



MUNICIPALITY OF HARRISON PARK

43 Gateway Street · P.O. Box 190 · Onanole, Manitoba · R0J 1N0
Phone: 204-848-7614 · Fax: 204-848-2082 · Email: admin@harrisonpark.ca

PLANNING APPLICATION for Short-Term Rentals

FILE NO.	2022 STR CU-06
HEARING DATE	Dec 14 th 22
TIME SLOT	2:30 pm
DECISION	

What is a conditional use?

A conditional use means a building or land use that may be unique in its characteristics or operation which could have an impact on neighbouring properties.

How long does the conditional use process take?

The length of time to process depends on the complexity of the application proposal and the completeness of the required documentation and information.

What happens during the conditional use process?

Once the complete application is submitted and the applicable fees have been paid, the planning officer will approve the conditional use for posting and public notices will be prepared.

Notice of hearing will be sent at least 14 days before the hearing to every owner of property located within 100 metres of the affected property.

The public notices inform the neighbourhood of the purpose of the conditional use and the date, time, and location of the public hearing. On the day of the hearing, the decision maker (Council) will decide whether to approve the conditional use with or without conditions, or reject the conditional use altogether.

What criteria is used when Council makes a decision?

The criteria to approve a conditional use application are based on subsection 106(1)(b) of The Planning Act, which includes the following:

- (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, and
- (iii) Is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

In the letter of intent, please explain how each criterion is met. This is an opportunity to address all issues and reduce the possibility of an important factor being overlooked.

Is Council's decision appealable?

The order of Council on an application for approval of a conditional use is final and not subject to appeal.

Applicant(s)

Name:

Marc DeDecker

Mailing Address:

Phone:

Email:

Owner(s) (if different from applicant) NA

Name:

Mailing Address:

Phone:

Email:

Proposed Short-Term Rental Details

Location:

12 - 505 PTH #10

Street Address

Community:

Bear's Den, Onanole

Is this premises your primary residence?

☐ Yes☒ No

Type:

☒ Dwelling: ☐ entire dwelling OR ☐ portion of dwelling☐ Bunkhouse☐ Guest House☐ Other:

Number of bedrooms:

2

Number of off-street parking spaces:

3 plus overflow lot

Household garbage removal:

☐ Guest Responsibility☒ Local Contractor☐ Other:

Water:

☐ Private Well☐ Semi-public☒ Municipal☐ Other:

Wastewater

☐ Holding Tank☐ Septic Tank & Field☒ Municipal☐ Other:

Holding or Septic Tank Size: _____ gallons

Number of short-term rentals within 100 metres:

1

Checklist of Required Documents

✓	Item	Explanation & Notes														
✓	Current Status of Title	A Status of Title is a document that identifies property ownership and is available from the Neepawa Land Titles Office. The copy provided must be dated within 30 days of the application date to verify current ownership, etc. For further information, please visit Teranet Manitoba.														
✓	Letter of Intent	This letter should provide a description of the proposal, planning rationale, how it is compatible with its surrounding context, and a description of the proposed measures to mitigate expected on- and off-site impacts. Please see template at end of this document.														
✓	Letter of Authorization	Written authorization by all registered owner(s) of the land whose name(s) appear on the Status of Title. If the owner on the title is a company name or number, the person signing the letter must state the company name or number as shown on the title and that they are authorized to sign for that company. Please see template at the end of this document.														
✓	Site Plan	Detailed, fully dimensional, drawn to scale site plan including: <table border="1"> <tr> <td>Municipal Address</td> <td>Scale</td> </tr> <tr> <td>North Arrow</td> <td>Dimensioned property lines</td> </tr> <tr> <td>Existing Structures</td> <td>Streets labelled</td> </tr> <tr> <td>Parking spaces, drive aisles, driveways, ingress, egress</td> <td>Exterior lighting</td> </tr> <tr> <td>Screening or nature features</td> <td>Garbage storage</td> </tr> <tr> <td>Buffers or landscape features</td> <td>Swimming pool / hot tubs</td> </tr> <tr> <td>Fencing</td> <td>Outdoor fire pits</td> </tr> </table>	Municipal Address	Scale	North Arrow	Dimensioned property lines	Existing Structures	Streets labelled	Parking spaces, drive aisles, driveways, ingress, egress	Exterior lighting	Screening or nature features	Garbage storage	Buffers or landscape features	Swimming pool / hot tubs	Fencing	Outdoor fire pits
Municipal Address	Scale															
North Arrow	Dimensioned property lines															
Existing Structures	Streets labelled															
Parking spaces, drive aisles, driveways, ingress, egress	Exterior lighting															
Screening or nature features	Garbage storage															
Buffers or landscape features	Swimming pool / hot tubs															
Fencing	Outdoor fire pits															
	Landscaping plan (if applicable)	Detailed, fully dimensioned, drawn to scale landscape plan including the following: <table border="1"> <tr> <td>New plantings (number, location, species)</td> <td>Open space</td> </tr> <tr> <td>New fencing/screening</td> <td>Ground cover</td> </tr> </table>	New plantings (number, location, species)	Open space	New fencing/screening	Ground cover										
New plantings (number, location, species)	Open space															
New fencing/screening	Ground cover															
✓	Photos of property	Current full colour photos of the property, one taken from the street and one showing the complete front of the applicable buildings														
✓	Floor Plans (if applicable)	Detailed, fully dimensional, drawn to scale floor plans showing interior layout of the building including labels and dimensions of sleeping areas. All egresses must be shown and the size and dimensions of all egresses from a sleeping area must be labeled.														
	Fire Safety Inspection <i>* in progress</i>	A detailed fire safety inspection must be completed by a person qualified to undertake such inspection. A person qualified is an individual that has successfully completed a training program offered or recognized by the Manitoba fire commissioner respecting fire safety inspections; or the equivalent training and experience necessary, as approved by the Manitoba fire commissioner, to appropriately conduct fire safety inspections. <i>The Municipality will not be conducting fire safety inspections.</i>														
✓	Letter(s) of Support	Written support or signatures of support from neighboring property owners who may be adversely affected by the proposed development. Please see template at the end of this document.														

APPLICANT'S SIGNATURE

I/We hereby certify that the information provided on this form and attachments hereto, to the best of my knowledge is a true statement of facts concerning this application.

Signature: [Signature]

Date: July 8/22

Signature: [Signature]

Date: July 8/22

Letter of Intent – Planning Application for Short-term Rentals

Date	2022 - JULY	File No.	
Name of Applicant	Marc + Alicia DeDecker		
Property Address	12- 505 PTH #10, Bear's Den, Oranole		

What is/are the reason(s) for this application? (Please attach any additional information if more room is required.)

- Requesting Conditional Use Permit for STR @ Bear's Den which I have been personally using and renting since July 2020.

How would it impact you, if you cannot proceed with this proposal?

Possibly sell, not sure at this point

How is this proposal compatible with the surrounding properties?

Bear's Den is a unique situation for rentals in my opinion. We have bylaws in place within our Condo corp. that speak to renting and the agreement has been accepted / signed by all members. Only neighbor I have on other side of fence is Tricia Robson who I have spoken to and she's told me she was nervous initially but hasn't had a single issue with my renters in last 2 years since I purchased.

How will this proposal impact your neighbours/neighbourhood?

see last answer

What are the proposed measures to mitigate expected on- and off-site impacts?

Additional Comments:

willing to work together and hopeful to
come to agreement that works for both
sides if anyone objects

Signature(s) of Applicant(s):

Signature

Signature

Signature

Signature

Planning Application for Short-term Rentals

Date

Date

Date

Date

OFFICE USE

Lot: _____ Block: _____ Plan: _____ Zone: _____

Section: _____ Township: _____ Range: _____ WPM

Civic Address: _____

CONDITIONAL USE

By-law: R.M. of Park 1311 By-law: R.M. of Harrison 1381

Part: _____ Part: _____

Section: _____ Section: _____

Table: _____ Table: _____

Comments: _____

VARIATION

By-law: R.M. of Park 1311 By-law: R.M. of Harrison 1381

Part: _____ Part: _____

Section: _____ Section: _____

Table: _____ Table: _____

Comments: _____

APPLICATIONS	FEES	✓	TOTAL FEES
Conditional Use Application for STR	\$1000		RECEIPT No.
Variation Application	\$225		
Land Titles search fee	\$27		
Advertising			

Date Application Received: _____

Letter of Authorization

Registered owner(s) of the property whose name(s) appear on the title.

Date: 2022 JULY . 04

To: Municipality of Harrison Park
Planning Officer
43 Gateway Street
PO Box 190
Onanole, MB R0J 1N0

RE: #12 505 PTH #10 (address or legal description of application)
Onanole, MB
(Bear's Den)

I (We) hereby give authorization to:

Marc DeDecker (Applicant's name)

Alicia DeDecker (Applicant's name)

To apply for a planning application for a short-term rental at the above address.

Registered owner(s) on the current Status of Titel or Certificate of Title:

Marc DeDecker
Please print name and company name (if applicable)

[Signature]
Signature

Alicia DeDecker
Please print name and company name (if applicable)

[Signature]
Signature

[Signature]
Please print name and company name (if applicable)

[Signature]
Signature

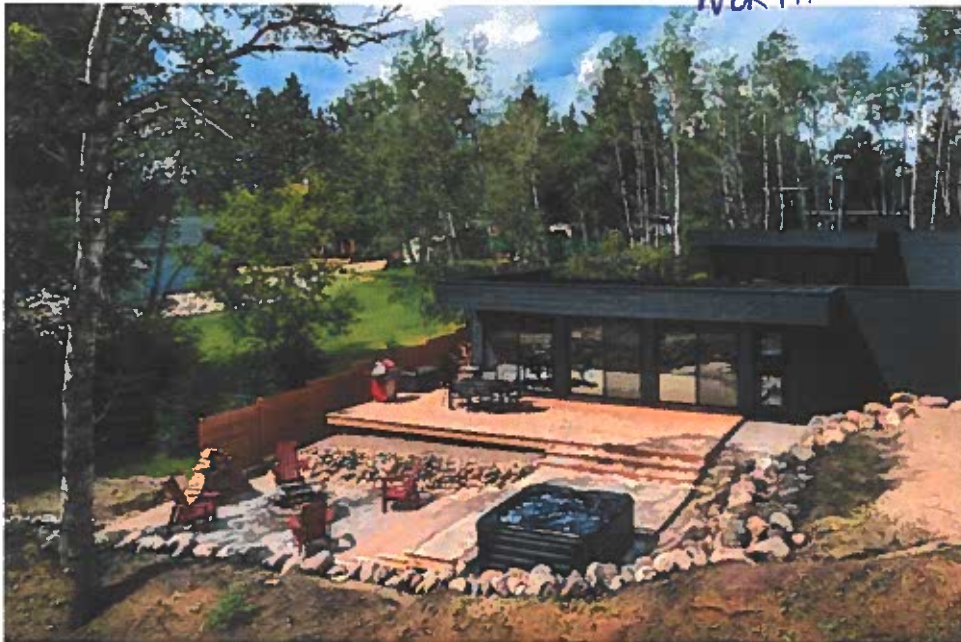
[Signature]
Please print name and company name (if applicable)

[Signature]
Signature

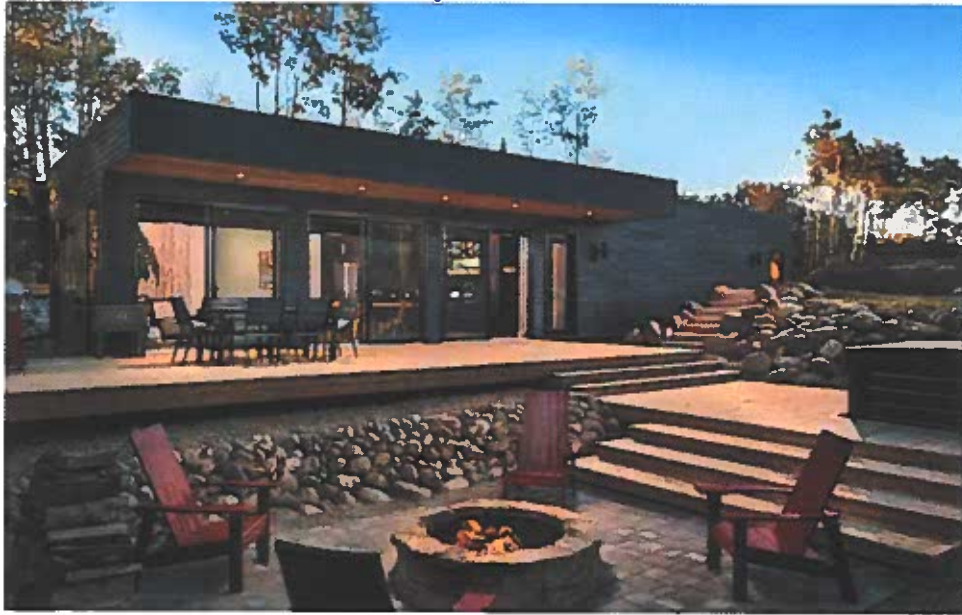
N →



NORTH ↗

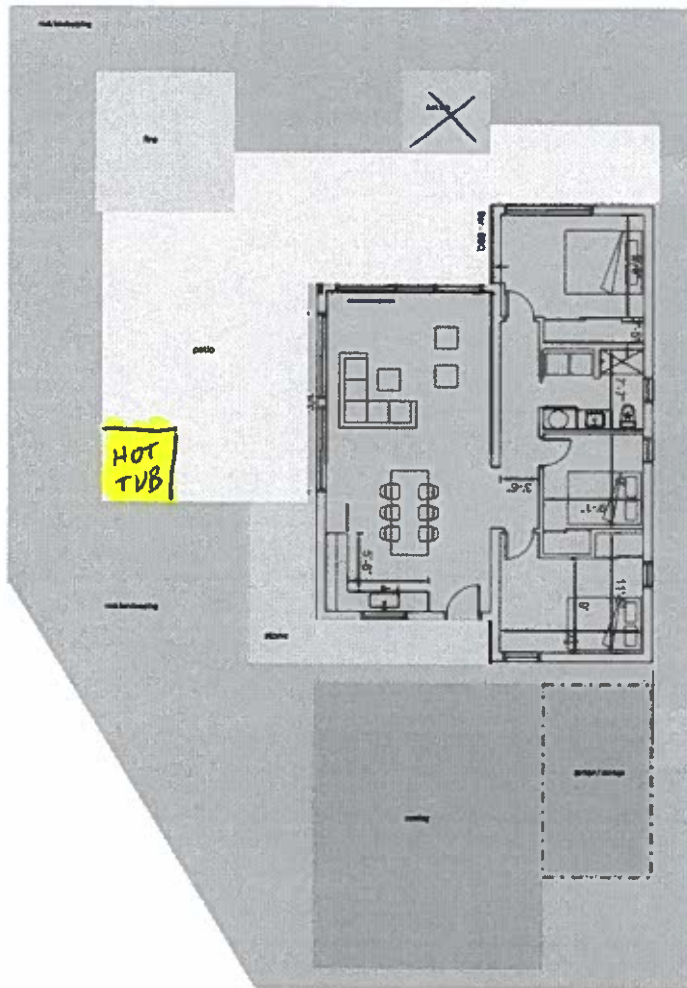


↑
North





BEAR'S DEN
Lake Life Living



Lot 12

3 bed

1,200 sqft +/-

This is for illustration purposes, dimensions are not exact and subject to change

MIB
DEVELOPMENTS



The site plan illustrates the layout of the proposed development, divided into six units and a common element area. The units are labeled 1 through 6, and the common element is labeled 'COMMON ELEMENT'. The plan includes acreage, square footages, and dimensions for each unit and the common element.

- UNIT 1:** 0.182 ACRES, 737.61 SQ. M.
- UNIT 2:** 0.295 ACRES, 1195.22 SQ. M.
- UNIT 3:** 0.295 ACRES, 1195.22 SQ. M.
- UNIT 4:** 0.295 ACRES, 1195.22 SQ. M.
- UNIT 5:** 0.295 ACRES, 1195.22 SQ. M.
- UNIT 6:** 0.295 ACRES, 1195.22 SQ. M.
- COMMON ELEMENT:** 0.780 ACRES, 3156.79 SQ. M.

The plan also shows various dimensions and bearings, such as 89°55', 50°06', 22.000, 33.528, 33.834, 50.292, 60.707, 9.144, 7.411, 16.000, 21.340, 38.319, 28.153, and 89°55'.

Request for Support for a Planning Application for a Short-term Rental

Signatures of support from impacted neighbours.

Date: July 8/22

To: Municipality of Harrison Park
Planning Officer
43 Gateway Street
PO Box 190
Onanole, MB R0J 1N0

RE: #12-505 PTH 10 (address or legal description of application)
Onanole, MB
Rm Harrison Park

I consulted with my neighbours on my request for a short-term rental at the above referenced premises.

Please provide a brief description of the planning application in the space provided below:

The following neighbours support/do not oppose my request for a short-term rental:

Name	Address	Daytime Phone Number	Signature(s)
- All units in Bears Den as per our signed bylaw within Condo corp (attached)			
- Tricia Robson	507 PTH 10		spoke to and confirmed support on July 7th
* feel free to contact her to verify if required,			

- no other neighbors

SCHEDULE "B"

RULES AND REGULATIONS RESPECTING THE UNITS

THIS IS A SCHEDULE "B" attached to and forming part of By-Lay No. 1 of

- a) No person shall carry on a "home occupation" in a Unit without prior consent of the Board;
- b) No Unit shall be used as a day care or babysitting center.
- c) No signs, billboards, notices or advertising matter of any kind shall be placed on the exterior of any structure or in the interior of any structure as to be visible from the outdoors; *except "home for sale signs" either professional or private.*
- d) Unit Owners and residents will comply with all provincial and municipal By-Laws relating to the use or occupation of their Units;
- e) No Occupant of a Unit may have a pet which is in the opinion of the Board a nuisance. In any event, no person may have more than one (1) cat or one (1) dog without specific permission from the Board. Permission given may be revoked if an animal becomes a nuisance. Pets are permitted outdoors only on a leash and personally accompanied and supervised by a responsible adult or in a fenced rear yard. Owners must clean up after their pets;
- f) No Unit shall be used by anyone in such a manner as to unreasonably interfere with the use and enjoyment of the Common Elements or other Units;
- g) No motor vehicles shall be parked on a Unit except in a driveway;
- h) No repairs or adjustments to vehicles may be carried on;
- i) No golf carts, boats, trailers, snowmobiles, ATVs, machinery or equipment of any kind, nor any motor vehicle not licensed and in regular use, shall be parked on the outdoor portions of a Unit;
- j) The outdoor portions of the Units shall be kept clean, open and clutter free and nothing will be stored, kept or left thereon;
- k) No Unit Owner shall cause or allow excessive or unreasonable use of water supplied to the Units
- l) All persons shall observe and comply with the restrictions and obligations relating to the use of private roads, private sewer and water services as provided in Agreements between the Condominium Corporation and the Developer.
- m) **Short Term Rentals**
 - Quiet time is 10 pm – lower noise after 10 pm
 - No Parties – friends and family are welcome to visit, large outdoor gatherings that may disturb neighbours are prohibited
 - No more than 2 guests per bed (no exceptions)

- No recreational vehicle parking – boats can be parked in overflow parking, condo owners are not responsible for damages, ditches along Provincial Highway #10 are not to be used for parking
- Stay on rented property – units are private property; guests must stay on the rented property unless invited by a neighbour
- No Smoking – all units are non-smoking, if smoking outside any debris must be cleaned up
- Hot Tubs – proper bathing suites must be worn; chemicals must be rebalanced in between guest stays.

Non-Compliance Owner Fines & Penalties:

1st Offence – Warning

2nd Offence - \$100 fine

3rd Offence - \$100 fine

4th Offence - Hearing for termination of rental privileges

All fines are payable to NCC 27 and disputed fines will be handled in accordance with the Manitoba Condominium Act.