



CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

WEDNESDAY, APRIL 6, 2016
PARK OFFICE BOARDROOM
4165 Columbia Valley Highway, Cultus Lake, BC

- Present** Commissioner D. Renwick – Chair
Commissioner J. Lamb – Vice-Chair
Commissioner D. Bauer
Commissioner L. Payeur
Commissioner R. Turcasso
- Staff** Director of Park Operations – B. Bryant
Manager of Finance – M. Veenbaas
Executive Assistant – K. Ridley
Deputy Manager of Community Services/Director of Business Units – M. Shattock

1 CALL TO ORDER

The Chair called the meeting to order at 5:34 pm.

2 RESOLUTION TO PROCEED IN CAMERA

3642-16 Moved by: Commissioner Turcasso Seconded by: Commissioner Bauer

***THAT** the meeting be closed to the public to consider matters pursuant to the following sections of the **Community Charter**:*

- (c) labour relations or other employee relations;
- (d) the security of the property of the municipality;
- (g) litigation or potential litigation affecting the municipality;
- (k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;
- (l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [*annual municipal report*]

CARRIED

3 RECONVENE

The meeting reconvened at 7:05 pm.

4 APPROVAL OF AGENDA

3643-16 Moved by: Commissioner Lamb Seconded by: Commissioner Bauer

***THAT** the Agenda for the Regular Meeting of the Cultus Lake Park Board for April 6, 2016 agenda be approved as amended by replacing pages 68 and 69 in the report from the Fraser Valley Regional District for DVP Application for 216B Lakeshore Drive under Staff Reports – Section 10(a) with page 68 (a) and (b) and page 69 (a) and (b); and*

THAT the agenda be approved as amended; and

***THAT** all delegations, reports, correspondence and other information set to the agenda be received for information.*

CARRIED

5 DELEGATION

- (a) Tony Yang – Presentation regarding Street Vendors
- Emails from Mike Vitow dated April 4, 2016 opposing Food Vendors in the park and from Jeff Bahnman dated April 6, 2016 opposing Food Vendors in the Park were circulated as on table items as they were received after the distribution of the agenda.

Commissioner Turcasso advised the Board that on May 13, 2015 the Board approved the following Motion 3498-15, MITP Food Vendors – “**THAT** Food Vendors be permitted to operate at the Market in the Park.” She gave a brief outline on what the events were that brought Mr. Yang to speak before the Board.

Mr. Yang gave a brief presentation and description of what he was proposing to provide in the Park as well as the foods that he is proposing to sell that are different than what is offered in the restaurants in the Park. He noted that:

- He wants to create a land market similar to the Chilliwack land market and Richmond night market;
- He wants to offer something different to the residents and visitors that will attract more people to the park so they will stay longer;
- He proposes having one or two food trucks with a couple stations one night for a few hours; or there could be portable tents set up in a 3 x 4 meter sized area;
- He noted he operates with a Serving it Right Certificate, Business Permits, Health Certificate, and that Food Safe guidelines are met and employees are trained.

Commissioner Turcasso concluded the presentation clarifying that this is a pilot project. They are looking at its feasibility and whether or not there is a demand to expand, not only on the food aspect but also to offer artisan goods at the market.

The Board thanked Mr. Yang for his presentation.

6 ADOPTION OF BOARD MINUTES

(a) **March 16, 2016 Cultus Lake Park Board Meeting**

3644-16 Moved by: Commissioner Payeur Seconded by: Commissioner Lamb

THAT the minutes of the Regular meeting of the Cultus Lake Park Board held on March 16, 2016 be adopted.

CARRIED

7 BUSINESS ARISING FROM BOARD MINUTES

December 9, 2010 Board Resolution # 2151-10 – “THAT staff shall be directed to incorporate the Finance section back into the Regular Agenda as per Section 11 of the Board and Procedure Bylaw.”

Chair Renwick noted that he reviewed the Board and Procedure Bylaw that was in place in 2010 and there was no Finance section in the Order of Business at that time so the section was added. Going forward if there is a finance matter for the Agenda it will appear under the Finance section on the agenda and if there is nothing, the Finance title will not be shown.

8 FINANCE

(a) **2016 Annual Residential Lease Payments Update**

- Report dated April 6, 2016 from Mike Veenbaas, Manager of Finance

The Manager of Finance updated the Board on the Residential Lease Payments. He noted that 92% of leases were collected by March 15, 2016, thirty nine Residential lease payments were late and that notices were sent out with letter of late payment reminders. He further noted that this is on par with last year.

3645-16 Moved by: Commissioner Lamb Seconded by: Commissioner Payeur

THAT the report from the Manager of Finance providing an update on the 2016 residential lease payment collection be received for information.

CARRIED

9 BYLAWS

(a) **Bylaw 1076, 2016 – Cultus Lake Park – Fee and Fines Bylaw**

- Report dated April 6, 2016 from Kelly Ridley, Executive Assistant to the Director of Park Operations/Chief Administrative Officer

3646-16 Moved by: Commissioner Payeur Seconded by: Commissioner Lamb

THAT Bylaw 1076, 2016 Cultus Lake Park – Fees and Fines Bylaw be deferred back to staff for further review as some of the fines noted in the bylaw are in excess of the \$50.00 limit.

CARRIED

10 REPORTS BY STAFF

Public Information Meeting

- (i) Guidelines for Public Information Meeting Statement (Chair)
- (ii) Purpose of the Development Variance Permit Applications (Staff)
- (iii) Comments (Applicants)
- (iv) Questions (Board)
- (v) Call for Public Input (x3)
- (vi) Closure

(a) Development Variance Permit for 216B Lakeshore Drive

- Report dated April 6, 2016 from Ian Crane, Manager of Community Services
- Emails dated March 24, 2016 from Rosemary Geddes Lee, and March 25, 2016 from Nanette Vye and Fred Granzow opposing applicant acquiring designated parking spot.

On Table submissions received after the agenda was distributed:

- Letter dated April 5, 2016 from Diane Catt and Charlie and Jeff Fortin opposed to setting a precedent for exclusive parking; and
- Email dated April 5, 2016 from Duane Lawson expressed concern with interior side setback being reduced to 0 as it may take away some of his view; and
- Email dated April 6, 2016 from Jan and Richard Cousins opposing the variance request for an exclusive parking spot.

The Manager of Community Services gave a brief description of the requested variances for the property and noted that the request for an exclusive parking spot would not be addressed in a Development Variance Permit application.

The applicant, Graham Williams advised that he was encouraged to build the house in this manner to retain 5 parking spots on Lakeshore Drive. By applying for the variance he can have parking off of Monroe rather than Lakeshore. By granting his additional building area he is able to accommodate parking for himself on Monroe. He had spoken with the FVRD and they had no objections to the proposal. The Fire Department also had no objections or concerns regarding access and turn around area. His intent is to build a two storey house with landscaping at the bottom of this property.

The Manager of Community Services clarified that if a variance is given for a 0 lot line variance, the applicant can build up to the lot line.

Public Input

Jeff Iverson – parking is very limited in the area and spoke in support of the application in order to allow for the applicant to have two parking spots off of Monroe. He requested that if he is able to get two parking spots on Monroe that the request for one exclusive parking spot be removed. The Board advised they would not deal with parking under the Development Variance Application. Mr. Lawson advised that he also submitted an email to Bonny Bryant opposing the request for an exclusive parking spot and that he would resubmit it.

Terry Woodrow - spoke in favor of the variance but did not agree with selling additional land.

Bob McCrea - spoke in support and added there is already a house on Monroe Ave. that has parking at the front and back.

Max Newhouse – asked why Cultus Lake Park did not sell a portion of property so he may have additional parking at the top.

There was no further input from the public.

The Board requested that the resolutions be dealt with separately.

3647-16 Moved by: Commissioner Bauer Seconded by: Commissioner Lamb

***THAT** the Cultus Lake Park Board authorize the issuance of a Development Variance Permit to facilitate the construction of a new single family dwelling at 216B Lakeshore Drive; and*

***THAT** the variance to reduce the rear line setbacks to Monroe Avenue from 1.83m to 0.9m (plus overhang) be approved.*

CARRIED

3648-16 Moved by: Commissioner Turcasso Seconded by: Commissioner Bauer

***THAT** the Board offer to sell 4 feet on the south side of 216B Lakeshore Drive to Graham Williams at fair market value.*

CARRIED

(b) **Development Variance Permit for 222 First Avenue**

- Report dated April 6, 2016 from Ian Crane, Manager of Community Services

The Manager of Community Services gave a brief description of the requested variances for the property.

The applicant Dan Booth gave the Board a description of each of the variances he was requesting. He provided the Board with a handout that showed a 3d view of the house and the areas where the variances had been requested.

Public Input

Roger Burrows advised that that the drawing he received in the mail out was not as comprehensive as was provided in the Board agenda. He noted that if the residents are supposed to comment on the variances then they should receive the same drawings as are provided to the Board in the Agenda package. He expressed concern that the information provided is in metric instead of imperial making it difficult to understand and that the table in the agenda is too small to read the print. He noted that he supports the variances.

There was no further input from the public.

The Board requested that the Manager of Community Services review the Bylaw to see if there is a typo in the Lot Coverage figure of 7.52 m wide. Should it be 7.62 instead?

3649-16 Moved by: Commissioner Payeur Seconded by: Commissioner Bauer

THAT the Cultus Lake Park Board authorize the issuance of a Development Variance Permit to facilitate the construction of a new single family dwelling at 222 First Avenue.

CARRIED

(c) **Development Variance Permit for 426 Willow Street**

- Report dated April 6, 2016 from Ian Crane, Manager of Community Services

The Manager of Community Services gave a brief description of the requested variances for the property.

The Chair asked if the applicant was there to speak on the application. There was no representation.

Public Input

There was no input from the public.

3650-16 Moved by: Commissioner Turcasso Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board authorize the issuance of a Development Variance Permit for a covered patio addition to the existing dwelling at 426 Willow Street.

Chair Renwick, Commissioners Lamb, Bauer, Turcasso and Payeur voted in opposition to the motion.

DEFEATED

(d) **Special Event Application, Nippon Travel Agency**

- Report dated April 6, 2016 from Ian Crane, Manager of Community Services

3651-16 Moved by: Commissioner Turcasso Seconded by: Commissioner Bauer

THAT the Board deny the issuance of a Special Event Permit to Nippon Travel Agency Canada.

CARRIED

(e) **2015 Commemorative Accessible Table/Tree Installations**

- Report dated April 6, 2016 from Meghan Shattock-Lutz, Deputy Manager of Community Services – Director of Business Units

3652-16 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

THAT the report from the Deputy Manager of Community Services – Director of Business Units providing information regarding Commemorative Accessible Tables or Trees placed in Cultus Lake Park in 2015 be received for information.

CARRIED

(f) **Request for Fee Reduction/Waiver on Cultus Lake Park Parking Passes**

- Report dated April 6, 2016 from Bonny Bryant, Director of Park Operations/CAO

The Director of Park Operations/Chief Administrative Officer gave a brief history of the request from the Cultus Lake Dragonflyers, a Dragon Boat team for a fee reduction for a six month parking pass.

Moved by: Commissioner Lamb Seconded by: Commissioner Payeur

3653-16 ***THAT the Board denies the request for a reduction or waiving of the Parking Pass fees for the Cultus Lake Dragonflyers.***

CARRIED

CULTUS LAKE COMMUNITY ASSOCIATION

Lorna Griffith advised that their upcoming meeting on April 16, 2016 is being held at 10:30 am and not 10:00 am due to a scheduling conflict

11 PUBLIC QUESTION PERIOD

Q: Najib Abunnadi from Beethoven's Pizza expressed his concern with allowing Food Vendors into Cultus Lake Park. He disagrees with bringing food trucks into the Park. There is approximately 2.5 months of the year that he is able to run the business. He has to pay for rent and insurance. His biggest concern is need a better bathroom facilities in the Park.

Q: Jeff Bahmann stated he would support food vendors if brought in for special events as long as they don't compete with the existing restaurants.

Q: Wendy Crowshaw - Main Beach Committee – Would like to see the Park being Host to higher profile summer events during the week. Local businesses would benefit from such an enterprise. She would not support a vendor selling food from a truck. She would support an eco-markets.

Q: Christie Evans – Lakeside Beach Club – believes that the vendors coming in would be selling food available at the existing businesses already. Agree that bringing people in for events is a good idea during the week but not on Fridays.

Q: Jeff Kosub – Would like to find out details of the proposal, will it be for 14 days, one day? He has called Harrison Hot Springs as they have the same climate and they had turned down food truck vendors. He reported that Harrison Hot Springs had given the existing businesses permission to have three food carts.

Q: Moham Hejazi – Cultus Café stated he was opposed to the concept of bringing in vendors and the summer is too short. He noted that he would like to have a promoter for Cultus Lake and the beach and use the dog park for a car or motorcycle show.

Q: Najib Abunnadi from Bethovans Pizza stated that he does not want to offend anyone but would like the businesses to have the opportunity to speak their mind.

Q: Rick Williamson asked about the item from the last meeting agenda regarding the Illegal Activities – Verbal Report would it be presented at the next meeting.

A: The Board advised that there was a motion made to formally request a report from the RCMP regarding Hot Spots in the community.

Q: Ken Dosen asked if there had been any discussion on speed bumps for Mountainview and Park Drive.

A Commissioner Lamb asked for Traffic Control to be added onto the next agenda for a discussion.

Q: Ken Dosen noted that the fees the Park is charging for special events needs be looked at. The fees seem to be very low.

12 ADJOURNMENT

3654-16 Moved by: Commissioner Lamb Seconded by: Commissioner Bauer

THAT the Regular meeting of the Cultus Lake Park Board held Wednesday, April 6, 2016 be adjourned at 9:08 pm.

CARRIED

I hereby certify the preceding to be a true and correct account of the Regular meeting of the Cultus Lake Park Board held April 6, 2016.



Chair David Renwick



Bonny Bryant
Director of Park Operations/CAO
Corporate Officer