



Request for Decision Short Term Rental Temporary Use Permit

File No: STR 31-26
Date: April 23, 2026

Subject: STR TUP No. 31-26 (Windermere/ Melnikova)

Applicant: Valentine & Anton Melnikova

Agent: Aisling Baile

Location: 4721 Wilmai Road, Windermere

Legal: Lot 14, District Lot 8, Kootenay District, Plan 7777
(PID: 005-211-603)

Proposal: Short-Term Rental for a maximum occupancy of 10 guests.

- Options:**
1. THAT Short Term Rental Temporary Use Permit No. STR 31-26 (Windermere / Melnikova) be granted.
 2. THAT Short Term Rental Temporary Use Permit No. STR 31-26 (Windermere / Melnikova) be refused.

Recommendation: **Option 1**

The STR Temporary Use Permit application meets all mandatory requirements of the STR Temporary Use Policy. The proposed occupancy of 10 guests is appropriate to the size of the dwelling unit. In addition, the parcel appears capable of accommodating six off-street parking spaces. Adjacent neighbouring properties are located to the north and east, and existing treed areas provide some buffering between the subject parcel and surrounding residential parcels.

**Property
Information:**

OCP Designation: R-SF, Residential Low Density - includes single family residential subdivisions, duplexes and zoning that supports secondary suites.

OCP Policies: The current zoning regulations do not include a zone to recognize the short-term rental of single family dwellings. Undertaking a stand-alone public planning process to establish regulations pertaining to the use of single family residences for short term rentals is supported.

Zone Designation: R-1, Single Family Residential

Parcel Area: 0.165 ha (0.41 ac)

ALR Status: Not within ALR

Type of Dwelling Unit: Principal dwelling unit

**STR Policy
Mandatory
Criteria:**

Off-Street Parking:

Required spaces: 5 (for up to 10 guests)

Proposed spaces: 6

**STR Policy
Mandatory
Criteria cont'd:**

Occupancy Limit:

Maximum permitted under delegation authority: 10 guests

Proposed occupancy maximum: 10 guests

Proposed bedroom count: 6 bedrooms

**Additional
Information:**

- The proposed short-term rental meets or exceeds the mandatory criteria identified in the Short-Term Rental Temporary Use Permit policy. At the December 12, 2025 Board of Directors meeting the Policy was amended to require that all future short-term rental applications within Electoral Area F be considered by the Board of Directors.
- External amenities include a fire pit.
- The submitted floor and fire safety plan provided with the application provide sufficient details to assess safety measures in place for the dwelling unit.
- The parcel backs onto a treed area and an undeveloped cliffside.
- Nuisance behaviour mitigation efforts include 24/7 service team available through Aisling Baile and noise monitoring systems inside and outside the dwelling to notify if noise reaches above normal levels.
- The requested maximum occupancy for the short-term rental is 10 guests at any given time.

**Permit
Conditions:**

- Only the principal dwelling may be used for the accommodation of short-term rental guests in accordance with the plans submitted in support of the application.
- The fire safety plan submitted in support of the application must be posted within the dwelling unit in a highly visible location that is accessible to all guests.
- Contact information for the responsible person identified by the applicant must be posted within the dwelling unit in a highly visible location that is accessible to all guests.
- All neighbours within 100 m of the property must be provided contact information for the responsible person identified by the applicant.
- Additional security requirements (per section 496 of the *Local Government Act*): None recommended.

Consultation: **Response(s) to Notice:**

Twenty-eight (28) notices were mailed on April 2, 2026, to all property owners within 100 m. The notice was published in the Columbia Valley Pioneer on April 23, 2026.

Two (2) letters have been received, both of which are not in support of the proposal (attached).

Documents

Attached:

- Permit
- Location Map
- Issued STRs Map
- Responses to Notice

RDEK Contact:

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