

Update

March 10, 2025

Re: City File PL202400108 - “Renewable Railcar Facility” at Co-op Refinery Complex

As a resident of the Uplands Neighbourhood, and/ or as someone who has expressed interest with the above noted proposed development, we are providing you with the following update regarding this application (Discretionary Use application for “Transportation, Terminal [Rail]”)

History:

- Jun 27, 2024: Consumers’ Co-operatives Limited (Applicant) submits application.
- Nov 18, 2024 City circulates, to residents of the Uplands Neighbourhood (within notification area), a notice regarding the application and an open house.
- Nov 27, 2024 City and Applicant facilitate open house at the MJ Coldwell School. (approximately 50 residents attended)
- Jan 03, 2025 The period for submitting comments closes.

Since the open house, the application review has been put on hold in order to allow the Applicant to re-evaluate their facility needs and objectives, considering changing market conditions.

Future:

The City awaits a resubmission of the Applicant’s proposed site/ facility plan; however, timing of this resubmission is unknown at this point. When it is resubmitted, the City will re-evaluate it to confirm conformity with City regulations and, also, to determine how it incorporates revisions that respond to concerns raised by the public (notably, noise and visual buffering).

Should this application proceed to the Regina Planning Commission and City Council, you will be notified of these events so that you may attend, or direct comments to, these meetings.

Should the Applicant’s revised site/ facility plan represent a proposed increase to the intensity of the operation, we will consider the need for additional public engagement; however, it is our understanding that there is no intent to increase the scale of the current proposal.

Other:

Please note that the City will be taking forward, to the May 13, 2025 Regina Planning Commission meeting, the following, other, application submitted by the Applicant:

Amendment to the Zoning Bylaw by removing a Holding Overlay zone from affected property, as shown on the attached map - PL202400178.

This Holding Overlay was placed on the affected property in order to withhold development until environmental testing was completed associated with a former farmstead site. This testing has been completed and has verified that there is no contamination affecting future development; therefore, this Holding Overlay may be removed.

Please note that the removal of a Holding Overlay is exempt from legislative public notice requirements; however, we are bringing this to your attention, as it is a related matter.

Further, removal of the Holding Overlay does not permit development to proceed, as the Applicant still needs to obtain Discretionary Use approval.

Thank you for your ongoing interest with this process.

Please feel free to reach out to me anytime if you have any questions:

jfenton@regina.ca or 306.751.4228

Thank you



Jeremy Fenton
Senior City Planner, City Planning Branch

cc: Ben Mario, Manager, City Planning Branch

PL202400178 – Removal of Holding Overlay Zone

