

TOWN OF WATSON LAKE
REGULAR COUNCIL MEETING
COUNCIL CHAMBERS 6:00 PM

MEETING NO. 08
April 15, 2025

ATTENDANCE

Lauren Hanchar – Mayor
Thomas Slager – Councillor
Norma Puckett – Councillor
William Whimp – Councillor

Administration

Cam Lockwood – CAO
Tiffany Lund – Municipal Clerk

Regrets

Denina Paquette – Councillor

Public

P. Agana J. Madera C. Ellis
C. Craft * J Carlson * R. Wilkinson
C. Quinn (YG Community Advisor)

Delegation

Angela Spencer – BDO Canada
Graham White – Elevator Yukon

*Electronic attendance **

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

AGENDA

MOTION 025-08-054

Moved by Councillor Puckett, seconded by Councillor Slager THAT:

The Agenda be adopted as amended to add a donation request as correspondence.

- CARRIED -

MINUTES

MOTION 025-08-055

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

The draft minutes from the Committee of the Whole Meeting of April 1, 2025, be adopted as presented.

- CARRIED -

PAYABLES

MOTION 025-08-056

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

The Open Payables in the amount of \$762,438.65 be approved and paid.

- CARRIED -

Council sought clarification several payables including those to Acres Industries, Swana Northern Lights Chapter, PMO Global, Universus Software Canada and North 60 Petro.

DELEGATION
BDO Canada
Audit Presentation

Angela Spencer of BDO Canada presented the draft financial statements and final findings report for the Town's substantial audit for 2024. Spencer explained that there were no changes to accounting standards in 2024 and spoke to various lines in the draft financial statement. Spencer explained that the surplus on the financial statement was not a cash surplus and was due to capital expenditures that are amortized over time. Administration staff was commended on the smooth audit process.

MOTION 025-08-057

Moved by Councillor Slager, seconded by Councillor Whimp THAT:

Council accept the 2024 substantial audit and financial report as presented by BDO Canada.

- CARRIED -

PUBLIC HEARING
Conditional Use Application to Allow a B&B
211 Stubenberg Blvd., Watson Lake

A Public Hearing was advertised to hear and consider comments related to the Conditional Use Application for the operation of a B&B at Lot 17, Block 47, Plan 52694, Watson Lake (211 Stubenberg Blvd.).

MOTION 025-08-058

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

The Public Hearing be called to order.

- CARRIED -

Administration confirmed that there was one written submission received which was in support of the proposed conditional use. Council asked that the submission be read aloud for the gallery. The applicant, Ruth Wilkinson, added verbal comments during open forum, clarifying the intended property use.

MOTION 025-08-059

Moved by Councillor Puckett, seconded by Councillor Slager THAT:

There being no further comments to consider, the Public Hearing be closed.

- CARRIED -

CORRESPONDENCE
Letter of Support Request
Watson Lake Ski Club

Council was in receipt of a request from the Watson Lake Ski Club for a letter of support to accompany their funding application for new equipment.

MOTION 025-08-060

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

Council provide a letter of support to the Watson Lake Ski Club for a funding application.

- CARRIED -

Donation Request
First Nation Health Carnival

Councillor Puckett declared a conflict of interest and recused themselves from the discussion.

Council was in receipt of a donation request from the Yukon Hospital Corporation First Nations Health Program, to support their 2nd annual Spring Carnival in collaboration with Liard First Nation.

MOTION 025-08-061

Moved by Councillor Slager, seconded by Councillor Whimp THAT:

Council provide a cash donation in the amount of \$500.00 toward the Yukon Hospital Corporation and Liard First Nation Spring Carnival.

- CARRIED -

REPORTS
Admin Report – Housing Accelerator Fund
Approval Recommendations

Council was in receipt of an Admin Report and funding approval recommendations for the Housing Accelerator Fund Residential Conversion Grant and Housing Development

Grant programs. The report listed four approval recommendations under the Residential Conversion program and four under the Housing Development program. There were four other applications that were rejected as they did not meet CMHC requirements under the HAF programs.

MOTION 025-08-062

Moved by Councillor Slager, seconded by Councillor Whimp THAT:

Council accept the approval recommendations and enter into funding agreements with the eight approved applicants as provided in the Admin Report.

- CARRIED -

Council asked about building commitment timelines and if timelines can be extended to accommodate these approved projects, if needed. Administration will discuss this with CMHC and hope there will be some leniency with build commitment timelines.

TENDERS

**Contract Award for the Supply
and Delivery of Housing Fuel**

Council was in receipt of an Admin Report with a contract award recommendation for RFT 2025-01 for the supply and delivery of heating fuel for a one-year term. There was one bid received upon closing, from North 60 Petro, which was a variable rate based on monthly rack rates from their supplier.

MOTION 025-08-063

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

Council accept the bid received from North 60 Petro for the supply and delivery of heating fuel for a one-year term.

- CARRIED -

BYLAWS

**First Reading of Fees and Charges
Amendment Bylaw 2025-04**

Fees and Charges Amendment Bylaw 2025-04 was before Council for First Reading. Administration provided recommended changes which will be discussed in detail at the Committee of the Whole Meeting on May 6, 2025.

MOTION 025-08-064

Moved by Councillor Puckett, seconded by Councillor Slager THAT:

Fees and Charges Amendment Bylaw 2025-04 be introduced for First Reading.

- CARRIED -

**Second Reading of Animal
Control Bylaw 2024-011**

Animal Control Bylaw 2024-011 was before Council for Second Reading. Administration provided a draft version with amendments discussed to date which will be discussed further at the Committee of the Whole Meeting on May 6, 2025.

MOTION 025-08-065

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

Animal Control Bylaw 2024-011 be introduced for Second Reading.

- CARRIED -

Councillor Slager asked if a section could be added to address nuisance or running at large animals in the 2-Mile subdivision. Administration explained the reason that the Town does not enforce the bylaw in 2-Mile and shared that Liard First Nation has been working with YG to address issues with dogs but that it could be explored further.

**NEW & UNFINISHED
Conditional Use Application to Allow
a Duplex Dwelling**

A Public Hearing was held on April 15th regarding two Conditional Use Applications to allow for the development of two duplex dwellings in country residential zones located at 207 Stubenberg Blvd., Watson Lake and 205 Pine Way, Watson Lake. After a considerable discussion Council expressed support for the conditional use applications as the developments will provide additional housing to the community, however, Councillor Whimp expressed discontent with the dwellings being used as rental properties and asked if neighboring property values would be negatively impacted.

MOTION 025-08-066

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

The two Conditional Use Applications for the development of duplex dwellings on country residential zones located at 207 Stubenberg Blvd., Watson Lake and 205 Pine Way, Watson Lake be approved.

- CARRIED -

Opposed: Councillor Whimp

COUNCILLOR OPEN FORUM

Councillor Slager:

- Asked about the reimbursement process for those affected by the Teslin Crescent accident with the dump truck. Administration confirmed that it was being dealt with through insurance.

Councillor Puckett:

- Asked if approved Housing Accelerator Fund recipients would receive funding if they had outstanding balances on any Town accounts, for which Administration confirmed that they would not.

Mayor Hanchar:

- Confirmed Strategic Planning Session dates for June 28th and 29th
- Asked if Fire Smarting had started
- Asked if there would be a community garbage collection program this spring and thought it would be a good idea to do a challenge. Administration confirmed that the garbage collection program would start soon as well as the program that allows one free load of garbage from each residential property within municipal boundaries, which will run from May 20th – June 30th this year.
- Asked if there has been an update on the CHIF application submitted for ongoing inground infrastructure project; there were no updates.
- Wondered if an approved conditional use would transfer to someone else if the property title transferred. Administration to investigate this further.
- Advised the Gallery that Council and CAO Lockwood will be attending the 50th annual AYC AGM in Haines Junction and resolutions will be brought forward for consideration at this time.
- Asked for an update on the Visitor Information Centre's move to the NLC. The VIC is scheduled to open on May 1st. There is still a lot that has to happen to get ready for opening day. The Town has advertised for NLC staff and will be holding interviews soon.

Councillor Whimp:

- Asked when the repair work needed on the roadway due to the Frances Avenue subdivision development would be completed. CAO Lockwood confirmed the work would be completed over the summer and the request for tender should be going out to the public soon for this work.

ADJOURNMENT

MOTION 025-08-067

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

There being no further business to discuss that the meeting be adjourned.

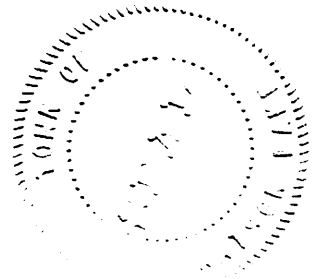
- CARRIED -



Lauren Hanchar – Mayor



Tiffany Lund – Municipal Clerk



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