



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.	2023 STR 60-14
HEARING DATE	March 9 th 23
TIME SLOT	9:00 am
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: Mohit Grover

Mailing Address: _____

Phone: _____

Email: _____

Owner(s) (if different from applicant)

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Proposed Short-Term Rental DetailsLocation: 141 Grey Owl Drive
Street AddressCommunity: GREY OWL ESTATESIs this premises your primary residence? ☒ Yes ☐ NoType: ☐ Dwelling: ☒ Entire dwelling OR ☐ Portion of dwelling☐ Bunkhouse ☐ Guest House☐ Other: _____Number of bedrooms: 3 BedroomNumber of off-street parking spaces: 6Household 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: 2000 gallonsNumber of short-term rentals within 100 metres: 5-6

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><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><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	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: 

Date: 21st Feb 2023

Signature: 

Date: _____

OFFICE USE

Lot: 8 Block: 4 Plan: 6822 Zone: RG
 Section: NE 20 Township: 19 Range: 18 WPM
 Civic Address: 141 Grey owl dr

CONDITIONAL USE

By-law: R.M. of Park 1311 By-law: R.M. of Harrison 1381
 Part: 7 Part: _____
 Section: _____ Section: _____
 Table: 7-1 urban Use 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	✓	#1,000
Variation Application	\$225		
Land Titles search fee	\$27		RECEIPT No.
Advertising			

Date Application Received: 2/21/23

[Signature]

Letter of Authorization

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

Date: _____

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

RE: _____ (address or legal description of application)

I (We) hereby give authorization to:

_____ (Applicant's name)

_____ (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:

Please print name and company name (if applicable)

Signature

Please print name and company name (if applicable)

Signature

Please print name and company name (if applicable)

Signature

Please print name and company name (if applicable)

Signature

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

Date: 21st Feb 2022

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

RE: 141 Grey Owl Dr (address or legal description of application)
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:

To support our STR Application

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

Name	Address	Daytime Phone Number	Signature(s)
Jatin Bajaj			
Manpreet Grewal			
Harmanpreet			

[Other will send by email.]

Letter of Intent – Planning Application for Short-term Rentals

Date	21st Feb 2023	File No.	
Name of Applicant	MOHIT GROVER		
Property Address	149 GREY DWL DR		

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

The application is a request to grant permission to use my house for occasional STR when not in use for personal use. We respect and appreciate the rules set by the council to make sure everyone is happy in the community.

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

At this point I need rental income to support this cabin. I won't be able to afford the house.

How is this proposal compatible with the surrounding properties?

Many of our neighbours who also rent their properties have agreed to allow neighbours to rent only if municipal By-laws are followed. We have many rules for the renters and allow families to rent our cabin, so there is no noise or impact to neighbours.

How will this proposal impact your neighbours/neighbourhood?

It won't affect my neighbour as I have STR on both side of the property. All the neighbours agree that if proper rules are followed I will do proper screening and follow all the rules.

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

I will manage our cabin very carefully. We want to be respectful of neighbours and whole community. We have strict rules & if not followed we evict our renters. We use Air Bnb which have review system so we do pre screening of guests before they come. We keep on visiting on a regular time basis. We have hired on-site managers who reside in green owl as well which is only 2 minutes away from our property.

Additional Comments:

We respect the concerns raised and will work with the municipality to keep the community first while renting the property so that everyone can enjoy the beautiful place.

Signature(s) of Applicant(s):

Signature

Signature

Signature

Signature

Planning Application for Short-term Rentals

Date

Date

Date

Date