



CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

WEDNESDAY, SEPTEMBER 16, 2020
Cultus Lake Community Hall
4220 Columbia Valley Highway, Cultus Lake, BC

Present Commissioner D. Renwick – Chair
Commissioner D. Bauer
Commissioner L. Payeur
Commissioner C. Smit
Commissioner K. Dzaman

Staff Chief Administrative Officer - J. Lamb
Manager of Finance – E. Lee
Manager of Park Operations – D. Driediger
Manager of Visitor Services, Accommodations and Bylaw Enforcement – J. Spencer
Executive Assistant – R. Litchfield

Regrets

(1) CALL TO ORDER

The Chair called the meeting to order 4:30 pm.

(2) RESOLUTION TO PROCEED TO CLOSED MEETING

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;

Section 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.

(3) RECONVENE

The meeting reconvened at 5:00 pm.

(4) APPROVAL OF AGENDA

4679-20 Moved by: Commissioner Bauer Seconded by: Commissioner Smit

THAT the Cultus Lake Park Board approve the Agenda for the Regular Meeting of September 16, 2020; and

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

CARRIED

(5) ADOPTION OF BOARD MINUTES

4680-20 Moved by: Commissioner Smit Seconded by: Commissioner Payeur

***THAT** the Cultus Lake Park Board adopt the minutes of the Regular Meeting held August 19, 2020.*

CARRIED

(6) ADOPTION OF COMMITTEE MINUTES

4681-20 Moved by: Commissioner Bauer Seconded by: Commissioner Payeur

- (a) ***THAT** the Cultus Lake Park Board approve the August 12, 2020 Operational and Financial Core Review Committee Minutes.*

CARRIED

(7) CORRESPONDENCE

- (a) **Parking Lot C**

- Email dated August 17, 2020 from resident, Patti Carpenter

4682-20 Moved by: Commissioner Bauer Seconded by: Commissioner Dzaman

***THAT** the Cultus Lake Park Board receive the email regarding Lot C for information.*

CARRIED

(8) STAFF REPORTS

- (a) **Main Beach Dock System**

- Report dated September 16, 2020 from Joe Lamb, Chief Administrative Officer

Joe Lamb, Chief Administrative Officer noted that 28 letters were received, 11 letters spoke in opposition to the removal of the dock section. He noted that since the removal of the fencing staff discovered that the ends of the docks are unsafe, the pilings and the joist system are allowing the dock to sway 4" in either direction with only two people on the docks. If the docks are to remain, staff will bring a cost analysis to the Board during budgeting time.

4683-20 Moved by: Commissioner Dzaman Seconded by: Commissioner Bauer

***THAT** the Cultus Lake Park Board direct staff to remove the large 16-foot portions of the Main Beach dock ends prior to the start of the 2021 visitor season (as shown on schedule "A" attached).*

CARRIED

Commissioner Smit voted in opposition.

(b) **Main Beach Christmas Light Display**

- Report dated September 16, 2020 from Joe Lamb, Chief Administrative Officer

4684-20 Moved by: Commissioner Bauer Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board suspend the Christmas light display for the 2020 season due to Covid 19's restrictions on large group gatherings and the significant unfunded cost of this project.

CARRIED UNANIMOUSLY

(c) **Foreshore Report**

- Report dated September 16, 2020 from Dave Driediger, Manager of Park Operations

Joe Lamb, Chief Administrative Officer reviewed the drone footage and noted three major areas of congestion.

He noted that staff have been meeting with staff from Transport Canada, Provincial Parks, Dr. Gwen Point, Urban Indigenous Liaison Officer, RCMP with respect to boating safety and accidents that have occurred on the lake.

With respect to the Foreshore report, he noted there are eight buoy locations that are registered that have no physical buoy attached to them.

He also noted that the foreshore, specifically the buoy management has been a significant part of the Parks strategic plan for over six years and that there is a current moratorium on buoys. Staff have operated under the understanding that the moratorium applied to all facets of buoy management including relocation and managing minor issues regarding navigation.

He noted that at the August Board meeting, staff had been directed to revisit the issues and come back to the Board with possible suggestions to get the management under control.

He also noted that buoy management, with the current moratorium in place has been difficult for staff and they have spent a significant amount of time in this area, with no real results. He provided the Board with a financial analysis of the time and effort in regard to this area and 2021 preliminary budget numbers for the management of this area are \$52,600 or \$234 per buoy.

He noted that in 2012 the Park was in receipt of a letter from the Province regarding the charging of a fee for buoys under the Nominal Tenure Foreshore Licence and the Province indicated that this fee was acceptable if the funds charged were for Administration and any additional funds would be used to maintain the foreshore. Currently the Park has \$710 in its Foreshore Reserve and capital cost for two very large foreshore projects. "Foreshore Erosion" is estimated cost of \$145,000 to \$325,000 and "Dock Repairs" with 12 docks requiring immediate repair at an expected cost of \$705,000 as 9 docks have a current life expectancy of 5 - 10 years.

He further noted that several buoy owners indicated that the fee is unfair for the boat owners that shoulder the responsibility of this cost. The Park is going to have to look at other areas to collect additional revenue for the foreshore as the \$67,000 that could potentially come from buoy owners is not nearly enough to cover short term repairs.

He also noted that the two areas that need to be addressed is a revised bylaw outlining the minimum distance from the highwater mark to a buoy and a minimum distance from a wharf to boat/buoy. He further noted that once this has been established, staff can begin to work with groups that are moorage holders to correct any safety issues identified and work towards relocating some buoys prior May long weekend in 2021.

He noted that of the 28 letters received, 6 were opposed to the relocation of the buoys, no one wrote in favor, 11 were opposed to the placement of the swim lines, two wrote in favor, 4 were opposed to the increased annual moorage, 2 were in favor.

4685-20 Moved by: Commissioner Bauer Seconded by: Commissioner Dzaman

THAT the Cultus Lake Park Board direct staff to increase the annual moorage registration fee from \$150 to \$500 with \$300 being allocated to the Foreshore Area Reserve.

CARRIED

Commissioner Smit and Payeur voted in opposition.

4686-20 Moved by: Commissioner Bauer Seconded by: Commissioner Payeur

THAT the Cultus Lake Park Board direct staff to bring back all amendments to Cultus Lake Park Boating and Foreshore Bylaw No. 1143, 2019 required to provide a safe environment for both motorized and non-motorized users that provide for safe moorage, accessibility and separation between motorized and non-motorized use.

CARRIED UNANIMOUSLY

(9) REPORTS BY COMMISSIONERS

Recommendations from the Operational and Financial Core Review Committee

- Report dated September 16, 2020 from David Renwick, Chair, Operational and Financial Core Review Committee

4687-20 Moved by: Commissioner Smit Seconded by: Commissioner Bauer

THAT the Cultus Lake Park Board approve the Operational and Financial Core Review Committee to review landlord and tenant responsibilities and to ensure adequate insurance coverage in the Commercial Leases, that are up for renewal in 2020/2021.

THAT the Cultus Lake Park Board approve that staff report back to the Operational and Financial Core Review Committee on which Commercial Leases are due between 2022-2024 and allow for the review landlord and tenant responsibilities and to ensure adequate insurance coverage.

CARRIED

(10) COMMUNITY ASSOCIATION

Community Association Question of the Month for September 2020

Question:

How many Short-Term Rentals (STR) are registered and/or have pending registration? Has there or will there be any consequences for those operating non-registered STR's ?

Answer:

Chair Renwick noted that with respect to how many Short-Term Rentals (STR) are currently registered in the Park, staff have identified, that we have received 35 applications, those of which have been reviewed and approved. There is currently one application pending at this time and is being reviewed based on parking availability.

Our Bylaw Compliance and Enforcement Officer has identified approximately thirty suspected Short-Term Rentals (STR) in the Park. Letters have been sent to those identified through advertising and staff have requested compliance as noted Cultus Lake Park Short – Term Rental Bylaw 1174, 2020 as follows:

3.1 of the Bylaw states as follows:

“No Leaseholder or Resident will operate a Short- Term Rental with Cultus Lake Park without a valid Short - Term Rental permit issued from Cultus Lake Park. The letters request compliance within 15 days. It notes that failure to comply may result in a daily fine pursuant to the Bylaw Notice Enforcement Bylaw No. 2019 and amendments in the amount of \$500. At this time, no fines have been issued.

He noted that staff are being diligent requesting compliance through follow up at this time and are confident that those operating will submit their application for review and processing.

(11) PUBLIC QUESTION PERIOD

- Q: Rick Williamson, First Ave – Noted that the foreshore funding should be included in the budget process as a whole. He inquired on the process with respect to the dock section removal and asked how much it would cost to remove them, including the pilings.
- A: Joe Lamb, Chief Administrative Officer noted that the removal process would be done by Public Works staff at a cost of approximately \$5000 for the pilings. Chair Renwick noted that the dock section is unstable.
- Q: Steve Arnold, Second Ave. – Inquired with respect to the buoy replacement/relocation and additional costs associated. What is going to happen to those that are moored outside the current foreshore. Those people are not paying for moorage now, how will that move forward? If people think the moorage is to steep cost wise, they may just move their location outwards to avoid the cost. What has been considered to addressing this. He noted that he is not in favor of the cost increase.

- A: Joe Lamb, Chief Administrative Officer noted that we have applied for Commercial Foreshore License. This would extend all the way out and would give the Board regulatory ability to deal with all of the space. If it was granted the Board would consider options for those that are currently outside the foreshore area.
- Q: Connie Cross, Birch St. – Noted that the buoys that are not being used but registered, she feels that that should be up to the individual if they want to use them or not. She noted that it would be a gain for the park with less boats, but the Park still gain the revenue.

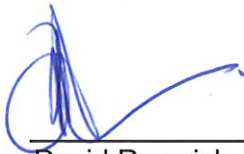
(12) ADJOURNMENT

4678-20 Moved by: Commissioner Smit Seconded by: Commissioner Bauer

***THAT** the Regular Meeting of the Cultus Lake Park Board held on September 16, 2020 be adjourned 5:51 pm.*

CARRIED

I hereby certify the preceding to be a true and correct account of the meeting of the Cultus Lake Park Board held September 16, 2020.



David Renwick, Chair



Joe Lamb, Chief Administrative Officer