



# 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.     | 25TR CU-03              |
| HEARING DATE | Nov 30 <sup>th</sup> 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: Gregory + Cardyn CrisantiMailing Address: 168 Oak Bluff Rd. Brandon, MB. R7C 1A3Phone: [REDACTED]Email: [REDACTED]**Owner(s)** (if different from applicant)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Proposed Short-Term Rental Details**Location: Unit #6, 505 PTH N6.10, RM Harrison Park  
Street AddressCommunity: Bears Den Cottages / Onanole MB.Is this premises your primary residence? ☐ Yes ☒ NoType: ☒ Dwelling: ☒ entire dwelling OR ☐ portion of dwelling☐ Bunkhouse ☐ Guest House☐ Other: \_\_\_\_\_Number of bedrooms: 2Number of off-street parking spaces: 3Household 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<br><br>(Attached)               | 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          |
| N/A | Landscaping plan (if applicable)          | 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 (Attached)             | 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) (Attached)    | 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.<br><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: Greg Crisanti

Date: July 6<sup>th</sup>, 22

Signature:

Date: July 6<sup>th</sup> / 22

# 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   |   |             |
| Advertising                         |        |   |             |
|                                     |        |   | RECEIPT No. |

Date Application Received: \_\_\_\_\_

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

Page 5 of 8

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

Date: July 6<sup>th</sup> 2022

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

RE: Unit #6, 505 PTH 10 (address or legal description of application)  
RM Harrison Park-Onanole  
(Bears Den Cottages)

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 continue to use the above address  
for occasional STR when not using it for  
our family vacation property or work purposes  
(personal use)

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

| Name                  | Address                             | Daytime Phone Number   | Signature(s)       |
|-----------------------|-------------------------------------|------------------------|--------------------|
| <u>Jason Bellin</u>   | <u>Bear Den</u><br><u>#7 PTH 10</u> | <u>[REDACTED]</u>      | <u>[Signature]</u> |
| <u>A.J. Lewis</u>     | <u>545 PTH 10</u>                   | <u>[REDACTED]</u>      | <u>[Signature]</u> |
| <u>[Signature]</u>    | <u>#9 PTH 10</u>                    | <u>431- [REDACTED]</u> | <u>[Signature]</u> |
| <u>Jordana Plante</u> | <u>#3 PTH 10</u>                    | <u>204- [REDACTED]</u> | <u>[Signature]</u> |
| <u>Marika Friesen</u> | <u>#4 505 PTH 10</u>                | <u>204- [REDACTED]</u> | <u>[Signature]</u> |
| <u>Atle Bruyn</u>     | <u>#2 505 PTH 10</u>                | <u>204- [REDACTED]</u> | <u>[Signature]</u> |

## Letter of Intent – Planning Application for Short-term Rentals

|                   |   |          |  |
|-------------------|---|----------|--|
| Date              | July 12 <sup>TH</sup> , 22                              | File No. |  |
| Name of Applicant | Greg + Carrie Crisanti                                  |          |  |
| Property Address  | Unit #6 505 PTH #10 - Bears Den Cottage<br>Onanole, MB. |          |  |

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

To allow for permission to continue to use our vacation home for the occasional STR when not using it for personal/work purposes. We appreciate the rules set forward by council to make sure everyone is happy (neighbours + community)

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

It could potentially make this property unaffordable for our family. We purchased this property with assumption and full planning of renting to make it possible.

How is this proposal compatible with the surrounding properties?

Many of our neighbours rent and have agreed to continue to allow neighbours to rent only if following Municipal By-laws and current By-laws passed by the owners of our Condo Corp. in Bears Den cottages. (By-laws attached)

How will this proposal impact your neighbours/neighbourhood?

This will ensure we follow By-laws passed by Municipal Gov. and our Condo Corp. By-laws to keep everyone happy.

Without following these by-laws we understand the implications to lose rental privileges.


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


We work in the area (Dauphin/Neepawa) and are always in the area. When we aren't able to be on-site we have hired an outside company two mins. from our address to be on site.

Additional Comments:

We've appreciated your thoughts/concerns working with all parties for STR and the Harrison Park Community. We promise to keep the community and neighbours first when thinking about renting, so everyone can enjoy this beautiful community.

Signature(s) of Applicant(s):

 Greg Crisanti

 Carrie Crisanti

Signature

Signature

Planning Application for Short-term Rentals

July 12<sup>th</sup>, 22

Date

July 12<sup>th</sup>, 22

Date

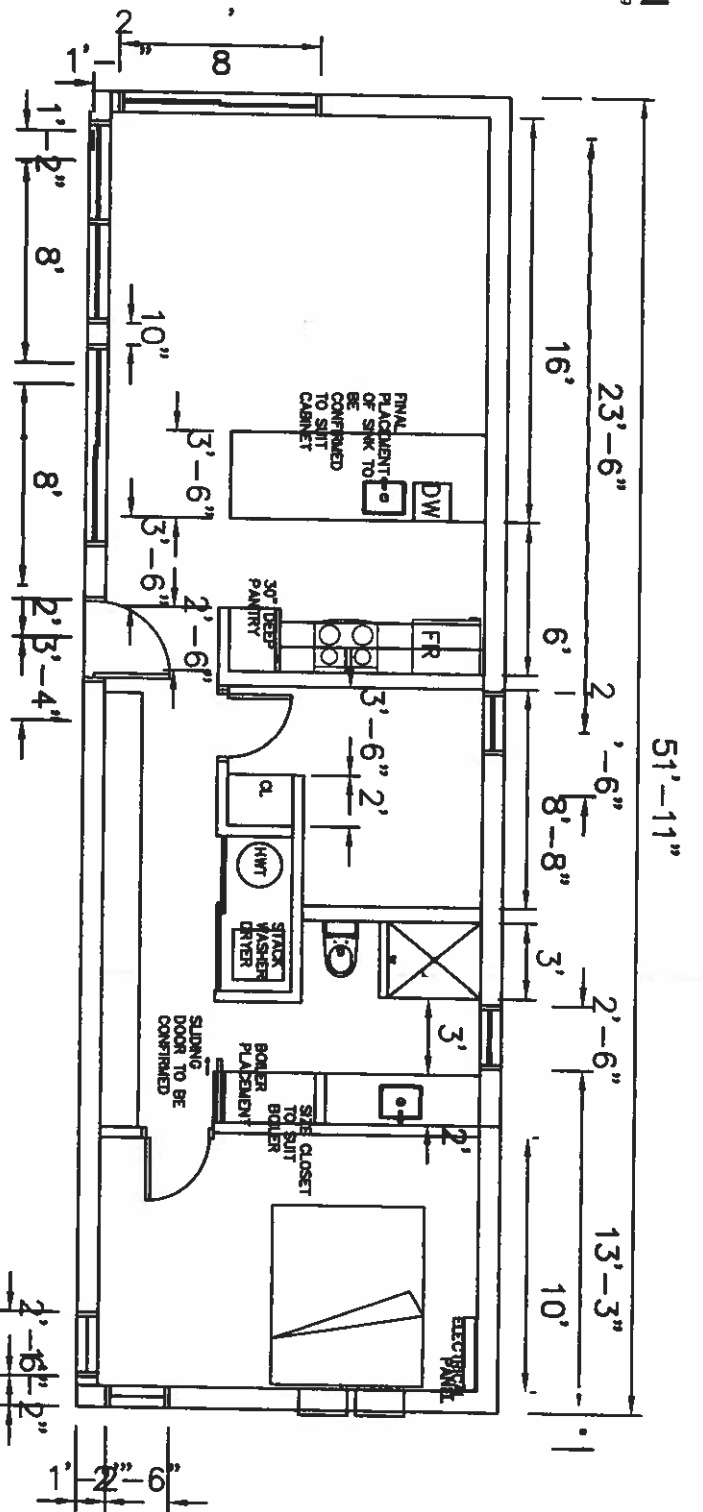
Date

Date





**2 Bedroom Plan**  
**\*subject to change**



U/S L1 CEILING  
9'-0"

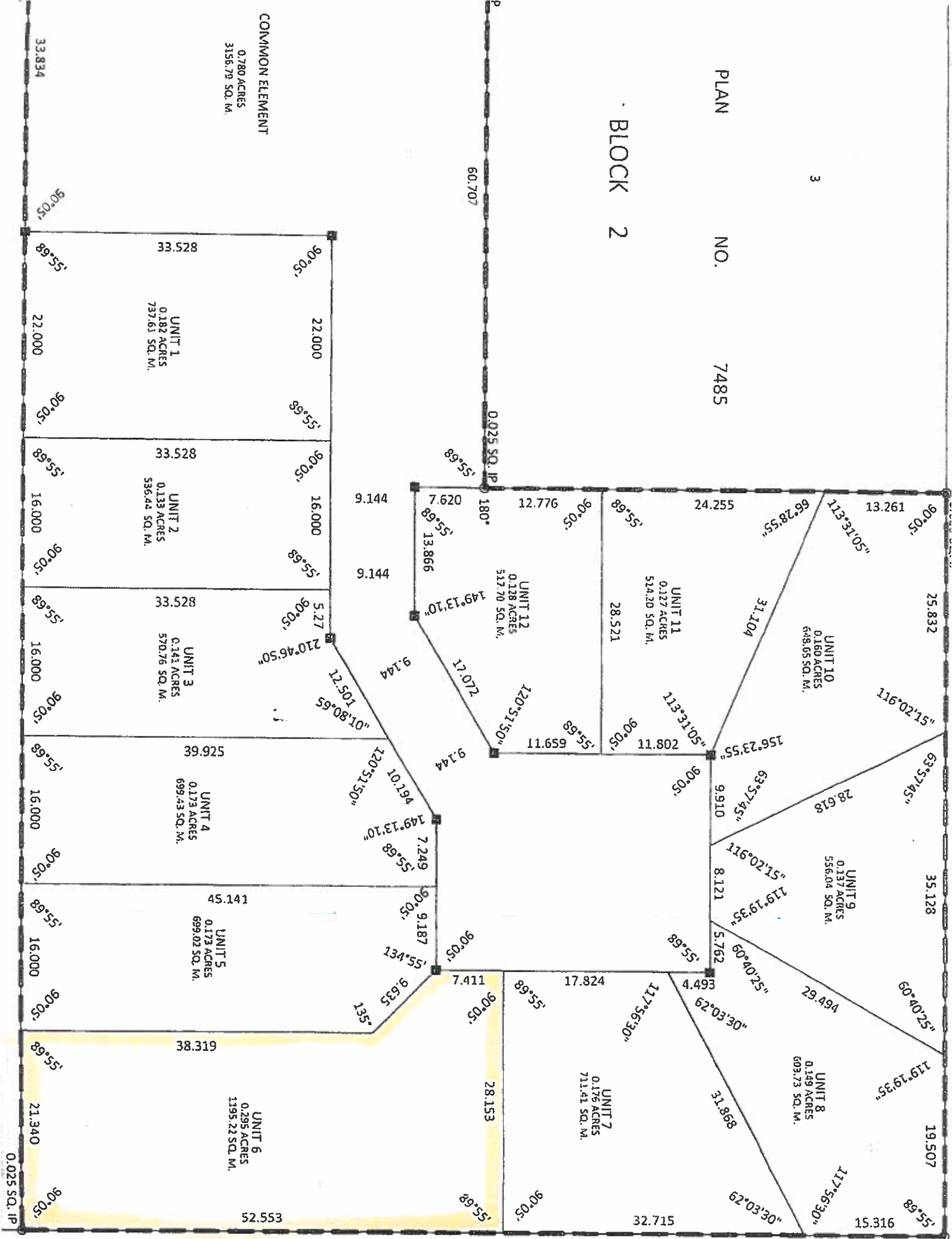
**T/O MAIN FLOOR**  
**0'-0"**

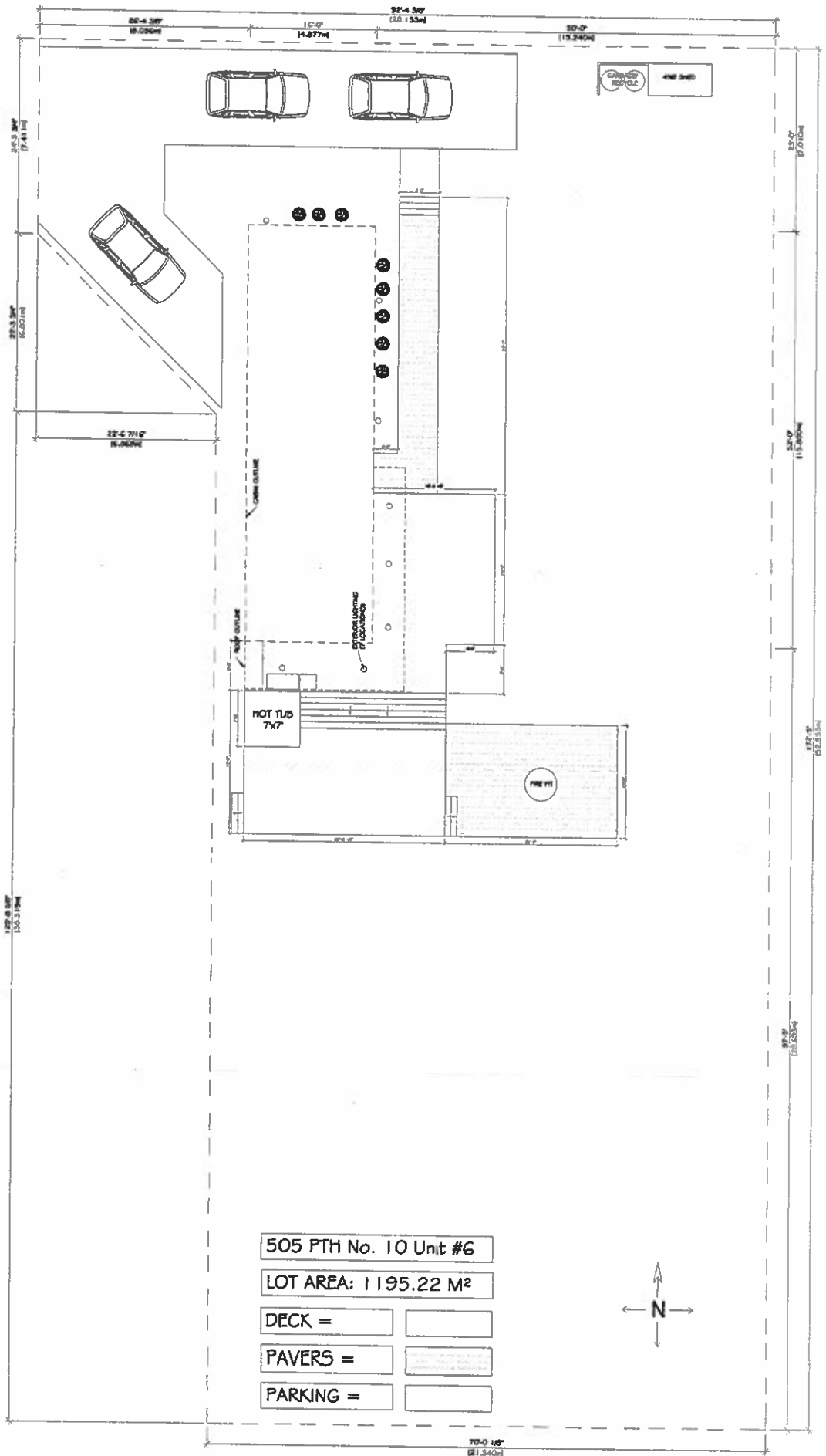
FRONT ELEVATION: ENTRY  
SIDE: EAST

PLAN NO. 7485

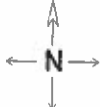
BLOCK 2

3





505 PTH No. 10 Unit #6  
 LOT AREA: 1195.22 M²  
 DECK =   
 PAVERS =   
 PARKING =



# SITE PLAN

SCALE - 1:100

|   |           |                        |
|---|-----------|------------------------|
| Drafting & Design   |           | PAGE:                  |
| DRAWN:  | ADDRESS   | 505 PTH No. 10 Unit #6 |
| JULY 2022   | BY:       |                        |
| COURTESY  | SITE PLAN |                        |
| ALL DIMENSIONS TO BE OBTAINED BY THE CLIENT BEFORE SITE WORK. REVISIONS MAY BE REQUIRED TO BE REVIEWED BY THE DESIGNER. |           | 2022-21                |
| A1  |           |                        |

## SCHEDULE "B"

### RULES AND REGULATIONS RESPECTING THE UNITS

THIS IS A SCHEDULE "B" attached to and forming part of By-Law 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)

g. Two

- 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:**

1<sup>st</sup> Offence – Warning

2<sup>nd</sup> Offence - \$100 fine

3<sup>rd</sup> Offence - \$100 fine

4<sup>th</sup> 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.