



**Minutes
Special Meeting
Public Hearing – Zoning Bylaw Update
February 26, 2026, at 6:00 p.m.
Council Chambers**

PRESENT:

Mayor	Jack Bowers	CAO	Kimberly Ballance
Councillors	Michelle Vainio	Executive Assistant/ Finance Assistant	Trudy Amos
	Neil Yee (virtually)		

Presenters: Jordan Stackhouse and Graham White, Elevator Yukon

Public Present: 1

Public on Zoom: 0

1. CALL TO ORDER

Mayor Bowers called the meeting to order at 6:25 p.m.

2. NEW BUSINESS

2.1 Presentation by Elevator Yukon re: Draft Zoning Bylaw

An overview of the changes to the Town of Faro's Zoning Bylaw was presented from the 2017 version to the current draft. These changes implement the 2024 Official Community Plan (OCP) and support housing objectives.

The changes include:

- the addition of secondary use categories,
- allowing secondary suites in all zones,
- adding a new Mobile Home Residential Zone (R3)
- modifications to Home-based business rules to provide more flexibility while preventing nuisance
- creating live-work opportunities in the Commercial/Industrial areas
- setting out standards for development permit issuance
- standardizing and correcting definitions
- aligning enforcement and appeal sections with the Municipal Act
- updating fines
- updating mapping

2.2 Public Discussion / Questions re: Draft Zoning Bylaw

Council inviting the public to provide input and the following suggestions were made:

- Maintain home-based business flexibility
- Revert the new residential lots on Ladue Drive back to R1; the current draft shows them in R3 which the recent purchasers would not have know upon purchase
- Develop Future Country Residential along Blind Creek Road because of its proximity to potential water and sewer services

Council raised questions about:

- development permit processes and appointment of officers for the enforcement of the bylaw,
- the process for amending the zoning bylaw
- the fees for bylaw amendments because the current application fee would not address the costs for processing these applications
- the requirements for OCP and Zoning Bylaw alignment
- the float plane base on Johnson Lake has been identified as commercial but perhaps the use should be included in hinterland.

Councillor Yee left the meeting.

These items will be reviewed and returned to Council during the forthcoming Council Workshop.

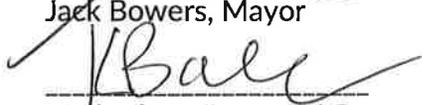
3. ADJOURNMENT

The meeting adjourned at 6:47 p.m.

Approved at the Regular Meeting
Council held on March 3, 2026, by
Resolution # 26- 69



Jack Bowers, Mayor



Kimberly Ballance, CAO