



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

2023

FILE NO.	STR CU-23
HEARING DATE	April 26, 2023
TIME SLOT	1:30 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.

Mailing Address:

Phone:

Email:

Proposed Short-Term Rental Details

Location:

Street Address

Community:

Is this premises your primary residence?

☐ Yes

☒ No

Type:

☐ Dwelling: ☒ entire dwelling OR ☐ portion of dwelling

☐ Bunkhouse

☐ Guest House

☐ Other:

Number of bedrooms:

Number of off-street parking spaces:

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: 2,000 gallons

Number of short-term rentals within 100 metres:

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. <i>Dated 30/3/2023</i>														
✓	Letter of Intent <i>April, 2023</i>	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.														
N/A	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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✓	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 <i>April 2023</i>	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 <i>new build</i>	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. Pending</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: *[Signature]*

Date: *April 12/2023*

Signature: *[Signature]*

Date: *April 12/23*

April 12/23

OFFICE USE

Lot: 11 Block: 6 Plan: 6822 Zone: RG
 Section: NE 20 Township: 19 Range: 18 WPM
 Civic Address: 44 Shrike RD

CONDITIONAL USE

By-law: R.M. of Park 1311 By-law: R.M. of Harrison 1381
 Part: 7 Part: _____
 Section: 7.1 Section: _____
 Table: 7-1 Urban Use Table: _____
 Comments: R# 68400
New dwelling

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		
Land Titles search fee	\$27		RECEIPT No. 220042 - 016
Advertising			

230007 - 041

Date Application Received: 8/29/22

Artt Spar

Letter of Authorization

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

Date: Aug 1/2022

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

RE: 44 Shrike Road (address or legal description of application)

Lot 11 Block 6
Plan 6822 NLTO
Grey Owl Resort

Community: Onanole East
R.M. Harrison Park.

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 Title or Certificate of Title:

John William Peter Zeke

Please print name and company name (if applicable)

Catherine Anne Wagner-Zeke

Please print name and company name (if applicable)

Please print name and company name (if applicable)

Please print name and company name (if applicable)

[Signature]
Signature

[Signature]
Signature

Signature

Signature

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

Date: APR 17/2023 * see attached

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 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:

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

Name	Address	Daytime Phone Number	Signature(s)

Letter of Intent – Planning Application for Short-term Rentals

Date		File No.	
Name of Applicant	John Zeke / Catherine Wagner Zeke		
Property Address	44 Snake Road Channahon, IL		

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

* see attached

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

How is this proposal compatible with the surrounding properties?

Letter of Intent- Conditional Use Application April,2023

Name of Applicant: John Zeke, Catherine (Kate) Wagner Zeke

Property Address: 44 Shrike Road, Onanole, MB

Lot 11, Block 6, Plan 6822 NLTO

R.M. Harrison Park

Treaty 2 Territory

File No.

Reasons for application:

It is our wish to have a guest residence/str/ house, boarding, lodging, or rooming, for family, friends, gifted stays, and renters.

A residence for those we care about to relax and unwind in peace and solitude. To simply breathe clean air, appreciate nature and view wildlife seldom experienced elsewhere.

This opportunity allows us to introduce newcomers to the R.M. To share the R.M. of Harrison Park with those who may, like us, fall in love with the area, re-visit, and choose to reside here as we have.

Those who visit the R.M. of Harrison Park attend community and social gatherings, purchase supplies and products from local establishments, dine, grab a coffee, fill up with gas. Visitors familiarize themselves with the area, meet and come to know local people and our ways. We relish the opportunity of working together as a family and sharing our home with newcomers.

The guest residence/str/house, boarding, lodging, or rooming, sits directly east of a family-members personal year-round full-time residence and within 100 m radius of our personal residence.

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

Loss of opportunity to promote the R.M. of Harrison Park and introduce others to this, our community. To support local causes, visitors of the area and, employ local business (snow removal, garbage disposal, septic service).

How is this proposal compatible with the surrounding properties?

A custom-built energy-efficient, and code-compliant guest residence/ house, boarding, lodging, or rooming, with floor-to-ceiling windows, Can Excel wood-grained siding and seven-foot linear fireplace. Architecturally this residence shares similarities with existing Grey Owl Resort properties.

Outdoors we chose natural ground-cover, native spruce, birch, and poplar trees, complimented by non-invasive grass species. Placement allows maximum privacy for this property and surrounding properties, respecting the need for personal space which this large treed lot affords. Nature provides a natural sound and privacy barrier.

How will this proposal impact your neighbours/ local neighbourhood?

We sincerely hope those who stay and rent from us are as friendly and respectful as visitors we have encountered are. That our neighbours experience similar positive exchanges as we ourselves have experienced.

We are committed to upholding and enforcing rules and regulations including quiet times, number of guests, parking mandates and garbage disposal. We are and will remain in compliance with The Planning Act, and R.M. of Harrison Park Zoning and By-laws.

This home is compatible with property values and compliments the local aesthetic. A positive addition to the area. Positioning and landscaping afford maximum privacy for surrounding properties, east, west, and south.

Promotional and local tourism pamphlets including educational information and trail guides, current R.M. of Harrison Park events and points of interest will be available. Wildlife encounter and wildlife safety information will be shared.

Tourism and hiking guides will be made available so family, friends and guests can best navigate and familiarize themselves with the area.

We will continue to be respectful committed community members and neighbours and work toward the betterment of Grey Owl Resort and the R.M. of Harrison Park.

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

Rental owner expectations and those of the R.M. of Harrison Park, including Bylaw 119, and Conditional Use conditions will be clearly stated and a hard copy of information provided. Rules will be enforced. The instant-book feature will be disabled.

We carry adequate comprehensive inclusive insurance required of rental properties in addition to that provided by rental sites.

Having our daughter Paige, a full-time, year-round resident next door to the guest residence/str/house, boarding, lodging, or rooming, allows us to provide on-site oversight. We reside in Grey Owl Resort full-time from spring through fall. Our personal residence is within 100 m radius of Shrike Road.

We have contracted services for yard care, snow removal and garbage disposal.

Signature of Applicants

Signature

Date

John Zeke

Signature

Date

Catherine Wagner Zeke

✓N 44 Strike Road.
Street View



↑ N
44 Shrike Rd.
South-facing
view



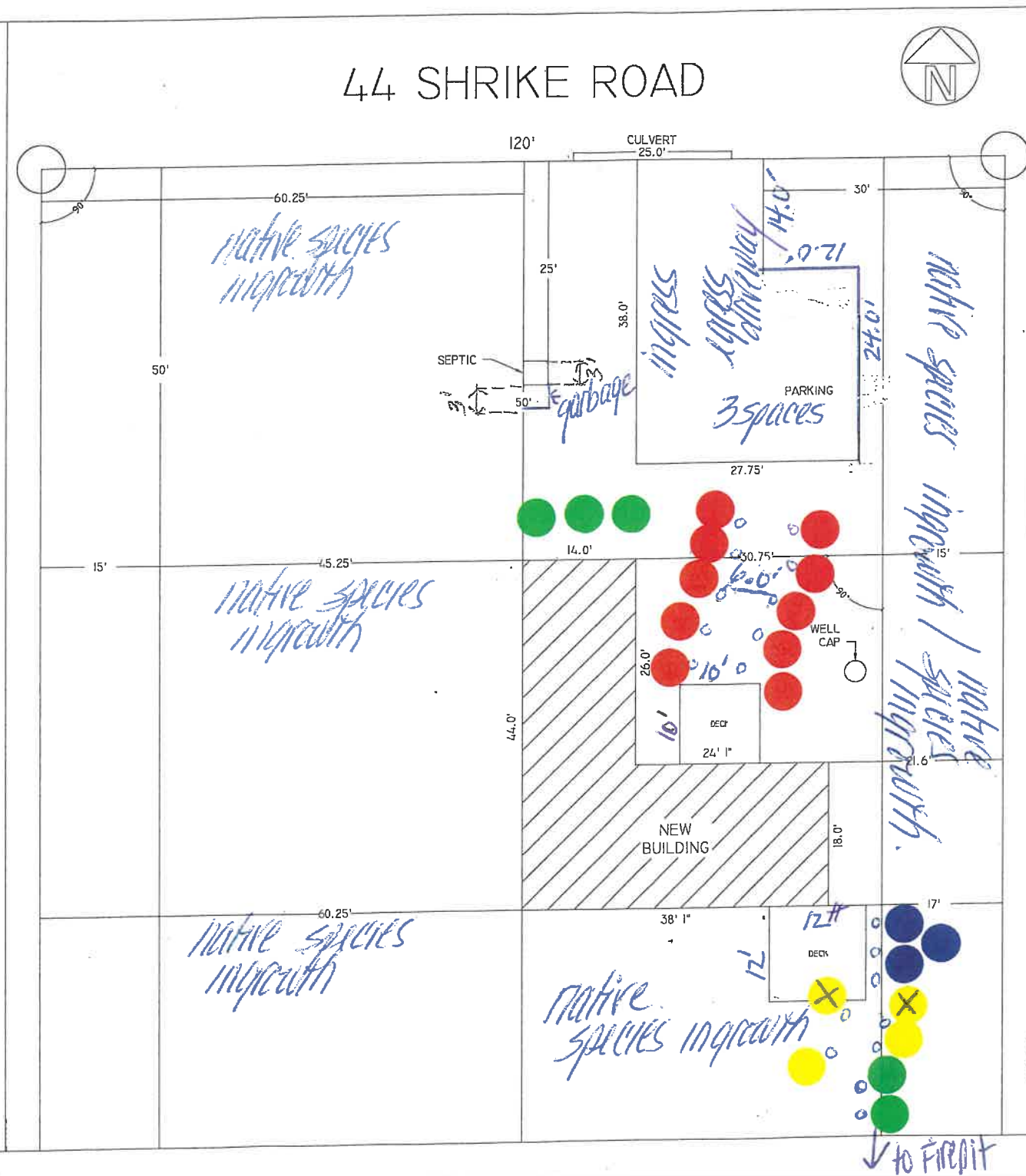
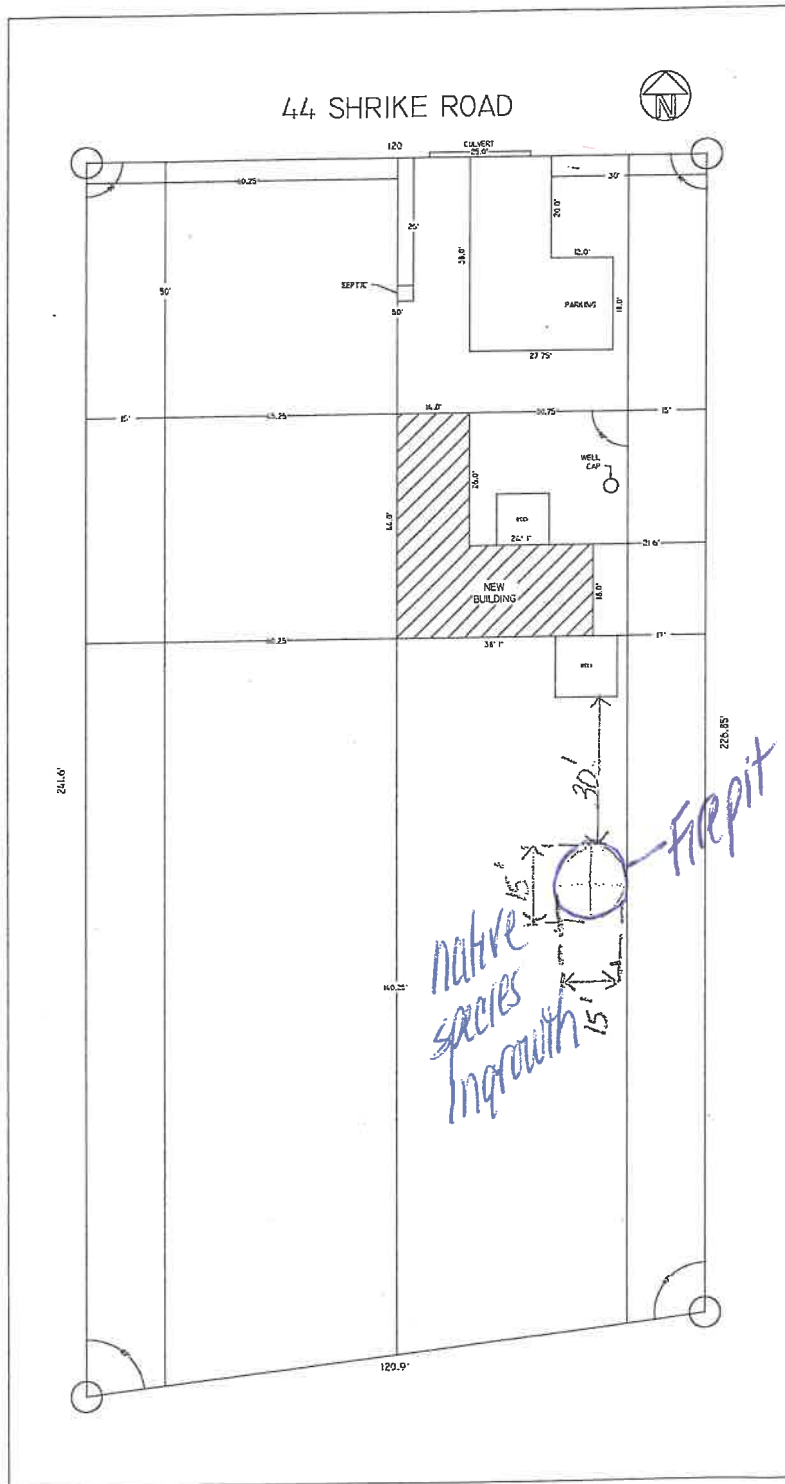
44 Shrike Rd South View

N.T.



scale: 15 ft = 6 1/6 of an inch

scale: 15 A = 13/16 of an inch



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FIELD OFFICE
CONQUEST MFG. LTD.
CUSTOMER:
ZEKE, JOHN & KATE
TAG:
tag#
SERIAL NUMBER:
serial#
CSA NUMBER:
csa#

LOCATION:	address
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DRAWING NO:
A-0

DRAWING TITLE:
SITE PLAN

RESIDENTIAL



SIZE: 1050 sq.ft.

SCALE
N.T.S.

DRAWN BY:
SARA

CHECKED BY:
CheckedBy

ISSUE DATE: _____
day/month/year

AMENDMENT DATE:
01/12/2021

AMENDMENT NUMBER
amend#

CUSTOMER SIGNATURE

DATE SIGNED _____

NOTES:

DISCLAIMER:
ALL ITEMS DEPICTED IN
DRAWINGS ARE A
REPRESENTATION AND MAY
DIFFER IN ACTUAL
APPEARANCE.