

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

MEETING NO. 04
February 18, 2025

ATTENDANCE

Lauren Hanchar – Mayor *
Denina Paquette – Councillor
Norma Puckett – Councillor
William Whimp – Councillor

Administration

Cam Lockwood – Chief Administrative Officer *
Tiffany Lund – Municipal Clerk

Delegation

Jordan Stackhouse – Elevator Yukon

Regrets

Thomas Slager – Councillor

Public

P. McLeod	J. Carlson *	L. Dicknoether
P. Agana	J. Madera *	C. Ellis
C. Craft *	B. Isbester *	D. Burdes *

*Electronic attendance **

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

AGENDA

MOTION 025-04-021

Moved by Councillor Paquette, seconded by Councillor Whimp THAT:

The Agenda be adopted with the amendment to remove #10. AYC Resolutions.

- CARRIED -

MINUTES

MOTION 025-04-022

Moved by Councillor Paquette, seconded by Councillor Whimp THAT:

The draft minutes from the Committee of the Whole meeting of February 4, 2025, be adopted as presented.

- CARRIED -

PAYABLES

MOTION 025-04-023

Moved by Councillor Paquette, seconded by Councillor Puckett THAT:

The Open Payables in the amount of \$193,504.28 be approved and paid.

- CARRIED -

Council sought clarification several payables including those to Bee Jay's Towing, Mega-Tech, SMS Equipment Inc., Receiver General Canada, and PMO Global Services Inc.

DELEGATION
Elevator Yukon
Housing Accelerator Fund

Jordan Stackhouse of Elevator Yukon provided an update on the Residential Conversion Grant program. The program launched in early January and only one application and three other inquiries were received thus far. With the application deadline approaching, Stackhouse recommended that the deadline be extended to allow for additional marketing and public engagement in hopes of reaching the goal of ten new dwelling developments under the program. Stackhouse also recommended that if there is no further interest in the Residential Conversation Grant program, and based on community interest, that Council consider a second round of the Housing Development Grant program. Administration confirmed that Bylaw is reaching out to targeted property owners who may qualify for the Residential Conversation Grant program. Council agreed to extend the Residential Conversation Grant program deadline and run a second round of the Housing Development Grant.

REPORTS
RCMP Policing Report

A written policing report for January 2025 was provided to Council. Mayor Hanchar asked that Council hold questions for the Regular Meeting in March when Sgt. Cropper will be in attendance.

BYLAWS
Second Reading of Capital
Budget Bylaw 2025-01

Capital Budget Bylaw 2025-01 was before Council for Second Reading. Council discussed the proposed Gas Tax Expenditure in the amount of \$2,750,000.00 for Phase 1B of Inground Infrastructure Upgrades and expressed apprehension with spending a large amount of Gas Tax funding. Council discussed the need for infrastructure upgrades, community support for the project moving forward, and the lack of certainty of future funding for such projects. The Gas Tax expenditure is contingent on the approval of the Town's Canada Housing Infrastructure Fund application. The Bylaw will be before Council for Third and Final Reading at Regular Meeting of March 18, 2025.

MOTION 025-04-024

Moved by Councillor Paquette, seconded by Councillor Puckett THAT:

Capital Budget Bylaw 2025-01 be introduced for Second Reading.

- CARRIED -

**Second Reading of O&M
Budget Bylaw 2025-02**

O&M Budget Bylaw 2025-02 was before Council for Second Reading. Council was satisfied with the bylaw as presented, noting that the transfer to capital may change based on a potential property tax levy increase. The Bylaw will be before Council for Third and Final Reading at the Regular Meeting of March 18, 2025.

MOTION 025-04-025

Moved by Councillor Paquette, seconded by Councillor Puckett THAT:

O&M Budget Bylaw 2025-02 be introduced for Second Reading.

- CARRIED -

**First & Second Reading of
Property Tax Levy Bylaw 2025-03**

Property Tax Levy Bylaw 2025-03 was before Council for First and Second Readings. Administration provided Council with financial forecasts based on a 1%, 1.5%, and 2% property tax levy increases. Due to growing cost of goods Council was in agreement that 2025 property tax levies should increase, while taking into account that Council has not yet adopted a Strategic Plan, which will help guide such future decisions.

MOTION 025-04-26

Moved by Councillor Paquette THAT:

Property Tax Levy Bylaw 2025-03 be introduced for First and Second Readings with a 1.5% property tax levy increase. The Motion was not seconded.

MOTION 025-04-27

Moved by Councillor Whimp, seconded by Councillor Puckett THAT:

Property Tax Levy Bylaw 2025-03 be introduced for First and Second Readings with a 1% property tax levy increase.

- CARRIED -

Opposed: Councillor Paquette

NEW & UNFINISHED
**Conditional Use Application for the Operation
of a B&B – Lot 5, Block 5, Plan 22463,
Watson Lake (709 Stikine Avenue)**

A Public Hearing was held on February 4, 2025, to hear and consider all comments regarding the Conditional Use Application for the operation of a B&B in a residential zone at 709 Stikine Avenue, Watson Lake; there were no comments received from the public. Administration confirmed that the application complied with the Zoning Bylaw and the property is primarily used as a residence.

MOTION 025-04-028

Moved by Councillor Paquette, seconded by Councillor Puckett THAT:

Council approve the Conditional Use Application for the operation of a B&B at a residentially zoned property located at 709 Stikine Avenue, Watson Lake.

- CARRIED -

COUNCILLOR OPEN FORUM

Councillor Whimp:

- Asked if the Town's vac truck was used by Norcope for the emergency dig and waterline repair on Adela Trail and asked why the work was not put out to local contractors. Administration explained that it was an emergency situation and no other equipment was available.

Councillor Puckett:

- Asked if there was a fee to dump at the Wye Lake Park sani-dump and what it costs the Town to operate per year. The Town does not have a system in place to charge a fee for sani-dump usage, however, this could be considered if funding is approve to install at a new location.

Mayor Hanchar:

- Will be attending the Chiefs and Mayors Forum in Whitehorse with CAO Lockwood.

ADJOURNMENT

MOTION 025-04-029

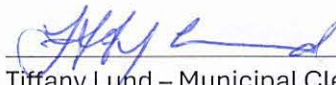
Moved by Councillor Paquette, seconded by Councillor Puckett THAT:

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

- CARRIED -



Lauren Hanchar – Mayor



Tiffany Lund – Municipal Clerk



