

TOWN OF WATSON LAKE

COMMITTEE OF THE WHOLE MEETING
CHAMBERS 6:00 PM

MEETING NO. 3
February 2, 2021

ATTENDANCE

ABSENT

CHRIS IRVIN – MAYOR
THOMAS SLAGER _ COUNCILOR
ERIN LABONTE – COUNCILOR
LAUREN HANCHAR – COUNCILOR

J.Devries

PUBLIC (zoom)

C.Hamer
R/J Carlson
L/G Bruce
G.Sundby
M.Crocker
L.Prentice
B.Campbell

ADMINISTRATION

CAMERON LOCKWOOD – Chief Administrative Officer
TERRI CLOSE –Municipal Clerk

The meeting was called to order at 6:00 pm by Mayor Irvin.

Mayor Irvin welcomed the public and advised that Council do not have a quorum as they wait for Council Hanchar to join the meeting, however they will proceed with the presentation from YG Land Development Branch.

DELEGATION

Ben Campbell and Laure Prentice from YG Land Development Branch provided Council with short term land development options for Council review & direction. The following Industrial areas were discussed:

South Yukon Forest Property – Potential for 8 industrial lots. Some additional environmental site assessment work is required to characterize groundwater contamination.

Rudy's Land Treatment Facility – potential area to include more lots outside of this property. OCP & Zoning supports heavy Industrial development.

Centennial Avenue Extension - Single lot to allow for future development. Zoning supports Light Industrial development.

Council discussed all options that were provided and agreed that public engagement is needed and consultation with Liard First Nations prior to a decision moving forward.

Laura enquired about the demand for Industrial lots and has reached out to other municipalities for feedback.

Council then reviewed options that were provided for Urban Residential development.

There is currently work being done on the 23 existing Residential lots on Frances Avenue to install underground services. An extension to a greenspace buffer above Frances Avenue was discussed. Council expressed an interest in this option and suggested this development be included in the review process of the OCP.

Discussion then ensued regarding the Thompson Drive 10 lot subdivision. An amendment to the OCP has been initiated. There has been some feasibility work completed. YG has done some preliminary engineering and a draft submission has been prepared for YESAA. There is a final review of groundwater sampling. Stantec has prepared a proposal to undertake public consultation and LFN consultation on the proposed development.

YG presented Council with the potential of an 8 lot Country Residential development at the Mount Maichen Ski Hill off the existing access road. This area was identified for favorable development during the OCP review process.

YG introduced the possibility of developing 17 Country Residential lots and 10 Residential lots on Watson Lake located on the Johnny Friend Road.

Another site that was discussed as a long-term initiative was the Nahanni Drive extension.

Mayor Irvin thanked YG for their presentation and the work that has been undertaken and the several options that were provided.

Council then discussed the options that were provided and asked several questions on potential development.

The South Yukon Property was discussed and it was agreed that there is potential for development, however further testing is required and there are still environmental assessments being done. There are some risks involved and a feasibility study needed prior to what direction to take. It was agreed that YG continue to move ahead with the OCP & Zoning amendment and continue work seeking further results.

Council discussed Rudy's land treatment property. An environmental review has been done as well as the property has undergone on OCP & Zoning amendment. It was agreed to continue with the creation of one lot until such time that there can be consultation with LFN on possible expansion.

Council was in agreement to the Site 4, Block 4, Lots 2-6 to allow for urban residential development.

The Thompson Drive subdivision was discussed. There has been a lot of work done to date, and Council has worked hard on the OCP review process on this subdivision. There has been headway made with consultation with Liard First Nation on this potential lot development. Mayor Irvin stated that all consultation is necessary to avoid any obstacles going forward. Councilor Slager voiced his opposition to this development going forward based on the public comments and there are other potential areas that the Town is looking at for Residential development.

Mount Maichen lot development was then discussed. There were questions addressing the location of the proposed lots as there was concern regarding the slope of the site and a limited view of the lake. It was suggested that the location be reexamined. YG explained that the site was chosen due to access from the existing road, and the cost would potentially be lower. Council agreed to allow YG to move forward with the next steps on this project and the OCP & Zoning bylaw amendments that are currently being undertaken.

The Johnny Friend Country Residential lots were then addressed. Council was acceptable to this area, however suggested that more focus be done for development along the lakeshore and lake access.

Mayor Irvin then asked for questions from the public.

- Morgan Crocker discussed the Thompson Drive subdivision and enquired how the development is being driven, and whose responsibility it is to consult with the property owners in the proposed area. Mayor Irvin provided an update on the OCP process that is critical in engaging the public on the proposals and concept, and that Council has worked hard on this issue. YG advised that the public will be consulted as part of the YESAB process and LFN involvement is crucial in the development. Mr. Crocker asked whether the feasibility study is available to the public to provide a better understanding of the process. YG suggested a brief report be prepared that will provide a summary of the initiative and the work that has been done that could be made available to the public. YG also advised that the YESAB application is available to the public.
- Mr. Sundby advised that he has an Industrial lot for sale, and there has been no interest generated, and questioned the necessity for Industrial lot development. He expressed concerns with the Industrial properties in the community that are currently being used as residential. There are no industrial activities taking place on these lots, and this should be addressed. Otherwise, he agreed that the Rudy's property is a good location for Industrial development.
- He also thought that the Frances Avenue expansion was a terrific option, however expressed concern with increased traffic in the area as it is in close proximity to the school. Another option for an alternate route would be to extend the road behind Wye Lake and the Trailer park to the Alaska Hwy. YG addressed this extension and the challenges it would present in addition to the cost to extend the road.
- He believes the proposed Mt. Maichen lot development would be an ideal area for Country Residential development and resale. There may be some concern with free flowing water to the properties below.

- The Country Residential lot development for Johnny Friend Road needs reconsideration and redirected along the lakeshore, otherwise it is a waste of good space.
- One area of concern that has not been addressed is the Robert Campbell Highway realignment to bypass Watson lake Secondary School as this is a safety matter and potential for a serious accident.
- Randy Carlson asked whether YG had seen the public submissions that were presented regarding the proposed Ptarmigan Drive subdivision. YG informed the public that they had seen the submissions presented.

This ended the public discussion on the Short- term land development.

Mayor Irvin thanked the public for their comments and Council moved into their regular scheduled Council meeting and other items on the Agenda.

AGENDA

MOTION 021-03-18

Moved by Councilor Labonte, seconded by Councilor Hanchar that:

The Agenda be adopted as presented.

- CARRIED –

MINUTES

MOTION 021-03-19

Moved by Councilor Labonte, seconded by Councilor Hanchar that:

The minutes from the Regular Meeting of January 19, 2021 be adopted.

- CARRIED -

ACCOUNTS
PAYABLE

MOTION 021-03-20

Moved by Councilor Slager, seconded by Councilor Labonte that:

The Open Payables in the amount of \$651,992.99 be paid.

-CARRIED –

BY-LAWS

MOTION 021-03-21

Moved by Councilor Slager, seconded by Councilor Labonte that:

By-law 21-01, being the 2021 O/M Budget be introduced for Second Reading.

-CARRIED-

MOTION 021-03-22

Administration provided an update on an amendment to the Capital Budget in the amount of \$109,000 for changes to the recplex which include new showers, saunas and flooring which increased the Capital Budget.

Moved by Councilor Slager, seconded by Councilor Labonte that:

By-law 21-02, being the amended 2021 Capital Budget be introduced for Second Reading.

-CARRIED-

REPORTS

CAO Report

CAO Cam Lockwood gave a verbal presentation of his report.

Work continues on the new Municipal Services building.

Engineers and consultants are working on a proposal for the Rec Centre roof.

Infrastructure met and are adding in the Lots on Block 4 as part of the Stikine Phase 1 upgrades identified in the Integrated Community Sustainability Plan.

Also, YG Infrastructure Branch is waiting for confirmation on ICIP funding for infrastructure projects that were identified. Unfortunately, as no funding has yet been confirmed, the odds are that no shovels will be in the ground this year.

Barb Suffesick has retired as the Solid Waste Coordinator. Chad Rudd and Monica Seghers-York have moved into new positions at the Recycling depot and interviews are being scheduled for the Recycling depot attendant. Norm Brown has also resigned his position as Solid Waste attendant, and Public Works is covering this position until the vacancy is filled.

An incident at the Recycling Depot involved a vehicle that smashed into the depot door, no injuries occurred, and an insurance claim has been submitted.

NEW & UNFINISHED

**2021 TAX
RATES**

Council discussed information that was provided regarding a projected tax increase and the total increase in revenue if Council agreed to move forward with a tax increase. Mayor Irvin addressed the increased costs that occur to the municipality and an incremental tax increase that would help to offset these costs as there has been no increase for years. Councilor Hanchar is against a tax increase due to outside increases and the hardship on residents. There has been no increase to services provided, so an increase is not warranted. Councilor Labonte agreed. Councilor Slager discussed the carbon tax and the fees & charges that the Town just increased as well as the surplus this year, so he is not in favor of a tax increase.

BDO AUDITORS

Council was presented with the audit planning report from BDO Dunwoody, who will be conducting their 2020 audit in March. Due to the COVID pandemic, the majority of the work will be done electronically.

**COUNCILOR
OPEN FORUM**

Councilor Hanchar enquired as to the status of the Rewrite of the OCP, and was advised that Zoe from Stantec is still waiting to meet with LFN and go forward with public consultation.

Councilor Hanchar discussed whether the Town Crier would continue. Administration advised that there are other options available through the website and Facebook, but is following up on this discussion through the website connection.

**GALLERY
OPEN FORUM**

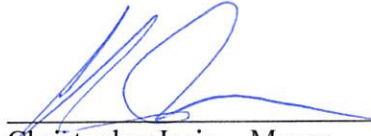
Lelah Bruce enquired about whether the renovations planned to take place at the Recplex would interfere with the Visitor Information Centre opening in May. Administration advised that although there is no timeframe for the work that is being done, there are several options for washrooms throughout the facility.

MOTION 021-03-23

Moved by Councilor Labonte, seconded by Councilor Hanchar
that:

There being no further business the meeting be adjourned.

-CARRIED-



Christopher Irvin – Mayor



Terri Close – Municipal Clerk