



CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

WEDNESDAY, July 19, 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 Chief Administrative Officer – B. Bryant
Manager of Community Services – T. Davis
Manager of Visitor Services, Campgrounds and Cabins – M. Shattock
Executive Assistant to the Chief Administrative Officer – K. Ridley

(1) **CALL TO ORDER**

The Chair called the meeting to order at 4:47 pm.

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

4046-17 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) the security of the property of the municipality;

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

Section 90 (1)(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 amendment;

Section 90(1)(g) litigation or potential litigation affecting the municipality; and

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communication necessary for that purpose.

(3) **RECONVENE**

The meeting reconvened at 7:01 pm.

(4) **APPROVAL OF AGENDA**

4047-17 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

THAT the Agenda for the Regular Meeting of the Cultus Lake Park Board for July 19, 2017 be amended by adding under Section 11 – Commissioner Reports – Verbal Report by Commissioner Turcasso regarding Infill Lots; and

THAT the amended Agenda be approved; and

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

CARRIED

(5) **DELEGATION**

(a) **Geary Sailboats**

- Request from Michael Rodde regarding Geary sailboats in the foreshore
- Email dated June 29, 2017

Mr. Rodde spoke about his Geary sailboat and that it is an International, one design sailboat that has to be moored out of the water. He launches the boat in the spring and retrieves it in the fall. He noted the boat drafts 4' down in the water and in shallow water the centerboard and the rudder cannot be down or it will be damaged. The boat is moored in front of his residence for convenience but also because of the boats size and weight it is unmanageable to launch from the sailing club dock because of the prevailing winds. He noted that there are four Geary sailboats on the lake right now and this type of sailboat has been on the water since 1946.

4048-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board authorize Mr. Micheal Rodde, to moor his Geary sailboat at its present location only (151 First Avenue) and that this authorization is only for the benefit of Mr. Micheal Rodde and is non-transferable to any others or locations.

CARRIED

(6) **ADOPTION OF BOARD MINUTES**

(a) **June 21, 2017 Cultus Lake Park Board Meeting**

4049-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Payeur

THAT the minutes of the Regular Meeting held on June 21, 2017 by the Cultus Lake Park Board be adopted.

CARRIED

(7) **RECEIPT OF COMMITTEE AND COMMISSION MINUTES**

4050-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Lamb

- (a) ***THAT the minutes of the Community Events and Activities Committee meeting held on May 25, 2017 be received.***

CARRIED

(8) **CORRESPONDENCE**

- (a) **Letter dated June 21, 2017 from Bonnie Whyte**

- Request for Parking Pass in Handicapped Spaces – Birch Street

The Board Chair requested that staff send a response back to Ms. Bonnie Whyte advising that there is no longer public parking at the end of Birch Street, it is designated for residential parking only and there is no longer reduced rates on the six month parking passes. He noted that the Board will be discussing the whole issue of parking in the Fall.

(9) **BYLAWS**

- (a) **Tree and Plant Bylaw No. 1091, 2017**

- Report dated July 19, 2017 from Commissioner Bauer, Chair, Bylaw and Policy Review Committee

Board members reported that some residents have said that the proposed bylaw and fee structure will make it difficult for them to protect their own homes from the threat of fire by reducing fire fuel. Discussion ensued about a possible reduction to the \$325.00 per tree fee for removal as it could cause financial difficulty to some homeowners to remove trees on their own lots. Concern was also expressed with the proposed Clause 3 in proposed Tree and Plant Bylaw No. 1091, 2017 in that every leaseholder has to apply for a permit to have any work completed on trees.

4051-17 Moved by: Commissioner Bauer Seconded by: Commissioner Lamb

THAT the Cultus Lake Park Board defer consideration of the draft Cultus Lake Park Tree and Plant Bylaw No. 1091, 2017 and refer the Bylaw back to the Bylaw and Policy Review Committee for further consideration.

CARRIED

- (b) **Boating and Foreshore Bylaw No. 1094, 2017**

4052-17 Moved by: Commissioner Bauer Seconded by: Commissioner Lamb

THAT Cultus Lake Park Boating and Foreshore Bylaw No. 1094, 2017 be given Fourth reading.

CARRIED

(c) **Dog Control and Licencing Bylaw No. 1095, 2017**

- Report dated July 19, 2017 from Commissioner Bauer, Chair, Bylaw and Policy Review Committee

4053-17 Moved by: Commissioner Bauer Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board review the attached "Cultus Lake Park Dog Control and Licencing Bylaw No. 1095, 2017"; and

THAT the Cultus Lake Park Board give First, Second and Third readings to the "Cultus Lake Park Dog Control and Licencing Bylaw No. 1095, 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 – 304 Second Avenue**

- Report dated June 6, 2017 from David Bennett, Planner II, FVRD

Graham Daneluz, attended on behalf of the Fraser Valley Regional District and Gwen Briggs, attended on behalf of the applicant. Mr. Daneluz gave a brief presentation on the proposed Development Variance Permits.

The development variance application is to increase the height of the existing single family dwelling.

Commissioner Turcasso expressed concern that there appears to be no designated on-site parking.

Graham Daneluz reported that there were no written submissions from the public received.

No comments were made by the public attending the meeting.

4054-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board authorize the issuance of Development Variance Permit 733-07001.709 for 304 Second Avenue to increase the height of the existing single family dwelling from 7.62m (25 ft) to 8.53m (28 ft) subject to consideration of any comments raised as a result of neighbourhood consultation.

CARRIED

(b) **Development Variance Permit – 396 Alder Street**

- Report dated June 28, 2017 from David Bennett, Planner II, FVRD

The owners of the property were present.

The development variance application was to decrease the front and side yard setback to allow for a covered entry and a covered deck to be added to the existing single family home.

Specifically the variances requested were:

1. Decrease to front yard setback 0.75 m (2.45 feet) from 3.05 m (10ft) to 2.3 m (7.55 feet)
2. Proposed Variance is to decrease side yard setback (Walls and posts) 0.5m (1.6 feet) from 1.2m (3.9 feet) to 0.71m (2.3 feet); and
3. Decrease to Side Yard setback (Eaves) 0.15m (0.5 feet) from 0.6m (2 feet) to 0.45m (1.5 feet)

Graham Daneluz reported that there were no written submissions from the public received.

No comments were made by the public attending the meeting.

4055-17 Moved by: Commissioner Lamb Seconded by: Commissioner Payeur

***THAT** the Cultus Lake Park Board approve the decrease to front yard setback 0.75 m (2.45 ft) from 3.05 m (10ft) to 2.3 m (7.55 ft).*

DEFEATED

Chair Renwick and Commissioners Turcasso and Bauer voted in opposition

4056-17 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

***THAT** the Cultus Lake Park Board not support the proposed variance to decrease the side yard setback (walls and posts) by 0.5m (1.6 feet) from 1.2m (3.9 feet) to 0.71m (2.3 feet).*

CARRIED

4057-17 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

***THAT** the Cultus Lake Park Board not support the proposed variance of decreasing the side yard Eaves 0.15m (0.5 feet) from 0.6m (2 feet) to 0.45m (1.5 feet).*

CARRIED

(c) **2017 2nd Quarter Strategic Priorities**

- Report dated July 19, 2017 from Bonny Bryant, Chief Administrative Officer

4058-17 Moved by: Commissioner Lamb Seconded by: Commissioner Tucasso

***THAT** the Cultus Lake Park Board receive the Strategic Priorities Second Quarter report for information.*

CARRIED

(d) **2017 2nd Quarter Public Works Report**

- Report dated July 19, 2017 from Troy Davis, Manager of Community Services

4059-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board receive the Public Works Second Quarter Report for information.

CARRIED

(e) **2017 2nd Quarter Parking Report**

- Report dated July 19, 2017 from Troy Davis, Manager of Community Services
- Lions Parking Remittance Statement

4060-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board receive the Parking Second Quarter Report for information.

CARRIED

(f) **2017 2nd Quarter Fire Department Report**

- Report dated July 19, 2017 from Warren Mazuren, Fire Chief, Cultus Lake Fire Department

4061-17 Moved by: Commissioner Lamb Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board receive the Fire Department Second Quarter Report for information.

CARRIED

(g) **2017 2nd Quarter Campgrounds and Cabins Report**

- Report dated July 19, 2017 from Meghan Shattock, Manager of Visitor Services, Campgrounds and Cabins

4062-17 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

THAT the Cultus Lake Park Board receive the Campgrounds and Cabins Second Quarter Report for information.

CARRIED

(h) **2017 2nd Quarter Bylaw Enforcement Report**

- Report dated July 19, 2017 from Meghan Shattock, Manager of Visitor Services, Campgrounds and Cabins

The Board requested that the report be broken to show Main Beach area separately.

4063-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board receive the Bylaw Enforcement Second Quarter Report for information.

CARRIED

(i) **2017 2nd Quarter Lease Assignments Report**

- Report dated July 19, 2017 from Rachel Litchfield, Lease Administration

4064-17 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

THAT the Cultus Lake Park Board receive the Lease Assignments Second Quarter Report for information.

CARRIED

(j) **2016 Statement of Financial Information Report**

- Report dated July 19, 2017 from Bonny Bryant, Chief Administrative Officer

4065-17 Moved by: Commissioner Lamb Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board approve the 2016 Statement of Financial Information report be approved and that the report be placed on the Cultus Lake Park website.

CARRIED

(k) **Special Event – Valley Cross Race**

- Report dated July 19, 2017 from Kate Davies, Community Events and Marketing Manager

4066-17 Moved by: Commissioner Payeur Seconded by: Commissioner Lamb

THAT the Cultus Lake Park Board approve the Valley Cross event to take place on October 7, 2017, using the alternate race route.

CARRIED

(l) **Private Event – 29 Lakeshore Drive**

- Report dated July 19, 2017 from Kate Davies, Community Events and Marketing Manager

4067-17 Moved by: Commissioner Lamb Seconded by: Commissioner Bauer

THAT the Cultus Lake Park Board approve the private event at 29 Lakeshore Drive; and

THAT the Cultus Lake Park Board approve the request for overnight parking at Lot A for a maximum of 15 cars and 1 trailer.

CARRIED

(11) **REPORTS BY COMMISSIONERS**

(a) **Cultus Lake Days**

- Verbal Report from Commissioner Turcasso

Commissioner Turcasso noted that Cultus Lake Days has taken place on the 2nd Saturday in June for a number of years and she would like permission from the Cultus Lake Park Board to move Cultus Lake Days to the 4th week of June in 2018. She noted that the weather is better at that time so it may attract more participants. She noted that it did conflict with the Triathlon and that staff has met with the coordinator of that event and has offered other dates.

4068-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Lamb

THAT Cultus lake Day be moved to the last Saturday in June in the week prior to the Long Weekend.

CARRIED

(b) **Infill Lots**

Commissioner Turcasso expressed her concern about the number of comments being made in the community regarding the infill lots. She noted that she did not want the residents to lose confidence in the Board or put the FVRD in conflict with the Board's decision. She stated that there were two options, one to change all infill lots into Park or to hold a referendum to determine the wishes of the community.

Chair Renwick noted that he had attended both public meetings and he expressed concern that there were a number of areas in the community that were not represented by speakers. He noted that he had received comments from some community members who said that they felt too intimidated to speak in an open setting. He said he felt this was an important issue for the community and suggested that all residents of the Park should have a chance to be heard.

He suggested that all residential and commercial leaseholders should have the opportunity to be heard. If there are two leaseholders on a lease then they both would get an opportunity to be heard, and if there is only one leaseholder on the lease there would only be one vote.

He noted that for discussion purposes the question could be "Does the leaseholder support the Boards position as presented to the Fraser Valley Regional District that Birch Park and Oak Street be designated and zoned P-1 – Public Area or Park and therefore be open to anyone to enjoy; and that access routes would be indicated to the Regional District and that some infill lots remain designated as residential" or do they support that "All infill lots be designated as P-1 – Public Area." He explained a mail in ballot process and said that this would be a complete and comprehensive process.

Commissioner Lamb stated that he also attended the two meetings and when he left the Public Hearing he believed that the majority of the residents felt that all the infill lots should be P-1 but after the weekend he heard back from other residents who said they did not speak for fear of being ridiculed. He noted that this has become a contentious issue in the community and there is a lot of misinformation out in the public. He believes that all the leaseholders should have the opportunity to all be heard.

He noted his support to sending this question to a public vote. He also noted that we have an obligation to the FVRD to not back them into a corner where they either back the residents or back the Board. He stated that they would like to send a letter to the Fraser Valley Regional District asking that they defer their decision and refer the Bylaw back to the Cultus Lake Park Board for further review.

Commissioner Payeur noted that we have worked well with the Regional District in the past three years and this would be a way of moving forward.

4069-17 Moved by: Commissioner Turcasso Seconded by: Commissioner Lamb

***THAT** the Cultus Lake Park Board send a request to the Fraser Valley Regional District asking them to defer their decision on the Cultus Lake Zoning Bylaw 1375, 2016 and requesting them to refer the Bylaw back to the Cultus Lake Park Board for further review.*

CARRIED

4070-17 Moved by: Commissioner Lamb Seconded by: Commissioner Turcasso

***THAT** the Cultus Lake Park Board support the holding of a referendum or a vote on the issue of infill lot designations in order to hear back from all commercial and residential leaseholders.*

CARRIED

(12) **COMMUNITY ASSOCIATION**

Rosemary Burrows noted that the Community Association's Annual General meeting is on August 19, 2017 at 9:30 am.

(13) **PUBLIC QUESTION PERIOD**

Q: Marnie Young - First Avenue asked what the discussion was on the lane.

A: Commissioner Lamb said that this issue will be put to the community for a decision.

Q: Colleen Rogozinski– has there been any progress done about addressing the rental property at 138 First Street. They are having issues with noise, number of vehicles, and number of dogs.

A: Commissioner Lamb noted that nothing has gone forward so far. This issue is part of the Cultus Lake Zoning Bylaw. If this is an ongoing issue the Park does have bylaw enforcement that can fine the residential leaseholders.

A: Chair Renwick noted that it is an issue on the Boards Strategic Plan. He realizes that it is an issue in many communities. There will need to be much more work done to gather information from other communities on short term rentals but there will not be any resolution done in this year.

(14) **ADJOURNMENT**

4071-17 Moved by: Commissioner Payeur Seconded by: Commissioner Lamb

THAT the Regular Meeting of the Cultus Lake Park Board held on July 19, 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 July 19, 2017.



David Renwick
Chair



Bonny Bryant
Chief Administrative Officer
Corporate Officer