NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

Rural Municipality of St. Clements

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 204-482-3300.

Tuesday	**Council Chambers**
November 17, 2026	**1043 Kittson Road**
6:00 pm	**East Selkirk, MB**

Note: property owners are responsible for notifying "tenants"

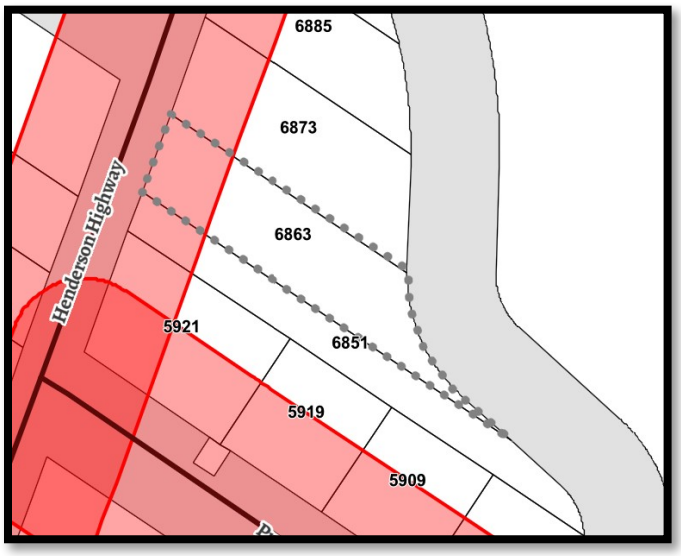
APPLICATION INFORMATION

Application File: **CU34-2026**

Applicant: Greg Hawcroft

Property Location: 6863 Henderson Hwy
RM of St. Clements
Roll # 214200
Legal: RL168-AD-3391

Application Purpose:
The applicant proposes to establish a Home Industry, in order to allow a vehicle sales or car brokerage on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RA" Suburban Residential	6. Residential Zones Table 13: Residential Use Table Home Industries	Vehicle 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

RED RIVER PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

CONDITIONAL USE APPLICATION REPORT

Date	October 31, 2026
Application File	**CU 34-2026**
Applicant	Greg Hawcroft

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	 6863 Henderson Hwy, RM of St. Clements 214200 RL168-AD-3391
Zoning	"RA" Suburban Residential zone RM of St. Clement Zoning By-law No. 5-2002
Development Plan Designation	"SC" Settlement Center designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	"MU" Mixed Use designation Lockport Secondary Plan By-law No. 12-20102
Property Size	75,410 square feet / 1.58 acres in area (+/-) 141.28 feet in width (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RA" Suburban Residential	6. Residential Zones Table 13: Residential Use Table Home Industry	Vehicle Sales

Application Purpose
The applicant proposes to establish a Home Industry, in order to allow vehicle sales or car brokerage on the subject property.

Policies within the Lockport Secondary Plan

There are a number of policies within the Lockport Secondary Plan, listed below are those policies which would pertain to this application:

4. *Permitted uses in the Mixed-Use Policy Area of Lockport will be subject to the RM of St. Clements Mixed Use Zoning District and may include but not be necessarily limited to the following use types:*

    a. Commercial retail
    b. Leisure, entertainment including restaurant/bar
    c. Recreation uses
    d. Single and Multiple family residential
    e. Hotel/motel
    f. Institutional
    g. Office and personal services

7. Development within Mixed Use Neighbourhoods will be managed to:

    a. Ensure the organization and sitting of mixed-use development complements existing development;
    b. Reduce the visual impact and improve the organization of internal traffic movements by encouraging cooperative agreements among landowners on the shared use of access and provisions of parking facilities serving commercial and institutional uses;
    c. Balance commercial vehicle accessibility with the creation of high quality commercial and residential pedestrian environments;
    d. Provide good site access and circulation for vehicles as well as pedestrians and an adequate supply of off-street parking for visitors, residents and employees as appropriate;
    e. Subject to infrastructure up-grading and capacity, the height of buildings may not exceed 4 stories until municipal piped water service capable of providing appropriate fire flow pressures are available to the Lockport Settlement Area; and
    f. Provide an attractive, comfortable, safe and high-quality pedestrian environments.

9. Mixed use development is to be planned and designed to be compatible with adjoining uses, type, density form and general character of the area.

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 zoning variances, 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. Applicant / owner obtains all variances, if required.

4. Applicant / owner to pay any outstanding fees, fines or taxes that are due to the Rural Municipality of St. Clements.

5. Applicant / owner to limit the number of vehicles that are displayed for sale to 2 (two).

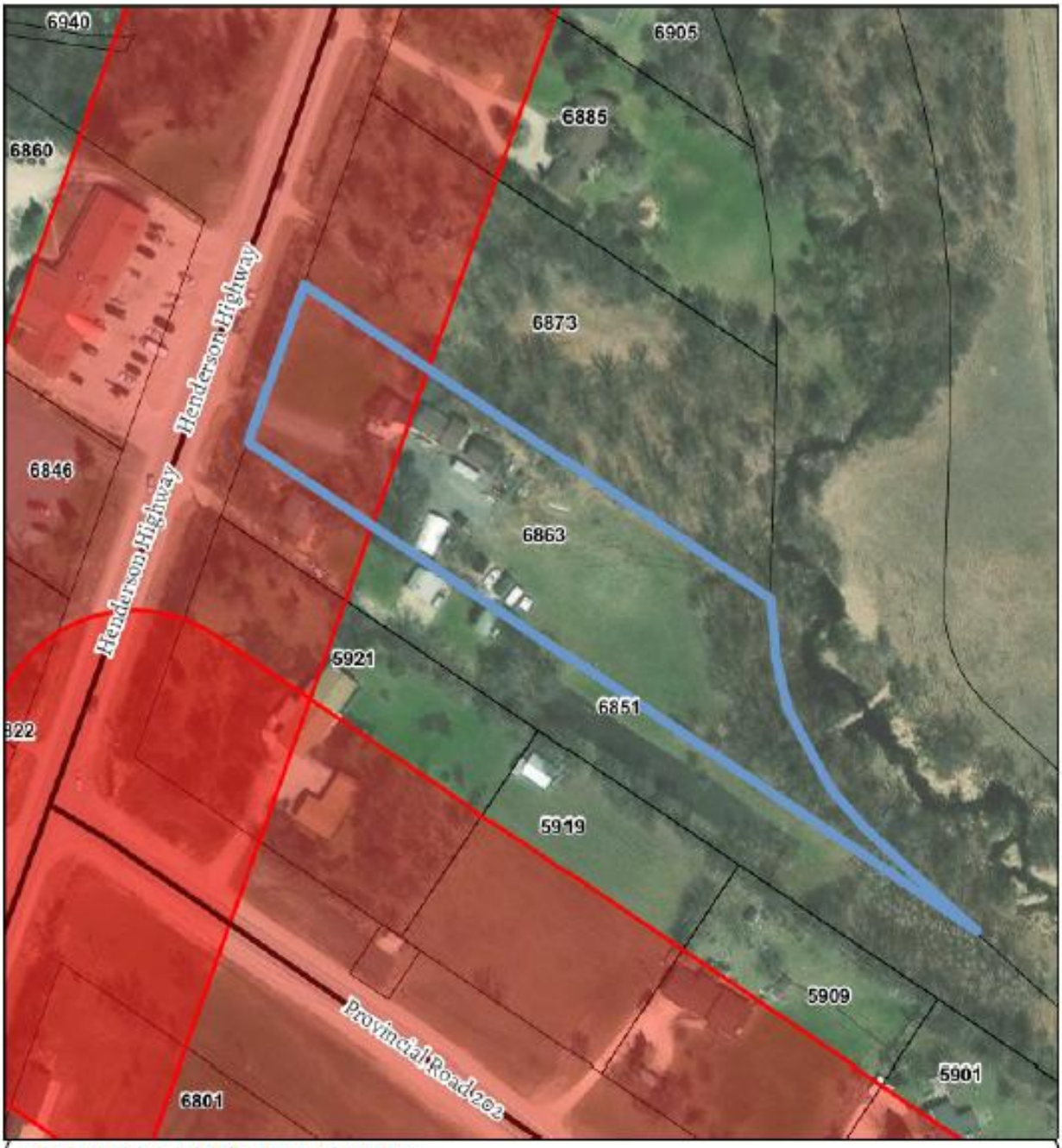
6. Applicant / owner will not be allowed to have any signage advertising the business.

7. Applicant / owner to provide confirmation from Manitoba Transportation and Infrastructure if any permits are required.

8. Applicant / owner must not have more than 6 vehicles in the yard at one time, register or unregistered.

9. Applicant / owner must not have outdoor storage of any vehicle parts or derelict vehicles within the confines of the property.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU-2026-034
6863 Henderson Hwy, RM of St. Clements

Designation: Settlement Centre
Secondary Plan: Lockport - Mixed Use
Zoning: "RA" Suburban Residential

Subject Property
Roads
Parcel Outline

RED RIVER PLANNING DISTRICT

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. Map content is not to scale.

Letter of Intent

10007069 Manitoba LTD
6863 henderson hwy
Roll# 214200.000
September 23, 2026

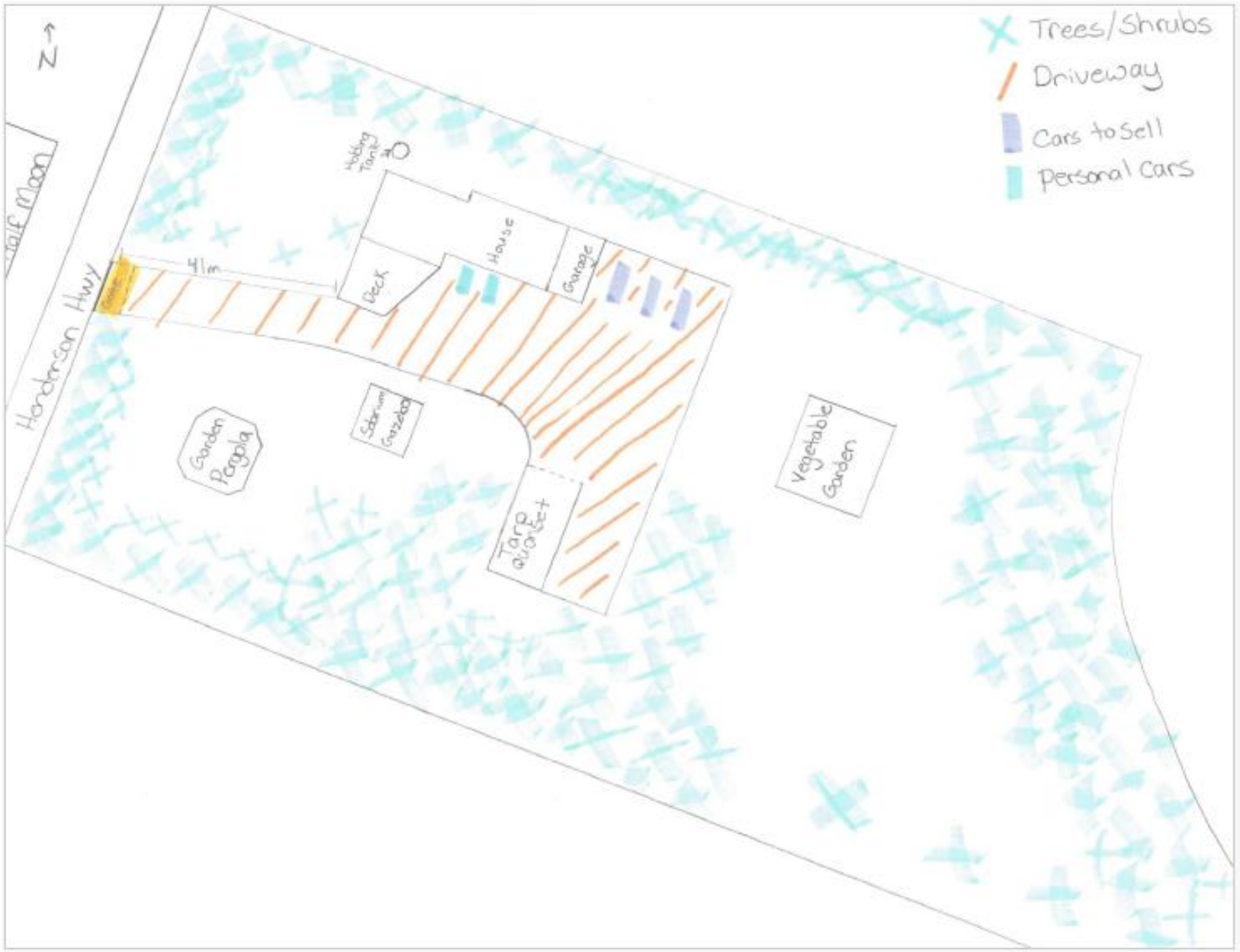
Dear members of the board and planning staff,

I am submitting this letter of intent for support in approving my conditional use permit of vehicle sales at 6863 Henderson Hwy for a home based vehicle sales business. I've had my Dealers Permit and have been doing part time vehicle sales for the last 10 years and am looking to downsize my overhead and continue sales from my home. I average 3-4 car sales a month as it is just a hobby, and will have no more than 2 cars for sale at one time. There will be no major vehicle repairs, body work, or paint work performed on the premises.

Vehicle sales are by appointment only. There will be no exterior business signage on the house or at the end of the driveway. This will prevent any traffic concerns and limit visitor frequency. The approach to this property has a gate. The vehicles being sold will be parked away from the road behind the garage. Leaving them out of sightlines from roadway and surrounding neighbours due to this property being heavily treed as well.

All sale vehicles will be in running and operable condition. There will be no parts cars or derelict vehicles stored on this premises.

I would like to include that our property is directly across from the Halfmoon restaurant which attracts hundreds of customers daily. Also alongside Halfmoon there are Condos, Lockport Inn and Bar, and another restaurant, Sonias. My vehicle sales will go unnoticed to any residential neighboring properties because of my low volume of sales and next to no traffic entering our property.


N
Trees/Shrubs
Driveway
Cars to Sell
Personal Cars
Half Moon
Henderson Hwy
41m
Curb
Deck
House
Garage
Hobby Tank
Garden Pergola
Gazebo
Tarp Carport
Vegetable Garden