



PUBLIC HEARING

Town of Fort Smith

Development Appeal Board

Monday, February 26th, 2024, at 9:30am

Agenda

- 1. Board to Appoint Chairperson**
- 2. Call to Order**
- 3. Statement of Purpose of Meeting**
- 4. Introduction of Board**
- 5. Explanation - DPA-048-23 Home Occupation Business
Craig and Pam Walsh/The Newfie Workshop & Online Sales**



DPA-048-23 BN.pdf

- 6. Council's Decision as the Development Authority**
 - a. Protective Services Standing Committee Minutes –
Discussion/Recommendation**
 - b. Regular Meeting of Council – Motion #23-329**



Protective Services
Minutes December 5



Regular Council
Minutes December 1

- 7. Reason for Appeal**
 - a. Sandra Robichaud – Appeal dated January 31, 2024**
 - b. Lorraine Tordiff – Appeal dated February 2, 2024**
 - c. Trevor Tordiff – Appeal dated February 2, 2024**
 - d. Other persons claiming to be affected by the development as agreed to
be heard by the Development Appeal Board.**



Sandra Robichaud
Appeal.pdf



Lorraine Tordiff
Appeal.pdf



Trevor Tordiff
Appeal.pdf

- 8. Applicant – DPA-048-23**
- 9. Public Hearing Adjournment**
- 10. Deliberation**
- 11. Development Appeal Board Adjournment**



BRIEFING NOTE

TO: Mayor and Council
DATE: November 17, 2023
SUBJECT: DPA-048-23

PURPOSE:

Craig Walsh has submitted a Home Occupation Development Application. This application is for operation of The Newfie Workshop & online Sales at the following location:

Lot	Block	Plan	Zone	Civic Address
25	18	212	R2	22 Ptarmigan St.
or Certificate of Title:			NA	

BACKGROUND:

The Property is zoned R2 and a Home Occupation Business is a conditional use in this zone requiring council approval.

ANALYSIS:

A Home Occupation Business License application has been received that indicates operations include Office work and answering phones. There will not be any foot or vehicle traffic related to this business. No signs, construction, or other exterior alterations will occur.

The Applicant has been advised of the requirement to comply with:

- All Town Bylaws, specifically the Town Zoning, Business License Bylaws and Unsightly Lands Bylaw
- National Building Code, most current.
- National Fire Code, most current; and
- All Federal and Territorial Regulations.

Please see the attached map showing the location of the lot.

Approval Considerations

A home occupation is conditional in this zone. An operation of this type has the potential to cause enforcement issues with the unsightly lands bylaw 855 (l) (ii) construction and or industrial equipment in a residential setting and bylaw 873 to amend the business license bylaw 7 (k) (n) (q) quiet enjoyment, display and storage of goods and, compatibility with a residential setting.

Respectfully Submitted,


Development Officer



TOWN OF FORT SMITH

Post Office Box 147, Northwest Territories, X0E 0P0
Phone: (867) 872-8400 Fax: (867) 872-8401

Application No. _____

PROPOSED DEVELOPMENT(S):

Check all applicable development(s) and submit the completed, corresponding checklist of required items with your application.

1. CONSTRUCTION
 2. EXCAVATION
 3. HOME OCCUPATION
 4. RELOCATION
 5. DEMOLITION
 6. SIGN

1. CONSTRUCTION:

Proposed Building Dimensions:

Width: _____ Length: _____ Height: _____ Area: _____

1 set of site plans showing:

- Building outlines; - Legal description - Provisions for landscaping and drainage
- Yards/Setbacks (front, rear, and side) - Provisions for off-street loading, parking, and property access

1 set of floor plans (minimum 1:100 scale)

1 set of elevations (minimum 1:100 scale)

1 set of sections (minimum 1:100 scale)

Estimated commencement date _____

Estimated completion date _____

Proof that documents have been submitted to and reviewed by the Office of the Fire Marshal of the NWT (single-family dwelling units are exempted)

2. PROPOSED EXCAVATION

1 set of plans for the location of the excavation

Plans for excess fill: _____

Length (metres) _____ Width (metres) _____ Depth (metres) _____

Planned Excavation Start Date _____

Planned Excavation Completion Date _____

3. HOME OCCUPATION

Business License Application Completed and Fees Paid.

Business License and Zoning Bylaws reviewed to ensure the Home Occupation is suitable for a residential zone.

A complete description of the business is submitted for review by the Development Officer.



TOWN OF FORT SMITH

Post Office Box 147, Northwest Territories, X0E 0P0
Phone: (867) 872-8400 Fax: (867) 872-8401

Application No. _____

4. PROPOSED RELOCATION

- Type of Building or Structure to be Relocated: _____
- From: Lot# _____ Block# _____ Plan# _____
- To: Lot# _____ Block# _____ Plan# _____
- Proposed Route: _____

- Planned Date of Move: _____

The following **CONDITIONS** apply to the relocation of buildings the applicant is responsible for:

1. Bylaw 936 Part 6.1 (7)
2. Securing a permit to construct on the destination property if applicable.
3. Alerting NorthwesTel Inc., NWT Power Corporation, the GNWT Department of Highways, and RCMP of the move.
4. Any damages which may occur as a result of this relocation.

5. PROPOSED DEMOLITION

- Type of Building or Structure to be Demolished: _____
- Demolition Methods to be used: _____
- Disposal Methods: _____
- Planned Demolition Start Date: _____
- Planned Demolition Finish Date: _____

6. PROPOSED SIGN

- Site Plan showing the location of the sign.
- 1 set of drawings to scale, showing:
- Sign location
 - Dimensions (Height, Width, and Thickness)
 - Size of letters
 - Projection from the building face
 - Height above average ground level at the building face
 - Manner of illumination, animation, or flashing lights (if applicable)
- Message on sign: _____
- Planned Installation Date: _____



TOWN OF FORT SMITH BUSINESS LICENSE APPLICATION

In accordance with Bylaw 504, Bylaw 873, and the current Rates and Fees Bylaw.

ALL BUSINESSES AFFECTING THE USE OR INTENSITY OF USE OF A PROPERTY PER ZONING BYLAW 936 MUST BE ACCOMPANIED BY A DEVELOPMENT PERMIT APPLICATION.

Date of Application <i>Nov. 14/23</i>		New Application <input checked="" type="checkbox"/> Renewal <input type="checkbox"/>	
Name of Applicant <i>Craig Walsh/Pam</i>		Name of Business <i>The Newfie Workshop & Online Sales</i>	
Business Street Address <i>22 Ptarmigan/3 Partridge</i>		Legal Address Lot: <i>25</i> Plan: <i>0212</i>	Mailing Address <i>P.O. Box 115</i>
Phone Number <i>(867) 872-0782</i>		Fax Number _____	Can your business info be put on the Town's website? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Email Address <i>CraigWalsh01@gmail.com</i>		Business Website: <i>WWW.silvericing.com/PamWalsh</i>	
Do you wish to receive email newsletters from the Town regarding Business opportunities? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Business: RESIDENT <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Home Occupation – Includes desk operations <input type="checkbox"/> Commercial in a residential zone – Non-conforming <input type="checkbox"/> Hawker/Peddler <input type="checkbox"/> Junior Business <input type="checkbox"/> Charitable Purposes		Type of Business: NON-RESIDENT <input type="checkbox"/> Non-resident <input type="checkbox"/> Non-resident Vendor <input type="checkbox"/> Charitable Purposes	
<input type="checkbox"/> Change Fee <input type="checkbox"/> Late Fee (if renewal received after February 15) <input type="checkbox"/> Reduced resident rate (application after Sept. 1 st)			
ALL RATES AND FEES WILL BE BASED ON THE CURRENT RATES AND FEES BYLAW			
PROVIDE A COMPLETE DESCRIPTION OF YOUR BUSINESS: Include what the business does, how much foot and vehicle traffic there will be, what will be stored on-site, what services or products will be offered, what the hours of operation will be, what signs will be installed, what demolition or construction may occur etc. (Being thorough will avoid delays in processing times. Attach a separate letter if necessary.)			
<i>- General contracting; minor house hold repairs, decks, custom welding and fabrication.</i>			
<i>- Online clothing sales</i>			
Date of Commencement (If New or Non-Resident): <i>Jan - 1, 2024</i>		Date of Termination (If Non-Resident): _____	Number of Employees Full Time: <input checked="" type="checkbox"/> Part Time: <input checked="" type="checkbox"/>

I, Craig Walsh, hereby make an application for a license in accordance with the particulars as above stated and certify that the number of persons employed in the said business will be 2 (or _____ person-years) including owner and that the necessary verification has been received in accordance with the provisions of the Worker's Compensation Act.

*** Note: If you wish to submit this application via email please send it to reception@fortsmith.ca**

Signature of Applicant

Signature of Development Officer

The Newfie Workshop & Online Sales
On Behalf of (Name of Business)

Nov. 16/23
Date



Town of Fort Smith
Protective Services Standing Committee
Tuesday, December 5th, 2023 at 7:00 pm
Town Hall Council Chambers

Chairperson: Cr. Fergusson
Members: Mayor Daniels, D/M Korol, Cr. Campbell, Cr. Pischinger, Cr. Beaulieu, Cr. Couvrette, Cr. Tuckey
Staff Present: Keith Morrison, Senior Administrative Officer
Katie Reid, Executive Secretary - Teams
Guests: Tracy Thomas, SAO Candidate

1. Call to Order

Mayor Daniels called the meeting to order at 7:00 pm and handed the Chair to Cr. Fergusson.

Cr. Fergusson read the acknowledgement of First Nations.

2. Declaration of Financial Interest

- a. Statement of Disclosure of Interest – There were no disclosures of financial interest.

3. Review

- a. Agenda –The agenda was reviewed.

RECOMMENDATION

Moved by: Cr. Couvrette

Seconded by: D/M Korol

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

- b. Minutes – The Protective Services Standing Committee Minutes of November 7th, 2023, were reviewed and adopted at the Regular Meeting of Council on November 21st, 2023.

- c. Vision and Values – The Vision and Values were reviewed.

4. Director's Report

Administration spoke to the statistics and thanked the Director of Protective Services and staff for responding to the town-wide power outage that occurred today. He noted that the Town was proactively meeting to determine how to keep heat in the buildings, and continue to provide potable water, while identifying warming shelters for the community if the outage was prolonged to ensure health and safety of residents.

Additionally, Administration thanked the department for quickly responding and evacuating the CRC due to the building filling with smoke from a blown air handling unit resulting from the outage. He also thanked the Facilities Maintenance department and Directors for identifying the issue and addressing it. Further, he thanked the Ambulance for a difficult response the previous week. Administration commended responders, staff, and volunteers for great work.

Cr. Beaulieu entered the meeting.

5. Protective Services Statistics

- a. Fire Department Statistics November 2023 – The Fire Department Statistics were reviewed.

- b. Ambulance Department Statistics November 2023 – The Ambulance Department Statistics were reviewed.

- c. Fire/EMS Training Report November 2023 – The Fire/EMS Training Report was reviewed.
- d. Fire/EMS Graphs November 2023 – The Fire/EMS Graphs were reviewed.
- e. Land and Development Report November 2023 – The Land and Development Report was reviewed.
- f. Bylaw Report November 2023 – The Bylaw Report was reviewed. Administration advised that the new Bylaw Officer was appointed two-weeks-ago and has provided a robust bylaw report. Further, the Land and Development Officer was hired pre-evacuation and has been working on clean-up of unsightly properties and fire abatement. He requested Council forward any concerns to Administration to ensure they are addressed.

6. Administration

- a. Briefing Note DPA-047-23 – The briefing note was reviewed.

RECOMMENDATION

Moved by: D/M Korol

Seconded by: Cr. Pischinger

That DPA-047-23, submitted by Dylan Jones, for a home occupation business, PKS Ltd. Reclamation Specialists, from Lot 1271, Plan 1679 1 Bell Rock Way, in Fort Smith be approved.

CARRIED UNANIMOUSLY

- b. Briefing Note DPA-048-23 – The briefing note was reviewed. Cr. Campbell has concerns with increased vehicles and traffic resulting from home occupation businesses and changed characteristics of neighbourhoods. Additionally, he has fire and safety concerns with welding shops in residential neighbourhoods.

Cr. Couvrette advised that EDAB had made business license bylaw recommendations and wanted to present them to Council prior to the evacuation. He noted that he would revisit this with EDAB later this month as their Council representative and to move their recommendations forward.

RECOMMENDATION

Moved by: D/M Korol

Seconded by: Cr. Couvrette

That DPA-048-23, submitted by Craig Walsh, for a home occupation business, The Newfie Workshop and Online Sales, from Lot 25, Block 18, Plan 212, 22 Ptarmigan Street in Fort Smith be approved.

IN FAVOUR – MAYOR DANIELS, D/M KOROL, CR. FERGUSSON, CR. TUCKEY, CR. BEAULIEU, CR. COUVRETTE

OPPOSED – CR. CAMPBELL

MOTION CARRIED

- c. Briefing Note Public Inquiry of the 2023 Wildfire Response – The briefing note was reviewed. Administration outlined the differences between a public inquiry compared to independent after-action reviews performed by agencies and governments. He noted that after-action reviews are valuable to internally assess the performance of each individual agencies/government but may fall short in addressing inter-agency/inter-government operational, communication, and coordination issues highlighted by the complex, large-scale, and multi-jurisdictional nature of the 2023 wildfire season and in consideration of Fort Smith being in the midst of multiple jurisdictions including the GNWT, the Government of Alberta, WBNP (federal), and Indigenous Governments in Alberta and the NWT.

Administration advised that a public inquiry should not assign blame, but encourage progress, and aims to explore a path forward by generating recommendations that can enhance wildfire prevention, preparedness, and response strategies. Further, he noted that the recommendations from the public inquiry have the potential to make changes to legislation, policies, or practices to better ensure the protection of communities and natural ecosystems in the north.

Administration advised that he has discussed the need for an internal after-action review with MACA, separate from a public inquiry, and was advised that they it would not be funded but they have provided templates to perform the review.

Cr. Couvrette advised that his wife had drafted the petition for the call for a public inquiry and requested individuals interested in signing the petition contact Helena Katz or himself for assistance in signing. He advised that the petition would be presented to the NWT Premier and he hopes to complete the petition in the next few weeks.

RECOMMENDATION

Moved by: D/M Korol

Seconded by: Cr. Couvrette

That, with Administrative support, Council draft a letter of support for a public inquiry into the 2023 wildfire season response efforts with the aim of identifying any inter-agency and inter-government operational, communication, and coordination issues that may have been highlighted by the complex, large-scale, and multi-jurisdictional nature of this wildfire season.

This process should be carried out in the spirit of creating forward-looking recommendations that can enhance wildfire prevention, preparedness, and response strategies through changes in legislation, policies, or practices to better ensure the protection of communities and natural ecosystems in the north.

CARRIED UNANIMOUSLY

7. Date of Next Meeting

The next Protective Services Standing Committee meeting will be on January 2nd, 2024.

8. Adjournment

RECOMMENDATION

Moved by: Cr. Pischinger

Seconded by: Cr. Couvrette

That the meeting be adjourned at 7:17 pm.

CARRIED UNANIMOUSLY



**COUNCIL OF THE TOWN OF FORT SMITH
MEETING 11-23
THE FIRST REGULAR MEETING OF COUNCIL FOR
THE MONTH OF DECEMBER AND THE
TENTH FOR THE YEAR 2023**

PRESENT: Mayor F. Daniels Deputy Mayor D. Korol
Cr. M. Couvrette Cr. A. Pischinger
Cr. L. Tuckey

REGRETS: Cr. K. Campbell Cr. L. Beaulieu
Cr. D. Fergusson

STAFF: K. Morrison, Senior Administrative Officer
K. Reid, Executive Secretary

GALLERY: Sgt. Cagri Yilmaz

Meeting 11-23
December 19, 2023

7:00 PM
Town Hall Council Chambers

A. CALL TO ORDER & CONFIRMATION OF QUORUM

Mayor Daniels called the meeting to order at 7:00 p.m. and confirmed a quorum of Council was present.

Mayor Daniels read the acknowledgement of First Nations.

B. APPROVAL OF AGENDA

23-324 Moved by: D/M Korol
Seconded by: Cr. Couvrette

That the agenda be adopted as presented.

CARRIED UNANIMOUSLY

C. PRESENTATIONS

- a. RCMP Police Reports November 2023 – Sgt. Yilmaz presented the RCMP police report and advised that there were 137 calls for service in November 2023 compared to 162 in 2022. He advised that the priorities for 2023 included traffic safety, Truth and Reconciliation, and harm reduction. He advised that the RCMP conducted seven targeted enforcement activities including checkstops in November. He noted that 35 vehicles were checked, and two individuals were arrested and charged with impaired driving, as well as a third person resulting from a tip. He added that tickets were issued for various traffic offences.

Sgt. Yilmaz advised that two new RCMP members have been assisting with coaching youth hockey and would continue throughout the season. Additionally, Cst. Woodward volunteers at the animal shelter and members participated in the pancake breakfast at PWK.



Regarding harm reduction, Sgt. Yilmaz advised that a search warrant was executed which led to the seizure of five ounces of cocaine, and other possessions. In addition to this, another individual was charged with cocaine trafficking and possession. He noted that there is an eighteen-month timer to prosecute due to the time it takes to perform investigations and gather evidence through lab analysis.

Sgt. Yilmaz advised compliance checks continue on repeat, high-risk offenders and thinks this is displayed through reduced calls for service.

Cr. Couvrette commended the RCMP for law enforcement initiatives performed in the community and for keeping Fort Smith residents safe. D/M Korol agreed with Cr. Couvrette's comments and commended the RCMP.

Mayor Daniels advised that a letter was sent to the former Minister of Justice regarding the Missing Persons Act and noted that it was not actioned due to elections. He advised that he would resend the letter to the new Minister of Justice.

Mayor and Council thanked Sgt. Yilmaz for his update.

D. **APPROVAL OF MINUTES**

Regular Meeting of Council 10-23

23-325 Moved by: Cr. Couvrette
Seconded by: Cr. Pischinger

That the minutes of Regular Meeting 10-23 of November 21, 2023, be adopted as presented.

CARRIED UNANIMOUSLY

Special Meeting of Council SP-10-23

23-326 Moved by: Cr. Couvrette
Seconded by: Cr. Pischinger

That the minutes of Special Meeting SP-10-23 of November 24, 2023, be adopted as presented.

CARRIED UNANIMOUSLY

E. **BUSINESS ARISING FROM THE MINUTES**

Cr. Couvrette requested an update on the functional review and noted from the last meeting that budget had not been assigned which led to further delays. He requested a briefing note be brought to Council in January with an update and the status of the review. Administration replied that the intent is to bring the Capital Plan to give Council the opportunity to review all capital projects. He noted that the functional review was an additional capital project put forward mid-year and suggested capital initiatives be reviewed holistically. Cr. Couvrette noted that Mayor and Council had identified the functional review as a significant project to ensure efficient operations moving forward and for the next Mayor and Council.



F. **DECLARATION OF FINANCIAL INTEREST**

- a. Statement of Disclosure of Interest – There were no declarations of financial interest.

G. **COUNCIL BUSINESS**

- a. Introduction and Consideration of Committee Reports

Protective Services Standing Committee

23-327 Moved by: D/M Korol
Seconded by: Cr. Tuckey

That the Protective Services Standing Committee minutes from December 5, 2023, be adopted as presented.

CARRIED UNANIMOUSLY

DPA-047-23 Home Occupation Business

23-328 Moved by: D/M Korol
Seconded by: Cr. Pischinger

That DPA-047-23, submitted by Dylan Jones, for a home occupation business, PKS Ltd. Reclamation Specialists, from Lot 1271, Plan 1679, 1 Bell Rock Way, in Fort Smith be approved.

CARRIED UNANIMOUSLY

DPA-048-23 Home Occupation Business

23-329 Moved by: D/M Korol
Seconded by: Cr. Pischinger

That DPA-048-23, submitted by Craig Walsh, for a home occupation business, The Newfie Workshop and Online Sales, from Lot 25, Block 18, Plan 212, 22 Ptarmigan Street in Fort Smith be approved.

CARRIED UNANIMOUSLY

Public Inquiry of the 2023 Wildfire Season

23-330 Moved by: Cr. Couvrette
Seconded by: Cr. Tuckey

That, with Administrative support, Council draft a letter of support for a public inquiry into the 2023 wildfire season response efforts with the aim of identifying any inter-agency and inter-government operational, communication, and coordination issues that may have been highlighted by the complex, large-scale, and multi-jurisdictional nature of this wildfire season.

This process should be carried out in the spirit of creating forward looking recommendations that can enhance wildfire prevention, preparedness, and response strategies through changes in legislation, policies, or practices to better ensure the protection of communities and natural ecosystems in the north.

CARRIED UNANIMOUSLY

Corporate Services Standing Committee

23-331 Moved by: Cr. Couvrette
Seconded by: Cr. Pischinger

That the Corporate Services Standing Committee minutes from December 5, 2023, be adopted as presented.

CARRIED UNANIMOUSLY



Councillor Appointment to the Post-Secondary Education Committee

23-332 Moved by: D/M Korol
Seconded by: Cr. Pischinger

That Cr. Tuckey be appointed to the Post-Secondary Education Committee.

IN FAVOUR – D/M KOROL, CR. COUVRETTE, CR. PISCHINGER
ABSTAINED – CR. TUCKEY

Councillor Appointment to the NTPC Intervention Committee

23-333 Moved by: D/M Korol
Seconded by: Cr. Pischinger

That Cr. Fergusson be appointed to the NTPC Intervention Committee.

CARRIED UNANIMOUSLY

Community Services Standing Committee

23-334 Moved by: D/M Korol
Seconded by: Cr. Pischinger

That the Community Services Standing Committee minutes from December 12, 2023, be adopted as presented.

CARRIED UNANIMOUSLY

Fort Smith Housing Needs Assessment – Administration noted correspondence received from Blades Construction in support of local housing development. He noted that the approved Housing Needs Assessment document is a supporting document for the Town's CMHC funding application for \$2 milling and the outcome of funding approvals will dictate further developments.

23-335 Moved by: Cr. Tuckey
Seconded by: Cr. Pischinger

That Mayor and Council accept the Fort Smith Housing Needs Assessment as presented.

CARRIED UNANIMOUSLY

Municipal Services Standing Committee

23-336 Moved By: D/M Korol
Seconded By: Cr. Couvrette

That the Municipal Services Standing Committee minutes from December 12, 2023, be adopted as presented.

CARRIED UNANIMOUSLY



b. Enactment of Bylaws and Policies

Bylaw 1054 Appointment of Fire Chief Jami Short; First Reading – Administration advised that the Director of Protective Services, Adam McNab, would be taking a years' leave without pay. He noted that Mr. Short had previously acted as Fire Chief and would assume the role in the Director's absence.

23-337 Moved By: D/M Korol

Seconded By: Cr. Pischinger

That Bylaw 1054, Appointment of Bylaw Officer Jami Short, be introduced and given First Reading.

WHEREAS, the Council of the Municipal Corporation of the Town of Fort Smith, in the Northwest Territories, has enacted a by-law to establish the Fort Smith Volunteer Fire Department; AND

WHEREAS the Fire Prevention Act, R.S.N.W.T. 1988 establishes the Fire Chief or acting Fire Chief as a Local Assistant to the Fire Marshal of the Northwest Territories for the purposes of carrying out the provisions of that Act within the limits of the municipal corporation;

NOW THEREFORE, the Council of the Municipal Corporation of the Town of Fort Smith, at a duly assembled meeting enacts as follows:

1. That Jami Short be appointed Fire Chief for the Town of Fort Smith.
2. That this appointment shall come into effect upon this bylaw receiving third reading.
3. That Bylaw 1005 be hereby repealed.

CARRIED UNANIMOUSLY

Bylaw 1054 Appointment of Fire Chief Jami Short; Second Reading

23-338 Moved By: Cr. Couvrette

Seconded By: Cr. Tuckey

That Bylaw 1054, Appointment of Fire Chief Jami Short, be given Second Reading by title only.

CARRIED UNANIMOUSLY

c. Mayor and Council/Board Representative Updates

- i. Cr. Tuckey – Cr. Tuckey gave condolences to the Bourke, Desjarlais, and Beaulieu families. He congratulated athletes that participated in local AWG trials. He noted that the Seniors' Society had a successful and well attended Christmas Dinner at the CRC and he was pleased to see Santa's Sleigh out again.
- ii. Cr. Couvrette – Cr. Couvrette gave condolences to the Bourke, Desjarlais, and Beaulieu families. He was also pleased to see Santa's Sleigh out again and thanked the Beamish family and volunteers participating.



Cr. Couvrette advised that the Post-Secondary Education Committee is scheduled to meet on December 20th and the Economic Development Advisory Board is scheduled to meet on December 21st. He added that the NTPC Intervention Committee met on December 18th and received an update on the status of the intervention of NTPC's takeover of Hay River's franchise agreement and NUL's assets. He noted that the plan to takeover Hay River distribution may have negative impacts to Fort Smith residents and through the intervention process and that the Town wants to ensure power remains affordable and equitable to residents. He noted that the PUB Technical Hearing to review the Hay River/NTPC franchise agreement and purchase of NUL's assets is scheduled for January 16th and that Stand Alone Energy would be representing the Town of Fort Smith in the intervention process.

- iii. Cr. Pischinger – Cr. Pischinger gave condolences to the Bourke, Desjarlais, and Beaulieu families. She congratulated the athletes who participated in the AWG trials as well as those selected to participate in the AWGs. She thanked the Beamish family and volunteers for the Santa Sleigh initiative. She wished everyone a happy and safe holiday season.
- iv. D/M Korol – D/M Korol gave condolences to the Bourke, Desjarlais, and Beaulieu families. She congratulated Amelie Aubrey-Smith for being the recipient of the NTPC McBride Scholarship, and to Jane Dragon and Richard Van Camp for being the recipients of the Order of the Northwest Territories. Additionally, she congratulated the former Deputy Mayor Jay Macdonald on his successful election as the Thebacha MLA of the 20th Legislative Assembly and appointment as Minister of ECC. D/M Korol was pleased with the decorated homes in the community and advised that she was a judge for the Christmas Lights Contest. She wished the community a Happy New Year.
- v. Mayor Daniels – Mayor Daniels gave condolences to the Bourke, Desjarlais, and Beaulieu families. Mayor Daniels thanked the Conibear family for reaching out for an honorary birthday letter for Abby Conibear and wished her a Happy Birthday. He noted that she turns 94 tomorrow and was born in Fort Smith. Mayor Daniels congratulated athletes that participated in the AWG trials.

d. Administration

Administration noted that Council asked about the ability to invest funds and advised that this information was emailed. He advised that the Town has an operational account, and reserves for capital purchases. He noted that most grants received are conditional, such as CPI and Gas Tax funding, and have investment restrictions. He added \$300k is annually invested into reserves from the general cash account as legislated by bylaw. He advised that the Town needs to make safe investments to ensure taxpayer funds aren't lost and noted that as such the Town is limited to bond and GIC investments. He noted that funds are not locked into Town accounts and that there are no fees for processing.

Administration noted that it was requested to add TRC as a governance line item and that an update would be brought to Council on how to advance actions. He noted that the staff are at capacity handling municipal needs.

Administration stated that the new website is live.



Administration noted that a recommendation was made at the NTPC Intervention Committee meeting on December 18th to have Stand Alone Energy represent the Town of Fort Smith during the PUB technical hearing and advised that there is an existing motion to have Stand Alone Energy represent the Town of Fort Smith through the intervention process.

Additionally, he noted that three tenders have closed for the compactor building, water intake, and lagoon liner, and that all tenders received were over budget and are being reviewed.

i. Briefing Note Appointment of Auditors – The briefing note was reviewed.

23-339 Moved by: D/M Korol

Seconded by: Cr. Tuckey

That the Council of the Town of Fort Smith approve the contract amendment from the incumbent auditor and appoint Avery Cooper & Co. Ltd. as the auditor for the year ended December 31, 2023, and for subsequent years subject to annual review and approval.

CARRIED UNANIMOUSLY

ii. Briefing Note 2024 NWTAC AGM – The briefing note was reviewed. Administration advised that there were resolutions submitted last year that would be voted on at the upcoming meeting. He advised that an additional resolution and changes to standing and reaffirmed resolutions were submitted by Cr. Couvrette for consideration. Additionally, he advised that costs were outlined in the briefing note for Councillors wishing to attend the AGM for an informed decision when selecting how many Councillors attend.

Cr. Couvrette advised that his new resolution calls for support from the NWTAC for a public inquiry into the 2023 wildfire responses in addition to the motion to write a letter to support the call for a public inquiry that was passed last month. He advised that Dene Nations have also supported the call. Cr. Couvrette also reviewed proposed changes to standing and reaffirmed NWTAC resolutions.

Cr. Couvrette noted that any meals provided by the NWTAC should not be paid by the Town as per diems.

Councillors Attending the NWTAC AGM

23-340 Moved by: D/M Couvrette

Seconded by: Cr. Pischinger

That Cr. Fergusson, Cr. Tuckey, Cr. Pischinger, Cr. Campbell, Cr. Couvrette, D/M Korol and Mayor Daniels be approved to attend the 2024 NWTAC Annual General Meeting on February 29th to March 2nd, 2024, in Hay River and that per diems not be paid for meals provided during the AGM.

CARRIED UNANIMOUSLY



2024 NWTAC New Resolution and Changes to Reaffirmed and Standing Resolutions

23-341 Moved by: Cr. Couvrette
Seconded by: Cr. Tuckey

That Mayor and Council accept the new Resolution, “Call for Public Inquiry - Kakisa/Enterprise/Hay River (SS-052) Wildfire Response”, and

That the proposed changes to NWTAC Reaffirmed Resolutions and Standing Resolutions be accepted; and

That the new Resolution and changes to the NWTAC Reaffirmed Resolutions and Standing Resolutions be submitted to the NWTAC for the 2024 NWTAC Annual General Meeting in Hay River on February 29-March 2, 2024.

CARRIED UNANIMOUSLY

- iii. Briefing Note Bylaw XXX SAO Employment Bylaw – The briefing note was reviewed. Administration advised that the current SAO Employment Bylaw 1009 was approved by Mayor and Council in 2021. He advised that legal Counsel has updated the bylaw, and it was distributed to the HR Committee for review, then brought to Council in consideration of the SAO staffing exercise. Administration noted that differences are outlined in the new bylaw from the last and that the updated bylaw is written to the benefit of Council. In consideration of this he felt it would be difficult to staff under the updated bylaw. He recommended the bylaw return to the HR Committee for further review and to consider staffing under the current bylaw 1009. He suggested moving in-camera if Council wished to talk specifics.

23-342 Moved by: D/M Korol
Seconded by: Cr. Tuckey

That Council move in-camera in accordance with the Cities, Towns and Villages Act, Section 23(3)(e) to discuss *a matter still under consideration and on which Council has not yet publicly announced a decision, if discussion in public would likely prejudice the municipal corporation's ability to carry out its activities or negotiations.*

CARRIED UNANIMOUSLY

23-343 Moved by: D/M Korol
Seconded by: Cr. Couvrette

That Council move out of in-camera.

CARRIED UNANIMOUSLY

23-344 Moved by: Cr. Couvrette
Seconded by: Cr. Tuckey

That Administration be authorized to enter into negotiation to include relocation of the potential SAO candidate with costs forgiven on a pro-rated basis with full forgiveness after 2-years of employment.

CARRIED UNANIMOUSLY



I. **ABSENCE OF COUNCIL MEMBERS**

23-345 Moved by: D/M Korol
Seconded by: Cr. Pischinger

That Cr. Campbell, Cr. Fergusson, and Cr. Beaulieu be excused from the Regular Meeting of Council 11-23 on December 19, 2023.

CARRIED UNANIMOUSLY

J. **DATE OF NEXT COUNCIL MEETING**

Protective and Corporate Services Standing Committee Meeting – January 9, 2024
Community and Municipal Services Standing Committee Meetings – January 16, 2024
Regular Meeting of Council 01-24 – January 23, 2024

K. **ADJOURNMENT**

23-346 Moved by: D/M Korol
Seconded by: Cr. Couvrette

That the meeting be adjourned at 8:44 p.m.

CARRIED UNANIMOUSLY

Minutes adopted this 30th day of January, 2024.

Mayor Fred Daniels

Certified Correct by the
Senior Administrative Officer Tracy Thomas

M. **QUESTION PERIOD**

A question period was offered in accordance with policy.

January 31, 2024

To: Town of Smith - Rick
Development
Officer

Re: Notice of Decision on Development in the
neighbourhood Permit DPA-048-23

This letter is to express my concerns
regarding the above development.

1. This area of Smith is a highly populated
residential area.

With my expertise in the welding field,
this trade does not belong in this
area - belongs in a commercial
zoned area because of its aspects of
possible fire and explosions.

2. Allowing this area to be rezoned impacts
the existing businesses that have
worked hard over many years to
maintain licensed, certified businesses
the same as those indicated. They have
had to upkeep and build business
on commercial properties.

There is not enough business
in town for welding to have
more competition - They do not

Hilroy

have pensions to fall back on -
This highly impacts the total
economics of this town.

3. Carpentry and Welding are trades
that require 4 or 5 year Journeyman
status, especially if doing work for
income on other persons property
or assets.

Do these certifications exist?

4. All of the businesses indicated
on this permit will impact businesses
that already exist in town on commercial
lots.

Therefore with my concerns for
the safety of the neighbourhood and
the economic impact on existing
businesses I do not approve of
this development.

Look forward to hearing back on
this matter.

Thank you for bringing this to
my attention.

Sandra Robichaud

861-621-0254

Sandra Robichaud
Box 300
H. Smith, NWT
X0E 0P0

Hilroy

L Tordiff
Box 473
Fort Smith, NT X0E 0P0

February 2, 2024

Secretary of the Development Appeal Board
Town of Fort Smith
Box 147
Fort smith, NT X0E 0P0

Appeal – Development Permit for Custom Welding/Fabrication

I am appealing the decision to issue a development permit that allows custom welding/fabrication to take place at 22 Ptarmigan Street. As you are aware, I have yet to receive notice regarding this matter and only just became aware of it by accident. Thank you for agreeing to extend the time period for response.

My property (Parcels 4 & 5, Lot 19. Plan 220 as described on Certificate of Title numbers 56448 and 56449), are directly adjacent to the property where the garage that houses the welding shop is located, a very tight 5 feet from my fence, which has been damaged by increased activity in that area. A welding shop in close proximity is a health hazard and decreases the value of my property.

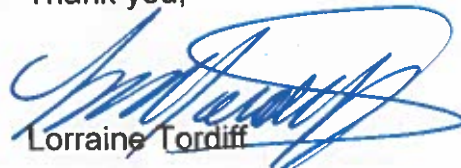
I am concerned that there has been welding activity taking place next door, and this is the first opportunity I've had to express my concerns prior to a business license being issued. I don't understand why I was not included in previous notices from the Town, particularly since in the neighbourhood, my property is the closest to the welding shop.

This is a residential neighbourhood and there are no other such businesses operating here. I realize the Town is very keen on supporting cottage industry but I do believe there needs to be a separation between Industrial and residential to protect homeowners.

The volume of work that is being done next door is not conducive to a residential area. Of late, there have been industrial type trailers and flatbeds parked on the street and it appears the business is expanding. A welding shop creates sounds, smells and serious potential hazards. Highly flammable and toxic gases are normally located on site.

As a long-term resident, I am asking that you take responsible action to ensure the safety and comfort of homeowners in our residential areas. Appropriate community planning is essential to sustainable community development. I ask that you take immediate action to disallow custom welding/fabrication to continue in my neighbourhood.

Thank you,


Lorraine Tordiff

Trevor Tordiff
Box
Fort Smith, NT X0E 0P0

February 2, 2024

Secretary of the Development Appeal Board
Town of Fort Smith
Box 147
Fort smith, NT X0E 0P0

Appeal – Development Permit for Custom Welding/Fabrication

This is to advise that I am opposed to a Development Permit being issued, that provides for a welding/fabrication business to operate in a residential neighbourhood, adjacent to my property, Plan 0212, Block 18, Lot 27.

A welding/fabrication business should not be located in a residential area, it belongs in an area zoned for industrial or commercial use.

There are a number of serious health and safety hazards associated with a welding shop.

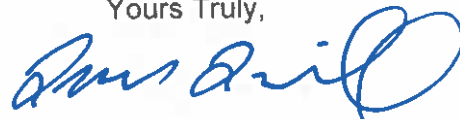
Welding fumes are generated when an electric arc melts and joins metals. These fumes can contain contaminants such as oxides of nitrogen, ozone, carbon monoxide, hexavalent chromium, manganese, and other particulate matter.

OSHA (the Occupational Safety and Health Administration) notes that prolonged exposure may cause lung damage and various types of cancer including lung, larynx, and urinary tract. May 31, 2016

Studies show that many filtration systems on the market are not able to eliminate the risk of these particulates contaminating far beyond the initial worksite. What is the Town's capacity to provide expert inspection and monitoring to ensure compliance; are there safety standards established?

I ask that the Town seriously look at all the implications involved in this decision and respectfully suggest that this business be moved to an appropriately zoned location.

Yours Truly,



Trevor Tordiff