

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

MEETING NO. 14
September 9, 2025

ATTENDANCE

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

Administration
Shannon Bergeron – A/CAO
Tiffany Lund – Municipal Clerk

Absent

Denina Paquette – Councillor

Delegation

Jordan Stackhouse – Elevator Yukon

Public

C. Craft *	J. Carlson *	P. McLeod
R. Wilkinson	C. Irvin *	L. Dicknoether
P. Agana *	A. Miller *	D. Stubenberg
L. Berry	D. Dick	N. Jukosky
D. Burdes *	C. Sundby	D. Dickson
L. Funnell *		

*Electronic attendance **

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

AGENDA

MOTION 025-014-111

Moved by Councillor Puckett, seconded by Councillor Slager THAT:

The agenda be adopted as amended, to move Correspondence from E. Labonte to #10 as both items pertained to short-term rentals.

- CARRIED -

MINUTES

MOTION 025-014-112

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

The draft minutes from the Council Meeting of August 19, 2025, be adopted as presented.

- CARRIED -

Councillor Slager asked for an update on the Frances Avenue land lottery. Administration confirmed there were no submissions and the lots would be for sale through the Yukon government.

PAYABLES

MOTION 025-014-113

Moved by Councillor Puckett, seconded by Councillor Slager THAT:

The Open Payables in the amount of \$209,938.57 be approved.

- CARRIED -

Council sought clarification on payables to JGV Services and Queer Yukon.

DELEGATION

The RCMP were not in attendance, therefore Council moved to table RCMP Delegation to a future meeting.

MOTION 025-014-114

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

Council table #4 RCMP – Policing Updates to the next Council meeting.

- CARRIED -

PUBLIC HEARING

Conditional Use Application to Operate a B&B at 1165 Campbell Highway

An application for Conditional Use was received by the owners of 1165 Campbell Highway, seeking to operate a B&B from their primary residence. The application met Zoning Bylaw requirements therefore, Administration proceeded with public engagement processes.

MOTION 025-014-115

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

Council open the Public Hearing to hear and consider all comments related to the application for a conditional use to operate a B&B at 1165 Campbell Highway.

- CARRIED -

Administration shared there were no written submissions received and that Administration was not opposed to the operation of a B&B at the proposed location. Councillor Slager declared a conflict of interest and did not participate in the Public Hearing discussion.

Mayor Hanchar asked the Gallery and Zoom participants for comments:

- Nicholas Jukosky expressed support for the conditional use. Jukosky lives next door to the property in question and stated that there have been no issues with parking, noise, or disturbances, and supports the operation of B&Bs and Airbnbs in the community as they provide alternate accommodation options and are regulated through a stringent host and visitor review system.
- Dalyce Stubenberg asked if other B&Bs being advertised will be investigated to ensure they are following regulations.
- Christopher Irvin expressed support for B&Bs and Airbnbs and explained the benefits to having such accommodation options available to visitors. Irvin believes the rating system in place for Airbnbs hold guests and hosts accountable.

With no further comments from the Gallery, Council moved to close the Public Hearing.

MOTION 025-014-116

Moved by Councillor Puckett, seconded by Councillor Whimp THAT:

Council close the Public Hearing.

- CARRIED -

A decision will be made on the Conditional Use application at the Regular Meeting of September 23, 2025.

CORRESPONDENCE
Yukon Wood Products Association
Yukon Forestry & Bioenergy Conference

Council received correspondence from the Yukon Wood Products Association, inviting Mayor and Council to attend their Yukon Forestry & Bioenergy Conference. Councillor Whimp sits on the Association board and will be attending in that capacity. Mayor Hanchar expressed interest in attending and asked for support from Council for her travel and accommodation. Councillor Whimp advised that the dates may change due to conflicting meetings and will keep Council advised.

MOTION 025-014-117

Moved by Councillor Whimp, seconded by Councillor Puckett THAT:

Council approve travel expenses for Mayor Hanchar to attend the Yukon Forestry & Bioenergy Conference.

- CARRIED -

REPORTS
CAO Report

Council was in receipt of a CAO report, which Administration read aloud (attached).

- Councillor Puckett asked what would happen to the playground equipment being removed; the equipment in good condition will be kept for future use or private sale.
- Councillor Whimp asked who paid for the calcium on the roadways; this was a part of the inground infrastructure upgrade project and was paid for by YG.
- Councillor Whimp shared that community members would like to see ice be installed earlier in the year; Parks and Recreation are aiming to have ice installed the beginning of October.

Admin Report
HAF Service Standards Manual RFP

Jordan Stackhouse of Elevator Yukon provided an Admin Report and contract award recommendation for the development of a service standards manual under the Housing Accelerator Fund. The manual would outline infrastructure standards for future development and expansion. Councillor Slager asked for clarity on the purpose of the manual and if service standards had been an issue in the past.

The RFP for this project was originally published in March and at that time only one bid was received, which was substantially over budget. The decision was made to reevaluate the scope of work and reissue. The package was sent out as an Invitation to Tender and at the time of closing, two bids were received. WSP Engineering scored highest during the bid evaluation process and submitted a bid of \$130,119.00. WSP Engineering is also developing a service standards manual for the Town of Faro and Stackhouse has been in discussions about a cost sharing agreement to lower project expenses. Stackhouse recommended that the contract be awarded to WSP Engineering with a caveat that the Town works toward a cost sharing agreement with the Town of Faro to reduce project expenses to approximately \$80,000.00.

MOTION 025-013-118

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

Council award the contract for the development of a service standards manual to WSP Engineering, in the amount of \$130,119.00 with the caveat that the Town enters into a cost sharing agreement with the Town of Faro.

- CARRIED -

Admin Report – Short
Term Rentals

Council asked Administration to research short term rental regulations in other municipalities due to an increase in interest and conditional use applications in the community. Mayor Hanchar read the report aloud, along with correspondence from Erin

Labonte, urging Council to regulate such rentals in Watson Lake. Research found that regulations vary significantly by municipality with many municipalities not yet regulating Airbnbs but allowing B&Bs under certain conditions. Administration recommended public engagement as a next step, to help understand the needs of the community. Administration will prepare a public survey and plan to engage further at a future Town Hall meeting.

BYLAWS
Councillor Code of Conduct
Bylaw 2022-06

The Councillor Code of Conduct Bylaw was before Council for review. Although the bylaw was provided to Council at the beginning of Council's term, it was not thoroughly reviewed at that time. Council confirmed that the bylaw was reviewed in detail, and no recommended amendments were brought forward.

MOTION 025-014-119

Moved by Councillor Slager, seconded by Councillor Puckett THAT:

The review of the Councillor Code of Conduct Bylaw 2022-06 be concluded with no amendments made.

- CARRIED -

Bylaw Enforcement
Bylaw 2025-08

The draft Bylaw Enforcement Bylaw 2025-08 was before Council for review, prior to introducing it for first reading. The purpose of the bylaw is to consolidate the authorities of a Bylaw Officer or Designated Officer into one bylaw. Council wishes to discuss some of the Officer authorities further. The draft bylaw will be made public after first reading and authorities will be discussed at length during the adoption process.

NEW & UNFINISHED
Liard First Nation Dena Keh
Justice – M. Johnson

M. Johnson was not in attendance to provide a formal apology under the Liard First Nation Dena Keh Justice program process. There were no further discussions or actions on the matter.

Review of the Safer Communities
And Neighborhood Act (SCAN)

The Yukon government is seeking input about proposed changes to the SCAN Act. Council was encouraged to partake individually in the public survey and consider comments that Council would like to provide as a whole. Council discussed the proposed changes, including adopting legislation that will allow for the seizure of assets, as well as changes to the rights of a landlord whose tenant is evicted due to criminal activity. Administration will work with Council to compile comments.

COUNCILLOR OPEN FORUM

Councillor Slager:

- Asked if there had been any updates on the 10-plex and if Council could tour the facility. Yukon Housing had met with CAO Lockwood and explained that they were still trying to find an NGO to operate the facility. Administration will contact Yukon Housing to request a tour and updates.

GALLERY OPEN FORUM

D. Dickson:

- Dickson, as an employee of the First Nation School Board, is seeking support from community stakeholders to start a vocational trades school in Watson Lake. A meeting was scheduled on September 11th at 6pm and Council was invited to attend. Council agreed that a trades school would be very beneficial to the community and will provide a letter of support.

P. McLeod:

- Brought to Council's attention the sluffing of a ditch on Stikine Avenue and shared that other newly created ditches were also sluffing.
- Explained that the Town of Faro shares council meeting supporting documents with the public and asked if the Town of Watson Lake could do the same.

D. Stubenberg:

- Asked if inground infrastructure designs could be shared with the public.
- Expressed concerns with the Bylaw Enforcement Bylaw and would like to ensure that Officer authorities were not being expanded.
- Did not understand the need for a service standards manual and shared thoughts on contractor availability being the biggest barrier for dwelling/house development. Stubenberg also asked why dwelling developments under the HAF program were not being registered to property title.

L. Berry:

- Clarified that the service standards manual was a HAF initiative.
- Explained benefits that B&Bs and Airbnbs bring to the community, based on personal experiences as a host.

L. Dicknoether:

- Asked if the definition of Airbnb had been developed by the Town, expressed support for short term rentals in Watson Lake, and explained that changes to legislation is causing landlords to look to short term rental options as opposed to long term.

C. Sundby:

- Expressed support for short term rentals in the community.

N. Jukosky:

- Shared that during his time on the Town of Watson Lake tourism committee, there was a lot of discussion on ways to keep travelers in the community for more than one night and believes that Airbnbs provide a better experience for

visitors and are more suitable for families and team travel. Jukosky believes that the new regulations should not be too limiting and that Council should investigate other ways to increase housing stock in the community.

R. Wilkinson:

- Shared that being a B&B host over the summer has been a good experience and, in response to a comment made about increased traffic, believes that traffic is lower with B&B guests than it is if the home was rented long term.

C. Irvin:

- Expressed support for short term rentals in Watson Lake and appreciates that Council plans to engage with the community before implementing regulations. Irvin shared the benefits of allowing Airbnbs and believes that the benefits outweigh the risks.

L. Funnell:

- Expressed support for short term rentals in Watson Lake and does not believe that the community will gain long term rentals by restricting short term rentals and will create more of a housing crisis.

C. Craft:

- Expressed support of a vocational trades school and asked for meeting details.

ADJOURNMENT

MOTION 025-014-120

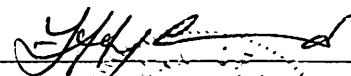
Moved by Councillor Slager, seconded by Councillor Puckett THAT:

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

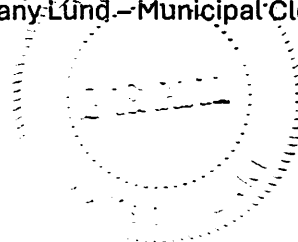
- CARRIED -



Lauren Hanchar – Mayor



Tiffany Lund – Municipal Clerk



[illegible][illegible]

and, therefore, the only way to ensure that the information is not lost is to make a copy of the original document. This is the only way to ensure that the information is not lost.

[illegible]

© 2007 Blackwell Publishing Ltd *Journal of Internal Medicine* 261: 103–110

2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 26

7. 11/20/1994

Abstract: This paper presents a new method for the automatic generation of a 3D model of a human body from a 2D image. The method is based on a combination of a statistical model of the human body and a set of constraints derived from the image. The method is able to generate a 3D model of a human body from a 2D image of a person standing. The method is able to generate a 3D model of a human body from a 2D image of a person standing. The method is able to generate a 3D model of a human body from a 2D image of a person standing.

1. *How much of the total cost of the project is covered by the government?*

Figure 1 consists of two line graphs. The left graph shows the growth rate (log CFU/h) of *E. coli* in a 100% water activity medium as a function of temperature (°C). The growth rate increases from approximately 0.5 at 10°C to a peak of about 1.5 at 37°C, and then decreases to about 0.5 at 50°C. The right graph shows the growth rate (log CFU/h) of *E. coli* in a 90% water activity medium as a function of temperature (°C). The growth rate increases from approximately 0.5 at 10°C to a peak of about 1.0 at 37°C, and then decreases to about 0.5 at 50°C.

