



**Minutes
Special Meeting
March 17, 2026, at 6:00 p.m.
Council Chambers**

PRESENT:

Mayor	Jack Bowers (Zoom)	CAO	Kimberly Ballance
Deputy Mayor	Michelle Vainio	Executive Assistant/	Trudy Amos
Councillors	Gary Jones	Finance Assistant	
	Neil Yee	Ops Manager	Danny Granberg

Delegation: Kevin Fisher, Miasha Albisser, & Arun Janadhanan, Lands Management Branch

Public Present: 2

Public on Zoom: 2

1. CALL TO ORDER

Deputy Mayor Vainio called the meeting to order at 6:00 p.m.

2. ADOPTION OF AGENDA

2.1 Council Meeting Agenda

Resolution 26-85

Jones, Yee

RESOLVED THAT the agenda for the March 17, 2026, Special Meeting be adopted as presented. Carried

Resolution 26-86

Yee, Jones

RESOLVED THAT Council move into Committee of the Whole for a presentation.

Carried

3. NEW BUSINESS

3.1 Presentation from the Land Management Branch

Land Management Branch presented information about the assessment of the Future Country Residential set out in the Town of Faro's Official Community Plan. This area was proposed to be south of the Pelly River but an assessment of various factors has deemed it to be unsuitable.

The Land Management Branch reviewed their findings on the topography, steep slopes, surficial geology and the likelihood of permafrost in the study area based on the formation of kettle ponds in the vicinity due to melting permafrost. They

also reviewed the Geoscience Area Study which identified moderate hazard risks for permafrost. An ERT profile was completed as well, which provided an assessment of ground conditions. This only further identified permafrost ground conditions. A borehole was also drilled to assess geotechnical conditions. That demonstrated permafrost at a 35 cm depth.

Primary constraints to development in the Future Country Residential set out in the Town of Faro's Official Community Plan are the slope of the land especially the area required to access it from Mitchell Road, and the moderate hazard risks for other factors including permafrost.

Prior assessments were completed on Fisheye Lake in 2015 for recreational leases for waterfront cottage lots and seasonal RV camping properties. A planning proposal was considered including HROA, desktop geotechnical, concept development etc, but this work was not completed. The study area considered the entire land area around the lake, including the current Fisheye Day Use area which is leased by the Town of Faro. The site was identified as having some high-water areas which were sometimes a concern at the beach and picnic areas. The primary impediments to proceeding with development was the topography from the highway to the lake being quite steep, and the ground conditions being quite wet.

An area on Johnson Lake was considered for development at the same time as the Fisheye Lake area was assessed in 2015. Highways and Public Works was approached to potentially relinquish a portion of the land associated with the Airport property. A planning proposal was received for pre-planning work including HROA, desktop geotechnical, concept development etc but this was not completed. The study area was located to the east of the existing campground and south of the airport. The initial review appeared to be promising, with some small areas being quite sloped, but there were no concerns with wet ground conditions. There appears to be some potential for heritage resources due to terraced lands overlooking the lake, but that we not formally assessed at the time. There may also be some Federal Airport Zoning Restrictions about the Aviation Aerodrome. There was a preliminary assessment that development would be permitted if it was a minimum of 150 m from the centreline of the runway. Additionally, there would be a requirement for perimeter fencing around the development, with additional requirements for each property owner for apply to Transport Canada and Nav Canada for land use applications. The project was not pursued beyond this point.

The Land Management Branch discussed the proposal from the Town of Faro to consider areas along Blind Creek Road for future country residential development assessments. They noted that there is no budget capacity in 2026 to do external assessment work, but this is something that they would have in-

house capacity to start this work. They advised that they are seeking direction from the Town to complete an assessment in this vicinity.

Council discussed the Johnson Lake location as being an area of interest moving forward and identified that the area of interest for Future Country Residential is further down the Blind Creek Road, beyond where there used to be a land lease for the sled dog area.

Council also advised of concerns with the Pelly River Bridge on the southeast side which appears to be undermining the bridge structure.

The Land Management Branch provided a brief overview of the Ladue/Rose Crescent lots. A geotechnical drilling program will be forthcoming. Market conditions will dictate the progress of this project. Following this development work would be the south side of Douglass Drive.

The Mitchell Industrial Subdivision site plan was also discussed and the Land Management Branch identified that detailed design will be forthcoming. The timeline for detailed design will be completed in the next year and ready for tender in 2027, subject to Yukon Government's budget considerations.

Deputy Mayor Vainio thanked the Land Management Branch representatives for their presentation and attendance.

Resolution 26-87

RESOLVED THAT Council revert into the Special Meeting at 6:53 p.m.

Jones, Yee

Carried

4. ADJOURNMENT


Resolution 26-88

RESOLVED THAT the March 17, 2026, Special Meeting be adjourned at 6:54 p.m.

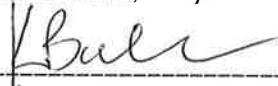
Yee, Jones

Carried

Council held on April 7, 2026, by
Resolution # 26-111



Jack Bowers, Mayor



Kimberly Ballance, CAO