



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

FRIDAY, MAY 29, 2026

7:30 AM

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

(1) CALL TO ORDER

(2) RESOLUTION TO PROCEED TO CLOSED MEETING (7:30 AM)

***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;

(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;

(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) APPROVAL OF AGENDA

Page 1

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Agenda for the Meeting of May 29, 2026; and*

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

(4) RECONVENE

(5) MINUTES

Page 3

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee approve the Minutes for the Meeting of April 10, 2026.*

(6) NEW BUSINESS

(a) Update on negotiations

- Verbal report dated May 29, 2026, from Joe Lamb, Chief Administrative Officer

(a) **Cultus Lake Village Centre Planning and Development Project – Frequently Asked Questions**

Page 7

- Attachment 1; FAQs

(7) ADJOURNMENT

THAT the Cultus Lake Park Board Village Center Planning and Development Committee held May 29, 2026, be adjourned.



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

FRIDAY, APRIL 10, 2026
CULTUS LAKE PARK OFFICE BOARDROOM
4165 COLUMBIA VALLEY HIGHWAY, CULTUS LAKE, BC

Present Committee Commissioner K. Dzaman – Chair
Commissioner J. Beesley – Vice Chair – Via Zoom

Members J. Loewen – Via Zoom
C. Rogozinski
J. Enns
G. Campbell
K. Weiher
L. Wykpis
G. Twyford-Miles

Staff Chief Administrative Officer – J. Lamb
Administrative Assistant, Communications & Events Coordinator – C. Baker

Board Commissioner E. Jartved

Regrets E. Vance

(1) CALL TO ORDER

The Chair called the meeting to order at 7:33 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: G. Campbell Seconded by: C. Rogozinski

THAT the Cultus Lake Park Board Village Center Planning and Development Committee approve the Agenda for the Meeting of April 10, 2026; and

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

CARRIED

Moved by: G. Campbell Seconded by: C. Rogozinski

THAT Cultus Lake Park Board Village Center Planning and Development Committee Chair request that Commissioner, Erika Jartved be authorized to attend the Closed Village Center Planning and Development Committee as an observer.

CARRIED

(3) CORRESPONDENCE

(a) Village Centre Redevelopment Project

- Letter received March 13, 2026, from anonymous regarding the Village Centre Redevelopment Project (reviewed by the Board at the March 25, 2026, Regular Board Meeting)

The committee discussed the rationale for the RFP and suggested creating a FAQ for the website, with Chair Dzaman recommending a top 10 question format.

(4) REPORTS BY STAFF

(5) NEW BUSINESS

(a) Committee Member Welcome and Introductions

The Chair, Vice Chair & committee members introduced themselves.

(b) Committee and Board Policies, Procedures and Bylaws for Reference

- Village Center Planning and Development Committee Terms of Reference
- Board Committee System Policy
- Board Procedures Bylaw No. 1233, 2023

(c) Village Center Development

- Verbal update from Chair Dzaman

The committee discussed progress on Diverse's development proposal and identified three main barriers: zoning, lease structure, and bank financing. Work is underway with the regional district on rezoning requirements and infrastructure needs, including wastewater, water expansion, and possible technical studies. Legal review of lease options is also required to potentially improve financing viability and staffing resources. Diverse, and committee members plan to work with lenders to address banking concerns before moving into more detailed negotiations.

The committee discussed reducing barriers to move negotiations forward, with key considerations including lease term limits, legal clauses, and other items. Staff noted these risks exist regardless of whether development proceeds, and the Chair expressed confidence in Diverse's relationships.

(d) Next Steps

The committee discussed improving communication with the community by providing regular project updates, clearly explaining the purpose behind the project, and developing FAQ content for committee feedback before it is shared publicly.

(6) PUBLIC QUESTION PERIOD

There were no public questions.

(7) NEXT MEETING

(8) ADJOURNMENT

Moved by: G. Twyford-Miles Seconded by: K. Weiher

***THAT** the Cultus Lake Park Board Village Center Planning and Development Committee meeting held on April 10, 2026, be adjourned at 9:09 am.*

CARRIED

Cultus Lake Village Centre Project – Frequently Asked Questions

A Structured Overview of the Redevelopment Initiative

General Information

This section provides key details about the Cultus Lake Village Centre Project, including its purpose, location, current uses, and the vision for redevelopment. The information presented here offers an overview of the initiative, helping community members and visitors understand the project's goals and context within Cultus Lake Park.

What is the Cultus Lake Village Centre project?

The Village Centre project is a planned redevelopment of the existing Village Centre site within Cultus Lake Park. The site has been identified as early as 1997 in the “Park Use Plan” and carried over into the current 2017 “Plan Cultus” bylaw. The goal is to create a mixed-use community hub featuring commercial, residential, and community-oriented spaces designed to support both year-round residents and visitors.

Why is the Village Centre being redeveloped?

Planning documents, such as PlanCultus and the Cultus Lake Park Plan, designate the Village Centre for modest mixed-use redevelopment to boost community vitality and improve services. Existing plaza buildings require replacement due to their age and condition. In addition, the project is being considered within the context of the Park’s broader unfunded financial and environmental liabilities.

Environmental liabilities include long-term obligations associated with legacy infrastructure and land use, such as the closure and remediation of the Park’s landfill, which carries both financial and environmental risk if not properly addressed. Stormwater management is also a key consideration, as future redevelopment must ensure that runoff is appropriately controlled, treated, and integrated with existing natural systems to protect downstream water quality and reduce erosion and flooding risks. Addressing these types of environmental responsibilities as part of a comprehensive redevelopment approach helps support long-term environmental stewardship, regulatory compliance, and the overall sustainability of Cultus Lake Park

Location and Site Details

Where is the Village Centre site located?

The Village Centre site is bounded by Columbia Valley Highway to the north, forested greenspace to the east, Cultus Lake Community School to the south, and Sunnyside Boulevard to the west.

What uses exist on the site today?

Currently, the site contains a number of seasonal and year-round operations that primarily serve the Cultus Lake Park community and visitors, as well as several non-commercial and service-oriented uses. These include the dog park area, the former Funland area, the former septic field, and the Park's Public Works yard, all of which reflect legacy land uses that influence current and future site planning considerations.

Planning and Vision

What is the vision for the Village Centre?

The vision is to develop a vibrant, pedestrian-friendly village core that integrates retail, residential, public spaces, and community amenities. This development will respect the park setting and the character of Cultus Lake.

Is this a new idea?

No. The Village Centre has been included in planning documents like the 1997 "Park Use Plan," Cultus Lake Park Plan, and PlanCultus (Bylaw No. 1080, 2016). In January 2021, the Park Board formed the Village Center Planning and Development Committee to guide its direction and keep leaseholders informed. For more information visit <https://www.cultuslake.bc.ca/wp-content/uploads/2019/01/PlanCultus.pdf>

Development Process

What planning work has been completed so far?

Planning work includes community open houses, surveys, technical studies, and the preparation of a Village Centre Plan by Urban Systems. These efforts have been informed by community and stakeholder input collected over several years.

Has a developer been selected?

In late 2025, the Cultus Lake Park Board initiated a formal Request for Proposals (RFP) for the redevelopment of the Village Centre site. In January 2026, the Cultus Lake Park Board awarded the Village Centre Redevelopment Request for Proposals (RFP) to Diverse Properties.

Diverse Developments was granted exclusive negotiation rights with the Board. This step established Diverse Developments as the preferred developer for the Village Centre site, marking a significant milestone in the project's advancement.

Studies and Approvals

Has a feasibility study been completed?

Currently, the Cultus Lake Park Board has not completed a formal Pre-Feasibility or Feasibility Study for the Village Centre Redevelopment Project. The project is still in the conceptual and policy-planning phase, and no timeline for these studies has been approved. The Board is working to minimize risks as the project advances, acknowledging that both funding and risk will ultimately fall to the successful proponent. The responsibility for conducting a comprehensive Feasibility Study will be assigned to the proponent through the process, and the study will be reviewed during ongoing negotiations.

What Studies will need to be completed?

Rezoning of the Village Centre site would require a series of technical studies and assessments to ensure the proposal is well-informed and responsibly planned. These would typically include environmental and site condition assessments related to legacy land uses, stormwater and servicing studies to address runoff and infrastructure capacity, transportation and access reviews, and planning and urban design assessments to demonstrate consistency with PlanCultus and the Cultus Lake Park Plan. Financial and risk-related analyses would also be required to understand long-term cost responsibilities. The exact scope of studies would be determined as the project advances, with findings used to inform decisions rather than predetermine outcomes.

Has any final development been approved?

No final development approvals have been granted. The project remains subject to further technical studies, regulatory reviews, and additional public input.

Financial Considerations

Why are financial considerations important to the Village Centre project?

Like all major initiatives within Cultus Lake Park, the Village Centre project must be considered within the broader financial context of the Park's long-term operations, assets, and obligations.

What are unfunded liabilities and why do they matter?

Unfunded liabilities refer to long-term costs and obligations—such as infrastructure renewal, asset replacement, and future maintenance—that do not currently have

dedicated funding set aside. Addressing these liabilities is necessary to ensure the Park remains financially sustainable over time. Some of the current liabilities the park is hoping to fund:

Landfill	\$3,300,000
Dismantle Reservoir	\$900,000
Septic Field Remediation	\$500,000
Wildfire Protection Plan & Fuel Management	\$1,200,000
Plaza Replacement	\$3,500,000
<hr/>	
Total	\$9,400,000

For more information visit-

<https://www.cultuslake.bc.ca/wp-content/uploads/2024/10/5.-a-2024-10-03-Asset-Management-Plan-Executive-Summary.pdf>

How does the Village Centre project relate to unfunded liabilities?

Any redevelopment of the Village Centre must consider how it can help address, rather than add to, the Park's existing unfunded liabilities. This includes ensuring that long-term operating costs, infrastructure responsibilities, and renewal obligations are clearly identified and appropriately funded as part of future agreements and approvals.

Have financial decisions been finalized?

No. Detailed financial arrangements, including lease structures, cost responsibilities, and long-term financial impacts, have not yet been finalized or approved by the Park Board.

Community Engagement

How has the community been involved in the planning?

Community involvement in the Village Centre project has been extensive and ongoing. Over several years, the community has participated in a variety of engagement opportunities, including open houses, town halls, surveys, and information sessions, all conducted as part of broader Park planning efforts. Notably, a virtual town hall was held on December 13, 2022, followed by additional open houses in June 2023 and August 2024. A community survey took place from March 2023 to June 2023, providing valuable input from residents and stakeholders. Town hall meetings were convened again in January 2024 and February 2026 to further gather community feedback and discuss project developments. As a result of these public engagement sessions, key documents were produced, including the "What We Heard" summary and the Guiding Principles for the Project. These documents reflect the community's contributions and help shape the direction of the Village Centre redevelopment.

For more information, visit - <https://www.cultuslake.bc.ca/village-center-plan>

Will there be more opportunities for public input?

Yes. As the project advances and more detailed proposals are developed, further public engagement opportunities are expected.

Governance and Status

Does the Village Centre change the status of Cultus Lake Park?

No. The Village Centre project does not change the legal designation, governance, or status of Cultus Lake as a park.

Who oversees the project?

The Cultus Lake Park Board oversees the planning process, with technical support from consultants and coordination with the selected developer and relevant agencies.

Where are we at in the overall timeline?

The project is currently in the negotiation phase with the selected proponent, Diverse Developments, while also reviewing rezoning, servicing, and other technical requirements. As no final development plan has been approved at this stage, negotiations are ongoing. Additional details regarding timing and next steps will be provided as they become available and as the project progresses.

This FAQ is intended to provide general information based on currently available planning documents and communications. Details may evolve as the project progresses.

