

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

**MEETING NO. 14
July 2, 2024**

ATTENDANCE

*Electronic attendance **

Christopher 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. Agana J. Carlson P. McLeod *
R. Harder J. Sapiano * M. Vogel *

Delegation

Wade Klassen – Klassen Enterprise Home Solutions
Jordan Stackhouse – Elevator Yukon *

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

AGENDA

MOTION 024-014-115

Moved by Councillor Hanchar, seconded by Councillor Paquette THAT:

The Agenda be amended to change the amount listed under #3. Payables and adopted.

- CARRIED -

MINUTES

MOTION 024-014-116

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

The draft minutes from the Regular Council Meeting of June 18, 2024, be adopted as presented.

- CARRIED -

PAYABLES

MOTION 024-014-117

Moved by Councillor Paquette, seconded by Councillor Burdes THAT:

The Open Payables in the amount of \$890,101.83 be approved and paid.

- CARRIED -

Council sought clarification on several payable amounts, including those for West Peak, A.S. Roach Services, Yucan Planning, Suka Environmental and Town of Slave Lake payments.

DELEGATION
Klassen Enterprise Home Solutions

Wade Klassen of Klassen Enterprise Home Solutions presented to Council on their modular home packages and services that could be provided to community members interested in developing a modular home. Examples of home designs were provided, along with information about installation. Council asked questions about build timelines, delivery, northern ratings, and if there were any show homes in the Yukon that people could look at. Klassen explained that there are not yet show homes in the Yukon but there are at the Grande Prairie facility. Council thanked Klassen for the presentation and look forward to seeing a completed design and upcoming website.

REPORTS
CAO Report

CAO Lockwood provided the following updates to Council:

- Attended the CAMA conference and found some of the presentations very valuable with some take-homes that can hopefully be integrated into Town practices. The tradeshow and vendor connections were also a highlight.
- The Town of Slave Lake facilitated Wildland Urban Interface training with Town staff and members of the Watson Lake Fire Department, Yukon First Nation Wildland Fire, the Office of the Yukon Fire Marshal, Golden Horn Fire Department, Mount Lorne Fire Department and Ibex Valley Fire Department. The training was very valuable and well executed. Administration thanked the local RCMP and Watson Lake Riding Association for use of their facilities for the training.
- John Smith, the new Director of Protective Services, has had a busy start, with multiple response calls and community initiatives, including a Fire Department BBQ at the Canada Day events.
- The second SPU trailer arrived and so far, all equipment has performed perfectly. There is a lot of discussions in the territory about the trailers and training.
- The pool opened for the season and there is training scheduled for National Lifeguard Certification in July.
- The Town received notification that a funding application through Climate Change and Preparedness Canada had been approved in the amount of \$140,000.00 for community fire smarting, new radios and equipment for the Fire Department, and EMO training. The previous Fire Chief had applied for funding through Natural Resources Canada however no funding decision has been received.
- The Frances Avenue development project is ahead of schedule and anticipated to be complete by the end of July. The sewage lift station is progressing also. Administration is now looking into the timeline for the lots to be available for purchase and the purchase price.
- An application was submitted to CDF for moving the sani-dump station from Wye Lake Park. Administration would like to proceed with the project if other funding can be obtained.

- The Electoral Boundaries Commission has invited Yukon elected officials to attend a meeting to hear more about the proposed changes to electoral boundaries; Administration will share meeting details.
- Canada Day events were successful and a good turn out by the community.
- Inground infrastructure upgrades are progressing. The intersection of Frank Trail and 9th Street will be closed for a week and access to the Northern Lights Centre will be affected. Administration is providing notices and detour maps to various locations to get the word out to visitors.
- The sole bid received for the construction portion of the Rec Centre renovation project came in at \$2.3M which was substantially higher than cost estimates and budget. Administration sought Council's approval to cancel the Tender and work with the consultant to do new cost estimates and either retender or rescope the project in the fall with the hopes that the project can proceed in the spring of 2025.

MOTION 024-014-118

Moved by Councillor Slager, seconded by Councillor Hanchar THAT:

Council direct Administration to cancel the Tender for the Recreation Centre Kitchen Upgrades project and work with the consultant to get new cost estimates and retender the project.

- CARRIED -

Policing Reports

Council was in receipt of RCMP Policing reports from March to May. Sgt. Cropper will be attending the July 16th Council meeting to provide updates and introduce new Members.

CORRESPONDENCE
Prostate Cancer Foundation of BC

Council received a letter from Prostate Cancer Foundation of BC asking for the Town to participate in their prostate cancer awareness campaign by lighting up a landmark in blue in September. Council expressed support for a proclamation for Prostate Cancer Awareness in September.

Karalee Smith
Parks and Recreation

Council received a letter from Karalee Smith regarding parks and outdoor recreation ideas for Council's consideration. In the letter, Smith suggested that the Hyland Park be moved into Wye Lake Park as it is a more central and safer location for children. Smith also suggested the installation of a bike pump track, basketball court, pickleball court and water park be developed in Wye Lake Park to enhance the area and encourage more use. Council was receptive to the idea of moving the Hyland Ave Park and using the space for something different, as well as the idea of a bike pump track. Council asked that Administration include these components in the Request for Proposals that is being created for park upgrades. Council stated that some of the other ideas can be considered when planning the 2025 budget as well. Councillor Burdes inquired on the status of the other Wye Lake

improvements planned and Administration explained that the Wye Lake Trail upgrades are moving ahead and the consultant working on the project is in the environmental assessment stage and dealing with YESAB. Administration also advised Council that there has been a great response to the Dog Park survey with a lot of support expressed.

BYLAWS
Zoning Amendment
Bylaw 2024-08

Zoning Amendment Bylaw 2024-08 was before Council for First Reading. The purpose of the bylaw is to add “caretaker residence” as a permissible use on Airport (A) zoned properties, as per the Zoning Amendment Application received from R. Carlson. A Public Hearing is to be set after First Reading and the draft bylaw will be made public for comment.

MOTION 024-014-119

Moved by Councillor Burdes, seconded by Councillor Paquette THAT:

Zoning Amendment Bylaw 2024-08 be introduced for First Reading.

- CARRIED -

Community Services Grant
Bylaw 2024-07

The draft Community Services Grant Bylaw 2024-07 was before Council for Third and Final Reading. The purpose of the bylaw is to provide grants to qualifying local non-profit organizations to be applied to 2024 property tax balances.

MOTION 024-014-120

Moved by Councillor Slager, seconded by Councillor Hanchar THAT:

Community Services Grant Bylaw 2024-07 be introduced for Third and Final Reading.

- CARRIED -

NEW & UNFINISHED
Housing Accelerator Fund

Jordan Stackhouse of Elevator Yukon provided Council with an update on the HAF Development Grant and application form and process. Next steps include initiating the communication strategy, including website content publication and FAQ sheets for each initiative. Stackhouse and company plan to be in the community in July once the grant opens for applications and will facilitate meetings with the public to assist with the application process. Councillor Hanchar shared that community members have expressed that the pamphlet does not clearly indicate how the funding is being allocated which is causing confusion and the use of the word “infill” and how it is being interpreted. Councillor Slager expressed similar concerns and questioned the amount of time it has taken to roll out the first initiative, the timelines for rolling out the next initiatives, and the amount of funding being used for administering the HAF programs. Stackhouse and Administration explained

that there is a lot of work happening in the background on the other initiatives which will be shared when it is ready for approval, and explained why a conservative approach is being taken when creating initiative budgets. Council also suggested that the application intake be extended to allow the public time to prepare applications with all necessary information.

COUNCILLOR OPEN FORUM

Councillor Paquette:

- Brought forward a post that a community member put on Facebook over the weekend, about the state of Lucky Lake due to glass and garbage being left from users. Administration explained that the Parks crew attend Lucky Lake on a regular basis to clean, but the mess was left over the weekend when there were no Parks caretakers scheduled. Administration expressed frustration with complaints not being called into the office to be handled. Administration also shared that the Parks and Recreation department is looking at moving to a seven day a week schedule which may limit these types of occurrences.

Councillor Burdes:

- Asked when the Landfill public drop off area will be ready. Administration hopes to have it open by mid-July and plans to do share how-to videos for public information.
- Inquired about the pool schedule and if family or public swim could be offered at later times as they are currently during the day when people are working. There is a plan to extend pool hours once more lifeguards get certifications, Administration shared.
- Enjoyed watching a bit of the Wildland Urban Interface training and the sprinkler systems at work.

Councillor Slager:

- Asked if there was a permitting issue with the owners of Campground Services. Administration explained that Bylaw was working on a file due to non-compliance of the Zoning Bylaw.

Councillor Hanchar:

- Advised that YG will be putting out two election campaigns; one for running in a municipal election and the other for voting in the election.

GALLERY OPEN FORUM

J. Carlson:

- Advised Council that the HAF brochure is creating confusion in the community, as the breakdown of initiatives and associated budgets do not add up to the total HAF approval amount and believes there needs to be more clarity.

R. Harder:

- Shared thoughts on the HAF brochure and Development Grant and believes there needs to be more communication about the timelines to build. Harder also expressed concern with the two-week window between the fund opening for

applications and the anticipated lottery, expressing that there needs to be sufficient time given for applicants to gather necessary information.

- Asked for an update on the Tintina Way infrastructure upgrades and stated that water pressure has been negatively impacted for several weeks and is posing a problem for residents.

P. McLeod:

- Asked why an application would be needed prior to the lottery and felt that the process was being done backwards. Administration explained that it was done this way to ensure that only those serious about developing would be in the lottery.

ADJOURNMENT

MOTION 024-014-121

Moved by Councillor Hanchar, seconded by Councillor Slager THAT:

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

- CARRIED -



Christopher Irvin – Mayor



Brandie Keene – A/Municipal Clerk