

Permittee: Valentina & Anton Melnikova

1. This Temporary Use Permit, notwithstanding any zoning bylaw, allows the temporary use on Lot 14 District Lot 8 Kootenay District Plan 7777 (PID: 005-211-603), civically known as 4721 Wilmai Road, in strict accordance with the terms and conditions herein.
2. The temporary use allowed by this Permit is for short-term rental accommodation of guests in accordance with the conditions of this permit.
3. The use of the subject property for short-term rental accommodation shall be in substantial compliance with information provided in the Temporary Use Permit application received on February 10, 2026.
4. This Permit shall expire three (3) years from the date of issuance.
5. This Permit and all short-term rental guests utilizing the property are subject to compliance with all RDEK Bylaws, including but not limited to:
 - Bylaw No. 2750 - Nuisances and Unsightly Premises Regulation
 - Bylaw No. 1396 – Noise Control Regulation
6. This Permit is issued subject to the following permit conditions:
 - a) The maximum occupancy for the short-term rental is 10 guests at any given time.
 - b) 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.
 - c) All guests shall adhere to Provincial fire bans when utilizing the fire pit indicated on the application.
 - d) 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.
 - e) All neighbours within 100 m of the property must be provided contact information for the responsible person identified by the applicant.
 - f) Guests must be advised prior to booking that parking is limited and that street parking is not permitted.
7. It is understood and agreed that this Permit does not imply approval for future rezoning of the land for short-term rental uses, nor does the permit imply the approval of a renewal application.
8. Upon expiry of this Permit, the temporary short-term rental use shall be discontinued and the property shall only be used for residential or other permitted uses in accordance with RDEK zoning bylaws.
9. An application for a renewal of this Permit must be submitted prior to the expiration date of this Permit.
10. The use of the property as a short-term rental shall conform with the affidavit of understanding submitted in support of the application and shall not contravene any property title charge nor strata bylaw of which the property is subject.
11. Any advertisement of the short-term rental shall:
 - a) Reference to this Permit number: STR 31-26.
 - b) Not advertise for more than the maximum guest occupancy of 10 guests.
 - c) Only be for this unit and not combined with any other short-term rental units.
 - d) Not contravene any aspect of this Permit.
12. It is understood and agreed that the RDEK has made no representations, covenants, warranties, guarantees, or promises with the property owner other than those in this Permit.
13. Contravention of permit conditions may result in review or revocation of this Permit.

14. A notice pursuant to Section 503(1) of the *Local Government Act* shall be filled in the Land Title Office and the Registrar shall make a note of the filing against the title of the land affected.

Authorizing Resolution No. _____ adopted by the Board of the Regional District of East Kootenay on the _____ day of _____, 2026.

**Tina Hlushak
Corporate Officer**

Location Map

Legend

- Lot Line
- - - Right of Way
- District Lot



Subject Property

Indian Beach Estates

Notes:



Scale = 1 : 10,948






THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Issued STR Map

Legend

-  Lot Line
-  Right of Way
-  District Lot



Notes:

125 0 63 125 Meters

Scale = 1 : 5,000



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