



## CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

WEDNESDAY, MAY 24, 2017  
CULTUS LAKE PARK OFFICE BOARDROOM  
4165 Columbia Valley Highway, Cultus Lake, BC

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

**Staff** Acting Chief Administrative Officer – K. Ridley  
Manager of Finance – R. Penman  
Manager of Community Services – T. Davis  
Acting Executive Assistant to the Director of Park Operations/CAO - R. Litchfield

**Regrets** Chief Administrative Officer – B. Bryant

(1) **CALL TO ORDER**

The Chair called the meeting to order at 5:16 pm.

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

4014-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Lamb

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

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

*(f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and*

*(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the Freedom of Information and Protection of Privacy Act; and*

*(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.*

(3) **RECONVENE**

The meeting reconvened at 7:05 pm.

(4) **APPROVAL OF AGENDA**

4015-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Bauer

***THAT** the Agenda for the Regular Meeting of the Cultus Lake Park Board for May 24, 2017 be amended by adding under Section 10 – Staff Reports (b) Proposed Amendments to Cultus Lake Park Zoning Bylaw No. 1375, 2016; and*

***THAT** the amended agenda be approved; and*

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

**CARRIED**

(5) **DELEGATION**

(a) Sean Reid, KPMG presented the 2016 Audit Findings Report.

4016-17 Moved by: Commissioner Lamb Seconded by: Commissioner Bauer

***THAT** the Cultus Lake park Board receive the 2016 Audit Findings Report for information.*

**CARRIED**

(6) **ADOPTION OF MINUTES**

4017-17 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

(a) ***THAT** the minutes of the Regular Meeting held on April 19, 2017 by the Cultus Lake Park Board be adopted.*

**CARRIED**

(7) **COMMITTEE MINUTES**

4018-17 Moved by: Commissioner Payeur Seconded by: Commissioner Bauer

(a) ***THAT** the minutes for the Bylaw and Policy Review Committee held on March 29, 2017 be received.*

**CARRIED**

4019-17 Moved by: Commissioner Payeur Seconded by: Commissioner Bauer

(b) ***THAT** the minutes for the Operational and Core Services Committee held on March 30, 2017 be received.*

**CARRIED**

4020-17 Moved by: Commissioner Payeur Seconded by: Commissioner Bauer

- (c) *THAT the minutes for the Operational and Core Services Committee held on April 5, 2017 be received.*

**CARRIED**

(8) **FINANCE**

(a) **2016 Draft Financial Statement**

- Report dated May 24, 2017 from Rod Penman, Chief Financial Officer

4021-17 Moved by: Commissioner Lamb Seconded by: Commissioner Bauer

*THAT the report from the Chief Financial Officer regarding the 2016 Financial Statements be received; and*

*THAT the 2016 DRAFT Financial Statements be approved.*

**CARRIED**

(9) **BYLAWS**

(a) **Boating and Foreshore Bylaw Amendment No. 1090, 2017**

- Bylaw Amendment No. 1090, 2017

Commissioner Bauer declared a conflict of interest due to the nature of the boat lifts and left the meeting.

4022-17 Moved by: Commissioner Payeur Seconded by: Commissioner Lamb

*THAT the Cultus Lake Park Board give 4<sup>th</sup> reading to the Cultus Lake Park Boating and Foreshore Bylaw Amendment 1090, 2017.*

**CARRIED**

Commissioner Bauer returned to the meeting.

(b) **Fees and Fines Bylaw Amendment No. 1092, 2017**

- Fees and Fines Bylaw Amendment No. 1092, 2017

4023-17 Moved by: Commissioner Lamb Seconded by: Commissioner Bauer

*THAT the Cultus Lake Park Board give 4<sup>th</sup> reading to the Cultus Lake Park Fees and Fines Bylaw Amendment No. 1092, 2017.*

**CARRIED**

(c) **Boating and Foreshore Bylaw Amendment No. 1093, 2017**

- Bylaw No. 1093, 2017

4024-17 Moved by: Commissioner Lamb Seconded by: Commissioner Payeur

*THAT the Cultus Lake Park Board give 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings to the Cultus Lake Park Boating and Foreshore Bylaw Amendment 1093, 2017.*

**CARRIED**

(10) **STAFF REPORTS**

**Public Information Meeting – Development Variance Permit**

- (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 – 291 Hemlock St.**

- Report dated May 24, 2017 from Katelyn Hipwell, Planner 1, FVRD

Graham Danaluez, Deputy Director of Planning & Development FVRD presented the variance application to the Board.

One letter of opposition was received from resident, Sarah Morton.

Bob McCrea, Lakeshore Drive – noted that in the past he did not believe that the height of the chimney was taken into consideration when considering a variance application.

Commissioner Bauer inquired as to how many trees are proposed to be removed? Applicant, Steve McEwan responded that two trees are being considered to be removed, one in the front and one in the back on the east side of the lot.

Chair Renwick requested that the motions be considered separately.

4025-17 Moved by: Commissioner Lamb Seconded by: Commissioner Payeur

*THAT the Cultus Lake Park Board approve the requested increased building height from 25 feet to 28 feet.*

**CARRIED**

4026-17 Moved by: Commissioner Payeur Seconded by: Commissioner Turcasso

*THAT the Cultus Lake Park Board approve the increased height of the chimney from 25 feet to 31 feet.*

**DEFEATED**

Commissioners Bauer and Lamb and Chair Renwick voted in opposition.

4027-17 Moved by: Commissioner Lamb Seconded by: Commissioner Bauer

*THAT the Cultus Lake Park Board approve the increased height of the chimney to 28 feet but the chimney stack be allowed to rise above that to allow for proper venting of the fireplace gases.*

**CARRIED**

4028-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Bauer

*THAT the Cultus Lake Park Board approve the enclosure of the balcony by a roof above be approved.*

**CARRIED**

(b) **Proposed Amendments to Cultus Lake Park Zoning Bylaw No. 1375, 2016**

- Report dated May 24, 2017 from David Bennett, Planner II and Graham Daneluz, Deputy Director of Planning and Development

4029-17 Moved by: Commissioner Lamb Seconded by: Commissioner Bauer

*THAT the Cultus Lake Park Board approve the recommended changes to the Cultus Lake Park Zoning Bylaw No. 1375, 2016.*

**CARRIED**

(c) **Seasonal Parking Passes**

- Report dated May 24, 2017 from Troy Davis, Manager of Community Services

4030-17 Moved by: Commissioner Payeur Seconded by: Commissioner Bauer

*THAT staff develop and sell a new parking pass valid from April 1<sup>st</sup> to September 30<sup>th</sup> and only available to paddling, sailing and rowing teams;*

*THAT for team members to be eligible to purchase a parking pass teams must provide a list of members;*

*THAT the cost of a pass be \$500 and valid up to four licence plate numbers per pass number; and*

*THAT staff prorate the price of 2017 passes to \$340 for the loss of two months use.*

**CARRIED**

(d) **Purchase of Electric Car**

- Report dated May 24, 2017 from Troy Davis, Manager of Community Services

The Board received the report for information and determined to take no action at this time.

(e) **Special Event Application - Oak Street Park Concert**

- Report dated May 24, 2017 from Kate Davies, Community Events and Marketing Manager
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4031-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Payeur

*THAT the Special Event Application for the Oak Street Park Concert be approved;*

*THAT the Special Event Application Fee for the Oak Street Park Concert of \$100 be waived;*

*THAT the Special Event Rental Fee for the Oak Street Park Concert of \$100 be waived; and*

*THAT the security deposit requirement for an Oak Street Park Concert of \$1,000 be waived.*

**DEFEATED**

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

(11) **REPORTS BY COMMISSIONERS**

(a) **Water Sports Paddlers**

- Verbal Report, David Renwick, Chair

Chair Renwick met with Chief Mark Pointe and Chief David Jimmy where they discussed the significance of the paddling as a historical cultural connection to Cultus Lake, but also that it is very important to have their youth involved in this activity. Without this opportunity to be able to train for their annual events it creates a financial burden. They have requested that this be reconsidered.

4032-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Lamb

*THAT the Cultus Lake Park Board approve that the First Nations paddlers be offered the same terms and conditions for parking passes as what applied last year at a rate of \$50 per pass.*

**CARRIED**

- (b) Commissioner Turcasso advised the Board of the upcoming Cultus Lake Days, on June 10<sup>th</sup>, 2017. The Events Committee along with our new Marketing & Events Coordinator, Kate Davies has been working hard to get this up and running. This year there will be a pancake breakfast hosted by the Cultus Lake Fire Department, followed by a parade, dog contest, decorating of bicycles, new entertainment, entertainers, Hannah Litchfield singing "Oh Canada" for Canada's 150 Anniversary this year. They are also having a beverage garden from 2 pm – 9:30 pm at Main Beach, entertainment throughout the day, and a firework finale which we are expecting to be spectacular and they are praying that the weather will be wonderful.

(12) **COMMUNITY ASSOCIATION**

Rosemary Burrows, Cultus Lake Community Association. thanked Commissioner Lamb for speaking at their Annual General Meeting and for providing them with an update on what the Park Board is doing.

The Community Association has been contacted by concerned residents who have received a document for Freedom Mobile. This letter was reviewed and we have several questions for the Board.

The unsigned letter is addressed to "Dear Neighbor", and the only Freedom Mobile contact is listed at Cypress Services, there is no direct contact and an email has gone unanswered. According to the document, Freedom Mobile is proposing to build a wireless communication facility on a 12 meter area with a 40 foot light pole on the corner of Sunnyside Boulevard and Park Drive. This also requires an ancillary equipment cabinet adjacent to the pole. Will this have signage, will we see what this will look like and how can we be sure this just not a foot in the door for something else? The document is called "An Invitation for Community Feedback", and addressed to residents within 36 meters of the pole and presumably not sent to any others. How can we be sure this document was sent to all required residents? Is the Cultus Lake Park Board aware of this proposal and invitation?

Chair Renwick responded that the Board is aware of the proposal, but not aware of the invitation for Community Feedback.

Rosemary Burrows asked if the FVRD was aware of the proposal and how does it fit in with PlanCultus?

Chair Renwick responded, that utilities would be allowed in the Park if the Board approved them.

Rosemary Burrows, asked if there will be a Public Consultation, or is it only the people who are opposed to it supposed to write to the three addresses on the back of the invitation? Who is this intended to serve, the campground, or the Provincial Parks? If it is for Sunnyside, why not put it in the campground?

Chair Renwick stated that it could improve the coverage at the campground, but also at the lake in general.

Rosemary Burrows noted that the Cultus Lake Park does not have a Telecommunications Policy. Should there be a policy in place, to limit the carriers in the area? What is the position of the Park Board on this proposal, and is there anything in it for the Park?

Chair Renwick answered that if the utilities are located within the Park there is compensation.

Rosemary Burrows, the deadline for submission is June 12, 2017 which is nine days before the next park board meeting. Has the Park Board received comments from any of the "Dear Neighbors" that were addressed?

Chair Renwick commented that they had not seen the letter. Rosemary Burrow noted that she had a copy of the letter with her, and asked why is the additional tower required? Has there been concern about coverage?

Commissioner Lamb requested a copy of the letter. He explained that Freedom Mobile has approached the Board to do some expansion towers in the area. He noted that just like everywhere else, the amount of capacity gets exceeded. The Board knows that is an issue on busy summer days where people are unable to get a line out. The strategic placement of the towers will provide service all the way down the valley. With emergency services we have to consider this in the event of an emergency. Freedom Mobile has approached the Board to get approval to put in additional facilities.

Rosemary Burrows stated that the jury is still out on the health and safety of the towers, and to put the tower in a residential area does not make sense. Who owns or operates the existing tower behind the Waterpark? If this is for the valley, why is it being placed in the park? Could we offer them the location of the waterworks site with the existing power and good elevation? This would keep the radiation away from the visitors. Cypress Land Services state that on their website that they are proud members of the British Columbia Expropriation Association which does not make me feel really good.

Commissioner Lamb replied that Telus owns the tower that is behind the Waterpark.

(13)

#### **PUBLIC QUESTION PERIOD**

Q: Marnie Young of 169 First Ave – Asked the Board to reconsider what is being presented by the FVRD for Lot 169. She believes that the lot to be a fire lane and it is used by Park staff as a fire lane. She noted that it is also well used by about 18 families from Maple Street and also used by bike riders. She noted that Lot 169 has a legal wheelchair ramp that was allowed by previous park board with access from the fire lane and the property line is right at the end of the wheelchair ramp. She stated her concern that maybe there is a better option for the lot and it is a long way down to the other fire lane and to the other lane, approximately 11 lots.

Q: Brent Shirley of 554 Park Drive – Stated that the Park has \$6,600,000 worth of cash and he is wondering what the Board's policy is on investment. In the past there was a problem on how money was invested and there was no policy to guide the Chief Financial Officer. All of the Park's money was invested in short term investments, less than one year. He noted that much of that money will not be used for three or four years so it should be in longer term deposits. We are only getting a low interest rate, and are we allowed to invest with banks and credit unions.

A: Chair Renwick answered that most funds are currently in short term deposits and with Municipal Finance Authority. Commissioner Lamb commented that we do have an investment policy and it is invested in Municipal Government Funds and currently is short term investment because there are regulations on how long you can have them tied up.

A: Rod Penman, Chief Financial Officer – The balance of the funds are with CIBC, in a low risk portfolio.

Q: Brent Shirley of 554 Park Drive suggested that the policy should state that Cultus Lake only invests in term deposits in Class A banks.

Q: Marlene Nash – She noted that she represents the Spirit Abreast Dragon Boat Team, a breast cancer survivor team and they have been paddling on Cultus Lake for over 13 years. After hearing the proposal for parking passes we are very disappointed that the basically put a 12 foot high fence around the lake that we will not be able to access. The parking pass that the aboriginal paddlers had the last couple of years, we were also given the same opportunity. She noted that they need about 10 to 12 passes for the team. Their paddlers come from Mission, Maple Ridge, Chilliwack and Agassiz and all over the Fraser Valley. This year they had 30 paddlers, 6 new breast cancer survivors. At \$500 a pass they would need at least 10 passes which total \$5000 which is more than their annual budget and they cannot afford it. She requested that the Board reconsider their decision on parking passes to allow them to continue to pay the \$50 or to a fair amount, as \$500 is out of reach. They like the option of prepaying as they paddle rain or shine. They don't paddle weekends or stat holidays, and they go from 6 pm - 8 pm Monday and Thursday night.



Q: Commissioner Turcasso asked how long has your group been paddling on the lake?

A: Marlene Nash replied over 13 years.

Q: Commissioner Turcasso – Why did you choose Cultus Lake to paddle on Cultus Lake.

A: Marlene Nash replied that Cultus Lake is a little calmer and there are not too many boats on the lake. It is the atmosphere of the lake, it is healing and inspiring. We are on the lake an hour, but here for two hours including our warm up.

Q: Commissioner Turcasso asked if they are entering a lease with Cultus Lake?

A: Marlene Nash replied that they are being asked to pay to store their boat and was provided with an amount annually for storage and was told they would be contacted in a couple weeks to sign a lease. This would be in addition to the parking fee. The parking fee will kill us.

Q: Commissioner Bauer asked where do you park your boat?

A: Marlene Nash replied that it is at the end of Lakeshore Drive on a trailer and it weighs over 800 pounds, so it is not the type of boat that can be easily moved. It is on a trailer so we can roll it out onto the lake.

Q: Commissioner Bauer asked how did the group get it to the Park, on the trailer?

A: Marlene Nash replied that it was floated and they launched it at the Provincial Park site, of Jade Bay. One of the dragon boat teams towed it across the lake and if they have to move it they will need to arrange to have this organized again.

Q: Commissioner Bauer asked if there is two boats?

A: Marlene Nash replied that yes, the Dragon Flyers has a lighter boat than theirs and they can just pull their boat up onto tires. She noted that they are all breast cancer survivors and some are still going through treatment and they are also a support group for each other. It would cost us \$2700 for the year by paying the meters. They go to three regattas a year, one in Falls Creek, Nanaimo and one in Penticton.

Q: Commissioner Turcasso asked if they were able to apply for grants?

A: Marlene Nash replied that they have applied for grants and have had a very generous donation from the Legion. She noted that they are a registered charity and it costs anywhere from \$600 to \$1500 to enter Regattas. They have practiced for over 13 years on Cultus Lake.

Q: Commissioner Turcasso asked for confirmation that they practice Monday and Thursdays and how long had she been practicing?

A: Marlene Nash replied over five years. Dragon Flyers may practice more than our group.

Q: Commissioner Turcasso noted that Cultus Lake Days is coming up, perhaps their group could set up a table to accept donations.

A: Marlene Nash noted that they do have fundraisers throughout the year to help with equipment cost and additional items.

Q: Ken Dosen, Park Drive asked about the signage for traffic control that they are still waiting on for Park Drive and Mountain View.

A: Troy Davis, Manager of Community Services asked if they were speaking about the traffic calming. That signage will be going in when the pavement work for the speed bumps is completed. He noted that he did not know exactly when because most of our contractors are behind. We are looking at replacing arrows at Lot C that show as an exit, they will be placed differently at the intersection to make it user friendly.

Q: Ken Dosen, Park Drive asked if the signage was ready to go so there is not a three month wait?

A: Troy Davis, Manager of Community Services stated that the signage can be ordered within a couple of days.

Q: Rosemary Burrows, First Ave. asked if the Board would be investigating the incidence over the weekend and the Global News report?

A: Commissioner Lamb noted that the Board would be addressing the issues

(14)

## ADJOURNMENT

4033-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Lamb

*THAT the Regular Meeting of the Cultus Lake Park Board held on May 24, 2017 be adjourned at 9:02 pm.*

## CARRIED

I hereby certify the preceding to be a true and correct account of the meeting of the Cultus Lake Park Board held May 24, 2017.



David Renwick  
Chair



Bonny Bryant  
Chief Administrative Officer  
Corporate Officer