



Agenda
Town of Faro Regular Council Meeting
September 16, 2025, at 7:00 p.m.
Council Chambers

1. CALL TO ORDER
2. ADOPTION OF AGENDA
 - 2.1 Council Meeting Agenda
3. DELEGATIONS & HEARINGS
 - 3.1 Stantec, Jackie Bellemare, Civil Lead in Buildings, and Jodi-Lyn Newnham, Senior Strategic Advisor
 - Stantec's Engineering and Architectural Services
4. BUSINESS ARISING FROM DELEGATIONS & HEARINGS
5. ADOPTION OF MINUTES
 - 5.1 Minutes of the September 2, 2025, Regular Meeting of Council
6. BUSINESS ARISING FROM MINUTES
7. FINANCIAL
 - 7.1 Finance Report
8. REPORTS
 - 8.1 Mayor's Report
 - 8.2 Council Reports
 - 8.3 Administration's Reports
 - 8.3.1. Chief Administrative Officer
 - 8.3.2. Operations Manager
 - 8.3.3. Manager of Recreation and Culture
 - 2025 Annual Pool Report
 - 2025 Annual CRIC Report
9. BYLAWS
 - 9.1 Zoning Bylaw – First Reading.
10. UNFINISHED BUSINESS
 - 10.1 Canada Communities Building Fund Approval – Secondary Security Network (2025-002)

11. NEW BUSINESS

- 11.1 Report from Elevator Yukon re: Housing Accelerator Fund (HAF) – Town of Faro Servicing Standards Policy – Cost Sharing Arrangement
- 11.2 Request for Approval re: Faro Cemetery Bylaw 80-15, Section 26, Plot 11B, 11D, and 12A
- 11.3 Report to Council from CAO, dated September 8, 2025, re: Request to Waive Fees for Diocese of Yukon, Anglican Church
- 11.4 Report to Council from CAO, dated September 12, 2025, re: Airport Fuel Tanks

12. CORRESPONDENCE FOR INFORMATION (OUT & IN)

- 12.1 AYC Lobbying:
 - a) Response letter from the Yukon Utilities Board to the Association of Yukon Communities re: Request for the Establishment of a Municipal Rate Class in Yukon's Utility Rate Design
 - b) Response letter from the Royal Canadian Mounted Police to the Association of Yukon Communities re: RCMP Staffing in Yukon Communities
 - c) Response letter from the Minister of Justice and Attorney General to the Association of Yukon Communities re: RCMP Staffing Duration in Yukon Communities
- 12.2 Letter from Minister of Community Services, Richard Mostyn dated September 10, 2025, re: Faro Petition for Inquiry per Section 337 of the Municipal Act
- 12.3 Letter from Minister of Community Services, Richard Mostyn dated September 11, 2025, re: Faro Water, Sewer and Road Upgrades – Phase 3A (Investing in Canada Infrastructure Program (ICIP))

13. PUBLIC QUESTION PERIOD

14. IN-CAMERA

- 14.1 Employment Matter – in accordance with Municipal Act Section 213 (3)(c & d)
Re: Recruitment Updated, General Manager of Operations
- 14.2 Employment Matter – in accordance with Municipal Act Section 213 (3)(c & d)
Re: Collective Agreement Bargaining

15. ADJOURNMENT



Stantec in Whitehorse

Local Service, Northern Expertise, Global Experience

CIVIL ENGINEERING (3)

Jamie Morrison, *P.Eng.*
Jackie Bellemare, *P.Eng.*
Nicole Gonin, *EIT*

ARCHITECTURE (5)

John Berg, *Architect NWTAA*
Diana Martin-Ioja, *Architect NWTAA*
Lynn Burrell, *Architect NWTAA*
Andrew Malloy, *C. Tech.*
Thor Flender, *Dipl. Ing.*

We Put People First
We Do What is Right
We Are Better Together
We Are Driven to Achieve

WATER RESOURCES (9)

Jeff Muirhead, *P.Eng.*
Scott Dilling, *P.Eng.*
Jonathan Kerr, *P.Geo.*
Ber Rethore, *Git*
Dillon McIntyre, *EIT*
Ally McMurray, *EIT*
Charlie Hawes, *EIT*
Simon Kiiskila, *EIT*
Vincent Gauthier, *B.Sc.*

CLIMATE CHANGE (1)

Forest Pearson, *P.Eng.*

ARCHAEOLOGY (4)

Colleen Sullivan, *MA*
Dawson Beaulieu, *B.Sc.*
Alyssa Meger, *BA*
Dinah Kohut, *BSc*

REGULATORY SUPPORT (3)

Martin Haefele
Christiane Buie, *MA, Dipl. Tech.*
Sabrina Quarente, *M. Plan, B.Sc.*

GEOGRAPHIC INFORMATION SYSTEMS (1)

Matt Ainsley, *M.Sc.*

INDIGENOUS ENGAGEMENT AND SOCIO-ECONOMICS (4)

Marika Isaac
Jeffrey McLean, *B.Sc., M.Sc.*
Kayla Brehon, *BA, M.Sc.*
Elijah Lacap

ADMINISTRATION AND PROJECT CONTROLS (1)

Joel Joy

PLANNING (3)

Lesley Cabott, *RPP, MCIP*
Zoe Morrison, *RPP, MCIP*
Jodi-Lyn Newnham, *RPP, MCIP*

STRUCTURAL ENGINEERING (1)

Mike Fromme, *P.Eng.*

ELECTRICAL ENGINEERING (3)

Rod Savoie, *P.Eng.*
Joel Kaskiw, *EIT*
Arvin Reyes, *EIT*

MECHANICAL ENGINEERING (6)

Brandon Morris, *P.Eng.*
Lee Fleming, *P.Eng.*
Boris Hoefs, *P.Eng.*
Brendan Zrum, *P.Eng.*
Neil Hawkes, *EIT*
Aidan Mills, *EIT*

TRANSPORTATION AND BRIDGES (1)

Keith Russell, *P.Eng.*



CONTACT:
202-107 Main Street
T: 867-633-2400



**Town of Faro
Regular Meeting Minutes
September 2, 2025, at 7:00 p.m.
Council Chambers**

PRESENT:

Mayor	Jack Bowers	Chief Adm Officer	Kimberly Ballance
Councillors	Michelle Vainio	GM Operations	Mark Vainio
	Wendy Michell-Larocque	Mgr Rec & Culture	Tina Freake
	Neil Yee	Executive Assistant/ Financial Clerk	Trudy Amos

Public Present: 6 Public on Zoom: 2

1. CALL TO ORDER

Mayor Bowers called the meeting to order at 7:00 p.m.

2. ADOPTION OF AGENDA

Resolution 25-292

Vainio, Michell-Larocque

THAT the agenda for the September 2, 2025, Meeting of Council be adopted with the amendment of 11.7 for Gary Jones Leave of Absence.

Carried

3. DELEGATION

4. BUSINESS ARISING FROM DELEGATION

5. ADOPTION OF MINUTES

Resolution 25-293.

Vainio, Michell-Larocque

THAT the minutes of the August 19, 2025, Regular Meeting of Council be adopted as presented.

Carried

Resolution 25-294

Yee, Vainio

THAT the minutes of the August 26, 2025, Special Meeting of Council be adopted as presented.

Carried

6. BUSINESS ARISING FROM MINUTES

None.

7. FINANCIAL

Resolution 25-295

Vainio, Michell-Larocque

THAT Council receive for information the Finance Officer's report, including the Payment Register Summary, and acknowledge the Cheque Register for the period August 14 – 27, 2025.

Carried

Clarification was requested regarding cheques #2916, #2918, #2923 and #2931.

8. REPORTS

Mayor's Report

Mayor Bowers advised that the Zoning Bylaw Workshop that took place on August 26, 2025, was quite useful and was happy to see the Strategic Planning process underway.

Council Reports

Councillor Vainio provided a verbal report.

Was pleased to participate in the Zoning Bylaw workshop and look forward to the updated draft. Also met with the MLA Patty McCloud in the new riding that includes Faro. Hopefully, a few more candidates will put their names forward for consideration.

Councillor Yee provided a verbal report.

He noted that the Zoning Bylaw Workshop was good.

The Aishihik River is currently low, which means that the diesel generators in the community will be running more. He expressed concerns about the ongoing noise levels created by the generators and discounted the Noise Report that was produced by Yukon Energy, and noted that new generators will be replacing the rental units.

Councillor Michell-Larocque provided a verbal report

She reminded everyone that the Health Centre is reopening on Wednesday, September 3, 2025, but will be short-staffed.

Administration's Reports

Chief Administrative Officer

CAO Kimberly Ballance requested input on the date for the public open house for the Zoning Bylaw. Council requested the public open house for the Zoning Bylaw be held on a weekday afternoon/evening session after September 28, 2025. The CAO also responded to questions by Council on the demolition and construction work being undertaken at the Catholic Church, and the Washroom Development Project on Mitchell Road.

Operations Manager

Manager Vainio summarised his written Report and responded to questions by Council about painting the Sheep Cabin and Ski Chalet.

General Manager of Recreation and Culture

Manager Freake summarised her written Report. She noted that the RPAY Recreation Gathering will be happening September 22–25, 2025 and invited Mayor and Council to

attend. She requested a review of the RV Park conditions, and a reduction in RV Park Fees to be comparable to similar sites. She also responded to questions by Council about the Yukon Quest and potential for updates to BBQs in 2026.

Council thanked Tina for her tenure with the Town as she has provided notice of her resignation.

9. BYLAWS

10. UNFINISHED BUSINESS

10.1 Faro Regional Arts and Culture Facility Final Pre-Feasibility Study

Councillor Vainio advised that she had a conflict on this item since she is on the executive for ARAS and left the meeting at this time

Council discussed the Report and expressed concerns with the ability for ARAS to move this project forward due to their limited capacity. The scope of the work set out in the Report was also identified by individual members of ARAS to exceed their capacity to proceed with this project. Council identified that ARAS's directed input be gathered on this matter during the Strategic Planning Process.

Resolution 25-296

Michell-Larocque, Yee

THAT Council receive and file the Report prepared by Elevator Yukon dated March 5, 2025, re: Faro Regional Arts and Culture Facility Final Pre-Feasibility Study.

Carried

Councillor Vainio returned to her seat.

10.2 Canada Communities Building Fun Approval – Secondary Security Network (2025-002)

Council discussed the project, their previous decision on it, and requested that the item be Tabled. This item will be returned to the next meeting for discussion.

Michell-Larocque, Vainio

THAT Council accepts the Canada Community Building Fund Project Approval re: the Town of Faro's Project Proposal, 2025-02, Secondary Security Network; and,

FURTHER THAT Administration is authorized and directed to implement the project.

Tabled

10.3 Agreement of Purchase and Sale – 605 Yates Cres (Lot 258)

Council requested that this item be deferred to the October 7, 2025, Meeting of Council.

11. NEW BUSINESS

11.1 Faro Mine Remediation Project – 048C25 – Tse Zul Camp Potable Water and Septic System

Resolution: 25-297

Vainio, Michell-Larocque

WHEREAS the Advanced Procurement Notice for the Faro Mine Remediation Project - 048C25 – Tse Zul Camp Potable Water and Septic was advertised on August 5, 2025 on the MERX website with a closing date of September 22, 2025; and,

WHEREAS this project does not reflect a cost effective use of Canadian Tax dollars because it would eliminate the use of the Town of Faro's existing potable water treatment and sewage treatment system which is proximal to the proposed project site;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Faro is opposed to the Faro Mine Remediation Project - 048C25 – Tse Zul Camp Potable Water and Septic because:

- The project would result in negative implications to existing local employers including the loss of employment for a minimum of 4 people;
- The proposed project is a very expensive endeavor for a project that has a limited lifespan;
- The use of the Town of Faro's potable water treatment and sewage treatment system, which is proximal to the project site, is able to deliver these services in a socially, environmentally and fiscally responsible manner; and
- The project is an inefficient use of Canadian Tax dollars.

FURTHER THAT a copy of this resolution be sent to:

- Crown-Indigenous Relations and Northern Affairs Canada (CIRNAC);
- Yukon Water Board;
- Yukon Environmental and Socio-economic Assessment Board; and
- Parsons Corporation.

Carried
Councillor Yee opposed

11.2 Licence Renewal – Van Gorder Trail and Fingers Site

Resolution: 25-298

Michell-Larocque, Vainio

THAT the Mayor is authorized and directed to execute the Licence of Occupation with the Government of Yukon for the properties identified as:

- Van Gorder Falls Trail; and
- Fingers Observation Deck

Carried

11.3 Report to Council from CAO, dated August 27, 2025, re: Wireless Point-to-Point Connection

Resolution: 25-299

Michell-Larocque, Vainio

THAT Council accepts the Report to Council re: Wireless Point-to-Point, dated August 27, 2025, and directs Administration to implement the Project as presented.

Carried

11.4 Report to Council from CAO, dated August 27, 2025, re: Proposed purchase of additional land at the Landfill

Resolution: 25-300

Yee, Michell-Larocque

THAT Council accepts the Report to Council re: Proposed purchase of additional land at Landfill, dated August 27, 2025, and directs Administration to submit an amended request to the Land Management Branch.

Carried

11.5 Report to Council from CAO, dated August 28, 2025, re: Purchase of Weight Room Equipment and Community Development Fund (CDF) Application

Resolution: 25-301

Michell-Larocque, Yee

THAT Council accepts the Report to Council re: Purchase of Weight Room Equipment and CDF Application, dated August 28, 2025, and,

FURTHER THAT the CAO is authorized and directed to purchase two (2) commercial grade treadmills using the existing capital budget allocation and funding from the ParticipACTION award; and,

FURTHER THAT the CAO is authorized and directed to submit an application to the Community Development Fund for the purchase of new Weight Room Equipment.

Carried

11.6 Amendment to Schedule of Fees – add rental rates for Municipal Office Boardroom and Public Works Training Room

Resolution: 25-302

Vainio, Michell-Larocque

THAT Council approve the change of “Schedule A” of Fees & Charges Bylaw as reviewed and discussed at the September 2, 2025, Regular Council Meeting including:

- the addition of facility rental fees Administration Boardroom with the rate of \$35.00+GST for local residents and \$65.00+GST for non-residents. Additional details of “during business hours only”.
- the addition of facility rental fees Public Works Training Room with the rate of \$40.00+GST for local residents and \$100.00+GST for non-residents. Additional details of “during business hours only”.

Carried

11.7 Leave of Absence for Councillor Gary Jones for the Regular Council Meeting of September 2, 2025

Resolution: 25-303

Vainio, Michell-Larocque

THAT Council grant a leave of absence for Councillor Gary Jones, for the Regular Council Meeting held on September 02, 2025.

Carried

12. CORRESPONDENCE FOR INFORMATION (OUT & IN)

12.1 Yukon Forestry & Bioenergy Conference Invitation – October 7-8, 2025.

Council will not be attending this Conference.

13. PUBLIC QUESTION PERIOD

Resolution 25-304

Vainio, Michell-Larocque

THAT Council do now move into Committee of the Whole for public questions.

Carried

Council responded to questions from the gallery.

No questions from Zoom.

Resolution 25-305

Vainio, Michell-Larocque

THAT Council do now revert into Regular Meeting of Council.

Carried

14. IN CAMERA

Resolution 25-306 Time: 8:31 p.m.

Vainio, Michell-Larocque

THAT Council do now recess and reconvene *in-camera*.

Carried

In camera discussion

Resolution 25-307

Vainio, Michell-Larocque

THAT Council do now revert into Regular Meeting of Council.

Carried

The Mayor advised that CAO Kimberly Ballance will be the Town of Faro's Media Spokesperson regarding the Petition that was submitted to the Minister of Community Services, the Honourable Richard Mostyn. This will be reviewed by Council again once the Minister provides his determination.

15. ADJOURNMENT

Resolution 25-308

Michell-Larocque, Yee

THAT the 2nd day of September 2025, Regular Meeting of Council be adjourned at 9:13 p.m.

Carried

Approved at the Regular Meeting of
Council held on September 16, 2025, by
Resolution # 25-____

Jack Bowers, Mayor

Kimberly Ballance, CAO



TOWN OF FARO MEMORANDUM

To: Mayor & Council, CAO
Date: September 10, 2025
From: Lenka Kazda, General Manager, Finance
Re: Report to Council Meeting September 16, 2025

First Municipal Home Owner's Grant Claim was submitted in the total amount of \$47,909.21. It was for 60 senior and 41 regular claims.

We were selected for WSCB audit for 2022, 2023 and 2024 calendar years. Required documents were provided to the Assessment Auditor and we are waiting for the audit to be completed.

There are still funds available in the Community Lottery Program for local groups to apply for funding for eligible recreation, arts and sports programs. The use of the funds must be approved by Council before the end of the year.

Payroll:

09/03/2025	Town Employees	\$ 51,212.68	Aug 18 -31, 2025, Pay Period
09/03/2025	Council Indemnities	\$ 5,662.20	August 1 - 31, 2025, Pay Period

Payment Register Summary August 28 - September 10, 2025

Administration	\$1,696.46
Environmental Services	\$59,982.84
Fire Dept	\$5,355.00
Professional Fees & Remittance	\$58,648.62
PW and Gardening	\$9,333.99
Recreation and CRIC	\$7,117.31
Utilities	\$10,182.58
Total	\$152,316.80

Resolution: 25-____

THAT Council receive for information the Finance Manager's report, including the Payment Register Summary and acknowledge the Cheque Register for the period August 28 to September 10, 2025.

AND THAT Council receive for information the Draft Budget Analysis report for the period of January to August, 2025.

Moved: _____

Seconded: _____

Any discussion?

All in Favour?

Carried/Defeated



TOWN OF FARO MEMORANDUM

To: Mayor & Council

From: Kimberly Ballance, CAO

Re: CAO's Report to Council

September 11, 2025

New Zoning Bylaw

- Proposed Date for Public Open House to review/discuss Zoning By-Law updates with the public remains TBD. Awaiting response from Elevator Yukon.
- YG's Land Management Branch has confirmed that they will be cancelling and closing the Boreal Engineering's application for a gravel pit on Mitchell Road. Maps are being updated to revert this area to Parks & Open Space Zone.

Strategic Plan Process Implementation is underway

- Questionnaire has been posted online (Website and Facebook) and has been distributed to local clubs/associations via email. To date, a few responses have been received from individuals and one from a club.
- Sept 22 - 26 – Meeting with Management Team and Union Members (separately)
- October 1 – Set a time with the Fire Department to meet at their Regular Practice
- October 2-8 – Individual Council Member Interviews have been set
- October 15 – Planning is underway for Public Open House (afternoon/evening)
- October 18 – Council Workshop [tentative date s/t Council input]

Housing Accelerator Fund (HAF)

- Application deadline has been extended to October 3, 2025

Procedural Bylaw

- Rough draft completed; currently verifying legislative references and internal policy/bylaw conflicts. Draft expected to be on Council's next agenda for initial consideration.

Procurement Policy

- Working on a draft update to the Purchasing Policy. This may require an update to the signing authority bylaw. To implement some modern payment practices, the payment will require only one member of Administration (GM of Finance or CAO) to approve. There are financial controls that would remain in place so that 2

signatories would see the invoice, but the actual payment would be processed by 1 member of Administration.

Employment Matters

- Postings for Manager of Recreation and Culture and General Manager of Finance have been completed – Town Website, Facebook Page, CivicJobs.ca, Municipal Information Network, and Yukon News (pending).
- Update on Interviews for the General Manager of Operations will be provided in the Closed Session to Council.

Action Items:

- Develop draft of the following for Council's consideration:
 - Violence and Harassment in the Workplace Policy – draft policy to be drafted and presented to JH&SC in November 2025.
 - Communications Policy – new with inclusion of existing Media Policy; will include specific social media and communication accessibility sections.
 - Sale / Acquisition of Land Policy – new policy
 - Cemetery Bylaw – update to reflect existing practices
 - Animal Control Bylaw – requires review by Council and the public, but won't be prioritized until the Strategic Plan, Procedural Bylaw and Procurement Policy are completed.



**Town of Faro
MEMORANDUM**

To: Mayor & Council

September 10, 2025

From: Mark Vainio, Operations Manager

Re: PW report to Council for September 16, 2025

Landfill/Bylaw – HHW shed construction well underway. JD Loader is waiting for parts. PW will continue to bury garbage. Landfill monitoring well water sampling was completed last week.

Wells – Still have to pour a pad around the wellhead and install the fence. Contracting Mueller to install bleeders to our wells by mid-September.

Water – Quarterly EHS sampling was done last week. SCADA auto-dialer will hopefully be repaired last week. Hasn't worked since we moved. NWTel came in again (for the third time) on Friday to locate the phone connection which we've been paying for, but can't find anywhere.

Property Development – Mueller is estimating the work on our Rec Centre ventilation and controls. I hope to have pricing soon. Contracted Mueller to install Campground power pedestals to bring Lapie up to code. Getting pricing to put power pedestals at Admin bldg. as well as inspect/repair vehicle charging station.

Pumphouse 3 Backup Generator – Still waiting for SCADA controls and VFD drives to be completed.

Gardening – Irrigation repairs are still underway. Fall Fertilizer application is complete.

Vactor – Yates and Douglas sewers have been pulled this year. Also, all manholes brought to grade. Grading and Calcium has been done on Douglas Drive.

FireSmart – Funding has not yet been approved for 2025. Will post soon as "anticipated hiring".

Outhouse – Did a project proposal with estimates and scope of work for submission to CIRNAC and YG who will both be funding the project. Construction expected for 2026 if approved.



2025 Annual Report

FARO POOL

Kellen Smith | Aug 29th, 2025

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Operations Summary

OPENING

The pool initially opened on June 7th; while the water samples were sent in the week previous. I was not present for opening operations, those instead were conducted by Public Works, and Rec Centre staff. I would recommend in future that the pool coordinator be present for opening operations, so they have a better understanding of the pool from the beginning, as well as to oversee some of the steps taken.

While opening operations were happening in late May I attended the Dawson City course for pool operations in the Yukon put on by RPAY. There is new information every year for this, so I would recommend that as many staff as possible go every year.

On the initial start-up of the pump, I would recommend going straight to discharge to flush the liquid sitting in the pipes over the winter and then running the pool on filter for a day or two.

Calibrating the sensors in the mechanical room needs to be done at start up every year with the proper equipment. This was also noted by the health inspector. The set point for the pool should be set to 7.4 Ph and 730 ORP; this will make sure that the pool staying within optimal range for chemistry as well as using the least amount of chemical to keep the cost down. Note that you should play around with this based on how the pool is reacting, this is just the optimal I've personally witnessed.

All together opening ran smoothly for the pool with the only delay being the time the testing kit took to ship. If the testing kit is checked for expirations before start up beginning, this should negate this delay in future.

CLOSING

The pool's last day was Aug 28th, with that night being when everything was put away for the season. We had zero closures all year. The pool staff did not work following the closure date. At the end of the year, we were down to one lifeguard as the two others had to leave early for high school in Whitehorse. Public works did the final closing maintenance after the 28th. The pool equipment was stored in the curling rink for the winter, while the fridge with the testing kit was plugged in, in the maintenance room.

Make sure the testing kit is put in a fridge inside the building for the winter, otherwise the chemicals will be useless the following year. In other years the equipment and paperwork was left out in the pool over the winter causing damage to it. Make sure it is stored either in the changerooms or curly rink for the duration of the winter.

DAILY OPERATIONS

The things done daily for the pool are what will make it easier to manage and prevent closures. Make sure water tests are done three times a day. Check the sensors whenever you have some free time and remember the lab grade calibrated sensor is probably closer to right than the hand test with colours.

The sand filter should always be on filter, 24 hours a day, 7 days a week. This will make a noticeable difference in water quality. Only backwash the filter on a night when it is above 16 PSI; the filter works better when a little dirty. The filter can easily go above 20 PSI for short periods so don't panic and kick everyone out to backwash, it can wait till the day ends.

WEEKLY OPERATIONS

Quick Clear or some other Flocculant should be added weekly to the pool.

Backwashes should only be needed every two weeks, but you will notice a pressure increase the day after Flocculant is added.

Chemical Additions

When adding chemicals to the pool never add them directly through the skimmer basket; always mix the chemical in a bucket with POOL WATER in it, then pore this solution around the pool and not in one spot. Adding chemicals in this way helps limit damage to the filter and will help with results faster. Vacuuming the pool after adding chemicals also helps stir it around. Appendix A-1 includes a pre-calculated dosage of chemical additions for each desired change.

Repairs

Public Works/Gardening took out the raspberry bushes from behind the pool, then removed the sand to add crush rock over a weed mat. This should prevent the massive amounts of vegetation that grow back there, stopping access between chemical rooms and the pool office.

The lifeguards painted the wood wall blue as the paint and wood had dried out some time ago and needed refreshing.

Finances

OVERVIEW

The budget is set by the town and council before the pool opens. The Manager of Recreation and Culture approves pool expenditure. The pool ran under budget this season, and under on employee costs as well. Next year the pool should open sooner in May to use more of the employee budget allotted. This will also provide additional revenue for the pool as well as the ability to provide lessons for Faro and Ross River schools. The budget should be increased for repairs to the pool and increasing savings to perform major repairs on the pool. I recommend not using funding for a waterslide, instead using it to perform major repairs and renovations to the pool. The pool will need major renovations in the coming years to continue to be operational into the future. Continuing to upgrade infrastructure will yield better results than a waterslide.

FUNDING OPTIONS

When there is not money in the budget for something you want to do, there are many available funding options. I have provided some details below:

Youth Investment Fund – This can be used to fund any event, program, or project that benefits marginalized youth through recreational and social opportunities.

<https://yukon.ca/en/arts-and-events/apply-youth-investment-fund>

Recreation and Parks Association of the Yukon (RPAY) (RHEAL Leader) – They fund several programs and events including Drowning Prevention Week in the communities and the Annual Territorial Swim Meet. They also have funding to help youth

from communities receive training. And support sports being provided in the communities. **This funding has to be applied for at the beginning of May.**

<https://rpay.ca>

Campbell Region Training Trust Fund – This funding can help cover the cost for community members to receive training.

<http://www.education.gov.yk.ca/regional-funds.html>

Lotteries Yukon / Community Lotteries Program – This funding can also be used for a variety of events, programs, trips, and equipment. Copies of the Community Lotteries Program application form are kept in the Recreation Centre office.

<http://www.lotteriesyukon.com/programs/community-lottery-program>

Kids Recreation Fund – This fund helps cover the costs for kids from low-income families to participate in sport and recreation programs. For example, if a family cannot afford a pool season pass or swim team registration (should you choose to charge one), this can help cover those costs.

<https://sportyukon.com/programs/kids-recreation-fund/>

Sport Yukon In Territory Travel Program – When you attend the Annual Territorial Swim Meet, this can help cover travel costs.

<https://sportyukon.com/programs/kids-recreation-fund/> 6

New Horizons Seniors Funding – This funding paid for our seniors aquafit classes and snacks for the two previous summers.

<https://www.canada.ca/en/employment-social-development/services/funding/new-horizons-seniors-community-based.htm>

Policies & Procedures



guide_and_pool_safety_plan_Faro_Pool_2025.pdf

Above are the policies and procedures for the pool. There is also a printed copy located in the filing cabinet in the curling rink. This must be updated every year, with no exceptions. You should be able to make changes to this PDF located in the Pool Drive and then print out a new version to put in the binder labeled Pool Procedures & Policies. This binder also has loads of other information about running the pool and needs to stay in the pool office during operation.

Files

All files are located in the pool drive on the town network. These files have been sorted for ease of use, please keep them sorted for future years. All information specific to a year are in their designated year; anything that is general information is sorted as such. The forms to intake swimmers to lessons and swim team are also in the main pool drive.

Schedule

Appendix A-2 shows the final schedule; this schedule created the highest amount of visitation with the most balance for other activities. The schedule also allowed for

lifeguards to work 9:30-6 Tuesday to Saturday; this created less changes and surprises in scheduling. All schedules were posted on Facebook page and posted around town. I would recommend giving the schedules out to campers, as this will increase revenue. The scheduling for lessons was over 2-week periods. I would recommend changing that one week of Tuesday-Friday with longer times as most families are not here for 2 weeks in a row.

Programs

Swim Lessons had low numbers this year; this is mainly due to how they were run in the previous year and created confusion in parents. I would recommend again going to one week lesson sets with longer times. The chaotic drop in whenever system of the previous year made it hard to explain to parents how lessons worked. As well as the absence of tracking and report cards.

Major Events were had good numbers, always above 25. I would recommend running some special event once or twice a month. Our best days were the opening party, Canada Day, and the closing party in that order.

Aquafit every day has made a huge difference, allowing seniors to choose when and how often they would like to come; I believe this is a easy thing to continue forward and is very appreciated by the community. Our numbers, however, were a little low as New Horizons did not cover seniors' memberships this year.

Public Swim was our most attended activity this year, mostly by kids in the community. Continuing to have this every day is a necessity for engagement with the community. Many of these numbers do come from locals with season passes. These passes, being the only swimmers, is something to look for, as bringing new people every swim is ideal.

Lane Swim has one disabled veteran in town frequently coming, however there are no others that come. In the previous year lane swim was being used by seniors as a replacement for aquafit that was not occurring every day.

Swim Team consisted of three kids showing up consistently. Our best performance of the Swim Team was the Two-Day Swim Camp put on by Swim Yukon. This was very helpful, and we got more kids out to do the Swim Team. We were not able to attend the Swim Meet held this year in Watson Lake. The Swim Meet would be a great opportunity for the kids and should be looked at for going to be something in the future. The Swim Team was not doing well in the previous year resulting in kids not wanting to join; look to re-affirm confidence that events will happen with parents. It should be a rule going forward that kids must be able to swim one length to be on Swim Team, otherwise parents look to use it as free swim lessons for their kids; this hinders the abilities of other kids there trying to learn.

Future Repairs, Purchases, and Changes

FUTURE REPAIRS

Currently there are a couple of things that need to be repaired in the pool area. Initially, the pump is leaking; Public Works indicated that they have a replacement pump to install in the off-season.

The rotary selection valve also has a leak in it; this should be a simple repair with some plumbing tape. Public Works should have the tools to dismantle it and repair it.

The stairs need to have guards attached to the sides of them as indicated by Yukon Public Health. This is to block swimmers from going under the stairs and becoming an entrapment hazard.

The direction of the inflows for the pool needs to be changed after draining. They all should be pointed down and to the right. This small change should help reduce chemical usage, propane, and prevent dead spots from forming in the water at nighttime.

One of the panels on the side of the green house exterior is broken; the crack is big enough to let someone climb through. This panel needs to be replaced as its currently a health and safety problem. For the present time it is zip tied, and duck taped on.

FUTURE PURCHASES

With the excess budget that can be re-allocated for the pool, I would recommend looking to upgrade existing infrastructure. The pool could use a new rules sign, as the current one is both outdated and in dis-repair. Another place where major budget could

go is to re-doing the pool deck; currently it is smooth hard cement that is prone to causing injuries. It also has many cracks that need to be filled in every year. A type of textured floor epoxy would really help make the space look better and reduce injuries due to slips and falls; make sure whatever ends up on the floors is good to be soaked in water and have puddles on it so it can last.

Looking at getting a new pool sign for the rules would help improve the look. The current sign is outdated on its rules, as well as looking rough and old. A new sign would help increase the look of the area.

A new pool vacuum should be purchased next year; the current one is missing wheels as well as having holes in the hose. We don't need a new poll yet for it, however, it might be most cost effective to just buy a whole new vacuum.

FUTURE CHANGES

There are a few changes, specifically regarding staffing that need to be changed for the future. Currently the pay for the various pool positions is **considerably** below the other Yukon Communities, as well as Whitehorse. It will continue to be hard to keep lifeguards year by year as they will just work in other pools also offering housing. A new position between Pool Coordinator and Lifeguard should be made; this serves two purposes, first being the problem in previous years of hiring 2 Pool Coordinators that did not have to listen or interact with each other, the other is to allow the pool to be ran when the Pool Coordinator is not there. This position should be an adult supervisor with some experience and/or extra certifications over the other lifeguards.

The Staff House should going forward have Wi-Fi, as in the modern world its unrealistic to have employees come into work on their days off to be able to access the internet. Also being contacted outside work hours requires employees to have purchased their own Data Plan to respond. The Staff house going forward should be just for one department at a time.

Re-Purchasing

For chemicals the following should be re-ordered before the start of the pool season to fulfill the entire pool season's chemical needs:

- One pallet of chlorine as purchased in previous years
- Three buckets of PH down (Acid)
- Chemical Test Kit
- Flocculant (Pool Clear)
- Sodium Bicarbonate (Baking Soda)

We need new uniforms for the lifeguards next year, as the current ones are old and weathered, also missing sizes. The current lifeguard shirts say nothing about the Town of Faro either; some of them do say Yukon at least. I'd recommend getting a bulk order of shirts and hoodies with the town logo on the front and "Lifeguard" on the back. Make sure

they are red in colour. For shirts I'd recommend getting an athletic material, and either in tank top or T-Shirt style.

Appendix A

Chemical Additions sheet for desired Changes		
Always add halve then test then add other halve if needed		
Pool Volume: 142,000L		
Desired Change	Chemical	How much to add
+1ppm Chlorine	Sodium Hypochlorite	1.14 L
-1ppm Chlorine	Sodium Thiosulphate	0.3 Lbs
+10 Alkalinity	Sodium Bicarbonate	5.6 Lbs
-10 Alkalinity	Sodium Bisulphate	6 Lbs
+10ppm Calcium Hardness	Calcium Chloride	5.1 Lbs

Ideal Ranges		
Min	Ideal	Max
Chlorine		
0.5 ppm	1.5 ppm	5.0 ppm
pH		
7	7.4	7.8
Alkalinity		
80 ppm	120 ppm	140 ppm
Cal Hardness		
180 ppm	240 ppm	260 ppm

A-1, Chemical Additions Cheat Sheet

AUGUST POOL SCHEDULE

WEEKLY



TOWN OF FARO

	Tuesday	Wednesday	Thursday	Friday	Saturday
10:00 - 11:00	Swim Lessons	Swim Lessons	Swim Lessons	Swim Lessons	Lane Swim
11:00 - 12:00	Swim Lessons	Swim Lessons	Swim Lessons	Swim Lessons	Public Swim
1:00 - 2:00	AquaFit	AquaFit	AquaFit	AquaFit	AquaFit
2:00 - 4:00	Public Swim	Public Swim	Public Swim	Public Swim	Public Swim
4:00 - 5:30	Swim Team	Lane Swim	Swim Team	Lane Swim	Water Volleyball
5:30 - 7:00	Closed	Closed	Closed	Closed	Closed

Private bookings can be done anytime the pool is closed or on weeks there are not swim lessons in these slots.

AUGUST EVENTS & CLOSURES

SUN	MON	TUE	WED	THU	FRI	SAT
					01	02
						
03	04	05 Swim Camp 4-8pm	06 Swim Camp 4-8pm	07	08 Lesson Set 3 Ends	09
10	11	12 Lesson Set 4 Starts	13	14	15	16
17	18	19 Closed	20	21	22 Lesson Set 4 Ends	23 Pool Party 2-5:30
24	25 AquaFit: 1-2 Public Swims: 3-5	26 AquaFit: 1-2 Public Swims: 3-5	27 AquaFit: 1-2 Public Swims: 3-5	28 AquaFit: 1-2 Public Swims: 3-5 (Last Day!)	29 Pool Closed for the Season	30
31						

A-2, Final Schedule

Final Report

Campbell Region Interpretive Centre

2025

Another year has come and gone at the Campbell Region Interpretive Centre. Our season this year was less busy than 2024. We had around 1500 tourists coming to Faro this season, compared to 1632 last year.

Opening hours this year:

May to September: 10:00 am to 5:00 pm

June, July, August: 9:00 am to 6:00 pm

Opening of the CRIC: May 3rd, 2025

Closing of the CRIC: September 18th, 2025

Rates for the RV Park:

\$65.00 for a full hook-up 50 A

\$50.00 for a full hook-up 20/30A

\$30.00 for Overflow at Bible Chapel (no power)

\$25.00 for non-hook-up or tent

\$7.00 for a shower

\$35.00 for a shower pass (month)

\$10.00 Dumping

Events this year

Crane & Sheep Festival (about 200 visitors)

Market on Wednesday in June (cancelled due to no vendor), July and August were a little busier.

Bocce Tournaments with or without BBQ (around 10 people each event), every second Thursday during summer, less attendance compared to recent years.

Canada Day Celebration at CRIC (big success)

Improvements

- TV installed with slide show running.
- New BBQ

Wish list for next year!

- Covered area for tenters, bicyclists, where they could light a stove to cook or warm up, when its raining, like they have it at the Government campgrounds.
- The walls and flooring in the shower rooms and laundry room at the RV Park need attention.
- Display panels must be glued; they are coming off!
- New Vacuum cleaner
- Umbrellas for the deck
- The hiking trails around town need some attention, there are fallen signs etc.
- Please level the sites at the Campground, clear out branches, remove the fire ring at site #11.
- Could we lower the fee for the shower to \$5.00 again, a lot of people using the shower after hours, because it's too expensive!
- Could we get a new laundry tub and faucet for our kitchen area at the CRIC, please! [Tehlila Standard Laundry Tub with Steel Legs, 24"L x 23"W x 34"H, Assorted Colours | Canadian Tire](#)
[Delta Faucet Principals Single Handle Kitchen Faucet, Chrome | Canadian Tire](#)

Suggestions from Tourists:

- More signage when entering Faro for example Gas Station, Grocery and Hardware store.
- A sign saying that the office for the RV is at the Visitor center.
- A central area (shelter) at the RV Park for Motorcycle, bicycle tenters, where they can cook, store food safely and meet with each other. It would be also a good place to advertise the Town of Faro sights, road conditions, weather and wildfire report, for when the Visitor Center is closed.
- Maybe a Bike Packing race/relay race on the Dena Cho Trail, which would bring international visitors (check out The Sunshine Trail near Powell River)
- Mount Mye Trail should be marked better, what time it takes, how many km etc

Suggestions for Souvenirs:

- Patches
- Shot glasses
- Bumper sticker small
- Hats

It was another good season, lot of compliments on the looks of the Town, flowers, Golf Course etc.

Thank you all for supporting us!

Sabine, Rebecca, Sandra and Jackie

Campbell Region Interpretive Center

Tourist Count from 2003 to 2023

May to September

	2003	2004	2005	2006	2007	2008	2009	2010	2011
May	105	153	199	211	198	316	312	393	362
June	788	548	644	435	448	347	295	383	401
July	894	971	833	668	683	585	547	556	563
August	715	655	577	520	724	464	312	451	412
September	188	194	150	243	200	190	160	193	125
Total	2690	2521	2403	2077	2253	1902	1626	1976	1863
	2012	2013	2014	2015	2016	2017	2018	2019	2020
May	386	139	174	184	349	441	175	276	0
June	271	277	229	366	383	448	448	489	149
July	490	408	479	446	531	584	699	874	313
August	392	377	421	412	505	502	486	528	305
September	106	130	105	129	127	188	241	205	137
Total	1645	1331	1408	1537	1895	2163	2049	2372	904
	2021	2022	2023	2024	2025	2026	2027	2028	2029
May	316	250	330	259	270				
June	197	339	368	463	203				
July	396	381	493	440	389				
August	358	407	404	328	459				
September	169	124	184	142	140				
Total	1436	1501	1779	1632	1461				



TO: Mayor and Council

FROM: Graham White, Elevator Yukon

DATE: September 10, 2025

SUBJECT: Faro Zoning Bylaw Update Report

ZONING BYLAW CHANGES AND RECOMMENDATIONS

1. Review of definitions for Guesthouses and Bed & Breakfasts in Rs and Rm zones to ensure both support for existing businesses currently operating and promotion of housing for long-term residents.

As written, definitions for B&B's and Guesthouses are thorough and clear, and the bylaw supports these types of dwellings in zones where they are currently used.

In Rs zones, a B&B is a secondary use and a Guesthouse is discretionary. This seeks to address concerns raised about the balance between supporting this type of use while ensuring there is sufficient housing for long-term residents. Discretionary uses must undergo further review by the Development Officer and Council to ensure that negative impacts can be limited or mitigated.

The larger issue at hand may be the adherence to the zoning bylaw and the required authorizations for these types of uses. For example, there maybe B&Bs or Guesthouses that do meet the zoning of the lot where they are located, however, the appropriate development permit or business licence may not be issued for it. If a secondary suite was built in compliance with the zoning bylaw but is now being used for short term rental as a B&B or Guesthouse, the lot owner would be required to apply for a change of use to switch the dwelling from a secondary suite to a Guesthouse, for example.

In order to address concerns of affected residents and properties, we suggest hosting an information session about how changes to the zoning bylaw may impact residents, with specific attention to this issue. Town staff or designates could also be made available to support property owners in applying for appropriate licenses and taking other steps to bring their properties into compliance.

2. Clarity as to where manufactured vs mobile homes are suitable

If there are concerns about where manufactured or mobile homes can be located in the Town, it is recommended to have these types of dwelling permitted as a discretionary use. Currently, there is no specific zone for these types of housing units. Having these dwellings listed as discretionary could allow for

review by Council to address any issues that may arise – for example, ensuring that a manufactured home has siding and other exterior characteristics that fit the neighbourhood in which it may be located.

Concerns heard were mainly about the issue of having mobile homes brought into Town during the boom of the mine and then the quick removal of these afterwards, with vacant lots left. Further discussion may be needed to determine mitigation efforts, if desired.

For concerned residents, this could also be addressed during an information session as proposed above.

3. Clarify how non-conforming properties will be assessed to determine of the 75% damaged threshold

Wording was added to clarify that the assessed value of a property may be determined by the local tax assessor or a licensed assessor.

Mention of structures destroyed by fire also added.

4. No specifics for fencing and screening allowable heights

Addition of fencing and screening section to set heights for front, side and rear yards.

5. Clarifying how secondary suites may be permitted in the Rs zone

Changes to the bylaw state that any secondary suite may be no larger than 40% of the gross floor area of the principle dwelling. This means a suite added to single detached dwelling could not be the same size as that original dwelling, as this would actually create a duplex. Additionally, if a secondary suite of a detached garden suite was built, it would be substantially smaller than the single detached dwelling, causing this dwelling to look more like a tiny home. Wording could be added to the secondary suite general development regulation section to state that they may only be located in the rear yard.

6. How to control the building of tiny homes on the Rs and Rm zones

The definition of the Tiny home is a dwelling that is up to 40.0m² in gross floor area. Currently Tiny homes are permitted as a discretionary use in the Rs.

A recommendation to control the building of tiny homes as a principle dwelling in the Rs and Rm zone, is the addition of a 'Minimum Size of Principle dwelling of 41.0m²' to the development regulation section of the two zones. Tiny homes are also listed as Discretionary uses in the Rs zone.

7. Allow for redevelopment of Rs lots under the minimum lot size (ie lots along Ross, Rose and Ladue roads)

Wording has been added to the Development Officer Decision section to permit the Development Officer to exercise discretion for minimum depth and width of residential lots to allow for residential use. This will enable the Development Officer to reduce those required minimums, so that lots in these specific areas that face configuration and development restraints can be subdivided and reconfigured. These lots may also be suitable for Tiny homes and mobile homes as their principle dwelling as they will be undersized for the residential zones.

8. Recommendation of permitting secondary suites in the Rm zone

Based upon additional background review and concerns raised by Council, keeping Single Family Dwellings as a permitted principle use in the Rm zone does fit the character of the zone and will provide diversity of housing that can be located in this zone. With this inclusion, it is appropriate to add Secondary Suites as a secondary use.

9. Lack of enforcement related to the keeping of derelict vehicles in residential zones

As noted, there are many residential properties that do not conform to the requirement that a derelict vehicle be kept on the property for no more than 14 days. Options to manage this are a) maintain the current approach, b) begin enforcing bylaw requirements, or c) change the section to state that derelict vehicles may not be stored in the front yard.

DRAFT ZONING MAP

1. Changing the polygon at the end of McQuesten Road back to Parks, from Industrial.
2. Removal of adjacent property zoning colour from Road right-of-ways. Administratively, the zone still projects to the centre-line but by removing the colour on the map, it makes the map easier to read and locate the roads and lots along it.
3. Removal of civic address number from surveyed lots. The dataset does not show well on maps with small lots and providing a cleaner map will help avoid confusion, as some people know their civic address, while others know their lot numbers.
4. Hinterland zone colour changed from white to yellow. With the removal of Road right-of-ways from adjacent zoning colour they were left white, which had been the Hinterland zone colour.
5. Addition of the surveyed lot for the Golf Club Clubhouse on Map 4 with zoning of Community Facility applied.
6. The rezoning of surveyed greenbelts paths and public land use parcels to Parks. These are the small surveyed corridors between lots to allow access of the public to public land behind and beyond private lots.

SUBMITTED BY:

Graham White
Land Planning Lead, Elevator Yukon
(867) 336-3341
Graham@elevatoryukon.com

*ENCL: Draft Zoning Bylaw V2
Draft Zoning Bylaw Map V2*



Town of Faro
BYLAW # 2025-07

Town of Faro Zoning Bylaw

WHEREAS pursuant to Section 279(1) of the Municipal Act (the "Act"), the Town of Faro adopted an Official Community Plan to address the future development and use of land in the municipality; and,

WHEREAS Section 288 of the Act requires the Town to adopt a Zoning Bylaw applicable to the land affected by the Official Community Plan; and,

WHEREAS Section 289 of the Act enables the Town, by passing a zoning bylaw conforming to the Official Community Plan, to prohibit, regulate, and control the use and development of lands and buildings in the Town; and,

WHEREAS Section 290 of the Act enables a zoning bylaw to, among other things, establish zones and provide for a system of development and use permits, temporary uses, and establishment of a board of variance; and,

NOW THEREFORE the Council of the Town of Faro hereby **ENACTS AS FOLLOWS:**

1. TITLE

- 1.1. This bylaw may be cited as the "**Zoning Bylaw**".

2. ADOPTION

- 2.1. The document titled Town of Faro Zoning Bylaw 2025-07, attached and forming part of this bylaw, is hereby adopted.

3. REPEAL

- 3.1. Bylaw 2017-01, including all amendments, is hereby repealed.

4. COMING INTO FORCE

- 4.1. This bylaw shall come into force and have effect from and after the date of third and final reading.

FIRST READING:

PUBLIC HEARING NOTICE:

PUBLIC HEARING:

SECOND READING:

THIRD READING AND FINALLY ENACTED:



Zoning Bylaw 2025-07

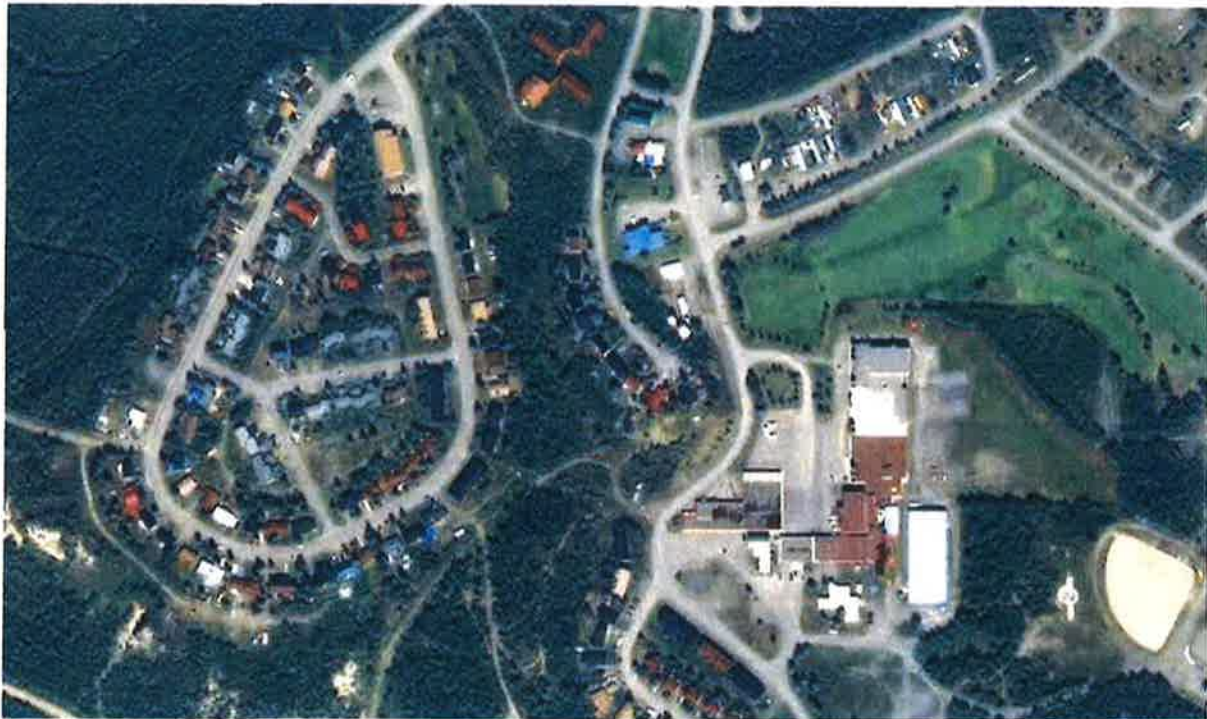


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A USER'S GUIDE TO THE ZONING BYLAW

Zoning Bylaw 2025-07 applies to all lands within the boundary of the Town of Faro. This introduction is intended to make the bylaw easier to understand and reference, and to outline how to use the bylaw to find basic zoning information. All Yukon municipalities are required under the Municipal Act to have a Zoning Bylaw. Zoning separates land uses that are thought to be incompatible. The main types of land use are residential, industrial, commercial and open space. Specific regulations and guidelines for each type of land use are set out through zoning.

The wording of the Zoning Bylaw may sometimes seem a bit severe, but please don't let the language intimidate you. A bylaw is a legal document, which must be written the same way as any law or legislation. The intent of the wording is to make it clear what is, and what is not, permissible for new development. Development can mean building something entirely new, expanding/altering something that already exists, or changing how land is being used.

If you have any questions about the content, how to interpret this bylaw, or to discuss whether or not a project you would like to do requires a Development Permit, please contact the Town Office.

What is the purpose of a Zoning Bylaw?

A zoning bylaw is a "rule book" that controls building and development. Zoning bylaws regulate how land and buildings are used, the location of buildings, minimum lot sizes and dimensions, building heights, and other provisions necessary to ensure proper development.

The zoning bylaw implements the community vision and policies for future growth and development expressed in the Town's 2024 Official Community Plan. The zoning bylaw puts the recent Official Community Plan vision and policies into terms, permissions, and numbers that can be measured. The recent Official Community Plan was adopted by Council on September 25, 2024. While the Official Community Plan is a guide for development of the town, the Zoning Bylaw is the control for development, based on the principles of that guide.

Zoning Bylaw 2025-07 replaces the previous Zoning Bylaw 2017-01

The Zoning Bylaw is not something that is new in Faro. Faro's first Zoning Bylaw was enacted in 1973. This 2025 version replaces the last one, which was adopted in 2017 and has been revised several times since then. The 2017 bylaw was based on an earlier official community plan. Since then, a lot has changed in Faro, although many attributes remain the same. The passing of the new Official Community Plan in 2024 initiated the requirement for a new Zoning Bylaw based on its guiding principles.

How to Use this Bylaw

The following four steps describe how to identify the uses that can be undertaken and the size and location of buildings that can be erected on a specific property:

1. Start with the maps in Schedule A of the bylaw to determine the zone of your property.
2. Turn to Part 7 to identify general development regulations that apply in all zones.
3. Turn to Part 8 and to the zone corresponding to your property for the use permissions and building regulations applying in your zone.
4. Turn to Part 9 to find definitions of specific terms used in the bylaw regulations.

Are you planning a development?

If you are planning to build something new, such as a new house, an addition, a fence, a garage, or carport, or to start a new business, Part 3 describes the Development Permit application

process, and whether you require a Development Permit for what you are planning to do.

Development permits and building permits

A Development Permit is not the same as a building permit. A Development Permit is issued by the Town and ensures that a proposed development is allowed under the Zoning Bylaw regulations. A Development Permit may be required to obtain a building permit for new construction or exterior renovations. Building permits are issued by the Building Safety and Standards branch of Yukon Government to ensure that a proposed development complies with the building code and other safety regulations.

What if an existing building or use does not comply with the new Zoning Bylaw?

Older buildings might not meet all the current zoning bylaw requirements. If the building was constructed prior to those zoning regulations, but in compliance with regulations in effect at the time, the development is considered legally "non-conforming" as long as the situation continues. However, renovation or expansion of such a building, or a change in land use, needs to comply with the current bylaw requirements. Please see Part 5 for further information.

Development approval and changes to the Zoning Bylaw

Proposed developments are evaluated by the Development Officer to ensure that they comply with the zoning bylaw. See Part 3 for the development approval process.

If a proposed development does not comply with the zoning bylaw, the Development Officer cannot issue a Development Permit. If the development is desirable and meets the Official Community Plan guidelines, there are three options that can be pursued to get the development approved.

1. The development may be revised so that it meets the existing zoning requirements.
2. An application can be made for a minor variance to the bylaw. The application will be heard by an independent Board of Variance made up of citizens appointed by Council. The board will decide if the proposed development meets the intent of the bylaw regulations. Please see Part 3.
3. An application can be made for a zoning change. Site specific, or "spot" zoning can be introduced for individual properties to address unique circumstances, subject to the approval of Council. Please see Part 4.

A decision of the Development Officer or the Board of Variance can be appealed to Council, who will then have the final say on whether or not a Development Permit can be issued.

The Zoning Bylaw is a living document that can be amended by Council, as long as the changes retain the principles of the Official Community Plan.

PART 1. GENERAL PROVISIONS

1.1. PURPOSE

The purpose of this bylaw is to implement the development control provisions of the Town's Official Community Plan, and for that purpose, among others:

- a. To divide the Town into zones;
- b. To prescribe and regulate, for each zone, the purposes for which buildings and land may be used;
- c. To prohibit the use of such land or buildings for any other purposes; and,
- d. To prescribe and regulate standards for outdoor commercial advertising, parking and industrial performance in the interests of the amenity and safety of the Town's residents.

1.1. INTERPRETATION

1.1.1 Certain terms or words have specific meanings in the context of this bylaw and will therefore be interpreted as defined in the definitions under Part 9 of this bylaw.

1.1.2 Typical uses listed as examples with the definitions are not intended to be exclusive or restrictive. The intent, impact, and definition of the use, among others, will be considered in determining whether a use is permitted.

1.1.3 Where a specific use does not conform to the wording of any use definition, or generally conforms to the wording of two or more definitions, a Development Officer may use discretion to deem that the use conforms to and is included in that use which is most appropriate in character and purpose.

1.1.4 If a use is not listed as permitted, it will be considered prohibited.

1.1.5 Unless otherwise specified:

- a. A word used in the present tense shall include the future tense.
- b. The singular includes the plural.
- c. The word **person** includes a partnership, association, or corporation as well as an individual or joint-owners.
- d. The terms **shall, will, or must** mean something that is mandatory.
- e. The terms **may, can or should** mean something that is discretionary.
- f. The word **used or occupied**, as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be" used or occupied.

1.1.6 The following are included herein for the purpose of explanation, clarification and convenience only, but are not operative parts of this bylaw:

- a. Illustrations and their descriptions;
- b. *Italicized text* at the beginning of certain parts of this bylaw; and,

c. The section titled "A User's Guide to the Zoning Bylaw."

1.2. METRICATION

1.2.1 The units of measure in this bylaw are in Metric.

1.2.2 The abbreviations m means metres and m² means square metres.

1.2.3 Existing developments shall not be deemed to be non-conforming with this bylaw by reason only of the conversion of previously existing imperial regulations to their approximate metric equivalent.

1.3. APPLICATION, SCOPE AND EFFECT OF THIS BYLAW

1.3.1 A Development Permit issued under the provisions of this bylaw will be required for any development in the Town, unless the development is exempt under Section 3.2.

1.3.2 Any use of land, buildings or structures, and development for any purpose, will only be permitted if in conformity with this bylaw.

1.3.3 Public infrastructure, Fire Smart projects, reclamation of former mine sites and remediation of land containing contaminated material shall be permitted in any zone subject to the approval of the government having jurisdiction, Subsections 1.4.1 and 1.4.2 notwithstanding.

1.3.4 No person shall authorize or do any construction that is at variance with the description, specifications or plans that were the basis for the issuance of a Development Permit or a Building Permit, unless the variation has been reviewed and authorized in writing by the Development Officer or, where applicable, the Building Inspector.

1.3.5 No Development shall be permitted which would violate any applicable Federal, Territorial, Municipal Act, other Town Bylaw, or Regulation.

1.3.6 Any section or provision of this bylaw deemed to be invalid by the Courts shall not affect the validity of any other part of this bylaw which can be given effect without such invalid section or provision.

1.3.7 In the event of any inconsistency in this bylaw, or disagreement of any provision or requirement of this bylaw with that of any other bylaw of the Town, the stricter of the provisions or regulations shall prevail.

1.3.8 Council may, by resolution, amend the Fee and Fine Schedule in "Schedule B" forming part of this bylaw in respect of any fine, offence, permit, or other fees contemplated under this bylaw from time to time, including adding or removing fee categories.

1.3.9 Council may, by resolution, amend, add or remove any of the Forms in "Schedule C" forming part of this bylaw from time to time.

1.4. ZONING MAP AND ZONE BOUNDARIES

1.4.1 The Town is divided into land use zones and the boundaries of those zones are shown on the Zoning Maps attached as Schedule "A" and forming part of

this bylaw.

1.4.2 The boundaries on the Zoning Maps shall, unless otherwise clearly indicated on the Zoning Maps, be interpreted as follows:

- a. where a boundary follows a public roadway, lane, railway, pipeline, powerline, utility or easement, it follows the centre line;
- b. where a boundary is shown as approximately following the edge or shoreline of a river or other water body, it follows the Ordinary High Water Mark (OHWM);
- c. where a boundary is shown as approximately following a property line, it follows the property line;
- d. where a boundary is shown as approximately following a geographic feature such as a top-of-bank contour line, it follows that line;
- e. where a boundary is shown as being generally parallel to or as an extension of any of the features listed above, it shall be so.

PART 2. DUTIES AND RESPONSIBILITIES

This part of the bylaw defines the duties and responsibilities of the Development Officer, the Board of Variance and Council. Pursuant to the procedures outlined in Parts 3 and 4 of this bylaw, these three authorities provide a due process for Development Permit applications, decisions and appeals, and amendments to this bylaw.

2.1. DEVELOPMENT OFFICER

- 2.1.1 The position of Development Officer is hereby established and such position may be filled by a person appointed by resolution of Council.
- 2.1.2 In the absence of a person so appointed by Council, the Chief Administrative Officer shall be designated as the Development Officer.
- 2.1.3 The Development Officer shall:
 - a. administer this bylaw and decide on all Development Permit applications;
 - b. keep a publicly accessible copy of this bylaw and all amendments thereto, and ensure that copies of same are available to the public at a reasonable charge;
 - c. keep a register of all applications made under this bylaw, for public inspection during office hours, together with their applicable decisions;
 - d. receive and consider all applications made under this bylaw, and provide reasons for decisions rendered;
 - e. approve all applications that are in conformity with this bylaw and the Official Community Plan;
 - f. impose conditions to approval that are authorized by this bylaw;
 - g. shall receive, review, refer and make recommendations on any application to amend the text of this bylaw or the Zoning Map to Council;
 - h. make, or arrange for, such inspections as are necessary for the proper administration of this bylaw and enforcement of the conditions of Development Permits, and;
 - i. collect fees according to a Fee and Fine Schedule to be established by resolution of Council.

2.2. BOARD OF VARIANCE

- 2.2.1 The Board of Variance (Board) is hereby established by Council, pursuant to Section 290(5) and Section 306 of the Act, to:
 - a. hear Development Permit applications involving a variance or exception from this bylaw or the Official Community Plan.
- 2.2.2 The Board shall consist of three (3) members who are not members of Council.
- 2.2.3 Council shall appoint members to the Board for the current term of Council or on an ad hoc basis.

- 2.2.4 The chairperson of the Board shall be selected by the Board from its members.
- 2.2.5 The secretary of the Board may be appointed by Council, and shall not be a member of Council.
- 2.2.6 A minimum of two (2) Board members shall be required for quorum.
- 2.2.7 If an application to the Board is received, and either Council has not appointed members to the Board, or a quorum of Board members is not available, Council shall appoint members to the Board at their next regular meeting or call a special meeting so that the Board will be assembled to hear the application within the time limit specified.

2.3. COUNCIL

- 2.3.1 Council shall:
 - a. hear appeals to decisions of the Development Officer or the Board of Variance;
 - b. consider Development Permit applications for Discretionary Uses; and,
 - c. consider amendments to this bylaw or the Official Community Plan.

[PART 3. DEVELOPMENT PERMIT PROCESS

This part of the bylaw outlines the Development Permit application and approval process, and the specific circumstances under which a Development Permit is not required. This section also outlines the appeal procedure if an application for a Development Permit is denied, or if a permit is issued with conditions that the applicant does not agree to. The Board of Variance can hear permit applications for minor variances or exceptions to this bylaw that would otherwise be denied.

3.1. DEVELOPMENT REQUIRING A DEVELOPMENT PERMIT

- 3.1.1 All development undertaken, or use commenced, shall require that a Development Permit be obtained by following the procedure under Section 3.3, unless the development or use is permitted without a permit under Section 3.2.
- 3.1.2 A Development Permit shall not be valid unless it conforms to this bylaw and the provisions of the Act.

3.2. DEVELOPMENT NOT REQUIRING A DEVELOPMENT PERMIT

- 3.2.1 The following developments are permitted in any zone without a Development Permit provided that such developments comply with all provisions of this bylaw or other applicable legislation:
 - a. the carrying out of routine maintenance or repair of any building or structure, which does not include structural alterations, major renovation, or a change in the use or intensity of use of the building or structure;
 - b. the use of any building or land attached to or used in conjunction with a dwelling for any purpose incidental to its enjoyment as a residence, excluding a home occupation;
 - c. the completion of a development that is lawfully under construction at the date when this bylaw comes into effect in accordance with the terms of the Development Permit and zoning regulations under which it was granted;
 - d. the erection, construction, or alteration of a gate, fence, wall or other means of enclosure, subject to the Yard provisions in Part 7;
 - e. landscaping, where the existing grade and surface drainage pattern is not materially altered and will not create off-site impacts;
 - f. the construction or erection of an accessory building in a residential zone of less than 10 m² in gross floor area, subject to the Accessory Building provisions in Part 7;
 - g. erection of temporary structures incidental to construction, maintenance or alteration of a building or structure for which a development permit has been issued;
 - h. the maintenance and repair of public works, services and utilities carried out on behalf of Federal, Territorial, Municipal or other public authorities on land which is publicly controlled.
 - i. the extension, alteration, or repair of industrial buildings is permitted where the original buildings had been constructed under a Development Permit if the

extension does not increase the cubic content (length x width x height) of the original building by more than 10%;

- j. construction, maintenance and repair of private walkways, pathways and driveways;
- k. greenbelts, buffer strips and walkways.

3.3. APPLICATION PROCEDURE FOR A DEVELOPMENT PERMIT

3.3.1 An application for a Development Permit shall be made to the Development Officer on the application form attached to this bylaw in Schedule C.

3.3.2 The application shall be signed by the owner of the lot or their authorized agent, include the legal description of the lot and the civic address, and be accompanied by the application fee.

3.3.3 The following documents and written statements relating to the proposed development may be required at the discretion and satisfaction of the Development Officer:

- a. a site plan or survey, with scale and north arrow showing the legal description, the front, rear, and side yards, the provision for off-street vehicle loading and parking (if applicable) and egress to the site;
- b. floor plans, elevations, and sections;
- c. statement of existing and proposed uses;
- d. copy of the land title certificate;
- e. a surveyor's certificate;
- f. a sketch clearly showing location and distances to property lines of all existing and proposed buildings, structures, utility poles, fences, retaining walls, trees, landscaping, and any other details requested by the Development Officer;
- g. location of sidewalks, curbs, edge of street;
- h. existing and proposed utilities shown in streets, avenues, and lanes;
- i. all easements shown and labelled;
- j. description of exterior finishing materials, proposed landscaping and drainage works;
- k. estimated commencement and completion dates;
- l. a statement providing any additional information required by the Development Officer;

3.3.4 A Development Officer may refuse to accept a Development Permit application if the information, in their opinion, it is incomplete, inaccurate, or of inadequate quality to properly evaluate the application.

3.3.5 A Development Officer may refuse to accept an application for a Development Permit for a proposed development that would otherwise comply with the requirements of this bylaw if:

- a. there is no access to a lot from a legally surveyed road; or,
- b. the utility services necessary for the proper operation of the proposed development are not available.

3.3.6 A Development Officer may request any of the following additional information to be submitted as part of the application depending on the location, use, type and complexity of development proposed, if applicable:

- a. a geo-technical evaluation of the site to confirm soil and slope stability, detect the presence of permafrost, designate top-of-bank setbacks, and assess site suitability for on-site septic sewage disposal;
- b. a landscaping plan to show site grading, drainage, retaining walls, existing and future tree locations, and open space landscape treatment;
- c. a development impact assessment where the magnitude or type of use may have off-site implications of short or long term duration by virtue of the nature of the development proposed. Typical impact considerations would include the physical, social, and economic consequences, impacts on municipal services and infrastructure, adjacent land uses, noise, emissions, and future site rehabilitation;
- d. an environmental site assessment report detailing the existing contamination level present in soil, groundwater, and surface water;
- e. a digital drawing of the proposed development in a format compatible with Town software;
- f. as-built drawings for any infrastructure, servicing, or other site elements;
- g. proof of approval of the proposed on-site sewage disposal system by the authority having jurisdiction on lots not serviced by a municipal sewage system;
- h. evidence of compliance with any applicable Federal, Territorial, and Municipal laws, bylaws, and other enactments;
- i. any other information, such as proposed on-site drainage, and traffic studies required by the Development Officer; and
- j. confirmation of consultation with utility providers, including but not limited to, Yukon Energy and NorthwesTel Inc., on servicing options for the proposed development (for commercial and multiple residential developments only).

3.3.7 A Development Officer may inform adjacent property owners of the application in writing or require the applicant to do so.

3.4. ISSUANCE OF A DEVELOPMENT PERMIT

3.4.1 Where an application is in complete compliance with this bylaw applicable to the lot or site, the Development Officer shall issue a Development Permit and may inform adjacent property owners in writing or require the applicant to do so.

3.5. MODIFICATION OF APPLICATION

- 3.5.1 Where an application does not meet the requirements of this bylaw, and cannot readily be modified to meet the requirements of this bylaw, the Development Officer shall not issue a Development Permit.
- 3.5.2 Where an application does not meet the requirements of this bylaw, and the proposed development may be modified to meet the requirement of this bylaw, the Development Officer may:
- a. issue a Development Permit subject to such reasonable conditions as may be necessary to bring the development into compliance with this bylaw;
 - b. require the applicant to obtain the written support of adjacent property owners for the application.
- 3.5.3 The Development Officer shall not issue a Development Permit where a condition of issuance would be to order that the use of the land, a building, or structure be changed in order to comply with this bylaw.

3.6. DEVELOPMENT OFFICER DECISION

- 3.6.1 In rendering a decision, the Development Officer, having regard for the Official Community Plan and this bylaw, may:
- a. approve an application unconditionally if the application fully conforms with this bylaw and the Official Community Plan;
 - b. approve an application conditionally if the application does not fully conform with this bylaw but the proposed development or use can be reasonably made to conform by meeting the specified conditions, permanently or for a limited period of time;
 - c. approve a temporary use permit if the application otherwise conforms to this bylaw but is seasonal or temporary in nature, the impacts associated with the proposed use will be mitigated, and the site restored after the use has ceased;
 - d. exercise discretion in granting an allowance, where such allowance is desirable and there will be no detrimental impacts on neighbouring properties:
 - (i) in height, setbacks or floor area no greater than 10% beyond the requirements of this bylaw; or
 - (ii) where the setbacks generally conform to the requirements of this bylaw but the lot is irregularly shaped; **or**
 - (iii) **in minimum depth and width of residential lots to allow for residential development of lot.**
 - e. refer an application to Council where the application is for a Discretionary Use, together with a report containing a recommendation for approval or denial;
 - f. refer an application to the Board of Variance where the application involves a variance or exception from this bylaw or the Official Community Plan, together with a report containing a recommendation for approval or denial;
 - g. refer an application to another municipal officer, legal counsel, professional

planning consultant, territorial or federal department or agency for comment or advice prior to making a decision, after informing the applicant of costs the applicant may be responsible to bear for such referral, however such comment or advice shall not be binding on the Development Officer;

- h. refuse an application if the proposed development or use does not meet the requirements of this bylaw; or,
- i. refuse an application that otherwise meets the requirements of this bylaw but, in the opinion of the Development Officer, the utility services necessary for the proper operation of the proposed development are not available to the proposed development.

3.6.2 Where a specific use does not conform to the wording of any use definition or generally conforms to the wording of two or more definitions, a Development Officer may use discretion to deem that the use conforms to and is included in the use that is considered to be most appropriate in character and purpose.

3.6.3 A decision of the Development Officer on an application for a development shall:

- a. be in writing and a copy shall be immediately mailed or delivered to the applicant and any other person who expressed an interest in the application; and,
- b. contain reasons for the approval, conditional approval, or refusal.

3.6.4 Where a Development Permit application has been refused by the Development Officer and no appeal is requested within 30 days of the decision, or where the Council has refused the appeal, submission of another application for a Development Permit on the same property of the same or similar use of the land or buildings by the same or any other applicant may not be accepted by the Development Officer for at least six months after the date of the previous refusal.

3.7. BOARD OF VARIANCE DECISION

3.7.1 The Board of Variance, having regard for Section 307 of the Act,:

- a. shall hear the Development Permit application for a variance or exemption from this bylaw or the Official Community Plan;
- b. may make an order or decision to issue a Development Permit, with or without conditions, notwithstanding that the proposed development does not comply with this bylaw if, in the Board's opinion, the variance or exemption granted:
 - (i) would not unduly interfere with the amenities of the neighbourhood, or materially interfere with, or affect the use, enjoyment, or value of neighbouring properties; and,
 - (ii) is within the general intent and use prescribed for that land in this bylaw and the Official Community Plan.

3.7.2 The Board of Variance shall give its decision in writing, together with reasons for the decision, within 15 days of the conclusion of the public hearing;

3.8. APPEAL OF DECISION

- 3.8.1 Within 30 days of a decision by the Development Officer or Board of Variance, an appeal to Council may be filed by the applicant or any person aggrieved by the decision (the "appellant") where:
- a. an application has been refused;
 - b. a decision has not been rendered within 30 days of acceptance of the application, unless the application has been referred under Subsections 3.6.2 (e), (f), or (g);
 - c. a Development Permit is issued subject to conditions; or,
 - d. a variance or exception to this bylaw has been granted.
- 3.8.2 A fee for appeal as set out in Schedule B shall be paid by the appellant upon the filing of an appeal.
- 3.8.3 Within 30 days of receipt of a Notice of Appeal, the Council shall hold a public hearing respecting the appeal.
- 3.8.4 Council shall give at least ten days' notice of the public hearing in writing to the appellant, adjoining land owners, and any other persons that Council considers affected by the matter.
- 3.8.5 All relevant documents and materials respecting the appeal including the application for the Development Permit will be available for public inspection before the commencement of the public hearing.
- 3.8.6 At the public hearing, the Council shall hear:
- a. the appellant, or any other person acting on their behalf;
 - b. the Development Officer, or a person designated to act on behalf of the Development Officer;
 - c. any other person who was served with notice of the public hearing and who wishes to be heard or a person acting on their behalf; and
 - d. any other person who claims to be affected by the order, decision, or application or a person acting on their behalf that Council agrees to hear.
- 3.8.7 Council shall render their decision in writing within 30 days of the hearing to:
- a. confirm, revoke, or vary a decision of the Development Officer or Board of Variance;
 - b. add or alter any a condition attached to a Development Permit;
 - c. make or substitute an order;
 - d. issue a Development Permit of its own; or,
 - e. dismiss the appeal.
- 3.8.8 A decision of Council under Subsection 3.8.7 shall not invalidate, weaken or amend any section or provision of this bylaw, the Official Community Plan, or any bylaw of the Town, except to provide such variance as explicitly stated in the decision for

the exceptional circumstance of the appeal.

3.8.9 A copy of the decision will be mailed or personally delivered to the appellant within 10 days of the decision.

3.8.10 Within 10 days of Council's decision authorizing the development to occur, or after the last day of appeal of a decision by the Board of Variance authorizing the development to occur if no further appeal is filed, the Development Officer shall issue the Development Permit including any conditions, time limits or things imposed in such decision.

3.8.11 The decision of Council shall be final and binding.

3.9. CONDITIONS AND DUTIES WHERE PERMIT ISSUED

3.9.1 Every Development Permit shall be deemed to be issued upon the following conditions unless otherwise stated thereon:

- a. the development must start within 12 months from the date on which the Development Permit is issued;
- b. the principal building, if any, must be erected first and clad to weather within a specified time; and,
- c. the development must not be suspended or discontinued for a period of more than 12 months.

3.9.2 If development commences prior to the end of the appeal period, such development shall be entirely at the risk and liability of the applicant, and if an appeal is filed, no development can occur until the appeal is heard and a decision issued.

3.9.3 A Development Permit issued for any proposed development that also requires a building permit under the Yukon Building Standards Act shall not be acted upon until a building permit is obtained.

3.9.4 The applicant, the owner and any other person having authority over the development shall permit the Development Officer, Building Inspector or any public official who has a duty or power of inspection in relation to the development to enter and inspect the development at any reasonable time for the purpose of administering or enforcing this Bylaw or any other pertinent law.

3.9.5 The applicant, personally or by agent, shall notify the Development Officer when the work has reached stages of completion specified on the Development Permit and, upon completion of the development, before going into occupancy.

3.9.6 During the period of carrying out the development, the applicant shall keep posted, in a conspicuous place on the site, a copy of the Development Permit and shall keep a copy of the drawings and specifications available on the site for inspection by the Development Officer or any other public official.

3.9.7 If at any time it appears to the Development Officer that a development is not

being carried out according to the terms of the permit, or that a Development Permit has been obtained by fraud or misrepresentation, the Development Officer may stop the development and may revoke, suspend or modify the original Development Permit.

PART 4. AMENDMENTS TO THE BYLAW

This Part of the bylaw outlines how the regulations, zones or maps of the bylaw are amended. There are two types of amendments: changes to the text (wording) of the bylaw, or changes to the zoning designation of land (maps), which is also referred to as a "re-zoning". Amendments to the bylaw can be either initiated by a person who would like to proceed with a development that does not comply with the current zoning regulations for the land, or can be initiated by Council. Amending the bylaw must follow a process including a public hearing and notification as set out under the Act.

4.1. GENERAL

- 4.1.1 Any person may apply to have this bylaw amended by applying, in writing, to the Development Officer stating reasons in support of the application.
- 4.1.2 A proposed amendment which has been rejected by Council within the previous 12 months shall not be reconsidered by Council unless otherwise resolved.
- 4.1.3 Amendment of the bylaw shall be subject to the requirements, notices, and procedures as set out in the Act.
- 4.1.4 An amendment to this bylaw must conform to any existing Official Community Plan that affects the land.
- 4.1.5 Council may approve, by resolution, editorial amendments to this bylaw, such as correcting spelling, punctuation, grammar, or formatting provided those changes do not alter the meaning of the bylaw.

4.2. PROCEDURE FOR APPLICATION TO AMEND THE BYLAW

- 4.2.1 An application to amend this bylaw shall be accompanied by:
 - a. a current copy of the Certificate of Title for the subject lot;
 - b. the applicant's name, address and interest in the property;
 - c. a statement of reasons in support of the application;
 - d. an application fee as specified in the Fee and Fine Schedule; and
 - e. the application shall be signed by the registered owner of the land.
- 4.2.2 Upon receipt of an application to amend this bylaw, in addition to the Review Process in Section 4.4, the Development Officer shall:
 - a. request any additional information, studies, plans or reports from the applicant to carry out an investigation or analysis;
 - b. advise the applicant if a referral of the application to legal counsel or professional planning consultant will be required that the applicant may bear the costs associated with the referral.
- 4.2.3 Council shall:
 - a. examine the proposed amendment along with the Development Officer's report; and
 - b. advise the applicant, in writing, within ten days from the date of the Council meeting where the application was examined that:
 - (i) Council is prepared to approve the amendment without further

investigation;

(ii) Council rejected the amendment;

(iii) Council requires further investigation and shall direct the Development Officer to carry out such investigations; or,

(iv) Council is prepared to approve an alternative amendment at once or after due investigation.

4.2.4 Where Council rejects the proposed amendment, the applicant may request in writing to Council that Council proceed with further investigation of either the proposed amendment or an alternative amendment, failing which the proposed amendment will be considered abandoned.

4.2.5 In rendering a decision to approve the amendment, Council may require that the Development Officer issue a Development Permit to the applicant establishing the conditions of approval for the proposed development.

4.3. COUNCIL INITIATED AMENDMENT TO THE BYLAW

4.3.1 Council, at its discretion, may initiate an amendment to this bylaw.

4.4. REVIEW PROCESS

4.4.1 Upon receipt of a completed application to amend the bylaw, or Council initiated amendment to the bylaw, the Development Officer shall carry out any necessary investigations, which may include but are not limited to:

- a. analysis of the potential impacts of the proposed amendment;
- b. referral of the proposed amendment to legal counsel, professional planning consultant, territorial or federal department or agency for a report, comment or advice prior to making a recommendation,
- c. confirming compliance with the Official Community Plan;
- d. preparing an administrative report on the proposed amendment along with their recommendations; and,
- e. submitting a copy of the report, maps and all material relevant thereto, to the Council.

PART 5. NON-CONFORMING USES

Non-conforming uses include developments and uses of land that were in place prior to approval

of this bylaw. Provided that the developments occurred, or the uses were established, in compliance with an earlier Zoning Bylaw or other regulations that were in place at the time, these non-conforming uses are considered legal and may continue even if they are not in compliance with this bylaw. However, if the land is redeveloped or the use is changed, the non-conforming status no longer applies.

5.1. YUKON MUNICIPAL ACT PROVISIONS REGARDING NON-CONFORMING USES

- 5.1.1 In addition to any provision for non-conforming uses in this bylaw, such uses, land, buildings, or structures are subject to the provisions of **Part 7 - Division 4** of the Act.

5.2. STRUCTURAL ALTERATIONS AND NEW CONSTRUCTION

- 5.2.1 This bylaw shall not prevent the maintenance, renovation, or redecoration of a building or structure that was non-conforming as of the date of adopting this bylaw, and the use of the building or structure may be temporarily discontinued for the purpose of doing the renovation or redecoration work.
- 5.2.2 **Any work on a non-conforming building may not enlarge, added to, rebuild or structurally alter such building except to increase its conformity.**
- 5.2.3 The lawful use of land or a building or other structure existing at the date of the approval of this bylaw, that does not conform to this bylaw, may be continued, but if the non-conforming use is discontinued for a period of **12** 48-months or more, then any subsequent use of the land, building or structure must conform to this bylaw.
- 5.2.4 **If a non-conforming building or structure is destroyed by fire, or is otherwise damaged to an extent of 75 percent or more of the assessed value, it may not be rebuilt or repaired except in conformity of the official community plan and this bylaw. This assessed value may be determined by the local tax assessor or a licensed assessor.**

5.3. CHANGE OF OWNERSHIP, TENANCY OR OCCUPANCY

- 5.3.1 The use of land or the use of a building is not affected by reason only of a change in ownership, tenancy, or occupancy of the land or building.

5.4. CONFORMANCE WITH THIS BYLAW

- 5.4.1 Lots created before the approval of this bylaw that are less than the minimum area or dimensions required of the lot's zone shall be considered to be conforming lots for the purposes of this bylaw. **Rear and side yard setbacks may be reduced proportionately by the same percentage that the lot is less than the minimum for that zone.**
- 5.4.2 Buildings legally constructed before the approval of this bylaw that have less than the minimum side yard setbacks required of the lot's zone shall be considered to be in conformance with this bylaw if the use of the building is a permitted use of the zone.
- 5.4.3 Notwithstanding Subsection 7.14.3, Council may, by bylaw, authorize the subdivision of existing residential lots containing multiple dwellings constructed prior to 1985 to establish separate lots for the existing buildings or dwelling units

and such development shall be deemed to be in conformance with this bylaw.

- 5.4.4 The minimum setback for any expansion to a building falling under Subsection 5.4.2 or 5.4.3 shall be the minimum as set out in this bylaw for that zone.

PART 6. ENFORCEMENT

Enforcement of this bylaw is necessary when a person commences development illegally, either

without, or contrary to, a Development Permit, or when land or a structure is being used in a way that is not permitted in that zone or is contrary to a regulation in this bylaw. The action the Development Officer can take varies with the individual situation, but usually begins with a letter or visit to the person in violation to inform them of the regulations. But depending on the severity of the violation, or unwillingness of the person to cooperate, these provisions of the bylaw enable escalating levels of the enforcement, including orders, fines, remedies and court action.

6.1. GENERAL

- 6.1.1 The Development Officer, a Bylaw Enforcement Officer, or other Officer so designated by Council, may enforce the provisions of this bylaw.
- 6.1.2 All enforcement activities of the Development Officer or Bylaw Enforcement Officer as provided pursuant to the Municipal Act, this Part, or any other section of this bylaw, may be commenced simultaneously.

6.2. OFFENCES

- 6.2.1 Any person who contravenes, causes, or permits a contravention of this bylaw commits an offence.
- 6.2.2 Any person who owns, occupies, or uses land, constructs a building or structure or makes an addition or alteration thereto for which a Development Permit is required but has not been issued; or is in contravention of a Development Permit issued under this bylaw, commits an offence.

6.3. RIGHT OF ENTRY FOR INSPECTION

- 6.3.1 After reasonable notice to the owner or occupant, the Development Officer or any other authorized representative of the Town may enter onto any land or into any building or structure at any reasonable time in order to conduct an inspection to ascertain compliance with this bylaw.
- 6.3.2 No person shall interfere with or obstruct the entry of the Development Officer or authorized representative onto any land or into any building or structure to which entry is made or attempted pursuant to the provisions of this bylaw.
- 6.3.3 Where entrance into or upon any property within the Town is refused, a Justice may, upon application made on behalf of Council, by order require the occupier of the property to admit the Development Officer or any authorized representative into or upon the property for the purpose of an inspection under Subsection 6.3.1.
- 6.3.4 An order made by a Judge under this Section continues in force until the purpose for which it was made has been fulfilled.

6.4. NOTICES

- 6.4.1 Once the Development Officer has found a violation of this bylaw, the Development Officer or Bylaw Enforcement Officer may notify the owner of the property, the person in possession of the land or development, and/or the person responsible for the violation, by:
 - a. delivering, either in person, by ordinary mail or fax, a Notice of Violation; and,

- b. posting the notice in a conspicuous location on the site.

6.4.2 Such Notice of Violation shall state:

- a. the nature of the violation of this bylaw;
- b. the scope of the corrective measures required to comply with this bylaw; and,
- c. the time limit within which such corrective measures must be performed.

6.4.3 The Development Officer is not required to issue a Notice of Violation before commencing any other enforcement action under the Municipal Act or this bylaw.

6.5. REFUSAL, SUSPENSION OR REVOCATION OF PERMIT

6.5.1 The Development Officer may suspend, or revoke or refuse to issue a Development Permit where:

- a. the applicant fails to comply with the conditions of the issuance of the permit; or,
- b. any person undertakes or causes or allows any development on a site contrary to the terms or conditions of a permit; or,
- c. any person fails to complete the corrective measures described in a Notice of Violation issued pursuant to Section 6.4.

6.6. OFFENCE TICKETS

6.6.1 Where a person has contravened a provision of this bylaw, or if the corrective measures described in a Notice of Violation issued pursuant to Section 6.4 are not completed within the specified time, or if development continues after a permit has been revoked, the person to whom the Notice of Violation was issued may be issued an offence ticket by a Development Officer or Bylaw Enforcement Officer in the amount specified in Subsection 6.10.2.

6.6.2 The offence ticket shall specify the alleged offence committed, the person to whom the offence ticket is issued, and require payment of the penalty by a specified date.

6.6.3 The offence ticket shall be served personally or by registered mail on the person identified in Subsection 6.4.1.

6.6.4 A separate offence shall be deemed to be committed on each day during or on which a violation occurs or continues.

6.6.5 Any person who contravenes the same provision of this bylaw within twelve months after the date of the first contravention is liable to double the amount of the specified penalties set out in the Fee and Fine Schedule for such second or subsequent offence.

6.7. REPORT TO COUNCIL

6.7.1 Where a Development Officer is satisfied that there is a continued contravention of this bylaw, a Development Officer may elect to report such a contravention to Council in a timely manner if it appears the contravention will not be corrected in a timely manner.

- 6.7.2 Council may, on finding that any development or use of land or buildings is in contravention of this bylaw:
- a. direct the Development Officer to act on the matter in accordance with Section 6.8;
 - b. suspend or revoke a Development Permit with respect to the contravention; and,
 - c. apply to the court for an injunction to restrain the contravention.

6.8. ORDERS

6.8.1 A Development Officer or Bylaw Enforcement Officer may issue to the owner of the property, the person in possession of the land or buildings, or the person responsible for the contravention, a written order to comply with the provisions of this bylaw.

6.8.2 The order may:

- a. direct a person to stop doing something or to change the way in which the person is doing it;
- b. direct a person to take any action or measure necessary to remedy the contravention of the Act or bylaw, including the removal or demolition of a structure that has been erected or placed in contravention of a bylaw and, if necessary, to prevent a reoccurrence of the contravention;
- c. state a date and time by which the person must comply with the directions;
- d. state that if the person does not comply with the directions within the specified time, the municipality will take the action or measure at the expense of the person; and,
- e. state that a person who receives a written order may request that Council review the order within 14 days after the date the order is received. After reviewing the order, Council may confirm, vary, substitute, or cancel the order.

6.8.3 This order shall be delivered by registered mail or be personally served on the person described in Subsection 6.4.1.

6.9. MUNICIPALITY REMEDYING CONTRAVENTION

6.9.1 Where a person fails or refuses to comply with the order issued under Section 6.8, the Development Officer may take such action as is necessary to enforce the order.

6.9.2 The costs and expenses incurred by the Town in carrying out an order shall be placed on the tax roll as an additional tax against the property concerned, and that amount shall be collected in the same manner as taxes on the land.

6.10. PENALTIES

6.10.1 Any person who commits an offence under Section 6.2 is, upon summary conviction, liable to a fine in accordance with the Summary Convictions Act.

6.10.2 Any person who commits an offence under this bylaw is, in addition to any other punishment, liable on summary conviction to:

- a. a voluntary fine issued pursuant to Section 20 of the Summary Convictions Act and in respect of an offence up to the amount specified in Schedule B; and,
 - (i) in the case of a continuing offence, to a further fine for each day during which the offence continues; or,
 - b. a fine not exceeding ten thousand dollars (\$10,000.00) or to imprisonment for six months or both where proceedings are commenced pursuant to the summary convictions provisions of the Criminal Code of Canada; or
 - c. a fine not exceeding five hundred dollars (\$500.00) or to imprisonment for six months or both where proceedings are commenced pursuant to Section 9(1) of the Summary Convictions Act of the Yukon.
- 6.10.3 Where a person fails or refuses to comply with an Order pursuant to Sections 6.2 and 6.8, that person is liable on summary conviction to a fine of not more than \$10,000 and, in the case of a continuing offence, to a further fine not exceeding \$2,500 for each day during which the offence continues.
- 6.10.4 In addition to the penalties provided for under Subsection 6.10.2, a person convicted of an offence pursuant to Section 6.2 in respect to the use of land or buildings or development carried out in contravention of this bylaw, may be ordered to remove such development and reclaim the site at that person's own expense.
- a. Should any person owning or occupying real property within the Town refuse or neglect to pay any penalties that have been levied pursuant to this bylaw, the Development Officer may inform such person in default that, if these charges are unpaid on the thirty-first day of December on the same year, these shall be added to and form part of the taxes payable in respect of that real property as taxes in arrears.

PART 7. GENERAL DEVELOPMENT REGULATIONS

These regulations are common to any zone to which the use or development applies. For example, if you are interested in running a business from your home, you will find the regulations for Home

7.1. ACCESSORY BUILDINGS, INCLUDING GARAGES AND GREENHOUSES

- 7.1.1 No accessory building shall be erected within 2.5m of any part of a principal building or structure.
- 7.1.2 No accessory building shall be built in a front yard, except that such development may be approved in a front yard where:
 - a. the depth of the front yard is greater than 20m; and,
 - b. the design and size of the structure is harmonious with the principal building or structure.
- 7.1.3 A Development Permit for carport in a front yard may be permitted to replace an existing legal non-conforming carport provided the proposed carport is open on all sides.
- 7.1.4 A garage or carport attached to and forming part of a principal building or structure shall be considered to be part of the principal building or structure.
- 7.1.5 A detached garage shall be built so that the doors of the garage are not facing closer than 3.0m to property boundary abutting a street or 2.0m to any other facing property boundary.
- 7.1.6 An accessory building may be erected in a residential zone without a Development Permit, provided the accessory building is:
 - a. less than 10m² in gross floor area;
 - b. setback a minimum of 1.0m from the property line, or at the discretion of the Development Officer, a lesser setback provided the applicant submits written authorization from the adjacent property owner;
 - c. located a minimum of 2.0m from other accessory buildings;
 - d. anchored to the ground, if of metal construction; and,
 - e. in compliance with Subsections 7.1.1. and 7.1.2.

7.2. BED AND BREAKFAST OR GUESTHOUSE

- 7.2.1 In the case of a bed and breakfast:
 - a. the owner/operator must live on site; and,
 - b. must comply with all the regulations applicable to a home occupation.
- 7.2.2 The maximum total overnight occupancy of a bed and breakfast or guesthouse is 10 persons, including any persons who normally reside in the dwelling.
- 7.2.3 The person wishing to operate a bed and breakfast or guesthouse must:
 - a. provide proof from the appropriate government health authority confirming the premises are suitable from a health and sanitation purpose for the intended use, if applicable.
 - b. install and maintain a smoke detector, carbon monoxide detector and fire

extinguisher on each storey of the dwelling.

7.3. CANNABIS-RELATED BUSINESS

- 7.3.1 The establishment of a cannabis-related business shall, prior to the issuance of any license or approval by another authority having jurisdiction, require approval of an application to amend this bylaw and establish spot zoning for the property on which the cannabis-related business would operate.
- 7.3.2 If approved by Council, the spot zoning regulations shall specify the type of cannabis-related business permitted and may include conditions to:
- a. specify hours of operation, building design, lighting, security, or other requirements deemed appropriate for the use and location;
 - b. include a time limit or probationary period;
 - c. limit or restrict other uses that would otherwise be permitted in the previous zone regulations; and,
 - d. lapse and revert back to the previous zone regulations if:
 - (i) the use is discontinued for a period of 12 months; or,
 - (ii) the license for the cannabis-related business is terminated.
- 7.3.3 Council may arbitrarily refuse approval of any cannabis-related business spot zoning.
- 7.3.4 Council may enact a bylaw to control, limit or prohibit cannabis-related business within the Town, and such legislation shall have precedence over this section and any spot zoning previously approved.

7.4. COOPS

- 7.4.1 In addition to being subject to the requirements of an accessory structure, a coop must also conform to the requirements of the Animal Control Bylaw.

7.5. EXCAVATION AND REMOVAL OF TOPSOIL

- 7.5.1 No person shall commence or continue removal of topsoil or excavation on a lot to be developed without first obtaining a Development Permit.
- 7.5.2 A minimum topsoil coverage of 0.15m shall be provided upon occupancy and the affected area shall be landscaped.
- 7.5.3 No excavation or grading shall occur during development that would alter the natural course or flow of drainage from the lot.
- 7.5.4 Erosion control measures shall be taken to prevent erosion of bare soil during excavation, grading or clearing of a lot and such measures shall remain in place until natural vegetation or development has stabilized the ground.

7.6. FENCES AND SCREENING

- 7.6.1 In all zones, fences are permitted in required front, rear or side yards.**

7.6.2 In any residential zone, a fence must:

- a. not exceed a height of 1.22m in any front yard; and;**
- b. not exceed a height of 1.83m in any side or rear yard.**

7.6.3 For any corner lots, both yards fronting streets will adhere to the front yard height limitation.

7.6.4 In commercial and industrial zones, fencing and screening above 2.44m in height shall be at the discretion of the Development Officer.

7.6.5 Fences and screening material shall be consistent with the character of the zone in which they are located.

7.6.6 The height of a fence or screening shall be measured from grade, or from the base of a wall upon which it may be located.

7.7. HOME OCCUPATIONS

7.7.1 Home occupations are an accessory use in residential zones and must conform to all provisions of this bylaw.

7.7.2 A home occupation shall not use more than 25% of the gross floor area of a dwelling.

7.7.3 A home occupation may use up to 100% of the gross floor area of an accessory building that conforms to all accessory building regulations in this bylaw.

7.7.4 A home occupation shall be run by those living in the dwelling and may employ up to two persons who are not residents of the household.

7.7.5 There shall be no change in the outside appearance of the dwelling or accessory building housing the home occupation that would detract from the residential character of the area.

7.7.6 Any need for parking generated by the home occupation **outside the hours of 8pm to 8am shall be** provided on site.

7.7.7 No equipment or process shall be used in a home occupation that creates levels of noise, vibration, smoke, dust, glare, fumes, or odour inconsistent with the residential nature of the area, or by virtue of the hours of operation, type and level of activity impairs the use and enjoyment of neighbouring residential properties.

7.7.8 Only goods and materials directly related to the home occupation activities may be stored on-site in a principal or accessory building. The Development Officer may permit outside storage and impose conditions as required to ensure that:

- a. the storage area is screened from adjacent properties;
- b. the volume of goods and material stored is consistent with the residential character of the property;
- c. the goods and materials stored are essential to the operation of the business activity;

- d. the goods and materials are stored in a safe, organized manner so as not to pose a fire hazard or nuisance to neighbouring properties.
- 7.7.9 More than one home occupation may be on the same lot provided that the aggregate area devoted to home occupation activities does not exceed 25% of the dwelling gross floor area for all home occupations.
- 7.7.10 A Development Permit or business license for a home occupation may be revoked at any time if, in the opinion of the Development Officer, the use is or has become detrimental, a nuisance to the neighbourhood or otherwise does not comply with any provision of this bylaw.
- 7.7.11 A sign for a home occupation is subject to Section 7.13.8

7.8. MICRO ENERGY GENERATION SYSTEMS

- 7.8.1 A development permit is required for the erection, construction or installation of a micro energy generation system other than solar panels attached to a building.
- 7.8.2 Micro energy generation systems must be constructed and operated in a manner that minimizes any adverse visual, audial, safety and environmental impacts.
- 7.8.3 Stand-alone solar panels must meet the requirements of an accessory structure.
- 7.8.4 Establishment of wind energy systems with a rated capacity of more than 5 KW shall require the approval of Council and are not permitted in a Rs or Rm zone.
- 7.8.5 The minimum setback for a wind energy system shall be twice the height of the turbine, no wall or roof mounted turbine shall be higher than 2 m above the building height, and guy wire anchors must meet the minimum yard setback requirements.

7.9. OFF-STREET LOADING

- 7.9.1 In an industrial or commercial area, a loading area must be provided so that, while loading or unloading, no portion of a commercial vehicle:
 - a. extrudes on to a public roadway; or,
 - b. blocks access to parking areas, main entrances, or pedestrian movement.

7.10. PARKING

- 7.10.1 Where land or a building or structure is used for any purpose, parking shall be provided entirely on the lot or site as follows:
 - a. in residential zones, a minimum of 1 parking space per dwelling unit;
 - b. in commercial or industrial zones, a minimum of;
 - (i) 1 parking space per 50 m² of gross floor area; or,
 - (ii) 1 parking space per table in an eating or drinking establishment; and,
 - (iii) 1 parking space per 4 employees.
 - c. for each hotel, guesthouse, bed and breakfast, or boarding and rooming house, a minimum of;

- (i) 1 parking space, plus additional parking spaces based on 0.33 parking spaces per bedroom or sleeping unit, rounded up to the next whole number.
 - d. in commercial zones, the required parking may be provided on an abutting municipally owned and maintained parking lot.
- 7.10.2 Any vehicle extruding out into, or parked within, the right of way of a public road shall be deemed to be parked on a public road.
- 7.10.3 No person shall keep a partially dismantled or wrecked vehicle on a lot or site in a residential zone for more than 14 days.
- No person shall keep a partially dismantled or wrecked vehicle in the front yard of a lot or site in a residential zone.**
- 7.10.4 No person shall keep, on a lot or street within a residential zone for longer than is reasonably necessary to load or unload, a vehicle that is considered to be:
- a. a commercial vehicle of class 1, 2, or 3;
 - b. heavy or construction equipment; or,
 - c. in excess of 12,000 kg gross vehicle weight.

7.11. PLACES OF WORSHIP AND ASSEMBLY HALLS

- 7.11.1 A site proposed for a place of worship, or assembly hall shall be subject to the following provisions:
- a. the site shall be located on a corner lot or sited in such a way that it will not adversely affect the adjacent developments;
 - b. the site shall be such a size that would allow adequate parking and landscaping;
 - c. the front, side and rear setbacks shall be those permitted within the zone in which the site is located, provided the structure is less than 7.6m in height. Any structure above 7.6m in height (excluding steeple) shall have side yards in excess of 10% of the width of the lot and of such width as will protect the privacy and the sunlight to the adjacent developments to the satisfaction of the Development Officer; **and**
 - d. each building shall be such appearance with respect to its design, proportion, and exterior treatment as, in the opinion of the Development Officer, will complement the existing design fabric of the neighbourhood.; **and**

7.12. SECONDARY SUITES

- 7.12.1 **A secondary suite, where permitted, shall be treated as an accessory use in the zone which it is located. The secondary suite shall not exceed 40% of the gross floor area of the principal use building.**
- 7.12.2 **Notwithstanding 7.11.1, if the applicant demonstrates, to the satisfaction of the Development Officer, that the principal commercial or industrial use is complete and operational without the requirement of a principal commercial or industrial building, the 40% gross floor area restriction will not apply until such time as a principal commercial or industrial building is developed.**

7.12.3 Only one secondary suite is permitted on a lot.

7.12.4 A detached secondary suite may be constructed prior to a principle use dwelling, at the discretion of the Development Officer, subject to:

- a. a development permit that shows details for both the primary use dwelling and secondary suite must be submitted and approved;
- b. the development permit must include a time limit that dictates how long the secondary suite may exist without completion of the primary use dwelling;
- c. the placement of the secondary suite must allow for sufficient space to construct the principle use dwelling;
- d. the secondary suite must meet all other regulations for a principle use dwelling as a stand-alone structure; and
- e. anything else the Development Officer deems appropriate to ensure the development is completed in compliance with this bylaw.

7.13. SERVICE STATIONS AND CARD LOCKS

7.13.1 A site for a service station or card lock, shall comply with the following special provisions:

- a. such sites shall have two separate accesses from a public road to allow orderly ingress, egress and circulation to fuel pumps from either direction;
- b. site coverage, exclusive of pump islands, shall not exceed 30%;
- c. the minimum frontage of the lot shall be 30.0m; and,
- d. any lighting proposed to illuminate off-street parking areas shall be located and arranged so that all direct rays of light are directed upon the site only and not on any adjoining properties;

7.13.2 The owner, tenant, operator or person in charge of a service station shall, at all times be responsible for the proper, safe and orderly operation thereof and of motor vehicles using said service station or being repaired or serviced, and without restricting the generality of the foregoing, shall ensure that operators of motor vehicles:

- (i) do not obstruct the sidewalks and boulevards abutting or adjacent to the service station, and
- (ii) enter and leave the service station only at the entrances and exits provided for such purposes.

7.14. SIGNS

7.14.1 Regulations provide standards for outdoor commercial signs in the interest of amenity and traffic safety and having consideration to the number, size and location of advertisements insofar as the signs are likely to affect:

- a. the appearance and character of any building or locality frequented by the public; and

- b. the concentration of the motoring public and its ability to define authorised traffic signs.
- 7.14.2 No signs, including temporary commercial advertising signs, shall be erected within the Town of Faro except those signs provided for in this bylaw.
- 7.14.3 Signs may be luminous, reflecting or illuminated, but not oscillating.
- 7.14.4 No sign shall be erected that interferes with traffic or the visibility of a traffic control device.
- 7.14.5 The following signs shall be permitted under the following conditions in all Zones of the Town:
- a. Real Estate - Maximum area - 0.6m². The notices shall not be illuminated, and there shall be a limit of one notice for each side of the land or buildings on different streets.
 - b. Community Activity
 - c. Warning
 - d. Political posters relating specifically to a pending election shall be removed within 14 days of the election.
 - e. Public Building Maximum 3.0m². There shall be a limit of one notice for each side of the land or buildings on different streets.
 - f. Construction notices. Maximum 6.5m². Such notices shall be removed within 14 days of occupancy or completion of construction and there shall be a limit of one notice for each side of land or buildings on different streets.
 - g. Prohibition
 - h. Home Identification - Maximum 0.1m².
 - i. Directory
 - j. Directional
- 7.14.6 Signs specified in this Part are deemed permitted and may be erected without a Development Permit, provided that the permission hereby granted in respect of any such signs specified below shall be subject to all other orders, bylaws, and regulations affecting such signs:
- a. statutory and official notices and functional advertisements of local authorities and public transport undertakers;
 - b. traffic and directional signs authorised by Council;
 - c. notices of identification, including the advertisement of retail services and products, in respect of the land or buildings on which the signs are displayed, and professional business or trade name plates relating to the occupants of the land or buildings on which the signs are displayed, provided that:
 - (i) each notice or name plate shall not exceed 0.6m²; and
 - (ii) there shall be a limit of one notice for each occupant or each firm or

company represented within the building, at one entrance on each different street.

- d. temporary advertisements referring to sales which are displayed upon the premises upon or within which such sales will be or are being conducted, provided that:
 - (i) the advertisements shall not be illuminated and shall be constructed of paper, canvas, cardboard, or other light materials or painted on glass and intended to be displayed for a short period of time only; and
 - (ii) such advertisements shall not be erected more than seven days before the start of the sale to which the signs refer, and shall be removed within four days of the completion of the sale.

7.14.7 Applications for a Development Permit made to the Development Officer shall include a drawing that indicates:

- a. the location of the sign,
- b. the overall dimensions of the sign,
- c. the height of the sign above a public street or sidewalk or the height above the average ground level at the face of the building, the least distance that the sign will be erected from an intersection of one street with another.

7.14.8 A sign for a home occupation is subject to approval by the Development Officer which will require, among other things, that the sign:

- a. must not be illuminated;
- b. located on the ground floor of the building for which the home occupation is located within;
- c. has a maximum area of 1.0m²; and
- d. a maximum of one (1) sign for each individual home occupation

7.14.9 No person shall perform any work of erection or of placing a sign differing from or enlarging the work for which a Development Permit has been issued.

7.14.10 A Development Permit shall not be required to clean, repair or repaint any sign.

7.15. SUBDIVISION OF LAND

7.15.1 Where the development of land involves the subdivision of land, no Development Permit shall be issued until the proposed subdivision has been approved by the approving officer for the Government of Yukon.

7.15.2 Application for subdivision or lot adjustment made to approving officer for the Government of Yukon shall require the approval of Council.

7.15.3 No lot shall be reduced in area so that it does not meet the requirements of this bylaw.

7.15.4 Notwithstanding Subsection 7.15.3, a residential lot be reduced in area by

way of subdivision or lot adjustment if the Development Officer has granted an allowance to reduce the minimum depth and/or width under Subsection 3.6.1.iii.

7.16. TEMPORARY USES

- 7.16.1 A mobile home, recreation vehicle or temporary structure is permitted as a temporary residence in all residential zones providing that:
- a. A building permit has been issued for a dwelling on the subject lot
 - b. Adequate provision for water supply, wastewater treatment, utilities, solid waste and recycling has been made to the satisfaction of the Development Officer
 - c. The term of the temporary residence shall not exceed two (2) years; and
 - d. The temporary residence shall cease within 30 days of occupancy of the dwelling to which the building permit was issued for.
- 7.16.2 Notwithstanding Subsection 7.16.1.c., an extension of one (1) year may be granted if, in the opinion of the Development Officer, attempts have been made to complete the dwelling and that work is proceeding with reasonable attempt.

7.17. YARDS

- 7.17.1 No yard or other open space about any building or structure shall be considered to provide a yard or required open space for a building or structure on another lot.
- 7.17.2 No development shall be permitted in any yard other than:
- a. the erection of a gate, fence, wall or other means of enclosure referred to in Subsection 3.2.1.d);
 - b. the construction of an accessory structure, roof overhang, sills, cornices, or chimneys, which may project no closer to the property boundary than 0.5m; or,
 - c. an Accessory Building pursuant to Subsection 7.1.6.

PARTS. ZONE REGULATIONS

This part specifies the uses that are permitted in each of the land use zones, along with the development regulations and special provisions that are applicable to them. Most of the permitted uses are defined in the Definitions section (Part 9) to provide clarity on what specific words and uses mean in the context of this bylaw. If a specific use is not listed under the permitted uses for a zone, it is not allowed in that zone. If a use is listed as discretionary, the development will require

the approval of Council. If a use is neither listed nor defined in this bylaw, but is similar (a "like use") to one that is already permitted, there is some discretion to allow the development but it may require approval from the Board of Variance. For proposed development that does not fit into the regulations or uses for these zones, an amendment to the bylaw or spot zoning may be considered by Council (see Part 4).

8.1. USE ZONES

8.1.1 For the purpose of this Zoning Bylaw, the Town of Faro is divided into the following zones:

C	Commercial
CU	Community Use
ER	Environmental Reserve
FCR	Future Country Residential
H	Hinterland
IC	Industrial Commercial
MU	Mixed Use
P	Parks and Open Space
Rs	Residential - Single
Rm	Residential - Multiple
Rc	Residential - Country
UR	Urban Reserve

8.2. COMMERCIAL - C

8.2.1 Purpose: To provide a zone for a mix of business and commercial uses, including those that are vehicle oriented.

8.2.2 Permitted Principal Uses:

- a. ~~Accessory Buildings & Uses~~
- b. Amusement Establishments
- c. Auditoriums
- d. Business Support Services

- e. Catering Establishments
- f. Eating and Drinking Establishments
- g. Funeral Homes
- h. Government Services
- i. Health Services
- j. Hotels and Motels
- k. Liquor Stores
- l. Offices
- m. Outdoor Markets
- n. Personal Service Offices and Stores
- o. Physical Fitness Centres
- p. Post Offices
- q. Private Clubs and Lounges
- r. Public Utilities and Uses
- s. Rental Shops
- t. Repair Shops
- u. Retail Shops and Services
- v. Shopping Centres
- w. Veterinary Clinics

8.2.3 Secondary Uses:

- a. Accessory Buildings & Uses
- b. Home occupation
- c. Secondary Suite

8.2.4 Discretionary Uses

- a. Bus Terminals
- b. Emergency and Protective Services
- c. Greenhouses
- d. RV Parks

8.2.5 Development Regulations:

- a. Maximum Development Density: One dwelling unit
- b. Minimum Lot Size: Frontage 10.5 m and 420 m² in lot area
- c. Minimum Yard Requirements: None
 - (i) ~~Front: 0.0m~~
 - (ii) ~~Side: 0.0m~~
 - (iii) ~~Rear: 0.0m~~
- d. Maximum Height -13.5m
- e. Maximum Site Coverage - 75% Of Site Area
- f. Maximum Floor Area Ratio - 1.0

8.2.6 Special Provisions:

- a. In the case of a building containing both residential and non-residential uses: there shall be no dwelling units on the main floor but all dwelling units shall have direct access to the outside street level.
- b. Retail services shall not include buildings or yards used for the sale or storage of

construction or heavy industrial machinery or equipment, or lumber or building supplies, or new or used motor vehicles, including campers and recreational vehicles.

- c. Prior to issuance of a Development Permit, a site plan indicating location, height, and external finish, including accessory buildings, proposed lighting, landscaping, parking, access and driveways and signs and any fencing or screening shall be approved by the Development Officer.
- d. All storage areas and parking shall be screened from any adjacent residential zone by a fence not less than 2.0 m high.
- e. In the case of Lots 101 and 103 (commonly known as the "The Solar Complex") and Lots 43, 237 and 404 the existing site coverage shall be deemed to conform to this bylaw.
- f. In the case of Lot 1028 (commonly known as the "Float Plane Base") is the principal use for this lot and any other use listed as principal or secondary shall be treated as a discretionary uses for this lot.
- g. The minimum yard requirement adjacent to a non-Commercial zone shall be 3.0m.
- h. The Development Officer may require a uniform roof line in case of two or more abutting buildings, a uniform line of canopy or projections, and a uniform height from sidewalk to display windows.
- i. The design, siting, external finish and height of principal and accessory buildings and structures shall be to the satisfaction of the Development Officer where it is appropriate to maintain a consistent architectural character.

8.3. COMMUNITY USE - CU

8.3.1 Purpose: To provide a zone that allows uses that may be enjoyed by the broader community.

8.3.2 Permitted Principal uses:

- a. Accessory Buildings and Structures
- b. Campgrounds
- c. Child Care Centre ~~Day Care Center~~
- d. Community Gardens/Greenhouses
- e. Education Facility

- f. Emergency And Protective Services
- g. Golf Courses
- h. Government Offices
- i. Health Services
- j. Institutional Facility
- k. Parks
- l. Places of Worship
- m. Private Clubs and Lodges
- n. Public Utilities
- o. Services Club, Legion & Union Halls
- p. Studios
- q. Trails

8.3.3 Development Regulations:

- a. Maximum Development Density- N/A
- b. Maximum Lot Sizes- N/A
- c. Minimum Yard Requirements -
 - (i) Front: 3.0m 7.5m
 - (ii) Side: 3.0m
 - (iii) Rear: 2.5m 7.5m
- d. Maximum Height – 10.5m
- e. Maximum Site Coverage – 50% ~~As determined by the Development Officer~~

8.3.4 Special Provisions

- a. Where the lot abuts a residential zone, the property shall be fenced or screened with landscaping to the satisfaction of the Development Officer having regard to the nature of the use, the potential impacts on the normal use and enjoyment of the neighbouring properties, and security.

8.4. ENVIRONMENTAL RESERVE - ER

8.4.1 Purpose: To provide a zone where development is restricted due to hazard lands and for protection of the environment.

8.4.2 Permitted Principal Uses:

- a. Forestry
- b. Nature Interpretation Facilities
- c. Public Utilities and Uses
- d. Trails

8.4.3 Development Regulations: As required by the Development Officer.

8.5. FUTURE COUNTRY RESIDENTIAL - FCR

8.5.1 Purpose: To provide a holding zone for future development as Residential - Country. Until such time as Council deems appropriate for such development to occur pursuant to the Official Community Plan, these lands shall have the same development restrictions as Environmental Reserve.

8.5.2 Permitted Principal Uses:

- a. Forestry
- b. Nature Interpretation Facilities
- c. Public Utilities and Uses

d. Trails

8.5.3 Development Regulations: As required by the Development Officer.

8.6. HINTERLAND - H

8.6.1 Purpose: To provide a rural zone that is largely undeveloped.

8.6.2 Permitted Principal Uses:

- a. Accessory Buildings and Uses
- b. Agriculture - Major
- c. Aircraft Sales/Services/Rentals
- d. Airport
- e. Campground
- f. Cemeteries
- g. Communication Installations
- h. Forestry
- i. ~~Float Plane Base~~
- j. Natural Resource Extraction
- k. Nature Interpretation Facilities
- l. Outdoor Recreation Guides and Outfitters
- m. Parks
- n. Public Utilities and Uses
- o. Trails

8.6.3 Development Regulations: **As required by the Development Officer.**

- a. ~~As required by the Development Officer~~

8.6.4 Special provisions:

- a. No use shall be carried on which would produce a nuisance factor, including noise, odour or air contaminants beyond the site boundary wherein the use is located.
- b. No use shall be carried on which would impair the use and enjoyment of adjoining lands.
- c. Any development in Hinterland must be self-contained with its own water and sewage systems and must meet all environment regulations.

8.7. INDUSTRIAL COMMERCIAL - IC

8.7.1 Purpose: To provide a zone for large-scale industrial, commercial and other uses that may have large land requirements or nuisance effects on adjacent uses.

8.7.2 Permitted Principal Uses:

- a. ~~Accessory Buildings and Uses~~
- b. Bottle Depot
- c. Building Supplies
- d. Car Washing Establishments
- e. Commercial Vehicle Garages
- f. Contractors & Service Establishments
- g. Emergency and Protective Services
- h. Equipment Rentals/Sales
- i. Greenhouses
- j. Junkyards
- l. Light Manufacturing
- m. Non-Noxious Industrial Uses
- n. Public Utilities and Uses
- o. Retail Shops and Services
- p. Service Stations and Card Locks
- q. Vehicle Sales and Service
- r. Warehousing, Storage, Supply Depots
- s. Wholesale Sales
- t. Workshops

8.7.3 Secondary Uses:

- a. Accessory Buildings and Uses
- b. **Secondary Suite**

8.7.4 Discretionary Uses:

- a. Any other Manufacturing, Commercial, or Public Service uses unlikely to restrict use of the zone for Industrial & Commercial Uses
- b. ~~Caretaker Residence~~
- c. Batch Plant
- d. Bulk Fuel Facility

8.7.5 Development Regulations:

- a. Maximum Development Density: **One dwelling unit** ~~As required by the Development Officer~~
- b. Minimum Lot Size: **2,000m² / 0.2ha** ~~As required by the Development Officer~~
- c. Minimum Yard Requirements:
 - (i) Front: 6.0m
 - (ii) Side: 1.0m
 - (iii) Rear: 4.0m

- d. For Discretionary Uses: as required by the Development Officer
- e. Maximum Height – 13.5m
- f. Maximum Site Coverage and Floor Area Ratio:
 - (i) 50% coverage or 0.5 FAR for lots within 100 metres of a fire hydrant.
 - (ii) 33% coverage or 0.33 FAR for lots greater than 100 metres from a fire hydrant.

8.7.6 Special Provisions:

- a. No industrial operation, including production, cleaning, testing, repairing, storage, or distribution of material shall be carried on which, in the opinion of the Development Officer, will or does violate the following standards: emits offensive noise audible at any point on the lot boundary, emits dust, fly ash, noxious smoke, or any other particulate matter, emits any odorous gas or odorous matter, produces glare or heat discernable beyond the lot boundary, external storage is permitted if kept in a neat and orderly manner.
- b. Junkyards shall be visually screened from the street fronting the lot by landscaping, berm or fence. No junkyard shall be permitted on a lot fronting onto McQuesten Road between Campbell Street and Ross Road.
- c. All yards and buildings shall be developed and maintained in a manner that, in the opinion of the Development Officer, is appropriate to such a zone, and which will not visually detract from the use and enjoyment of surrounding properties.
- d. The relationship of the buildings to each other, to the site, and adjacent properties and the architectural appearance, provision of adequate light, air, privacy and landscaping shall be fully shown on the site plans for the whole development and shall be to the satisfaction of the Development Officer.
- e. The principal building on a lot shall be connected to the municipal water and sewer system if those services are available on the street fronting the lot.

8.8. MIXED USE - MU

8.8.1 Purpose: To provide a zone for a compatible mix of commercial and residential use.

8.8.2 Permitted Principal Uses:

- a. ~~Accessory Buildings and Uses~~
- b. Apartments
- c. Dwelling, Multiple
- d. Eating and Drinking Establishments
- e. Guesthouse
- f. Health Services
- g. Hotels
- h. Indoor Theatres and Cinemas
- i. Institutional Facility
- j. Offices
- k. Public Utilities and Uses
- l. Retail Services
- m. Studios

8.8.3 **Secondary Uses:**

- a. Accessory Buildings and Uses
- b. **Home Occupations**
- c. **Secondary Suite**

8.8.4 Development Regulations:

- a. Maximum Development Density - As required by the Development Officer
- b. Maximum Lot Size: **800m²** ~~As required by the Development Officer~~
- c. Minimum Yard Requirements: ~~As required by the Development Officer~~
 - (i) **Front: none**
 - (ii) **Side: 2.5m**
 - (iii) **Rear: 2.5m**
- d. Maximum Height: **15m** ~~As required by the Development Officer~~
- e. Maximum Site Coverage: **60%** ~~33% of Site Area~~
- f. Maximum Floor Area Ratio - 0.5
- g. ~~General Regulations – As required by the Development Officer~~

8.8.5 Special Provisions:

- a. For multi-storey buildings, Retail Services shall only be on the ground level, **while** ~~and~~ offices **and** ~~or~~ dwelling residential units may be situated on the upper levels.
- b. Eating and Drinking Establishments shall be on the ground level only.

8.9. PARKS AND OPEN SPACE - P

8.9.1 Purpose: To provide for recreation activities for all community members and visitors.

8.9.2 Permitted Principal Uses:

- a. Accessory Buildings and Structures
- b. Band Shells
- c. Campgrounds
- d. Golf Courses
- e. Interpretive Kiosk/Centres
- f. Parks
- g. Public Playgrounds
- h. Public Utilities and Uses
- i. Recreation Facility
- j. Trails

8.1.1 Development Regulations: As required by the Development Officer

8.2. RESIDENTIAL- SINGLE - Rs

8.2.1 Purpose: To provide a primarily residential zone that encourages the retention of the neighbourhood's single detached character but allows for slightly higher development density.

8.2.2 Permitted Principal Uses:

- a. ~~Accessory Buildings and Uses~~
- b. ~~Bed and Breakfast~~
- c. Duplexes
- d. Dwelling, Semi-Detached
- d. Dwelling, Single-Detached
- e. Education Facilities
- f. ~~Family Care Facilities~~
- g. ~~Family Day Home~~
- h. Home Occupations
- i. ~~Living Suite~~
- j. Places of Worship
- k. Public Parks and Playgrounds
- l. Public Utilities and Uses
- m. Senior Citizens and Nursing Homes

8.2.3 Secondary Uses:

- a. Accessory Buildings and Uses
- b. Bed and Breakfast
- c. Family Day Home
- d. Home Occupations
- e. **Secondary Suite**

8.2.4 Discretionary Uses:

- a. Mobile, Modular or Tiny Homes
- b. Community Garden/Greenhouse
- c. Guesthouse

8.2.5 Development Regulations:

- a. Maximum Development Density: **Two dwelling units** ~~As required by the Development Officer~~
- b. **Minimum Size of Principle Dwelling (GFA): 41.0m²**
- c. Minimum Lot Size:
 - (i) Dwelling, Single-Detached - 15.0m wide; 34.0m deep
 - (ii) Duplex - 18.0m wide; 34.0m deep
 - (iii) Dwelling, Semi-Detached - 9.0m wide; 34.0m deep
- d. Minimum Yard Requirement:
 - (i) Dwelling, Single-Detached - Front: 6.0m; Side: 1.5m; Rear: 7.5m
 - (ii) Duplex - Front: 6.0m; Side: 2.0m; Rear: 7.5m;
 - (iii) Accessory Building- Front: N/A; Side: 1.0m; Rear: 1.0m
- e. Maximum Height:

- (i) The lesser of 10.5 m or 2.5 storeys
- (ii) Accessory Building – 5.0m
- f. Maximum Site Coverage - 40%

8.2.6 Special Provisions

- a. All **multiple dwelling** ~~multi-family~~ developments shall include common amenity areas for recreational purposes and landscaping to the satisfaction of the Development Officer.
- b. Semi-detached dwelling units may be divided through a common roof by a shared lot line and the minimum required side yard for the common lot line may be reduced to 0.0m. This provision also applies to shared carports and duplex garages.
- c. The minimum lot size shall not apply to the Mobile or Tiny Homes
- d. **Mobile or Tiny Homes may only be permitted, as a discretionary use, on lots that are less than the minimum lot size**

8.3. RESIDENTIAL- MULTIPLE - Rm

8.3.1 Purpose: To provide a zone for low to medium density housing on urban lots with a range of related uses.

8.3.2 Permitted Principal Uses:

- a. ~~Accessory Buildings and Uses~~
- b. ~~Bed and Breakfast~~
- c. Duplex
- d. Dwelling, Multiple
- e. **Dwelling, Single-Detached**
- f. Dwelling, Semi-Detached
- g. Education facility
- h. ~~Family Day Homes~~
- i. ~~Guesthouse~~
- j. ~~Home Occupations~~
- k. Parks
- l. Places of Worship
- m. Parks and Playground
- n. Public Utilities and Uses
- o. Senior Citizen and Nursing Homes
- p. ~~Studios~~
- q. Townhouse

8.3.3 Secondary Uses:

- a. Accessory Buildings and Uses
- b. Bed and Breakfast
- c. Family Day Home
- d. Guesthouse
- e. Home Occupations
- f. **Secondary Suite**
- g. Studios

8.3.4 Discretionary Uses:

- a. Community Garden/Greenhouse
- b. The following commercial uses on the ground floor of a three (3) storey residential building subject to the same provisions as a home occupation except that Subsection 7.6.4 need not apply:
 - (i) Cafes or Catering Establishments
 - (ii) Health services
 - (iii) Offices
 - (iv) Personal Service Offices and Stores
- c. Mobile Home Parks
- d. Apartment Buildings

8.3.5 Development Regulations:

- a. Maximum Development Density: As required by the Development Officer
- b. **Minimum Size of Principle Dwelling (GFA): 41.0m²**
- c. Minimum Lot Size:
 - (i) ~~Dwelling, Single-Detached – 15.0m wide; 34.0 m deep~~
 - (ii) Duplex **and Townhouse** - 18.0m wide; 34.0m deep
 - (iii) Dwelling, Semi-Detached - 9.0m wide x 34.0m deep
 - (iv) Dwelling, Multiple – **750m²** As required by the Development Officer
 - (v) **Apartment building – 1,000m²**
- d. Minimum Yard Requirement:
 - (i) ~~Dwelling, Single-Detached – Front: 6.0m; Side: 1.5m; Rear: 7.5m~~
 - (ii) Duplex, **Townhouse and Dwelling, Semi-Detached** - Front: 6.0m; Side: 2.5m 2.0m; Rear: 7.5m;
 - (iii) ~~Townhouse – Front: 6.0m; Side: 3.0m; Rear: 7.5m~~
 - (iv) Dwelling, Multiple **and Apartment Building** – As required by the Development Officer
 - (v) **Accessory Building- Front: N/A; Side: 1.0m; Rear: 1.0m**
- e. ~~Accessory Building – Front: N/A; Side: 1.0m; Rear: 1.0m~~
- f. Maximum Height:
 - (i) ~~Single-Detached and Duplex, Townhouse and Dwelling, Semi-Detached dwellings~~ - the lesser of 10.5m or 2.5 storeys
 - (ii) Dwelling, Multiple **and Apartment Building** -10.5m or three (3) storeys
 - (iii) Accessory Building - 5.0m
- g. Maximum Site Coverage – **50%** 33%

8.3.6 Special Provisions:

- a. Where two or more buildings are on the same site, a minimum separation of 3.0m is required.
- b. Where duplex or townhouse dwelling units are divided through a shared roof by a common lot line the minimum required side yard for the common lot line is reduced to 0.0m. Accessory structures, other than shared carports, must maintain the 1.0m side yard requirement from the common lot line. Townhouse dwelling units may be connected by a duplex garage.
- c. ~~The minimum lot size for an apartment building shall be 1,000 m².~~
- d. **For a multiple dwelling or apartment building development, a site plan shall be provided that shows the landscape treatment, screening, and location of parking, amenity areas, outside storage garbage receptacles and fencing, all to the satisfaction of the Development Officer having regard to the density of the development and the potential impacts on the normal use and enjoyment of the neighbouring properties. All multiple dwelling multi-family developments, including apartments, without private rear yards for each dwelling shall include common amenity areas for recreational purposes and landscaping to the satisfaction of the Development Officer.**
- e. Discretionary commercial uses must have an entrance separate from the dwelling, and Council may specify limits the hours of operation, signs, types of

products or services offered, or any other thing to maintain compatibility with the neighbouring residential dwellings.

8.4. RESIDENTIAL - COUNTRY - Rc

8.4.1 Purpose: To provide a ~~single detached housing~~ zone for a rural lifestyle of a permanent nature on larger lots, without the provision of full utility services.

8.4.2 Permitted Principal Uses:

- a. ~~Accessory Buildings and Uses~~
- b. ~~Agriculture, Hobby~~
- c. ~~Bed and Breakfast~~
- d. ~~Family Day Home~~
- e. ~~Guest Cabin~~
- f. ~~Home Occupations~~
- g. ~~Mobile, Modular or Tiny Homes~~
- h. Duplex
- i. Dwelling, Single-Detached

8.4.3 Secondary Uses:

- a. Accessory Buildings and Uses
- b. Agriculture, Hobby
- c. Bed and Breakfast
- d. Family Day Home
- e. Guest Cabin
- f. Home Occupations
- g. Mobile, Modular or Tiny Homes
- h. Secondary Suite

8.4.4 Development Regulations:

- a. Maximum Development Density: Two dwelling units
- b. Maximum Lot Size: 3.0ha
- c. Minimum Lot Size: 1.0ha
- d. Minimum Yard Requirement:
 - (i) Dwelling, Single-Detached and Duplex - Front: 7.5m; Side: 7.5m; Rear: 7.5m
 - (ii) Accessory Building- Front: 7.5m; Side: 3.0m; Rear: 3.0m
 - (iii) Accessory buildings housing animals shall not be located within 10.0m of any lot line.

8.4.5 Maximum Height – The lesser of 10.0m or 2.5 storeys

8.4.6 Maximum Site Coverage – 25% N/A

8.4.7 Special Provisions

- a. Only one principal building is permitted per lot.

8.5. URBAN RESERVE - UR

8.5.1 Purpose: To provide a zone for agriculture, recreational and utility uses, and to set aside land for future development subject to the land use designations of the Official Community Plan.

8.5.2 Permitted Principal Uses:

- a. Agriculture, Major
- b. Public Utilities and Uses
- c. Recreation Trails

8.5.3 Discretionary Uses:

- a. Construction Camp
- b. Recreational Facility

8.5.4 Development Regulations: **As required by the Development Officer**

- a. ~~Maximum Development Density—N/A~~
- b. ~~Maximum Lot Sizes—N/A~~
- c. ~~Minimum Yard Requirements—As required by the Development Officer~~
- d. ~~Maximum Height—As required by the Development Officer~~
- e. ~~Maximum Site Coverage—As required by the Development Officer~~

8.5.5 Special Provisions:

- a. No development or subdivision or transfer of land for any use shall be allowed that may be detrimental to the future development of the land.
- b. No land shall be rezoned from UR - Urban Reserve unless the development of the land constitutes an orderly, sustainable and economic development that is in conformity with the Official Community Plan.

PART 9. DEFINITIONS

In this bylaw:

A

"ACCESSORY BUILDING" means a separate, **non-residential** building which is normally ancillary, incidental, subordinate, exclusively devoted to, and located on the same lot as the principal building. ~~An accessory building may not be used as a dwelling unit except in the case of a Caretaker Residence.~~ Examples of accessory buildings include garages, garden sheds, carports, coops, gazebos, greenhouses, storage sheds, and similar buildings.

"ACCESSORY STRUCTURE" means a structure that is attached to the principal building or an accessory building. Examples of accessory structures include decks, awnings, porches, verandahs, steps, door canopies, light wells to basement windows and doors, satellite dishes, masts, and similar structures.

"ACT" means the Yukon Municipal Act, as amended from time to time, unless otherwise specified.

"AGRICULTURE, HOBBY" means small-scale, non-crop based agricultural activity such as the raising of livestock, horticulture, greenhouses, apiculture and market gardening, all of which must be accessory to a principal use.

"AGRICULTURE, MAJOR" means non-crop based agricultural activity such as the raising of livestock, orchards, horticulture, greenhouses, apiculture, aquaculture, market gardening, and nurseries where the majority of cleared land on the lot is used for such endeavour.

"AIRPORT" means any area of land and water that functions as a facility for the arrival, departure, movement, or servicing of aircraft and associated cargo; and includes any associated buildings, installations, runways and adjacent open space, equipment, parking and waiting areas for passengers and crew.

"ANIMAL SHELTER" means the use of land or premises for the temporary care of lost, abandoned, or neglected animals.

"APARTMENT" means a dwelling unit in a single building containing three or more dwelling units, each of which has its principal access from a common entrance.

"APARTMENT BUILDING" means a building comprised of three or more apartments that is no more than three storeys high, with a density not exceeding 85 units per hectare.

B

"BASEMENT" means the portion of a building that is partially underground and has a ceiling that is less than 1.8m above grade.

"BATCH PLANT" means a facility that is temporarily erected for the manufacturing of asphalt or concrete and the incidental onsite storage of required materials and equipment.

"BED AND BREAKFAST" means a secondary use to a dwelling unit whereby short-term, overnight accommodation is offered to tourists and visitors, and where the first meal of the day is provided by the dwelling owner, who must reside in the dwelling.

"BOARD OF VARIANCE" means the board established by Council in accordance with the Act that shall hear applications for minor variances to this bylaw and appeals to decisions of the Development Officer.

"BOTTLE DEPOT" means a facility for the collection and handling of materials under the beverage container or designated materials refund program and other non-refundable recyclable materials.

"BOULEVARD" means the land between the property line of a commercial or residential property and the curb,

and if there is no curb, to the edge of the travelled portion of the roadway, lane or alley that is immediately contiguous to the property.

"BUILDABLE AREA" means that portion of the lot remaining after required yard setbacks have been provided.

"BUILDING" means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals, chattels and equipment.

"BUILDING GRADE" means the average of the finished ground adjacent to each face of the building taken at the centre of the wall.

"BUILDING HEIGHT" means the vertical distance measured from the average elevation of the finished grade along the front of the building to:

- a) the highest point of the roof surface or any parapet thereon if a flat roof;
- b) a deck line of a mansard roof; or,
- c) the highest point of a ridge for a gable, hip or gambrel roof.

Solar panels, chimney stacks, elevator housings, flagpoles, guardrails, roof stairway entrances, skylights, steeples, or ventilating equipment shall not be considered for the purpose of determining height.

"BUILDING INSPECTOR" means an official appointed to administer and enforce the provisions of the Yukon Building Standards Act.

"BUILDING PERMIT" means the document issued by a Building Inspector pursuant to the National Building Code authorizing the carrying out of any work. A Building Permit is different and distinct from a Development Permit.

"BULK FUEL FACILITY" means a premise used for the storage, sales and distribution of bulk fuel products.

"BUSINESS SUPPORT SERVICES" means support services to businesses and by means of (without limitation) the use of minor mechanical equipment for printing, duplicating, binding; secretarial services; the provision of office maintenance or custodial services; the provision of office security; and the sale, rental, repair, or servicing of office equipment, furniture and machines.

C

"CAFE" means an eating and drinking establishment offering light meals and snacks or baked goods.

"CAMPGROUND" means the provision of space for tents or recreational vehicles intended to be occupied primarily by the travelling public for short-term overnight accommodation.

"CAR WASHING ESTABLISHMENT" means an indoor or outdoor facility for cleaning vehicles.

"CANNABIS-RELATED BUSINESS" means a business or person carrying on of activity where:

- a) cannabis, products containing cannabis, or paraphernalia used in the consumption of cannabis, are sold or otherwise provided to persons for any purpose;
- b) cannabis is grown and/or stored for a purpose of sale or distribution.

"CARD LOCK" means a facility for the self-serve sale of motor fuel, including pumps, fuel storage, and related control equipment.

"CARETAKER RESIDENCE" means an accessory building, or separate part of a principal building, used to provide on-site accommodation for the owner/employer of, or persons employed by, the business use primary to the lot.

"CARPORT" means a permanent, unenclosed, roofed accessory building to shelter parked vehicles that is

adjacent to a principal building.

"CATERING" means a place where food and beverages are prepared for consumption off-site, but are not served on the premises or for take-out;

"CEMETERY" means land that is set aside for the burial of human remains, excluding crematoria, mausoleums, and mortuaries.

"CHILD CARE CENTRE" means an establishment that provides a licensed "child care centre program," as defined and regulated under the Child Care Act at a place other than a family day home.

"COMMERCIAL VEHICLE GARAGE" means a building used for the storage and maintenance of buses or trucks.

"COMMUNITY GARDEN/GREENHOUSE" means the use of a building or land by the Town, a community organization such as a community association, condominium/ strata corporation, or non-profit group for cultivating or growing plants primarily for their own consumption or sale within the community.

"CONSTRUCTION CAMP" means buildings or structures erected and arranged for the accommodation of workers employed in construction or mine reclamation.

"CONTAMINATED MATERIAL" means soil, water, sediment, snow or other similar media considered contaminated pursuant to any Federal, Territorial, or Municipal Enactment.

"COOP" means a structure intended for the keeping of hens.

"COUNCIL" means the Council of the Town of Faro.

D

"DEVELOPMENT" means the carrying out of any activity involving a material change to any use on, over or under the land or buildings on the land that results, or is likely to result, in a change of use or intensity of use.

"DEVELOPMENT DENSITY" means the total number of dwelling units permitted on a single lot.

"DEVELOPMENT OFFICER" means the officer appointed under Section 2.1.

"DEVELOPMENT PERMIT" means a permit for development applicable to this bylaw.

"DISCRETIONARY USES" are those uses that are considered on their own individual merits and circumstances by Council, and may be permitted, with or without conditions, on a site-specific basis within a zone provided that the discretionary use is similar to or compatible with, those already permitted in the zone, conforms to all other regulations of the zone, and provided due consideration is given to adjoining land uses.

"DRIVEWAY" means a vehicular access to at least one off-street parking space on a lot.

"DUPLEX GARAGE" means a garage joining two dwelling units that straddles a common lot line.

"DUPLEX" means a building that is divided horizontally or vertically into two separate dwelling units. Each dwelling has its own independent entrance and utility connections. A duplex does not include secondary suites.

"DWELLING UNIT" means a building or portion of a building operated as a single housekeeping unit, used or intended to be used as a domicile by one or more persons and **contains** ~~usually containing~~ cooking, eating, living, sleeping and sanitary facilities.

"DWELLING, SEMI-DETACHED" means a duplex divided through a shared roof by a common lot line.

"DWELLING, SINGLE-DETACHED" means a building consisting of one dwelling unit and occupied or intended to be occupied as a permanent home or residence, but does not include a mobile home.

"DWELLING, MULTIPLE" means any physical arrangement of three or more dwelling units. Additionally, one or more dwelling units located in a mixed use development may also be considered as multiple housing. Multiple housing may consist of modular type construction, apartments, townhouse, and triplex housing types.

E

"EATING AND DRINKING ESTABLISHMENT" means the use of land and premises for preparing and offering foods and beverages for sale to the public for the consumption within the premises or taken or delivered off-site. Such establishments may include bars, neighbourhood pubs, licensed and unlicensed restaurants, cafes, delicatessens, refreshment stands, and take-out restaurants.

"EDUCATION FACILITY" means a public school or college.

"EMERGENCY AND PROTECTIVE SERVICES" means a public facility used by fire, police, ambulance, and others as a base of operations.

"EQUIPMENT SALES/RENTALS" means a premise used for sale, repair, or rental of heavy vehicles and light equipment, machinery, or equipment typically used in building, roadway, pipe-line and mining construction. Light equipment sales/rentals are also permitted, excluding motor vehicle rentals.

F

"FAMILY DAY HOME" means the secondary use of a dwelling, licensed under the Child Care Act to provide care, educational services, and supervision for children for less than 24 consecutive hours.

"FEE SCHEDULE" means the schedule of fees and charges attached hereto and forming part of this bylaw.

"FENCE" means an artificially constructed barrier erected to enclose or screen a lot. Fence height is the vertical distance between the normal ground level and the top of the fence at any given point.

"FIRE SMART" means a project sanctioned by the territorial government that helps reduce the threat posed by wildfire. Projects may include removing deadfall and forest fuels, thinning trees, species conversion, creating firebreaks and making roadways more accessible for fire-fighting equipment.

"FLOAT PLANE BASE" means an area adjacent to a body of water with a dock used for the storage and movement of float planes.

"GROSS FLOOR AREA" means the sum of the horizontal floor areas for each storey of the building or structure, measured to the exterior walls and contained within the exterior and basement walls.

"FLOOR AREA RATIO" means the floor area of all buildings and structures on a lot divided by the lot area,

as shown in Figure 4 below.

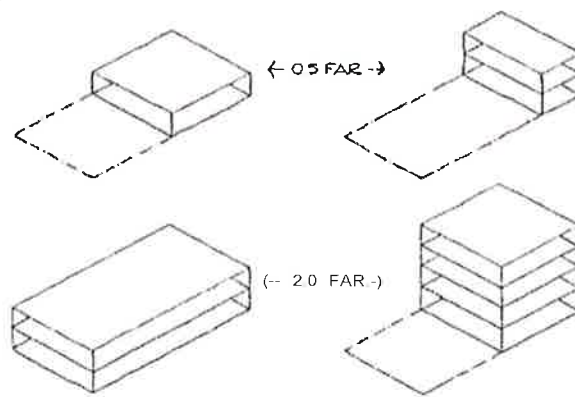


Illustration of Floor Area Ratio (FAR)

"FORESTRY" means sustainable wood harvesting subject to a license or permit issued under the Forest Resources Act.

"FRONTAGE" means the lot line abutting a public street. If a lot abuts more than one public street, the frontage shall be the lot line towards which the front entrance of the primary building is oriented, or the shorter of the lot lines if the lot is undeveloped.

G

"GARAGE" means an accessory building or structure, or a part of the principal building, designed and intended primarily for the storage of the motor vehicles of the occupants of the premises.

"GOLF COURSE" means a recreational use that includes a driving range and related accessory buildings and structures.

"GRADE" means, as applicable,

- a) the average elevation of the finished surface of the ground at ground level, excluding an artificial embankment or excavation at the perimeter of a building, measured on any side of a building;
- b) the elevation of the ground surface in its natural state, before man-made alterations; or,
- c) on sloping or irregular sites, the angled plane determined by the Development Officer in relation to (a) or (b) above.

"GREENBELT" means an area that is left in a generally natural state that may be used for passive or active recreation, trails, or buffers between adjacent lots.

"GREENHOUSE" means a commercial horticulture operation with the majority of products of the operation intended for export out of the community, excluding a Cannabis-Related Business.

"GUEST CABIN" - means a use that provides temporary tourist or visitor accommodation in an accessory building containing sleeping facilities and optional cooking and sanitary facilities.

"GUESTHOUSE" means a dwelling primarily used for the short-term overnight accommodation of tourists and visitors, with a common entry, kitchen, living room, and sanitary facilities, and where the first meal of the day may be provided by the business owner.

H

"HAZARD LANDS" means an area of land that is within a floodplain, wetland or classified as high risk on the Hazards Classification Map, whereupon development shall be restricted.

"HEALTH SERVICES" means the provision of physical and mental health services on an outpatient basis. Services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature. Typical uses include medical and dental offices, health clinics, Hospitals, and counselling services.

"HEN" means a female domesticated chick or chicken.

"HOME OCCUPATION" means a secondary use within a principal dwelling and/or an accessory building for one or more businesses operated by the dwelling occupant. The home occupation does not generally generate offensive noise or odours ~~and has limited visits and employees on-site. that do not generally generate traffic, offensive noise or odours.~~

"HOTEL" means a building containing commercial sleeping units for guest accommodation accessed by a common corridor. Hotels may also contain accessory uses such as a restaurant, licensed drinking facilities, liquor sales, retail sales, indoor recreation and meeting rooms.

"HOUSEHOLD" means one or more persons sharing a dwelling unit.

I

"INSTITUTIONAL FACILITY" means the use of land and premises for public or non-profit purpose including municipal services, recreation facilities, community centres, libraries, places of worship, museums and visitor and tourist information centres.

"INTERIM PROTECTED LANDS" means land set aside for future Ross River Dena Council settlement land, whereupon development shall be restricted.

J

"JUNKYARD" means any building or land used for the wrecking, salvaging, dismantling or disassembly of vehicles, vehicle parts, vehicle frames or vehicle bodies.

"JUSTICE" means a Justice of the Peace or a Judge of the Territorial Court.

L

"LANDSCAPING" means to change, modify or enhance the visual appearance of a site by reshaping the ground, planting lawns, shrubs, trees or preserving the original natural vegetation, adding walks, fencing, patios and other ornamental features for the purpose of beautifying or screening the appearance of a lot.

"LANE" means a public right-of-way, less than 9.0m wide that provides a second access to a lot at the side or rear.

"LIGHT MANUFACTURING" means fabrication, manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create excessive smoke, gas, odor, dust, noise, or vibration.

"LIVESTOCK" means an animal that is traditionally used or raised on a farm including asses, cattle, horses, mules, sheep, swine and fur-bearing animals.

~~"LIVING SUITE" means a separate, self-contained, designated area within a dwelling containing toilet, bathroom, sleeping and living areas, and cooking facilities.~~

"LOT" means any parcel of land, block or other area in which land is held or into which it is subdivided, but does not include a highway, street or lane.

"LOT AREA" means the total horizontal area within the lot lines of a lot.

"LOT LINE" the legally defined boundary of any lot.

M

"MICRO ENERGY GENERATION SYSTEM" means a small-scale wind, solar, or biomass energy generation system.

"MIXED USE DEVELOPMENT" means one or more buildings on a lot containing commercial and residential uses and amenities associated with such uses.

"MOBILE HOME" means a factory built single or multiple section single family dwelling designed to be transportable on its own chassis that conforms to the CSA Z240 Manufactured Home Series of Standards.

"MOBILE HOME PARK" means the use of land and facilities for placement of two or more mobile homes that is subject to the regulations of the Mobile Home Park Bylaw as amended or successor legislation.

"MODULAR HOME" means a factory built single- or multiple-section building constructed to the National Building Code of Canada CAN/CSAA277 standard that is designed to be transported to the site and fitted together structurally, mechanically and electrically to form a single-detached dwelling placed on a permanent foundation.

"MOTEL" means a building or group of Buildings divided into self-contained sleeping units, each with a separate exterior entrance and convenient access to on-site parking.

N

"NATURAL RESOURCE EXTRACTION" includes the quarrying, mining, processing, removal and off-site sale of sand, gravel, earth, mineralized rock, water, or other similar natural materials.

"NATURE INTERPRETATION FACILITIES" means passive nature appreciation, wildlife viewing activities, guided walks, and the related structures including viewing decks or platforms, elevated boardwalks, towers, shelters, and interpretive signs or panels and may include associated parking.

"NON-CONFORMING USE" means, where land or a building was being lawfully used or had been constructed on or before the date of adoption of this bylaw in such a way that does not conform to this bylaw, that such use may legally continue subject to Division 4 of the Act and Part 5 of this bylaw.

"NON-NOXIOUS INDUSTRIAL USES" means an industry not involved in the manufacturing or production of any explosive, flammable, hazardous or toxic chemical, waste, by-product, pollutant, contaminant, compound, product or substance, including without limitation any liquid, solid or gaseous material for which the manufacturing, production, disposal or remediation is prohibited, controlled or regulated under federal or territorial law.

O

"OFFICE" means the use of premises for professional, management, administrative, consulting, contracting and financial services in an office setting.

"OUTDOOR MARKET" means a specific area set aside by the Town for the sale of locally produced plants and vegetables, baked goods, arts and crafts by licensed businesses, hawkers and peddlers on dates and times as designated by the Town.

"OUTDOOR RECREATION GUIDES AND OUTFITTERS" means a base of operation for trail riding, hunting, outfitting and guided tours.

"OUTSIDE STORAGE" means the storing of equipment, goods and materials in the open air on a portion of a lot, which is ancillary to a principal use.

p

"PARK" means any public outdoor area or lot set aside specifically for passive or active recreation including buffers, arboretum, environmental protection areas, greenbelts, nature interpretation areas, playgrounds,

trails, tot-lots, walkways, and similar uses.

"PARKING LOT" means the use of land and premises consisting of parking spaces for the temporary parking of more than one vehicle by customers, employees and visitors.

"PARKING SPACE" means an area of land that is a minimum of 2.5 m wide by 5.5 m deep, graded, well drained, surfaced with asphalt or gravel, and easily accessible from a public road that is intended for parking a vehicle.

"PATIO" means any solid structure meant for support of people or materials outdoors and less than 0.6m above grade.

"PERMITTED USES" are those uses which are allowed in a zone, to the exclusion of other uses, provided that the use conforms to the regulations of this bylaw.

"PERSONAL SERVICE OFFICES AND STORES" means activities encompassing a wide range of professions including barber, hairdresser, seamstress, massage therapist, law, finance, fitness, health and wellness, training, and consulting services and sales.

"PORCH" means a roofed, open structure projecting from the exterior wall of a building with walls that are open or screened to facilitate use as an outdoor living area.

"PRINCIPAL BUILDING" means a building that contains floor space, the majority of which is used for the permitted principal use(s) on a lot.

"PRINCIPAL USE" means the use of land, buildings or structures that is provided for in the schedule of zones of this bylaw for which a permit when applied for, shall be granted with or without conditions, where the use applied for conforms to the requirements of this bylaw. As the context requires, it means the main purpose for which land, buildings or structures are ordinarily used. ~~means the main purpose for which the lot, building or structure is used.~~

"PUBLIC AREA" means an area used by the public such as a gymnasium, swimming pool, auditorium, school field, etc.

"PUBLIC UTILITIES AND USES" means buildings, facilities, or equipment, whether owned or operated by the Town or by a corporation or commission under agreement with or under franchise from the Town or under a Territorial or Federal statute, which furnishes services and facilities available to or for the use of all the inhabitants of the Town, including but not limited to landfills and waste treatment facilities, sewage treatment facilities, lines and towers, pump houses and stations, water treatment plants, and electrical production facilities.

R

"RECLAMATION" means the process of converting disturbed land to its former or other productive uses.

"RECREATION FACILITY" means a structure or public area that includes but is not limited to arenas, athletic fields, squash court, outdoor rinks, stadiums and tennis courts.

"RECREATIONAL VEHICLE" means a transportable structure intended as a temporary accommodation for travel, vacation, or recreational use and includes travel trailers, motorized homes, slide-in campers, chassis-mounted campers, and tent trailers, but not including mobile homes.

"REGISTERED PLAN" means a plan registered in the Yukon Land Titles Office for the Yukon Land Registration District.

"RENOVATION" means the repair and restoration or alteration of a building or a structure including the levelling and strengthening of foundations, but does not include replacement of a building or structure.

"RETAIL SERVICES/STORES" means premises where goods, merchandise, other materials, and personal

services are offered for sale at retail to the general public and includes limited on-site storage to support that store's operations. Typical uses include department, appliance, clothing, grocery, hardware, pharmaceutical and sporting goods stores.

"RETAINING WALL" means a structure constructed to hold back, stabilize, or support an earthen bank as a result of differences in lot grades.

"RV PARK" means a parcel of land used to temporarily accommodate recreational vehicles on serviced sites.

S

"SECONDARY USES" means uses that must be in conjunction with and subordinate to a principal use. Such uses require development approval as a separate use unless otherwise exempted from a development permit by this bylaw.

"SECONDARY SUITE" means a self-contained, accessory dwelling unit that can be attached to or detached from the principle use building.

"SENIOR CITIZEN OR NURSING HOME" means a multiple dwelling residence for the aged and, in the case of a nursing home, in which food, nursing or similar care and treatment are provided.

"SERVICE STATION" means a facility for any combination of fuel sales, automotive repairs and servicing, car wash and detailing, and travel convenience services.

"SIGHT TRIANGLE" means that triangle formed by a straight line drawn between two points 26.0 m back of the mid-point of the intersection of two road rights-of way.

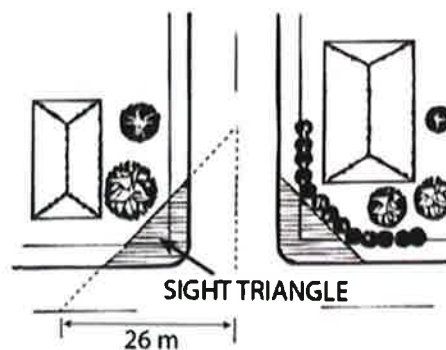


Illustration of Sight Triangle

"SIGN" means,

- a) any visual medium, including its structure and other component parts;
- b) any banner, illuminated or non-illuminated, which is visible from any public street, or;
- c) any lettering, words, picture, logos, or symbols which identify, describe, illustrate or advertise a product, place, activity, business, service, or institutional facility.

Without limiting the foregoing, sign includes designs, devices, displays, elements of external design of a building, or a structure, banners, placards, and painted messages, but not flags, interior window displays of merchandise. Sign does not include murals or other works of art that do not include a commercial message provided the sign is not erected above the roofline of a building.

"SITE COVERAGE" means the percentage of the horizontal area of a lot that may be built upon including accessory buildings or structures excluding steps, eaves, cornices and similar projections, courtyards, terraces or patios, driveways, aisles and parking stalls.

"SITE DENSITY" means a measure of density of population calculated as the number of dwellings per total lot area in units per hectare. If the result of a density calculation results in a fraction, maximum density will be rounded up to the next whole number.

"SLEEPING UNIT" means a room or set of habitable rooms with bathing facilities used for the lodging of a person or persons.

"SPOT ZONING" means the rezoning of a lot to a different zone from that of neighboring lots to permit uses or regulate development in a way that is unique to the lot but remains compatible with the adjacent land uses and the Official Community Plan.

"STREET" means a public thoroughfare having a minimum surveyed width of 9m, which affords the principal means of access to abutting properties.

"STRUCTURE" means any construction fixed to, supported by, or sunk into land or water, but does not include concrete or asphalt paving or similar surfacing.

"STUDIO" means the use of premises for design, creation, manufacture, exhibition, and sales performed by artists and/or skilled trades people. Typical uses may include potters, art painters, sculptors, furniture makers, and other types of artists.

"SUBDIVISION" means the subdividing of land into lots to facilitate development.

T

"TEMPORARY" means a period of two years or less.

"TEMPORARY USE" means a use established for a fixed period of time with the intent to discontinue the activity upon the expiration of the fixed time period. Temporary uses include fairs, special events, investigation of land, and the use of land for storage of materials or equipment or a site office while construction work is in progress.

"TINY HOME" means a residential building containing a single dwelling unit intended for year-round use, with a maximum gross floor area of 40 m². These may be constructed on a chassis or placed a foundation subject to building code requirements.

"TRAIL" means a path or track used for recreational purposes that provides a visibly apparent route to follow through the landscape, including any structures associated with them such as bridges, boardwalks or viewing decks. Trails may be motorized, non-motorized or multi-use.

"TOWNHOUSE" means a building divided into three or more dwelling units located side by side under one roof with private entrances to each dwelling from the exterior of the building and with each dwelling sharing at least one common wall.

V

"VARIANCE" means a relaxation of the requirements specified in this bylaw as permitted by the Act and subject to the approval of the Board of Variance.

"VEHICLE SALES AND SERVICE" means the premises where motor vehicles may be repaired, equipped, parked or stored for remuneration, sale, or display, including vehicle washing facilities as an ancillary use, but excluding gas bars, recreation vehicles or heavy equipment sales/rentals.

"VETERINARY CLINIC" means premises where pets, animals, and birds are treated and kept for medical or surgical purposes and are directly or indirectly under the care of a veterinarian. Veterinary clinics also include non-medical uses such as pet grooming and daytime pet boarding. Non-medical clinics are restricted from overnight boarding.

W

"WALKWAY" means a public path designed for use by pedestrian and/or bicycle traffic.

"WHOLESALE SALES" means a business primarily buying and storing merchandise for resale to retailers or to industrial, commercial, institutional, business users or other wholesalers rather than for sale to the general public.

"WORKSHOP" means a place of business for skilled trades including but not limited to metal, plumbing or carpentry work.

Y

"YARD, FRONT" means the area extending across the frontage of the lot between side lot lines extending from the front property line to the nearest permitted building or structure.

"YARD, REAR" means the portion of a lot which extends across the full width of the lot between the rear property line and the nearest permitted principal building or structure.

"YARD, SETBACK" means the minimum distance between the property line and the nearest point which can be occupied by the principal building or structure.

"YARD, SIDE" means the portion of a lot which extends from a front yard to the rear yard between the side lot line and the nearest permitted principal building or structure.

"YARD, SIDE, EXTERIOR" means a side yard immediately adjoining a public street.

"YARD, SIDE, INTERIOR" means a side yard immediately adjoining another lot or a lane.

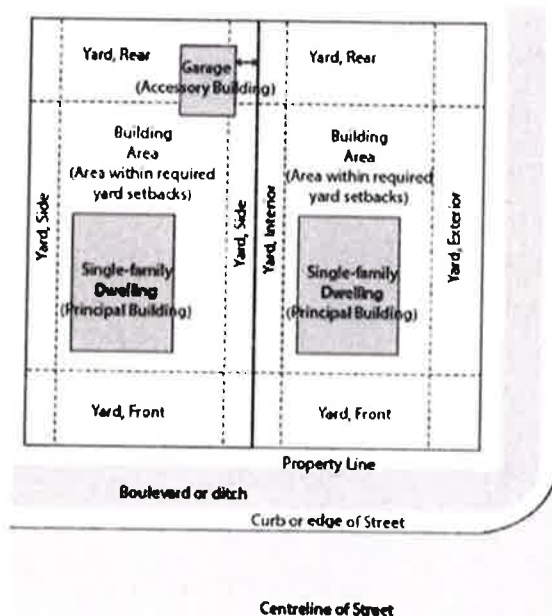


Illustration of required Yards setbacks. The area within the required Yards is the buildable area for the principal building. The actual Yard is measured from the nearest point on the face of the building to the property line.

Z

"ZONING MAP" means a map that delineates the boundaries of the zones set out in this bylaw, attached hereto as Schedule A.

All other words and expressions shall have the meanings respectively assigned to them in the Act if defined therein.

PART 10. SCHEDULES

10.1. Schedule "A" - Zone Maps

TOWN OF FARO

BYLAW 2025-X

Zoning Bylaw

"SCHEDULE A"

ZONE MAPS

10.2. Schedule "B" - Fee Schedule

TOWN OF FARO

BYLAW 2025-07

Zoning Bylaw

"SCHEDULE B"

FEE and FINE SCHEDULE

Application Fees

Description of Fee	Fee
Development Permit - Principal Building or Use	\$550.00
Development Permit - Accessory Building or Structure	\$55.00
Development Permit - Signs or Other	\$55.00
Board of Variance	\$550.00
Appeal to Council	\$550.00
Bylaw Amendment	\$550.00

Penalties

Description of Offence	Fine
Fail to comply with Zoning Bylaw regulations	\$250.00
Fail to comply with Zoning Bylaw regulations (2 nd or subsequent offence)	\$500.00
Fail to obtain a Development Permit	\$250.00
Fail to obtain a Development Permit (2 nd or subsequent offence)	\$500.00
Fail to comply with Development Permit Conditions	\$250.00
Fail to comply with Development Permit Conditions (2 nd or subsequent offence)	\$500.00
Fail to comply with a Notice of Violation	\$250.00
Fail to comply with a Notice of Violation (2 nd or subsequent offence)	\$500.00
Fail to grant right of entry	\$250.00
Fail to grant right of entry (2 nd or subsequent offence)	\$500.00
Fail to comply with an Order	\$250.00
Fail to comply with an Order (2 nd or subsequent offence)	\$500.00
Parking a vehicle contrary to the bylaw	\$200.00

10.3. Schedule "C" - Forms

TOWN OF FARO

BYLAW 2025-07

Zoning Bylaw

"SCHEDULE C"

DEVELOPMENT PERMIT FORMS



Application for Development Permit: Form 1 – Contact Information and Owner Authorization

Development Property									
Municipal Address:			#:		Street:		Postal Code:		
Legal Description:			Lot:		Plan:		Tax Roll #:		
Property Owner/Agent Contact Information									
Name:									
Phone Number:			Work/Home:			Cell:		Fax:	
E-mail Address:									
Mailing Address:			#:		Street:		Postal Code:		
Applicant Contact Information (If Different From Owner)									
Name:									
Phone Number:			Work/Home:			Cell:		Fax:	
E-mail Address:									
Mailing Address:			#:		Street:		Postal Code:		
Proposed Development									
Proposed Development: (Check Those Which Apply and Fill Out the Corresponding Forms) <input type="checkbox"/> Permanent <input type="checkbox"/> Temporary (up to 2 years)			<input type="checkbox"/> New Construction (Principal Structure)		<input type="checkbox"/> New Construction (Accessory)		<input type="checkbox"/> New Business or Land Use Change		
			<input type="checkbox"/> Relocation / Demolition of a Structure		<input type="checkbox"/> B&B / Guesthouse		<input type="checkbox"/> Sign		
			<input type="checkbox"/> Home Occupation		<input type="checkbox"/> Discretionary Use		<input type="checkbox"/> Other		
Estimated Commencement and Completion Date:			Commencement:				Completion (if applicable): <input type="checkbox"/> N/A		
			D:	M:	Y:	D:	M:	Y:	
Authorization of Proposed Development									
I hereby certify that I am the registered owner, or authorized agent of the owner, and hereby make application for a Development permit subject to the provisions to the Town of Faro Zoning Bylaw in accordance with the plans and supporting information submitted herewith and which forms part of this application.									
Signature of Owner/Agent:						Date:			
Signature of Applicant:						Date:			
Administrative Information (Office Use Only)									
Permit Fee: Paid: <input type="checkbox"/> Yes <input type="checkbox"/> No			Permit Number:			Received By:			
Received Date:			D.O. Acceptance Date:			D.O. Decision Date:			
D:	M:	Y:	D:	M:	Y:	D:	M:	Y:	
Development Officer signature:									



TOWN OF FARO
ZONING BYLAW 2025-
07

Application for Development Permit: Form 2 - Project Information (for new construction)

Project Description	
<p>Use this space or attach a letter to provide the details of the proposed development. The Development Officer may request additional information, as listed in Section 3.3 of the bylaw, if needed.</p>	
Development Criteria	Development Proposal
ZONE: The zone designation of the land as defined in the Zoning Bylaw.	
USE: The main purpose for which the land or buildings are to be used.	
LOT AREA: The total horizontal area within the lot lines of a lot.	
LOT FRONTAGE: The total distance along the property line adjacent to a public road or street.	
LOT DPETH: The distance from the front to rear property lines measured along the longest side of the property.	(for irregularly shaped lots, please provide the distance along both sides)
YARD, FRONT: The distance from the front property line to the nearest permitted principal building or structure.	
YARD, SIDES: The distance from each side property line to the nearest permitted principal building or structure.	(please provide the measurements for each side yard)
YARD, REAR: The distance from the rear property line to the nearest permitted principal building or structure.	
SITE COVERAGE: The percentage(%) of the area of a lot that will be covered by primary and accessory buildings or structures but <i>excluding steps, eaves, cornices and similar projections, courtyards, terraces or patios, driveways or parking spaces.</i>	
GROSS FLOOR AREA: The sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls. (For construction of primary structures)	
BUILDING HEIGHT: The vertical distance measured from the average elevation of the finished grade along the front of the building to the highest point of the roof surface or any parapet thereon.	
ACCESSORY BUILDING OR STRUCTURE: Dimensions, height, materials, location, distances from property lines and principal structure (if applicable)	
PARKING: The number of parking spaces provided on the property.	
SIGNS: Description, type, size and content of signage (if applicable)	
<p><input type="checkbox"/> Attach a site plan or sketch, showing the property lines, lot dimensions, location of existing and proposed buildings, structures and additions, fences, power poles/lines, driveways, paths, drainage, fire hydrants and any other utilities and related features, along with floor plans and drawings of all buildings and structures proposed, including any additions.</p> <p>Please be as detailed and accurate as possible, so that the Development Officer has the necessary information needed to evaluate the application, or acceptance of the application may be delayed.</p>	



TOWN OF FARO
ZONING BYLAW 2025-07

Application for Development Permit: Form 3 - Declaration

Declaration:

(please check each box to confirm you understand and agree to the following statements)

- ☐ I/we hereby make application for a Development Permit under the provision of the Town of Faro's Zoning Bylaw # 2025-07 in accordance with the plans and supporting information submitted herewith and which form part of this application.
- ☐ I/we have read and understand the information on the reverse side of this form regarding the Development Permit application process.
- ☐ I hereby declare that all the information provided in this application for development and contained in the supporting documents are to the best of my belief true and correct in all respects.
- ☐ I hereby acknowledge that all the information provided is considered public information and available for public viewing and distribution.
- ☐ I hereby acknowledge any change to the plans outlined within this application will result in the issuance of a development permit, building permit or business license based on the information provided in this application to be null and void.
- ☐ I hereby confirm that the proposed development, as outlined in the application for Development Permit, complies with any easements, caveats or contracts which affect development of the site.

Signature of Applicant: _____ Print Name: _____

Date: _____

Signature of Registered Land Owner: _____ Print Name: _____
(if different from applicant)

Date: _____



Application for Development Permit: Development Permit Guide

Please refer to **part 3** of the zoning bylaw for complete details and requirements on applying for a development permit.

HERE IS A SUMMARY OF THE PROCESS:

1. Subject to the provisions of the Town of Faro Zoning Bylaw 2025-07, the term "Development" includes the making of any change in the use of buildings or land.
2. Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in connection with the formal application. It must be clearly understood that any action taken by the applicant before a development permit is received is at their own risk.
3. Plans and drawings submitted must be in sufficient detail to enable adequate consideration of the application and should be on a scale appropriate to the development.
4. Construction undertaken subsequent to approval of this Development Permit application may be regulated by the **Yukon Building Standards Act (RSYT)** and require a Building Permit or other permissions.
5. An application for a Development Permit shall be Made in writing to the Development Officer on the application form provided by the Town and shall:
 - a. Be signed by the registered owner or their agent where a person other than the owner is authorized by the owner to make the application;
 - b. Include site plans in duplicate at a scale satisfactory of the Development Officer, showing any or all of the following: the size and shape of the lot, the front, rear and side yards, any provisions for off-street loading and vehicle parking, access to the site, location of existing and proposed municipal and private local improvements, principal building and other structures including accessory building, garages, carports, fences, paved area;
 - c. On a vacant parcel in a residential district, the suggested location for a future driveway and garage, carport, if the application itself does not include such building as part of the proposal;
6. The non-refundable application fee must accompany each application for a Development Permit.
7. The Development Officer may require a Surveyor's Certificate or other information relating to a site or building which is the subject of a Development Permit Application.
8. The Development Officer may refer any application for a permitted or discretionary use to any municipal, territorial or federal department or agency for comment.
9. Failure to complete the application form fully and supply the required information, plans and fee will cause delays in acceptance of the application.
10. The Development Officer may refuse to accept a Development Permit Application where the information required has not been supplied or where the quality of such information is inadequate to properly evaluate the application.
11. A Development Permit shall come into effect once issued by the Development Officer unless an appeal is made.
 - a. If an appeal is made, the Development Permit is suspended until the date the outcome of the appeal is finally determined.
 - b. The outcome of an appeal may cause the Development Permit to be revoked or modified.
 - c. If development commences prior to the end of the appeal period, it is done so at the entire risk and liability of the applicant in the event an appeal is filed. If the Permit is revoked or modified, corrective measures will be at the expense of the applicant.
12. A Development Permit may be suspended or canceled by the Development Officer if:
 - a. The application for the Development Permit contains misrepresentation; or
 - b. Facts concerning the application or the development were not disclosed which should have been disclosed at the time the application was considered; or
 - c. The Development Permit was issued in error.
13. If a decision on a Development Permit is not made within 30 days after receipt of a completed application by the Development Officer, and the application has not been referred to another agency, department for advice, an appeal may be filed in writing to Council accompanied by the applicable filing fee.
14. Any person who is aggrieved by a decision of the Development Officer or Board of Variance under this Bylaw may appeal in writing within thirty (30) days of the decision to Council, complete with applicable filing fee.

A DEVELOPMENT PERMIT IS NOT A BUILDING PERMIT

Town of Faro Proposed Zoning Map 1 of 8

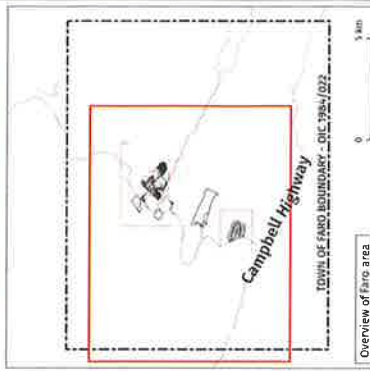
Town of Faro (Overview)

Scale 1:37500

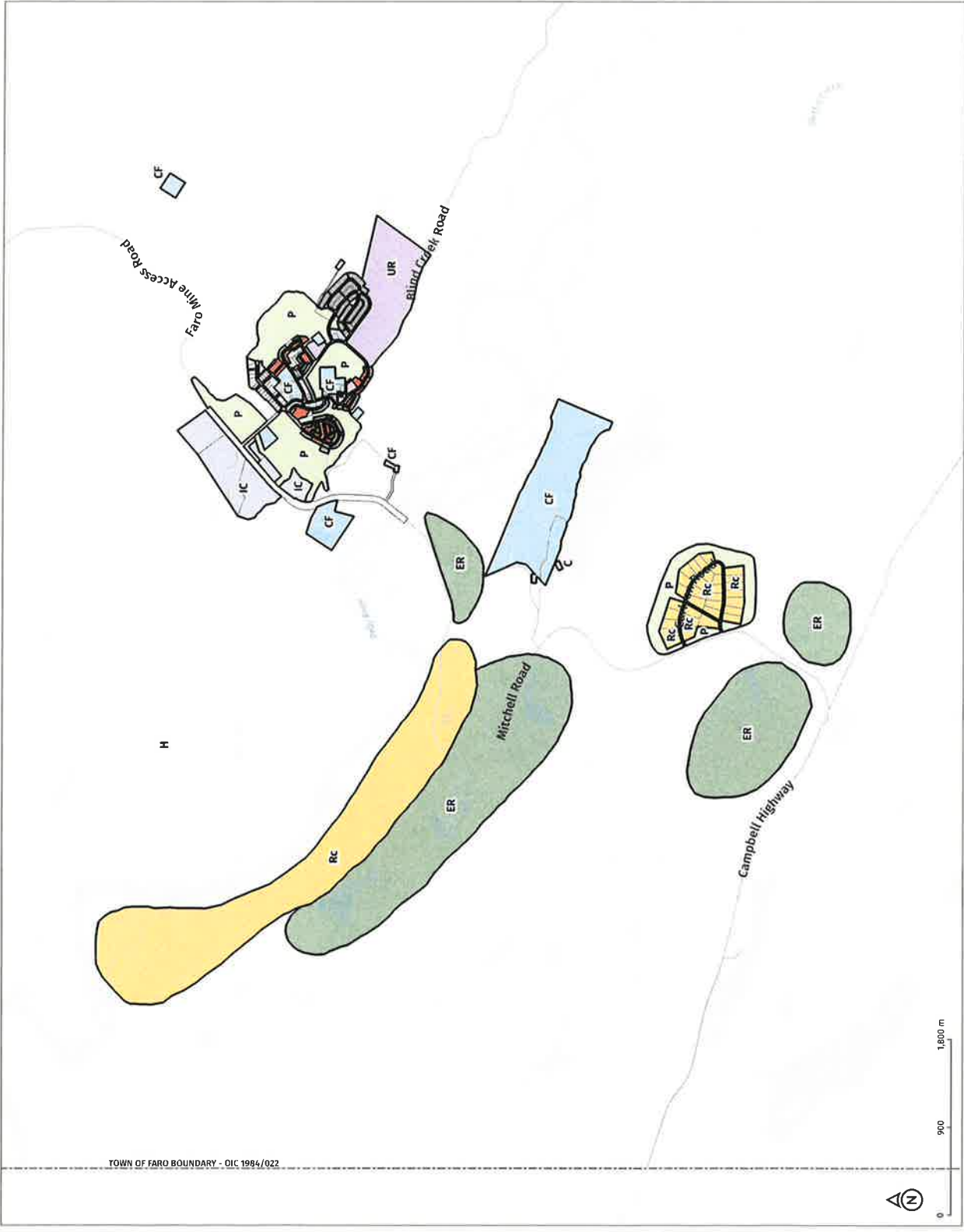
Zoning

- RS Residential - Single
- RM Residential - Multiple
- RC Country Residential
- C Commercial
- IC Industrial-Commercial
- CF Community Facility
- P Parks & Open Space
- ER Environmental Reserve
- H Hinterland
- MU Mixed Use
- UR Urban Reserve

DRAFT - FOR REVIEW ONLY



Data sources:
Roads & hydrology: Canvec
Land parcels: NRCan
NOTE: Nominal scale accurate at 1:127, page size



Town of Faro Proposed Zoning Map 2 of 8

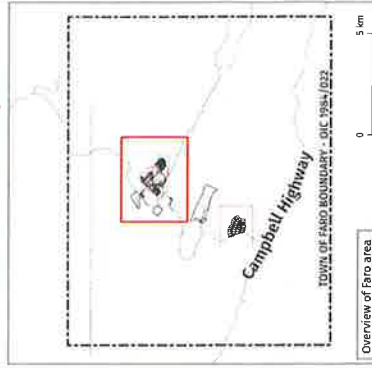
Faro Townsite

Scale 1 : 12500

Zoning

- RS Residential - Single
- RSM Residential - Multiple
- RC Country Residential
- C Commercial
- IC Industrial-Commercial
- CF Community Facility
- P Parks & Open Space
- ER Environmental Reserve
- H Hinterland
- MU Mixed Use
- UR Urban Reserve

DRAFT - FOR REVIEW ONLY



Data sources:
Roads & hydrology: Canvec
Land parcels: WCA
NOTE: Municipal scale accuracy at 1:12,500 only.



Town of Faro Proposed Zoning Map 3 of 8

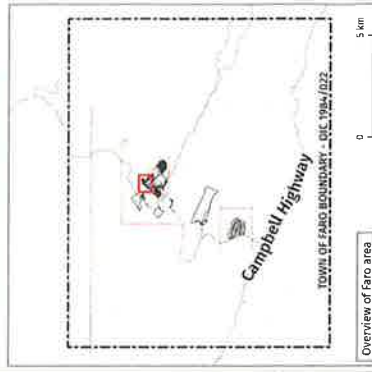
Industrial Area

Scale 1 : 2500

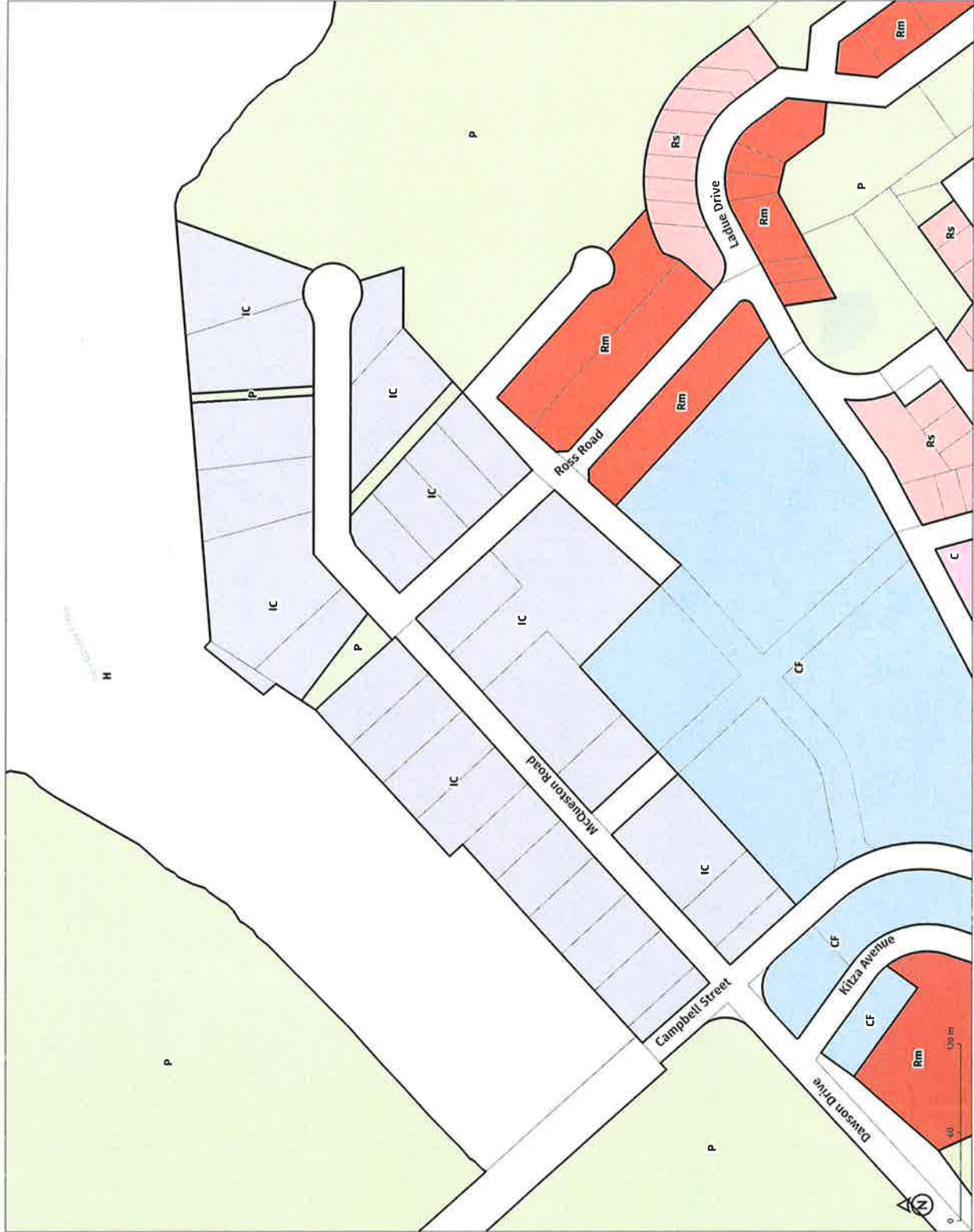
Zoning

RS	Residential - Single
RM	Residential - Multiple
RC	Country Residential
C	Commercial
IC	Industrial-Commercial
CF	Community Facility
P	Parks & Open Space
ER	Env./non/mntal Reserve
H	Hinterland
MU	Mixed Use
UR	Urban Reserve

DRAFT - FOR REVIEW ONLY



Data sources:
Roads & hydrology: Carvec
Land parcels: NLCan
NOTE: Nominal scale accurate at 1:12,500 page size.



Town of Faro Proposed Zoning Map 4 of 8

The 79s

Scale 1:2500

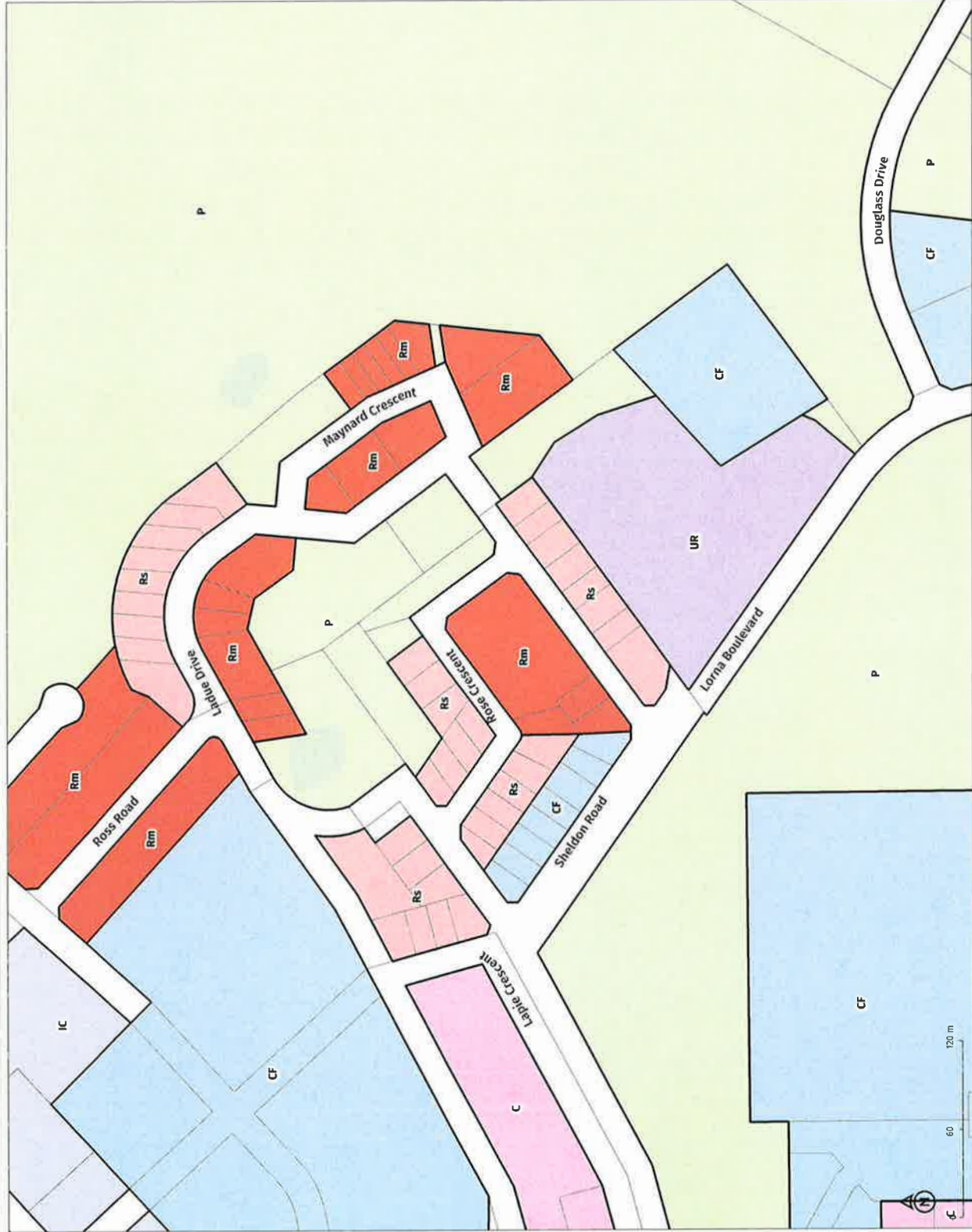
Zoning

- [RS] Residential - Single
- [RSM] Residential - Multiple
- [RC] Country Residential
- [C] Commercial
- [IC] Industrial-Commercial
- [CF] Community Facility
- [P] Parks & Open Space
- [ER] Environmental Reserve
- [H] Hindland
- [MU] Mixed Use
- [UR] Urban Reserve

DRAFT - FOR REVIEW ONLY



Data sources:
Roads & hydrology: Canvec
Land parcels: NRCan
NOTE: Nominal scale accurate at 1:2500 page size.



Town of Faro Proposed Zoning Map 5 of 8

Upper Bench

Scale 1 : 3000

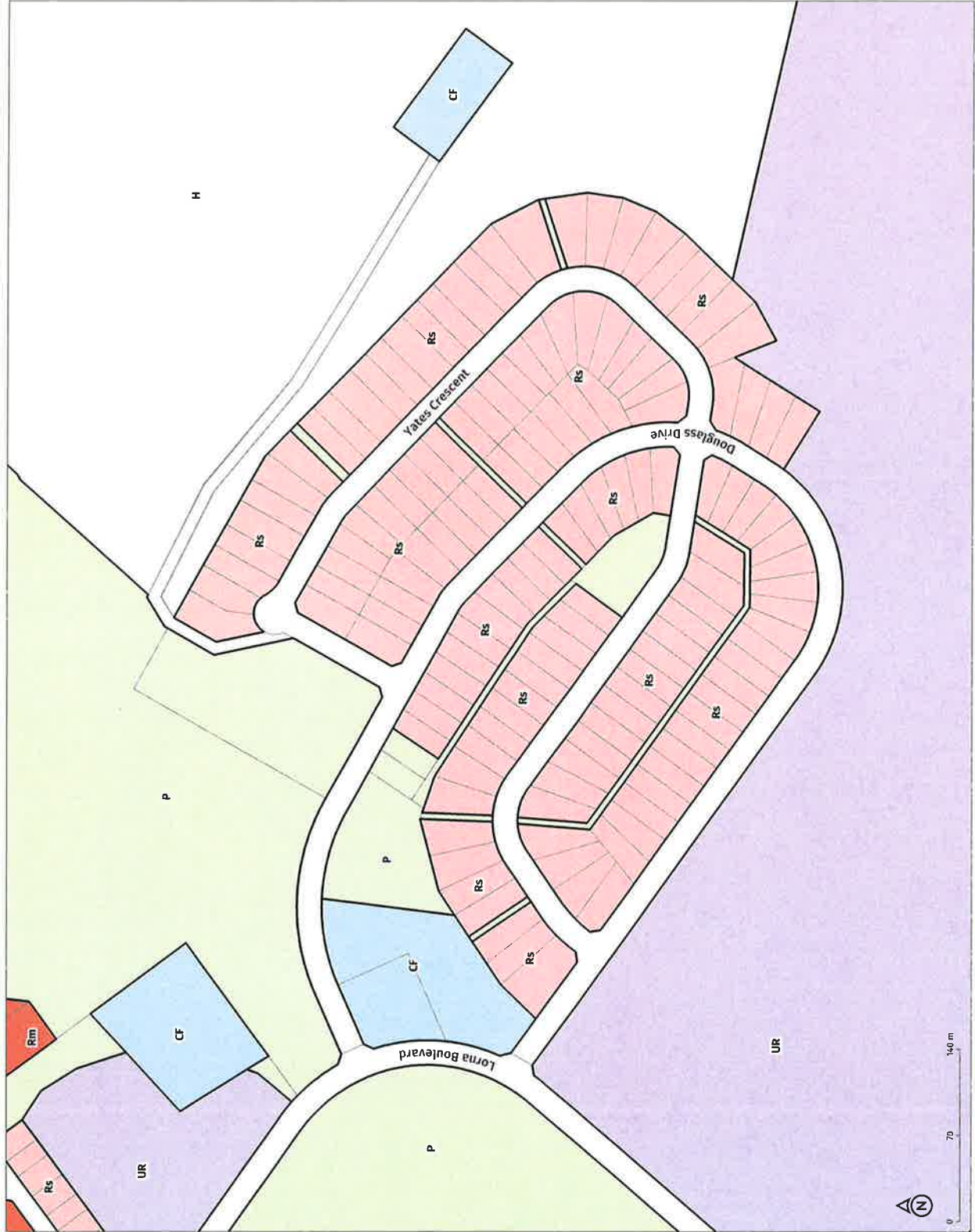
Zoning

- RS Residential - Single
- RSM Residential - Multiple
- RC Country Residential
- C Commercial
- IC Industrial-Commercial
- CF Community Facility
- P Parks & Open Space
- ER Environmental Reserve
- H Hinterland
- MU Mixed Use
- UR Urban Reserve

DRAFT - FOR REVIEW ONLY



Data sources:
Roads & hydrology: Carvec
Land parcels: NRCan
NOTE: Nominal scale, accurate at 1:2500, page 1/2

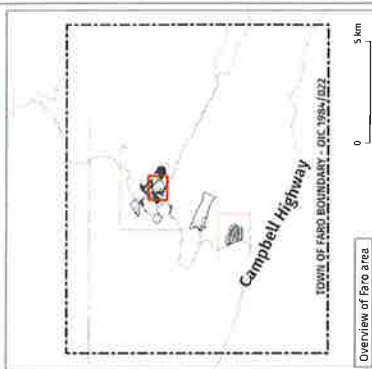


Middle Bench

Scale 1 : 3500

Rs	Residential - Single
Rm	Residential - Multiple
Rc	Country Residential
C	Commercial
IC	Industrial-Commercial
CF	Community Facility
P	Parks & Open Space
ER	Environmental Reserve
H	Highland
MU	Mixed Use
UR	Urban Reserve

DRAFT - FOR REVIEW ONLY

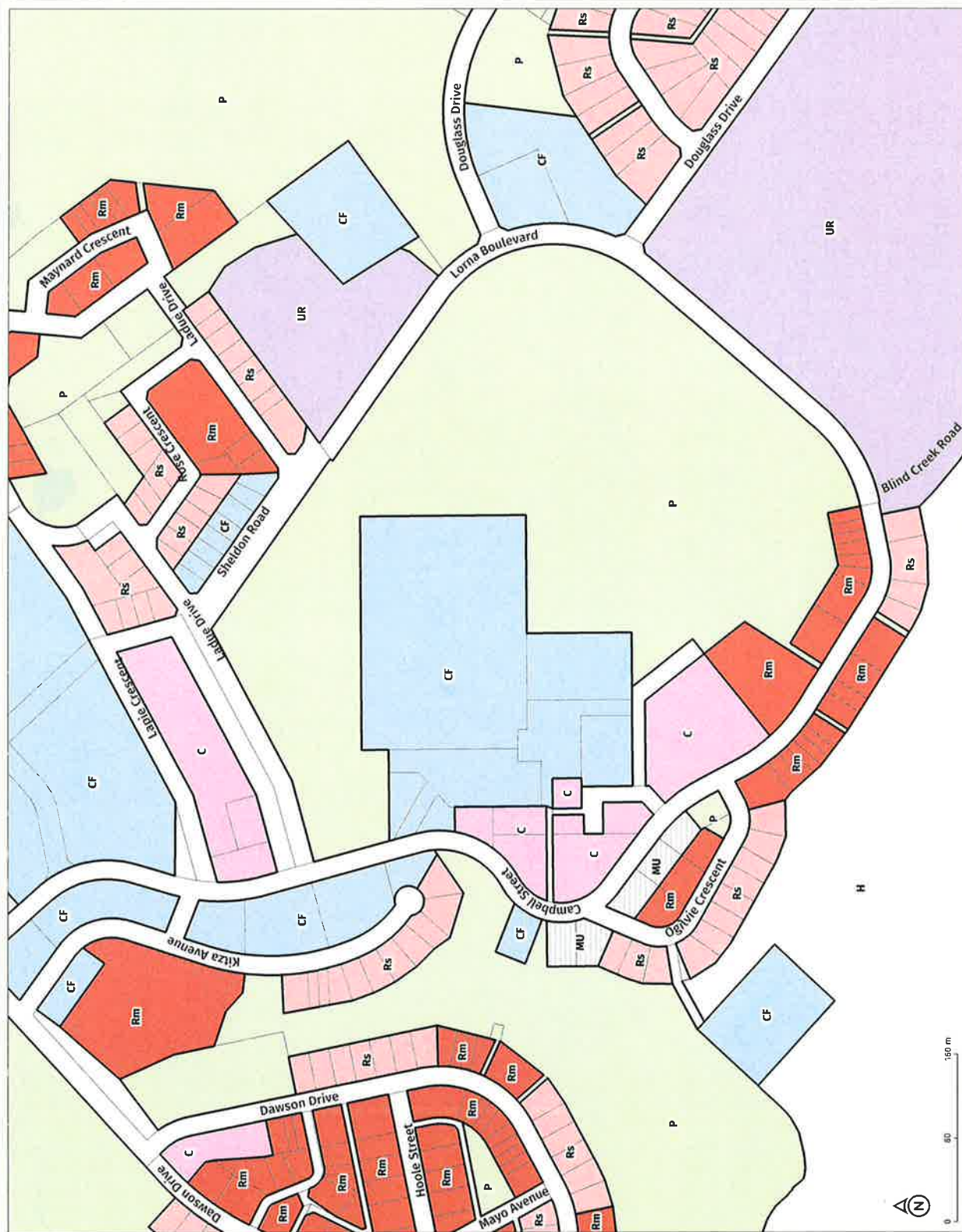


Overview of Faro area



Data sources:
Roads & hydrology: Canvec
Land parcels: NRCan

NOTE: Nominal scale accurate at 11x17" page size



Town of Faro Proposed Zoning Map 7 of 8

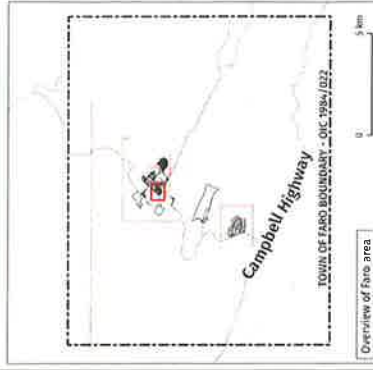
Lower Bench

Scale 1 : 2500

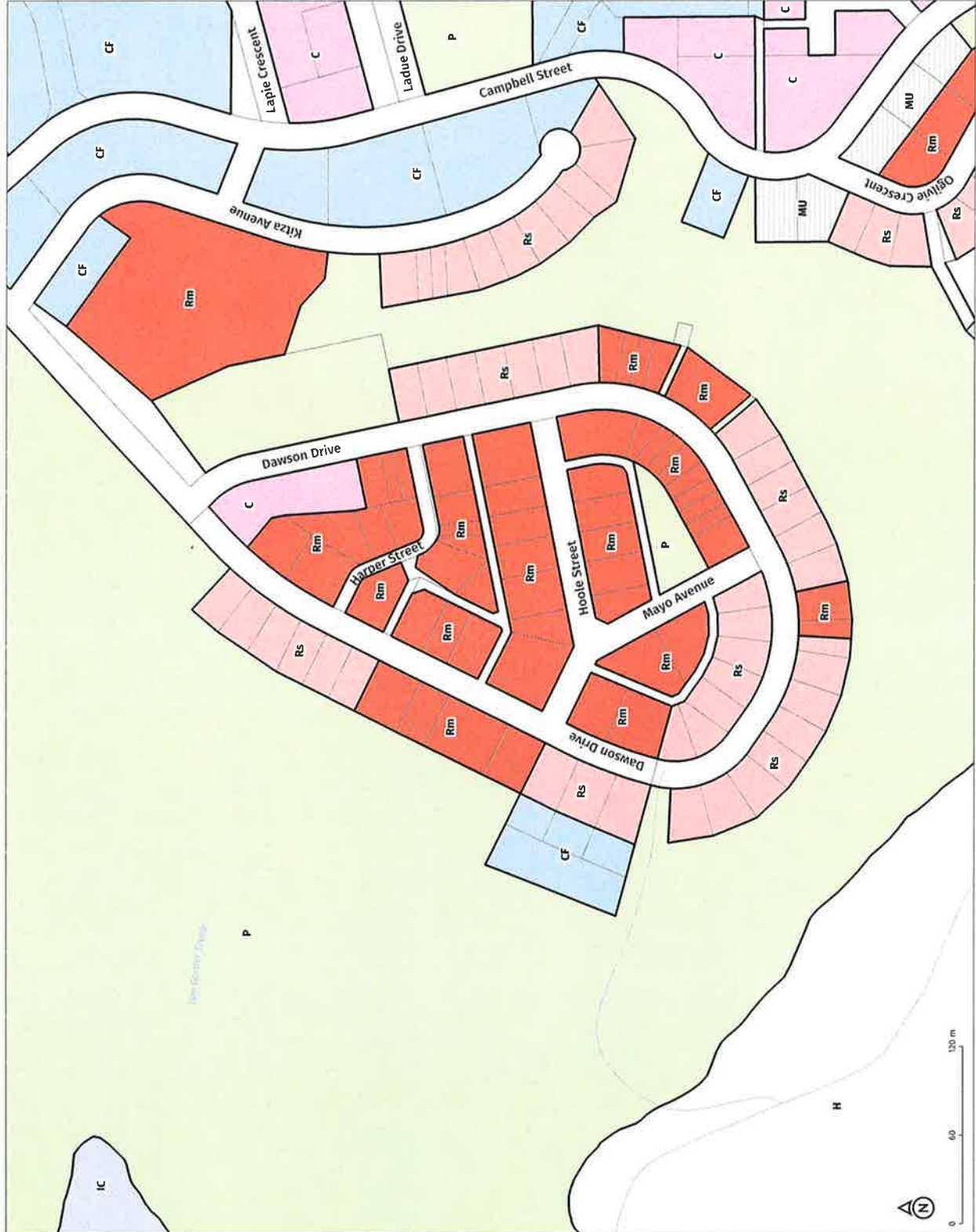
Zoning

- RS Residential - Single
- RM Residential - Multiple
- RC Country Residential
- C Commercial
- IC Industrial-Commercial
- CF Community Facility
- P Parks & Open Space
- SR Environmental Reserve
- H Hinterland
- MU Mixed Use
- UR Urban Reserve

DRAFT - FOR REVIEW ONLY



Data sources:
Roads & hydrology: Canvec
Land parcels: NRCan
NOTE: Nominal scale accurate at 1:2500 page size.



Town of Faro Proposed Zoning Map 8 of 8

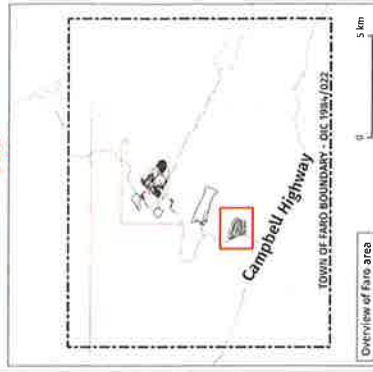
Tintina Subdivision

Scale 1 : 6000

Zoning

Rc	Residential - Single
Rm	Residential - Multiple
Rc	Country Residential
C	Commercial
IC	Industrial-Commercial
CF	Community Facility
P	Parks & Open Space
ER	Environmental Reserve
H	Hinterland
ML	Mixed Use
UR	Urban Reserve

DRAFT - FOR REVIEW ONLY



Data sources:
Roads & hydrology: Canvec
Land parcels: WRCM
NOTE: Nominal scale accurate at 1:50,000





TO: Mayor and Council

FROM: Jordan Stackhouse, Elevator Yukon

DATE: September 5, 2025

SUBJECT: Town of Faro Servicing Standards Policy - Cost Sharing Arrangement

RECOMMENDATION: That Council sign a shared service agreement with the Town of Watson Lake to develop a Servicing Standards Manual/Policy for the respective communities, using WSP Canada. Funding for this work will be from the Housing Accelerator Fund (HAF).

BACKGROUND: The goal of the Servicing Standards Policy is to develop a set of construction standards for the Town of Faro with a focus on increasing the supply of housing. By making standards for development clear and concise, this will not only speed up development timelines, but will allow the opportunity for private developers to extend municipal services. This policy will also ensure that Faro has uniform and consistent infrastructure built, as opposed to a variety of different standards and construction types which can make operation and maintenance of the infrastructure costly. This is an initiative under Faro's approved HAF application.

POTENTIAL OPPORTUNITY TO SHARE COSTS: The Town of Watson Lake is embarking on an identical project and we asked the preferred bidder for Watson Lake (WSP Canada) about the potential of increasing the overall budget to produce two policies, but having both Watson Lake and Faro share the cost equally. The price from WSP Canada was approximately \$130,000 to do one policy, but economies of scale means that they can do two policies for approximately \$160,000. That would mean each municipality will pay approximately \$80,000 + GST, which is under the identified budget of \$100,000 for the initiative.

WHY THIS CAN WORK: Because the goal of the project is to develop uniform construction standards, the eventual Servicing Standards policy for each community can largely be identical with minor variations. Since the contractor will be producing this work once, there is only an incremental cost in adapting it for both communities. Watson Lake—Faro's potential partner on this—has procured this work through an RFP

process, which took several months and a number of scope changes to get to an acceptable price from a qualified contractor.

CONSIDERATIONS/RISKS: Perhaps the biggest consideration for discussion may be how this approach would align or diverge from the Town of Faro's procurement policy. Instead of procuring this work directly through the standard approach (e.g., RFP), Faro would effectively be forgoing the procurement process and instead entering into a cost sharing agreement with Watson Lake for the overall scope of the project.

BENEFITS: The benefits are mainly in the area of cost-savings to each municipality; instead of each municipality paying \$100,000+ to run their own projects, we anticipate we can reduce those costs to \$80,000 each and still end up with a great product. In Faro's case, this approach also greatly expedites the timeline to complete, which is important as CMHC is very focused on achieving milestones.

FINANCIAL IMPLICATIONS: The overall project budget is \$100,000 as noted in the Housing Accelerator Fund (HAF) Application. HAF will cover 100% of eligible costs.

NEXT STEPS: If Council supports this approach, Administration would draft an agreement with the Town of Watson Lake for review and approval by Council.

SUBMITTED BY:

Jordan Stackhouse



Owner, Elevator Yukon
(867)-689-0496
jordan@elevatoryukon.com

ENCL: *Town of Watson Lake Request for Proposal (For Information)*



Report to Council

Re: Request to Install Plot Border – Faro Cemetery

Date: September 7, 2025

Recommendation:

That Council approve the installation of plot borders at the Faro Cemetery for: 11B, 11D, and 12A.

That Council amend the Bylaw to remove the requirement for Council to approve borders since they are commonly accepted as being permitted and many other internment holders have not gone through a Council approval process.

That Council review the Cemetery Bylaw in its entirety to identify any other amendments that should be considered as part of this update.

For Direction:

The Town of Faro received a request, from the Internment Holder of Plots 11B, 11D, and 12A to install a border around them.

The Cemetery Bylaw was adopted in 1980 and would benefit from a thorough review. In addition to an amendment to allow plot borders, there are other updates that could be addressed. The current bylaw disallows multiple internments in a plot, which was likely included at the time because cremation was not as common or readily available.

Currently, there is room in a single plot for multiple cremations. By amending the Bylaw to include a provision that sets a limit on the number of cremations in each plot would be more efficient than requiring written approval for this purpose. It could also reduce the amount of land required for future plot development.

Should Council wish to proceed with an amendment, Administration will review and provide a recommendation for an update to the entire bylaw.

Submitted by: Kimberly Ballance, CAO

TOWN OF FARO

BY-LAW NO. 80-15

A By-law of the Town of Faro to provide for the control and regulation of the Faro Cemetery.

WHEREAS under the provisions of the Municipal Ordinance of the Yukon Territory 1972 First Session, Chapter 10, Section 112 (h), it is provided that the Council of the Town of Faro may pass by-laws respecting the burial of the dead within the municipality;

AND WHEREAS it is deemed expedient to pass a bylaw to provide for the control and regulation of the Faro Cemetery;

NOW THEREFORE, the Council of the Municipality of the Town of Faro in open meeting assembled hereby ENACTS AS FOLLOWS:

1. This By-law may be cited as the "Faro Cemetery By-law".
2. Definitions - In this By-law:
 - (a) "Cemetery" means that parcel of land within the boundaries of the municipality and surveyed as Lot 1001, Quad 105K3.
 - (b) "Council" means the Council of the Town of Faro.
 - (c) "License" means the license issued pursuant to Section 12 of this By-law.
 - (d) "Permit" means a permit issued pursuant to Section 16 (2) of this By-law.
 - (e) "Plot" means a lot as shown on a plan of the Faro Cemetery on record in the Office of the Town.
 - (f) "Town" means the Town of Faro.
 - (g) "Town Manager" means the Chief Administrative Officer of the Town of Faro or his designate.
3. This By-law applies to:
 - (a) Lands set apart for use as a cemetery and acquired by the Town before or after the coming into force of this bylaw, and
 - (b) Interment in that cemetery.
4. Subject to this bylaw, the Council and Town Manager are charged with the management, control and administration of the cemetery to which this bylaw applies.
5. Burial plots shall have uniform dimensions of two (2) metres in width and three (3) metres in length.
6. Not more than one body shall be buried in any plot, except other than a mother and her infant child when both are buried in the same casket or coffin, unless written permission first be obtained from the Town Manager.
7. Plots shall not be used for any purpose other than as places of burial of human bodies.
8. A grave in the cemetery shall be dug to a minimum depth of two (2) metres.
9. Graves shall be dug and disinterments made only by persons employed or contracted by the Town of Faro unless otherwise authorized by the Town Manager.
10. In the application and administration of this By-law, the fees to be charged therefore shall be those prescribed in Schedule "B".

11. Burial plots within the cemetery shall be of both single and family plots.
 - (a) Single burial plots upon payment of a fee as set out in the Schedule of Fees attached to and forming part of this By-law, shall be sold in rotation or any other manner considered suitable by the Town Manager.
 - (b) Family burial plots may be reserved upon payment of a fee as set out in the Schedule of Fees attached to and forming part of this By-law.
12. (1) Subject to Section 2, the Town Manager may, upon application therefore and payment of the prescribed fees, grant to any person a license in Form A of Schedule "A" for the exclusive use of one or more vacant and unlicensed lots in the cemetery.
 - (2) No person shall be granted a license in respect of more than eight contiguous lots abutting on road, lane or path in the cemetery.
13. (1) A license shall not be assigned or transferred except with the approval of the Town Manager and upon payment of the prescribed fee.
 - (2) No assignment or transfer of a license shall be valid unless the Town Manager has endorsed on the license his approval of the assignment or transfer.
 - (3) The Town Manager shall, in a book kept for that purpose, record the particulars of every approved assignment or transfer.
14. No interment or disinterment shall be permitted in the cemetery unless the information as required by the appropriate Ordinances and Regulations of the Yukon Territory has been given to the Town Manager.
15. The procedure to be followed in the burial of any body or in the disinterment of any body and the fees for this service shall be that set out in Schedule "B".
16. (1) All persons applying for interment in the cemetery shall furnish the Town Manager with particulars of the name, age and sex of the body to be buried therein, for the purpose of maintaining adequate cemetery records, and shall pay to the Town Manager a fee as set forth in Schedule "B" for each plot applied for; provided, however, that permission to bury shall not be denied for non-payment of the said fee.
 - (2) The Town Manager may, upon application therefore and payment of the prescribed fee, issue a permit in Form B of Schedule "A" for the interment of a body in the cemetery.
17. The Town Manager shall keep in the Town Office, a cemetery plot plan and register, showing particulars of the plots reserved, burials (stating date of burial, name, age and sex of body buried), and disinterments.
18. All burials made under the auspices of any department of the Government of Canada or under the auspices of the Government of the Yukon shall be made at the sole expense of the authorizing government department.
19. Ashes may be buried in any plot where the person in charge of the ashes has received permission for such burial from the Town Manager.
20. Upon written application by any person the burial of ashes in a plot or plots of a lesser dimension other than as provided under Section 5 of this By-law may be authorized by regulation of Council and such regulation shall prescribe the fees to be charged for the plot.

21. No vault or similar structure may be erected, constructed, or be placed in the cemetery except such vaults as are totally buried and the highest point is over one (1) metre below the soil surface, and where the size is such as to fit grave excavations of a normal size in the cemetery.
22. Should a body be removed from any grave, the lot shall be reverted to the Town for resale.
23. No burial shall be permitted in the cemetery on a Sunday except on Special Permit in writing from the Town Manager, which said permit shall not be granted unless the deceased has died of a contagious disease or unless there is a special emergency or circumstance which, in the opinion of the Town Manager, justifies and necessitates such Sunday burial.
24. No person shall carry on any work in the immediate vicinity of any burial service in the cemetery.
25.
 - (1) Memorial monuments on any grave in a cemetery shall be of granite, marble, or other material commonly used for memorial purposes.
 - (2) Raised monuments shall be placed on a base flush with the ground and the length, width and height shall not exceed the maximum limits as outlined in Schedule "C" to this bylaw, and must be firmly affixed to the base.
 - (3) The base shall protrude around the raised portion of the monument by not less than ten (10) cm and shall in no case exceed in size that base outlined in Schedule "C".
 - (4) No person shall set a memorial monument in a cemetery without the permission of the Town Manager expressed in writing.
 - (5) No work shall be done upon any monument or marker nor shall any monument or marker be removed from any grave or plot without the prior permission of the Town Manager.
26. Without the written consent of Council no grave or lot shall be defined by a fence, railing, coping, hedge or other marking and no person shall
 - (a) place boxes, shells, toys, wire screens, arbors, trellises, tripods on any grave or lot, or
 - (b) decorate any grave or lot with trees, shrubs or other growing plants, or
 - (c) be permitted to cover any grave or lot with concrete or other similar material.
27. The Town or its employees shall have the right to remove from the cemetery, any stand, holder, or other receptacle for flowers or plants which may be unsuitable or unsightly and to remove artificial flowers, withered flowers and wreaths from the graves.
28. The Council may make regulations not inconsistent with this bylaw and for the efficient management and control of the cemetery and such regulations shall be published and made available during the Town of Faro office hours.
29. The Council may from time to time, as deemed necessary, change, amend, and set fees pertaining to the various services and accessories provided for by the Town in conjunction with, and part of this bylaw.
30. The Town, its agents, or employees, shall not be responsible for any injury resulting to any person who enters the cemetery or any damage to any plot, memorial tablet, monument or other structure located within the cemetery unless such injury or damage is shown to be caused by the negligence of the Town, its agents or employees.
31. No form of advertising matter shall be placed or displayed within the boundaries of the cemetery.

32. Every person who

- (a) wilfully destroys, mutilates, defaces, injures or damages, or removes any memorial tablet, fence or other fixtures,
- (b) plays or engages in any game or sport,
- (c) discharges firearms, except at a Military funeral,
- (d) wilfully disturbs persons assembled for the purpose of burying a body,
- (e) commits a nuisance,
- (f) deposits rubbish or other offensive matter, or
- (g) violates any grave in a cemetery,
- (h) takes a dog into the cemetery,
- (i) drives an automobile or other vehicle upon or over a grave or plot,
- (j) rides a bicycle, motorcycle or skidoo within the boundaries of the cemetery,
- (k) while in the cemetery without the consent of the Town Manager, plants, removes, cuts down or destroys any trees or other growing plants therein, or
- (l) violates a provision of this bylaw,

is guilty of an offence and is liable on summary conviction to a fine of not more than One hundred dollars (\$100.00) and in default of payment is liable to imprisonment for a term not exceeding six (6) months or to both such fine and imprisonment.

33. This By-law shall come into full force and effect upon the final passing thereof.

READ a First and Second time this 27th day of August A.D., 1980.

READ a Third time and finally PASSED and ADOPTED in Open Council this

10th day of September, A.D., 1980.


Deputy Mayor


J. R. Couture, Town Manager

SCHEDULE "A"

BY-LAW NO. 80-15

FORM A

CEMETERY LICENSE

In consideration of payment in the amount of _____
paid by _____ of _____,
a License is hereby granted to the said _____
of _____ granting the exclusive use for
burial rights of Plot _____, Lot _____ in the Faro Cemetery.

This License is granted subject to all By-laws and Regulations of the
Town of Faro now existing or hereafter passed or prescribed for the
Improvement, Maintenance, Management, Control or Operation of the
Faro Cemetery.

Dated at Faro, Yukon, this _____ day of _____ 19 _____.

Town Manager

I agree to accept the above-written License subject to the terms and
conditions therein expressed.

Licencee

Plot Fee \$90.00

SCHEDULE "A"

BY-LAW NO. 80-15

FORM B

INTERMENT PERMIT

Permission is hereby given to _____
of _____ to have the remains of
_____ interred in Plot _____ of
Lot _____ of the Town of Faro Cemetery on the _____
day of _____, 19 _____ at _____
o'clock.

DATED at Faro, Yukon this _____ day of _____,
19 _____.

Town Manager

Permit Fee \$10.00

TOWN OF FARO

SCHEDULE "B"

BY-LAW NO. 80-15

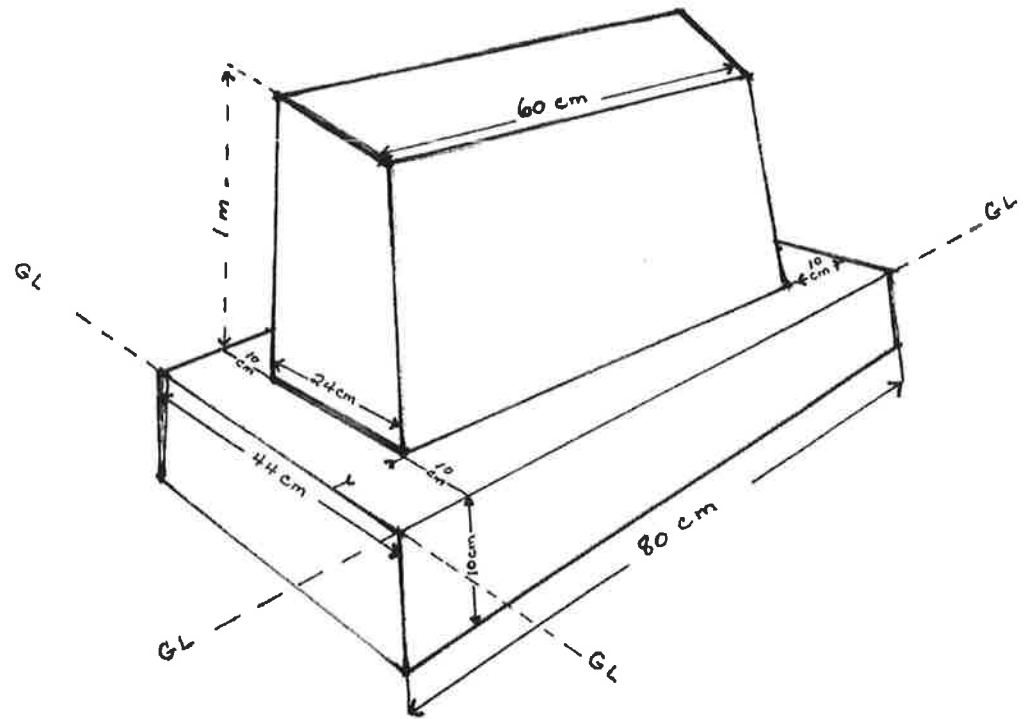
SCHEDULE OF FEES

1. Cemetery Plot Licence	
(a) Single Grave Plot	90.00
(b) Additional Grave Plots	90.00
2. Transfer or Assignment of Cemetery Licence	5.00
3. Interment Permit	10.00
4. Exhuming and refilling grave	100.00

TOWN OF FARO

SCHEDULE "C"

BY-LAW NO. 80-15



*GL - GROUND LEVEL

BASE TO BE SET FLUSH
WITH GROUND

MAXIMUM MEASUREMENTS FOR MEMORIAL MONUMENT TO BE PLACED IN A CEMETERY



Outlook

Fwd: Sportsman's Lounge

From Bishop Lesley <Bishop.Lesley@northwestel.net>

Date Mon 2025-09-08 4:12 PM

To Kimberly Ballance <cao-faro@faroyukon.ca>

Cc Doug Tutty <douglas.tutty@hushmail.com>

Greetings Kimberly,

I am the Bishop of the Diocese of Yukon, which is the Anglican Church.

I sent the email below to Tina Freake back in January regarding the possibility of using the Sportsman's Lounge in Faro.

I think Doug Tutty reached out to you regarding this possibility. We are wondering if there is any way Doug could use the space once or twice a month at no charge while he attempts to discern the desire of community members in rebuilding the Protestant congregation in Faro.

Thank you, Kimberly, for your consideration of this request.

Every Blessing

+Lesley (*she/her*)

The Rt. Rev. Lesley Wheeler-Dame

Bishop, Diocese of Yukon

Box 31136

Whitehorse, YT. Y1A 5P7

867-667-7746 / 867-667-6125 (F)

The Diocese of Yukon acknowledges that we worship, live, work, and play on the traditional territories of the 14 Yukon First Nations and the First Nations of Northern British Columbia. We are Blessed.



Report to Council

Re: Request to Waive Fees – Diocese of Yukon, Anglican Church

Date: September 8, 2025

For Direction:

The Town of Faro received a request, dated September 8, 2025, from Bishop Lesley Wheeler-Dame to waive fees for use of the Sportsman's Lounge at the Recreation Centre. This request was submitted in coordination with Doug Tutty, who has been recently appointed a Minister of Presence.

The request is for use of the space for ~6 hours / month (~2-3 times) for a period that will allow Mr. Tutty to determine if there is interest from community members in rebuilding the Protestant congregation in Faro. This may be in the form of an Evening Prayer session, Song, book study, or just for discussion. The initial format would be dependant on what community members would want.

Based on current use of the site, the proposed time would be Saturday late afternoon/early evening and would be during the existing Recreation Centre's Operating Hours. They are willing to be flexible depending on other user groups requirements.

The cost to waive fees for this purpose is \$40 / hour (resident rate) so ~\$240 / month.

Should Council wish to proceed, a motion to waive the fees and an approved start/end date should be determined and identified in the motion.

Submitted by: Kimberly Ballance, CAO



Report to Council

Re: Airport Fuel Tanks

Date: September 12, 2025

Recommendation:

That Council approve the disposal of the Airport Fuel Tanks through a public bid process.

That Council approve the completion of an Environmental Site Assessment for the site as the first step in the termination or transfer of the lease for the Airport Fuel Tanks.

Background:

The Town of Faro's Purchasing Policy (No. 002-2014) includes the following section on disposal of assets:

Disposal of Town Assets

- 7.1** The CAO or authorized delegate shall provide authority for all disposal reports. Disposal of Town assets, provided that they have not been deemed as garbage, shall be made either via a public bidding process or as directed by Town Council. The CAO may approve donations to bona fide non-profit organizations up to an estimated value not to exceed \$ 2,000.00. Requests for donations exceeding this amount shall be recommended to Council for authorization.

The Town has received multiple inquiries over the past 2 weeks requesting the potential purchase of the two (2) 10,000 L fuel tanks located at the Faro Airport. The tanks are not in use and have not been since 2016. They were manufactured in 1994 and 2001.

The Town previously sold Aviation fuel and JetA fuel at the site, initially using a point-of-sale system. Once that system failed, it was operated manually by staff which resulted in callouts that exceeded the profit margin on the fuel sales. Notably, there was a period around ~2011 that there were significant sales revenues generated.

The Town leases the site from YG and would be required to complete an Environmental Site Assessment (ESA) to either terminate or transfer the lease. YG is open to transferring the lease to a new tenant, but they have a condition that tenant be an airline / airport related vendor (YG would assess this). The cost of an ESA is ~\$5,000.

Submitted by: Kimberly Ballance, CAO

Yukon Utilities Board

July 7, 2025

By E-mail

Lauren Hanchar
President
Association of Yukon Communities

Dear Ms. Hanchar:

Re: Request for the Establishment of a Municipal Rate Class in Yukon's Utility Rate Design

The Yukon Utilities Board (Board) has received your letter of June 20, 2025 on behalf of the Association of Yukon Communities urging the Board to consider and implement a new rate class within the regulated rate design to specifically addresses the unique needs of Yukon municipalities and designated local authorities. You request that this rate class should be based on actual energy consumption without the application of demand charges or energy riders for the reasons set out in your letter.

The Board is not able to simply implement a new rate class as requested. The Board is a quasi-judicial established under the *Public Utilities Act*. Under this Act, a public utility applies for rates and the Board, upon receiving an application must consider it and then set just and reasonable rates for the provision of safe electricity service to customers in the Yukon. The Board conducts independent and objective analyses of rates which the utilities propose.

More specifically, before either of the two utilities providing electrical service in the Yukon, Yukon Energy Corporation (YEC) or ATCO Energy Yukon (AEY), can change a rate, charge a new rate, or change terms and conditions of service, it must apply to the Board by filing an application in which it sets out the approvals requested and the information it believes supports its requests. The utilities must also provide supplemental information when required and respond to questions (information requests) from interveners and the Board.

After YEC or AEY files an application with the Board, the Board and interveners examine the information in the application in a public proceeding. An application can be determined by way of a written proceeding or one with an oral hearing. It is at the Board's discretion to decide the appropriate method for deciding an application. The Board then issues a notice of application and a process schedule for the application. The Board's *Rules of Practice* govern all proceedings and are available on the Board's website. The utilities must provide information to support their requests, provide supplemental information when required, and respond to questions (information requests) from interveners and the Board.

In a proceeding, the Board makes its decision in respect of the utility's application after considering and weighing the evidence as well as the arguments available at the time of the close of the proceeding's record. The Board issues its decisions by way of a Board Order and its reasons in an Appendix A to that Board Order which the Board publishes on its website. These decisions are subject to the possibility of a review-and-variance process or an appeal.

As a quasi-judicial agency, the Board welcomes and encourages public participation in its proceedings. Public participation ensures that all issues and perspectives come to the Board's attention in a transparent process. Proceedings allow the Board to make a fully informed decision with significant public input. A member of the public or a group, municipalities, First Nations, associations, such as AYC, may become involved as an intervener. Interveners actively participate in a proceeding. Participation can include submitting questions to the applicants, referred to as information requests (IRs) and evidence related to the utilities' application. Interveners may also provide a closing statement of position at the end of the hearing (written argument and reply argument). An individual or group must apply to become an intervener and their costs to participate may be paid by the applicant if the Board directs costs to be awarded.

The above-noted process was followed by the Board in setting the most recent rates for ATCO Energy Yukon (AEY) in July 2024 in relation to the AEY 2023-24 General Rate Application and for Yukon Energy Corporation (YEC) in September 2024, in relation to the YEC 2023-24 General Rate Application. In setting rates, the Board approves a revenue requirement for AEY and YEC for the years in question. These rates are collected from the various customer rate classes and are designed to collect 100 percent of the revenue requirement approved by the Board.

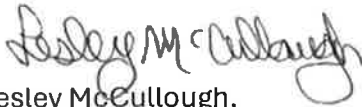
As you may be aware, the actual rate classes were approved in a Board decision in 2011 and are set out in Appendix A to Board Order 2011-05 which can be found on the Board's website. There are rates for residential service, general service, government, and government-municipal, as well there are different rates for hydro communities and diesel communities. The rate schedules for government-municipal are set out in RATE SCHEDULE 2170, GENERAL SERVICE for hydro communities. For small diesel communities, government-municipal is RATE SCHEDULE 2270 GENERAL SERVICE. This rate is different from the one for hydro communities and there is yet another rate set out in RATE SCHEDULE 2370 for larger diesel communities.

Accordingly, the Board cannot act unilaterally to implement a change in customer rate classes or rate design, and the Board does not engage in consultations with parties on issues that may come before the Board. For a change to rate class or the current rate design, AEY and YEC would need to file an application with the Board in accordance with the *Public Utilities Act* and submit the necessary information in support of such a change. They would need to set out the impact of the proposed change on other customer rate classes as 100 percent of the revenue requirement approved by the Board is collected from the various customer rate classes. If such an application were filed, the Board would hold a hearing to decide on such an application. This would entail a notice of application,

participation by interveners, information requests to the utilities, a hearing, and argument and reply. The Board suggests that if you are interested in discussing concerns related to the current rate design, customer rate classes, or wish to propose changes, the appropriate starting point is the utilities, you would first bring such concerns or proposals to AEY or YEC.

I am extremely pleased that you are willing to participate in to engage in any further hearings on this issue. I would encourage AYC to participate in any application before the Board. Currently, the Board has before it YEC's 2025-27 General Rate Application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lesley McCullough". The signature is fluid and cursive, with the first name "Lesley" and last name "McCullough" clearly distinguishable.

Lesley McCullough,
Chair

c. AEY, YEC



Royal Canadian Mounted Police Gendarmerie royale du Canada

Commanding Officer Commandant divisionnaire

Association of Yukon Communities
#140-2237 2nd Avenue
Whitehorse, Yukon
Y1A 0K7

August 4th, 2025

RE: RCMP Staffing in Yukon Communities

Dear Executive Director Bonnie Dixon,

I am writing to you today in response to an Association of Yukon Communities Briefing Note I received on May 10th, 2025, from the Yukon Justice Deputy Minister Mark Radke. I hope this letter finds you well and I want to thank you for allowing me the opportunity to respond to your Briefing Note and Resolution related to 'RCMP Staffing in Rural Yukon Communities' dated March 27th, 2025. I am hopeful that I can offer additional information and context for your consideration. As the Commanding Officer, I am responsible for the operations and management of the RCMP in the Yukon and providing a police service that is relevant to the needs of the communities we serve. To this end, I remain open to suggestions and feedback in where the RCMP may be able to improve in our service delivery. I will note that at time of writing, the RCMP is engaged in collective bargaining for Regular Members with the Treasury Board of Canada and the National Police Federation, the union representing all Regular Members. As such, some points I may not be at liberty to expand on out of respect of that process.

It is important to recognize that member wellness, public safety and operational readiness will always be the top priority for me and the RCMP. A Regular Member's duty to preserve life, protect property and prevent crime is paramount, and we have one of the lowest vacancy rates in the country and remain a preferred Division for Regular Members with recognized benefits of serving in the Yukon given the optimal working conditions, excellent Living Quarters and a lifestyle that is unique.

The topic of RCMP staffing in rural Yukon communities is complex in nature, but most importantly because every RCMP member and employee is different, with their own unique life and family circumstances, career progression and aspirations, and overall fit with respect to the

Canada

needs of each specific community. This is considered with our overarching public safety and organizational requirements, along with a changing workforce.

With that, I will speak to Resolution #1:

Request that the Minister of Justice collaborate with the Commanding Officer of M Division RCMP to allow members who are suitably posted to extend their postings in rural communities based on feedback from the respective municipalities, First Nation, and RCMP supervisors.

As the Territorial Police Service, and only police service in the Yukon, we recognize the vital role we play in ensuring public safety throughout the Yukon. The Yukon police resourcing model was developed with consideration of the unique needs of all Yukon communities, including Whitehorse. The current established resourcing model has been created with the objective to meet the needs of not only the communities but the entire Division as a whole, which includes specialized investigative units and support units. During the staffing process, consideration is given to various factors which include, but are not limited to, operational requirements of the Detachment/Unit, the unique needs of each community they serve, and consistent application within the terms of the *Territorial Police Service Agreement* and any Community Tripartite Agreements.

The M Division Regular Member Staffing Unit are engaged in every staffing action with a Divisional and National view to ensure a consistent approach in identifying suitable members for each community. The policies that relate to staffing and deployments for Regular Members emphasizes the importance of mobility of members within the Division and identifies the operational requirements which need to be consistently met. The policy also addresses the **minimum tenure** at post, meaning the minimum amount of time a member must serve in a posting before being considered for transfer. **The policy does not address the maximum amount of time a member is allowed to stay in a community.** This means that a member serving in a community does have the option to request extend beyond that minimum time commitment, and that request is most often supported and the extension is granted. However, it is important to recognize that each individual request is assessed on a case-by-case basis, and consideration must be given to various factors including performance assessments, appropriate consultation and feedback from respective communities and First Nations; member wellness; and the overall operational needs of the Detachment and community. Additional managerial considerations include existing housing and assets at post; fiscal responsibilities; upholding employment requirements for Regular Members including to remain effective in carrying out their duties impartially and in good faith; and minimizing unintended impacts of an extension by ensuring not all members are arriving or departing in close succession.

With respect to Resolution #2:

That the Association of Yukon Communities requests that the Minister of Justice collaborate with the Commanding Officer of M Division RCMP to develop more stable and consistent relief staffing strategies for members on extended leave.

Regular Members have employment entitlements such as parental leave, and at times, other take extended leave for other reasons such as medical. In addition, Regular Members may request or be directed to leave their post prior to their tenure, which can be related to various factors such as: operational requirements (ie: the member possesses a specific skill set that is required in another area of the Division, as mentioned above, this is rare), member wellness, family leave and compassionate reasons, or unfortunately other employment considerations that require a member to be removed from duty. Further, a member may be temporarily or permanently removed from a position for performance, conduct or personal reasons and in those situations, community consultation may not be appropriate prior to the decision. Decisions made with respect to employment are unique to every situation, and unfortunately, I am not able to speak to those specific circumstances due to privacy considerations for those individuals and due process as an employer.

While prolonged absences can have a perceived impact on enhanced community policing services, I will reiterate that our priority is to maintain public safety within the established standards of the RCMP. I do recognize the pressures that can arise for our members when staffing levels are strained and I assure you that the RCMP actively works to mitigate these challenges through strategic resource management, staffing decisions, and by exploring potential changes to housing policies. The M Division RCMP Relief Unit consists of both Regular Members posted to the Yukon and a complement of Reservist Constables who volunteer for deployments within the Yukon. The Relief Unit continues to provide consistent staffing and operational support to our communities to assist with maintaining effective service delivery and ensuring member well being and time away from work. The M Division RCMP has a strong workforce with many members who are eager to work relief to cover staffing shortages and to experience the unique and positive communities that the Yukon is known for and sought after by many in the country.

The Yukon RCMP remains committed to supporting our communities to ensure modern and quality policing services and will continue with ongoing efforts towards transparent communication and collaborative relationships with Yukon communities. I trust this information meets your requirements and you find it helpful in how you address your resolutions. I look forward to my attendance at the September 20, 2025, board meeting in Carmacks, where we can discuss any additional questions that members of the Association may have.

Thank you for the opportunity to attend this meeting so we may seek to further understand your specific concerns about the operations and management of the RCMP in the Yukon, and again, for taking an interest in the policing that we are proud to provide as the Territorial Police Service.

Regards,

A handwritten signature in blue ink, appearing to be 'L. Ellis', written over a light blue horizontal line.

Chief Superintendent Lindsay Ellis
Commanding Officer, M Division Yukon RCMP

Cc: The Honourable Tracy-Anne McPhee, Government of Yukon, Minister of Justice and Attorney General
Deputy Minister Mark Radke, Government of Yukon, Justice and Deputy Attorney General



Minister's Office
PO Box 2703, Whitehorse, Yukon Y1A 2C6

August 14, 2025

Lauren Hanchar
President, Association of Yukon Communities
hanchar@watsonlake.ca

Dear Lauren Hanchar,

Re: RCMP staffing duration in Yukon communities

Thank you for your letter and your ongoing engagement and advocacy on issues related to community safety and police service delivery across the Yukon. I apologize for the delay in sending this response.

While the Government of Yukon oversees and manages the Territorial Police Service Agreement, the government does not dictate policing operations including staffing post durations. The Government of Yukon supports collaborative discussions with M division on a regular basis to ensure Yukoners receive quality, responsive policing services.

We acknowledge the importance of the role the RCMP plays in our territory and especially in small and remote communities where relationship-based policing is vital. I understand that Chief Superintendent Ellis has responded to you in relation to resolutions passed at your AGM, and I believe she, along with M Division senior management, will be attending your board meeting in September.

The RCMP in the Yukon remains a sought-after posting, with strong interest from members across the country due to the unique professional and personal experiences it offers. We are pleased with the low vacancy rate and dedicated workforce that M Division has developed, and we are committed to continually improving how we support both the RCMP and our communities with the policing services they need to ensure public safety throughout the Yukon.

Thank you again for taking the time to write to me.

Yours truly,

Tracy-Anne McPhee
Minister of Justice and Attorney General

cc. Lindsay Ellis, Commanding Officer, M Division RCMP



Community Services
PO Box 2703, Whitehorse, Yukon Y1A 2C6

September 10, 2025

Vince Slotte
Email: vslotte@northwestel.net

Re: Faro Petition for Inquiry per Section 337 Municipal Act

Dear Vince Slotte,

Thank you for submitting the petition requesting an inquiry into the conduct of the mayor and council of the Town of Faro. Your engagement in municipal matters is valued and contributes to the strength of local democratic processes.

The Town's administration has begun making improvements to council functions and procedures. Department officials continue to work closely with the Town, providing support and guidance to both council and administration. These efforts are intended to strengthen governance capacity, support municipal autonomy, and reduce the need for extraordinary interventions.

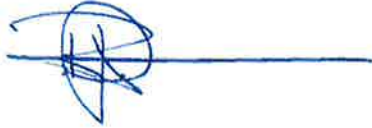
In light of this ongoing work, I will not be ordering an inquiry at this time. The *Municipal Act*, does provide the Minister of Community Services with the authority to order one should it become necessary in the future.

I encourage the Town of Faro's administration and council to continue addressing the concerns that have been raised. This includes reviewing past decisions and conduct, ensuring that issues related to transparency, conflict of interest, and workplace behaviour are dealt with appropriately, and taking corrective actions where required.

Thank you again for bringing these matters forward. Departmental staff remain

available to provide guidance on governance resources and accountability mechanisms.

Regards,

A handwritten signature in blue ink, consisting of a stylized 'R' and 'M' followed by a horizontal line.

Richard Mostyn
Minister of Community Services

- c. Chief Administrative Officer, Town of Faro, cao-faro@faroyukon.ca
Faro Mayor and Council
Mayor.bowers@faroyukon.ca
Coucillor.vainio@faroyukon.ca
Councillor.michelle@faroyukon.ca
Councillor.jones@faroyukon.ca
Councillor.neil@faro.yukon.ca



Minister's office (CM-6)
PO Box 2703, Whitehorse, Yukon Y1A 2C6

September 11, 2025

Jack Bowers
Mayor
Box 580
Faro, Yukon Y0B 1K0

VIA EMAIL

Re: Faro Water, Sewer and Road Upgrades – Phase 3A

Dear Mayor Bowers,

It is my pleasure to inform you of the approval of the Faro Water, Sewer and Road Upgrades – Phase 3A project under the Canada-Yukon Agreement for Investing in Canada Infrastructure Program (ICIP).

The Government of Yukon will prepare a Service Agreement with the Town of Faro to ensure clarity on project implementation and asset transfer of the completed project. The Service Agreement will include full details of the funding parameters, reporting requirements and a communications protocol. Project advancement will depend upon finalization of the Government of Yukon's 5-year capital plan.

Officials from the Department of Community Services will be in touch with the Town of Faro staff to coordinate a joint public announcement of this important project.

I would like to take this opportunity to thank you for your commitment to improving Yukon's important community infrastructure. I look forward to continuing to collaborate with the Town of Faro as we advance infrastructure priority projects that benefit Yukoners.

Sincerely,

Richard Mostyn
Minister of Community Services