

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
October 14th, 2025
5:30 PM

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

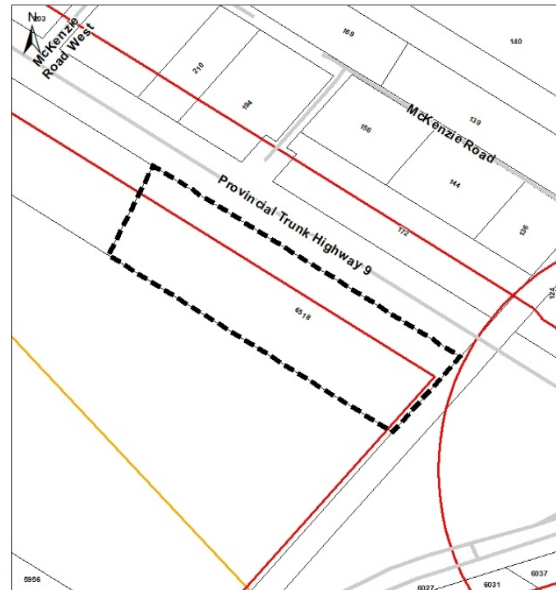
Application File: CU 49, 2025

Applicant: Benne

Property Location: 6518 PTH 9,
R.M. of St. Andrews
Roll #305700
Lot 1, Plan 48351

Application Purpose:

The applicant is seeking conditional use approval to operate a Recreation Commercial business on this property zoned "A80" Agricultural General.



Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agricultural General Zone	Recreation Commercial	Haunted Halloween Trail + concession sales

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	September 29, 2025
Application File	CU 49, 2025
Applicant	Benne

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	6518 PTH 9, St. Andrews
- Roll #	305700
- Legal	Lot 1, Plan 48351
Zoning	"A80" Agricultural General zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"GD" General Development designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	13.58 acres in area 1,492.8 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agricultural General Zone	Recreation Commercial	Haunted Halloween Trail + concession sales

Application Purpose

The applicant is seeking conditional use approval to operate a Recreation Commercial use on this property.

The applicant is seeking to create a haunted Halloween Trail for the month of October, which would include an outdoor walk through the forest at the back of the property line. There would be photo opportunities, a hay bale maze, outdoor games, horror films, concession sales with proper food handling certifications, and more. Given the letter of intent received, the proposed use fits within the definition of Recreation Commercial.

The Halloween Trail would operate on Thursdays (7-10pm), Fridays (7-11pm), and Saturdays (10am-2pm and 7-11pm) in the month of October. The applicant wishes to have the Halloween Trail as a yearly attraction in the municipality.

This application was circulated to the Highways and at the time this report was written, no comments were received.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

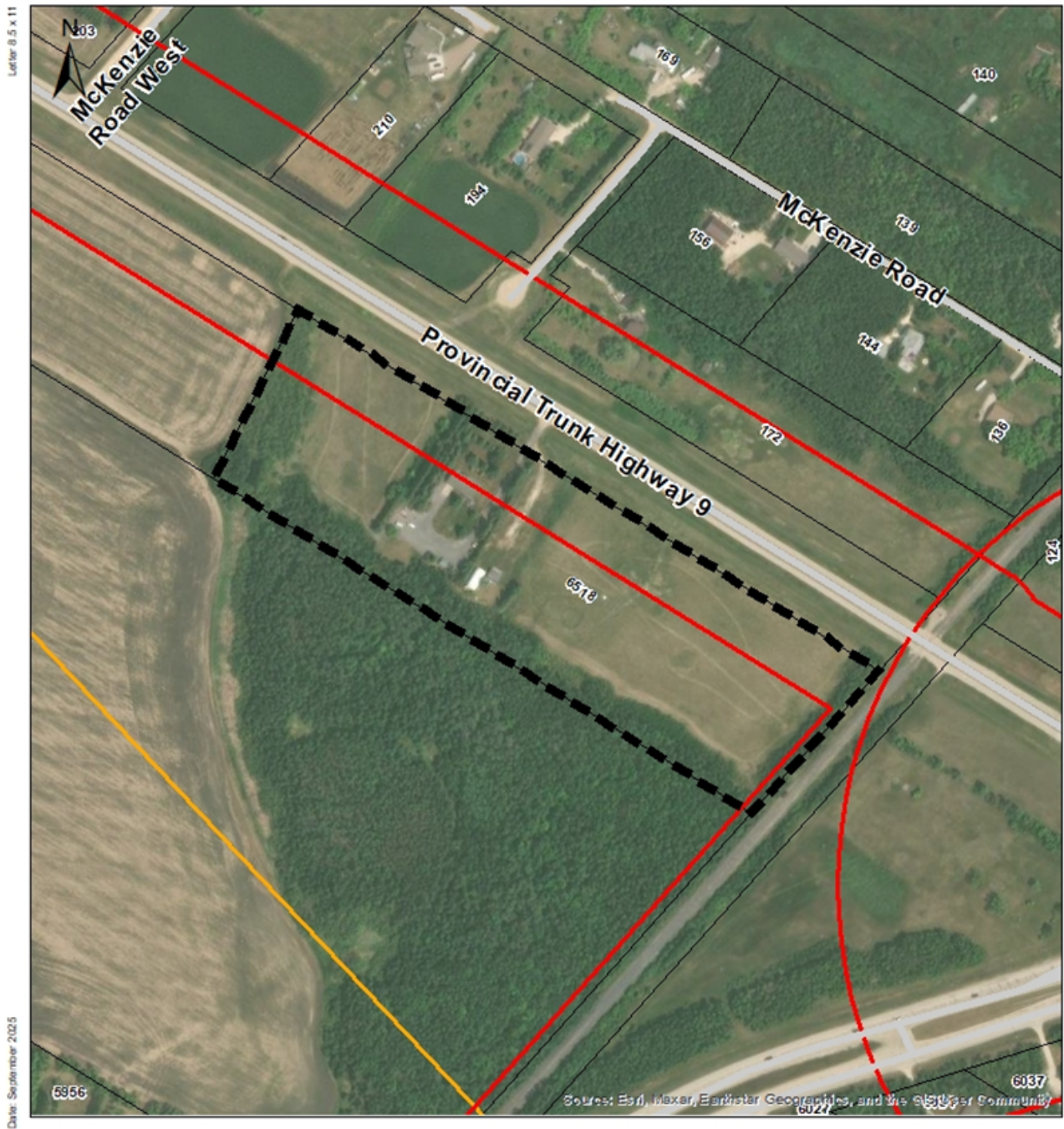
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 is limited to what has been presented in this application. Any further changes, replacement or additions would require a new approval.
2. Applicant/owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. Hours of operation shall be limited to 10:00AM to 11:00PM.
4. All signage must comply with the requirements of the Municipality's Zoning By-Law.
5. Vehicle parking associated with the operation must be contained onsite as per approved site plan. Parking along PTH #9 shall not be permitted.
6. The venue must include sanitary disposal services (portable washrooms) and cleaning stations.
7. All concession sales must comply with provincial health regulations, including a valid food handling certificate.
8. Applicant shall provide adequate personnel and supervision during operating hours to ensure public safety.
9. Applicant/owner to obtain an annual business license from the RM.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 49, 2025
6518 PTH 9, RM of St. Andrews

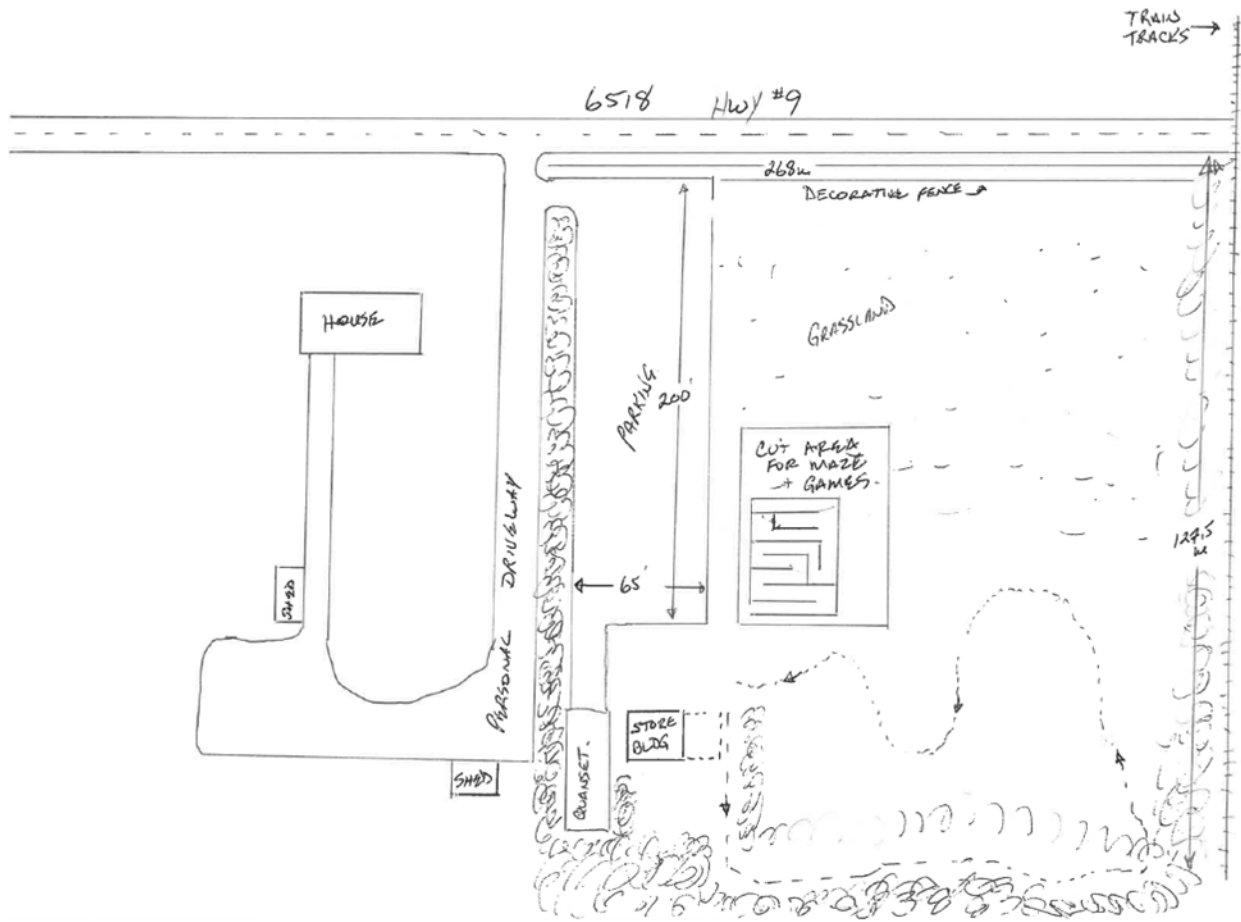
Designation: "GD" General Development
Zoning: "A80" Agricultural General

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

- Subject Property
- Hazard Lands
- Parcel Outline
- Highway Control Zones
- Roads



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

September 26, 2025

To Whom it may concern:

We are submitting this letter of intent for the property 6518 Provincial Trunk Highway 9 in St. Andrews, MB to respectfully request permission for a Haunted Halloween Trail located at the above mentioned address. This will be a conditional recreational activity on personal property owned by myself. This property is zoned A80.

Our plan:

To create a haunted Halloween Trail for the month of October. This will entail an outdoor walk through the forest at the back of the property line to carry on through the field. There will be many scare features along the trail as well as “actors” for added jump scare effects. This area is approximately 6 acres. The scare features will be available to the night time hours while the day time hours on Saturdays will be more geared towards young families. There will be photo opportunities, a hay bale maze and outdoor games.

We will also be including concession sales of pre-packaged items only (Candy Floss, Popcorn, Candy, Soda, Water and Hot Chocolate). We have a staff member with the appropriate food handling certifications. We will also be showing a horror film on Saturdays and have obtained proper licensing and equipment to do so.

As this is going to be a family-run recreational venture – there is no paid staff for this event. It will be family and friend volunteers only. There will be approximately 6-8 “staff” to manage all aspects of this event. Our fees vary by age and dates. For the night time events it will be \$10 per person (all ages) – for the day time events it will be free for children 3 & under, \$5 for ages 4-16 and \$7 for adults. Please note – the film on Saturday night will be offered for free – the payment will only be towards the Halloween Trail (Based on the agreement with the film licensing company).

There is ample parking provided on the property as seen in the site map provided. In the event we need more parking space – We can simply cut the tall grass in the field to create more spaces.

We have secured the appropriate amount of toilet facilities and hand washing stations as needed by the event sanitation guide. As this is a trial run and the first year of attempting this – we can only estimate how many guests will be attending. If the number is larger than we are expecting – we are ready to increase this number to accommodate.

Our operating hours will be as follows for the month of October only.

- Thursdays 1900 - 2200 HRS.
- Fridays 1900 – 2300 HRS
- Saturdays 1000 – 1400 HRS & 1900 – 2300 HRS

Our vision is to create an exciting recreational activity for the residents of St. Andrews and surrounding areas to create fun Halloween memories. As this is the first trial year – we hope this can be a success and continue on in the years to come!

We hope you will take our intentions into consideration.

Thank you,

Mike Benne