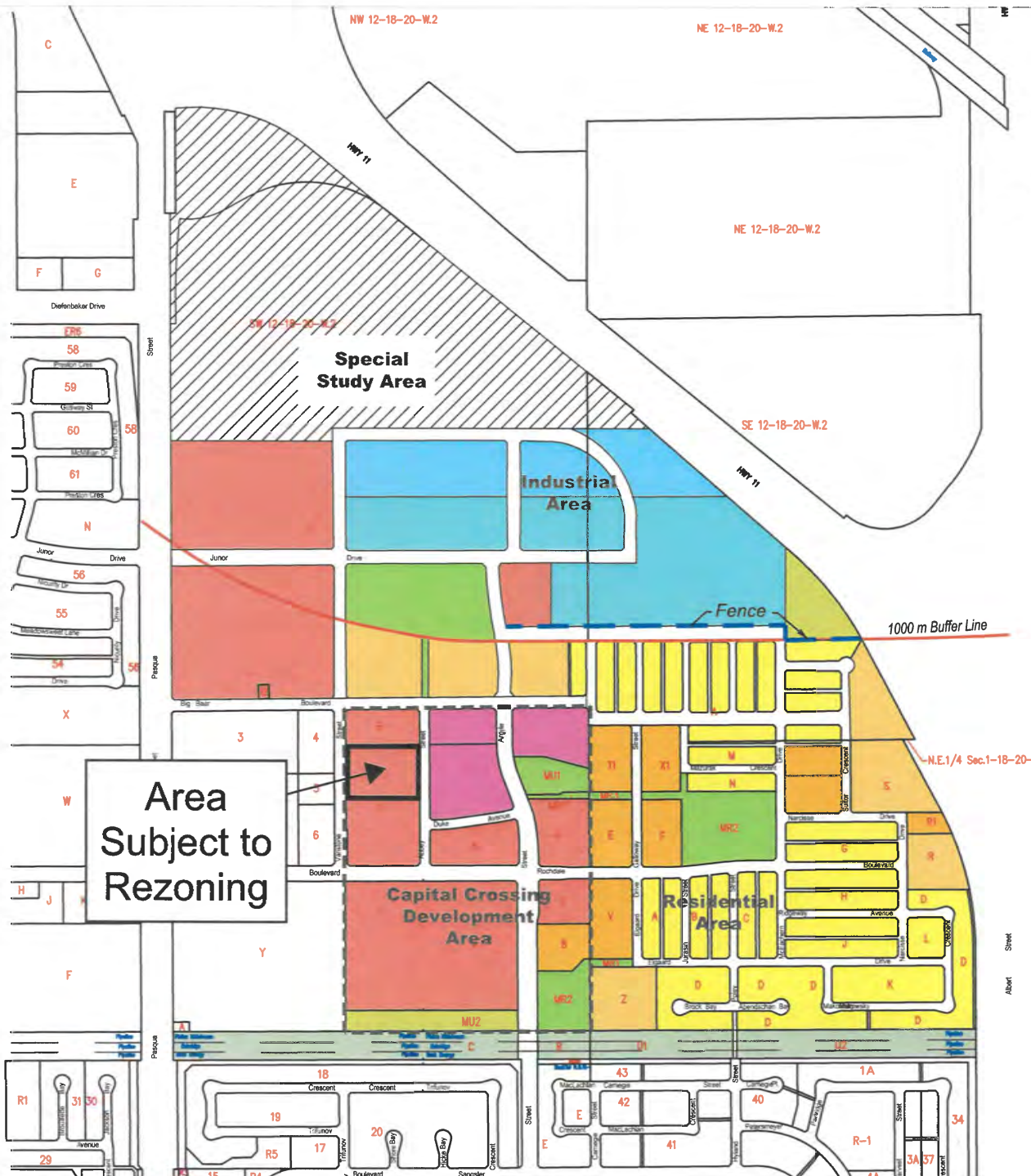
			Discretionary Use: • 1,000m² or greater/unit; and • Conforms with OCP	Discretionary Use: • 1,000m² or greater/unit; and • Conforms with OCP
The intent of this land use comparison is to show how typical classes of land use may apply to the zone using examples – this list is not exhaustive and does not include all of the land uses that may be allowed in the zones.				

Standards		MLM Zone (Existing)	MH Zone (Proposed)
	Max Units/Lot	N/A	N/A
	Max Height	30 m	20 m
	Front Setbacks (Buildings 8.5 metres in height or less)	6.0 m	3.0 m

Hawkstone

CONCEPT PLAN

N.1/2 SEC.1, S.1/2 & N.W.1/4 SEC.12 TWP.18 - RGE.20 - W.2 M.
REGINA, SASKATCHEWAN



Land Use

- Industrial
- Light Industrial
- Commercial
- High Density (>50 u/ha)
- Medium Density (>25 u/ha <50 u/ha)
- Low Density (<25 u/ha)
- Park
- Pipeline Corridor
- Utility
- Study Area

Capital Crossing



Zoning Bylaw Amendment – Chapter 11 (Signs)

Date	October 20, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-19

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve amendments to *The Regina Zoning Bylaw, 2019* by replacing Subsection 11E.13(9), of Chapter 11, Part E, with the following text:

“In DCD-CBM, sign regulations applicable to the ML – Mixed Low-Rise Zone shall apply, except on lots fronting Chuka Boulevard, where sign regulations applicable to the MLM – Mixed Large Market zone shall apply to the Chuka Boulevard Interface area, per Figure 6G.F1.”
2. Instruct the City Solicitor to prepare the necessary bylaw(s) to give effect to the recommendations to be brought forward following approval of the recommendations and the required public notice.
3. Approve these recommendations at its October 28, 2026 meeting.

ISSUE

This report responds to an application to amend *The Regina Zoning Bylaw, 2019* (Zoning Bylaw) by prescribing that the sign standards associated with the MLM – Mixed Large Market zone apply to the Chuka Boulevard frontage area of lands zoned DCD-CBM – Chuka Boulevard Mixed Direct Control District, as shown in Appendix A-2 – Zoning.

IMPACTS

There are no financial, legal, policy, strategic priority, labour, environmental, Indigenous or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

OPTION 1 – Approve the application to amend the Zoning Bylaw – RECOMMENDED

Advantage: Adjusting signage type, as requested, responds to the changing commercial and market context affecting the south segment of Chuka Boulevard, and supports regulatory, visual, and aesthetic consistency on both sides of Chuka Boulevard.

Consideration: The change to the bylaw would apply to all new signage within the zone. Existing signage within the zone would be allowed to be increased in size and height to the new standards.

OPTION 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission or returned directly to City Council – NOT RECOMMENDED

Advantage: Ensures that all information requested by the Regina Planning Commission or City Council is provided to support a decision.

Consideration: Extends the decision timeline for the Applicant.

OPTION 3 – Deny the application to amend the Zoning Bylaw – NOT RECOMMENDED

Advantage: There is no advantage to the City of Regina (City) associated with this option.

Consideration: Retaining the current sign regulations may result in a disconnect between allowable signage type and the optimal signage type.

COMMUNICATIONS & ENGAGEMENT

Public notice of City Council's consideration of this application and of the public hearing conducted in relation to consideration of the proposed amending bylaw will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application is considered.

DISCUSSION

Overview

Joshua Bresciani (Applicant), on behalf of 102025755 Saskatchewan Corp. (Landowner), is requesting that the sign standards associated with the DCD-CBM – Chuka Boulevard Mixed Direct Control District (DCD-CBM Zone) be amended. The request is that the MLM – Mixed Large Market zone (MLM Zone) sign standards apply, instead of the ML - Mixed Low-Rise Zone (ML Zone), allowing the regulations to be consistent with the commercial land uses developing on the site.

Development History

The DCD-CBM Zone applies to properties along the west side of Chuka Boulevard, between Arcola Avenue and Green Apple Drive (Subject Property, as shown in Appendix A-1 – Location), and is intended to accommodate mixed-use development and pedestrian-oriented commercial frontage.

The ML Zone sign standards were originally applied to the DCD-CBM Zone as the development intent was medium-scale commercial and mixed-use nodes or mixed-use “shopping streets” that combine commercial with residential.

Since the DCD-CBM Zone was approved in 2013, the Chuka Boulevard development area has evolved:

- Acre 21, on the opposing side of Chuka Boulevard, has been developed – this commercial hub is zoned MLM Zone and the street signs reflect MLM Zone standards.
- Lands zoned DCD-CBM Zone now front the Acre 21 commercial hub and, furthermore, this area has not witnessed the mixed-use development, as originally envisioned.
- Through the February 25, 2026 OCP amendments (CR26-11), the Chuka Boulevard commercial hub (DCD-CBM zoned lands combined with Acre 21) is now designated as an “Urban Centre”, where more intense and varied commercial development is encouraged.

The Applicant, therefore, is seeking this amendment to ensure that the Subject Property signage:

- Is consistent with the signage that applies to the Acre 21 commercial hub.
- Responds to the evolving Chuka Boulevard commercial and market context.
- Supports current business opportunities.

Assessment of Amendment

The MLM Zone sign standards apply to major corridors and allow for larger signs that accommodate multiple business names/advertising and are visible from the perspective of the travelling public. The existing ML Zone sign standards limit the ability to have billboards, for example, Appendix B – Sign Regulations Comparison compares the sign standards of both the ML and MLM zones. Notable differences are size and height of signs.

The proposed Zoning Bylaw amendment is deemed appropriate, as it:

- Responds to the evolving Chuka Boulevard commercial and market context.
- Establishes regulatory, visual and aesthetic consistency.
- Is consistent with the OCP policy, including Growth Plan intent and economic goals.

Furthermore, it is not expected that the implementation of signs, which are consistent with the MLM Zone standards, will have undue negative impacts for lands zoned DCD-CBM due to the setback distances between buildings and the streetscape signage and the requirement, included with the recommendation, that the MLM Zone sign standards not apply to local side streets.

DECISION HISTORY & AUTHORITY

On June 10, 2013, City Council considered item *CR13-79 Application for Zoning Bylaw Amendment (12-Z-33) The Greens on Gardiner Phase 5* and approved a bylaw to adopt the Direct Control District 13 – The Greens on Gardiner Mixed Use Direct Control District.

On June 17, 2019, City Council considered item *CM19-3 Proposed Zoning Bylaw* and adopted a resolution to adopt a new Zoning Bylaw, that included amendments to rename the zone from DCD-13 The Greens on Gardiner Mixed Use Direct Control District to DCD-CBM – Chuka Boulevard Mixed Direct Control District in order to match the format of the proposed new Zoning Bylaw, and to consolidate the zoning of the lands now occupied by Acre 21 from the DSC – Designated Shopping Centre Zone into the MLM – Mixed Large Market Zone.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Vanessa Berg, City Planner I

ATTACHMENTS

Appendix A-1 - Location

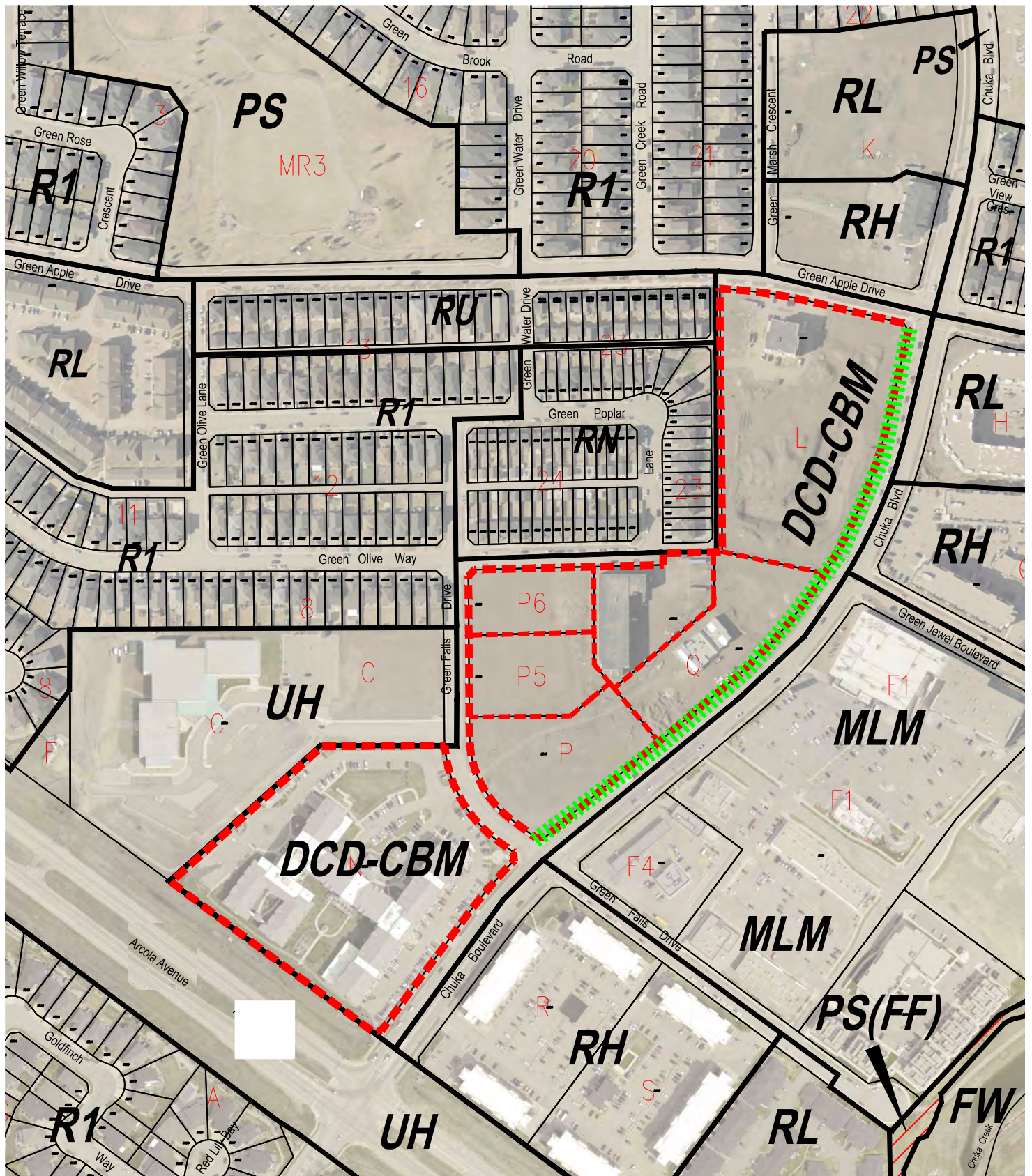
Appendix A-2 - Zoning

Appendix B - Sign Regulations Comparison



Date of Photography: 2024





Date of Photography : 2024



Subject Property



Proposed MLM Sign Regulations



Appendix B

Comparison of Existing and Proposed Sign Regulations for Chuka Boulevard ML – Mixed Low-Rise Zone vs. MLM – Mixed Large Market Zone

Summary	Types of signs permitted	ML Zone (Existing)	MLM Zone (Proposed)
		Inflatable Signs	Inflatable Signs
		Portable Signs	Portable Signs
		Freestanding Signs	Freestanding Signs
		Rotating Signs	Billboard Signs
		Projecting Signs	Rotating Signs
			Roof Signs
			Projecting Signs

Sign Standards			ML Zone (Existing)	MLM Zone (Proposed)
	Inflatable Signs		A maximum of one inflatable sign per lot, provided that it is located at least 15.0 metres from any adjacent residential lots.	
	Portable Signs	Max. Sign Surface Area	6.0 m ²	
		Max Height	3.2 m	
	Freestanding Signs	Max. Sign Copy Area (Per Side)	10.0 m ²	24.0 m ²
		Max. Height	8.5 m	14.0 m
		Additional		Notwithstanding subsection 11E.6 (6), in MLM, where the longest line abutting a street does not exceed 70 metres, one freestanding billboard sign may be erected in addition to one on-premises freestanding sign, subject to compliance with billboard signs regulations.
	Rotating Signs	Max. Sign Copy Area (Per Side)	10.0 m ²	24.0 m ²
		Max. Height	10.0 m	14.0 m
	Projecting Signs	Max. # per Lot Frontage	1	1
		Min. Clearance between Ground and Sign	2.6 m	2.6 m
	This comparison of sign standards is intended to illustrate that the MLM zone provides greater flexibility than the ML zone for signs that are subject to regulation in both zones. Note: this comparison may not include all sign types.			



Discretionary Use – 1102 N Fleet Street

Date	October 20, 2026
To	Regina Planning Commission
From	City Planning & Community Development
Service Area	Planning & Development Services
Item No.	RPC26-20

RECOMMENDATION

The Regina Planning Commission recommends that City Council:

1. Approve the Discretionary Use application for the proposed Work Camp land use, subject to the following development standards and conditions:
 - a. The Work Camp development location shall be limited to the area defined as “Subject Property”, shown on Appendix A-3.1A – Site and Building Concept Plan;
 - b. The Work Camp development shall be generally consistent with the plans attached to this report as Appendix A-3 – Site and Building Concept Plan;
 - c. Work Camp land use approval shall expire on December 31, 2028;
 - d. Except as otherwise specified in this approval, the development shall comply with all applicable standards and regulations of *The Regina Zoning Bylaw, 2019*;
 - e. Subject to the above conditions, authorize the Development Officer to issue a development permit with respect to the application; and
2. Approve these recommendations at its October 28, 2026 meeting.

ISSUE

This report responds to an application to obtain Discretionary Use approval respecting a proposed Work Camp development at 1102 N Fleet Street.

IMPACTS

Policy Impact

A key goal of *Design Regina: The Official Community Plan, Bylaw 2013-48* (OCP), is fostering economic “vitality and competitiveness” (Section D10; Goal 1).

Work Camps represent additional assets available to industrial operators and businesses to expand, diversify or augment their operations and output.

Environmental Impact

Reducing greenhouse gas (GHG) emissions, supporting renewability and improving climate resilience are key objectives of the City of Regina (City), as set forth in the OCP, the *Energy & Sustainability Framework* and the *Corporate Climate Adaptation Strategy*.

Regarding GHG impact, the proposed Work Camp will:

- Be co-located with associated business operation and is temporary; therefore, GHG production associated with traffic is expected to be negligible.
- Utilize diesel or propane generators to produce electricity, which will emit GHGs; however:
 - o The Work Camp and GHG production will be temporary.
 - o No information has been submitted regarding anticipated GHG levels, nor is it required.

Indigenous Impact

The proposed development and recommendations of this report support objectives of kânâsihcikêwin (Indigenous Framework), relating to wihci-atoskêwin askîhk (WEE-chey-AH-toe-skay-win AHS-keek) – *Living together on the land in harmony*:

- The Work Camp is temporary and the Applicant must, in accordance with provisions of the Zoning Bylaw, remove the Work Camp and restore site to the original state.
- There will be minimal disruption to the earth, as the buildings are modular units with no requirement for excavation (e.g. placement of foundations or pilings).

There are no financial, legal, strategic priority, labour, or Inclusion, Diversity, Equity & Accessibility (IDEA) impacts respecting this report.

OTHER OPTIONS

Option 1 – Approve the Discretionary Use application for the proposed Work Camp land use – RECOMMENDED

Advantage: Work Camps represent additional facility assets available to industrial operators

and businesses to expand, diversify or augment their operations and output.

Consideration: Public opposition was received through the public notice process, with concerns addressed by Administration in Appendix B – Public Feedback Summary of this report.

Option 2 – Refer the report back to Administration for revisions or additional information and direct that it be resubmitted to the Regina Planning Commission (RPC) or returned directly to City Council – NOT RECOMMENDED

Advantage: Ensures that all information requested by the RPC or City Council is provided to support a decision.

Consideration: Extends the decision and development timeline for the Applicant.

Option 3 – Deny the Discretionary Use application for the proposed Work Camp land use – NOT RECOMMENDED

Advantage: There is no advantage associated with this option.

Consideration: Reduces options available to industrial operators and businesses to expand, diversify or augment their operations and output.

Should City Council reject the application, it is a requirement, per section 57(2) of *The Planning and Development Act, 2027*, that the motion reflecting City Council's decision include reasons for the decision based on the evaluation criteria set out in the Zoning Bylaw.

COMMUNICATIONS & ENGAGEMENT

Public and stakeholder consultation is summarized in Appendix B – Public Feedback Summary.

Public notice of City Council's consideration of this application will be given in accordance with *The Public Notice Policy Bylaw, 2020*. Additionally, the Applicant and other interested parties will receive a copy of the report and notification of their right to appear as a delegation at the City Council meeting when the application will be considered. The Applicant will receive written notification of City Council's decision in accordance with the Act.

DISCUSSION

Overview

Consumers' Cooperative Refinery Limited (Applicant and Landowner) is seeking approval to develop a temporary work camp (Work Camp) at 1102 N Fleet Street (Subject Property), which forms part of the "Co-op Refinery Complex" (CRC).

The Proposed Development will include:

- One dormitory-style building, consisting of interconnected modular units, which includes 510 beds, lavatories, kitchen/dining areas, recreation and office space.
- Temporary water and wastewater storage tanks.
- Electricity supply via on-site diesel or propane-powered generators.

The CRC is an oil refinery and upgrader facility that produces transportation fuels, as well as industrial and agricultural petroleum products, located in the northeast periphery of the city.

The proposed Work Camp will occupy a 47,348 m² site, within CRC, which is situated on a largely undeveloped tract of land located adjacent to Fleet Street.

Per Chapter 2, Part 2B of the Zoning Bylaw, a *Work Camp* land use is defined as "... a temporary residential land use intended to provide accommodation for employees or contractors of industrial or construction operations...". Allowing a work camp provides industrial operators and businesses with an opportunity to diversify or augment employee/staffing resources on a temporary basis.

Per Chapter 5, Part 5C of the Zoning Bylaw, a Work Camp land use must be processed as a Discretionary Use, and receive City Council approval, where it includes more than 20 beds.

In 2019, the City approved a similar Development Permit application, submitted by the Applicant, for a work camp at the same location as the present proposed location. The Zoning Bylaw that was in effect, previously, did not include Work Camp as a listed land use; however, the development was approved in accordance with the Accessory Use provisions that applied at the time.

Following the approval of the previous Work Camp, City Council directed Administration to bring forward a report providing options for the regulation of residential uses, including Work Camps, within the industrial zones of the Zoning Bylaw. City Council approved the bylaw on June 30, 2020 (*CM20-19 Zoning Bylaw Amendment Residential Land Uses in Industrial Zones*), resulting in the current requirement for Discretionary Use approval.

Assessment

This application has been reviewed in accordance with the Discretionary Use review criteria set forth in the Zoning Bylaw, which includes the following considerations: OCP conformity, land use compatibility, neighbourhood character, environmental implications, traffic and safety.

Land use compatibility and safety comprise the key considerations and focus of this report, as the CRC is considered an *Industry, Heavy* ("heavy industrial") land use. Specifically, the CRC is an oil refinery, upgrader and petroleum processing facility, which includes the following features:

- Petroleum processing and storage;
- Emissions and odours associated with petroleum processing;

- Flaring or other operational releases; and
- Continuous operation of mechanical equipment.

CRC manages goods deemed “hazardous”, per Government of Saskatchewan *Hazardous Substances and Waste Dangerous Goods Regulations*, including petroleum products.

Land use compatibility and safety considerations have been assessed for the proposal. The Work Camp is deemed to be acceptable due to the following factors and mitigation measures:

- The Work Camp is a form of residential development; however, it is temporary (up to two years) and will be limited to those who work on site and who will be subject to training, provided by the CRC operators, regarding emergency response and awareness.
- The Work Camp will be located 250 metres from the nearest above-ground facilities (petroleum storage tanks) and at least 30 metres from the nearest hydrocarbon pipeline.
- The Work Camp will be located in a largely undeveloped portion of the CRC, on the periphery, which has direct access to a public street (Fleet Street).
- CRC has its own emergency response resources including firetrucks.
- In a written submission, CRC has indicated that the work camp will be “fully integrated into the refinery’s established Emergency Response Plan”.
- City Fire & Protective Services (FPS) have reviewed the application and have indicated:
 - o City FPS provides support role, recognizing CRC emergency response resources.
 - o There are no concerns regarding response time or access.
- CRC is required to operate air quality monitoring facilities on-site and have indicated, in a written submission, “continuous air monitoring with alarm”.

The City received documentation (Appendix C – QRA Summary Letter) that a Quantitative Risk Assessment (QRA) was completed by a qualified professional, which assessed risk level. As noted in the documentation, the basis for the QRA is the American Petroleum Institute’s *Recommended Practice 753* (Management of Hazards Associated with Location of Process Plant Portable Buildings). The conclusion provided is that “The proposed camp location is compliant with API RP 753 and meets all requirements established by CRC for siting portable structures”.

It is also noted that the CRC operators are required to adhere to all applicable regulations administered and enforced by the Government of Saskatchewan, including:

- Occupational health and safety regulations (*The Saskatchewan Employment Act*).
- Health, health hazards and food safety (*The Public Health Act*).
- Air quality regulations (*Environmental Management and Protection Act*).

Traffic is not considered a significant factor due to the proximity of the Work Camp residence to the associated employment source (CRC facilities).

Environmental impacts are expected to be negligible:

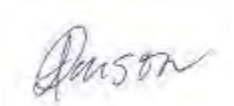
- The Work Camp is temporary and the Applicant must, in accordance with provisions of the Zoning Bylaw, remove the Work Camp and restore site to the original state.
- The site lies atop a high sensitivity aquifer area; however, the buildings are modular units with no requirement for excavation (e.g. placement of foundations or pilings).
- CRC is required to operate air quality monitoring facilities on-site and have indicated, in a written submission, “continuous air monitoring with alarm”.

Based on the above-noted factors and mitigation measures and the temporary Work Camp is being recommended for approval for a duration of 26 months.

DECISION HISTORY & AUTHORITY

At its meeting held June 30, 2020, City Council considered item *CM20-19 Zoning Bylaw Amendment Residential Land Uses in Industrial Zones* and approved Bylaw 2020-47, which added Work Camp land use to the industrial zones of the Zoning Bylaw.

Respectfully Submitted,



Autumn Dawson, Director
Planning & Development Services

Respectfully Submitted,



Deborah Bryden, Deputy City Manager
City Planning & Community Services

Prepared by: Vanessa Berg, City Planner I

ATTACHMENTS

Appendix A-1 - Location
Appendix A-2 - Zoning
Appendix A-3 - Site and Building Concept Plan
Appendix B - Public Feedback Summary
Appendix C - QRA Summary Letter



Proposed Work Camp Site

Date of Photography: 2024



Project PL202600240

Civic Address/Subdivision

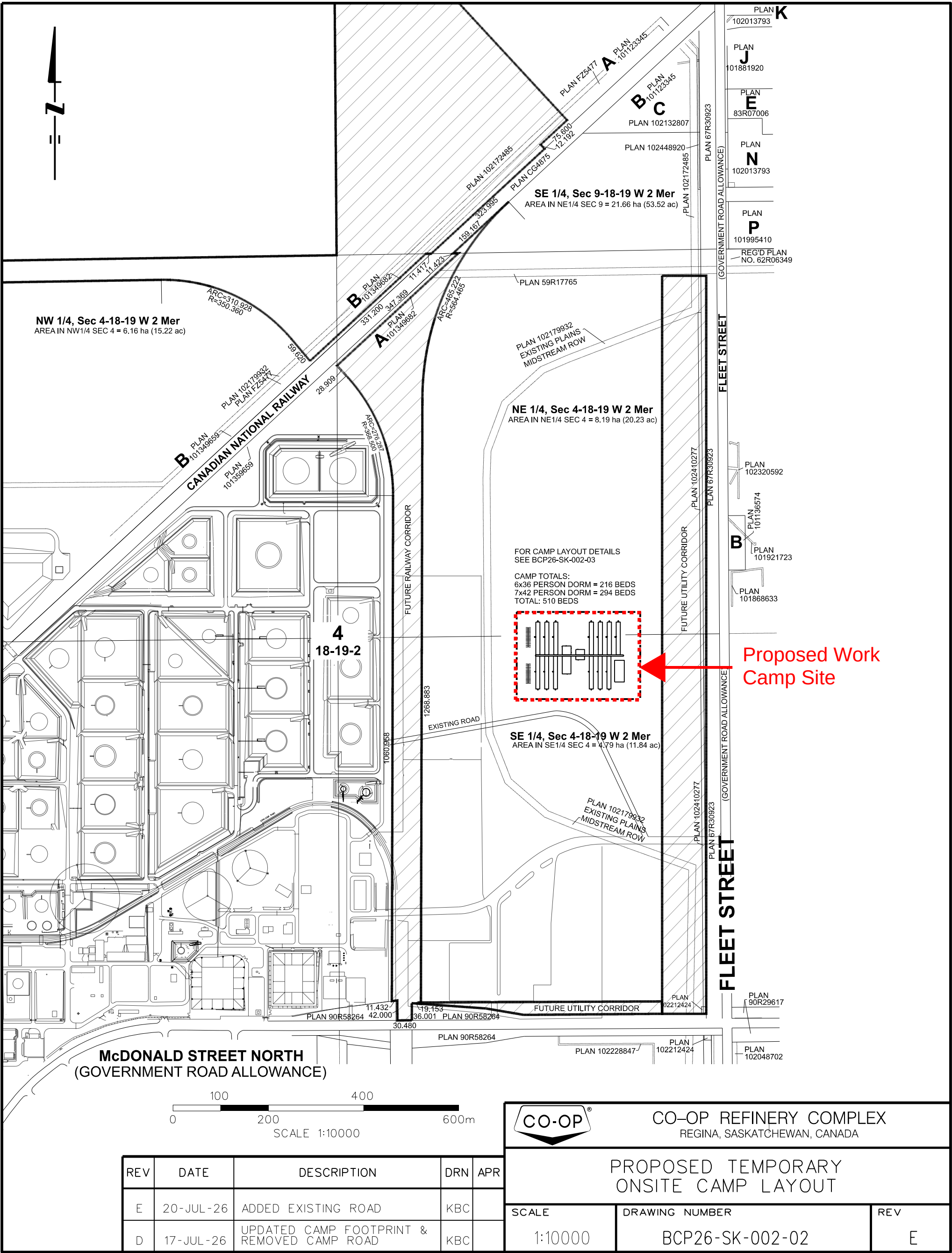
1102 N FLEET STREET

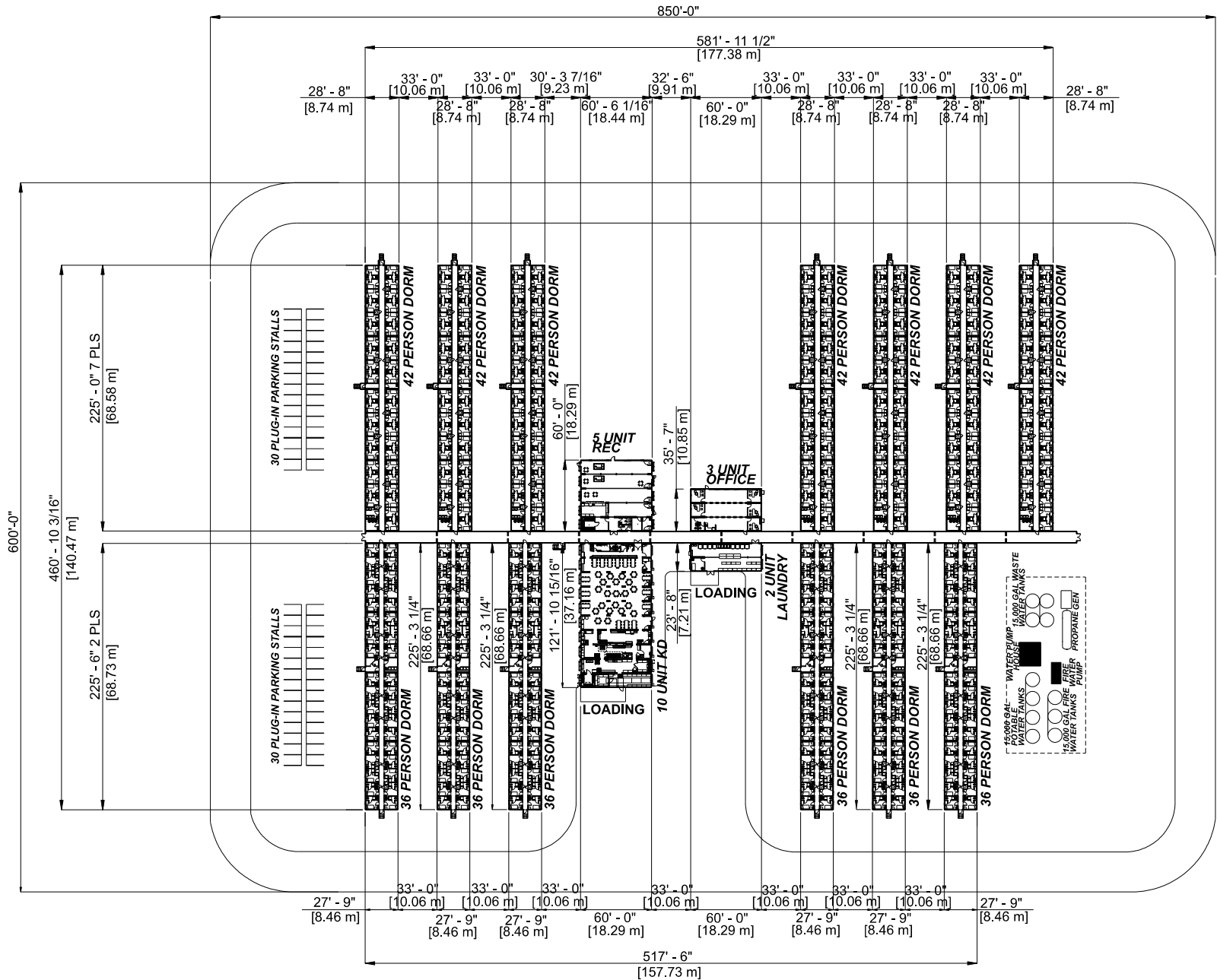


Date of Photography : 2024

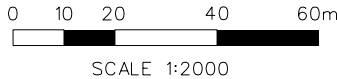


Proposed Work Camp Site





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

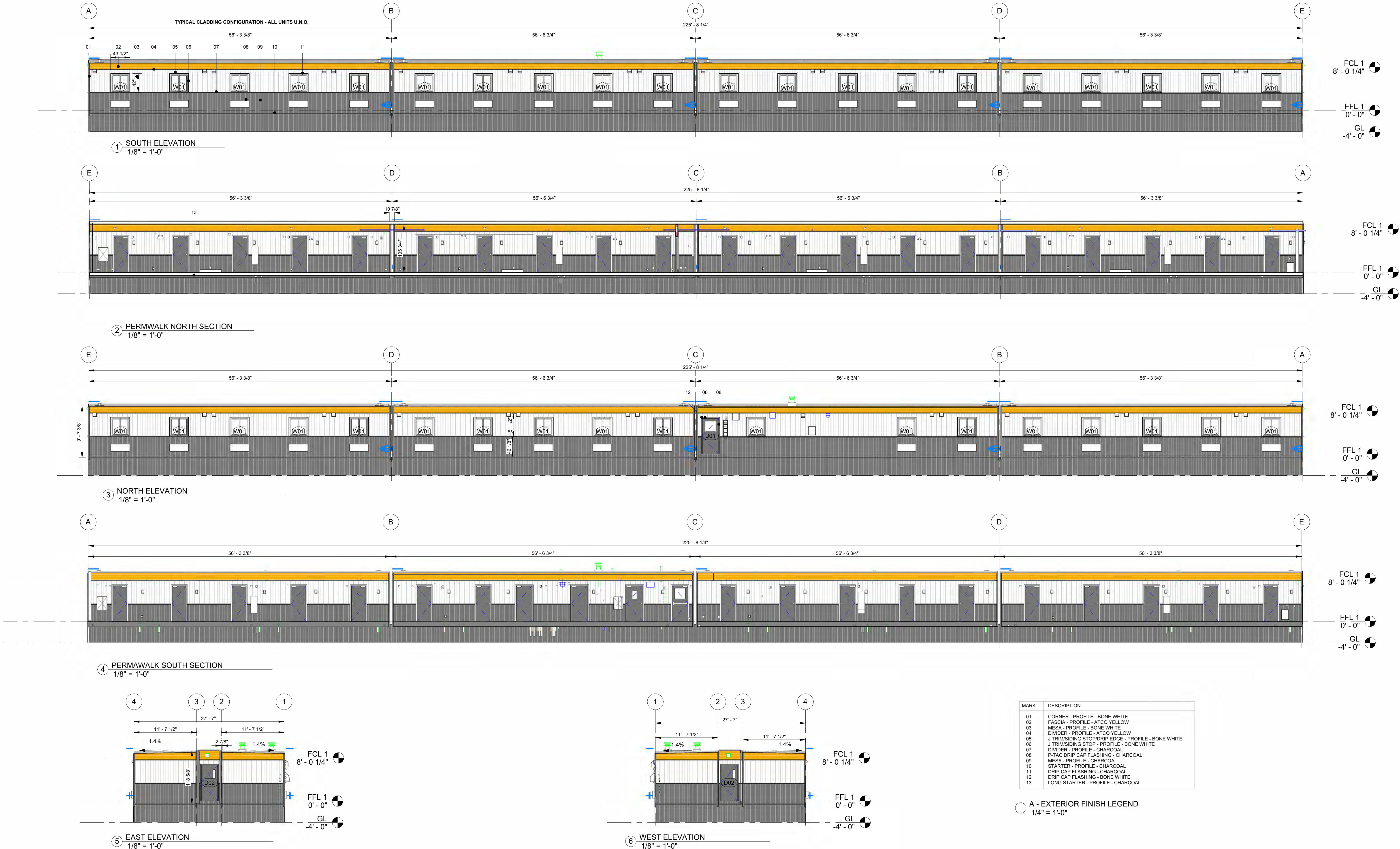


REV	DATE	DESCRIPTION	DRN	APR
C	13-JUL-26	INCREASED SIZE OF SITE	KBC	
B	23-MAR-26	UPDATED CAMP LAYOUT - IFR	KBC	

CO-OP[®] CO-OP REFINERY COMPLEX REGINA, SASKATCHEWAN, CANADA		
PROPOSED TEMPORARY ONSITE CAMP DETAILS		
SCALE 1:2000	DRAWING NUMBER BCP26-SK-002-03	REV C

Autodesk Docs://2025-1132581-37 Person Dorm/ARCH+MECH+PL+STR - 37P Dorm.rvt

PLOT DATE : 2026-03-24 12:08:43 PM

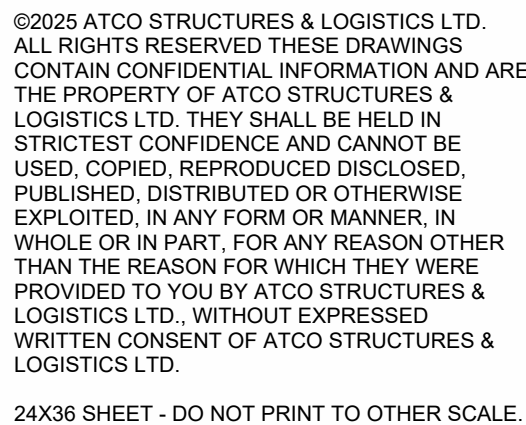
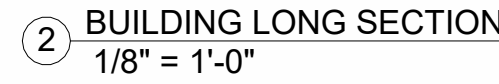


©2025 ATCO STRUCTURES & LOGISTICS LTD.
ALL RIGHTS RESERVED. THESE DRAWINGS
CONTAIN CONFIDENTIAL INFORMATION AND ARE
THE PROPERTY OF ATCO STRUCTURES &
LOGISTICS LTD. THEY SHALL BE HELD IN
STRICTEST CONFIDENCE AND CANNOT BE
USED, COPIED, REPRODUCED, DISCLOSED,
PUBLISHED, DISTRIBUTED OR OTHERWISE
EXPLOITED, IN ANY FORM OR MANNER, IN
WHOLE OR IN PART, FOR ANY REASON OTHER
THAN THE REASON FOR WHICH THEY WERE
PROVIDED TO YOU BY ATCO STRUCTURES &
LOGISTICS LTD., WITHOUT EXPRESSED
WRITTEN CONSENT OF ATCO STRUCTURES &
LOGISTICS LTD.
24X36 SHEET - DO NOT PRINT TO OTHER SCALE.

FOR CONSTRUCTION

0	2025-08-15	ISSUED FOR CONSTRUCTION	SA	AH	
B	2025-08-07	ISSUED FOR REVIEW	SA		
A	2025-07-30	ISSUED FOR REVIEW	SA		
REV.	DATE	DESCRIPTION	BY	CHK/APR	

PROJECT:		DRAWING TITLE:		
FLEET 37 PERSON DORM		OVERALL BUILDING ELEVATIONS		
CLIENT:		PROJECT NO:	DRAWING NO:	REV. #
ALBERTA WFH		1132581	AM200	0



1	2025-09-23	RE-IFC(VARIOUS DETAILS)	AH	SA
0	2025-08-15	ISSUED FOR CONSTRUCTION	SA	AH
B	2025-08-07	ISSUED FOR REVIEW	SA	
A	2025-07-30	ISSUED FOR REVIEW	SA	
REV.	DATE	DESCRIPTION	BY	CHK/APR

PROJECT:	FLEET 37 PERSON DORM
CLIENT:	ALBERTA WFH

DRAWING TITLE:		
OVERALL BUILDING SECTIONS		
PROJECT NO:	DRAWING NO:	REV. #
1132581	AM300	1

Community Contact and Feedback Summary

Communications	
Public Notice Sign July 23, 2026	One Public Notice sign posted at Subject Property
Public Notice Letter July 22, 2026	- Mailed (Canada Post) to 41 addresses - Standard notification radius (75 metres)
Website Information July 22, 2026	- Information Notice posted on the City of Regina website - Online comment portal open

Comments/ Feedback		
Response	#	Comments
Completely opposed	420	- Work Camp will accommodate temporary imported labourers, which will undermine the bargaining position of union workers, as it relates to the ongoing Co-op Refinery Complex (CRC) contract negotiations. - Work Camp will accommodate temporary imported labourers, which will have negative economic impacts, as salaries are less likely to be reinvested back into the local economy. - Safety risk associated with industrial proximity. - Health risk (air quality) associated with industrial proximity.
Accept if different	2	Must address health and safety concerns.
Support proposal	18	Supports the ongoing operation.
Correspond	4	Did not have strong position or asked for more information.
Total	444	

City Administration Response

1. Issue: Work Camp will undermine the bargaining position of union workers.

Administration's Response:

The City is aware that there is a collective bargaining process underway, and that there are concerns that the proposed Work Camp may affect this process.

However, per the *Planning and Development Act, 2007* and the Zoning Bylaw, a review of a Discretionary Use application must be confined to prescribed land use matters, which are outlined in the report.

The above noted concerns are not Discretionary Use considerations; therefore, are not considered in the report.

2. Issue: Work Camp will undermine the local economy.**Administration's Response:**

The City is aware that some residents are concerned that temporary workers staying in a Work Camp will not make use of local accommodations and services, and that some of the income earned during the temporary period may be spent outside the local economy.

However, per the *Planning and Development Act, 2007* and the Zoning Bylaw, review of a Discretionary Use application must be confined to prescribed matters, which are outlined in the report.

Promotion of the Regina economy is an important objective of the Official Community Plan; however, economic implications, such as these, do not form part of the Discretionary Use application review.

3. Issue: Safety risk associated with industrial proximity.**Administration's Response:**

Safety considerations have been assessed, and the Proposed Development is deemed to be acceptable due to the following factors and mitigation measures:

- The Work Camp is a form of residence; however, it is temporary (two years) and will be limited to CRC employees who will work on-site and who will be subject to training, provided by the CRC operators, regarding emergency response and awareness.
- The Work Camp will be located 250 metres from the nearest above-ground facilities (petroleum storage tanks) and at least 30 metres from the nearest hydrocarbon pipeline.
- The Work Camp site will be located in a largely undeveloped portion of the CRC, on the periphery, which has direct access to a public street (Fleet Street).
- CRC has its own emergency response resources, including firetrucks.
- In a written submission, CRC has indicated that the Work Camp will be “fully integrated into the refinery’s established Emergency Response Plan”.
- City Fire & Protective Services (FPS) have reviewed the application and have indicated:
 - City FPS provides support role, recognizing CRC emergency response resources.
 - There are no concerns regarding response time or access.
- CRC is required to operate air quality monitoring facilities on-site and have indicated, in a written submission, “continuous air monitoring with alarm”.
- The City received documentation (Appendix C – QRA Summary Letter) that a Quantitative Risk Assessment (QRA) was completed by a qualified professional, which assessed risk level. The conclusion provided is that “The proposed camp location is compliant with API RP 753 and meets all requirements established by CRC for siting portable structures”.

4. Issue: Health risk associated with industrial proximity.**Administration's Response:**

The Government of Saskatchewan is responsible for regulating:

- Occupational health and safety (*The Saskatchewan Employment Act*).
- Health, health hazards and food safety (*The Public Health Act*).

- Air quality (*Environmental Management and Protection Act*).

The CRC operators are responsible for adhering to all applicable provincial regulations.

CRC is required to operate air quality monitoring facilities on-site and have indicated, in a written submission, “continuous air monitoring with alarm”.

Federated Co-operatives Limited

P.O. Box 1050
401 – 22nd Street East
Saskatoon SK
S7K 3M9 Canada

T 306-244-3311
inquiries@fcl.crs
www.fcl.crs



September 23, 2026

To whom it may concern,

The attached letter is confirmation that a site-wide risk assessment has been conducted by BakerRisk at the request of the Co-op Refinery Complex. Within that request, BakerRisk was asked to evaluate the risks associated with the land use contained in our Discretionary Use Application to the City of Regina. The findings indicated that the proposed work camp site meets our site-wide risk requirements and that the citing of trailers in the proposed area, per the Discretionary Use Application, meets the established risk thresholds.

Below is a map provided by BakerRisk, with the proposed site labelled. You will note that the blue line along the east side of the refinery is an important boundary, and it indicates, based on risk threshold, that the camp is outside of the designated risk area and is suitable for the siting of a temporary work camp and occupancy.



With this report from BakerRisk, we believe we have completed our due diligence to ensure a proper risk evaluation of the site has been conducted and that the proposed site resides in an acceptable area.

If you have any questions, please contact Mark Simpson or Tyler Kerr,

Sincerely,

A handwritten signature in black ink, appearing to be "Mark Simpson".

Mark Simpson

Incl: Letter of confirmation from Baker Risk that the study has been conducted.



September 25, 2026

Re: Co-op Refinery Complex Proposed Camp Siting (Rev. 1)

To Whom it May Concern:

Baker Engineering and Risk Consultants, Inc. (BakerRisk®) has performed a Quantitative Risk Assessment (QRA) for the proposed Temporary Workforce Accommodation Camp (the proposed Camp) to be located at the Co-op Refinery Complex (CRC) in Regina, Saskatchewan. This evaluation was a joint effort between CRC and BakerRisk. BakerRisk is a global engineering consulting firm with experience in process safety, blast, and structural disciplines who are recognized leaders in performing QRA studies.

The proposed Camp location is compliant with API RP 753 and meets all requirements established by CRC for siting portable structures. It is located outside both the Zone 1 and Essential Personnel contours. The calculated MIR and BSR for the proposed Camp is $7.7E-8$ APoD and $7.8E-5$ fatalities per year, respectively. These risk results meet CRC's risk tolerance criteria.

Sincerely,

Kierra McDougall
Project Consultant, Process Safety

Approval:

Joshua Bruce-Black
Manager, Quantitative Risk Assessments
Principal Consultant, Process Safety

Alexandre Cardoso, P.Eng.
Manager, Canada Operations
Senior Engineer, Blast Effects