



Town of Fort Smith
Protective Services Standing Committee
Tuesday, July 9, 2024 at 7:00 pm
Town Hall Council Chambers

Chairperson: Cr. Fergusson
Members: Mayor Daniels, D/M Korol, Cr. Campbell, Cr. Pischinger, Cr. Tuckey
Regrets:
Staff Present: Tracy Thomas, Senior Administrative Officer
Sarah Westwell, Executive Secretary
Guests:

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

3. Delegations

a. Natalie Anderson

Mrs. Anderson spoke on the denial of her home occupation permit for river guiding and hosting. To Mrs. Anderson's understanding, the denial was in part because of lack of information provided on the application. Mrs. Anderson stated that her and her husband have become the de facto landing pad for international and out-of-town paddlers as they are some of the only people that can show people around all of the rapids safely. Occasionally, they are contacted by a third party to host these paddlers.

The purpose for appearing before council is to see if there is a route forward to figuring out how to make something like this happen and what the concerns are. She understands that most of the concerns seem to be either around noise or traffic. There has never been a complaint from the neighbors.

Cr. Campbell questioned public health and safety with no food preparation places, running water.

Mrs. Anderson stated that there is a house on the lot that is use community, a pump out for septic, and running water from the town as well as a large screened-in deck.

Administration clarified that the main concerns were storage, traffic, parking and onsite camping. What can be done to mitigate those for a successful application?

Mrs. Anderson stated that they will be leasing the lot next door allowing for additional parking. Its not huge amounts of people. The tents are only used for sleeping and they use the house otherwise.

Cr. Campbell stated his concerns about opening a new precedent. There are facilities in this town that tourists can stay at. He does not see how this supports Fort Smith with people using a back yard when we have campsites, hotels, and restaurants.

Cr. Pischinger shared the same concerns with Cr. Campbell while also stating that she supports the business of teaching, just not the overnight hosting.

Cr. Fergusson questioned if Mrs. Anderson charges any fees for what they do.

Mrs. Anderson stated that they typically only ask for a donation for help to offset the utility costs and sometimes when a third party reaches out they will be paid by the third party clinic. They are not operating as a money-making business.

Cr. Tuckey asked if Mrs. Anderson was in contravention of Bylaw 873 or Bylaw 936.

Mrs. Anderson, stated that she does not allow campers on the property and she does not see how this business application fits into the standard bylaws.

Cr. Campbell stated that he would like to see the fire marshal to determine the occupancy load for the building. He does not feel it will meet any of the codes.

Mrs. Anderson said in summary it sounds like there are some concerns over taking business away from potential other parts of town and that council is not opposed to the guiding aspect, however, have concerns over the hosting aspect. In the future if she wanted to host she would need to contact the fire marshal to alleviate the safety and health concerns.

Cr. Fergusson thanked Mrs. Anderson for her delegation.

4. Review

- a. Agenda –The agenda was reviewed.

RECOMMENDATION

Moved by: Cr. Tuckey

Seconded by: Cr. Pischinger

That the agenda be adopted as presented.

MOTION CARRIED

- b. Minutes – The Protective Services Standing Committee Minutes of June 4th, 2024, were reviewed and adopted at the Regular Meeting of Council on June 18th, 2024.

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

5. Protective Services Statistics

- a. Fire/EMS Training Report June 2024 – The Fire/EMS Training Report was reviewed.

- b. Fire Department Statistics June 2024 – The Fire Department Statistics were reviewed.

- c. Ambulance Department Statistics June 2024 – The Ambulance Department Statistics were reviewed.

- d. Fire/EMS Graphs June 2024 – The Fire/EMS Graphs were reviewed.

- e. Land and Development Report June 2024 – The Land and Development Report was reviewed.

- f. Bylaw Report June 2024 – The Bylaw Report was reviewed.

Cr. Campbell asked if anything is being done about unregistered bikes.

Administration clarified that as shown in the report, tickets are being issued.

6. Administration

- a. DPA - 024-24 Home Occupation, Larry's Mobile Auto Detailing

RECOMMENDATION

Moved by: Cr. Tuckey
Seconded by: Cr. Campbell
That DPA-024-24, submitted by Larry Marcial, to operate a home occupation mobile auto detailing, Larry's Mobile Auto Detailing, from Lot 1342, Plan 1788, 24 Caribou Cr., in Fort Smith is approved.
MOTION CARRIED

Cr. Campbell questioned if traffic would be an issue with potential customers lining up on the road.

Cr. Fergusson clarified that it is a mobile business, it will be taking place in the customer's driveway.

- b. DPA – 026-24 Development Application, Electric Vehicle Chargers and Parking

RECOMMENDATION
Moved by: Cr. Tuckey
Seconded by: Cr. Campbell
That DPA-026-24, submitted by NT Energy, for the construction of electric vehicle charging stations and associated parking, from Lot 4415/730, Plan 1820/836, Zone I, 108 King Street, in Fort Smith is approved.
MOTION CARRIED

D/M Korol stated that it will be at the rec center, but it's going to be run by another company. Questioned if they are leasing the property and if they will be in charge of all of the electrical and the bill is on them.

Administration stated that there is a lease agreement in place with them and all of the project costs are being borne by them. It is a trial and part of a territory-wide initiative.

- c. DPA – 027-24 Development Application, Apartment Complexes

RECOMMENDATION
Moved by: Cr. Tuckey
Seconded by: Cr. Campbell
That DPA-027-24, submitted by Ragged Range Inc., for the construction of a series of apartment complexes, from Lot F, Plan 25, Zone TC, 231 Primrose, in Fort Smith is approved.
MOTION CARRIED

7. Other Business

8. Excusing of Councillors

RECOMMENDATION
Moved by: Cr. Campbell
Seconded by: Cr. Pischinger
That Cr. Beaulieu, Cr. Couvrette be excused from the Protective Services Standing Committee meeting on July 9th, 2024.
MOTION CARRIED

9. Date of Next Meeting

The next Protective Services Standing Committee meeting will be on August 6th, 2024.

10. Adjournment

RECOMMENDATION
Moved by: Cr. Pischinger
Seconded by: Cr. Campbell
That the meeting be adjourned at 7:42 pm.
MOTION CARRIED