

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
March 10th, 2026
5:30 PM

Council Chambers
500 Railway Avenue,
R.M. of St. Andrews, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

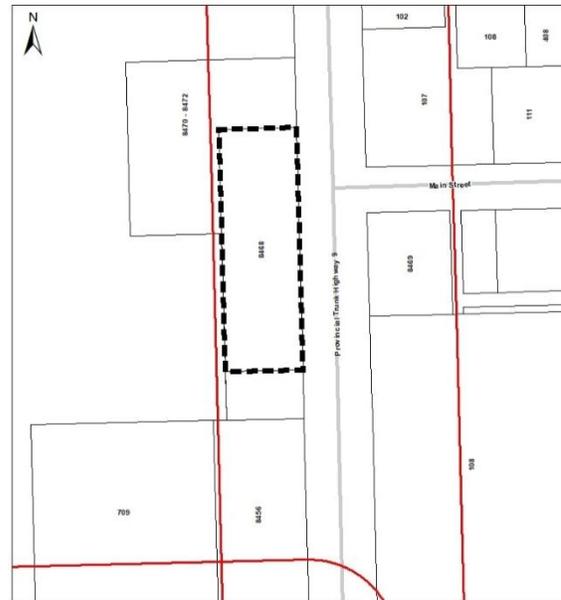
Application File: CU 54, 2025

Applicant: Grace Oelkers

Property Location: 8468 PTH 9,
St. Andrews
Roll # 443600
Legal: 2-72115

Application Purpose:

The applicant is seeking conditional use approval to continue to operate a Kennel use on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Kennel use (Section 7.3, Table 15)	Pet retail, pet grooming, and future pet daycare and boarding 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	February 23, 2026
Application File	CU 54, 2025
Applicant	Grace Oelkers

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	8468 PTH 9, St. Andrews 443600 2-72115
Zoning	"CH" Commercial Highway zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	0.91 acres in area (+/-) 350 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Kennel use (Section 7.3, Table 15)	Pet retail, pet grooming, and future pet daycare and boarding centre

Application Purpose

The applicant is seeking conditional use approval to continue to operate a Kennel use on the subject property. Currently, the applicant is operating a pet retail and grooming business. In the future, they plan to incorporate a dog daycare and boarding centre into the business as well.

This application was circulated to the RM, and they have added recommended conditions of approval. This application was circulated to Manitoba 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(s), 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 that are not in substantial conformance with the application 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 for grooming-related operations shall be between 8:00AM – 12:00AM;
4. Vehicle parking associated with the use shall be provided and contained on-site. No parking shall be permitted on PTH #9;
5. The number of dogs permitted on site at any given time shall not exceed eight (8);
6. Any exterior kennel operations shall be contained within privacy fencing, and noise mitigation measures shall be implemented to the satisfaction of the Municipality;
7. Applicant / Owner shall obtain and maintain a valid annual business license from the Municipality.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 54, 2025
8468 PTH 9, RM of St. Andrews

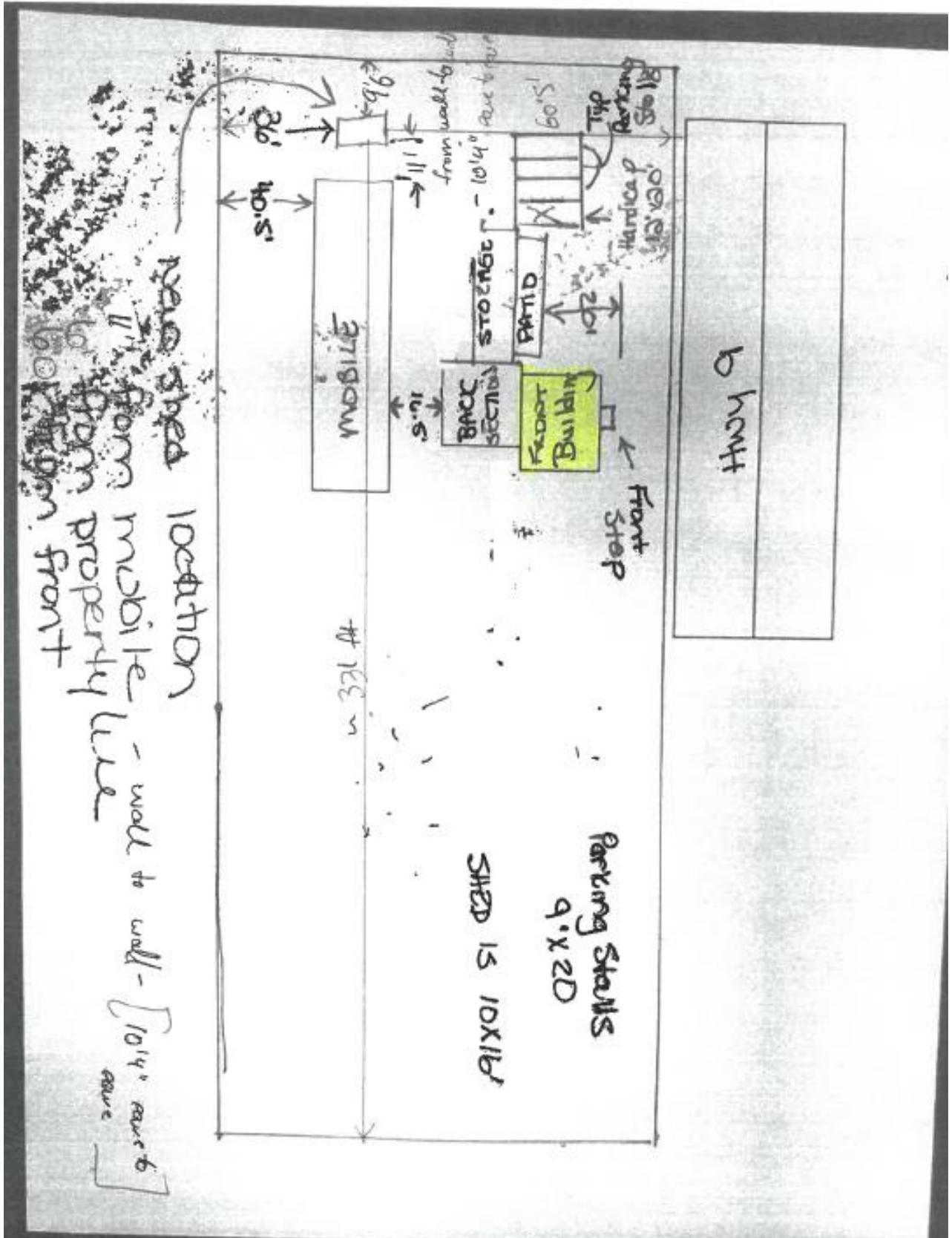
Designation: "SC" Settlement Centre
Zoning: "CH" Commercial Highway

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
-  Parcel Outline
-  Highway Control Zones
-  Roads



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

To the Members of the Town Council,

My name is Grace Oelkers, and I am the owner and operator of Pixie's World. I am writing this Letter of Intent in support of my application for an occupancy permit and to formally outline my vision for Pixie's World, both as it exists today and as it will grow alongside the community in the years to come.

Pixie's World Mission Statement

Pixie's World exists to provide compassionate, high-quality pet care in a welcoming, community-focused environment. Our mission is to support local and Canadian makers, offer trusted and thoughtfully curated products, and create a safe, comfortable space where pets and their owners feel cared for, respected, and valued. We aim to grow responsibly while contributing positively to the economic and social well-being of our town and surrounding communities.

Current Intent and Operations

At present, Pixie's World operates as a small, thoughtfully curated pet retail and grooming business. Our retail space focuses on hand-picked, Canadian-made, and locally sourced products that promote Pixie's World as a trustworthy brand built with safety and quality in mind. We carry essential pet items such as food, treats, collars, leashes, a small assortment of pet toys, and select home-grooming products.

In addition, we plan to offer dog clothing on a consignment basis. This model allows community members to sell unused (or gently-used) pet accessories, while providing affordable options for customers and reducing waste—an approach that supports both sustainability and local families. Grooming is, and will continue to be, a core part of Pixie's World. The space has been designed to accommodate up to three groomers. While we are not yet fully staffed, our goal is to fill these positions as soon as possible. Currently, we have two employees, with plans to grow to four once all grooming stations are active.

Grooming is an appointment-based service and, due to its seasonal nature, does not operate on fixed hours at this time. During peak seasons—such as spring clean-ups, fall preparations, and holiday periods—operations may extend from early morning (around 8:00 a.m.) into the evening, occasionally as late as 11:30 p.m. or 12:00 a.m., including clean-up time. During slower seasons, particularly January through March, grooming may pause for days at a time, with only the retail portion operating. At full grooming capacity, Pixie's World would have approximately 6–8 dogs on site at one time. Currently, we see no more than five at once. Adequate parking is available to support our present square footage and operational needs.

Near-Term Future Plans (Next 12 Months)

As the business and its services expand, our next major goal is to establish consistent storefront hours. Within the next year, we aim to staff the retail portion full-time and operate on set hours, ideally from approximately 8:00 a.m. to 6:00 p.m. This will improve accessibility for residents, encourage

walk-in traffic, and create additional employment opportunities, bringing our total staff to approximately five.

This phase of growth is focused on strengthening our presence in the community, increasing local spending, and making Pixie's World a reliable and vibrant destination for pet owners.

Mid-Term Vision (3–5 Years)

Looking further ahead, we hope to introduce a small-scale dog daycare program. This would be limited to a small number of dogs at a time and would be well-researched and planned to ensure safety, proper staffing, and compliance with all regulations. This service is still in the planning stages and will only move forward once we are confident it can be done responsibly with utmost care and in a way that aligns with community standards.

Long-Term Aspirations (10+ Years)

In the distant future, Pixie's World dreams of expanding into a full-service pet care facility that includes daycare and boarding alongside grooming and retail. This vision would require additional space, major layout changes, and careful consideration of impact, staffing, and infrastructure. While this is not an immediate plan, it reflects my long-term commitment to investing in our town and growing a business that evolves thoughtfully and responsibly.

Commitment to Community

Pixie's World is proudly family-owned, locally operated, and community-focused. By supporting Canadian and local suppliers, creating employment opportunities, and attracting pet owners from surrounding areas, we aim to contribute to both the local economy and enhance our town's reputation in a positive way. My intention is to grow Pixie's World in a way that is respectful, sustainable, and beneficial to the community we call home.

Thank you for your time and consideration. I appreciate the opportunity to share my vision and would be happy to provide any additional information if required.

Warm regards,
Grace Oelkers
Owner & Operator
Pixie's World