



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 -09
HEARING DATE	December 14th 2022
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: Nicolaas Cornelius Vlok & Anna Catharina de Bruyn (owners of 7081473 MB Ltd.)

Mailing Address: _____

Phone: _____

Email: _____

Owner(s) *(if different from applicant)*Name: 7081473 MB Ltd.

Mailing Address: _____

Phone: _____

Email: _____

Proposed Short-Term Rental DetailsLocation: Unit #2, Bears Den, 505 PTH Nr. 10 HWY, Onanole, MB, R0J1N0
*Street Address*Community: Onanole, ManitobaIs this premises your primary residence? ☐ Yes ☒ NoType: ☒ Dwelling: ☒ *entire dwelling* OR ☐ *portion of dwelling*☐ Bunkhouse ☐ Guest House☐ Other: _____Number of bedrooms: 3Number of off-street parking spaces: 4Household 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: 8

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:	
		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 <i>(if applicable)</i>	Detailed, fully dimensioned, drawn to scale landscape plan including the following:	
		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 <i>(if applicable)</i>	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	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 See bylaw, verbal consent from other neighbours	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: 

Date: July 12, 2022

Signature: 

Date: July 12, 2022

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	✓	
Variation Application	\$225		
Land Titles search fee	\$27		RECEIPT No.
Advertising			

Date Application Received: _____

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

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

I (We) hereby give authorization to:

Nicolaas C Vlok (Applicant's name)

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

Signature

Adel Bryn
Signature

Signature

Signature

Request for Support for a Planning Application for a Short-term Rental
Signatures of support from impacted neighbours.

Date: July 12, 2022

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

RE: Unit # 2 Bears Den (address or legal description of application)
505 PTH Nr. 10 HWY
Onanole, MB, R0J1N0

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:

We plan to use the premises referenced above privately for ourselves and as a short term rental throughout the year. We have been coming to Clear lake and Riding Mountain Park for the past 20+ years and love spending as much time here whenever possible.
~~We bought the property with our holding corporation and have to be able to rent it out to help cover the costs/ mortgage and for legal/ tax purposes.~~

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

Name	Address	Daytime Phone Number	Signature(s)
See attached sheet with signatures			

Letter of Intent – Planning Application for Short-term Rentals

Date	July 12, 2022	File No.	
Name of Applicant	7081473 MB Ltd. - Nicolaas C Vlok & Anna C de Bruyn		
Property Address	Unit # 2 Bears Den, 505 PTH Nr. 10 HWY, Onanole, MB, R0J1N0		

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

We bought the cabin in Onanole for personal use, but also have to rent it out as well as it was bought by our holding corporation.

We originally decided to get the cabin because we love the area and had sometimes trouble finding accommodation here.

We figured we could use it ourselves and help other people enjoy it and the area too by renting it out.

That also made it possible for us to afford the property.

We are both busy physicians with 2 teenager children and unfortunately have not been able to spend as much time here privately as originally thought.

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

If we cannot proceed with this proposal we will unfortunately have to sell the property.

How is this proposal compatible with the surrounding properties?

We are a condo corporation with 12 units, and 9 of the 12 operate as a STR.

We also all know each other personally and spend time at our properties and look out for each other.

We have 3 units in the complex that does not currently operate as a STR.

The properties not currently operating as STR's also already approved that we could do so. (See condo bylaw)

We have not personally had any voiced complaints or concerns from any of our close neighbours the past 2 years renting out the cabin.

How will this proposal impact your neighbours/neighbourhood?

~~We have been operating as a STR since 2020 and our neighbours and fellow condo owners have been~~
in agreement, so we don't see that there will be any new impact on the neighbourhood.
~~We have strict rules in place for our renters, eg: quiet time etc. We have penalties in place if that is not respected.~~
We also have a bylaw signed by all owners of our condo corporation agreeing to the rules.
~~We are not aware of any complaints or voiced concerns from other neighbours in the area.~~
We are not aware of any legal complaints either.

We have only 3 other residences outside of our condo complex bordering on 2 sides within a 100 yards
and we border on a farm and Sportsman RV Park on the other 2 sides. We have good relations with our neighbours
and AJ and Holly Lewis(Owners of Sportsman RV Park) also act as our managers.
We only employ local businesses re cleaning, garbage and snow removal, maintenance and renovations.

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

We feel if managed correctly a STR can contribute to the community. We want to be respectful of neighbours

and the whole community, therefore we have rules and if not followed we will not rent to those renters again.

We use AirBnb, which has a good review system. Someone with bad reviews will not be allowed to rent

with us. We have our manager close by and neighbours that can alert us if rules are not followed.

We do not tolerate people disrespecting their neighbours or the community or our property.

We also use security cameras outside to monitor for irregularities and are in the process of installing
approved noise monitors as well

Additional Comments:

We believe that being able to use our cabin privately and as a short term rental, do not only add value to

our property, but also brings extra income into the community supporting local business owners and the

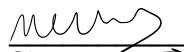
municipality. We always try to buy everything we need locally and have a welcome package for renters with

information on restaurants, businesses etc. with recommendations to support the local community while
visiting. We also help to promote tourism in the area.

We fully understand some of the concerns local residents have around short term rentals, but believe that
we can be a valuable asset to the area if managed properly with current regulations in place by our local
condo corporation and municipality

Thank you for considering this application.

Signature(s) of Applicant(s):


Signature

July 12, 2022

Date


Signature

July 12, 2022

Date

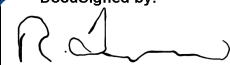



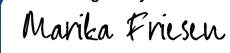

Signature

Date

Signature

Date

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

NAME	ADDRESS	DAYTIME PHONE NR:	SIGNATURE
Bob Turner			DocuSigned by: 
Tricia Robson			6D0DCACE6CFF4F5... DocuSigned by: 
Tyler Plante			CC4B79E035974B8... DocuSigned by: 
Greg Crisanti			C7CBDDDB64286414... DocuSigned by: 
Marika Friesen			7C6B9D424C4F401... DocuSigned by: 
Marc Dedecker			75E4101AF50148F... DocuSigned by:  00155EA95AAC448...