



CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

WEDNESDAY, SEPTEMBER 7, 2016
CULTUS LAKE COMMUNITY HALL
4220 Columbia Valley Highway, Cultus Lake, BC

Present Commissioner D. Renwick – Chair
Commissioner J. Lamb – Vice-Chair
Commissioner L. Payeur
Commissioner D. Bauer
Commissioner R. Turcasso

Staff Director of Park Operations/CAO – B. Bryant
Manager of Finance – M. Veenbaas
Manager of Community Services – T. Davis
Manager of Visitor Services, Campgrounds and Cabins – K. Ridley
Acting Executive Assistant to the Director of Park Operations / CAO – R. Litchfield

(1) **CALL TO ORDER**

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

(2) **RESOLUTION TO PROCEED TO CLOSED MEETING**

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

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

*Section 90(1) (d) security of the property of the municipality; and
90(1) (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.*

CARRIED

(3) **RECONVENE**

The meeting reconvened at 7:09 pm.

(4) **APPROVAL OF AGENDA**

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

***THAT** the Agenda for the Regular Meeting of the Cultus Lake Park Board for September 7, 2016 be amended by adding:*

Section 6, Correspondence to include:

- *6(b), Letter dated August 29, 2016 from Robert and Viki Du Mont regarding Early Closure of Vedder River Campground; and*

Section 9, Commissioners Report to include:

- *Canada and Cackling Geese: Management and Population Control in Southern Canada Handbook.*

THAT the agenda be approved as amended; and

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

CARRIED

(5) **ADOPTION OF MINUTES**

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

- (a) **THAT** the minutes for the Regular Meeting held on August 17, 2016 by the Cultus Lake Park Board be adopted.

CARRIED

(6) **CORRESPONDENCE**

Crime Report for Cultus Lake Park

- (a) • Report August 5, 2016 from Inspector Davy Lee, UFVRD Ops. Officer.

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

THAT the Cultus Lake Park Board receive the report for information.

CARRIED

(b) **Early Closure of Vedder River Campground**

- Letter dated August 29, 2016 from Robert and Viki Du Mont regarding Early Closure of Vedder River Campground.

The letter dated August 29, 2016 from Robert and Viki Du Mont was received.

(7) **BYLAWS**

(a) **PlanCultus, Cultus Lake Park Plan Bylaw No. 1080, 2016**

- Report dated September 7, 2016 from Adam Lougheed, Planner I and Graham Daneluz, Manager of Electoral Area Planning / Deputy Planner.
- Bylaw No. 1080, 2016.
- PlanCultus.

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

THAT Cultus Lake Park Plan Bylaw No. 1080, 2016 be given first reading; and

THAT Cultus Lake Park Plan Bylaw No. 1080, 2016 be forwarded to public hearing.

CARRIED

(b) **Vedder River Campground Bylaw No. 1067, 2015 Repeal Bylaw No. 1079, 2016**

- Report dated September 7, 2016 from Rachel Litchfield, Acting Executive Assistant for the Director of Park Operations.
- Vedder River Campground Bylaw No. 1067 – 15, Repeal No. 1079 – 2016.

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

THAT Vedder River Campground Bylaw No. 1067, 2015, Repeal Bylaw No. 1079, 2016 be given first, second and third readings.

CARRIED

(8) **STAFF REPORTS**

(a) **Development Variance Application – 325 Spruce Street**

- Report dated September 7, 2016 from David Bennett, Planner II, FVRD. Graham Danaluez, Manager of Electoral Area Planning / Deputy Planner from FVRD presented the three variance applications.

The applicant could not attend the meeting.

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

THAT the Cultus Lake Park Board authorize the issuance of Development Variance Permit 2016-07001.325 for 325 Spruce Street regarding the height of the proposed single family dwelling as shown on the site plan and design drawings dated August 2, 2016 subject to consideration of any comments raised as a result of neighbourhood consultation.

CARRIED

(b) **Development Variance Application -530 Park Drive**

- Report dated September 7, 2016 from Katelyn Hipwell, Planner 1, FVRD. Graham Danaluez, Manager of Electoral Area Planning / Deputy Planner from FVRD presented the variance application.

Leonard Moore – 5 Lakeshore Drive (applicant) spoke to his application. He reported that:

- the existing house does not work for the needs of the family or extended family;
- they would like to have a master suite on the main floor;
- there is currently a large two hundred year old tree that they do not want taken down and have designed the home to allow for the tree to remain;
- they propose to have a couple of rooms built above the garage to live in while the house is being built as they are selling their home on Lakeshore and they have animals;
- they would only use these rooms while they are building and would remove them after they move into the house.

Jesse Raynor - JCR Design noted he was on the design team and provided information on the requested variances.

Ken Dosen – Park Drive expressed concerns with the proposed garage/carriage home. He noted that there are provisions in the PlanCultus version that outlines provisions regarding setbacks from the lanes and side yard lot lines and that building so close to the lot lines could create issues with fire separation. He noted that his second concern is about the amount of area on the lot for all of the variances. He is opposed to the application.

Kevin Gargul - Mountain View Road noted his opposition to the garage height and usage but was okay with the other variances proposed.

Joan Mol –Mountain View expressed her opposition to the whole application as it will set a precedence and promote further carriage homes. She expressed concern that with the installation of the septic field the tree will be put at risk as the tree roots will have to be removed. She noted that the lots are big enough and neighbouring properties have built within the guidelines.

Ken Dosen – Park Drive requested that Park staff look at the tree. He noted that he had to remove trees from his lot when building because they were unsafe. The tree in question may have two branches at the top that may make it unsafe and the applicant may have to take the tree down after the house is built because of this.

Keith Coffin - Mountain View Road spoke in opposition to the variance and submitted a letter with his concerns. He expressed concern with view lines and that the garage rooms would look into neighbours backyards. He noted that approving all the variances will would set a precedence in the community.

Rod Booth - Second Avenue stated that he believed approving the variances would set a dangerous precedence.

Jesse Raynor - JCR Design – noted that the ancillary building is eight inches lower than the main residence. He further noted that the sight line hindrance would be no less or no more than the proposed house. He noted that the lane is also approximately 16 feet wide and the side yard boulevard is eighteen feet from the edge of the pavement so the view lines would not be affected by this. He noted that the variance requests are all inside the property lines.

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

THAT the Cultus Lake Park Board deny the issuance of:

- *Development Variance Permit CDV00090 for 530 Park Drive; and*
- *Development Variance Permit CDV00091 for 530 Park Drive*

CARRIED

(c) **Development Variance Application -280 First Ave**

- Report dated September 7, 2016 from Katelyn Hipwell, Planner 1, FVRD
- Letter dated August 25, 2016 from Jeff and Michelle Bahnman, request for relocation of cottage at 280 Fir Street.

Chair Renwick declared a Conflict of Interest as his wife was retained to do business with the applicant and removed himself from the meeting at 8:09 pm.

Peter Brauer - Fir Street spoke in support of variance. He noted that the design of the house in and out looks nice and is not intrusive. He stated that he resides directly across the street.

Patty Carpenter – Willow Street spoke in support of the variance application.

Rod Booth – 285 Second Avenue spoke in support of the variance application. He noted he lives four lots away. He asked the Board for clarification regarding the size of the notification area as he thought that properties within 150 meters of the property should receive information regarding the variance.

Graham Danaluez, FVRD clarified that the standard radius is 30 meters or 100 feet.

Thor Mol - Mountain View asked when was the last time the Board issued a building permit without a variance? The Acting Chair noted that the question was not related to the variance.

3653-16 Moved by: Commissioner Turcasso Seconded by: Commissioner Bauer

THAT the Cultus Lake Park Board approve the issuance of Development Variance Permit CDV00097 for 280 Fir Street height variance and 5 foot setback and overhang be issued.

CARRIED

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

THAT the Cultus Lake Park Board approve relocating the existing cottage at 280 Fir Street to lease at the golf course to the thirteenth tee box at the golf course.

DEFEATED

Acting Chair Lamb and Commissioners Bauer, Payer voted in opposition.

Chair Renwick returned to the meeting at 8:28 pm.

(d) **Vedder River Campground Administrative Policy**

- Report dated September 7, 2016 from Rachel Litchfield, Acting Executive Assistant to the Director of Park Operations.

3655-16 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

***THAT** the Cultus Lake Park Board refer Vedder River Campground Administrative Policy back to staff for further refinement.*

CARRIED

(e) **Release of Closed Meeting Resolutions**

- Report dated September 7, 2016 from Rachel Litchfield, Acting Executive Assistant to the Director of Park Operations.

3656-16 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

***THAT** the following Closed Meeting Declassified resolutions be released at the September 7, 2016 Regular Board Meeting.*

IC 3231-16

***THAT** the Board approve the transfer of Commercial Lease for property located at #5—4125 Columbia Valley Road, Cultus Lake, BC from YuFeng Zhou – dba Sora Sushi and Teriyaki to Mr. Xeixiong (John) Gao;*

IC 3235-16

***THAT** the firm of 3Si Risk Strategies Inc. be hired to conduct a detailed review of the overall security in the Park and campgrounds at a total cost of \$9,500 plus applicable taxes.*

IC 3239-16

1. ***THAT** the Cultus Lake Board authorize staff to apply for a Licence of Occupation Rental for a Type B Commercial Venture with the Ministry of Forests, Lands, & Natural Resource Operations based on Vedder River Campground being open for a six month period only from May 1 to October 31 and that the time period for the Licence of Occupation be a five (5) year term with a further five (5) year renewal clause and annual fee for 2016 of \$18,045;*
2. ***THAT** winter camping between the months of November 1 to April 30 be discontinued;*
3. ***THAT** Cultus Lake staff advise Ministry staff in writing that the Licence of Occupation area will remain unchanged;*
4. ***THAT** as part of the Application process, the Cultus Lake Board authorize staff to engage a surveyor at an approximate cost of \$10,000 to conduct a field survey of the Vedder River Campground as per Ministry requirements.*

CARRIED

(9) **REPORTS BY COMMISSIONERS**

Geese and Seagulls

- Email dated August 22, 2016 from Commissioner Bauer.
- Canada and Cackling Geese: Management and Population Control in Southern Canada Handbook.

3657-16 Moved by: Commissioner Bauer Seconded by: Commissioner Turcasso

***THAT** the Canada and Cackling Geese: Management and Population Control in Southern Canada Handbook be referred to staff for a report in February 2017.*

CARRIED

(10) **COMMUNITY ASSOCIATION**

The Community Association advised they had no questions.

(11) **PUBLIC QUESTION PERIOD**

Q: Jeff Bahnman – Stated that he appreciated the variances that were given but that the placement of the cabin on the golf course has a sense of urgency. The cabin is a historical structure and has been in Cultus Lake since the 1930's or 1940's and his family would like to see it kept in the community. He noted that there is a corner on the golf course that is untouched and has no purpose. The cabin was his parent's home and that he and his wife had purchased it 13 years ago and they don't want to see it demolished.

He noted that they would use it at the Golf Course as part of a revenue stream for a Stay and Play program. He asked that the Board support its relocation sooner than later as timing for the move could hold up the construction of the new home.

A: Commissioner Lamb noted that the Board had already voted on the request and it was defeated.

Q: Shawna Braddick - Seasonal Camper at Vedder River noted that she has had a site at Vedder River for over 25 years. She noted that she has a deck and fence and has beautified her lot. She noted that she has valued their time at the campground and that 30% of the campers are over sixty years old and that most of the seasonal campers are finding the new policy an undue hardship. She noted the seasonal campers carry their own insurance for trailers and give Cultus Lake copies of the same to keep on record proving that they are insured. Why can we not stay over the winter? Do you know how many homeless will squat on the property? They won't be able to be removed because it is Crown land. She asked the Board to go back to the way it was.

A: It was noted the Cultus Lake's License of Occupation for Vedder River Campground is restrictive and the Ministry has told Cultus Lake that we are in violation with permanent decks, fences, trailers, and gazebos being built on site. The Licence states that there cannot be any permanent fixtures on site. This directive came about when Cultus Lake looked in to renewing our Lease. Ministry Staff came and inspected the Campground

with Cultus Lake Staff and noted that we are in contravention of the terms of the Licence. The License quotes; "We grant you a license of occupation for the land for seasonal campground purposes." "You must not construct, fix or affix any improvement on or to the land." Improvement means: "Anything made, constructed, built or repaired or added to the land. If you are in breach of this covenant you have thirty days to remove from the land any improvement you may want to remove from there and must restore the surface of the land to the same conditions." Unfortunately former Board(s) did not read the documentation. Cultus Lake staff have been told that if we are to renew our licence, we must abide by the terms of the agreement.

Q: Tony Viera noted that he has been at Vedder River Campground for a few years now and did I hear its said that we have to throw away our decks. When did you get this from the Government?

A: It was noted that any decks left on the property would be removed. An email was received on July 14, 2016 and a report was brought to the Board on August 17 for a resolution. On August 18, 2016 a letter to the residents was sent out advising of the determination.

Q: Tony Viera – stated that he had to get approval for his deck and spent over \$3200. He expressed his anger that he is now being told to put it in the garbage. He asked the Board to reimburse him for this costs.

A: The Chair asked the audience to call Ms. Bryant so she could address situations like this.

Q: Tracy Gordon – noted that she had the privilege to meet Ms. Bryant when she came to approve some paving stones at Vedder Campground and at that time she negotiated with us to try to find some help for the elderly to assist them in taking down some of the structures. She expressed concern that this is their independence and now they have to ask for help again. More time would have not been such a shock.

A: Commissioner Turcasso noted that Cultus Lake is not here to abandon you. We do apologize and we are compassionate to the situation and some show it more than other but we are here to help.

Q: Tracy Gordon – noted that there was some digging going on in the campground and expressed concern that there may be problem with the sewer system. She noted that she had reported it and nothing had been done for three years.

Q: Kelly Young – noted that they have been at Vedder River for 16 years. Their site was a mud hole and normally when you go camping your site is finished. Everyone has invested into their sites and if this was wrong then there was mismanagement. Why was there not good communication or a notice that this was coming down? I understand that the trailers must go but if the decks are gone can we count on the Park Board to replace the mud with gravel. It has to be all smoothed out for when we return in the Spring.

A: Chair Renwick noted that the speakers raise some very good issues that we need to look and come up with solutions. He thanked the speakers for highlighting them.

Q: Ken Stokes stated that he was quoting the Chair when he said “If the Board did not kick us out on time, Cultus Lake would be forced to pay a penalty for allowing the Campers to stay this winter”. He said that the Chair had said that when he was waiting outside.

A: The Chair noted that he did not recall saying that.

Q: Ken Stokes asked if he has to remove the twelve yards of gravel he put down to cover the mud? It's a big issue. Does the fence need to be taken down along the side and the winds come through there. Trees came down and our insurance covered it. He noted that he collected fossils and his rock garden was removed. He expressed concern with mud and rats. He noted that every year there has been a caretaker on site to ensure people do not squat. Is all of the equipment going to be left there to be so people can poach them? He noted that his motor home has not moved in ten years. He noted that the direction of the Board has caused people to cancel their plans to camp at Vedder River and that the Fishing tournament in October has been cancelled.

Q: Tammy Kivi – stated that she knows that the seasonals are supposed to be out by the beginning of October but considering that there are so many people that are in hardship and so many seniors and so many people that will have a hard time to move their trailer would the Board to consider extending the deadline as there is much work to do. She noted that we are a community and will be helping each other out.

A: It was noted that Cultus Lake will see what can be done to ease the situation.

Q: Tak Hofer, seasonal for three years noted that they have worked on their site until a week before they got the letter. He noted that eight weeks is not enough notice to find storage for my RV. He noted that they paid up front, and no matter whose fault it is, they need more time. He noted that they won't be able to come back and was upset because of the lack of time. He noted that he did not feel like Cultus Lake was fighting for them. He request that Cultus go back to the Ministry and ask for a year's notice and tell them this is hardship.

A: The Chair noted that the Chief Administrative Officer has been working with the Ministry for a resolution in this matter. We knew the contract was up in May 2016 so contacted the Ministry about a years ago to negotiate. It wasn't until after the contract had actually expired and we asked for an extension that consultation began. He noted that their recourse is not with Cultus Lake but with the Ministry. He further noted that Bonny Bryant, Director of Park Operations/CAO will be meeting with the seasonal campers at Vedder River on Saturday for questions and comments.

(12) **ADJOURNMENT**

3658-16 Moved by: Commissioner Lamb Seconded by: Commissioner Payeur

THAT the Regular Meeting of the Cultus Lake Park Board held September 7, 2016 be adjourned at 9:29 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 September 7, 2016.

Chair

Director of Park Operations/CAO
Corporate Officer