TOWN OF FARO

OFFICIAL COMMUNITY PLAN

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Chapter 1
Plan Overview

Statement on Reconciliation & First Nations Partnerships

The Town of Faro is wholly situated within Ross River Dena Council's traditional territory and since time immemorial, the Kaska Dena have lived on and cared for this land, water, and air.

We recognize the deep connection that the Kaska Dena People have to the land and the vital role it plays in their culture, traditions, and way of life. We offer our gratitude and respect for sharing this land with us, and for their ongoing commitment to the well-being of Faro and its residents.

Faro makes this statement and acknowledges the importance of building meaningful relationships based on mutual respect and understanding with First Nations communities such as Ross River. We recognize the rich cultural heritage and the valuable contributions of the Dena people to our region, and, as we move forward, we are committed to exploring opportunities for collaboration and partnership, always with an open heart and mind.

Over time, we aspire to create a future where reconciliation is not just a concept, but a path we walk together, step by step.

Sógá sénlá (thank you)



Welcome!

Welcome to Faro's Official Community Plan.

This official community plan (OCP) is a planning document that outlines Faro's vision for development and growth and serves as a framework for making decisions about things like land use, infrastructure, and community services.

This OCP is an important tool for the community to help guide and direct growth and, development in a way that is consistent with the community's vision and priorities and ensures that decisions are made in a transparent and accountable manner. Importantly, the OCP is also a bylaw that is recognized and enforced by the municipality. While the focus of an OCP is primarily land use, this plan covers a wide range of topics, including housing, social development, economic development, environment, and community facilities.

As per the Municipal Act, developing this OCP was a collaborative effort that involved extensive consultation with community members, staff, government stakeholders, and other parties. This engagement provides for a wide range of perspectives to be taken into consideration and ensures this plan reflects the needs and desires of the community.

What is an OCP?

An OCP is a key tool for municipalities to guide growth and development in a way that meets the needs and desires of the community. It provides a clear framework for decision-making and ensures that development is consistent with the community's priorities. Faro's OCP was developed through a collaborative process that involved extensive consultation and public input.

The OCP's primary function is to set out the municipality's land use policies and regulations for the future growth and development of Faro. Its secondary function is to articulate a sense of purpose and direction for the community over the short and medium-term, with the OCP covering policies and strategies for a timeframe of approximately 10 years.

The OCP is related to, but different from Faro's zoning bylaw in that the OCP provides the overarching policy direction and vision for the municipality, while the Zoning Bylaw provides more specific regulations and standards for land use and development within specific zones or areas.

In addition to guiding development, an OCP also helps protect important community assets such as parks, heritage buildings, and natural areas, and preserves the look and feel of Faro.

Legal Context

This plan was created in accordance with Part 7 of the *Municipal Act RSY 2002, c. 154*

How to use this Plan?

- Get a copy of the OCP from **https://www.faro.ca/p/files-and-documents** or at the local municipal office.
- Review the OCP document to understand the land use policies and regulations for the area you are interested in. The plan outlines the goals, objectives, and strategies for managing growth and development, including important policies for things like housing, environment, economy and community services.
- Determine how the OCP applies to your proposed project or development. Understand how your project aligns with the policies and regulations set out in the plan.
- Consult with Faro staff or a planning professional to ensure that you are complying with the OCP's policies and regulations.
- Submit any necessary applications, such as zoning or development permit applications, to the municipality and/or Government of Yukon for review and approval. The municipality will assess your proposal against the policies and regulations set out in the OCP, Faro's Zoning Bylaw, and any other relevant policies and bylaws.
- The Council of the Town of Faro has the final decision-making authority to approve OCP amendment requests.

Guiding Principles

Guiding principles are a core set of values which guided the creation and implementation of this OCP. These principles help provide direction and a sense of purpose for this project.

Engagement: Community members are heard and we incorporate their input and feedback into this Plan.

Sustainability: This plan promotes sustainable development that balances economic, social, and environmental needs and protects Faro's unique heritage and natural environment.

Achievable: This plan includes clear and achievable policies and strategies, and a framework for implementation and monitoring; this plan needs to work within the Town of Faro's financial and organizational capacity.

Equity: This plan considers issues of social equity and inclusion and promotes equal access to services for all members of the community.

Collaboration: This plan encourages collaboration among different stakeholders, including community members, the private sector, First Nations, and government agencies.

Resilience: This plan prioritizes the resilience of the community and its ability to adapt to future challenges, such as climate change, natural disasters and economic fluctuations.

Transparency: This plan values transparency and openness in the planning process and in engagement with the community.

Vision and Mission

Vision

Faro is a special place where people from all walks of life come together to live in peace, prosperity, security, and surrounded by natural beauty. Our beautiful town thrives because of the collective strength and cooperation of our people. Changes will come, some planned, others unexpected, but what will remain constant is Faro's enduring spirit and our caring nature. It is our tight-knit community that will always stand strong, ready to welcome the future.

Mission

The Town of Faro's mission is to serve our community, by providing high-quality and affordable public services that promote the health, happiness, and success of our residents. Our commitment is to deliver the programs and services that meet the unique needs of our people and make important decisions that prepare Faro for the future.

Addressing Tradeoffs

Faro understands that this OCP might not account for every situation, and we may sometimes run into issues where rules and values clash. This can make decisions difficult, especially when trying to maintain Faro's community feel while also letting the Faro town grow to its potential. Holding back growth can have negative consequences like making homes pricier, limiting job opportunities, and reducing services. On the other hand, letting the community grow too fast could have unintended consequences and change what makes Faro special.



The OCP focuses on six main principles as a framework for making decisions: engagement, sustainability, achievability, equity, collaboration, and resilience. These lenses can guide choices regarding issues like housing and balancing natural environments with recreational use. Throughout the OCP development process, various challenges and trade-offs related to managing growth were discussed at length, highlighting the need for careful consideration by Faro Council and the community.

Chapter 2

OCP Creation Process and Public Engagement



What is Public Engagement and Why is it Vital to this Process?

Public engagement is an important part of the OCP process where stakeholders including community members, organizations, the Town staff and elected officials and others come together to collaborate, discuss, and make decisions about issues that affect them and their community. It is a cornerstone of the democratic process and ensures that voices are heard, and that leadership understands the needs and aspirations of their community members. When it came to the creation of Faro's Official Community Plan, community engagement was not just beneficial—it was essential!

Imagine Faro 10 years from now. Maybe it's the same familiar town, but with subtle and beautiful changes. Maybe there's a new café on the corner where folks gather, or perhaps a revamped park where kids play under the summer sun. Faro's economy might diversify a bit, opening doors to fresh opportunities and faces. Wouldn't it be something if Faro had better internet or could leverage technology to improve our everyday lives? Perhaps new families will move in, bringing their own traditions and contributions to the community? This is the essence of public engagement to talk about what is probable and possible over the next ten years, and discuss realistic ways to achieve our collective potential and reach our community goals.

Approach to Public Engagement for the OCP

To facilitate engagement for the creation of the OCP, the Town of Faro used an Appreciative Inquiry approach. This approach looks to build on the strengths and potential of a community, rather than focusing on its problems or deficits. As the town of Faro embarked on its journey to create this OCP, the consultant's goal with this approach was to generate a fresh perspective. By focusing on Faro's existing assets, successes, and the aspirations of its residents, we wanted to create a vision that resonates with the community and sets a sustainable path to achieve practical goals.

Appreciative Inquiry is structured around the "4-D" Cycle:

- **Discover:** Identify and appreciate the best in the current situation.
- **Dream:** Envision what might be by imagining a desired future.
- **Design:** Co-create and plan what should be by determining the ideal processes and structures.
- **Deliver:** Implement and sustain our ideal future by taking action to realize our vision

In the context of Faro's public engagement, the community narrative and conversations around the community plan were pivotal. By fostering dialogue, and ensuring the community was heard, the plan is directly reflective of the community's input.

What We Heard

The Town of Faro's consultant team sought input from residents, staff, and other stakeholders to shape the draft OCP. We provided for numerous engagement opportunities such as open houses, one-on-one meetings, door knocking, Council presentations, workshops, and online and in-person surveys. Feedback we received emphasized a deep-rooted passion for Faro, a commitment to preserving its community essence, and an openness to changes that enhance the quality of life.

Our discussions were anchored in the understanding that communities inevitably change due to various factors. In Faro's case, it's currently experiencing growth. Stakeholders emphasized that the OCP needs to guide how Faro evolves, ensuring it mirrors the residents' values and aspirations, building resilience for the upcoming decade.

Conversations around change and growth can be divisive. Some question the need for development and growth, while others see that growth is needed to attract talent and motivate families and entrepreneurs to settle in Faro.

Mayor and Council provided the consultant team with a crystalizing statement when they noted that "while growth isn't a constant, change is inevitable." The community knows that the OCP is the strategic tool to navigate this inevitable change and are invested in its outcome. We understand that residents want to see a plan that echoes the values and aspirations of its residents and plans for their future.

Under direction from Council, the consultant team sought feedback on several important policy topics, including:

- Introduction of new land zones to facilitate speedier and less costly development.
- Establishing a commercial core to support a growing population with growing needs.
- Housing availability, type, and range through various strategies.
- Strengthening the Town of Faro's role in the Faro Mine remediation project, and
- Looking ahead to 2033, enhancing or replacing the Faro Recreation Centre.

These draft policy directions came from preliminary engagement and discussions with the community and Council about where Faro needs to act to sustain its future, and where there is opportunity to build on its strengths. While the timeframe of this OCP is approximately ten years, that is not an incredibly generous amount of time to put in place strategies, acquire and allocate resources, and execute plans.

Feedback on Policy Topics

We heard that residents generally support adopting more flexible zoning practices. Our team focused on introducing measures like simplified zoning and improving administrative processes, costs and timelines which were understood and supported by stakeholders. Feedback about the pace of growth and how best to manage it was recurring, suggesting some apprehension to how the Town might proceed with this work.

Residents voiced their **support for a more intentional commercial core,** emphasizing connectivity to the rest of Faro and community engagement in the planning process. Safety, especially for children, and transparent planning were deemed vital. The Solar Complex was a significant discussion point, with varied opinions on its future. In 2023, Council decided to try and sell the Solar Complex to see if there was private interest before deciding on next steps with the building.

For lot development and future land needs, residents **support more commercial, industrial, and mixed-use options.** There was a broad sentiment that Faro is lacking in opportunities for commercial development, and residents would like to see increased services and private business in Faro. This sentiment was thoroughly reflected in stakeholder feedback throughout many areas of discussion.

On the recreation front, there was **no strong desire to replace the existing recreation center.** Residents would prefer to use the existing facilities to the fullest capacity and focus on more outdoor recreation opportunities. There is agreement that some preliminary planning, like a Recreation Master Plan, would be important for the future. The community also expressed enthusiasm for an arts center, the Dena Cho trail, and other outdoor recreational spots.

In terms of housing, there was support for **providing dwellings which support aging in place and young families that are moving to Faro**. We also heard the desire to see new construction, and how new homes are symbolic of Faro's promising future. The balance between vacation homes and the needs of full-time residents was also discussed with no strong opposition to people having vacation and secondary homes in Faro.

Regarding remediation, there was a shared sentiment that **Faro is overlooked on a national level regarding the Faro Mine Remediation Project.** Suggestions here include Faro becoming a hub for remediation expertise, and Council using the tools at their disposal to make Faro relevant in conversations with other stakeholders around the remediation project.

Many residents support fortifying ties with the Ross River Dena Council, advocating for enhanced communication and cultural exchange. Community safety was an area of discussion with suggestions to collaborate with the RCMP and Ross River Dena Council on a Community Safety Planning exercise.

With respect to land use and development, residents **support the development of both Douglass Drive and Future Country Residential.** There was a belief that these two developments, along with infill and the continued rehabilitation of Faro's abandoned homes could provide enough space for growth in the medium term.

Other issues were also addressed. We heard the community emphasize the **importance of clear communication / engagement between the Town of Faro and its residents.** While many positives were mentioned here such as the Focused on Faro Newsletter, there may be opportunity to look at best practices to ensure residents have ample opportunity to be informed on issues that affect them.

The consultant team brought forward specific discussions about infrastructure and services, and the overwhelming feedback was that **residents are largely satisfied with the quality and cost of infrastructure and services.** The Town should continue forward with its capital, infrastructure, and operational plans, striving to provide exemplary services at a fair cost.

Another focus of discussion was around economic development and the need for more services and opportunities for private business. **Residents are supportive of the Town exploring their role in economic and housing development**. There was some concern about the Town stretching itself too thin while also maintaining a high level of services, but residents agree this is an area for action that the Town can explore further.

A full summary of survey responses, consultant notes and other community feedback can be found in Appendix II of this OCP. This feedback has been anonymized to protect the privacy of the participants.



Key Themes from Public Engagement

After collecting feedback and opinions from folks in Faro, it's important to then identify and summarize common topics or themes that come up. This can make it easier to understand the points of emphasis and helps decision-makers to understand the collective wisdom of the community. Our emphasis here is on core themes, values, and learnings through the public engagement process. Although we've numbered these for clarity, the number does not reflect the level of priority.

1

Faro is Evolving—Fast. This is self-evident and likely always true to some extent for any community, but in Faro's specific context, immediate pressures are related to its very real population growth and demographic shift. There is an influx of new residents, including many young families, and seniors are also staying longer in the community. This increases demand for things like land, services, and infrastructure.

2

Residents Want More Privately Offered Services and Amenities. This is a very consequential and important theme for this OCP. We heard this talked about throughout our engagement, and Faro's ability to attract and host more private business will be a key challenge, and opportunity, over the next decade.

3

More Employment and Benefits from the Faro Mine Project. This is a complex and frustrating issue for the community where there is a broad sentiment that the benefit accruing to the community because of the remediation project could be improved. The community is asking for leadership to step up and take action on this issue.

4

Faroites Want to be Engaged in Decisions that Affect Them. We heard from the community that they would like to build trust and effective lines of communication with Council. The Town has already made strides in this regard and should continue to build on this momentum.



How we Incorporate Feedback into the OCP?

Meaningful stakeholder feedback ensures that this OCP is comprehensive, well-thought-out, and represents the community's actual aspirations. Without this feedback, we might have missed important details or glossed over matters that were important to stakeholders.

This approach guarantees that the blueprint for the community's future is crafted not just by a handful of elected officials but has input from a wide cross-section and variety of community members and organizations. The most important feature of this approach is that it taps into the collective wisdom and on-the-ground knowledge of residents, enriching the plan with a variety of viewpoints and expertise. It also upholds the democratic principle that people should have a direct hand in shaping the places where they live, ensuring the plan reflects the community's actual needs and ambitions.

Having a plan that reflects the actual feedback received is key to gaining support and commitment, which is vital for the OCP to be put into action successfully!

What follows in the policy sections of the OCP is meant to reflect what the Town of Faro heard from its residents during this process. There are also some items that do not come from stakeholders or the community but reflect the Town of Faro's internal strategies or goals which are unique to the organization and operation.

Chapter 3

Faro Community Profile



A Brief History of Faro

Faro is an incorporated town located in the central part of Yukon with a population of 440 (Statistics Canada, 2021 Census). The Townsite is situated near the Pelly River, and close to the junction of the Robert Campbell Highway which provides Faro access to other communities in the Yukon and Northwest Territories. Faro is also located on the traditional territory of the Kaska Dena People.

The Faro townsite was originally established in 1968 to support the newly opened Anvil mine. While the mine was operating it was the single largest world producer of the base metals lead and zinc, as well as Canada's largest silver producer. Faro mine operated over a 29-year period, beginning in 1969, with final closure taking place in 1998. During that time, the mine was responsible for over 1500 jobs in both Yukon and Alaska. Cyprus Anvil Mining Corporation originally designed Faro as a company town, with the mine providing many of the town's services and facilities, including housing, a health centre, a school, and a recreation center. The company also eventually constructed an airport, power plant, and a road to connect Faro to the Alaska Highway. After the closure of the Anvil mine in 1998 the Townsite was effectively abandoned, and Faro lost approximately 75% of its population as many residents left the town in search of opportunities elsewhere. The town is currently still undergoing a period of significant transformation from the mine closure, diversifying its economy to other economic drivers such as tourism, and regrowing its population.

Faro is best known today for its outdoor recreation opportunities, including hiking, fishing, and wildlife viewing, and still for mining with the large Faro Mine Remediation Project ongoing. The town has several historical sites related to its mining past, including the Campbell Region Interpretive Centre.

Ross River Dena Council and the Kaska Dena People

Nearby Ross River (72 km SE via the Robert Campbell Highway) is home to the Ross River Dena Council, which is a part of the larger Kaska Dena group of First Nations. Kaska Traditional Territory—on which Faro is wholly situated—is characterized by its forests, mountains, rivers, and lakes and many animals which are integral to the Kaska way of life. In the 1970s, the Ross River Dena Council was established to represent the interests of the Kaska Dena people in the region. Ross River Dena Council have been instrumental in promoting cultural revitalization through their many societies and groups, as well as land and resource management, and economic development through the Dena Nezziddi Development Corporation. Ross River leadership and people are also active in legal and political spheres, advocating for rights and working to protect their lands and resources.

Faro Economic and Social Snapshot

Throughout its history and today, one of the primary economic opportunities in Faro is mining. Although the Anvil mine, which was the primary employer in Faro, closed in 1998, there is an ongoing $1.6B—and climbing—remediation project at the former Anvil Mine site, as well as opportunities for smaller mining operations in the area. Faro is situated in the heart of the Selwyn Basin, an area known to contain several rich mineral deposits. Controlling interests in two known deposits, the Grum and the Grizzly, are now held by the Ross River Dena Council and future mine development in both Faro and Ross River will very likely play a significant economic role in both communities.

Another promising economic opportunity that Faro has been pursuing is tourism. The town is situated in a beautiful wilderness area that attracts visitors who enjoy outdoor activities such as hiking, fishing, canoeing, wildlife watching, and motorsport activities. Faro has several campgrounds, lodges, and outfitters that cater to tourists, and the town is working to develop its tourism industry further. Faro is also the site of a Renewable Resources office, which manages the surrounding wilderness area and can provide support for the local tourism industry. The town is known for its many community events, including the Crane and Sheep Festival, and its renowned 9-hole golf course and Faro Golf Tournament. There are endless opportunities for outdoor activities that promote physical fitness and well-being, such as hiking, biking, cross-country skiing, snowshoeing, and water-based activities such as boating and fishing, which attracts a certain type of visitor and resident. Faro has a strong tradition of volunteerism, with many residents involved in community organizations such as the Faro Volunteer Fire Department and Faro Golf Club.

Cultural activities are also prominent in Faro. The town is home to several cultural organizations that promote the arts, such as the Anvil Range Arts Society, as well as the Campbell Region Interpretive Centre. These organizations—and many others—support, promote and sponsor events and exhibitions that showcase the talent and creativity of local artists and performers. Faro also has a modern health center that provides a range of healthcare services, including primary care, scheduled dental care, and mental health services. The Town of Faro also has a fully equipped recreation center that offers meeting spaces, equipment, fitness programs and wellness classes.

Faro's population has varied over time, which is common for communities with resource-based economies. Based on Statistics Canada data, it is growing.

Statistics Canada

- 2016 – 348
- 2021 – 440

Yukon Bureau of Statistics (YBS)

- 2024 – 445
- 2025 – 433

Town of Faro's Shadow Population Count (completed in 2023, report dated April 15, 2024)

- 2023 – 589
    - Combination of YBS data and estimated occupancy
- 2024 – 652
    - Per Resolution #23-459

Managing population change requires careful investment and planning from the community to sustain growth while maintaining the core feel of Faro.

Looking at the Bigger Picture

Since the last OCP and over the course of the last decade Faro, has undergone significant changes, influenced not only by local factors, but also by global events. These events shaped all our daily lives and has had meaningful impacts on decision-making for this OCP.

Starting in 2019, the COVID pandemic introduced an unprecedented level of uncertainty, resulting in meaningful community impacts, both positive and negative. The pandemic prompted Faro to explore economic diversification, including tourism and the expansion of local industries. These initiatives were driven by a desire to enhance economic resilience in the face of an uncertain global economy. On the other hand, measures like social lockdowns had a pronounced effect on a community where interaction with neighbours and friends is part of the Faro's social fabric.

More recently, inflation has introduced uncertainty to Faro's community trajectory. Persistent and strong national inflation has meant that prices for things like food, housing, and energy have all gone up over the past three years. This has unknown impacts in Faro, but we assume it negatively affects the overall cost of living in an already remote and costly community. Faro relies on goods brought in from other places and when inflation happens, residents likely pay more for everyday items. Tourism and related industries are also important for Faro's economy and inflation can make it more expensive for people to travel, which can hurt local businesses and jobs. Housing prices and rent can also be negatively affected by inflation and rising interest rates. Mortgages can be difficult to obtain at the best of times in Faro, and higher rates mean that fewer people will be able to purchase or build housing.

Climate change also poses significant long-term environmental, social, and economic concerns for Faro. Rising temperatures and changing weather patterns have already impacted regional ecosystems, including vegetation shifts and melting. These patterns can harm infrastructure and release greenhouse gases. Increased wildfire risk and disrupted wildlife habitats are also special concerns because of the community's remote location in the boreal forest. Economically speaking, industries like mining can face future access and operational cost issues, while tourism can be affected by altered landscapes and wildlife behavior. Infrastructure maintenance costs and the durability of infrastructure that wasn't designed for a changing climate are special areas of consideration for the Town as well.

Reconciliation with the Kaska Dene people of Ross River is an important and complex process that is top of mind for Faro. Council acknowledges there is much work to do across all orders of government toward reconciliation with First Peoples, and Faro is looking forward to collaborating and engaging with Ross River Dena Council wherever possible.

Faro Economic Indicators[3]

Population[5]

Faro has weathered a population roller coaster since its inception, so significant population swings are not a new concept to the community. Over the past decade, Faro has experienced a notable increase in population, though the size of that increase varies depending on the data source used. Three principal sources are referenced in this OCP, each capturing something different about who is living in and around Faro:

Indicator	StatsCan 2016	StatsCan 2021	YBS Jun 2025	Shadow Population Count 2023
Population	348	440	433	589
Change vs. prior	—	+92 (+26.4%)		
Geographic scope	Municipal boundary	Municipal boundary	Municipality + ½-way to Carmacks & Ross River	Includes YBS data
Reference date	May 10, 2016	May 11, 2021	June 30, 2025	Counted occupancy with YBS methodology applied

Note for Table 1: Faro population by data source. Each source captures a different population. Differences in datasets are identified below

Statistics Canada (Census of Population, 2021) recorded Faro's population at 440 residents, a 26.4% increase from 348 in 2016. The StatsCan figure counts only people whose usual place of residence is within Faro's municipal boundary on Census Day. The Census is conducted every five years; the 2026 Census was conducted in May 2026, with first results expected from Statistics Canada beginning in early 2027.

Yukon Bureau of Statistics (YBS) produces quarterly population estimates based on Yukon Government administrative files. Beginning in June 2019, YBS community-level estimates include populations within the municipality and the surrounding area up to halfway to the next municipal boundary along the relevant highway. For Faro, that means the catchment extends approximately halfway to Carmacks along the Robert Campbell Highway / Klondike Highway and halfway to Ross River. The most recent YBS estimate at the time of writing was 422 residents (June 30, 2025). YBS does not include transient workers or other non-permanent residents.

The Town of Faro Shadow Population Count was conducted by the Town as an administrative count using a methodology recommended by YBS and adapted from the Northern Alberta Development Council's work on "shadow populations." Two long-time Faro residents reviewed every property in town and contacted bed-and-breakfasts, guesthouses, operators of corporate housing, the former Faro Hotel, and contractors arranging worker accommodation; they also

reviewed campground records. Population was then extrapolated using normal vacancy factors. The Town estimated its population at 589 as of December 31, 2023, with the potential of increasing to a 2024 population of 652 once additional worker housing came online. Council adopted 652 as Faro's 2024 reference population by resolution. Because it is a point-in-time count, the Shadow Population Count figure may become less current than the regularly updated StatsCan and YBS series.

These three figures answer different questions and are not directly comparable. StatsCan counts permanent residents within municipal limits on a single day every five years. YBS captures a broader geographic catchment using administrative records but excludes seasonal and transient workers. The Town of Faro's Shadow Population Count deliberately captures the seasonal and shadow population that the other two sources do not. Where this OCP refers to a single population figure, the data source is identified inline. In 2024 Council adopted an extrapolated figure based on the Town of Faro's Shadow Population Count as the total population that Faro services serve, while recognizing that StatsCan and YBS remain the official sources for inter-jurisdictional comparison and for population-based funding calculations such as the Comprehensive Municipal Grant.

Household Income

Household income represents the total earnings and financial resources of all individuals residing in a single household over a year. While there is no "living wage" data for Faro, Yukon Anti-Poverty Coalition calculates this at $18.28/hr or $38,022 gross yearly income for Whitehorse in 2022. Costs in Faro will certainly be a bit higher, but data shows that most residents in Faro are likely making ends meet, with the Median Household Income in Faro being $78,500.

Income	Number of Households	Percentage of Total (%)
$10-14k	5	2%
$15-19k	10	5%
$20-29k	20	10%
$30-39k	10	5%
$40-49k	10	5%
$50-59k	10	5%
$60-79k	40	19%
$80-99k	30	15%
$100-124k	30	15%
$125-149k	15	7%
$150+	25	12%

[1] Unless otherwise noted, demographic and socio-economic data in this Economic Indicators section are drawn from the 2021 Statistics Canada Census of Population (https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E). Statistics Canada data refer only to residents within Faro's municipal boundary on Census Day (May 11, 2021). Population figures expressed as current-year estimates are drawn from the Yukon Bureau of Statistics quarterly Population Report, which includes populations within the municipality and the surrounding area up to halfway to the next municipal boundary (approximately halfway to Carmacks and halfway to Ross River for Faro). Population figures attributed to Faro's Shadow Population Count are drawn from the Town's Shadow Population Count, which captures the seasonal and shadow population of Faro.

[2] https://yapc.ca/assets/files/Living_Wage_in_Whitehorse_-_2020_-_2022.pdf

[3] In 2023, the Town of Faro undertook a Shadow Population Count using a YBS-recommended methodology that accounts for the seasonal and shadow population of Faro. Council adopted a figure (652 in 2024) as the Town's primary reference population because it was deemed to better reflect the total population Faro's municipal services serve. StatsCan and YBS figures are used where required for inter-jurisdictional reporting and for population-based funding calculations (such as the Comprehensive Municipal Grant); each captures a different population estimation and the three are therefore not directly comparable.

Labour Force by Occupation

Looking at labour force by a person's occupation shows the number of workers in Faro based on the type of job or profession they are engaged in. In other words, it shows the working population based on the kind of work they do. Faro has the highest number of jobs in the Trades and Transport sectors, followed by Education and Government, and Sales and Service.

Sector	Number of Jobs	Percentage of Total (%)
Management	20	9%
Business & Finance	20	9%
Sciences	15	7%
Health	10	4%
Education & Government	35	15%
Art & Sports	10	4%
Sales & Service	35	15%
Trades & Transport	50	22%
Natural Resources	10	4%
Manufacturing	25	11%

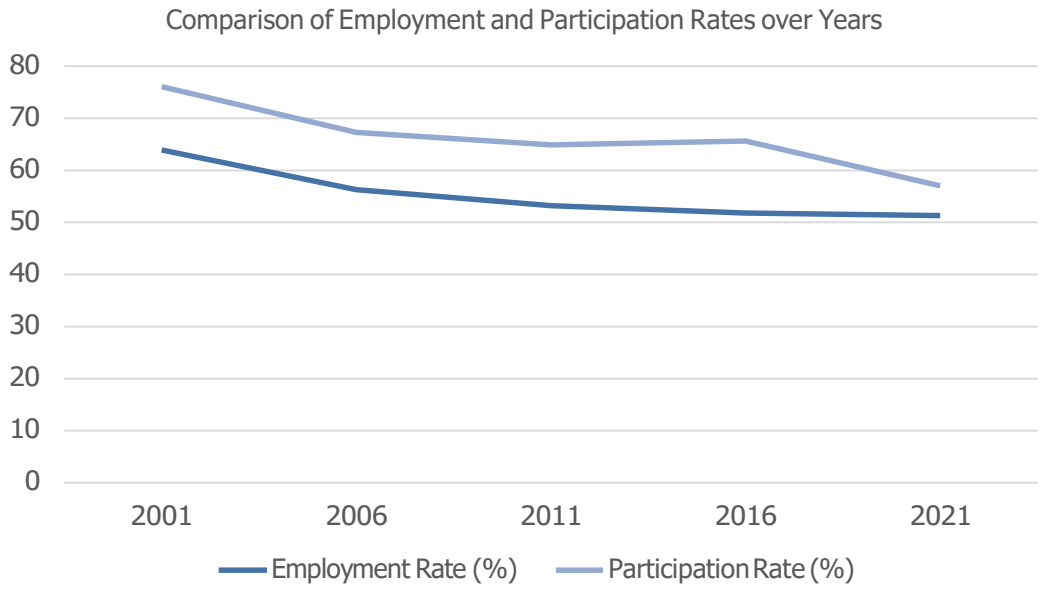
Labour Force by Industry

Labour force by industry shows us the working population based on the industries in which they are employed. Unlike looking at the labour force by occupation, which shows the types of jobs or professions people perform, labour force by industry shows the sectors of the economy in which these jobs are located. Faro's top industries are Mining and Administration.

Industry	Number of Jobs	Percentage of Total (%)
Mining	25	12%
Utilities	10	4%
Construction	20	9%
Retail	10	5%
Information	10	5%
Professional Services	20	9%
Administration	25	12%
Education	20	9%
Health Care	10	5%
Arts & Entertainment	10	5%
Accommodation	10	5%
Public Administration	45	20%

Employment and Participation Rate

When we look at jobs and the economy in Faro, two important numbers help us understand the bigger picture: the employment rate and the participation rate. The employment rate tells us how many people have jobs, and the participation rate shows how many people are working or looking for work. As of 2021, Faro's employment rate is 51.4% and participation is 57.1%. These figures are representative of Faro's demographics, with many retirees residing in the community.



Housing Indicators

Housing data are very important indicators for the community. If more people are buying homes or renting places in Faro, it usually means the town is growing. If fewer people are moving to Faro, it can indicate problems like not enough jobs or other local challenges. This data also helps Council decide if the town might need more roads or services in certain areas. Faro has a legacy of abandoned housing from the Faro Mine and Council acted on this issue in 2016-17, subsequently selling 125+ units into the market. The effect of the sale of these units has influenced housing demand.

Number of Dwellings by Structure[6]

Looking at the number of dwellings by structure type can help inform future planning and provide an overall snapshot of the community housing composition. For example, Faro has lots of single-family dwellings and minimal apartments, whereas a city like Whitehorse may have a lot of apartments and multi-family developments. This can help plan infrastructure, roads, services, etc.[7]

Dwelling Type	# of Structures	# of Dwellings	Percentage of Total
Single detached	149	149	34.6%
Apartment	1	22	5.1%
Semi-detached	19	38	8.8%
Row house	38	180	41.8%
Duplex	15	30	7.0%
Moveable	12	12	2.8%
Totals	234	431	100%

Number of Private Dwellings 2001-21

Likewise, looking at the number of private dwellings in the community can inform future planning and give us a general idea of the housing composition in Faro. Private dwellings do not count things like care homes and other institutional settings where people may also live.

Year	# of Dwellings	Change (+/-)
2001 (Total)	469	-
2011 (Total)	444	(-4.10%) (-19)
2021 (Total)	423	(-4.73%) (-21)

Home Ownership

Home ownership data shows us how many people own their homes versus how many rent. This metric can offer a few insights. For example, a community with a high percentage of rentals may be considered more transient. On the other hand, a community with no rentals may have an undersupply of housing. In Faro, approximately two-thirds of residents own their home.

Status	Number	Percentage (%)
Owner	140	66%
Renter	70	33%

[4] Faro 2024 Shadow Population Count

[5] The Town of Faro supplied its own dwelling and building data, based on a physical count of properties carried out as part of the 2024 Shadow Population Count Because StatsCan reports occupied private dwellings on Census Day within the municipal boundary, and YBS does not publish a separately comparable dwelling series, the figures are used here as the most current and complete count of Faro's housing stock.

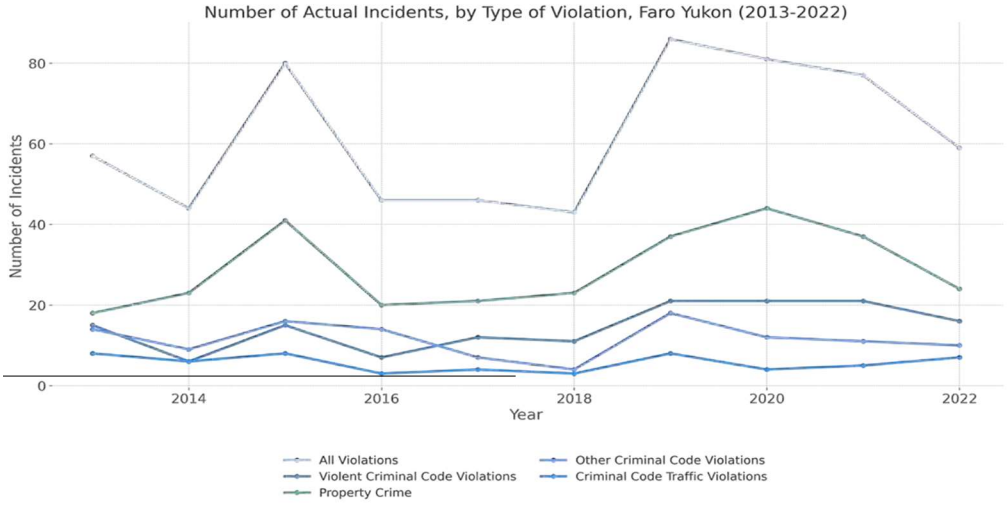
Population Projections[9]

Population projections for Faro are not produced by Yukon Bureau of Statistics (YBS). However, the YBS Yukon-wide projection methodology can be applied to Faro to indicate a trajectory over the 10-year horizon of this OCP. YBS' February 2025 Population Projections for Yukon (2025–2045) show varying growth year-to-year but a most-likely scenario compound annual growth rate of approximately 1.7–2.0% for the territory over the next decade.

Year	Projected Range (1.85% increase)
2025	433 - 473
2026	441 – 482
2028	457 - 500
2030	474 – 518
2032	492 – 538
2034	510 - 558

Crime Statistics

Crime statistics can indicate how safe Faro might be and what problems it might face. For example, if there are lots of thefts and property crime, it might mean people are struggling with money. If there's a lot of violence, it could mean there are bigger issues, like gangs. Faro has always had a low crime rate which is a source of pride for the community. Looking at how these numbers change over time can help us glean insights into the safety and health of Faro.



[9] Based on Faro 2024 Shadow Population Count & YBS Growth Rate for Yukon

Chapter 4

Land Use and Development


FARO
GICARD


FARO



Land Use and Development

Schedule A is the Land Use Plan for the Town of Faro. The land use designations presented in the plan provide a general indication and preferred location of intended future land uses for housing, commerce, parks, recreation, institutional uses, etc. The land use descriptions below do not represent a complete list of future intended uses. Furthermore, planning, management, and future consideration for development of designated lands are subject to the Town's policies and development permit guidelines. OCP Land Use Designations do not regulate actual densities on individual lots; this is the function of the Zoning Bylaw. Council may, at its discretion and subject to a public hearing, consider Zoning Bylaw amendments to permit density over and above that indicated in this section on a case-by-case basis where the proposed development is otherwise consistent with objectives and policies of the OCP.

Residential (R)

Residential (R) land is within the main townsite of Faro, and currently comprises most of the dwelling units of the Town. R supports flexible residential land use policies, focusing on single or multi-family dwellings. Development may consist of detached dwellings, manufactured homes, duplexes, or triplexes, quadplexes (and higher), medium-density housing, apartments and condos, and affordable housing projects. Neighbourhood scale commercial uses, such as artisan studios and home-based businesses are encouraged. A mixture of housing types and tenures is also encouraged. Council may consider public-use parks and playgrounds as a primary use for a portion of the total lots. Notwithstanding the minimum lot size requirements that otherwise apply in the Residential (R) designation, Council supports the Zoning Bylaw permitting smaller lots within the Residential (R) designation specifically to accommodate mobile homes, modular homes, and manufactured homes. This is intended to expand the range of attainable housing types available in Faro and to provide clarity and consistency between this OCP and the Town's Zoning Bylaw. Lot size, siting, servicing, and design standards for mobile, modular, and manufactured homes shall be set out in the Zoning Bylaw.

Country Residential (CR)

Country Residential (CR) lands are generally larger lots on the fringe of the townsite. Lots in CR are rural in nature, typically unserviced by Town infrastructure, and may have ancillary agricultural uses or small-scale commercial that is suitable for large residential lots. These lands are generally considered unsuitable for intensive development such as apartments. Council may consider increased commercial activity that is consistent with the scale and character of the neighbourhood.

Future Country Residential (FCR)

Future Country Residential (FCR) lands are lands the Town intends to develop for future Country Residential uses within the next ten years. FCR is a special designation in this OCP as detailed planning, including the location of public services, greenspace, and utilities, is not yet complete. In the interim, the Town may also consider resource activities such as small-scale forestry, mining and quarrying, and other activities of economic benefit that support the intended future residential use.

Commercial (C)

Commercial (C) lands are located within the periphery of the core residential areas and service commercial uses. Commercial uses are generally cafes, professional uses, personal services, and studio space. However, because of other limited lands for commercial pursuits in Faro, Council will also consider uses that include educational facilities, light manufacturing (e.g., sign printing shop), and mixed-use developments.

Industrial-Commercial (IC)

Industrial (IC) lands are intended to provide areas for industry such as small-scale manufacturing or warehousing, supply and logistics, equipment storage and repair, and environmental services such as waste collection. Industrial development should strive to minimize potential negative impacts on ecological systems and provide screening and buffering to protect aesthetic qualities of the community.

Community Facility (CF)

Community Facility (CF) lands are areas for community services and facilities that are community oriented. These areas include town-owned utilities, infrastructure, public works buildings, firehalls and emergency services, town hall, schools, RCMP, federal and territorial properties, utilities. (e.g., Yukon Energy), etc. Community Facility lands should be developed in such a way as to serve the community and ensure the most effective use of the lands is promoted.

Parks & Open Space (P)

Parks & Open Space (P) lands contain most of Faro's parks, playgrounds, outdoor spaces, and the Faro Golf Course. These lands are intended for active recreation and typically have built infrastructure for a specified activity (e.g., playground) to support recreation. Primary uses for these lands are playgrounds, parks, and recreational infrastructure.

Environmental Reserve (ER)

Environmental Reserve (ER) lands provide protected areas for sensitive environmental assets, ecology, and wildlife. These areas currently contain wetlands, wildlife habitat, and watersheds. These lands are not suited for intensive development and Council shall strictly limit development of these areas.

Hinterland (H)

Hinterland (H) areas encompass natural landscapes that feature natural wilderness and diverse terrain. Hinterland areas are generally not suitable for development because of a lack of infrastructure and access. As Faro develops, future development may be considered for appropriate activities which are congruent with the natural landscape and compatible with surrounding land uses.



Mixed Use (MU)

Mixed Use (MU) lands blend residential, commercial, and cultural uses to support cohesive and vibrant communities. Mixed-use areas contain a combination or residential and commercial uses that are designed to further Faro's economic development, enhance the quality of life for residents, and to create sustainable and walkable areas in the community.

Urban Reserve (UR)

Urban Reserve (UR) areas encompass lands selected for future development in the community. These are areas that will accommodate future residential, commercial, and mixed-use growth in Faro. Interim uses could include any activity compatible with future residential and commercial development (e.g., tree clearing).

Community Use (CU)

Community Use (CU) areas are lands geared toward community use and access but do not contain built infrastructure or are located on non-titled land. The intent of CU lands is to provide access to the public for a variety of low intensity uses such as recreation, active transportation, and access to nature. CU lands are typically unsuitable for intensive development.





Town of Faro

Community OCP Designations

Town of Faro (Overview)

Scale 1 : 15000

OCP Land Use Designations

- Residential
- Country Residential
- Future Country Residential
- Commercial
- Industrial-Commercial
- Community Facility
- Community Use
- Parks & Open Space
- Environmental Reserve
- Hinterland
- Mixed Use
- Urban Reserve

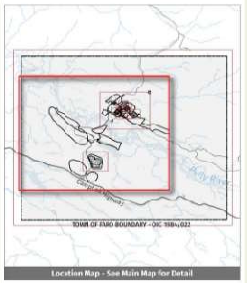
Schedule ___, Bylaw No. ____

As adopted _____

ORIGINAL SIGNED BY:

_____, MAYOR

_____, CAO



Location Map - See Main Map for Detail



TOWN OF FARO

Chapter 5

Goals and Policies


DISCOVERY STORE
GROCERIES . SNACKS . LOTTO
FARO HARDWARE
BUILDING SUPPLIES
HOURS
MON - SAT 10 TO 6
SUN & HOLIDAYS 12 TO 5

5.0 Environment and Climate Change

As Faro continues to grow, balancing growth with environmental protection will become increasingly important. The recent trends of climate change and environmental degradation have the potential to pose significant threats to the town's natural environment and is an important consideration when shaping the Town's OCP. Policies that prioritize the preservation and protection of Faro's natural environment are critical to protecting sensitive ecology, wildlife corridors, and recreational land in the town and the surrounding areas.

5.0.1 Areas of Focus

The areas of focus in this OCP for Environment and Climate Change are:

- Protecting Residents from Faro's Natural Risks & Hazards
- Protecting and Promoting Faro's Environmental and Natural Assets
- Ensuring Sustainable and Affordable Delivery of Services

5.0.2 Big Picture

Faro's natural environment is one of the most important areas of action for residents. Access and connection to nature is integral to Faro's way of life and so protecting the natural environment is top of mind for Faroites. In the last decade, the effects of a changing climate have become more noticeable. Examples include more surface melt water in the spring, and degradation of the banks of the Pelly River. Over the next decade, the Town wants infrastructure to be more resilient to the effects of climate change and to plan for new municipal projects and services with climate-resilience in mind.

5.0.3 Protecting Residents from Natural Risks & Hazards

Policy Goals

- Recognize unique challenges of Faro's geography and environment.
- Promote the development of sustainable and climate-resilient infrastructure.
- Integrate wildfire risk and floodplain management into planning processes.
- Protect local biodiversity.

Recommendation 1: Consider more rigorous geotechnical evaluations on larger development and infrastructure projects to assess permafrost conditions.

Recommendation 2: Where required, identify municipal construction practices and standard operating procedures to account for freeze-thaw cycles and permafrost degradation.

Recommendation 3: Where required, update specific zones with unstable or unsuitable ground as limited development areas.

Recommendation 4: Consider strict land-use regulations adjacent to the Pelly River or other areas identified as high-risk floodplains.

Recommendation 5: Continue to update the Wildfire Protection Plan; revise Faro's Community Emergency Management Plan with this information.

Recommendation 6: Integrate FireSmart principles into municipal operations and land-use decisions, emphasizing resident education, vegetation management on public lands, and FireSmart design guidelines for new developments.

Recommendation 7: Ensure emergency response plans prioritize wildfire preparedness, including evacuation strategies and coordination with local (e.g., Faro Mine), territorial, and federal firefighting resources.

5.0.4 Protecting & Promoting Environmental Assets

Policy Goals

- Support the sustainability and resilience of the town's environmental assets.
- Use Faro's natural environment to support the local economy and improve recreation opportunities.
- Preserve the significant cultural and ecological value of Faro's environment.

Recommendation 8: Continue zoning practices that ensure the safe and natural movement of wildlife and to minimize any wildlife habitat disruption within the municipal boundary.

Recommendation 9: Implement measures to mitigate human-wildlife conflicts, including implementing waste management practices that deter wildlife from populated areas, and incorporating wildlife-friendly design standards for new developments.

Recommendation 10: Look for opportunities to diversify and expand recreational opportunities within the town and surrounding natural areas, including investing in the development and maintenance of multi-use trails for hiking, cycling, and supporting spaces for visitors.

Recommendation 11: Determine the feasibility of incorporating natural assets like Johnson Lake, the Pelly River and vast surrounding wilderness into recreation and education opportunities for the community.

Recommendation 12: Create policies or bylaws to preserve indigenous sites of importance and historical landmarks related to the region's mining history. Focus on fostering a sense of community, enhancing educational opportunities, and promoting respectful tourism that values Faro's unique heritage and character.

Recommendation 13: Ensure that land-use planning, and development proposals duly consider and integrate measures to protect historical sites. This can include things like heritage impact assessments and adaptive construction practices to preserve historical and cultural assets.

5.0.5 Sustainable & Affordable Delivery of Services

Policy Goals

- Continued provision of affordable services in the face of increasing costs from environmental pressures.
- Climate-resilient infrastructure that considers a changing environment.
- Leveraging partnerships, and grants, subsidies, and other funding opportunities for the sustainable provision of municipal services.

Recommendation 14: When possible, enact a policy that will require infrastructure projects of a certain scale to incorporate climate-resilient design principles. Measures here can include environmental impact assessments and utilizing materials and designs that can withstand extreme weather events and adapt to changing climate conditions.

Recommendation 15: Investigate the feasibility of adopting a budgeting and standards practice that would see retrofits of existing municipal infrastructure built to climate-resilient standards.

Recommendation 16: Continue retrofitting existing municipal buildings with energy-efficient technologies, such as LED lighting and improved insulation, to reduce energy consumption and operational costs.

Recommendation 17: Where possible, conduct feasibility studies and pilot projects, and engage in opportunities to integrate renewable energy sources, such as solar panels, on public buildings or public property.

Recommendation 18: Actively engage in partnerships with Government of Yukon, Ross River Dena Council, NGOs, and private sector entities to leverage funding, expertise, and resources for sustainable development and climate resilience initiatives.

Recommendation 19: Continuously lobby for increases to Faro's Comprehensive Municipal Grant (CMG), citing Faro's reliance on the CMG for core operational funding, increasing costs related to climate change, and the burden of building and replacing climate-resilient infrastructure.

Recommendation 20: Identify and apply for all grants and subsidies, and engage in funding opportunities (e.g., Regional Solid Waste) that assist with sustainable and affordable delivery of municipal services to Faro residents.

5.1 Economy and Employment

Economic vitality and employment opportunities within the Town of Faro are important factors that contribute to the overall well-being and sustainability of the community. Helping foster a diverse local economy is essential for retaining and attracting residents, supporting local businesses, and ensuring Faro's long-term prosperity.

5.1.1 Areas of Focus

The areas of focus in this OCP for Economy and Employment are:

- Supporting Community Economic Development & Tourism
- Ensuring Supply of Commercial & Industrial Lands for Development
- Promoting Mixed-Use Developments to Increase Housing and Business Options

5.1.2 Big Picture

The Town of Faro recognizes the imperative for expansion in both services and private enterprise. Despite the influx of new residents over the past five years, the anticipated corresponding growth in services has not been fully realized. Currently, Faro's municipal framework lacks a specific economic development role, yet the community expects the Town to facilitate economic development and tourism services. Reflecting this context, Faro's Official Community Plan (OCP) does not include plans to staff an economic development officer currently. Nonetheless, the Town is trying to be proactive in fostering commercial expansion by allocating land and ensuring appropriate zoning for new business ventures. This includes advocating for mixed-use developments and expressing a clear desire to establish a central commercial district in Faro.

5.1.3 Community Economic Development & Tourism

Policy Goals

- Leverage local resources to help stimulate growth, create jobs, and enhance community well-being.
- Increase self-reliance for sustainable economic growth in Faro.
- Recognize unique challenges of Faro's rural and remote location.

Recommendation 21: Continue supporting the Tourism & Economic Development Advisory Committee's work and continue investing in the Campbell Region Interpretive Centre.

Recommendation 22: Investigate ways to further develop and promote cultural and heritage tourism in Faro. This includes supporting the preservation and showcasing of mining heritage, indigenous culture, local history, and arts.

Recommendation 23: Consider expanding the John Connolly RV Park & Campground to accommodate a growing demand from tourists, seasonal residents, and other visitors.

Recommendation 24: Continue to support events and festivals like the Crane and Sheep Festival, and Faro Golf Tournament. Consider expanding local events and festivals (e.g., Spring Carnival).

Recommendation 25: Develop strategies to ensure that core services such as fuel, lodging, and a grocery store are always available to Faro residents.

Recommendation 26: Consider financial support for local entrepreneurship, small businesses, and other initiatives that contribute to the local economy and create employment opportunities.

Recommendation 27: Actively seek and facilitate partnerships with funding agencies, such as YG Economic Development, Canadian Northern Economic Development Agency, and Business Development and Investment Corporation to leverage funding and expertise for local economic development projects.

Recommendation 28: Encourage volunteer-led community organizations to receive a stable and predictable amount of funding that supports ongoing operations.

Recommendation 29: Where feasible, partner with and support local organizations like Yukon University to increase workforce development and training opportunities that will help residents participate in and contribute to the local economy.

Recommendation 30: Consider developing a Community Economic Development strategy to guide and coordinate efforts to revitalize Faro's local economy.

5.1.4 Supply of Commercial and Industrial Lands

Policy Goals

- Ensure an adequate supply of commercial and industrial lands to support the growth of Faro's private sector.
- Concentrate commercial and industrial development in appropriately zoned areas.

Recommendation 31: Provide for a range of commercial and industrial lands by zoning land for various uses that meet the needs of residents and visitors, businesses, and the travelling public.

Recommendation 32: Initiate planning to create a long-term vision for the Downtown Commercial zone.

Recommendation 33: Encourage commercial and industrial development to locate in nodes or clusters; lands zoned as Downtown Commercial, Commercial, and Industrial are areas where nodes are especially desired.

Recommendation 34: Investigate the feasibility of using federal funding programs to remediate brownfield sites for commercial purposes.

Recommendation 35: Engage and partner with Land development branch to discuss opportunities to align commercial and residential development in Faro.

5.1.5 Promoting Mixed-Use Developments

Policy Goals

- Create a vibrant Faro, increase walkability, and support local businesses and residents.
- Increase opportunities and options for private investment and development in Faro.

Recommendation 36: Allow mixed-use developments (i.e., commercial & residential together) in Downtown Commercial and Commercial zones, and other areas where Council may feel it's desirable.

Recommendation 37: Consider enacting design guidelines and standards, such as Smart Growth principles, for mixed-use and commercial developments to preserve the unique character and heritage of Faro.

5.2 Housing & Land Development

Housing policy in this OCP focuses on meeting the unique challenges faced by Faro residents. Faro's remote location, demographic shifts, recent population growth, and the drive for economic revitalization are all important factors here. A well-thought-out housing policy can help Faro attract new residents, support local economic development, and foster a sense of community.

5.2.1 Areas of Focus

The areas of focus in this OCP for Housing are:

- Managing change in Population Growth (2016-24)
- Increasing Long-Term Housing Affordability & Diversity for Residents
- Planning for the Future Development & Population of Faro

5.2.2 Big Picture

The most important factor for housing decisions in this OCP is the change in population between 2016 and 2024. Faro's historical context, marked by the Faro Mine operations and a one-time peak population of around 2,000, has left the town with infrastructure capacities—like water, sewers, and roads—that surpass the needs of its current population. However, this excess does not extend to housing. The unusual spike in population over the past 5 years can be attributed to the sale of abandoned properties once owned by Faro Real Estate. Between 2015 and 2020, about 120 potential housing units, most in various stages of disrepair and sold at low prices (often only for owed property taxes), attracted many newcomers, including young families. Looking forward over the next decade, Faro aims to continue revitalizing the remaining Faro Real Estate holdings, develop parcels for new buildings, and pave the way for mixed-use development projects, setting the stage for a well-planned, community-oriented future.

5.2.3 Managing Current Growth

Policy Goals

- Ensure an adequate supply of residential lands for housing.
- Focus on infill and development of new housing in areas with existing and capable infrastructure.
- Preserve the character, history, and built environment of Faro.

Recommendation 38: Provide for a range of residential lands by zoning land for various residential uses that meet the needs of residents.

Recommendation 39: Consider establishing a Committee of Council that is tasked with long-term urban planning to help monitor and guide growth in Faro.

Recommendation 40: Prioritize the preservation of urban natural spaces, recreation areas, trails, and ensure the use of accurate zoning to protect the community from encroachment of any unintended uses.

Recommendation 41: Find ways to ensure that new housing is developed to minimize long-term operating costs and infrastructure investments from the Town of Faro.

Recommendation 42: Support the development of new land for housing where there are existing services and infrastructure; this includes Douglass Drive and Rose & Ladue Crescents.

Recommendation 43: Encourage any infill development to complement and enhance the existing neighbourhoods of Faro.

Recommendation 44: Consider financial incentives for the new construction or rehabilitation of desired housing forms (e.g., multi-family or mixed-use).

Recommendation 45: Continue to support the conversion of existing larger multi-unit dwellings (e.g., 5-plex) into other forms of habitable dwellings through incentives and permissive zoning.

5.2.4 Increase Housing Affordability & Diversity

Policy Goals

- Promote a variety of housing types, such as single and multi-family homes, townhouses, and live-work spaces.
- Adopt zoning regulations that allow for a greater variety of housing types, reduce administrative burden, and improve development timelines.
- Seek funding and partnerships that encourage private development of housing.

Recommendation 46: Review regulations to encourage mixed-use developments, accessory dwelling units, and other forms of higher-density housing in strategic areas.

Recommendation 47: Revise the Zoning Bylaw to allow for a variety of permanent modular and manufactured homes in the appropriate residential areas of Faro.

Recommendation 48: Investigate modern zoning practices such as flexible zoning, zoning as-of-right, and other approaches that can speed up development timelines and reduce the administrative burden and cost of development.

Recommendation 49: Study the feasibility of turning suitable publicly owned or underutilized lands into affordable or public housing (e.g., Chateau Jomini).

Recommendation 50: Continue to enforce development agreements for the rehabilitation and conversion of the former Faro Real Estate properties to residential dwellings.

Recommendation 51: Where practical, engage in federal and territorial affordable housing funding programs like the Housing Accelerator Fund and Green Energy Retrofit program.

Recommendation 52: Consider financial incentives for the private sector like tax abatements and develop partnerships with organizations like CMHC and Yukon Housing for the development of affordable housing in Faro.

5.2.5 Planning for Future Development

Policy Goals

- Ready Faro's housing for future population growth by 2033.
- Ensure a supply of appropriately zoned land to accommodate projected growth.
- Support options for a greater range and different types of housing

Recommendation 53: Engage in a planning exercise to determine the anticipated required future supply of appropriately zoned residential, commercial, and industrial lands.

Recommendation 54: Initiate land-use planning for the Downtown Commercial and Future Country Residential zones of Faro.

Recommendation 55: With support from partners like Yukon Housing and CMHC, move toward developing a forward-looking Housing Plan that speaks to population trends and creates strategies for meeting the housing needs of a growing Faro population with changing demographics, such as barrier-free and multi-family housing.

Recommendation 56: Consider developing a Municipal Servicing Strategy and Standard Operating Procedures to ensure that municipal services can scale with growth and continue to meet residents' needs effectively.

Recommendation 57: Review, and if required, reinforce community engagement processes to ensure Faro residents have opportunities to be heard in shaping the future of Faro.

5.3 Trails, Parks, and Recreation

Trails, parks, recreation, and the natural environment are indispensable to Faro residents. The trail network in Faro serves as important infrastructure for connectivity and engagement with the natural environment, helping promote an active lifestyle and providing access to nature for residents. Faro's parks and playgrounds are not only green spaces but community hubs that encourage social interaction for our children and promote cultural activities and community cohesion. Recreational facilities, both indoor and outdoor, support a balanced, inclusive lifestyle, which is important considering Faro's diverse climate and remote location.

5.3.1 Areas of Focus

The areas of focus in this OCP for Trails, Parks and Recreation are:

- Maintaining & Enhancing Faro's Trail Networks & Systems
- Providing Recreation Programming, Services & Facilities that Meet the Needs of Faro's Changing Demographic
- Incorporating Parks, Greenspace, and Other Natural & Outdoor Spaces into Local Recreation Offerings

5.3.2 Big Picture

With respect to trails, alternative and active forms of transportation are very important to the community. Local trails are used for walking, skiing, snowshoeing and for recreational vehicles like side-by-sides and snowmobiles. An accessible year-round trail network is valued community infrastructure for the Town. Parks play an important role for social and physical interaction and provide important play infrastructure for Faro's growing number of children. Recreation facilities and services make up a meaningful portion of the Town's budget and staff. Over the next decade, the Town wants to invest in the Faro Recreation Centre to extend its lifespan and ensure adequate indoor recreation spaces, find ways to better incorporate our natural assets (e.g., Fisheye Lake) into recreation programming, and enhance and expand our local trail network.

5.3.3 Maintaining & Enhancing Faro's Trails

Policy Goals

- Maintain and enhance the current trail network within Faro.
- Identify opportunities to expand the trail network within Faro.
- Contribute to ongoing development and maintenance of the Dena Cho Trail which connects the communities of Faro and Ross River.

Recommendation 58: Continue building an interconnected network of trails (i.e., Fox, Wolf, Bear & Eagle Trails) linking key points of interest and consider incorporating further diverse terrains to cater to different skill levels and recreational activities.

Recommendation 59: Study the feasibility of the Town of Faro undertaking a program to adapt trails for further seasonal use, ensuring they are accessible and safe year-round for motorized and non-motorized activities.

Recommendation 60: Investigate the feasibility of improving trail signage and markings on existing trails that highlight Faro's unique natural features and history.

Recommendation 61: Consider tasking an existing Committee or forming a new Committee dedicated to trail conservation and expansion, and stewardship of natural recreation resources.

Recommendation 62: In collaboration with local First Nations partners, actively support and develop the Dena Cho Trail as a key recreational and cultural asset, reflecting Faro's commitment to outdoor activities, heritage preservation, and community wellness.

5.3.4 Parks, Greenspace & Natural Spaces

Policy Goals

- Incorporate Faro's natural and environmental features into recreation programming.
- Advocate for the further development of surrounding parks and recreation areas by Government of Yukon.

Recommendation 63: Investigate the possibility of working with partners to develop Fisheye and Johnson Lakes as focal points for water-based and nature-oriented recreational activities. This can include establishing designated areas for kayaking, canoeing, and fishing, hiking and biking trails around the lake, and facilities like picnic areas, observation decks, and restrooms.

Recommendation 64: Periodically assess Faro's neighborhoods to see if they are adequately served by recreation infrastructure such as parks and playgrounds. Consider the distribution of parks and playgrounds throughout the town, focusing on accessible recreation being equally available to residents.

5.3.5 Recreation Programming, Services & Facilities

Policy Goals

- Maintain a range of indoor and outdoor recreation spaces for public use.
- Engage in funding opportunities which support cost-effective delivery of recreation services to Faroites.
- Support community organizations that help deliver recreation services.

Recommendation 65: Develop a comprehensive Recreation Master Plan, with the objective of enhancing recreational opportunities and facilities to meet the evolving needs of the community.

Recommendation 66: Proactively engage established funding organizations such as the Recreation and Parks Association Yukon (RPAY), Sport Yukon, and Lotteries Yukon to maximize financial support received, ensuring the sustainability and growth of Faro's recreational offerings.

Recommendation 67: Continue to focus on Faro Recreation Centre as a key hub for recreational activities in the town; invest in facility upgrades where feasible.

Recommendation 68: Begin initial planning for a deep retrofit of the Faro Recreation Centre. This can include steps like a facility assessment, community engagement, and creating a retrofit plan.

5.4 Community Health, Safety and Wellbeing

Emphasis on community health, safety, and wellbeing is central to Faro's vision for a sustainable and inclusive future. This plan promotes a holistic approach to health, not only considering medical services, but also mental and social well-being, which the Town of Faro supports through its social and recreation programs. Safety is a multi-dimensional goal, focusing on public safety, emergency preparedness, and safe, resilient infrastructure. This area of the plan is closely tied to Faro's environmental stewardship, climate change, and infrastructure and servicing strategies.

5.4.1 Areas of Focus

The areas of focus in this OCP for Community Health, Safety and Wellbeing are:

- Ensuring Appropriate Community Health & Safety Services Exist in Faro
- Ensuring Emergency Services & Plans are in Place & Functioning
- Planning, Building, and Maintaining Infrastructure that is Resilient to Emergencies & Disasters

5.4.2 Big Picture

Faro's crime rate and sense of community safety has fluctuated over time. In 2021, Faro was shaken by a very uncharacteristic event of violence, and since that time, the community has focused heavily on measures like safety and policing. Data shows that Faro's crime rate is on a downward trend and remains extremely low, even in the face of a growing population. The Town of Faro is largely responsible for important aspects of the community's health and safety outside of policing, including some emergency services and delivering safe public utilities such as water and sewer. Over the next decade, Faro wants to monitor natural threats of wildfire and flooding, ensure good planning and communication with our community and emergency service partners, and continue to mitigate risk related to disasters, emergencies, and climate change.

5.4.3 Community Health & Safety Services

Policy Goals

- Ensuring that residents have easy and timely access to healthcare services, including primary care, mental health support, and emergency medical services.
- Working with RCMP and other local agencies to implement community safety and crime prevention strategies.

Recommendation 69: Lobby the Government of Yukon to expand its telehealth services and promote telehealth options to Faroites, allowing citizens to access medical advice from a nationwide pool of professionals.

Recommendation 70: Work with the Government of Yukon to restore a full complement of mental health services to Faro and Ross River, including full-time social workers and mental health staff.

Recommendation 71: Initiate planning discussions with the Government of Yukon on facilities and services for aging in place in Faro, considering the growing senior citizen demographic.

Recommendation 72: Through monthly reports, regular communication, and partnerships, continue working with the RCMP and other local and territorial crime prevention resources to ensure Faro maintains its low crime rate.

Recommendation 73: Continuously advocate to the Government of Yukon and work with partners like RCMP and Department of Justice to ensure 24/7 police presence in Faro and that officers continue to be stationed in Faro.

Recommendation 74: Consider developing a comprehensive long-term Community Safety Plan that integrates things like environmental risk factors, policing and public safety strategies, emergency response, and public awareness and communications initiatives.

Recommendation 75: Partner with organizations like Yukon University and other organizations to increase the frequency and availability of regular first aid and CPR training programs for residents (e.g., St. John's Ambulance).

5.4.4 Emergency Services & Planning

Policy Goals

- Ensuring that emergency plans are up to date and that residents know the important points (e.g., muster points and egresses)
- Ensuring rapid, efficient, and coordinated response to emergencies of all scales and types
- Maintaining a high level of emergency preparedness within the community

Recommendation 76: Update Faro's Community Emergency Response Plan a minimum of every two years, focusing especially on potential scenarios involving wildfire and flooding events.

Recommendation 77: Work with the Government of Yukon's Emergency Measures Organization to develop a coordinated regional emergency response plan.

Recommendation 78: Request to Parsons, Inc., and the Government of Canada, that Faro be included in emergency planning and exercises for the Faro Mine Remediation Project.

Recommendation 79: Ensure the Faro Volunteer Fire Department has adequate financial and human resources to remain fully staffed and prepared to respond to local and regional emergencies.

Recommendation 80: Engage Government of Yukon to create an updated shared service agreement for emergency response services outside of the municipal boundary. Consider costs like increased insurance premiums, firefighter response rates of pay, and the wear and tear on Town equipment.

Recommendation 81: Lobby Government of Yukon to ensure the Wildland Fire Management branch has current response plans for Faro and that activities like controlled burns and fire smarting are occurring in the area.

5.4.5 Resilient Infrastructure

Policy Goals

- Enhancing Faro's resilience against natural disasters, climate change impacts, and other emergency situations through robust infrastructure and planning.

Recommendation 82: Consider conducting an Infrastructure Resilience Audit to evaluate critical infrastructure for vulnerabilities to natural disasters and other emergencies; include necessary improvements into capital programs based on factors of risk and likelihood.

5.5 Infrastructure & Servicing

Municipal infrastructure and services are essential to community growth, enhancing residents' quality of life, and ensuring environmental sustainability. Key infrastructure such as roads and sewers not only underpin the town's economic activity, but also ensure the well-being of Faro's residents through access to affordable essential services. Importantly, in Faro's unique northern environment, infrastructure must consider resiliency and adaptability to the challenges posed by climate change. Effective management of infrastructure growth—particularly in terms of how and where—is closely tied to the cost-effective delivery of services. Therefore, any potential expansion of Faro's infrastructure requires thoughtful consideration. Any future decisions regarding infrastructure should prioritize financial sustainability and consider Faro's growing population and the increasing costs related to climate change.

5.5.1 Areas of Focus

The areas of focus in this OCP for Infrastructure & Servicing are:

- Managing Stormwater to Minimize Flooding & Protect Water Quality
- Building & Maintaining Roads That Support Safe & Efficient Transportation
- Providing Safe, Reliable & Affordable Potable Water for All Residents
- Managing Solid Waste Sustainability & Cost-Effectively
- Managing Wastewater to Protect Public Health & the Environment
- Investing in the Town's Water Resources for Sustainable Services
- Promoting Waste Reduction & Recycling

5.5.2 Big Picture

Faro's infrastructure is large enough to accommodate a population of 2,000 people, meaning capacity and growing infrastructure is not top of mind for the Town. Where the Town is focusing in this OCP is the affordable and sustainable delivery of high-quality services. Having infrastructure that is 'overbuilt' means that it is a dynamic challenge to maintain infrastructure and keep the cost of service affordable for residents. Over the next decade, the Town wants to focus on increasing the resilience of its infrastructure from natural disasters and climate change, find ways to increase the affordability of delivering services, invest in areas where future development may occur, and most importantly, support our existing residents and businesses with affordable, quality services.

5.5.3 Stormwater Management

Policy Goals

- Develop and maintain sustainable stormwater management systems
- Enhance stormwater systems to be resilient against climate change impacts

Recommendation 83: Consider amending the Town's development policies to require stormwater management plans for projects of a certain size and scale.

Recommendation 84: Ensure stormwater management systems are monitored to determine capacity and need for future expansion.

Recommendation 85: Monitor snowpack and incidences of increased snowfall and spring melt resulting in greater volumes of surface melt water. If required, invest in strategies to improve drainage.

Recommendation 86: Complete Phases 3-5 Underground Infrastructure Replacement project servicing the Lower Bench, Industrial, & Ladue areas by 2030.

5.5.4 Wastewater & Sewers

Policy Goals

- Invest in sustainable sewer infrastructure that is designed to accommodate current and projected future needs
- Ensure affordability of water and sewer rates for Faro residents
- Educate the public about the impacts of their wastewater practices and promote environmentally friendly habits

Recommendation 87: Develop standard operating procedures, servicing standards, and training & certification protocols for the Town's wastewater systems to ensure projects are built and replaced to required and exact specifications.

Recommendation 88: Review the Town's Fees and Charges Bylaw yearly to ensure appropriate cost recoveries of water and sewer services and infrastructure.

5.5.4 Potable Water

Policy Goals

- Maintain the highest standards of water quality for all residents
- Develop and manage water sources sustainably to ensure a reliable supply of potable water
- Invest in the resilience of water infrastructure to protect against climate change, contamination, system failures, and natural disasters

Recommendation 89: Drill and develop a new drinking water well to replace current well; ensure the new well is in a suitable location and meets requirements for a growing population.

Recommendation 90: Consider developing a source and ground-water assessment and protection plan, focusing on protection of groundwater, risk mitigation from flooding, and long-term preservation of water quality. Include initiatives to measure flows and temperatures throughout the year to monitor the impacts of climate change.

Recommendation 91: As the population increases and more homes are connected to the water system over time, revise water system operations and procedures to ensure the efficient use of water resources.

5.5.5 Roads & Transportation Networks

Policy Goals

- Develop and maintain durable and reliable road systems
- Ensure that all areas within Faro are accessible and well-connected
- Ensure that transportation infrastructure is capable of supporting emergency response

Recommendation 92: Work with Government of Yukon to complete chip sealing and paving projects as Phases 3-5 of the Underground Infrastructure Replacement project are completed.

Recommendation 93: Consider adopting a policy that would not allow for the 'downgrading' of infrastructure in any area of Faro, particularly roads and sidewalks. This would apply to any private or public entity undertaking these works in the Faro municipal boundary.

Recommendation 94: Investigate the need to complete long-term transportation planning for Faro. Neither public or private transportation are currently available in Faro, but needs may change based on shifting demographics and increasing population. A potential plan could focus on multimodal and active transportation methods for citizens and connection of different transportation networks (i.e., walking & cycling).

5.5.6 Solid Waste

Policy Goals

- Engage in partnerships to leverage expertise and financial resources in managing solid waste
- Ensure that landfill and waste collection operations are efficient, environmentally compliant, and cost-effective
- Develop and maintain sustainable solid waste management facilities that can adapt to the community's changing needs

Recommendation 95: Continue working toward the Regional Landfill Agreement with the Government of Yukon which can provide funds to offset operating costs.

Recommendation 96: Review and update the Town of Faro's Solid Waste Management Plan on a regular basis, focusing on strategies to improve and better the site to extend its useful life.

Recommendation 97: Work with the Government of Yukon to implement more hazardous waste days to prevent environmental contamination and health hazards to residents.

Recommendation 98: Investigate opportunities for partnerships with Ross River Dena Council and the Faro Mine Remediation Project to handle and receive solid waste.

5.5.7 Recycling & Waste Diversion

Policy Goals

- Encourage waste reduction through community education programs
- Ensure adequate recycling programs and work toward composting facilities
- Develop long-term goals for reducing Faro's overall waste (i.e., Zero Waste)

Recommendation 99: Work with Government of Yukon's Community Services and Environment departments to distribute educational materials to Faro residents about waste reduction and diversion.

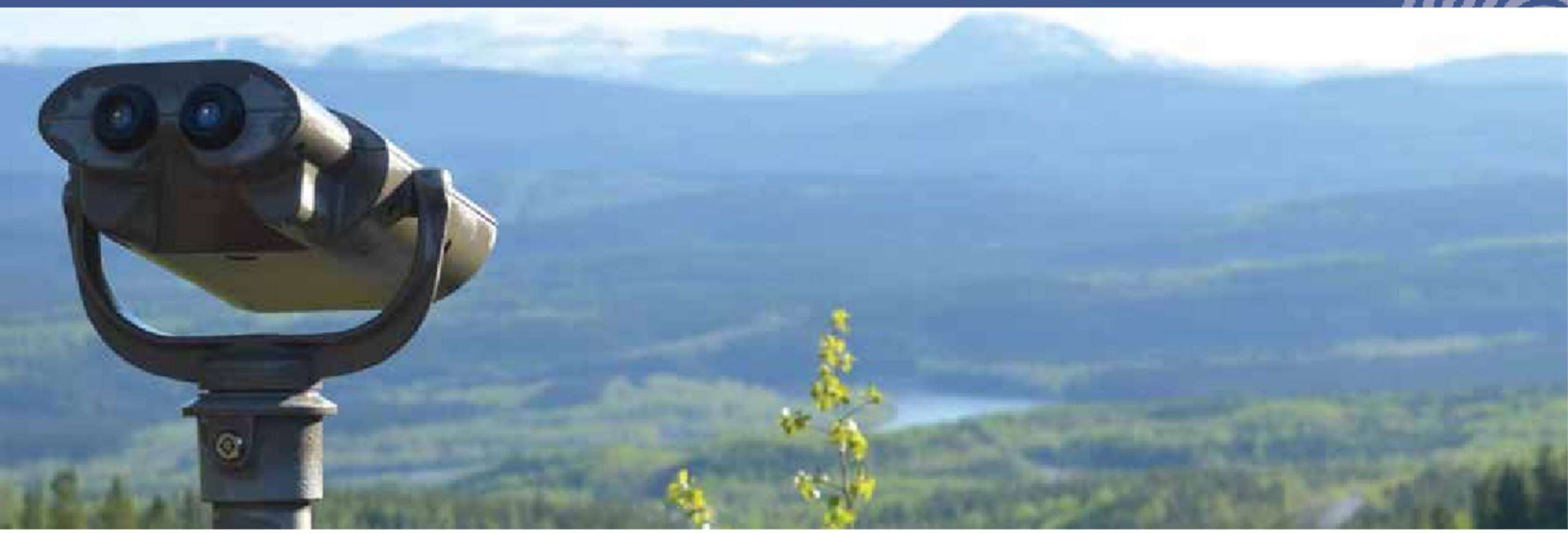
Recommendation 100: Continue to support and work with Government of Yukon and Association of Yukon Communities in developing Extended Producer Responsibility regulations.

Recommendation 101: Consider developing a longer-term community-wide sustainability plan that integrates waste management, recycling, energy, and emissions strategies, and focuses on ways the community can reduce its overall environmental footprint.

Chapter 6

Implementation & Monitoring







6.0 Implementation

The Official Community Plan is designed to be a roadmap for the Town of Faro, outlining its aspirations and directing actions in the years to come. It is intended to work in concert with other Town policy documents, creating a cohesive and comprehensive strategy for the community to achieve its social, economic, and environmental objectives.

The OCP's successful implementation hinges on its incorporation into the Town's broader strategic and operational plans, including budgeting, work scheduling, and governance frameworks. Integration throughout the organization will ensure that the policies proposed in the plan are reflected in measurable outcomes, evaluated consistently, and ensure that Faro's work moves the community closer toward the long-term vision this plan proposes.



6.1 Monitoring

Monitoring of the Official Community Plan is key to determining if the Town is hitting the mark with its vision, goals, and objectives through the established policies. Regular check-ins will allow the Town to tweak and refine its approach throughout the lifespan of the OCP, to ensure it aligns with the evolving needs of Faro's residents. Successful execution of the OCP will involve not just revisions to related plans and strategies but also a commitment to consistent monitoring and assessment.





6.2 OCP Amendments & Review

As a 'living plan', the OCP is reviewed and updated every five to ten years and in accordance with the Municipal Act. Within 3 months of adopting this Official Community Plan, Council will establish a schedule for regular review of the OCP and the Town of Faro Zoning Bylaw. It is also expected that periodic OCP amendments will be advanced to proactively address or respond to changes experienced by the community, as well as regional and global trends or opportunities. Any minor or major plan amendments are subject to a formal Council review and approvals process which includes public consultation, a public hearing and required notifications. Ongoing public involvement in plan amendment review is essential to keep the OCP relevant, to promote shared responsibility for its successful implementation, and to ensure that plan amendments are of genuine value and positive impact to the community.

FARO OFFICIAL COMMUNITY PLAN



TOWN OF FARO

APPENDIX I

Land Use Designation Maps

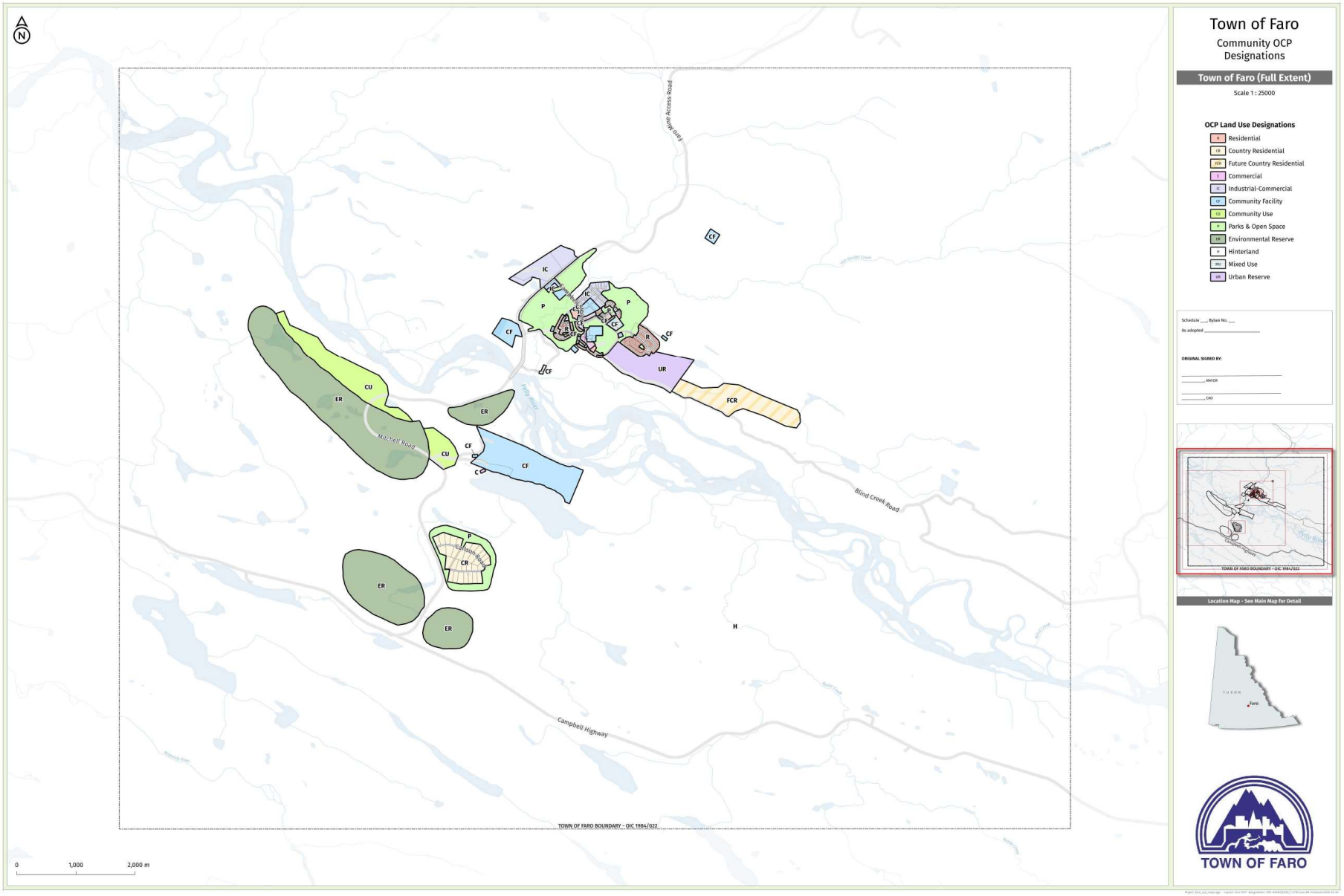
This Appendix forms part of the Faro Official Community Plan and contains the official OCP land-use designations for the Town of Faro at multiple scales, ranging from the full extent of the Town boundary down to individual subdivisions.

The maps in this Appendix are referenced throughout the body of the OCP. Designations shown on these maps are general policy guidance only; lot-by-lot land-use regulation is the function of the Zoning Bylaw. Where a discrepancy exists between these maps and the body text of the OCP, the body text governs.

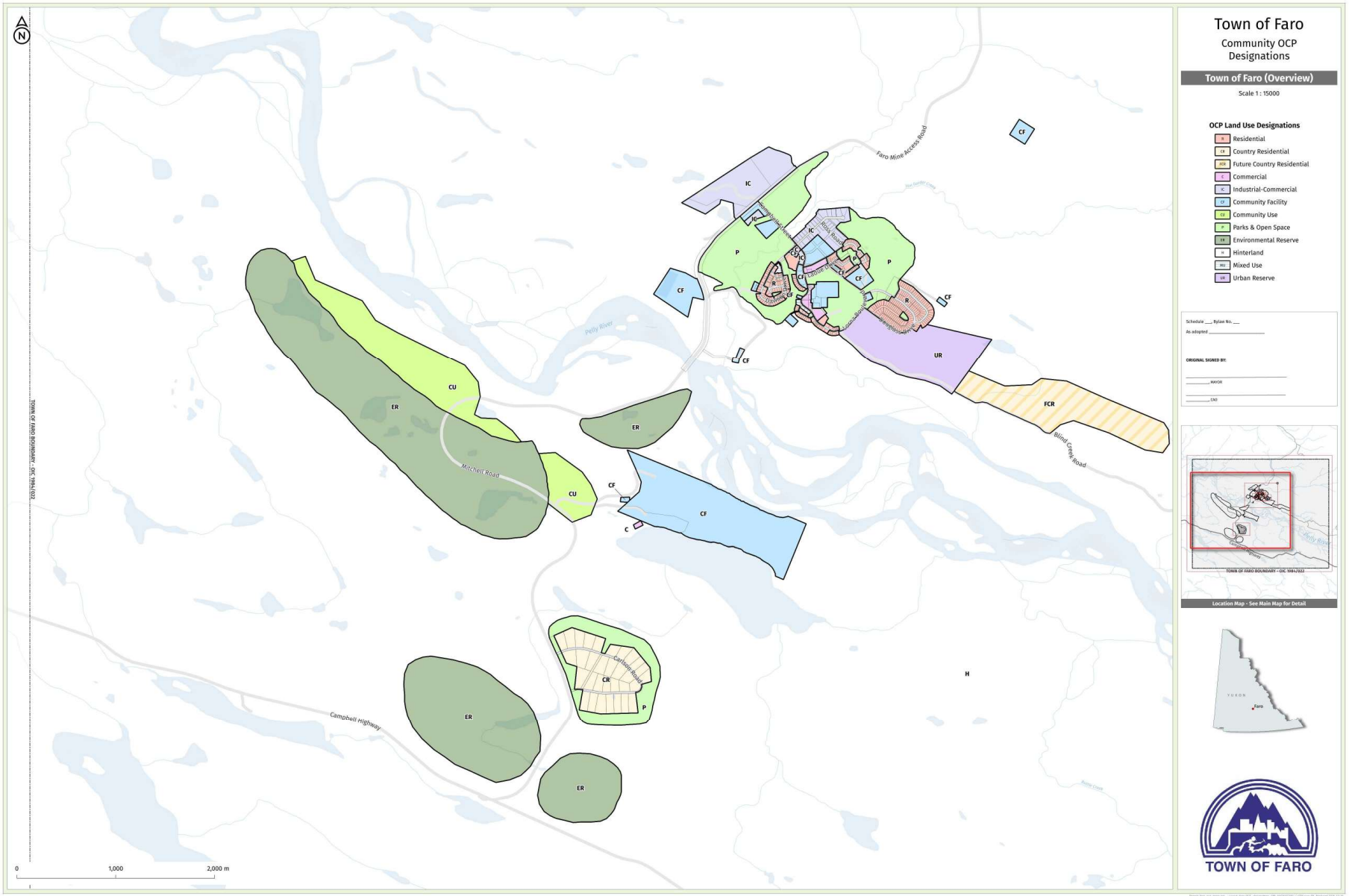
The map series consists of:

- Map 1 — Town of Faro (Full Extent), Scale 1:25 000
- Map 2 — Town of Faro (Overview), Scale 1:15 000
- Map 3 — Faro Townsite, Scale 1:5 000
- Map 4 — Industrial Area, Scale 1:1 000
- Map 5 — The 79s, Scale 1:1 000
- Map 6 — Upper Bench, Scale 1:1 250
- Map 7 — Middle Bench, Scale 1:1 500
- Map 8 — Lower Bench, Scale 1:1 000
- Map 9 — Tintina Subdivision, Scale 1:2 500

Data sources: Roads and hydrology from Canvec; land parcels from Natural Resources Canada (NRCan). Map series produced July 3, 2026.



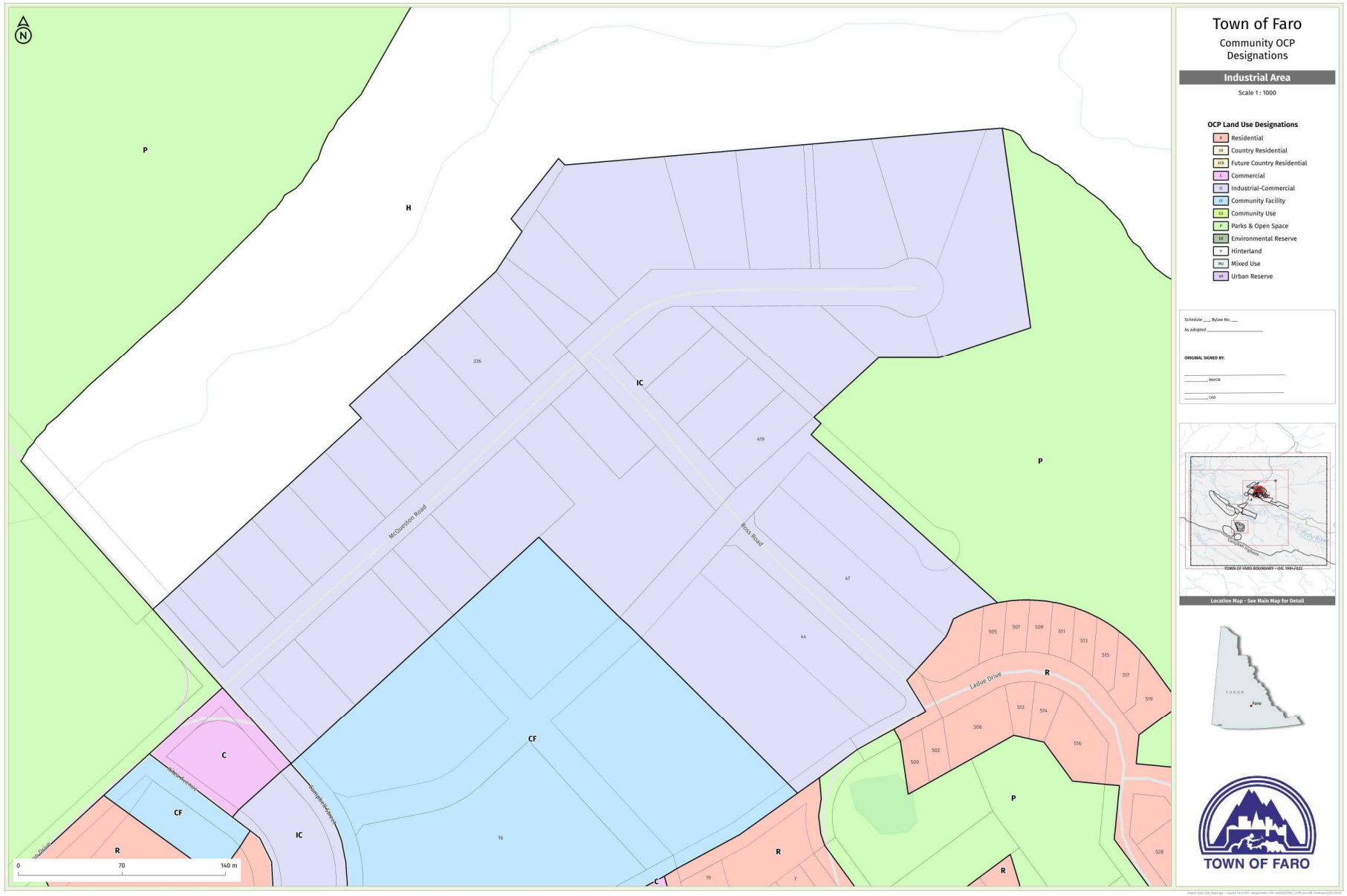
Map 1 — Town of Faro (Full Extent) *(Scale 1:25 000)*



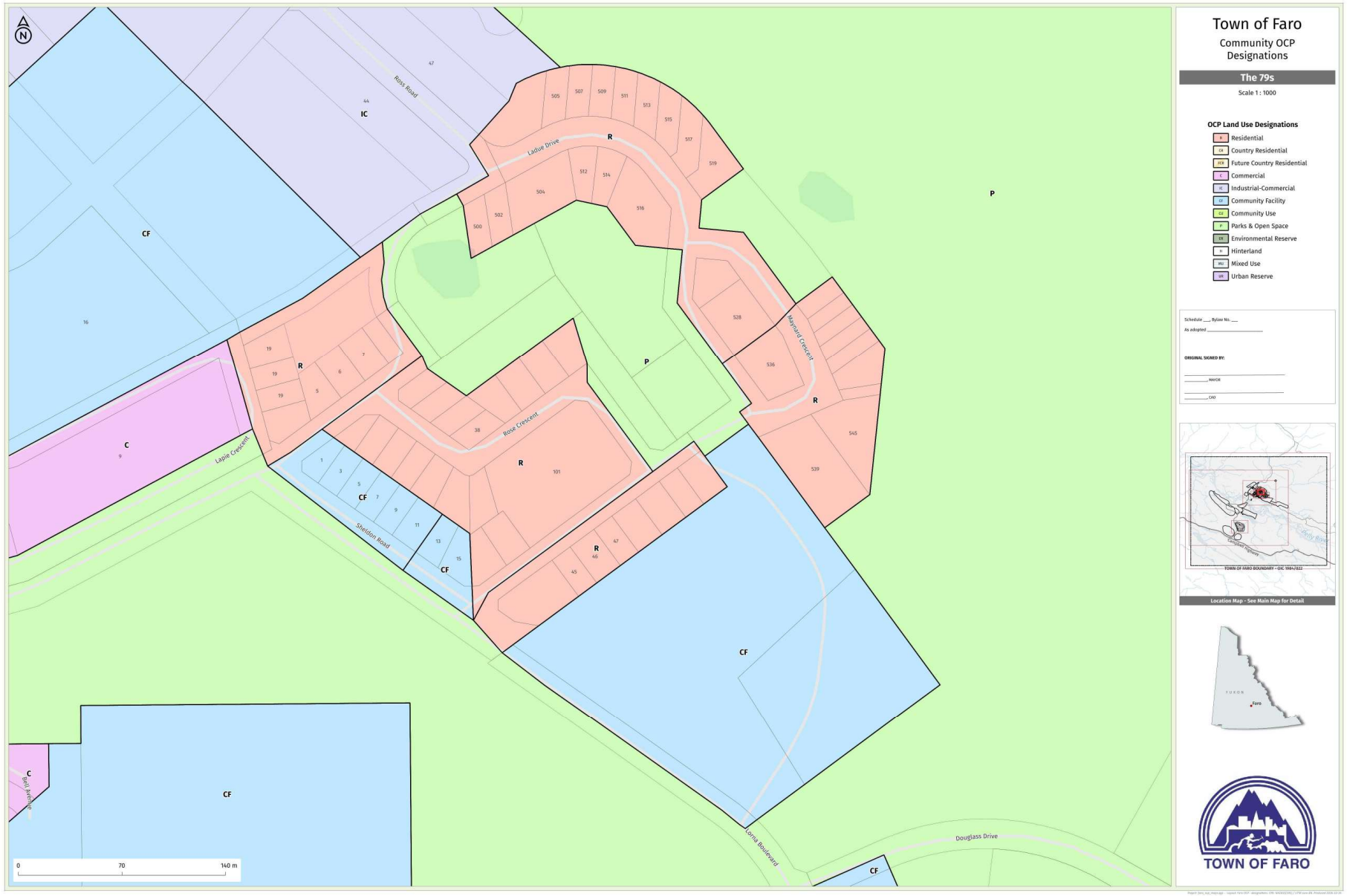
Map 2 — Town of Faro (Overview) *(Scale 1:15 000)*



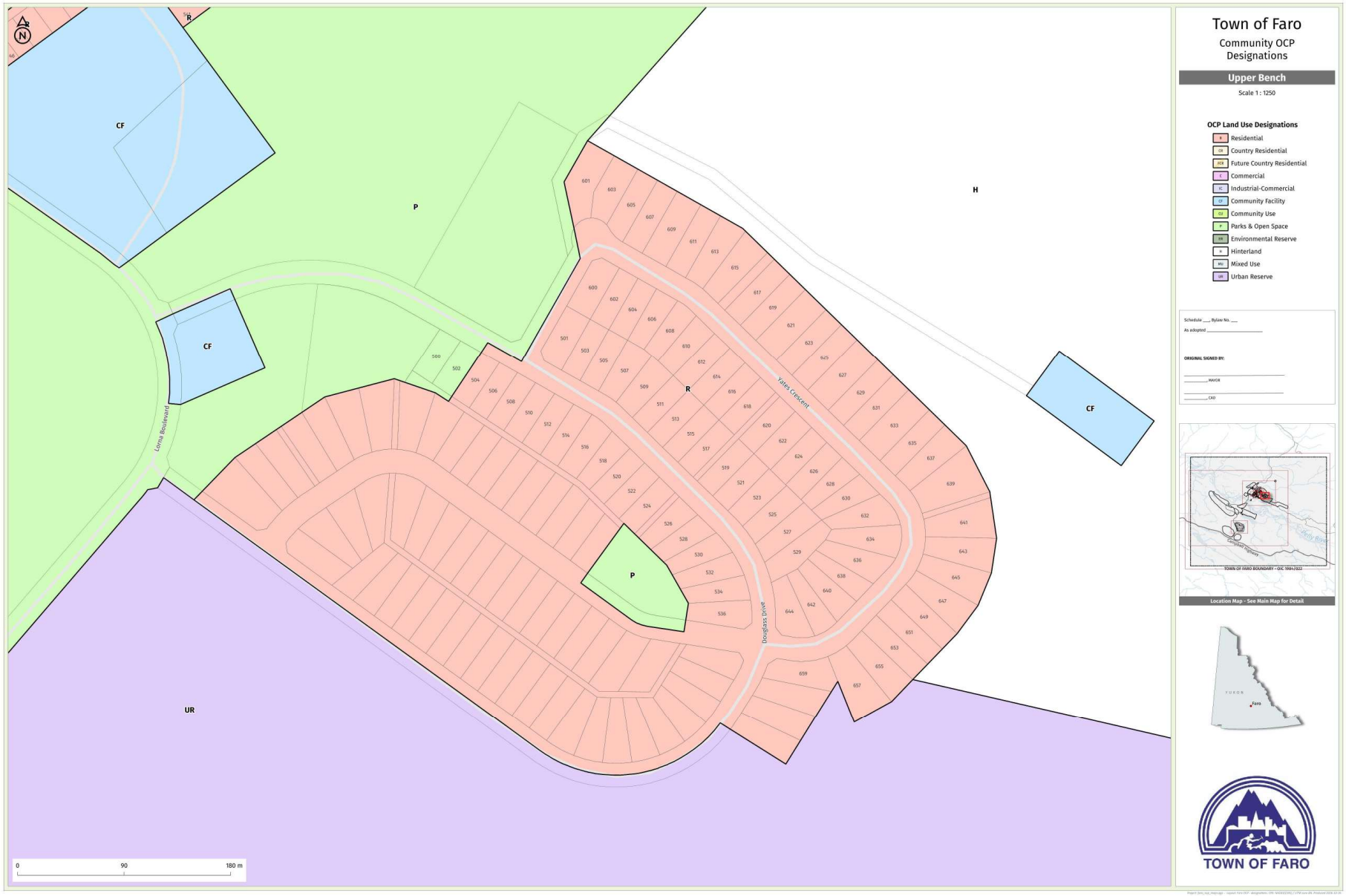
Map 3 — Faro Townsite *(Scale 1:5 000)*



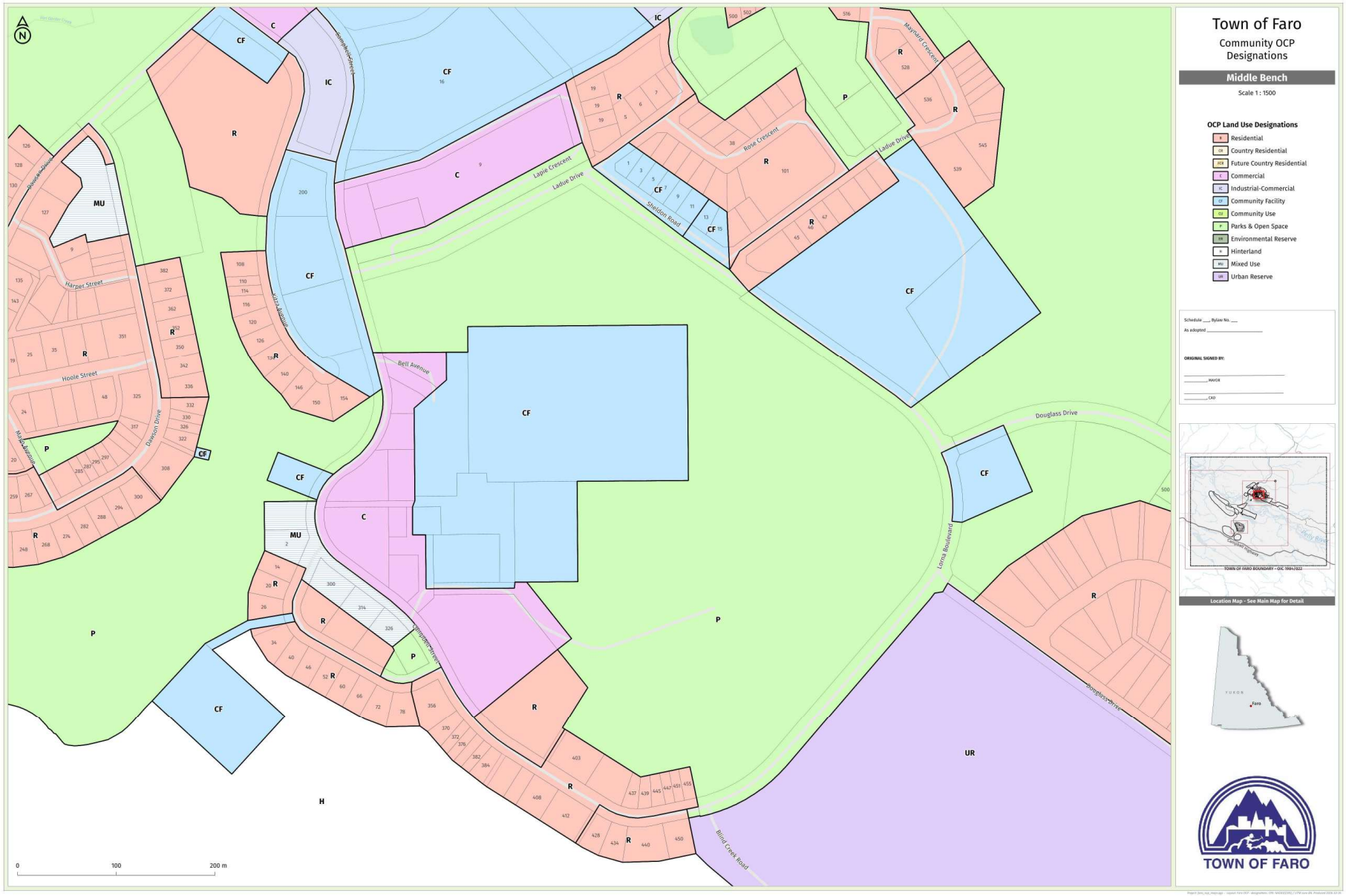
Map 4 — Industrial Area *(Scale 1:1 000)*



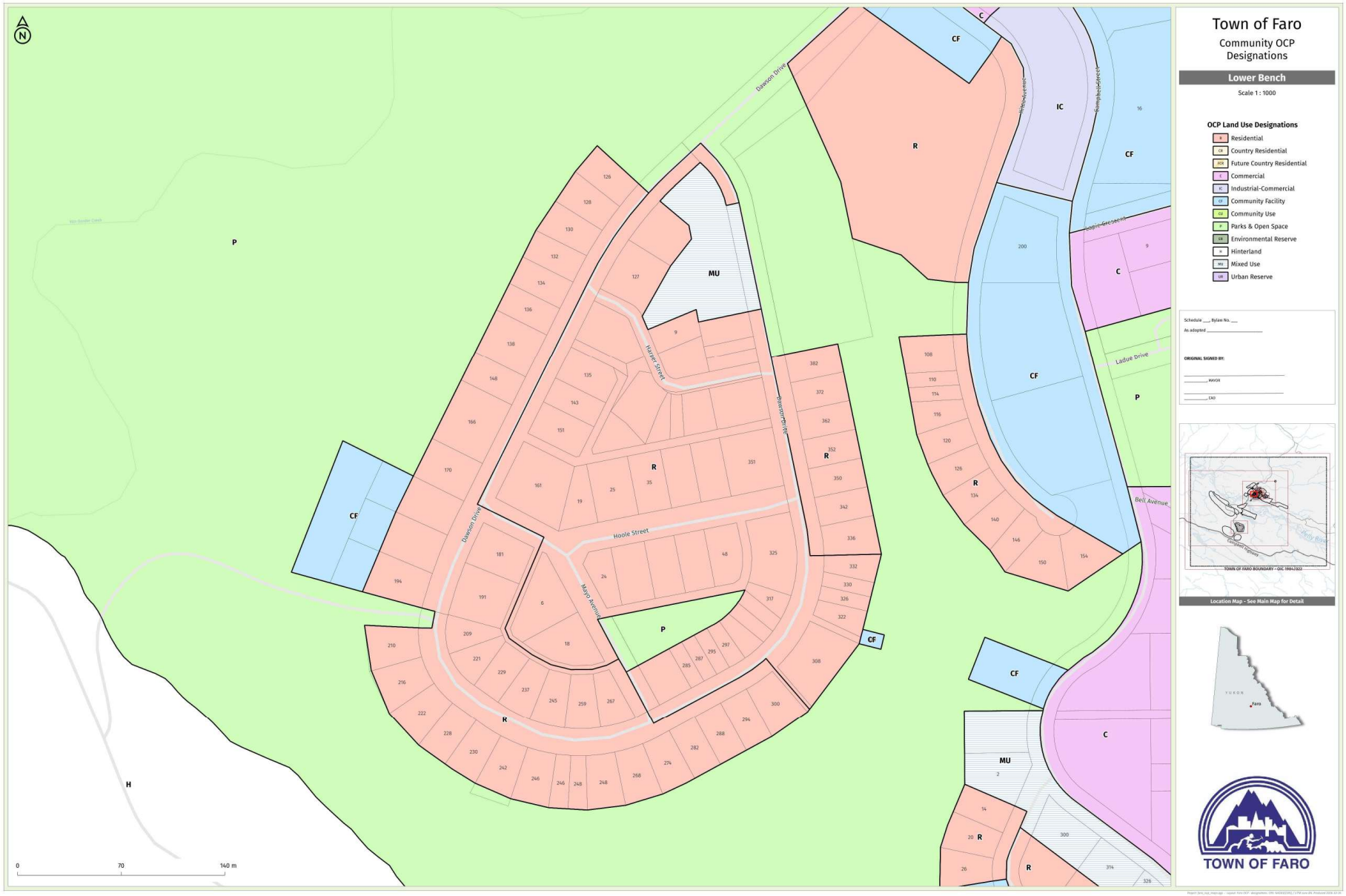
Map 5 — The 79s *(Scale 1:1 000)*



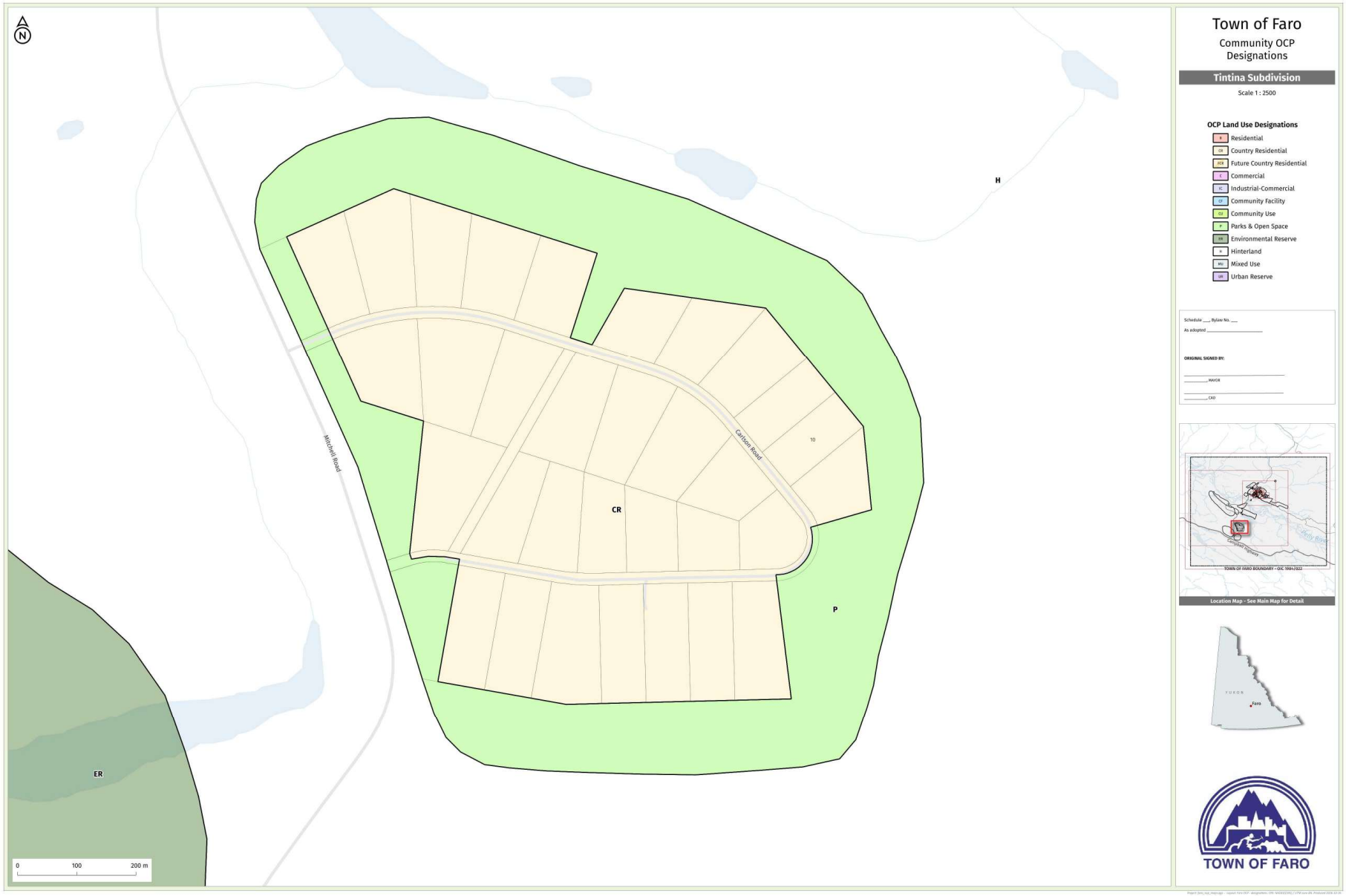
Map 6 — Upper Bench *(Scale 1:1 250)*



Map 7 — Middle Bench *(Scale 1:1 500)*



Map 8 — Lower Bench *(Scale 1:1 000)*



Map 9 — Tintina Subdivision *(Scale 1:2 500)*

APPENDIX II

Faro Official Community Plan (OCP) — Summary of Community Engagement

1. Overview of Engagement Process

The process of developing the Faro Official Community Plan (OCP) has been influenced by a phased process of engagement to ensure a wide range of views and opinions are considered within the Faro community.

The engagement process included:

- Face-to-face interactions with residents (Sportsman's Lounge sessions and previous interactions)
- An online visioning survey with 16 responses
- Face-to-face interactions with residents and stakeholders, where about 20 individuals participated
- Ongoing dialogue with municipal staff and leadership

We framed our discussion with the following assumption in mind: all communities change (and some grow, as is the current case of Faro) due to internal and external factors. The OCP is the Town's best tool to shape HOW (not if) Faro wants to change (and probably continue to grow) in a way that reflects residents' values and aspirations in a way that builds resilience over the next decade.

Change and growth can be a polarizing conversation for any community. They raise questions such as: why is there a push for growth and development? Why can't we better live within our means? For others, change and growth are connected to attracting and retaining talent (like medical professionals) and encouraging families and entrepreneurs to choose Faro. Statistically and anecdotally, we know that the Town has grown significantly over the last several years (the census saw a 25% growth between 2016 and 2020, though the PostMaster suggested a leveling off in mailboxes which is interesting).

The basis for engagement was centered on the notion that change is inevitable, and the OCP is a tool for the Town of Faro to manage this inevitable change in a manner that aligns with its values and aspirations, so we requested citizen input on the following key draft policy directions:

- New and extended land zones,
- The ideas of a 'Main Street' core, including the removal of the SolarPlex and re-routing the road to support a small-town and friendly Main Street feel with new commercial opportunities,
- Improving housing availability by better bringing the old stock to market for livability, optimizing infill opportunities, developing new lots, and carefully considering the growth in demand for vacation homes,
- Ways to help the Town better support the community in influencing and benefiting from the remediation project, and,
- Thinking ahead to 2033, exploring a recreation facility master planning process for the replacement or renovation of the rec centre.

2. Community Context and Emerging Trends

Residents have indicated that Faro is currently experiencing changes, especially in terms of its population and economic drivers.

Trends have been identified, including:

- Change in terms of younger families and returnees
- In-migration based on quality of life and affordability
- In-migration related to the mine remediation project (Parsons)
- In-migration of fly-in/fly-out workers
- Change in terms of Faro no longer being a retirement destination

However, there is a level of uncertainty regarding the sustainability and form of this growth. Residents have indicated that Faro is not currently set up for a fly-in/fly-out workforce and have raised concerns regarding its implications for Faro's future.

3. Core Theme: Managing Change and Growth

One of the core themes evident within all levels of engagement was the balance between maintaining Faro's "character" and embracing the changes and growth that are required.

Residents have two overall perspectives on this theme:

- Cautious approach: A desire to preserve Faro's small-town, family-oriented lifestyle and avoid becoming a "transient industrial camp."
- Proactive approach: An acknowledgment of the need for growth to support existing levels of service, attract professionals, etc.

There is overall agreement on several aspects of this theme:

- Growth needs to be intentional and value-based
- OCP needs to guide how Faro changes, not if it changes
- Goal is to preserve "Faro feel" while building a new future

4. Housing and Land Use

Housing was identified as one of the biggest issues facing Faro.

Challenges:

- Housing supply is limited, particularly for families and seniors
- Housing stock is aging and in need of significant renovation
- "Artificial" housing shortage due to housing held for contractors or for future construction
- Lack of diversity in housing types, such as accessible housing and single-level living

Opportunities and Directions:

- Housing needs a housing strategy with clearly stated goals
- Encourage infill development
- New lot development, including country residential
- Renovation of existing housing stock
- Support for aging in place
- Addressing the desire for vacation homes and how this impacts residents

There is an overall need to break down the perception that new development and renovation of existing housing stock are mutually exclusive.

5. Economic Development and Commercial Services

Residents have identified this theme as a challenge and an opportunity.

Key Barriers:

- Availability of commercial and industrial space
- Trades and services
- Perception that Faro is not a very business-friendly location
- Local benefit from the remediation project is very low

Desired Services and Amenities:

- Coffee shop and gathering areas
- Hairdresser and other personal services
- Food retail and food security
- Expansion of small-scale local businesses

There is significant interest in:

- Developing a commercial plan related to land use
- Supporting home-based and small-scale businesses
- Concepts such as the development of a Community Hub (e.g., the Carcross Commons model)

Food security and local food systems have been identified as an unresolved need, and previous studies have not been fully implemented.

6. Relationship with the Mine (Remediation Project)

The Faro Mine Remediation Project is the major force in the community.

Concerns:

- Little local benefit from the project, despite high levels of activity
- High dependence on the fly-in, fly-out workforce
- Lack of transparency and communication
- Perception that the project is driven by external parties (federal government, Parsons)

Opportunities:

- Position Faro as the center of excellence in the remediation project
- Strengthen relationships with project stakeholders
- Develop mechanisms to increase local benefit and participation

Residents expressed the need to ensure the mine is a force for good in the community, not a force for disruption.

7. Community Design and "Main Street" Vision

There is significant support for the creation of a more defined and vibrant community center.

Key ideas:

- Developing the concept of a "Main Street" to encourage gathering and activity
- Improving walkability, safety, and flow of the core commercial area

- Integrating commercial, recreation, and community areas

The Solar Complex site was a main focus:

- Strong division of opinion on whether to renovate, demolish, or replace the Solar Complex
- Strong consensus on the importance of a clear and transparent decision-making process by Council
- Recognition that doing nothing means a missed opportunity

However, residents also emphasized that any changes must:

- Improve safety, especially for children with a nearby school
- Be based on a transparent and open planning and community engagement process

8. Recreation, Culture, and Quality of Life

Quality of life in Faro is a key strength and a defining aspect of our community.

Our key assets:

- Extensive trail system
- Golf course and recreation facilities
- Lakes and outdoor spaces such as Fisheye Lake
- Strong arts and cultural interest, such as Arts Centre concept

Our opportunities:

- Enhance wayfinding and awareness of recreation opportunities
- Enhance multi-use community spaces
- Develop new recreation opportunities related to tourism
- Enhance and support events and volunteer-based initiatives

We also have interest in:

- Enhancing Arts Centre concept
- Enhancing tourism connections, such as Dena Cho Trail
- Enhancing public access to our natural areas

9. Tourism: Opportunity with Caution

Tourism has both positive and negative attributes associated with it.

Our opportunities:

- Leverage our existing recreation opportunities such as trails, golf, and lakes
- Enhance our marketing and regional awareness
- Develop unique and different recreation opportunities such as mining tours

Our concerns:

- Fear of over-tourism and loss of community character and feel
- Desire to protect our safety and our right to privacy
- Questioning whether Faro is a desirable tourist location

However, we are open to supporting and developing tourism if it benefits our community and aligns

with our values.

10. Governance, Trust, and Transparency

Another common thread was the importance of enhancing governance and trust.

Issues:

- Lack of understanding about decision-making process
- Lack of understanding about communication and transparency
- Lack of public participation

Suggestions:

- Explain how decisions are made
- Explain how residents can be involved
- Improve Council's process and accessibility
- Consider alternative governance options (e.g., development corporations)
- Strengthen relationships with regional partners, including Ross River Dena Council

Residents recognized that capacity was an issue, but trust was a major factor in future success.

11. Community Identity and Vision for the Future

The common theme from all engagement activities was a shared vision.

Community's Core Identity:

- Family-friendly community
- Safe and connected community
- Strong sense of community
- Connection to nature / outdoor living

Community's Vision for the Future (2032/2033):

- New housing and development
- Renewed commercial spaces
- Population growth with strong community cohesion
- Walkability and public spaces
- High quality of life maintained

Community's Aspirations for Faro's Future:

- Grow and prosper sustainably
- Maintain small-town feel
- Be more resilient and self-contained

12. Key Takeaways

On the idea of a 'Main Street' core, we heard support for being more deliberate about the heart of Faro. To have more flow, less in-and-out, and to create a feeling of gathering and mingling (more than just a place to park). We heard about the importance of maintaining safety, especially for kids, and

ensuring that any planning process is transparent and involves citizens.

The Solar Complex was of course a focal point of the conversation. One resident wisely pointed out that there were two paradigms: those who knew what it was in its heyday, and those who only know it as it stands abandoned. Some would like to see the facility renovated, some removed completely, while others would like to see some form of replacement to support commercial spaces. There was concern about costs and to what extent residents should / could shoulder the cost, while others were concerned if removed, there would just be a hole. There is a strong desire for a decision backed by a solid process that is transparent, that shares the facts about what is being considered along with options, and that spells out the clarity of how and when citizens will be involved, and how decisions will be made. Ultimately, there is recognition that the status quo in 2033 — the next time the OCP will be reviewed — would be a lost opportunity.

When it came to remediation, residents shared frustration that the Town did not seem to be part of Canada's consideration. There was a sense that Parsons was using Faro as a resource, and that there needed to be better reciprocity. One resident even suggested, what if Faro could become a center of excellence for remediation projects? There was also discussion on how the Town could better use Zoning as a tool to protect 'essential services' so that, for example, a hotel would not be lost if deemed not in the community interest.

On the topic of housing, there was broad interest in supporting aging in place, meaning there was a need for more single-level bungalows, ideally on a flat grade. There was also discussion about new lots, both infill and country residential, and the symbolism of the first 'new' house to be built and its demonstration of confidence in and commitment to Faro's future. Lastly, there was support that the Town be more purposeful on how it navigates the growth in demand for vacation homes. Like many communities, vacation homes can bring benefits to a community but need to be balanced with the needs of more full-time residents.

On the topic of lot development, there was interest in commercial in the core (as discussed) as well as industrial lot options, for example behind the mobile homes.

When it came to recreation, there was no support to significantly renovate or replace the existing rec center. However, there was agreement to conduct some initial planning work given the age of the facility and the OCP's time horizon. On a cultural note, there is still interest in supporting an Arts Centre concept. Looking outside, there was also interest in continuing support for the Dena Cho trail that connects Ross River to Faro, both as a tourism asset but also as a physical connection to our friends and neighbours in Ross River. Lastly, there was interest to better integrate the ball diamond into a 'central core' planning, as well as some light planning and possible infrastructure development to improve enjoyment opportunities at Fisheye Lake.

Several residents saw the OCP as a way to solidify the Town's relationship with the Ross River Dena Council. Specifically, to build more dedicated communication channels, and to explore culture exchanges with the Dena Cho trail and sports (like hockey).

A few participants felt that community safety could use some attention and responded positively to the idea of approaching the RCMP to explore the development of a Community Safety Plan.

Finally, several residents felt that, in the spirit of improvement with a recognition of capacity constraints, that the Town could improve the transparency of decision-making processes to improve community buy-in of public processes, Town decisions, and general trust-building. This is always a challenge for a small organization given very material capacity constraints; and, this is an opportunity to strengthen the relationship between the Town and residents.

In sum, the engagement process led to several overarching conclusions:

- Faro is at a critical moment in time
- Growth and external influences pose risk and opportunity
- Residents are passionate about their community
- High level of pride and willingness to work constructively together
- Housing, economic development, and governance are priority areas
- The OCP process has been recognized as a critical tool
- It's essential that the OCP process translates community values into clear direction
- Balance: The future of Faro will be about striking a balance between growth and preservation, opportunity and risk, external influences and local control.