



CULTUS LAKE PARK BOARD REGULAR MEETING MINUTES

WEDNESDAY, JANUARY 21, 2026

7:00 PM

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

Present

Commissioner K. Dzaman - Chair
Commissioner J. Beesley – Vice Chair
Commissioner E. Jartved
Commissioner T. Moul
Commissioner D. Bauer – Via Zoom

Staff

Chief Administrative Officer – J. Lamb
Manager of Corporate Services / Corporate Officer – R. Litchfield
Chief Financial Officer – E. Lee
Manager of Sunnyside Campground & Accommodations – C. Volk
Administrative Assistant, Communications & Events Coordinator – C. Baker

Regrets

Manager of Park Operations – T. McKay

(1) CALL TO ORDER

(2) RESOLUTION TO PROCEED TO CLOSED MEETING (5:37 PM)

5716-26 Moved by: Commissioner Beesley Moved by: Commissioner Moul

*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; (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.*

CARRIED

(3) RECONVENE

The meeting reconvened at 7:00 pm.

(4) APPROVAL OF AGENDA

5717-26 Moved by Commissioner Moul Seconded by: Commissioner Beesley

- (a) *THAT the Cultus Lake Park Board approve amending the Agenda for the Regular Meeting of January 21, 2026 by adding under Section 14 – Reports by Commissioners, Item 14, (a) Appointments to the Cultus Lake Park Board Select Committees;*

5718-26 ***THAT the Cultus Lake Park Board approve the Agenda as amended; and***

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

CARRIED

(5) ADOPTION OF MINUTES

5719-26 Moved by: Commissioner Dzaman Seconded by: Commissioner Jartved

(a) ***THAT the Cultus Lake Park Board adopt the Minutes of the Regular Meeting held December 17, 2025.***

CARRIED

(6) ADOPTION OF COMMITTEE MINUTES

(7) ELECTION OF CHAIR

Nomination forms for the position of Chair were distributed to the Board members. Rachel Litchfield, Manager of Corporate Services / Corporate Officer, collected the nomination forms and Joe Lamb, Chief Administrative Officer, read aloud the results. Four (4) nomination forms were received in favour of Commissioner Dzaman and one (1) nomination for Commissioner Beesley. Commissioner Beesley did not accept the nomination. Commissioner Dzaman accepted nomination for the position of Cultus Lake Park Board Chair.

Joe Lamb, Chief Administrative Officer, closed the nominations and declared that there will not be an election and confirmed that Commissioner Dzaman has been elected and will assume the position as the Chair of the Cultus Lake Park Board.

(8) ELECTION OF VICE CHAIR

Nomination forms for the position of Vice Chair were distributed to the Board members. Rachel Litchfield, Manager of Corporate Services / Corporate Officer, collected the nomination forms and Joe Lamb, Chief Administrative Officer, read aloud the results. Five (5) nomination forms were received in favor of Commissioner Beesley. Commissioner Beesley accepted the nomination for the position of Cultus Lake Park Board Vice Chair.

Joe Lamb, Chief Administrative Officer, closed the nominations and declared that there will not be an election and confirmed that Commissioner Beesley will assume the position of Vice Chair of the Cultus Lake Park Board.

(9) CORRESPONDENCE

(a) **Cultus Lake Stewards**

- Letter dated December 15, 2025, from Coralea Towler, Chair, regarding Cultus Lake Economic Valuation Study

Moved by: Commissioner Moul Seconded by: Commissioner Jartved

THAT the Cultus Lake Park Board receive letter dated December 15, 2025, from Cultus Lake Stewards regarding the Economic Valuation study for information.

CARRIED

(10) FINANCE

(11) BYLAWS

(a) Administrative Fees Bylaw No. 1255, 2023 Amendment Bylaw No. 1267, 2026

- Report dated January 21, 2026, from Rachel Litchfield, Manager of Corporate
- Attachment 1; Administrative Fees Bylaw No. 1225, 2023 Amendment Bylaw No. 1267, 2026
- Attachment 2; Schedule A; Administrative Fees

5721-26

Moved by: Commissioner Moul Seconded by: Beesley

THAT the Cultus Lake Park Board give First, Second, and Third Readings of the Cultus Lake Park Administrative Fees Bylaw No. 1225, 2023 Amendment Bylaw No. 1267, 2026.

CARRIED

(b) Cultus Lake Park Subdivision and Land Development Bylaw No. 2007 – 12 Amendment Bylaw No. 1268, 2026

- Report dated January 21, 2026, from Rachel Litchfield, Manager of Corporate Services / Corporate Officer
- Attachment 1; Subdivision and Land Development Bylaw No 2007-12 Amendment Bylaw No. 1268, 2026

5722-26

Moved by: Commissioner Jartved Seconded by: Commissioner Moul

THAT the Cultus Lake Park Board gives First, Second and Third readings of Cultus Lake Park Subdivision and Land Development Bylaw No. 2007-12 Amendment Bylaw No. 1268, 2026.

CARRIED

Commissioner Moul abstained from voting due to a conflict of interest

(12) CONSENT AGENDA

(13) REPORTS BY STAFF

(a) Cultus Lake Park Village Center Redevelopment RFP Award

- Report dated January 21, 2026, from Joe Lamb, Chief Administrative Officer

5723-26

Moved by: Commissioner Moul Seconded by: Commissioner Jartved

THAT the Cultus Lake Park Board announce the Award of the Cultus Lake Park Village Center Redevelopment RFP Award; and

***THAT** the Cultus Lake Park Board request that the Chief Administrative Officer coordinate to hold a Town Hall Meeting on February 11, 2026, at Swilhcha Community School and prepare to provide the public with the meeting information.*

CARRIED

(b) **Appointment of Chief Elections Officer and Deputy Chief Election Officer**

- Report dated January 21, 2026, from Joe Lamb, Chief Administrative Officer

5724-26

Moved by: Commissioner Moul Seconded by: Commissioner Jartved

***THAT** pursuant to Sections 58, 59, and 60 of the Local Government Act, Rachel Litchfield, Manager of Corporate Services / Corporate Officer be appointed Chief Election Officer for the 2026 General Local Election, with authority to appoint additional election officials as required; and*

CARRIED

5725-26

Moved by: Commissioner Moul Seconded by: Commissioner Jartved

***THAT** Katrina Craig, Bylaw & Compliance Administrator be appointed Deputy Chief Election Officer for the 2026 General Local Election.*

CARRIED

(c) **Cultus Lake Swilhcha Community School Events**

- Report dated January 21, 2026, from Carmen Baker, Administrative Assistant, Communications & Events Coordinator
- Attachment 1; Volunteer Appreciation Event Application
- Attachment 2; Cultus Cross Country Run Event Application
- Attachment 3; Kinderfair Event Application
- Attachment 4; Indigenous Peoples Day Event Application
- Attachment 5; Kindergarten Celebration Event Application
- Attachment 6; Sports Day Event Application
- Attachment 7; Grade 5 Assembly & Grad Event Application
- Attachment 8; Beach Day Application

5726-26

Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board approve the waiver of parking fees for up to 40 participant vehicles in Parking Lot B on April 23, 2026, for the Volunteer Appreciation event from 9:00 am to 11:00 am.*

CARRIED

5727-26

Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board approve the waiver of parking fees for up to 600 participant vehicles in Parking Lot B & Lot D on May 1, 2026, for the Cultus Cross Country Run from 2:00 pm to 6:00 pm.*

CARRIED

5728-26 Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board approve the waiver of parking fees for up to 40 participant vehicles in Parking Lot B on June 10, 2026, for the Kinderfair event from 12:30 pm to 2:00 pm.*

CARRIED

5729-26 Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board approve the waiver of parking fees for up to 50 participant vehicles in Parking Lot B on June 12, 2026, for Indigenous Peoples Day event from 8:00 am to 2:00 pm.*

CARRIED

5730-26 Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board approve the waiver of parking fees for up to 50 participant vehicles in Parking Lot B on June 17, 2026, for the Kindergarten Celebration event from 12:00 pm to 2:00 pm.*

CARRIED

5731-26 Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board approve the waiver of parking fees for up to 60 participant vehicles in Parking Lot B on June 19, 2026, for the Sports Day event from 8:00 am to 2:00 pm.*

CARRIED

5732-26 Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board approve the waiver of parking fees for up to 75 participant vehicles in Parking Lot B on June 23, 2026, for the Grade 5 Assembly & Grad event from 10:30 am to 2:30 pm.*

CARRIED

5733-26 Moved by: Commissioner Jartved Seconded by: Commissioner Beesley

***THAT** the Cultus Lake Park Board approve the waiver of parking fees for up to 40 participant vehicles in Parking Lot B on June 24, 2026, for the Beach Day event from 9:00 am to 1:30 pm.*

CARRIED

(14) REPORTS BY COMMISSIONERS

(a) **Appointments to the Cultus Lake Park Board Select Committee**

- Report dated January 21, 2026, from Kirk Dzaman, Chair, Cultus Lake Park

5734-26

Moved by Commissioner Beesley Seconded by Commissioner Jartved

THAT the Cultus Lake Park Board approve the following members of the public be appointed to the following committees:

SELECT COMMITTEES

Community Events and Engagement Committee

Up to eight (8) members of the public, appointed by the Board.

1. Joanne Powley
2. Celeste Beesley
3. Cheryl Nylund
4. Andrea Booth
5. Tracie Seeley
6. Cory Pickering

Village Center Planning and Development Committee

Two (2) or more (up to eight (8) additional members of the public, appointed by the Board.

1. Jordan Loewen
2. Graham Twyford-Miles
3. Kyle Weiher
4. Lukas Wykpis
5. Colleen Rogonzinski
6. Ernie Vance
7. Gordon Campbell
8. Jarrett Enns

CARRIED

Chair Dzaman thanked the Cultus Lake Park community and past and present committee volunteers.

(15) COMMUNITY ASSOCIATION

Chair Dzaman noted that staff received a submission from the Community Association. He noted that all questions will be addressed thoroughly. Staff further indicated that the Community Association will publish our responses.

(16) PUBLIC QUESTION PERIOD

Taryn Dixon, Area H Director, inquired if there is a way for the public to provide feedback if they cannot attend the Townhall meeting in person.

Chair Dzaman noted that some details still need to be ironed out but did state that Zoom would be available for those that are unable to attend in person.

Chris Gain, resident, asked for clarification on what the Townhall meeting will entail. He also inquired on the designs featured on the Cultus Lake Park website in relation to Village Planning Development.

Chair Dzaman noted that the designs displayed on the Cultus Lake Park website were intended as examples only, illustrating different building footprints and density options. He further noted that Diverse was not involved in any of those designs or examples. Chair Dzaman also noted that the background on how we arrived at this stage will be discussed at Townhall; however, at this time, no negotiations have taken place. The Board has only awarded the proponent the opportunity to enter negotiations to further develop a plan.

Mr. Gain further inquired if there was only one (1) submission.

Chair Dzaman noted there were other companies that expressed interest in the RFP however, Diverse was only one proponent that submitted a proposal. .

Mario Kasapi, resident, inquired as to why there was only one (1) submission to the RFP.

Chair Dzaman noted that the Board could not speak on behalf of the companies as to why they didn't submit. He noted that there was feedback indicating real estate market conditions were a concern, which may have discouraged participation. He further noted that some developers who expressed initial interest were already committed to other projects and did not have the capacity to take on an additional projects at the same time.

(17) ADJOURNMENT

5735-26

Moved by Commissioner Bauer Seconded by Commissioner Moul

THAT the Regular Meeting of the Cultus Lake Park Board held on January 21, 2026, be adjourned at 7:49 pm.

CARRIED

I hereby certify the preceding to be a true and correct account of the meeting of the Cultus Lake Park Board held January 21, 2026.



Kirk Dzaman
Chair



Joe Lamb
Chief Administrative Officer