



**CULTUS LAKE PARK BOARD  
VILLAGE CENTER PLANNING AND DEVELOPMENT  
COMMITTEE MEETING AGENDA**

**FRIDAY, MAY 2, 2025**

**8:00 AM**

**CULTUS LAKE PARK OFFICE BOARDROOM  
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC**

**(1) CALL TO ORDER**

**(2) APPROVAL OF AGENDA**

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- (a) ***THAT*** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Agenda for the Meeting of May 2, 2025; and

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

**(3) APPROVAL OF COMMITTEE MINUTES**

***THAT*** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Minutes for the Meeting of March 28, 2025.

**(4) CORRESPONDENCE**

**(5) REPORTS BY STAFF**

**(6) NEW BUSINESS**

(a) **Village Center Development**

- Village Center Development, discussion and direction regarding RFP questions.

**(7) PUBLIC QUESTION PERIOD**

**(8) NEXT MEETING**

**(9) ADJOURNMENT**

***THAT*** the Cultus Lake Park Board Village Center Planning and Development Committee Meeting held May 2, 2025, be adjourned.





**CULTUS LAKE PARK BOARD  
VILLAGE CENTER PLANNING AND DEVELOPMENT COMMITTEE  
MEETING MINUTES**

FRIDAY, MARCH 28, 2025  
CULTUS LAKE PARK OFFICE BOARDROOM  
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

<b>Present</b>	Commissioner K. Dzaman – Chair
<b>Committee</b>	Commissioner J. Beesley – Vice Chair
<b>Members</b>	E. Vance C. Rogozinski J. Enns K. Weiher L. Wykpis P. Vander Helm – Via Zoom G. Twyford-Miles
<b>Staff</b>	Chief Administrative Officer – J. Lamb Administrative Assistant, Communications & Events Coordinator – H. Hill
<b>Board</b>	Commissioner Jartved
<b>Members</b>	Commissioner Moul
<b>Regrets</b>	G. Campbell

**(1) CALL TO ORDER**

The Chair called the meeting to order at 8:05 am and acknowledged that we are gathered on the traditional, ancestral and unceded territory of the Th'ewa'li First Nations. We are grateful for the hospitality to live, work and play on these lands.

**(2) APPROVAL OF AGENDA**

Moved by: E. Vance Seconded by: C. Rogozinski

***THAT*** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Agenda for the Meeting of March 28, 2025;

***THAT*** the Cultus Lake Park Board Village Center Planning and Development Committee remove and replace Section (3) Approval of Committee Minutes dated February, 21, 2025; and

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

**CARRIED**

**(3) APPROVAL OF MINUTES**

Moved by: E. Vance Seconded by: C. Rogozinski

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve the amended Committee Minutes dated February 21, 2025, with respect to Section (5), (d), to remove the word 'developer' and replace it with the word 'consultant'.*

**CARRIED**

Moved by: J. Beesley Seconded by: E. Vance

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve all Cultus Lake Park Commissioners to participate in conversation in the meeting.*

**CARRIED**

**(4) CORRESPONDENCE**

**(5) REPORTS BY STAFF**

**(6) NEW BUSINESS**

**(a) Village Center Development**

- Village Center Development Request for Proposal

The committee members clarified with staff that the definition of strata and residential leases with respect to the development or management of Cultus Lake Village are not different than any other land tenure.

The committee members proposed the following changes to the Draft Request for Proposal (RFP) dated March 21, 2025:

- Remove page 31 of the RFP, Figure 3: Cultus Lake Park Future Land Use;
- Amend page 24 of the RFP with the removal of the number in Section '7.0' and replace with the number '6.0';
- Amend page 12 of the RFP with the removal of the word 'developer' and replace with the word 'consultant';
- Amend page 12 and page 13 of the RFP with the removal of the word 'propionate' and replace with the word 'proponent';
- Amend page 11, Section 3 (5), (i), to remove the duplicate paragraph;
- Amend Section 5, RFP Schedule, Last Date for Questions or Request for Clarification with the removal of July 3, 2025, and replace with August 3, 2025, or similar timeframe from the actual Start Date;
- Amend Section 5, RFP Schedule, General Proponent Meeting for all Proponents, to add 'Mandatory to Attend'; and
- Amend Section 5, RFP Schedule, Selection of Preferred Proponent with the removal of November 30, 2025, and replace with December 15, 2025.

Moved by: L. Wykpis Seconded by: J. Beesley

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee request that the Board move forward with the RFP with the changes the Committee requested and bring forward at the next Regular Meeting on April 16, 2025.*

**CARRIED**

P. Vander Helm left the meeting at 9:07 am.

(d) **Next Steps**

The committee members noted it would be beneficial to have a discussion at the next meeting on what information they want to have available for the General Proponent Meeting scheduled for June 3, 2025, in the RFP.

**(7) PUBLIC QUESTION PERIOD**

No public questions.

**(8) NEXT MEETING**

The next meeting will be scheduled for Friday, May 2, 2025, at 8:00 am.

**(9) ADJOURNMENT**

Moved by: G. Twyford-Miles Seconded by: E. Vance

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee meeting held on March 28, 2025, be adjourned at 9:22 am.*

**CARRIED**