

TOWN OF WATSON LAKE  
COMMITTEE OF THE WHOLE MEETING  
COUNCIL CHAMBERS 6:00 PM

MEETING NO. 10  
May 14, 2024

**ATTENDANCE**

*Electronic attendance \**

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

**Administration**

Cam Lockwood – Chief Administrative Officer  
Tiffany Lund – Municipal Clerk

**Public**

P. McLeod      R. Harder      C. Craft \*  
A. Miller \*      J. Carlson \*  
E. de Visch Eybergen \*

**Delegation**

J. Stackhouse – Elevator Yukon \*  
G. White – Northern Focus Consulting \*

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

**AGENDA**

**MOTION 024-010-077**

Moved by Councillor Hanchar, seconded by Councillor Paquette THAT:

The Agenda be adopted as presented.

- CARRIED -

**MINUTES**

**MOTION 024-010-078**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

The draft minutes from the Regular Council Meeting of April 16, 2024, be adopted as presented.

- CARRIED -

**MOTION 024-010-079**

Moved by Councillor Burdes, seconded by Councillor Paquette THAT:

The draft minutes from the Special Council Meeting of April 30, 2024, be adopted as presented.

- CARRIED -

**PAYABLES**

**MOTION 024-010-080**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

The Open Payables in the amount of \$257,094.29 be approved and paid.

- CARRIED -

**PUBLIC HEARING**

**Zoning Amendment Bylaw 2024-05**

The purpose of Zoning Amendment Bylaw 2024-05 is to provide further clarity and certainty to the interpretation and application by improving definitions, and to add to the permitted uses of commercially zoned properties.

**MOTION 024-010-081**

Moved by Councillor Hanchar, seconded by Councillor Paquette THAT:

Council open the Public Hearing to hear and consider all written and verbal comments pertaining to Zoning Amendment Bylaw 2024-05.

- CARRIED -

Administration confirmed that there was one written submission received which was in support of the bylaw amendments and provided recommendations to allow for campgrounds in M1 zoning as a secondary use, and to allow for campgrounds in residential zones as a secondary use. Council expressed support for adding campgrounds as a secondary use for M1 zoned properties but had concerns with campgrounds being allowed in residential zones and asked that Administration to investigate further and bring information back to Council, along with a recommendation from Administration, for further consideration.

**MOTION 024-010-082**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

Being there were no further comments to consider the Public Hearing be closed.

- CARRIED -

**REPORTS**  
**CAO Report**

CAO Lockwood provided a written report which was read aloud for the gallery (attached). In addition to the updates provided in the report, CAO Lockwood provided an update on seasonal and student job postings, pool staff training, and the ongoing process to fill the

Director of Protective Services position. Administration also asked Council to consider if they would like to host a Volunteer Appreciation event as was done in 2023.

### **Q1 Department Reports**

Council was in receipt of Department Reports for the first quarter of 2024. There were no questions from Council on the reports. Mayor Irvin thanked Administration for the clear and concise information provided.

### **MOTION 024-010-083**

Moved by Councillor Paquette, seconded by Councillor Burdes THAT:

The Q1 Department Reports be accepted as presented.

- CARRIED -

### **BYLAWS**

### **2024 Municipal Election Bylaw 2024-06**

The draft 2024 Municipal Election Bylaw 2024-06 was before Council for review prior to First Reading. Councillor Hanchar noted that a resolution was passed at the AYC AGM, to have Yukon government take over municipal election proceedings after the 2024 municipal election.

### **NEW & UNFINISHED Housing Accelerator Fund**

Jordan Stackhouse and Graham White presented the amended Housing Accelerator Fund Development Grant Policy Framework, based on Council's input at the Council meeting of April 30, 2024. The policy was updated as follows:

- Increased the grant to \$40,000.00 per unit.
- Added Single Family Dwelling as an eligible development.
- Introduced a lottery draw system for application selection, which will be reviewed by a 3<sup>rd</sup> party to ensure a fairness and non-bias process.
- Added program start and end dates to align with Housing Accelerator Fund deadlines.
- Introduced a declaration stating that the development is not intended to be used for short-term rentals.

Council sought clarification on the application process for those applying to develop multiple units and suite additions. The goal of this initiative is to increase housing stock by 10 units under the Development Grant program and 36 units overall through different initiatives under the Housing Accelerator Fund. There may be an opportunity to move funds between the identified initiatives if there is more community uptake on one over another. Next steps will include introducing the Development Grant Policy at the Town Hall Meeting for public input, incorporating public feedback into the policy prior to adoption, and

developing public communication materials, with the hopes to start accepting applications in June/July and conduct the lottery by mid-July.

#### **Dry Hydrant Program**

Council was in receipt of the final report and cost estimates for the Dry Hydrant Feasibility Study. There were tests done at 11 locations with 3 feasible locations identified; in the Belleview subdivision, the Watson Lake subdivision, and near Hourglass Lake. Administration explained that dry hydrants play into disaster mitigation efforts and would help reduce insurance costs for residents in those areas who do not have access to fire hydrants. The project could be funded through CCBF/Gas Tax and other funds aimed toward disaster mitigation could also be explored. Administration recommended that Council accept the Feasibility Study by way of motion so it can be published for public feedback.

#### **MOTION 024-010-084**

Moved by Councillor Burdes, seconded by Councillor Slager THAT:

Council accept the Dry Hydrant Feasibility Study Report and direct Administration to publish it for community feedback.

- CARRIED -

#### **Canada Day & Discovery Days Celebrations**

Administration asked for Council's input on the annual Canada Day and Discovery Days celebrations put on by the Town. Canada Day event attendance has been dropping year over year therefore Administration sought Council's feedback on what could be done differently. Liard First Nation plans to host Hand Games at Two Mile Lake during the Discovery Days weekend as they had last year, which impacted Discovery Days event attendance. Council would like to get community input and make a plan that will best work for the entire community.

#### **COUNCILLOR OPEN FORUM**

Councillor Burdes:

- Asked if the structural protection units had arrived. Administration explained that Chief Cherpin will be on site later in the week to inspect the first unit prior to shipping. Training is scheduled during the June long weekend.
- Shared that Watson Lake was the recipient of the Sustainable Communities Award at the AYC AGM, for reducing greenhouse gas emissions by completing energy upgrades at the Recreation Centre.
- Congratulated Councillor Hanchar for her new appointment as the President of AYC.

Mayor Irvin:

- Congratulated Councillor Hanchar for her new role as AYC President.
- Gauged Council interest in hosting a Volunteer Appreciation event. Council expressed a desire to host an event for community volunteers but suggested it be organized in the fall or early winter.

- Suggested that a newsletter be published to share all of the various projects going on in the community.

**Councillor Paquette:**

- Asked if there was an update on the sani-dump station being moved from Wye Lake Park. Administration shared that a funding application is going into CDF for the project.
- Asked for an update on the replacement of Welcome to Yukon highway signs. No update to provide.
- Inquired if the tri-part agreement for a community safety plan had been signed. Administration explained that the tri-part agreement was not finalized but Liard First Nation has decided to spearhead a community safety plan.

**Councillor Slager:**

- Thanked the Town crews for cleaning up fallen trees blown over by wind and advised Administration that one of the urban visitors sign posts had also been knocked down by the wind. Administration will reach out to Yukon government, Highways and Public Works to address.

**GALLERY OPEN FORUM**

**P. McLeod:**

- Asked why right of way clearing is needed on the south side of Stike Avenue for the water and sewer work taking place when the services are located on the north side of the road. Administration explained that they must dig to each property line in order to replace lines from the main to each property.

**R. Harder:**

- Asked if the Housing Accelerator Fund would be a part of the Town Hall discussions.
- Commented that dry hydrants had been discussed for many years and is happy to see it potentially come to fruition.
- Inquired on the Tintina water and sewer work commencing and if there was still a plan to have three crews working at various locations. Administration confirmed that another crew would be on site to start Tintina Way work and confirmed that roads would remain accessible with intermittent closures as required.

**C. Craft:**

- Commented that the sound quality for those on zoom was poor.
- Asked who had been appointed as Returning Officer for the 2024 municipal election, who determines who is appointed in the Returning Officer role, and if/why people in the community will not be given the opportunity to bid on the position. Mayor Irvin advised Craft that there has not yet been an appointment of a Returning Officer for the 2024 Municipal Election.
- Would like to see the Town Crier brought back.

**J. Carlson:**

- Agreed that the Town Crier should be brought back.

**ADJOURNMENT**

**MOTION 024-10-085**

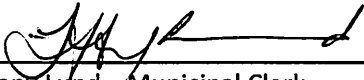
Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

Being there no further business to discuss that the meeting be adjourned.

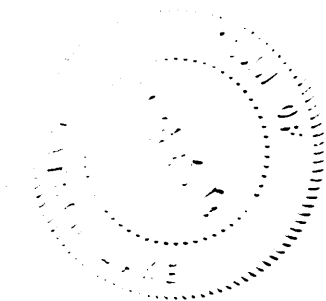
- CARRIED -



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Lauren Hanchar – Deputy Mayor



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Tiffany Lund – Municipal Clerk



1-230-1000

