

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

MEETING NO. 22  
November 21, 2023

**ATTENDANCE**

*Electronic attendance \**

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

**Administration**

Cam Lockwood – Chief Administrative Officer  
Tiffany Lund – Municipal Clerk

**Public**

R. Wilkinson    P. McLeod \*    S. Bergeron  
G. Sundby \*    J. Carlson \*    L. Dicknoether  
D. Stubenberg

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

**AGENDA**

**MOTION 023-22-180**

Moved by Councillor Hanchar, seconded by Councillor Paquette THAT:

The Agenda be adopted as presented.

- CARRIED -

**MINUTES**

**MOTION 023-22-181**

Moved by Councillor Paquette, seconded by Councillor Burdes THAT:

The draft minutes from the Committee of the Whole meeting of November 7, 2023, be adopted as presented.

- CARRIED -

**PAYABLES**

**MOTION 023-22-182**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

The Open Payables in the amount of \$260,267.13 be approved and paid.

- CARRIED -

Council asked Administration to provide details on the payments to Northern Front Studios, B. Sundby Electric Ltd., and Lister's Motor Sports.

**PUBLIC HEARING**  
**Zoning Amendment Bylaw 2023-010**  
**608 Eighth Street North, Watson Lake**

**MOTION 023-22-183**

Moved by Councillor Hanchar, seconded by Councillor Paquette THAT:

Council open the Public Hearing to hear and consider all comments regarding Zoning Amendment Bylaw 2023-010 for the property located at 608 Eighth Street North.

- CARRIED -

Council was in receipt of two written submissions and there were four comments from the gallery:

- E. Labonte was in favour of the zoning amendments but added comments for Council's consideration, including green space, driveways, construction timeline stipulations, LFN consultation, and council conflict of interest.
- C. Craft was not in favour of the rezoning and believes that the community is not in need of new housing due to recent developments in the community and future development planned on Frances Avenue.
- D. Stubenberg was not in favour of the development citing that the lot is too small for a multi-unit build and parking, and that if approved, there should be an allowable ratio based on the number of units that could fit on neighboring properties.
- S. Bergeron provided Council with concept design for the build if the rezoning was approved. Bergeron believes that the planned six unit apartment would comply with the multi-residential stipulations in the bylaw, including setbacks and parking requirements. Bergeron disagreed that there is no need for housing in the community.
- P. McLeod was in favour of the zoning amendment and agreed that there is a housing shortage and a need for additional housing in the community. McLeod would like to see the development move forward in accordance with the zoning bylaw.
- G. Sundby was in favour of the zoning amendment and believes this may be a good start to move forward with similar developments of this type.

**MOTION 023-22-184**

Moved by Councillor Slager, seconded by Councillor Paquette THAT:

Being no further comments the Public Hearing be closed.

- CARRIED -

**CORRESPONDENCE**  
**D. Stubenberg – Zoning Bylaw 2023-05**

Council was in receipt of a correspondence from Dalyce Stubenberg regarding Zoning Bylaw 2023-05 and complaints with the process of applying for a development permit for the installation of shipping containers during construction of a residentially zoned property. In Stubenberg's letter, it was requested that Council amend section 8.9(d) which currently gives the Development Officer discretion to approve temporary shipping containers during construction. Councillor Slager asked if there is a set of time indicated in the bylaw for temporary shipping containers, or if it is only tied to occupancy established.

**REPORTS**  
**CAO Report**

Administration provided various department updates:

- Staff have been busy working on budgets. The provisional operating budget before Council was introduced without an increased property tax levy and most items in the provisional capital budget would be purchased through Gas Tax funding. Administration is seeking clarification from YG on assessed property value increases. Both budgets will be brought forward for public input at the Town Hall meeting on November 27, 2023.
- The landfill excavator has had engine issues. A mechanic is scheduled to arrive on site later in the week.
- The construction at the Public Waste Drop-off ended for the season with a quarter of the groundwork being completed. Construction will commence again in the spring. Administration commented that correspondence with the contractor has been exceptional.
- The Recreation Centre was still without district heat however ATCO has committed to having it back up later in the week.
- Town management sat in on presentations from the Department of Community Services to hear updates from Infrastructure, Lands, Recreation, and Canada Community Build Fund. Lands confirmed that conversations are ongoing with LFN regarding land development areas and with First Kaska regarding the Frances Avenue development.

**Quarterly Department Reports**

Council was in receipt of third quarter department reports from all departments except Finance, for which Administration provided a verbal update on including account and reserve account balances. Councillor Slager asked if Administration could provide a projected surplus, but Administration would rather wait until closer to year end to provide those projections as there are several year-end entries to be made.

Councillor Paquette noted that the Public Works report stated they help the other departments, but this was not repeated in other department reports. Councillor Paquette asked why this is. Administration explained that Public Works often assists when heavy equipment or expertise in a certain area are needed.

Administration was asked when the Fire bylaws should be expected back for Council's review. Fire bylaws will be before Council at a December meeting.

Mayor Irvin asked if each report could have a highlight section that could be read aloud for the public or a synopsis of all department reports. Department head training is still ongoing in this area and the goal is for each department head to attend meetings to present reports, which Administration hopes will start in the new year.

**BYLAWS**  
**Capital Budget Amendment**  
**Bylaw 2023-013**

Capital Budget Amendment Bylaw 2023-013 was before Council for First and Second Reading. The purpose of this bylaw is to adopt amendments to the 2023 capital budget expenditures.

**MOTION 023-22-185**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

Bylaw 2023-013, being the Capital Budget Amendment Bylaw, be introduced for First and Second Reading.

- CARRIED -

**Capital Budget Bylaw 2023-014**

Capital Budget Bylaw 2023-014 was before Council for First Reading. The purpose of this bylaw being to adopt a three year capital budget expenditure program.

**MOTION 023-22-186**

Moved by Councillor Hanchar, seconded by Councillor Burdes THAT:

Bylaw 2023-014, being the Capital Budget Bylaw, be introduced for First Reading.

- CARRIED -

**O&M Budget Bylaw 2023-015**

O&M Budget Bylaw 2023-015 was before Council for First Reading. The purpose of this bylaw being to adopt an operating budget for the 2024 fiscal year.

**MOTION 023-22-187**

Moved by Councillor Burdes, seconded by Councillor Hanchar THAT:

Bylaw 2023-015, being the O&M Budget Bylaw, be introduced for First Reading.

- CARRIED -

**Property Tax Levy  
Bylaw 2023-016**

Property Tax Levy Bylaw 2023-016 was before Council for First Reading. The purpose of this bylaw being to set property tax levy rates for 2024.

**MOTION 023-22-188**

Moved by Councillor Hanchar, seconded by Councillor Paquette THAT:

Bylaw 2023-016, being the Property Tax Levy Bylaw, be introduced for First Reading.

- CARRIED -

Councillor Slager asked Administration if property tax mill rates had ever been lowered, and if this could be considered if there is a climate of property assessment increases.

**Zoning Amendment  
Bylaw 2023-010**

Zoning Amendment Bylaw 2023-010 was before Council for Second Reading. The purpose of this bylaw is to amend Zoning Bylaw 2023-05 to change the property located at 608 Eighth Street North from Institutional zoning to multi-residential, to allow for the construction of an apartment complex.

**MOTION 023-22-189**

Moved by Councillor Burdes, seconded by Councillor Hanchar THAT:

Bylaw 2023-010, being the Zoning Amendment Bylaw 2023-010, be introduced for Second Reading.

- CARRIED -

**COUNCILLOR OPEN FORUM**

Councillor Slager:

- Asked if the budgets could include Halloween and Christmas event prizes. Administration explained that the budget was adjusted to include these expenses.

Councillor Paquette:

- Thanked the Town for the quick work clearing snow throughout the community.

Councillor Hanchar:

- Asked if the work that Public Works is doing to move materials to the Public Waste Drop-Off project area is reflected in the contract, to which Administration confirmed that it was.

Mayor Irvin:

- Recapped the upcoming meeting schedule for November, December and January.
- Shared that there is no update on the tri-part Community Safety agreement. The agreement had been signed by the Town and DDC and is not with LFN's Justice Department for review.


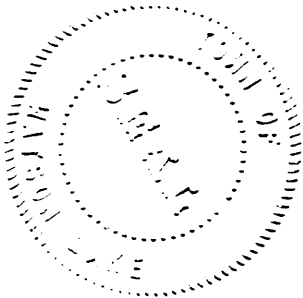
**ADJOURNMENT**

**MOTION 023-22-190**

Moved by Councillor Paquette, seconded by Councillor Hanchar THAT:

There being no further business the meeting be adjourned.

- CARRIED -

  
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Christopher Irvin – Mayor  
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Tiffany Lund – Municipal Clerk

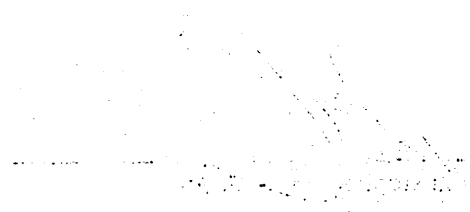
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