



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-10
HEARING DATE	Dec 14 th 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: Petr Beliaev

Mailing Address: _____

Phone: _____

Email: _____

Owner(s) (if different from applicant)

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Proposed Short-Term Rental DetailsLocation: 59 Grey Owl Drive, Onanole, MB R0J 1N0
*Street Address*Community: OnanoleIs this premises your primary residence? ☐ Yes ☒ NoType: ☐ Dwelling: ☒ *entire dwelling* OR ☐ *portion of dwelling*☐ Bunkhouse ☐ Guest House☐ Other: _____Number of bedrooms: 4Number of off-street parking spaces: 8Household 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><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
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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										
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	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: 11.19.2022

Signature: _____

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: _____

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: 11.19.2022

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

RE: 59 Grey Owl Drive, Onanole, MB (address or legal description of application)
R0J 1N0

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:

Upon receiving a municipality's permission, as a responsible STR owner, I am planning to continue following all
existing rules and regulations in order to provide best experience to the guest and visitors of
Riding Mountain National Park.

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

Name	Address	Daytime Phone Number	Signature(s)
Karen Hindle			Letter of support+Signature provided
Dr John and Charlene Bolen			Letter of support+Signature provided

Letter of Intent – Planning Application for Short-term Rentals

Date		File No.	
Name of Applicant	Petr Beliaev		
Property Address	59 Grey Owl Drive, Onanole, MB R0J 1N0		

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

The reason for this application is to get a municipality's and community's support for responsible and respectful STR owners, as myself and many of my neighbors. My family and I would like to proceed following all necessary rules and regulation to ensure that all neighbors, guest, visitors, local businesses and community will be happy with an impact that my small STR business will bring.

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

My wife, my two sons and I immigrated to Canada in 2017. Canada always was a country of better future for our children and our selves. When we visited Ridding Mountain National Park for the first time we were amazed by the untouched natural beauty and people who live in the area. After multiple trips to Onanole and Clear Lake area we decided that we would like to spend as much time as we can and retire there in the future. The only option to make it for us was to buy the property and partially rent it to cover mortgage payments. We put all of our life savings, our time and skills to make this house a home. Without support of our STR application we just can't afford to have place for retirement.

How is this proposal compatible with the surrounding properties?

My neighbor Karen Hindle is very experienced STR host, great neighbor and friend. We never had any issues with guests staying at Karen's place. They were always respectful, didn't make any loud noises and were respectful to the area. My neighbors on the other side Dr John and Charlene Bolen are aware that we are doing STR on our property. I personally asked John and Charlene to inform me if they have any concerns or problems with my guests and provided them my cell phone number. I didn't get a single complain from them, ever.

Also, John and Charlene support my conditional use application. (See the letter from them attached). The neighbors across the street Len and Brenda Rust also have my cell and never called me with complains.

How will this proposal impact your neighbours/neighbourhood?

I truly believe that my proposal will impact my neighbors and neighborhood in a positive way. Here is why:

Our guest standards are very high: we have very strict house rules and ABSOLUTELY don't allow any loud noises

or parties on our property (we have video surveillance installed and all close neighbors have our number),

we aren't accepting all guests (only guests with good reviews and mostly families), we aren't allowing pets.

I would like to mention one more time that we shared our phone number with all close neighbors to make sure

that they can get ahold of us anytime. For us our reputation means everything, we respect our neighbors and want

to have friends in area we are planning to retire. What is why we take personal responsibility for all guests on our property and will

do our best to be good neighbors.

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

We take our STR business seriously and we work only with professional contractors to provide best possible

experience to the guests and neighborhood. Our yard care, garbage and snow removal are done by
Dobson Yard Care, Mike from Tamarak Septic Service takes care of our septic once a month, Hot Tub is

professionally serviced twice a week by Clean Machine (Mandi and Dan Riffel), cabin professionally

cleaned after each guest by Amber's Reliable Housecleaning and plumbing and heating equipment serviced

by Gords Plumbing and Heating.

Additional Comments:

I totally understand neighbors who had a bad experiences with certain STR properties in our area in the

past and will do everything I can to be good example of responsible and reliable STR host for both neighbors

and guests. I believe that STR bring more positive things to the community vs negative: more 4 seasons STRs-

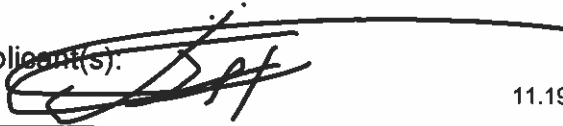
more guests in the area year-round, more employment for the local community, my team (housekeeping, yard care, hot tub and septic
service) are getting all their supplies from the local stores.

Cleaning supplies, yard supplies, gas, groceries - all of these bought locally!

Almost all guests are asking us about suggestions for best restaurants, grocery store and we always

encourage them shop locally.

Signature(s) of Applicant(s):



11.19.2022

Signature

Date

Signature

Date

Signature

Date

Signature

Date

Property Emergency Plan

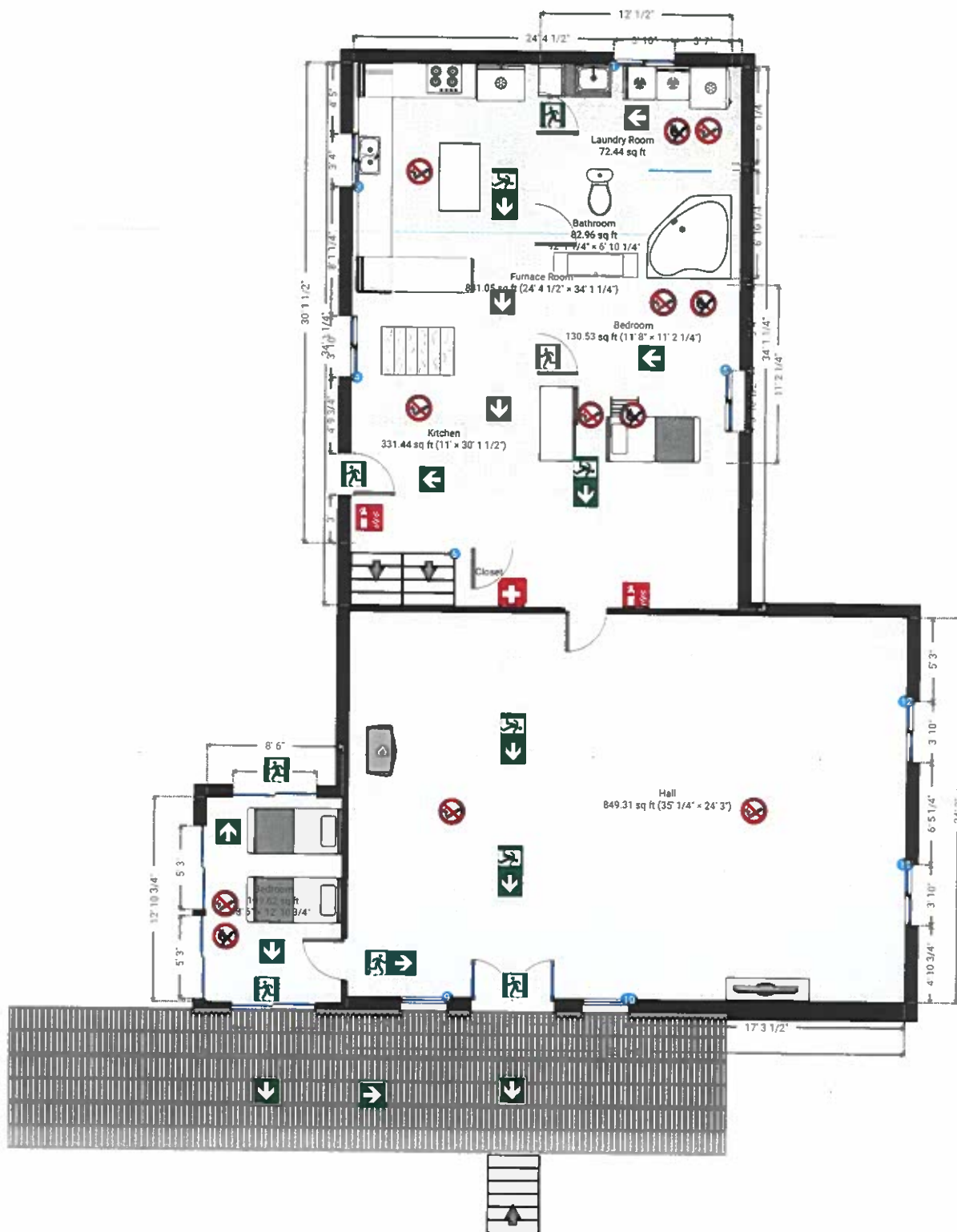
59 Grey Owl Drive, Onanole, Manitoba, Canada

TOTAL AREA: 2702.45 sq ft • LIVING AREA: 2702.45 sq ft • FLOORS: 2 • ROOMS: 5



▼ Ground Floor

TOTAL AREA: 1975.95 sq ft • LIVING AREA: 1975.95 sq ft • ROOMS: 3



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

0' 4' 8' 12' 16'

1:106
Page 2/17

North

Site plan of 59 Grey Owl Drive

Grey Owl Drive

Grey Owl Drive

