

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

MEETING NO. 20  
October 17, 2023

**ATTENDANCE**

*Electronic attendance \**

Christopher Irvin – Mayor  
Lauren Hanchar – Councillor  
Dale Burdes – Councillor  
Thomas Slager – Councillor  
Denina Paquette – Councillor

**Administration**

Cam Lockwood – Chief Administrative Officer  
Tiffany Lund – Municipal Clerk

**Public**

C. Craft *	C. Craft *	Gord Sundby
T. Laking	D. Stone	K. Haberstroh
C. Smith *	P. McLeod *	J. Carlson
A. Lopez *		

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

**AGENDA**

**MOTION 023-20-160**

Moved by Councillor Paquette, seconded by Councillor Hanchar THAT:

The Agenda be adopted as presented.

- CARRIED -

**MINUTES**

**MOTION 023-20-161**

Moved by Councillor Burdes, seconded by Councillor Paquette THAT:

The draft minutes from the Committee of the Whole Meeting of October 3, 2023, be adopted as presented.

- CARRIED -

**PAYABLES**

**MOTION 023-20-162**

Moved by Councillor Hanchar, seconded by Councillor Paquette THAT:

The Open Payables in the amount of \$243,348.78 be approved and paid.

- CARRIED -

**PUBLIC HEARING**

**Official Community Plan Amendment  
Application – ALX Exploration Services**

**MOTION 023-20-163**

Moved by Councillor Hanchar, seconded by Councillor Slager THAT:

The Public Hearing be opened to hear and consider all written and verbal submissions relating to the Official Community Plan amendment application submitted by ALX Exploration Services.

- CARRIED -

ALX Exploration Services (ALX) has applied to amend the OCP to allow for a future zoning amendment application to convert their residentially zoned property to industrial zoning. Administration shared that there were 3 written submissions received, all expressing concerns with the application due to a shortage of residential properties, a lack of agricultural land, and other industrial lots available that would allow ALX to conduct their industrial activity. Mayor Irvin opened the meeting up to the floor for comments; there were comments in support of the application and questions asked of Administration regarding industrial lot availability and past agricultural activities on the property.

Ted Laking, a representative of ALX, presented Council with their plans for the property pending the zoning amendment, which would include warehousing, storage, and servicing of mining industry. Laking explained that if successful in their plans, Watson Lake would benefit from increased employment opportunities and economic activity. Laking also explained that the property in question was ideal for ALX due to its proximity to the Alaska Highway to accommodate high semi-truck and heavy equipment activity. Council asked questions about project timelines, on site accommodations, and local employment opportunities.

**MOTION 023-20-164**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

Being there no further comments to consider the Public Hearing be closed and Council revert back to a Regular Meeting.

- CARRIED -

**CORRESPONDENCE**

**MP Hanley – Request for Meeting**

Council was in receipt of a correspondence from the office of MP Hanley, requesting a meeting to discuss priorities. Council asked that Administration coordinate an electronic meeting with discussion topics of infrastructure projects, housing and the Housing Accelerator Fund, extended care in the community, CCBF, and the criminal code.

### **C. Ellis - Urban Visitor Sign Program**

Council was in receipt of a correspondence from Courtney and Glen Ellis regarding recommendations for the Urban Visitor Sign Program. Mayor Irvin acknowledged the letter and stated that it was not a Council matter, but that of Administration, who is currently working on a policy for the program to bring to Council for consideration.

### **REPORTS CAO Report**

Administration provided various department updates, including:

- The sewer work on Tintina Way is almost complete. There were issues identified that are being worked through with the contractors. Administration had an emergency meeting with YG to get an update on the issues identified and the planned resolution, as the municipality was not kept informed throughout the process.
- A new Director of Protective Services, Joey Cherpín, was hired and will start work on October 30<sup>th</sup>. Cherpín brings a wealth of training knowledge and experience to the organization and department.
- There has been a high amount of staff turnover at the Rec Centre due to internal shuffling of positions and a resignation; the Centre is now fully staffed. The Rec team were focusing on the upcoming haunted house and other Halloween activities.
- Administration is working on a Remembrance Day ceremony.
- The fleet truck that had a fire is in Whitehorse for repairs, which will be covered by insurance.
- House of Wolf and Associates will be presenting to community leadership on October 30<sup>th</sup> regarding a community safety plan.
- A Town Hall meeting was scheduled to take place on November 27<sup>th</sup>.

### **Admin Report 23-19 Janitorial Tender Award**

Council was in receipt of an Admin Report regarding the janitorial tender award for the scheduled cleaning of the Town Office and Municipal Services Building. Two compliant bids were received at closing and Administration recommended that the lowest bid be accepted.

### **MOTION 023-20-165**

Moved by Councillor Slager, seconded by Councillor Hanchar THAT:

Council award the one year Janitorial Contract to the lowest bidder, being TK Cleaning Services, for the amount of \$2,692.20 per month.

- CARRIED -

### **Admin Report 23-020 Water Truck Tender Award**

Council was in receipt of Admin Report #23-020, regarding the tender award for the supply

of a water truck. There were three compliant bids received at closing and Administration recommended that the lowest bid submitted by New North Truck & Equipment be accepted. Council had questions about brand loyalty and maintenance as New North Trucking will supply a Freightliner, however Administration explained that the Town fleet have both Freightliner and Kenworth equipment and that brand loyalty is not something that the Town practices. Council sought clarification on the intended use of the water truck and the delivery timeline and Councillor Slager noted that the price provided by Administration was incorrect as it did not include GST.

**MOTION 023-20-166**

Moved by Councillor Burdes, seconded by Councillor Paquette THAT:

Council accept the bid from New North Truck and Equipment in the amount of \$325,685.00 plus gst, for the purchase of a new 2025 Freightliner water truck.

- CARRIED -

**BYLAWS**

**Bylaw 2023-07  
Official Community Plan Amendment**

Bylaw 2023-07, being a bylaw to amend the Official Community Plan Bylaw 21-10, was before Council for Second Reading for the application submitted by ALX Exploration Solutions, to change their property zoning from residential to industrial.

**MOTION 023-20-167**

Moved by Councillor Slager, seconded by Councillor Burdes THAT:

Bylaw 2023-17, being a bylaw to amend the Official Community Plan Bylaw 21-10 be introduced for Second Reading.

- CARRIED -

**Bylaw 2023-09  
Zoning Bylaw Amendment**

Bylaw 2023-09, being a bylaw to amend Zoning Bylaw 2023-05, was before Council for First Reading. The zoning amendment would allow for an Airport zoned property to be changed to Residential, to allow for the construction of a house.

**MOTION 023-20-168**

Moved by Councillor Slager, seconded by Councillor Hanchar THAT:

Zoning Amendment Bylaw 2023-09 be introduced for First Reading.

- CARRIED -

Council sought clarification on why the property was zoned Airport originally and what implications should be considered from Administration's perspective if an amendment was made. Administration asked for time to investigate how a zoning amendment would affect the other airport zoned properties in the area.

**Bylaw 2023-010**  
**Zoning Bylaw Amendment**

Bylaw 2023-010, being a bylaw to amend Zoning Bylaw 2023-05, was before Council for First Reading. The zoning amendment would allow for an Institutional zoned property to be changed to Multi-Residential, to allow for the construction of an apartment complex.

**MOTION 023-20-169**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

Zoning Amendment Bylaw 2023-010 be introduced for First Reading.

- CARRIED -

**NEW & UNFINISHED**

**Help & Hope for Families**  
**Community Services Grant Application**

Council was in receipt of the late Community Services Grant application submitted by Help & Hope for Families Society, which if approved, would forgive 50% of their 2023 property taxes. Council expressed differing opinions about how the late application should be handled and if an exception should be made in contravention of the policy.

**MOTION 023-20-170**

Moved by Councillor Slager, seconded by Councillor Hanchar THAT:

Council approve the Community Services Grant application received by Help & Hope for Families Society for \$8,853.79, with the remaining late payment penalty and interest being the responsibility of the organization.

- CARRIED -

**COUNCILLOR OPEN FORUM**

Councillor Slager:

- Reminded Council and Administration that another Emergency Measures meeting is planned on January 6<sup>th</sup> and asked if the new Fire Chief would be reviewing the Town's Emergency Plan prior to that meeting.
- Noted that the Haunted House date was when the volleyball teams will be away and may affect volunteer numbers.

- Was approached by LFN asking if the Town would like to participate in their annual Christmas party for children and youth. Without a partnership, the event will be limited to LFN members only, due to budgetary restraints. A formal request will have to be made and come to Council for consideration.

Councillor Hanchar:

- Asked if there can be contingencies for new businesses moving into the community to contribute to ongoing efforts around food security. Administration did not believe this could be done at a municipal level.
- Requested that Administration provide reports for any large capital budget items being presented to Council during the budget process, to help Council better understand the need and use of the proposed Capital item. Councillor Hanchar believes this information will aid in decision making process.
- Asked when a decision will be made on the Rec Centre kitchen redesigns. Administration explained that the designs were created to initiate the planning process, start budgetary preparations, and to set priorities and timelines. No commitments had been made to date.
- Reminded Council of the House of Wolf presentation on October 30<sup>th</sup> and asked if LFN or DDC had committed to attending. Administration shared that DDC had committed but no response had been received from LFN yet.

Mayor Irvin:

- Further to the update provided by Administration on the inground infrastructure project, would like to ensure that Norcope is kept to task during the project and that YG conducts ongoing project oversight, as they had committed to. Administration explained that there has been project oversight throughout the project and that most of the issues were due to a lack of communication.

**ADJOURNMENT**

**MOTION 023-19-159**

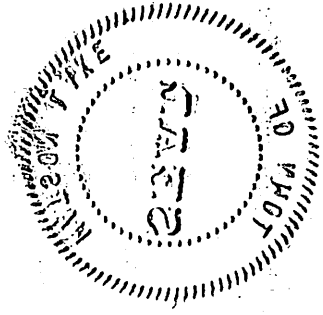
Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

There being no further business the meeting be adjourned.

- CARRIED -

  
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Christopher Irvin – Mayor

  
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Tiffany Lund – Municipal Clerk



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