

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

**MEETING NO. 18  
September 3, 2024**

**ATTENDANCE**

*Electronic attendance \**

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

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

**Public**  
R. Wilkinson    P. McLeod\*    P. Agana  
J. Carlson       R. Carlson       A. Miller\*  
L. Dicknoether

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

**AGENDA**

**MOTION 024-018-144**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

The Agenda be adopted as amended, removing RCMP Delegation.

- CARRIED -

**MINUTES**

**MOTION 024-018-145**

Moved by Councillor Burdes, seconded by Councillor Hanchar THAT:

The draft minutes from the Regular Council Meeting of August 20, 2024, be adopted as presented.

- CARRIED -

**PAYABLES**

**MOTION 024-018-146**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

The Open Payables in the amount of \$395,216.73 be approved and paid.

- CARRIED -

Council sought clarification on multiple payable amounts, including those for ATCO Electric, Total Trac Yukon, Elevator Yukon, and Tait's Custom Trailer Sales.

**CORRESPONDENCE**  
**GTA Strategies – Bell Mobility and  
Northwestel Services**

Council was in receipt of correspondence from GTA Strategies, on behalf of Iristel and Ice Wireless, seeking a support letter for their submission to the CRTC, regarding issues with current telecommunications services being provided by Bell Mobility and Northwestel Inc. Council discussed the request and concluded that the request did not fall within Town Council's mandate and therefore were not in favor of providing a letter of support to Iristel and Ice Wireless. Council agreed that although there are issues with telecommunication in the Yukon, a discussion with Yukon government would be more appropriate.

**REPORTS**  
**CAO Report**

Council was provided with a written CAO Report (attached), which was read aloud.

Further to the update regarding the Rec Centre Boiler System Replacement project, Councillor Slager asked if there would be backup generators to accompany the new system and suggested that this be discussed more during 2025 budget preparations. Councillor Hanchar inquired on the status of the district heating system, which had been maintained over the summer and is in current operation.

**Admin Report**  
**Housing Accelerator Fund**

An Admin Report was provided by Elevator Yukon to outline the outcome of the Housing Accelerator Housing Grant Program. There was a total of 17 applications with 13 approvals, which will result in 14 new dwelling units. 4 applications did not meet policy guidelines and were rejected. Total funding approved through the Housing Grant Program was \$560,000.00.

**BYLAWS**  
**Zoning Amendment Bylaw 2024-08  
To Amend Airport Zone**

A conflict of interest was declared by Mayor Irvin, who exited Council Chambers for the discussion.

Zoning Amendment Bylaw 2024-08 was before Council for discussion, chaired by Councillor Hanchar. Councillor Burdes expressed support for the zoning amendment because of the benefits that a new housing development would bring to the community and due to the community support that Council received at the Zoning Bylaw Amendment Public Hearing. Councillor Slager and Councillor Hanchar agreed with Councillor Burdes' comments and it was suggested to move to Third and Final Reading of the bylaw.

**MOTION 024-018-047**

Moved by Councillor Slager, seconded by Councillor Burdes THAT:

Draft Zoning Amendment Bylaw 2024-08 be introduced for Third and Final Reading.

- CARRIED -

**NEW & UNFINISHED**  
**Prostate Cancer Awareness**

Council had received correspondence from the Prostate Cancer Foundation Canada, requesting that the municipality participate in the annual "Light up Blue for Prostate Cancer" campaign. Council expressed support for participating in the initiative. Administration will find a suitable location to hang blue lights for the month of September.

**COUNCILLOR OPEN FORUM**

Councillor Slager:

- Requested that the Town of Watson Lake fly an orange flag during the month of September for National Day of Truth and Reconciliation.
- Asked if there was an update on the lease renewal for the Visitor Information Centre. Administration did not have an update.

Councillor Hanchar:

- Reminded Administration to include *Welcome to Watson Lake* signs to 2025 budgetary discussions.

**GALLERY OPEN FORUM**

R. Wilkinson:

- Commended the Town for the ditch clearing that had been done in the Bellevue subdivision and urged Council to include roadway replacements in the 2025 budget.


**ADJOURNMENT**

**MOTION 024-018-048**

Moved by Councillor Slager, seconded by Councillor Hanchar THAT:

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

- CARRIED -

  
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Christopher Irvin – Mayor  
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Tiffany Lund – Municipal Clerk



Town of Watson Lake



CAO Report

PREPARED BY: Cam Lockwood  
REPORT DATE: 2024-09-02

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### Project Updates:

**Infrastructure:** The inground infrastructure work is scheduled to resume as soon as the weather permits in the spring. Norcope will have two crews in town to start the year, with one completing the Tintina Way work and the other working on Adela, Frank and Stikine with work slated to be completed by freeze up.

Currently Ottawa has not committed to any future funding streams, however it appears that they are waiting for the new budget in the spring.

Update: Norcope is completing the final grading of Tintina Way with that work expected to be done early this week. Work is continuing on the water line installation on Stikine. Road work is scheduled to start on Adela Trail late this week once Tintina is completed. Then the crew will move to Stikine and will finish out the year on Frank Trail road work.

**Rec Centre Scoping:** Work has been ongoing with the building assessment scoping project with engineers and consultants in town completing their work. We will have additional consultants in town on Monday and Tuesday doing further follow-up. When the work is completed, a report will be coming to council. This work is funded by YG.

Update: This work is progressing with the final report scheduled for mid-September. Administration and YG have started working on a funding application through the federal Green and Inclusive Community Buildings program. This funding provides up to \$25 million in funding. The application deadline is October 15<sup>th</sup>.

**Community Hall Renos:** Northern Front Studios and their engineering staff were in town, this week completing their assessments and scoping. The plan is to have work tender documents ready to be put out for tender early May. Our CCBF funding has been approved.

Update: The tender costing review provided a Class A estimate of \$1.5 million for the renovation which is \$800,000 less than the submitted bid by Wildstone. Administration will bring this item back to council in next year's budget.

**HVAC:** We have been working with YG on a proposal to have all our HVAC systems at the Rec Centre, NLC and Admin building replaced. Our application for COVID HVAC funding was submitted to YG Management Board, who have approved it and now an application has been submitted by YG to Ottawa for the final approval as this is a federal funding pot.

Update: Design continues with tenders currently anticipated to be published in November or December. Then the work would be completed by the spring and summer of 2025. Boiler replacement has been added to the scope of work for the Admin and NLC buildings. We have received the 65% design documents for review, this project is currently on track.

**Dry Hydrants:** The dry hydrant scoping project has wrapped up with 10 locations evaluated for potential dry hydrant installations. Only three locations were found to be suitable.

Update: Administration is researching funding options to be presented to Council later this year.

**Francis Avenue:** We have been meeting with Lands Branch to ensure that work is ready to proceed in the spring. Progressive Ventures, the lift station contractor, has already mobilized some of their equipment to town and the wet well is scheduled to arrive in the next month. First Kaska has started production of the gravel material which will be in place for when Sidhu Contracting arrives in the spring.

Update: The lot development is complete, Sidhu Contracting is currently completing the road construction with final capping and leveling. Hard surfacing will take place next spring. Power installation to the property lines will be completed by ATCO late this fall.

The lift station build continues with the construction of the lift station building currently under way.

The project is currently on track to reach substantial completion mid-September. Administration will be meeting with Lands Branch and EMR in October to get details on the lot pricing and sale details.

**Public Waste Drop Off Area:** Westpeak started site construction last fall and continued until the frost would not allow any further advancement. Our Public Works staff hauled fill and gravel to site and stockpiled it. The rolloff trailer and three bins have arrived and

are being stored at the Public Works yard, so we will be ready to go into operation as soon as the work is complete.

**Update:** The only outstanding items on this project are the completion of the wiring and installation of the light standards. We are currently working on operating guidelines and developing a pamphlet for the community. Information on the operation and guidelines for the drop of area will be coming out in the next few weeks, stay tuned.

**Water Treatment Plant Boilers:** The Request for Tender has been published and is closing in the next week. Once the bids are received, Administration will review them for compliance and will bring the recommendations to Council at the October 1st meeting. This work is slated to be completed in the spring.

**Cemetery:** Administration is working with our consultant to try and locate a contractor willing to take on the survey and layout work. It appears that this work will have to be pushed into next year.

**Playgrounds:** The Request for Proposals is being issued this week with the work scheduled for completion by the end of May. The parks scheduled for completion in this RFP are Wye Lake, Teslin Crescent and The Dennis Ball Pool park. The other three parks along with a dog park will be coming to council in next year's budget.

**Rec Centre Backup Boilers:** Administration is still working with the engineers on the design for the system, which will then produce the tender documents before year end. A majority of this work can be completed over the winter.

**Flag Poles:** Administration is working on a budget submission for next year to address Council's request for additional flag poles.