



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 00-23
HEARING DATE	April 12 th 2023
TIME SLOT	3:00 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: _____

Richard Fontaine + Breccan Wilson

Mailing Address: _____

Phone: _____

Email: _____

Owner(s) (if different from applicant)

Name: _____

Same

Mailing Address: _____

Phone: _____

Email: _____

Proposed Short-Term Rental Details

Location: _____

Street Address

41 Whirlpool Dr.

Community: _____

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: _____

4

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: 1000 gallons

Number of short-term rentals within 100 metres: _____

none

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
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	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										
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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. Please see fire safety inspection template and information at the end of this document. <i>Please call the Municipal Office to book an inspection.</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: February 10, 2023

Signature: 

Date: February 10 '23

OFFICE USE

Lot: 5 Block: _____ Plan: 4481 Zone: RG
 Section: NE 7 Township: 19 Range: 18 WPM
 Civic Address: 41 Whirlpool 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: _____
 Comments: Table

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	✓	\$1000.00
Variation Application	\$225	✓	\$1027.00
Land Titles search fee	\$27		
Advertising			
			RECEIPT No.

Date Application Received: 2/17/23

[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)

NA

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: January 30th, 2023

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

RE: 41 Whirlpool Dr. (address or legal description of application)
Onanole

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 are applying for a conditional use permit to continue
to rent our seasonal dwelling on a short-term basis when
we are not using it ourselves. We currently rent it out
30% and use it personally 70% of the time.

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

Name	Address	Daytime Phone Number	Signature(s)
See attached	letters of support.		

Letter of Intent – Planning Application for Short-term Rentals

Date		File No.	
Name of Applicant			
Property Address			

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

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

How is this proposal compatible with the surrounding properties?

How will this proposal impact your neighbours/neighbourhood?

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

Additional Comments:

Signature(s) of Applicant(s):

Signature

[Handwritten Signature]

Signature

[Handwritten Signature]

Signature

Signature

Planning Application for Short-term Rentals

Date

February 10 23

Date

Feb 10. 2023

Date

Date

Letter of Intent – Planning Application for Short-term Rentals

Date: February 4, 2023

Name of Applicants: Richard Fontaine and Breccan Wilson

Property Address: 41 Whirlpool Drive, Onanole

What are the reasons for this application?

We are applying to continue to rent out our home on Whirlpool drive on a short-term basis when our family is not using it. We purchased the property in 2021 primarily as a family vacation property with the intention of renting it out occasionally as a means to help pay for it. In 2021 and 2022, the property was used approximately 30% of the time as a short-term rental. We enjoy hosting, and being able to provide opportunities for folks to enjoy Onanole and experience the natural beauty of Riding Mountain National Park. We take pride in our home and providing an opportunity for families to engage with nature.

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

If we were not able to continue to rent out our property occasionally, our family would not be able to afford this financial commitment and we would need to sell the property. Purchasing this house was an investment in our futures and the mental health of our family. It would be a tremendous loss.

How is this proposal compatible with the surrounding properties?

Bordering our property to the West and Northwest are two properties of year-round residents with whom we have friendly neighbourly relationships. Their yards and dwellings are the only ones visible from our property. We are not close to any other residences and our house is accessed directly off of Whirlpool Drive which is a main road. Directly to the East is the property of a couple who uses their cabin to visit part-time. We are separated by dense bush. Ours and the neighbouring properties are large, allowing folks to exist without interfering with one-another.

How will this proposal impact your neighbours/neighbourhood?

As stated before, we are not situated in a densely populated area. Guests can come and go without being in the way of neighbours. We have been renting our house for two years already and have become experienced at using Airbnb to screen our guests. We promote our home as a place for families and couples, not parties. Because there are only two bedrooms we do not attract, nor can we host large groups. We clearly communicate our rules and expectations, and the importance of respecting our neighbours with our guests. We maintain communication with guests throughout their stay. We do not want our guests to jeopardize our relationships with our neighbours, nor the condition of our family home.

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

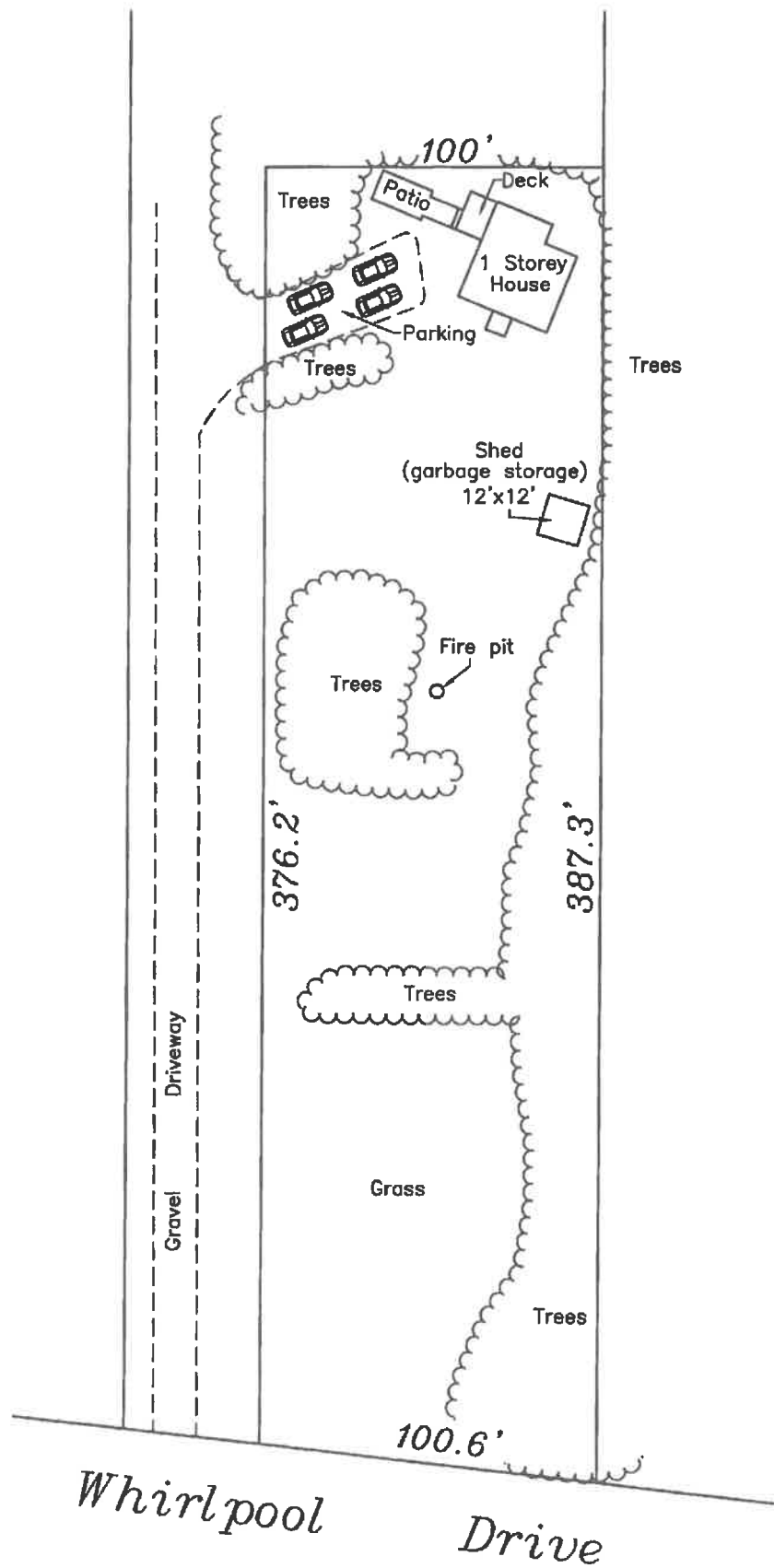
We care deeply about the community we have connected with in Onanole and the natural environment we are a part of. As stated, we screen our guests carefully and promote our home for families. We are clear about expectations and include instructions about garbage and food outdoors to prevent possible negative impacts on wildlife. As hosts, we have the opportunity to provide guests with education about their potential environmental impacts including interactions with wildlife and keeping the lake healthy.

We are prepared to comply with and ensure any measures deemed appropriate by council, to help our guests to be respectful.

Additional Comments:



Scale 1:600



Site Plan of 41 Whirlpool Drive, Onanole
R.M. of Harrison Park

