

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

R.M. of St. Andrews

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-738-2264.

Tuesday
January 13th, 2026
5:30 PM

Council Chambers
500 Railway Avenue,
RM of St. Andrews, MB

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

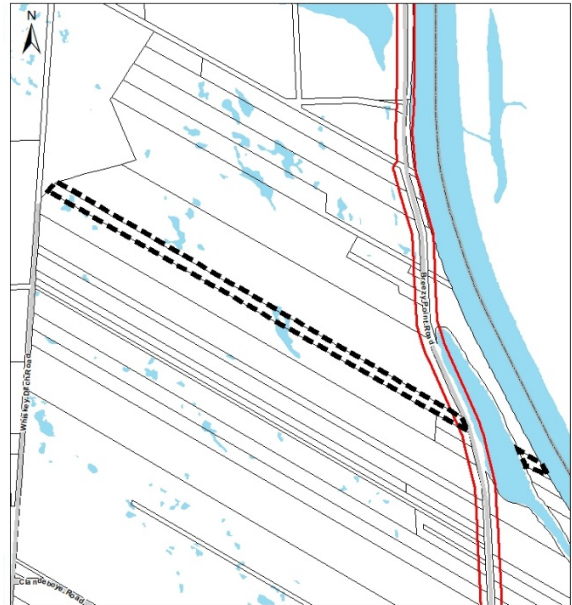
Application File: CU 14, 2023

Applicant: Travers

Property Location: Breezy Point Rd., St.
Andrews
RL 104, Plan 15236
Roll #413100

Application Purpose:

The applicant is seeking conditional use approval for a wildlife rehabilitation centre. This would be an “Any Other Agricultural Use Not Listed” use in the “A40” Agricultural Limited zone.



| Property Zone | Conditional Use Request | Proposed by Applicant |
|----------------------------|--|--------------------------------|
| “A40” Agricultural Limited | Any Other Agricultural Use Not Listed | Wildlife Rehabilitation Centre |

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

CONDITIONAL USE APPLICATION REPORT

| | |
|-------------------------|--------------------|
| Date | December 2, 2025 |
| Application File | CU 14, 2023 |
| Applicant | Travers |

SUBJECT PROPERTY INFORMATION

| | |
|--|--|
| Property Location <ul style="list-style-type: none">- Street Address- Roll #- Legal | Breezy Point Road, St. Andrews 413100 River Lot 104, Plan 15236 |
| Zoning | "A40" Agricultural Limited zone RM of St. Andrews Zoning By-law No. 4066 |
| Development Plan Designation | "RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19 |
| Secondary Plan Designation | N/A |
| Property Size | 43.6 acres in area 313.7 feet in width <i>NOTE: Information is based on GIS data</i> |

APPLICATION DETAILS / PROPOSAL

| Property Zone | Conditional Use Request | Proposed by Applicant |
|----------------------------|---------------------------------------|--------------------------------|
| "A40" Agricultural Limited | Any Other Agricultural Use Not Listed | Wildlife Rehabilitation Centre |

Application Purpose

The applicant is seeking a conditional use approval for the operation of a wildlife rehabilitation centre on this property. Given the proposed use, this would fall under the "Any Other Agricultural Use Not Listed" category.

The objectives of the wildlife rehabilitation centre include providing care to injured or orphaned wildlife, rehabilitating wildlife, medical treatment, behavioural conditioning, public education, collaboration with agencies on ethical wildlife management, and promoting wildlife research and data collection.

This application was circulated to the municipality, MIT Water Review, Manitoba Highways Branch, Drainage, and Environmental Compliance and Enforcement. MIT Water Review, Environmental Compliance and Enforcement, and Drainage have all indicated no comments or concerns. The municipality's conditions are listed in the Recommended Conditions of Approval below.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

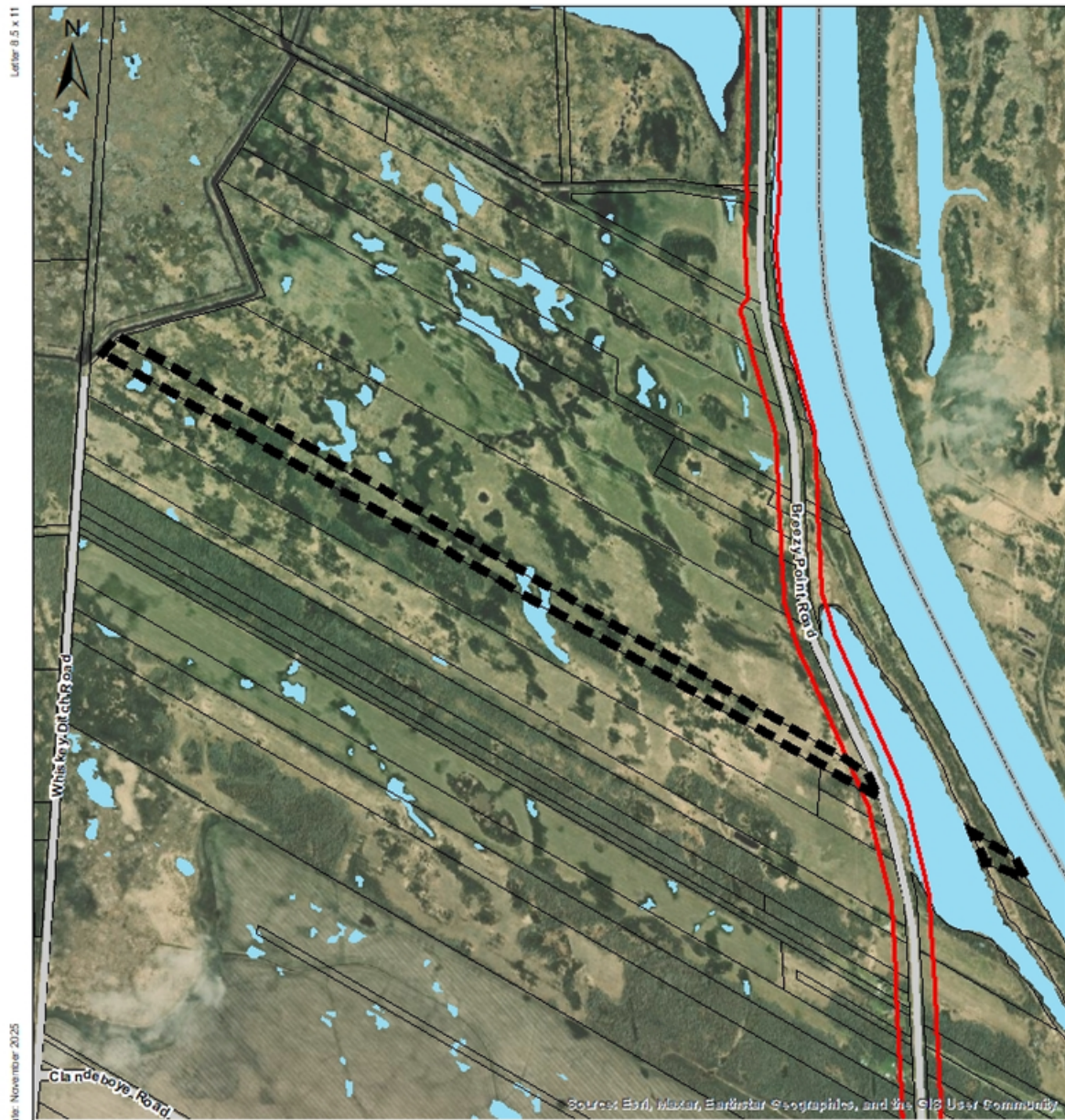
RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested conditional use, the following conditions are recommended:

1. This Conditional Use approval shall be limited to those elements identified as Phase 1 within the applicant's conceptual master plan. Future phases of development shall require separate approvals.
2. Hours of operation shall be between 7:00am and 11:00pm, except for activities directly related to animal care, which may occur on a 24 hour basis.
3. Vehicle parking associated with the use shall be contained on-site. No parking shall be permitted on Breezy Point Road (PR 320).
4. Adequate water supply or access for fire suppression shall be provided to the satisfaction of the municipality and the St. Andrews Fire Department.
5. The use shall comply with the Municipality's Noise ByLaw.
6. Animal care and rehabilitation facilities shall include appropriately designed enclosures, including secure perimeter fencing.
7. The site shall be subject to inspection by the St. Andrews Fire Department, to assist with incorporation of FireSmart principles. Please contact Jordan Nastiuk, Director of Municipal Safety & MEC at (204) 738-2264 or jordan@rmofstandrews.com for coordination.
8. A waste management plan shall be implemented and reviewed and approved by the Municipality.
9. All signage shall comply with the Municipality's Zoning By-Law.

10. The sale of food or beverages on the site shall require all applicable provincial permits and approvals.
11. Applicant/owner shall obtain and maintain a valid annual business license from the Municipality.
12. Applicant/owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 14, 2023
Breezy Point Road, RM of St. Andrews

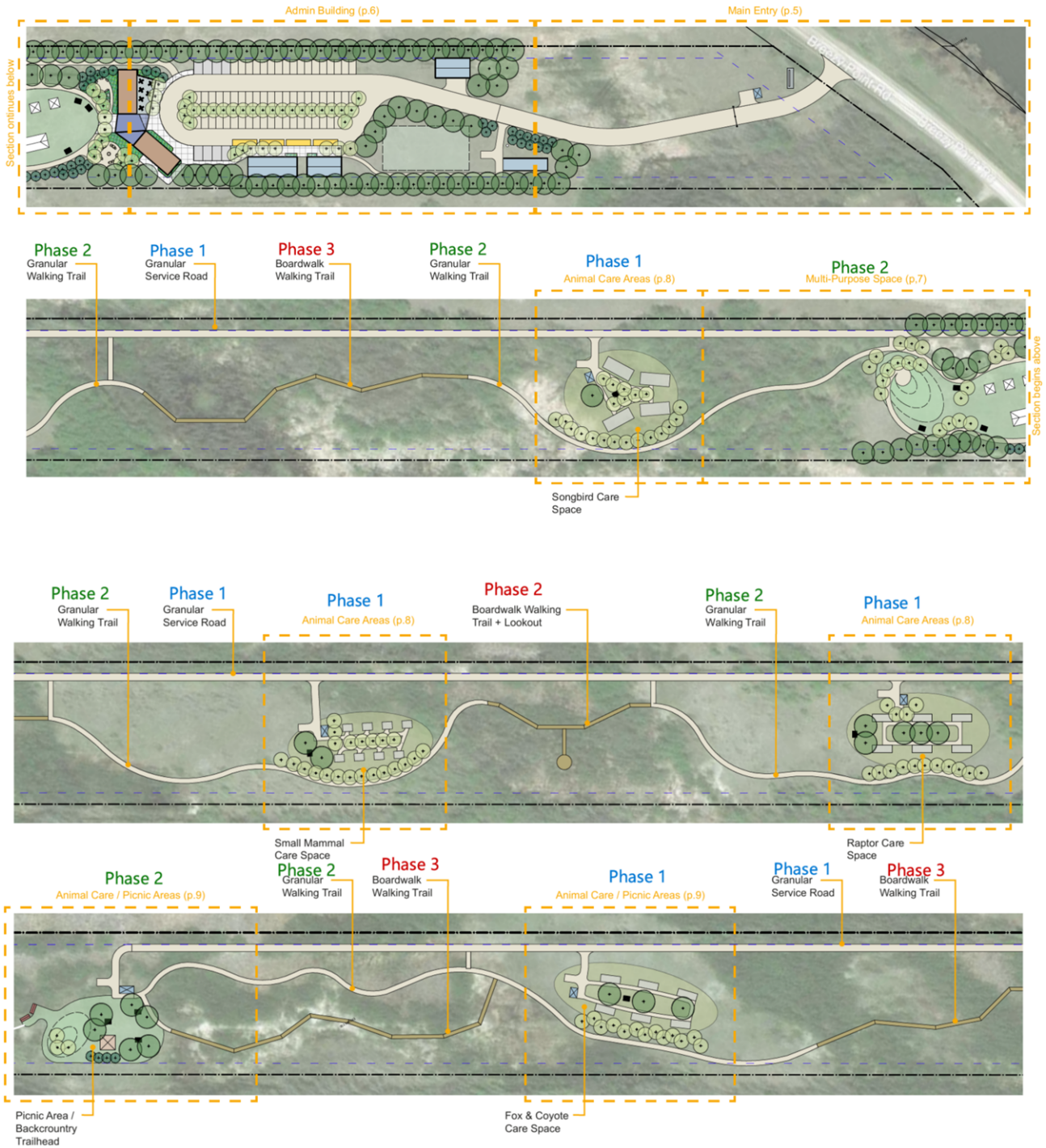
Designation: "A40" Agricultural Limited
Zoning: "RA" Resource and Agriculture

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.


-  Subject Property
-  St. Andrews Boundaries
-  Parcel Outline
-  Highway Control Zones
-  Roads
-  Water Bodies



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

Prairie Wildlife Rehabilitation Centre
Box 48059 RPO Lakewood
Winnipeg, MB R2J 4A3


September 30, 2025

Red River Planning District
2978 Birds Hill Rd
East St. Paul, MB R2E 1J5

Subject: Clarification of Intent – Conditional Use Application for Wildlife Rehabilitation Centre

To Whom it May Concern,

Based on feedback received from the Red River Planning District on the Conditional Use Application dated 31 May 2025, this letter serves as clarification to the intended use of N ½ RL 104.

The intended use of the property remains consistent with the previous application, dated 08 May 2023, and includes:

- a. Providing immediate and proper care to injured or orphaned wildlife.
- b. Rehabilitating wildlife through proper nutrition, medical treatment, and behavioral conditioning.
- c. Educating the public about local wildlife species, their importance, and the need for conservation efforts.
- d. Collaborating with local organizations, animal control agencies, and wildlife officials to ensure the effective and ethical management of wildlife in the area.
- e. Promoting research and data collection to contribute to wildlife conservation efforts and foster a better understanding of local ecosystems.

Based on funding availability, there are multiple phases over numerous years being proposed. This letter of intent is specifically for those items in the conceptual master plan labelled Phase 1, which are predominantly focused on animal care and wildlife education. The intent is to solicit permitted uses within the agricultural zoning category, including public space areas and educational facilities. Those items labelled Phase 2 and Phase 3 will be applied for at a later date, with the requisite permits and licenses to be sought out as required. Phase 2 is not anticipated to occur before 2030. Phase 3 is not anticipated to occur before 2035. These are pending funding availability.

This summer, the wildfires and their devastating impact to the people, wildlife, and environment have highlighted the need for more robust services to care for injured wildlife in the province. Concurrently, the education of Manitobans on the connection of our actions to the animals and land we inhabit will be a benefit for future generations as the effects of climate change are felt more acutely. The Prairie Wildlife Rehabilitation Centre sincerely believes the establishment of a wildlife rehabilitation center in this area is not only a great benefit to the wildlife of Manitoba, but its people as well, shaping the way interactions and coexisting with wildlife can occur. Animals receive care 24/7, making our wildlife rehabilitation centre a vital service not just to Winnipeg, but across the province. The number of requests received to care for injured or orphaned wildlife is only increasing. This Wildlife Rehabilitation Centre will be of great benefit to the people and wild animals of this province.

Prairie Wildlife Rehabilitation Centre will navigate and abide by the required policies to established this wildlife rehabilitation centre, and appreciates the guidance and collaboration on this endeavour.. I look forward to the opportunity to further discuss my proposal and continue the conditional use application process. Please feel free to contact me at [REDACTED]

Yours sincerely,

PRAIRIE WILDLIFE REHABILITATION CENTRE INC.