



**Town of Faro  
Special Meeting Minutes  
August 26, 2025, at 1:00 p.m.  
Council Chambers**

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**PRESENT:**

Mayor	Jack Bowers	CAO	Kimberly Ballance
Councillors	Michelle Vainio (electronically)		
	Neil Yee		

Presenters	Jordan Stackhouse, Elevator Yukon
	Graham White, Elevator Yukon (electronically)

Public Present: 1

Public on Zoom: none

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**1. CALL TO ORDER**

Mayor Bowers called the meeting to order at 1:00 p.m.

**2. ADOPTION OF AGENDA**

**2.1 Council Meeting Agenda**

Resolution 25-288

Vainio, Yee

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

Carried.

**3. PRESENTATION**

Resolution 25-289

Yee, Vainio

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

Carried.

**3.1 Elevator Yukon – Draft Zoning Bylaw – Workshop for Council**

Mayor Bowers welcomed Jordan and Graham to the meeting to present the draft zoning bylaw to Council.

Jordan Stackhouse provided an overview of the presentation goals for the workshop including:

- proposed changes to the 2017 Bylaw,
- the way the changes will implement the 2024 Official Community Plan (OCP),
- how the proposed changes support the Town's housing objectives, and,
- to receive input from Council on refinements needed for the draft bylaw.

Council discussed their overall goals for the bylaw, including the ability to ensure the bylaw is enforceable and to ensure compliance with the OCP.

Graham provided an overview of the requirement to update a zoning bylaw following an OCP update and to facilitate the Housing Projects that are being undertaken as part of the Housing Accelerator Fund. The zoning bylaw is the tool that helps to implement the vision set out in the OCP since it regulates the permitted uses on individual properties.

Information about Permitted Uses (Principle, Secondary and Discretionary Uses) was reviewed as a change to the bylaw to identify primary, accessory and discretionary uses in a specific zone.

Council discussed the need to review the definitions for Guesthouse and Bed and Breakfast in the R and RM zone to ensure that the bylaw reflects the desire to balance support for the existing businesses operating currently and promote housing for long term residents. This will be reviewed and possibly amended in the secondary and discretionary uses in those zones.

Information about Variances as a tool was reviewed. These are generally reviewed and approved by the Board of Variance, but the bylaw can direct the Development Officer to approve minor variations based on some pre-established criteria that are acceptable to Council. This ensures that small issues can be addressed quickly by the Development Officer, rather than going to the Board of Variance.

Council discussed Home Occupations and their applicability in different zones including their impact on parking and employment. Tiny homes and their applicability in the Residential-Single zones was discussed.

Industrial land development and country residential development planned for the future by the Lands Development branch was discussed and an update will be requested by Elevator Yukon. Council also discussed that the interest by some residents in Faro that do not want to see growth and change in the community.

Council recessed briefly at 2:40 pm.

Council returned to the meeting at 2:55 pm.

Council discussed a possible change to the Maps to rezone a portion of the Commercial area on Lapie Crescent where there are some municipally owned mobile homes that are awaiting demolition as well as some privately owned mobile homes leasing space on the site. The remaining mobile homes that are privately owned would be permitted to remain since they are legal non-conforming uses regardless of the zoning.

Council discussed the maps and requested some zone boundary adjustments to reflect current and intended future use. The drafts will be updated prior to presentation to the community.

Information was presented on the changes that are being proposed between the 2017 and 2025 versions of the bylaw. Changes are centered around a few themes:

- Housing Diversity and Growth
  - Adding the Secondary Use Category to the Zones to clarify that Principal Uses must be established prior to a Secondary Use.
  - Secondary Suites will be permitted in all Residential, Commercial and Industrial zones.

Council discussed whether Secondary Suites should be permitted in the Residential Multiple Zone as that is not currently identified in the draft. Additional review of this will follow and Elevator Yukon will provide a recommendation to Council.

- Zone Specific Development Standards set specific standards that will be used by the Development Officer to standardize development (i.e. maximum dwelling units, lot size minimums, setbacks, height limits) and provide predictability to developers.
- Temporary Residence permissions during construction were added.
- Mixed Use, Commercial and Industrial
  - Home-Based Businesses proposes increased flexibility while minimizing nuisance; 2 non-resident employees would be permitted in home-based occupations; parking provisions were updated.
  - Live-work opportunities for commercial/industrial zone to permit secondary suites and supports business owners to live on-site.
- Process Clarity, Non-conforming and Enforcement
  - Use of Discretion by Development Officer has been clarified to set some numeric standards in zone regulations
  - Definition updates, additions and standardization
  - Internal references were updated / corrected as needed.
  - General Approach, Enlargement and Damage Threshold has been expanded to embed Municipal Act rules directly into the bylaw

- Setback for relief for small lots has been modified to allow proportional setback reduction if the lot is undersized for its zone.
- Updated fines for second and subsequent offences to \$500.

The Country Residential Zone was discussed to identify whether a minimum lot size should be added to the provisions, including territorial requirements about the proximity of a potable water well and a septic field. The lots in the Tintina Subdivision currently range from 1.04 ha to 2.16 ha, but setting a minimum could allow for subdivision potential. Council discussed proposed a 1 ha lot size for inclusion during public consultation.

Information was presented on the process for Council to adopt the new Zoning Bylaw. This will include First Reading, a Notice being sent out for to the public to provide input and a public meeting will be held. After that, Council can provide Second and Third Reading as well as additional communication to the public as required by legislation.

Council discussed bringing forward a draft for First Reading in late September/early October followed by a published draft and open house and public consultation session.

Resolution 25-290

THAT Council do now revert into Special Meeting of Council.

Vainio, Yee

Carried.

4. BUSINESS ARISING FROM DELEGATION

None.

5. ADJOURNMENT

Resolution 25-291

THAT the August 26, 2025, Special Meeting of Council be adjourned at 4:16 p.m.

Vainio, Yee

Carried.

Approved at the Regular Meeting of  
Council held on September 2, 2025, by  
Resolution # 25-294

  
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Jack Bowers, Mayor

  
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Kimberly Ballance, CAO