



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

1. CALL TO ORDER
2. ADOPTION OF AGENDA
  - 2.1 Council Meeting Agenda
3. DELEGATIONS & HEARINGS
4. BUSINESS ARISING FROM DELEGATIONS & HEARINGS
5. ADOPTION OF MINUTES
  - 5.1 Minutes of the August 19, 2025 Regular Meeting of Council
  - 5.2 Minutes of the August 26, 2025 Special 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
9. BYLAWS
10. UNFINISHED BUSINESS
  - 10.1 Faro Regional Arts and Culture Facility Final Pre-Feasibility Study
  - 10.2 Canada Communities Building Fund Approval – Secondary Security Network (2025-002)
  - 10.3 Agreement of Purchase and Sale – 605 Yates Cres (Lot 258)
11. NEW BUSINESS
  - 11.1 Faro Mine Remediation Project – 048C25 - Tse Zul Camp Potable Water and Septic System
  - 11.2 Licence Renewal - Van Gorder Falls Trail and Fingers Site

- 11.3 Report to Council from CAO, dated August 27, 2025, re: Wireless Point to Point Connection
- 11.4 Report to Council from CAO, dated August 27, 2025, re: Proposed purchase of additional land at Landfill
- 11.5 Report to Council from CAO, dated August 28, 2025, re: Purchase of Weight Room Equipment and Community Development Fund (CDF) Application
- 11.6 Amendment to Schedule of Fees – add rental rates for Municipal Office Boardroom and Public Works Training Room

## **12. CORRESPONDENCE FOR INFORMATION (OUT & IN)**

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

## **13. PUBLIC QUESTION PERIOD**

## **14. IN-CAMERA**

- 14.1 Legal Matter – in accordance with Municipal Act Section 213 (3)(e, f & g) Re: Petition to the Minister of Community Services, the Honourable Richard Mostyn
- 14.2 Employment Matter – in accordance with Municipal Act Section 213 (3)(c & d) Re: Upcoming Collective Agreement Bargaining

## **15. ADJOURNMENT**



**Town of Faro  
Regular Meeting Minutes  
August 19, 2025, at 7:00 p.m.  
Council Chambers**

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**PRESENT:**

Mayor	Jack Bowers	Chief Adm Officer	Kimberly Ballance
Councillors	Michelle Vainio	Ops Manager	Mark Vainio
	Wendy Michell-Larocque	Executive Assistant/	Trudy Amos
	Neil Yee	Financial Clerk	

Delegation: Taylor Fetterly – Livestock Special Permit Application

Public Present: 17 Public on Zoom: 8

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**1. CALL TO ORDER**

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

**2. ADOPTION OF AGENDA**

Resolution 25-268

Vainio, Michell-Larocque

**THAT** the agenda for the August 19, 2025, Meeting of Council be adopted with the removal of 10.2 for Councillor Michell-Larocque's Leave of Absence and the addition of Item 10.2 for a Leave of Absence for Gary Jones.

Carried

**3. DELEGATION**

Resolution 25-269

Michell-Larocque, Yee

**THAT** Council do now move into Committee of the Whole to hear from the delegations.

Carried

Resolution 25-270

Vainio, Michell-Larocque

**THAT** Council do now move into Regular Meeting of Council.

Carried

**4. BUSINESS ARISING FROM DELEGATION**

Resolution 25-271

Vainio, Michell-Larocque

**THAT** Council approve the issuance of a Livestock Special Permit to Taylor Fetterly for one (1) goat for the property identified as 519 Douglass Drive subject to the conditions identified below:

- The goat pen/enclosure area must be maintained in a sanitary condition so as to not disturb the peaceful enjoyment of neighbouring property owners through the introduction of undesirable odour.
- The goat must not disturb the peaceful enjoyment of neighbouring property owners through the introduction of undesirable noise.
- Proof shall be provided by the applicant that the goat has been neutered by no later than November 1, 2025
- In accordance with Section 8.9 of Bylaw 2016-05, the permit is not transferable to another owner, property or goat

And,

**FURTHER THAT** the permit will be issued for a 3-year period; and,

**FURTHER THAT** subject to compliance with the Animal Control Bylaw and the above-noted conditions of the permit, the CAO is authorized to renew the permit for up to 5 additional terms.

3 in Favour  
Michell-Larocque Opposed  
Carried

## 5. ADOPTION OF MINUTES

### Resolution 25-272

Vainio, Yee

**THAT** the minutes of the April 17, 2025, Special Meeting of Council be adopted as presented;

Carried

### Resolution 25-273

Michell-Larocque, Vainio

**THAT** the minutes of the July 18, 2025, Special Meeting of Council be adopted as presented, with the amendments to the spelling of Vanio to Vainio.

Carried

### Resolution 25-274

Yee, Michell-Larocque

**THAT** the minutes of the July 22, 2025, Regular Meeting of Council be adopted as presented, with the amendments to the spelling of Vanio to Vainio.

3 in Favour  
1 Abstained  
Carried

## 6. BUSINESS ARISING FROM MINUTES

Nothing Presented.

## 7. FINANCIAL

### Resolution 25-275

Vainio, Michell-Laroque

**THAT** Council receive for information the Finance Officer's report, including the Payment Register Summary and acknowledge the Cheque Register for the period July 17 – August 13, 2025.

Clarification was requested regarding cheque #2905 and #2906.

## **8. REPORTS**

### Mayor's Report

Mayor Bowers gave a verbal report.

He spoke on the medical crisis in Faro and requested that Ted Baker head of EMS in Faro provide an update on the current situation.

### Resolution 25-276

Vainio, Michell-Larocque

**THAT** Council do now move into Committee of the Whole to hear from Ted Baker, EMS.

Carried

Mr. Baker advised that there were seven EMS calls over the weekend during the period that the Town was without a Primary Care Paramedic (PCP). This is not a sustainable way to operate, but Ross River had 2 nurses while Faro had none, so Faro EMS has been having to drive patients to Ross River for care. If a medivac is needed, the plane can only land in Ross River during daylight hours; after dark, the patient would have to be transported back to Faro to a medivac from here. Mr. Baker suggested that the communities rotate the staff shortages, so it doesn't affect one community for a long period of time.

### Resolution 25-277

Vainio, Yee

**THAT** Council do now move into Regular Meeting of Council.

Carried

Mayor Bowers continued his report.

The Northwest Territories' power rates will be increasing 18.8% which means that large increases will likely follow for the Yukon.

### Council Reports

Councillor Yee provided a verbal report.

He advised that Faro's Electricity rates will increase by about 33% over the next year, with the 10% increase in July, followed by another rise in January, and one more increase after that.

YESAB's Noise report came out, and the sound mitigation was to be installed by Yukon Energy. Yukon Environment came out with their final decision recently and removed Faro from the design. The sound mitigation is now between Environment and Yukon Energy.

Councillor Michell-Laroque had nothing to report but thanked Council for all the hard work, patience and understanding while she was on leave. She also advised that the phone number listed on the poster for the Health Centre closure will reach her at the office for residents who want to make appointment bookings.

Councillor Vainio thanked Kimberly Ballance for her work in the CAO role so far, and during the period of July 30 – August 11, 2025, Councillor Vainio was A/CAO and thankfully everything went well. She applauds all the municipal staff for their great work.

#### Administration's Reports

##### **Chief Administrative Officer**

CAO Kimberly Ballance summarised her written report and responded to questions by the Council.

##### **Operations Manager**

Manager Vainio summarised his written Report and responded to questions by Council.

## **9. BYLAWS**

### **First Reading of Bylaw 2025-06**

#### Resolution 25-276

Michell-Larocque, Vainio

**BE IT RESOLVED THAT** Council provide **First Reading** of Bylaw 2025-06 – A Bylaw to provide for the acquisition of Lot 42 Faro, YT, Plan 31525 in the Town of Faro

Councillor Vainio read the bylaw.

Vote called on Bylaw 2025-06 (Resolution 25-275)

Carried

*"Bylaw #2025-06, I now declare having been read a First Time this 19<sup>th</sup> day of August 2025."*

### **Second Reading of Bylaw 2025-06**

#### Resolution 25-277

Yee, Michell-Larocque

**BE IT RESOLVED THAT** Council provide **Second Reading** of Bylaw 2025-06 – A Bylaw to provide for the acquisition of Lot 42 Faro, YT, Plan 31525 in the Town of Faro

Carried

Councillor Yee read the bylaw.

#### Resolution 25-278

Vainio, Michell-Larocque

**THAT** Council do now move into Committee of the Whole for questions regarding Bylaw 2025-06.

Carried

Questions from the Gallery? (called 3 times)

Council responded to questions from the Gallery.

Questions from Zoom? None

#### Resolution 25-279

Vainio, Michell-Larocque

**THAT** Council do now revert to Regular Meeting of Council.

Carried

Vote called on Bylaw 2025-06 (Resolution 25-277)

All in Favour  
Carried

*"Bylaw #2025-06, I now declare having been read a Second Time this 19<sup>th</sup> day of August 2025."*

## **10. UNFINISHED BUSINESS**

### **10.1 Reconsideration of Resolution 25-054 re: Landfill Tipping Fees for demolition of Roman Catholic Church in Faro**

**Resolution 25-279**

Michell-Larocque, Yee

**WHEREAS** Council approved Resolution 25-054, dated March 3, 2025, which set a flat-rate for landfill tipping fees related to the demolition of the Catholic Church in Faro; and,

**WHEREAS** the Roman Catholic Diocese of Whitehorse has provided notice to the Town that the quantity of waste disposal use will be less than anticipated due to a reduction in the portion of the building being demolished;

**NOW THEREFORE BE IT RESOLVED THAT** Council repeal Resolution 25-054; and,

**FURTHER THAT** Council approve a landfill tipping fee reduction of 50% for the Roman Catholic Diocese of Whitehorse for the demolition of a portion of the Catholic Church in Faro.

3 in Favour  
Yee Opposed  
Carried

### **10.2 Leave of Absence – Councillor Gary Jones**

**Resolution: 25-280**

Vainio, Michell-Larocque

**THAT** Council grant a leave of absence for Councillor Gary Jones, for the Regular Council Meeting held on August 19, 2025.

Carried

## **11. NEW BUSINESS**

### **11.1 Recommendation to Council re: Procedural Bylaw updates**

**Resolution 25-281**

Michell-Larocque, Vainio

**THAT** Council accepts the Recommendation to Council re: Procedural Bylaw Update, dated August 14, 2025; and

**FURTHER THAT** a draft bylaw be brought back to Council for consideration.

Carried

### **11.2 Recommendation to Council re: Strategic Planning Process**

**Resolution: 25-282**

Michell-Larocque, Vainio

**THAT** Council accepts the Recommendation to Council re: Strategic Planning Process, dated July 29, 2025; and

**FURTHER THAT** the CAO is authorized and directed to implement the Strategic Planning Process.

Carried

### **11.3 2026 Advertising/Promotional Activities**

Council reviewed Faro's current advertising and the cost of some of the advertising and discussed how to promote Faro with different advertising ideas, online advertising, and signage. There is no approved budget for 2026 advertising, but Council discussed

proceeding with the Booklet Printing along with local advertising options to offset the cost of printing the booklet.

Administration will bring a report back to Council on advertising opportunities.

## **12. CORRESPONDENCE FOR INFORMATION (OUT & IN)**

12.1 Letter from Metrix Group re: 2024 Management Letter

12.2 Faro Golf Club – Thank you letter

12.3 AYC Lobbying:

- a) Response letter from the Minister of Economic Development to the Association of Yukon Communities re: Strengthening Yukon's Municipal Workforce Capacity
- b) Response letter from the Minister of Community Services to the Association of Yukon Communities re: Standardized Municipal Election Administration
- c) Response letter from the Minister of Health and Social Services to the Association of Yukon Communities re: Interdepartmental Information Sharing to Support Vulnerable Persons
- d) Response letter from the Minister of Community Services to the Association of Yukon Communities re: Request to Increase and Index the Community Recreation Assistance Grant
- e) Response letter from the Minister of Community Services to the Association of Yukon Communities re: National Building Code
- f) Response letter from the Minister of Community Services to the Association of Yukon Communities re: Support for Fire Marshal's Office
- g) Response letter from the Minister of Community Services to the Association of Yukon Communities re: Strengthening Emergency Management, Fire Service, and EMS Support

Council discussed the letters as presented.

## **13. PUBLIC QUESTION PERIOD**

Resolution 25-283

Michell-Larocque, Vainio

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

Carried

Council responded to questions from the gallery.

Resolution 25-284

Michell-Larocque, Vainio

**THAT** Council do now revert into Regular Meeting of Council.

Carried

## **14. IN CAMERA**

Resolution 25-285 Time: 9:17 p.m.

Vainio, Michell-Larocque

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

Carried

In camera discussion



Councillor Vainio left during the In Camera Meeting.

Resolution 25-286

Michell-Larocque, Yee

**THAT** Council do now revert into Regular Meeting of Council.

Carried

**15. ADJOURNMENT**

Resolution 25-287

Michell-Larocque, Yee

**THAT** the 19<sup>th</sup> day of August, 2025, Regular Meeting of Council be adjourned at 10:00 p.m.

Carried

Approved at the Regular Meeting of  
Council held on \_\_\_\_\_ by  
Resolution # 25-\_\_\_\_

\_\_\_\_\_  
Jack Bowers, Mayor

\_\_\_\_\_  
Kimberly Ballance, CAO



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

Public Present: 1 Public on Zoom: none

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

## 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.

Resolution 25-289 Yee, Vainio  
 THAT Council do now move into Committee of the Whole for a presentation.  
 Carried.

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 Ladue Drive 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-

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Jack Bowers, Mayor

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Kimberly Ballance, CAO



## TOWN OF FARO MEMORANDUM

To: Mayor & Council, CAO  
Date: August 27, 2025  
From: Lenka Kazda, General Manager, Finance  
Re: Report to Council Meeting September 2, 2025

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Late payment notices for property taxes were mailed to 20 property owners in total outstanding amount of approximately \$45,680.

### Payroll:

08/20/2025	Town Employees	\$ 64,030.22	Aug 4 -17, 2025, Pay Period
08/20/2024	Firefighters' Honoraria	\$ 1,695.80	June 1- July 31, 2025 Pay Periods

### Payment Register Summary      August 14 - 27, 2025

Administration	3,095.60
Environmental Services	10,619.16
Professional Fees & Remittance	27,883.34
PW and Gardening	10,578.25
Recreation and CRIC	4,623.03
Utilities	27,514.52
<b>Total</b>	<b>84,313.90</b>

**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 14 – 27, 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

August 28, 2025

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### **New Zoning Bylaw**

- Developing a timeline in coordination with Elevator Yukon for the next steps in this process (dates are tentative at this point):
  - Sept 12 (or earlier) – Provide Council with an updated draft bylaw incorporating comments discussed at the Special Meeting
  - Sept 15 – Post draft bylaw for the public as part of the Council Meeting Package
  - Sept 16 – First Reading of the Bylaw
  - Sept 17 – Post approved draft bylaw and provide notice of the Public Open House
  - Sept/Oct [Date TBD] Public Open House to review/discuss Zoning By-Law updates with the public
  - Oct 7 or 21 - Council to receive a report from Elevator Yukon on recommendations for amendments to the draft bylaw for consideration, based on public consultation.
  - Nov 4 or 18 - Second/Third Readings of the Bylaw
  - November - Public Notice of final approval and posting final version on Website

### **Strategic Plan Process Implementation**

- Developing a timeline and consultation process for gathering public input
  - Sept 3 – Public Notice to invite comments in writing and promote public Open House Date.
  - Sept 4 – Directed notices to local service clubs/organizations
  - Sept 22-26 – Employee and Fire Department Workshops
  - October 2-8 – Individual Council Member Interviews
  - October 15 – Public Open House (afternoon/evening)
  - October 18 – Council Workshop
  - November 18 – Draft Plan Presentation to Council for consideration and recommendations

### **Housing Accelerator Fund (HAF)**

- Applications for the first round are due September 19.
- No applications have been received to date.

### **Employment Matters**

- Final interviews for Manager of Operations position will be completed by September 5. Update to be provided to Council following interview completion.
- Pending retirement by the Manager of Finance – effective end of January 2026 – posting to be released shortly for this position.
- Pending resignation of the Manager of Recreation and Culture – effective end of September 2025 – posting to be released shortly for this position.

### **Potential Public Washroom development in Turnout (by the intersection of Mitchell Road & Campbell St).**

- Discussions have been expanded to include YG, CIRNAC and Parsons to develop public washroom facilities at this site.
- Town will be working to identify the scope of work and budget pricing and will be meeting with the parties again in October. A draft will be presented to Council for consideration prior to that meeting.
- Anticipate that a Transfer Payment Agreement(s) would be provided by YG in early 2026 for work in the 2026 construction season.

### **Community Development Fund (CDF)**

- The funding file for the construction of an Animal Shelter at the Public Works shop that was approved in 2022 has been closed. The CDF closed the file due to two extensions being granted and the work not being completed to date. The CDF has a maximum of a two extensions permitted and up to a three-year time limit.
  - The Town can resubmit the application, however Administration recommends this project be raised during the Strategic Planning Process and that a Council-approved design be finalized prior to CDF resubmission to ensure its ability to proceed with the project should funding be approved in the future.
  - Council should also consider the operational implications of this project during the Strategic Planning and 2026 Budget processes.
- An application for new Weight Room Equipment is being recommended to Council. A separate Report is being presented for this purpose.

### **Action Items:**

- Develop draft of the following for Council's consideration:
  - Procedural By-Law – Updated draft is underway
  - Procurement Policy – Updated draft is underway; additional discussion with staff needed to streamline payment processes while maintaining required accountability and fair financial practices.



- 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



## TOWN OF FARO MEMORANDUM

**To:** Mayor & Council  
**Date:** September 2, 2025  
**From:** Tina Freake, Manager of Recreation and Culture

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**Seniors Programs and Events:** We held a planning meeting and have dates set for the next Seniors trip, scheduled for September 10<sup>th</sup>-12<sup>th</sup>. Activities have been selected in consultation with the seniors group, and we have a schedule drafted that's almost ready to be released. A pre-trip and Senior's activities meeting is scheduled for Wednesday, September 3<sup>rd</sup> at 1pm. We encourage anyone interested in seniors' programs and events to come and give us your suggestions. We are currently planning seniors activities to take place from April 2025 until March 2026. The information we receive from this meeting will guide us in the next funding application to New Horizon's for Seniors.

**Pool Programming:** The last splash at the Pool was held on Thursday, August 28<sup>th</sup>. We've had a very successful season at the pool and I would like to send out a big thank you to our Pool Coordinator, Kellen and lifeguards, Cavan, Monica and Taylor. This season, we didn't have any unexpected closures due to water chemistry; the pool ran very smoothly. I appreciate the dedication and good work from our summer pool staff.

**Yukon University:** We have partnered up with Yukon University to offer training and mentorship opportunities for our youth. The next and final session will be a Youth Business Workshop held on Thursday, September 4<sup>th</sup>, where local youth will get to learn from talented instructors and mentors, Josee Belisle and Tarek Bos. This hands-on workshop will show young entrepreneurs how to turn their passions into real businesses. They will learn the basics of branding, money management, and pitching their ideas with confidence.

**Yukon Arctic Ultra:** Race organizer, Robert Pollhammer, has started planning next years race. He would like to have Faro involved again in 2026 as well as usage of our facilities for their crew and racers.

**Community Development Fund (CDF) – Kettle Café Project:** As this project is now coming to a close, we are working on getting all of the final reporting done and submitted this week. As part of the workshops with YukonU, we will be working on implementing what we learned into how to successfully run the Kettle Café moving forward.

**Weight Room:** As previously reported on, we will continue to work on this capital project for the weight room. We have been working with vendors to source quotes and identify equipment that will work the best for our facility and for our users needs. We are working on developing an application to CDF for the September 15<sup>th</sup> application intake. If our project is approved, we anticipate that with the application deadline, approval process, procurement process, this project will be completed early 2026. In the meantime, we would like to order 1-2 pieces of cardio equipment, as we are currently down to one low-functioning treadmill.

**Arctic Winter Games:** The Arctic Winter Games Crew will be in Faro soon, on Thursday, Sept 25<sup>th</sup>. Their goal is to connect with youth, educators, and community leaders to celebrate the upcoming Games and ensure every corner of the territory feels involved and inspired. We've reached out to AWG staff to get further details on the event and to assist with advertising.

**Towable Grill:** Over the past few events, it's been observed that the barbeques that we currently use for large town functions have reached the end of their life. They are getting damaged from being moved around so much and dangerous to use. I am currently researching funding sources for this project, I would recommend applying to the Special Projects Program in the spring when the intake opens for funding for a towable grill.

**Fall Recreation Gathering:** We have been working closely with RPAY to plan the Fall Recreation Gathering in Faro from Sept 22<sup>nd</sup> to 25<sup>th</sup>. We are excited to host this event, I believe this will be the first time it has been held in Faro. The schedule of events is coming along nicely and will also include some activities to be held in Ross River. RPAY would like to invite Mayor and Council to participate in this event and deliver a talk about Faro on Monday evening, September 22<sup>nd</sup>.

**CRIC/RV Park:** We would like to invite Mayor and Council to tour the Campbell Region Interpretive Centre and the RV Park before the season ends and facilities close. We would like to request that council assess the fee structure for the RV park and amend the Fees & Charges bylaw prior to opening next season.

**Funding Applications and Final Reports:** We are diligently submitting final reports for CDF and YDAP, as well as working on new funding applications for New Horizon's for Seniors, Canadian Parks and Recreation Association, Celebrate Canada for Canada Day and Indigenous Peoples Day, Canada Summer Jobs, STEP, and more.

**Personal Note:** Most of you have heard already but I wanted to share for those that may not have, I have made the difficult decision to resign from my role as Manager of Recreation and Culture. This wasn't an easy choice, because I've really valued the chance to work with Mayor, Council, Management and staff, and to be part of supporting recreation and culture in our community. There have been some challenges along the way, but also many positive experiences that I'm grateful for. Before I go, I will prepare a

recreation report for council and will also put together a detailed report for the next manager to help make the transition as smooth as possible. I look forward to continuing to work together through my new role with Yukon University. Thank you again for your support. I'm proud of what we've accomplished together and excited to see recreation and culture continue to grow in Faro.



# Faro Regional Arts and Culture Facility

*For: Anvil Range Arts Society and Town of Faro 2025/03/06*

## Final Pre-Feasibility Study

Funded by: **Yukon**

Government of Yukon  
Community Development Fund

Prepared by: **ELEVATOR  
YUKON**



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VIA EMAIL

Re: Anvil Range Arts Society Year-Round Facility Pre-Feasibility Results.

Hi Kimbrerly,

We are pleased to provide our final report for the Anvil Range Arts Society (ARAS) pre-feasibility study regarding the development of a purpose-built and year-round arts and culture facility in Faro, Yukon.

The results of the pre-feasibility study were positive, meaning that it is advisable to proceed to a more in-depth feasibility process involving items like preliminary construction costing, development of partnership agreements between the Town of Faro and ARAS, and securing funding for the development and operation of the proposed facility.

We suggest that an immediate next step can be to reaffirm commitment from the Town of Faro as well as ARAS to ensure mutual agreement and understanding of the next steps in bringing this project to fruition.

Thank you for the opportunity to work on this project in partnership with ARAS and the Town of Faro.

A handwritten signature in black ink, appearing to read 'Jordan', with a stylized flourish extending to the right.

Jordan Stackhouse  
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# TABLE OF CONTENTS

## Faro Regional Arts and Culture Facility: Final Pre-Feasibility Study

1. Executive Summary.....	4	8. Partnerships and Collaboration.....	18
2. Introduction to the Report.....	5	8.1. Identified potential partners .....	18
2.1. Background and Objectives of an Arts and Cultural Centre .....	5	8.2. Importance of First Nations Partnership for Funding.....	19
2.2. Overview of Anvil Range Arts Society (ARAS) .....	5	9. Implementation .....	20
3. Community and Regional Context.....	7	9.1. Potential Funding Sources.....	20
3.1. Demographic overview .....	7	9.2. Potential Next Steps and Timeline for Project Advancement.....	21
3.2. Regional Context and Strategic Importance .....	8	9.3. Roles and responsibilities of Stakeholders .....	22
4. Market Analysis.....	9	10. Risks and Mitigation Strategies.....	23
4.1. Population Trends and Projections .....	9	10.1. Identified Risks and Challenges .....	23
4.2. Community Needs and Feedback .....	9	10.2. Other Strategies for Pre-Development Phase..	24
5. Strategic Alignment.....	11	11. Recommendations and Next Steps.....	25
5.1. Alignment with Faro Official Community Plan ...	11	11.1. Summary of Findings.....	25
5.2. Compatibility with Yukon Government Creative and Cultural Industry Strategy.....	11	11.2. Proposed Next Steps.....	25
5.3. Alignment with Yukon Tourism Development Strategy .....	12	12. Conclusion .....	27
6. Facility Concept and Design Considerations.....	13	13. Appendices .....	28
6.1. Vision for Multipurpose Space.....	13	APPENDIX I - Summary of Community Survey Results .....	29
6.2. Potential Components of the Facility .....	13	APPENDIX II - Memorandum of Understanding .....	31
6.3. Accessibility and Inclusivity .....	14	APPENDIX III - Case Studies and Key Learnings .....	33
6.4. Sustainability and environmental considerations .....	14	APPENDIX IV - Proposed Location/Site Map .....	36
6.5 Secured Land Agreement with the Town of Faro.....	14		
7. Economic Viability and Financial Analysis.....	15		
7.1. Case Studies .....	15		
7.2. Preliminary Financial Considerations.....	16		
7.3. Economic Benefits and Impact.....	17		



## 1. Executive Summary

The principal objective of this pre-feasibility study is to determine whether developing a regional arts and culture facility in Faro is economically, operationally, and strategically viable. By examining demographic trends, potential funding sources, market conditions, and alignment with territorial priorities, the study concludes that the project holds significant promise—provided that key partnerships are secured, political and financial commitments are maintained, and robust governance structures are established..

The Anvil Range Arts Society (ARAS)'s vision for this study centers on a dynamic, inclusive environment that not only meets the artistic and cultural needs of Faro but also creates year-round opportunities for revenue generation and broader community development. Flexible design features will allow the facility to accommodate varying events—from visual arts exhibitions and concerts to office rentals and regional gatherings—positioning it as a focal point for cultural expression, collaboration, and sustainable economic growth.

The pre-feasibility study conducted by ARAS and the Town of Faro indicates that a permanent, multipurpose arts and culture facility in Faro is both viable and aligned with community, territorial, and regional priorities. The project responds directly to Faro's demographic growth, demand for commercial development, and need for year-round cultural infrastructure capable of driving economic diversification. Drawing on comparative insights from established northern facilities, such as St. Elias Convention Centre and Dänojà Zho Cultural Centre, and supported by broad community enthusiasm, this study carefully examines issues and identifies a range of potential funding sources and strong partnership opportunities—particularly with First Nations, municipal authorities, and private-sector stakeholders—that hold the potential to see this project come to fruition.





## 2. Introduction to the Report

This report provides a detailed assessment of the viability of establishing a permanent, multipurpose arts and culture facility in Faro, Yukon. Initiated by the Anvil Range Arts Society (ARAS), the study examines practical, financial, and strategic considerations essential for the successful development of this community-focused initiative. Since its inception, ARAS has actively contributed to Faro's cultural landscape through periodic events and seasonal programming. However, the absence of a dedicated permanent facility has significantly limited ARAS's operational capacity and the consistency of its community impact. The establishment of a permanent, year-round arts and culture facility aims to resolve these operational challenges, enabling the organization to provide sustained programming, enhance community involvement, and support broader regional economic development.

### 2.1. Background and Objectives of an Arts and Cultural Centre

The Town of Faro, historically known for its reliance on mining activities, has experienced considerable economic and demographic fluctuations, especially following the closure of the Faro mine in 1998. Recently, the community has seen substantial demographic growth, with a substantial increase in population between 2016 and 2024, according to Faro's Municipal Census. This growth has resulted in increased demand for diverse community infrastructure and services, including those supporting arts, culture, and economic diversification. In response to these issues, ARAS identified the need for a dedicated arts and culture facility to serve the growing community needs, enhance cultural tourism, and stimulate local economic opportunities. The primary objective of this study is to help determine the feasibility of developing such a facility in Faro, considering market demand, strategic alignment, economic viability, and partnership opportunities.

### 2.2. Overview of Anvil Range Arts Society (ARAS)

ARAS is a community-focused organization dedicated to fostering artistic expression, cultural engagement, and community development in Faro, Yukon, and the surrounding region. Established in 2001, ARAS has steadily grown in recognition and influence, becoming an integral part of Faro's cultural landscape. The Society was founded by local artists and community members who recognized a significant need for structured cultural programming and opportunities for artistic expression in Faro.

#### 2.2.1. History and Current Operations of ARAS

Since its inception, ARAS has steadily promoted the arts and cultural engagement within Faro and surrounding communities. Initially operating through temporary venues and seasonal workshops, ARAS has showcased local and regional artists, provided arts education, and facilitated community cultural events. In July 2014, ARAS temporarily secured space in the former Legion building to offer seasonal displays and workshops. Despite these efforts, the society's programming remains largely limited by the temporary and seasonally dependent nature of its operational arrangements. ARAS has received minimal external funding to date, notably a small grant from the Yukon Arts fund (\$2,460 in December 2013), underscoring the need to develop sustainable infrastructure that can attract more substantial and consistent financial support.

### 2.2.2. Need for a permanent, year-round facility

The absence of a permanent facility significantly restricts ARAS's ability to deliver consistent, year-round programming, negatively impacting the society's cultural and economic contributions to Faro. A dedicated facility would alleviate current operational constraints, enabling expanded program offerings, including artistic workshops, exhibitions, community meetings, and performances throughout the year. The development of such a facility would also provide essential infrastructure to attract visitors from nearby communities such as Whitehorse, Carmacks and Dawson City, facilitating cultural tourism and regional economic growth. Ultimately, establishing a permanent, multipurpose arts and culture facility is important for ARAS to fulfill its mission, ensuring sustained community engagement, cultural enrichment, and economic stimulation for Faro and the broader region.



### 3. Community and Regional Context

This section provides an in-depth analysis of the local and regional demographic factors, strategic considerations, and policy alignments that influence the feasibility of establishing a regional arts and culture facility in Faro. Understanding the historical context, recent demographic trends, and strategic priorities outlined in key community documents such as Faro's Official Community Plan and the Yukon Government's Creative and Cultural Industry Strategy is crucial to the facility's viability and sustainability. By exploring these factors comprehensively, this section identifies how the proposed facility aligns with and supports broader community and regional development objectives, ultimately assessing whether these alignments and conditions favorably support the proposed facility's viability.

#### 3.1. Demographic overview

Understanding the demographic dynamics of Faro is essential in assessing the feasibility of developing a regional arts and culture facility. Analyzing historical population trends, recent growth patterns, and future projections provides critical insights into the community's evolving needs and economic potential. This demographic context helps identify the community's capacity to support sustained cultural programming and infrastructure investment, influencing both the scope and strategic direction of the proposed project.

##### 3.1.1. Historical and Projected Population Trends

The Town of Faro has undergone significant demographic shifts historically linked to its primary economic activity—mining. According to data from the Yukon Bureau of Statistics,

Faro experienced significant population fluctuations, with a peak of approximately 1,261 residents in 1991. Following the closure of the Faro mine in 1998, the town experienced a notable decline, illustrating economic vulnerability associated with dependence on a single industry.

Recent trends show a reversal of this decline. Between 2016 and 2024, Faro experienced considerable population growth rising from 348 in 2016 to 589 in 2024, a 69% growth (*Faro Official Community Plan, 2024*). Population projections estimate a moderate yet steady growth rate of approximately 1.57% annually through 2034, projecting the population to reach around 669 residents (*Yukon Bureau of Statistics, Population Projections Report, 2024*).

##### 3.1.2. Impact of Current Population Growth

The recent demographic growth has had multiple impacts on Faro, both beneficial and challenging. Positively, it expands Faro's tax base, increases territorial government funding eligibility, enhances federal funding through programs such as the Canada Community Building Fund, and raises property assessment values. However, this rapid growth also presents challenges in maintaining the community's infrastructure and essential services. Strategic planning is necessary to sustainably manage this growth, ensuring adequate infrastructure and services are available to support community needs without compromising Faro's unique identity and character (*Faro Official Community Plan, 2024*).



### 3.1.3. Future Growth Projections

Population forecasts by the Yukon Bureau of Statistics suggest Faro will continue to experience moderate growth, with an average annual growth rate projected at approximately 1.57% through 2034. This sustained growth would bring Faro's population to approximately 669 residents by 2034. Such growth positively impacts the feasibility of community infrastructure investments like the proposed arts and culture facility, creating an expanded market base and enhancing potential economic activity and sustainability.

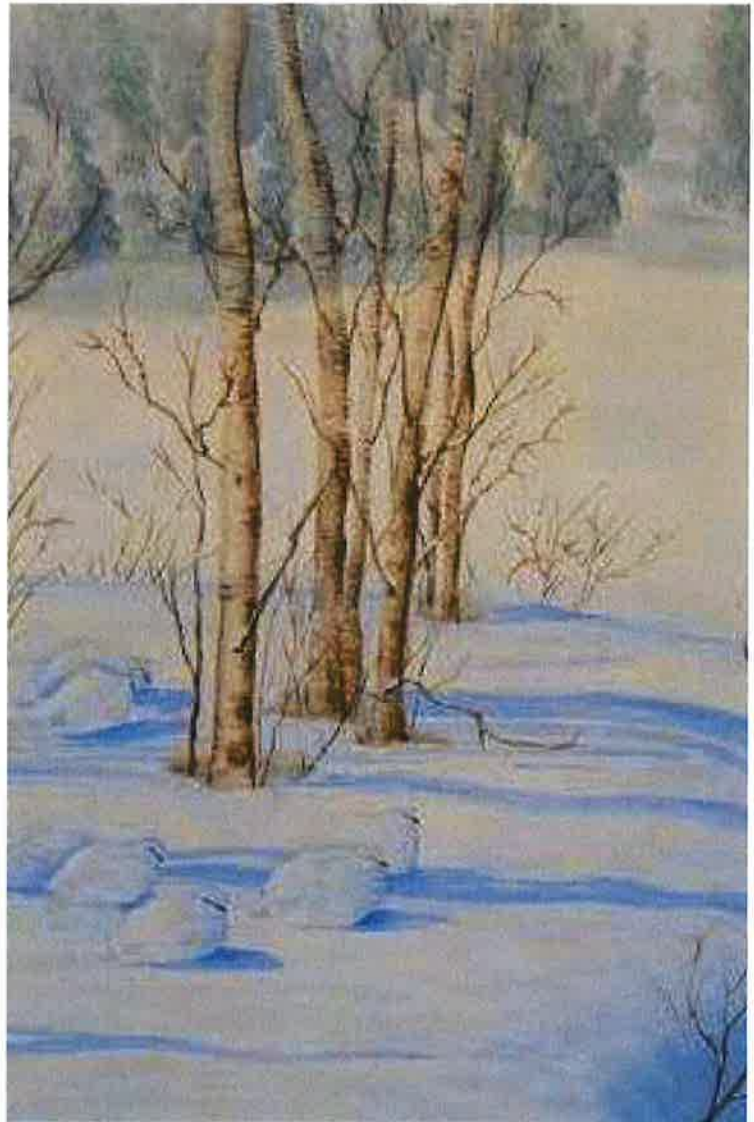
## 3.2 Regional Context and Strategic Importance

Faro's strategic geographic location provides notable opportunities to engage surrounding communities and broader regional markets. Positioned relatively centrally within Yukon, Faro has the strategic advantage of proximity to larger population centers such as Whitehorse, with over 30,000 residents, and Dawson City, home to approximately 1,577 residents, as well as nearby Carmacks with a population of 588. This positioning creates significant potential for regional visitation and participation in cultural and community-based events.

Additionally, Faro is situated near the Ross River community, home to the Ross River Dena Council and a population of 355 people. Strengthening cultural ties and fostering cooperative relationships with Ross River offers the potential for enhanced regional participation, intercultural dialogue, reconciliation initiatives, and diversified audience reach. Such partnerships align strategically with territorial objectives outlined within Yukon's Creative

and Cultural Industry Strategy (2020), highlighting cultural collaboration and regional cultural development as vital components for sustainable community growth.

Furthermore, enhancing Faro's cultural infrastructure can leverage proximity to larger regional hubs such as Whitehorse and Dawson City, attracting visitors and fostering regional cultural exchanges, thus positively influencing the economic sustainability of the facility.



## 4. Market Analysis

This section evaluates market factors influencing the feasibility of establishing a regional arts and culture facility in Faro by providing a comprehensive analysis of historical and projected population trends, community demands, and local feedback to assess market potential. Examining the demographic context, assessing local enthusiasm for arts and cultural spaces, and identifying strategic opportunities for regional collaboration, can provide essential insight into the community and economic dynamics that will impact the facility's future viability and sustainability.

### 4.1. Population Trends and Projections

Understanding Faro's population dynamics is probably the most important factor for success. Undoubtedly, locals will be the primary supporters and users, and be critical in determining overall viability of the proposed arts and culture facility. Analyzing historical shifts and future population projections provides important insights into the community's capacity to support and sustain such a facility, influencing thinking around scale, programming, and long-term economic feasibility.

Yukon Bureau of Statistics suggest Faro will continue to experience moderate growth, with an average annual growth rate projected at approximately 1.57% through 2034. This sustained growth would bring Faro's population to approximately 669 by that time.

#### 4.1.1. Historical Population Shifts

As we've touched on previously, Faro has experienced significant fluctuations in its population historically linked to local economic activities, primarily mining. At its peak during mining operations in 1991, Faro had approximately 1,261 residents (Yukon Bureau

of Statistics). Following the closure of the Faro mine in 1998, the population declined notably due to the economic downturn. However, between 2016 and 2024, Faro experienced substantial demographic growth, increasing approximately 69% from 392 to 589 residents, indicating a positive shift toward economic diversification and community stabilization..

### 4.2. Community Needs and Feedback

This section summarizes community insights gathered through consultations, surveys, stakeholder engagement, and research (*see Appendix I*). These insights highlight key areas of local interest, including the demand for expanded commercial services, strong enthusiasm for dedicated cultural infrastructure, and opportunities to strengthen regional relationships. Understanding and addressing these community-driven priorities significantly enhance the project's local relevance and long-term viability.

#### 4.2.1. Demand for Commercial Opportunities and Private Businesses

Consultations revealed strong resident interest in expanding local commercial and private-sector opportunities, and reducing reliance on external urban centers such as Whitehorse. Currently, Faro faces a notable shortage of available commercial and office spaces, limiting the ability of businesses and entrepreneurs to establish or expand their operations locally. This shortage constrains economic growth, deters potential investors, and restricts local employment opportunities.

A purpose-built, multipurpose arts and culture facility can significantly alleviate these constraints by incorporating dedicated

commercial and office spaces. Such a facility would provide critical infrastructure, attracting new businesses, facilitating entrepreneurial initiatives, and creating employment opportunities within the community. Residents and ARAS view the development of this facility as not only addressing cultural needs but also serving as a catalyst for broader commercial development.

#### **4.2.2. Enthusiasm for Arts and Culture Spaces**

Local enthusiasm for establishing dedicated arts and cultural spaces in Faro is significant, with residents consistently emphasizing the potential cultural, social, and economic benefits. The community perceives the facility as crucial infrastructure to improve quality of life, support local artists, facilitate regional cultural exchanges, and attract regional visitation. This enthusiasm aligns strategically with community and territorial objectives, supporting the overall feasibility of the project.

#### **4.2.3. Opportunities for strengthening ties with Ross River Dena Council and Little Salmon Carmacks First Nation (LSCFN)**

The establishment of an arts and culture facility presents substantial opportunities to enhance collaboration and strengthen relationships with the Ross River Dena Council. Faro residents and ARAS have explicitly expressed interest in initiatives that foster cultural exchange, reconciliation, and regional partnerships. Such collaboration is strategically valuable, not only culturally but economically, as it opens avenues for accessing

targeted funding programs such as the Northern Indigenous Economic Opportunities Program (NIEOP). Enhanced partnership with Ross River Dena Council or Little Salmon Carmacks could significantly broaden the facility's user base, diversify its programming, and reinforce the regional importance of the project.



## 5. Strategic Alignment

This section explores how the proposed arts and culture facility aligns strategically with key local and territorial policies, plans, and strategies. Strategic alignment is essential to the project's feasibility, ensuring support from relevant stakeholders and enabling access to diverse funding streams. Specifically, the alignment with Faro's Community Plan and the Yukon Government's Creative and Cultural Industry Strategy underscores the project's potential to fulfill identified community and territorial priorities. By demonstrating compatibility with these strategic frameworks, the facility is positioned to deliver meaningful community and regional benefits, including economic diversification, enhanced cultural tourism, strengthened regional collaboration, and increased access to affordable community spaces for cultural activities.

### 5.1. Alignment with Faro Official Community Plan

The development of a regional arts and culture facility aligns closely with the strategic direction articulated in the Faro Official Community Plan. The facility directly addresses key objectives outlined in the plan, specifically enhancing community infrastructure, promoting cultural vibrancy, supporting economic diversification, and fostering meaningful regional collaborations. This alignment reinforces the project's strategic importance and highlights its potential to significantly advance the community's overarching goals and priorities as identified in local strategic documents.

The proposed facility aligns directly with Faro's community vision of a vibrant, sustainable community that prioritizes quality of life, cultural enrichment, economic resilience, and collaboration. Faro's community mission emphasizes sustainable development, improved infrastructure, economic

diversification, cultural vitality, and community engagement. Guiding principles underscore the importance of inclusivity, sustainability, and collaboration, especially highlighting meaningful partnerships with regional First Nations such as the Ross River Dena Council

The Faro Official Community Plan also supports investments in community infrastructure that enhance economic diversity and cultural vibrancy. Key recommendations include developing multi-purpose infrastructure capable of hosting commercial, artistic, and cultural activities, thus fostering sustained economic and cultural vitality. The plan explicitly recommends enhancing intercultural relations through collaborative projects with regional First Nations. The development of the arts and culture facility embodies these strategic goals by providing essential infrastructure for artistic, cultural, and commercial activities, fostering community identity, supporting reconciliation, and creating lasting economic benefits (*Faro Official Community Plan, 2024*).

### 5.2. Compatibility with Yukon Government Creative and Cultural Industry Strategy

The Yukon Government's Creative and Cultural Industry Strategy serves as a foundational document guiding investment in arts, culture, and community infrastructure across the territory. Compatibility with this strategy is essential for accessing territorial support and funding, and for ensuring alignment with broader territorial objectives. This section explores how the proposed arts and culture facility specifically addresses strategic priorities identified within the strategy, particularly the importance of affordable community spaces and cultural tourism as key drivers of regional economic and social development.



### **5.2.1. Importance of Affordable Community Spaces**

Affordable community spaces are identified as essential infrastructure within the Yukon Creative and Cultural Industry Strategy, providing crucial venues for local artists, community groups, and entrepreneurs to participate in cultural and economic activities (Yukon Creative and Cultural Industry Strategy). The proposed arts and culture facility aligns directly with this priority by offering multipurpose spaces designed for flexibility, accessibility, and affordability.

Additionally, the facility presents an opportunity to integrate non-arts commercial spaces, such as dedicated office spaces or commercial rentals. Incorporating these non-arts commercial spaces within the facility provides potential revenue streams, substantially offsetting operational costs and enhancing overall financial sustainability. This mixed-use approach is strategically beneficial, ensuring the facility meets diverse community needs, attracts private sector partnerships, supports local business development, and strengthens its long-term economic viability.

### **5.2.2. Cultural tourism potential**

The Yukon Creative and Cultural Industry Strategy underscores cultural tourism as a significant economic opportunity for regional communities. It highlights the role that dedicated cultural spaces play in attracting tourism and fostering regional economic activity. The proposed facility would significantly enhance Faro's cultural tourism potential by providing infrastructure suitable for regional events, artistic showcases, and

performances, aligning directly with territorial goals to leverage cultural tourism for economic growth.

## **5.3. Alignment with Yukon Tourism Development Strategy**

The establishment of a regional arts and culture facility aligns strategically with the objectives of the Yukon Tourism Development Strategy (YTDS). YTDS prioritizes enhancing tourism through strategic investments in infrastructure that enrich visitor experiences and promote year-round tourism activities. The proposed arts and culture facility aligns with these strategic objectives, providing essential infrastructure that significantly broadens Faro's cultural offerings and tourism appeal, attracting visitors from across the Yukon and beyond.





## 6. Facility Concept and Design Considerations

The conceptualization and design of the proposed arts and culture facility play a fundamental role in determining its operational success, community acceptance, and long-term sustainability. This section provides an in-depth exploration of the facility's multipurpose vision, essential components, accessibility and inclusivity standards, and sustainability principles. Additionally, it outlines the strategic advantage gained through ARAS's recently secured land agreement with the Town of Faro, emphasizing how these design considerations collectively contribute to the overall feasibility, effectiveness, and sustainability of the project.

### 6.1. Vision for Multipurpose Space

ARAS envisions a versatile, multipurpose arts and culture facility designed to meet the varied needs of Faro and the surrounding region. Central to this vision is creating an adaptable space that accommodates diverse activities including artistic workshops, visual arts exhibitions, theatrical and musical performances, community meetings, educational programming, and regional conferences. Such flexibility maximizes the facility's use, enhances its community value, and supports broader economic sustainability by attracting local residents as well as visitors from neighboring communities such as Whitehorse, Dawson, Carmacks, and Ross River.

### 6.2. Potential Components of the Facility

The facility will include thoughtfully planned components to maximize versatility and utilization. Key spaces envisioned include:

- **Artistic Workshops and Studio Spaces:** Designed to accommodate a variety of arts practices,

these workshops will support local artists and encourage regional artistic exchange.

- **Exhibition Galleries:** Professionally designed exhibition areas will display visual art, historical exhibits, and regional cultural artifacts, attracting visitors and showcasing local talent.
- **Performance and Event Space:** A flexible performance area will host theatrical productions, concerts, and community events, adaptable for smaller regional conferences of approximately 25-50 attendees.
- **Community Meeting Rooms:** These versatile spaces can facilitate meetings, educational activities, and community programs, enhancing the facility's role as a community hub.
- **Commercial and Office Space:** Addressing Faro's current shortage of available commercial and office space, incorporating dedicated commercial spaces will support local entrepreneurs, generate rental revenue, and enhance the financial sustainability of the facility.

Incorporating these diverse spaces allows the facility to serve multiple community needs, ensuring ongoing utilization, generating sustainable revenue streams, and enhancing the overall viability and economic sustainability of the project.

### 6.3. Accessibility and Inclusivity

Ensuring universal accessibility and inclusivity should be a fundamental principle guiding the facility's future design and operation. The facility should consider adhering strictly to the Yukon Government's universal accessibility standards and the Accessible Canada Act, ensuring barrier-free access for individuals of all abilities. Accessibility features can include barrier-free entrances and exits, elevators, accessible washrooms, clear navigational signage, and accommodations for visual, hearing, and mobility impairments.

### 6.4. Sustainability and environmental considerations

Environmental sustainability is likely integral to the long-term operational viability and regional acceptance of the facility. The design and construction should prioritize energy-efficient building practices where possible, incorporating sustainable and locally sourced materials. Energy-efficient heating, ventilation, lighting, and water management systems should be considered to reduce operational costs and minimize the environmental footprint.

Given Faro's remote and ecologically sensitive environment, sustainable design practice can be emphasized throughout the project.. Implementing such sustainability measures can enhance the facility's attractiveness to funding bodies such as the Canada Community Building Fund and align it with broader territorial objectives promoting sustainable development.

### 6.5. Secured Land Agreement with the Town of Faro

A significant step toward realizing the facility has been achieved through a secured land agreement between the Anvil Range Arts Society and the Town of Faro. The allocated site is strategically located at the intersection of Campbell Street and Kitza Avenue, directly across from the Campbell Region Interpretive Centre (see Appendix IV). This prime location offers substantial benefits, including increased visibility, enhanced accessibility, and strong connectivity with existing community assets. The location positions the facility to attract both local residents and visitors traveling through the region, enhancing the project's commercial viability and cultural impact. Securing this agreement demonstrates substantial municipal support, significantly bolstering the overall feasibility and momentum of the proposed project.



## 7. Economic Viability and Financial Analysis

The economic viability and financial sustainability of the proposed arts and culture facility in Faro are one of the most critical components in assessing overall project feasibility. This section examines relevant financial considerations, including comparative analyses of similar northern facilities, potential funding sources, anticipated operational costs, and economic impacts. Furthermore, it evaluates employment opportunities, local business development potential, and the facility's role in regional tourism integration.

### 7.1. Case Studies

Examining existing arts and cultural facilities in comparable northern communities provides valuable insights and practical lessons to guide the development and operational strategy of Faro's proposed facility. By analyzing how these facilities successfully address challenges related to remote locations, limited populations, and operational sustainability, ARAS can effectively adapt proven practices, avoid common pitfalls, and optimize its approach to ensure long-term success and viability of the project.

#### 7.1.1. St. Elias Convention Centre (Haines Junction)

The St. Elias Convention Centre in Haines Junction exemplifies a successful northern facility, sustainably operating by accommodating a diverse range of functions including conferences, workshops, cultural performances, and community gatherings. A key factor in its success is its strategic partnership with the Village of Haines Junction, which provides foundational municipal support, operational funding, and

promotional assistance. Furthermore, the centre leverages territorial and federal funding sources regularly for both capital upgrades and programming support. ARAS can use this model to emphasize the importance of a strong municipal partnership with the Town of Faro and continuous engagement with territorial funding bodies to maintain operational sustainability.

#### 7.1.2. Dänojà Zho Cultural Centre (Dawson City)

The Dänojà Zho Cultural Centre in Dawson City provides valuable insights into integrating cultural preservation, community engagement, and tourism. A significant element contributing to its ongoing success is its close collaboration with the Tr'ondëk Hwëch'in First Nation, which enables culturally authentic programming and enhances access to funding streams specifically dedicated to Indigenous cultural projects. This partnership not only enriches programming but also expands visitor appeal, driving consistent tourism revenue. ARAS can learn from this model by proactively developing collaborative relationships with the Ross River Dena Council and other regional First Nations to enhance both cultural authenticity and economic resilience.

#### 7.1.3. Chilkat Centre for the Arts (Haines, Alaska)

The Chilkat Centre for the Arts demonstrates the practical advantages of incorporating multiple revenue-generating activities, including arts programming, community events, and commercial rentals. Its operational

model relies significantly on collaborations with local arts groups, educational institutions, and private sector entities, creating diverse revenue streams that reduce reliance on singular funding sources. The Centre's partnerships with local businesses, community organizations, and tourism operators are crucial for maintaining consistent facility use and revenue generation. ARAS can adopt this strategy by identifying and cultivating diverse local and regional partners to secure regular facility usage, thus enhancing the overall financial stability and operational sustainability of the Faro facility.

## **7.2. Preliminary Financial Considerations**

Given the early stage of this project, financial analysis remains preliminary, with certain assumptions necessary due to limited detailed financial data at this juncture. Accurate financial projections will require further detailed architectural and operational planning, detailed market analysis, and firm commitments from funding partners. At this stage, the analysis highlights general funding sources, cost considerations, and revenue-generating opportunities to guide initial strategic decision-making and facilitate discussions with stakeholders.

### **7.2.1. Funding Sources (territorial, federal, and private)**

Securing diversified funding is critical to manage financial risk and ensure the long-term sustainability of the proposed arts and culture facility. Funding requirements will encompass both capital (construction and initial outfitting) and ongoing operational funding (staffing, programming, maintenance).

Capital funding sources typically include territorial government programs such as the Community Development Fund, federal grants such as the Canadian Heritage Cultural Spaces Fund and the Canada Community Building Fund, and infrastructure-focused programs targeting economic and cultural development. Private-sector partnerships, corporate sponsorships, and philanthropic donations also represent important potential sources for initial capital expenditures.

Operational funding will primarily be secured through revenue generated from facility operations (rentals, programming fees, ticket sales), complemented by ongoing territorial support programs like the Yukon Arts Fund. Additionally, operational sustainability can be supported by private sector sponsorship, regular community fundraising activities, and grants targeting operational expenses.

The Town of Faro represents a crucial long-term partner, offering ongoing municipal support that may include financial contributions, maintenance services, operational support, or in-kind contributions. Establishing a formalized partnership with the Town of Faro will strengthen funding applications, enhance operational sustainability, and ensure community alignment and long-term viability of the facility.

### **7.2.2. Potential Operating Costs and Revenue Streams**

Anticipated operating costs for the facility include salaries for staff, utility expenses, insurance, facility maintenance, programming



expenses, marketing, and administrative overhead. To offset these costs, various revenue streams will be explored, including facility rental fees, program participation fees, commercial office rentals, event hosting, ticket sales from performances, grants, and sponsorship opportunities. The integration of non-arts commercial spaces, such as office units for local businesses or organizations, will provide stable rental income, significantly enhancing financial sustainability.

### 7.3. Economic Benefits and Impact

The facility is anticipated to provide substantial economic benefits to Faro and the surrounding region. Beyond its direct operational impacts, the facility will stimulate additional local economic activity by attracting visitors, supporting local businesses, enhancing property values, and contributing to overall community vitality.

#### 7.3.1. Employment and Business Opportunities

The proposed facility will generate direct employment opportunities, including facility management, programming and events coordination, administrative support, and building maintenance roles. Indirectly, the facility will stimulate job creation in local businesses and services, including hospitality, retail, transportation, and arts-related enterprises. The facility will also provide valuable commercial space, fostering the growth of small businesses and entrepreneurship within Faro, contributing to economic resilience and diversification.

#### 7.3.2. Tourism Integration Potential

The proposed arts and culture facility holds considerable potential for integration into Yukon's tourism sector, strategically aligning with territorial tourism development objectives. By hosting cultural events, artistic performances, workshops, conferences, and exhibitions, the facility can attract regional visitors and tourists, significantly enhancing Faro's profile as a cultural destination. This expanded tourism activity will contribute to local economic growth, increasing spending in accommodations, dining, retail, and other related sectors.



## 8. Partnerships and Collaboration

Effective partnerships and collaboration are critical to the successful development and long-term sustainability of the proposed regional arts and culture facility in Faro. Partnerships enhance the facility's financial viability, programming diversity, community engagement, and regional impact. Establishing strategic alliances with regional stakeholders, particularly First Nations communities and regional arts organizations, is integral to accessing a wider array of funding sources, building strong community support, and ensuring robust operational sustainability.

### 8.1. Identified potential partners

Effective partnerships and collaboration are critical to the successful development and long-term sustainability of the proposed regional arts and culture facility in Faro. Partnerships enhance the facility's financial viability, programming diversity, community engagement, and regional impact. Establishing strategic alliances with regional stakeholders, particularly First Nations communities and regional arts organizations, is integral to accessing a wider array of funding sources, building strong community support, and ensuring robust operational sustainability.

#### 8.1.1. Ross River Dena Council

The Ross River Dena Council is identified as a potential partner, given their proximity, cultural connections, and shared interest in regional economic and cultural development. Partnership opportunities include joint cultural programming, artistic collaboration, reconciliation initiatives, and securing targeted funding opportunities through federal and territorial Indigenous programs. Collaboration with Ross River Dena Council enhances

cultural authenticity and broadens the facility's community and visitor appeal, strengthening both cultural and financial sustainability.

#### 8.1.2. Little Salmon Carmacks First Nation / Carmacks Development Corporation

The Little Salmon Carmacks First Nation and its Development Corporation represent another valuable regional partner, offering potential collaboration in economic development initiatives, cultural programming, and tourism development. Their involvement could enhance the facility's regional impact, provide access to additional funding streams, and foster meaningful cultural exchange. Joint programming and tourism promotion initiatives could significantly expand visitor attraction and support broader regional economic objectives.

#### 8.1.3. Yukon Arts Centre

Collaboration with the Yukon Arts Centre provides opportunities for programming exchange, shared expertise, and capacity-building initiatives. The Yukon Arts Centre's extensive experience and networks within Yukon's cultural sector can substantially enhance ARAS's operational capacity, programming diversity, and audience development. This partnership also provides strategic access to territorial funding opportunities and potential collaborative marketing and promotional initiatives.

#### **8.1.4. Yukon Convention Bureau (YCB)**

A strategic partnership with the Yukon Convention Bureau (YCB) could help to enhance the facility's capacity to attract regional conferences, meetings, and events, providing a vital revenue stream. The YCB's expertise and promotional capabilities can help position Faro as a unique regional venue for small-scale conferences, workshops, and cultural tourism events, driving consistent visitation and economic activity within the community.

## **8.2. Importance of First Nations Partnership for Funding**

First Nations partnerships are potentially very important for accessing targeted funding sources designed to support Indigenous-led and culturally relevant projects. Collaborative partnerships with regional First Nations such as the Ross River Dena Council and Little Salmon Carmacks First Nation can provide access to additional funding streams through federal programs such as the Northern Indigenous Economic Opportunities Program (NIEOP) and territorial Indigenous funding initiatives. Such partnerships also align strategically with reconciliation and cultural exchange objectives, enhancing the facility's broader community impact and cultural authenticity.

#### **8.2.1. Political Support and Engagement**

Securing sustained political support is critical for the successful development and operational sustainability of the proposed facility. Engaging local, territorial, and federal political representatives through regular briefings, facility tours, and stakeholder consultations is essential. Developing a comprehensive political engagement strategy, including ongoing communication, targeted outreach, and community-led advocacy, will enhance project visibility, political backing, and access to public funding opportunities. Strong political relationships will facilitate smoother navigation through regulatory processes, increased visibility, and greater likelihood of sustained financial support.



## 9. Implementation

A well-defined implementation plan can help to successfully advance the development of the regional arts and culture facility in Faro. This section focuses on the next phases of project development and outlines key funding sources, potential grant opportunities, private sector and community fundraising strategies, and a proposed timeline for project advancement. It also identifies the roles and responsibilities of key stakeholders in ensuring the facility's long-term success.

### 9.1. Potential Funding Sources

The financial feasibility of the facility will rely on a combination of public and private funding sources. Public funding streams, including federal and territorial grants, will provide the foundation for capital construction and initial operational costs. Private sector investment, philanthropic contributions, and community-driven fundraising initiatives will serve as supplementary sources to enhance financial sustainability. Successful project execution will require securing multiple funding streams to mitigate financial risks and ensure long-term viability.

#### 9.1.1. Federal and Territorial Grants

A range of federal and territorial grants are available to support the development of arts and culture infrastructure in Yukon. Potential funding sources include:

- **Canada Community Building Fund (CCBF) (Gas Tax):** Provides funding for infrastructure projects that contribute to community development and long-term sustainability.
- **Arts Fund (Yukon Government):** Supports artistic and cultural initiatives that contribute to local and regional economic development.
- **Northern Indigenous Economic Opportunities Program (NIEOP):** A federal funding stream designed to support Indigenous economic development, which can be leveraged through partnerships with First Nations.
- **Canadian Heritage Cultural Spaces Fund:** Provides capital funding for the construction and renovation of cultural spaces that improve access to arts and heritage experiences.
- **Canadian Northern Economic Development Agency (CANNOR):** CanNor offers programs that target economic growth, innovation, and diversification in Canada's northern regions, including funding streams focused on community infrastructure and Indigenous-led initiatives. By demonstrating how the facility will drive local job creation, entrepreneurial opportunities, and cultural exchange, ARAS can strengthen its appeal for CanNor investments

Leveraging these funding sources will be instrumental in securing the capital necessary for facility construction and initial operational costs. Establishing partnerships with First Nations will also expand eligibility for Indigenous-specific funding programs, further strengthening the financial sustainability of the project.



### 9.1.2. Private Sector and Community Fundraising

While public grants will provide the majority of funding, private sector investment and community-driven fundraising will play a critical role in supporting ongoing operations. Strategies include:

- **Corporate Sponsorships:** Engaging local businesses and larger corporations in Yukon to secure financial and in-kind contributions.
- **Naming Rights and Donor Recognition Programs:** Offering naming opportunities for different facility spaces in exchange for sponsorship support.
- **Community Fundraising Initiatives:** Implementing crowdfunding campaigns, gala events, and local fundraising drives to engage community members and stakeholders.
- **Partnerships with Regional Businesses and Organizations:** Collaborating with local businesses to secure long-term financial commitments or service-based contributions.

## 9.2. Potential Next Steps and Timeline for Project Advancement

The following phased approach provides a rough outline for the key steps required to advance the project from planning to operation:

### Phase 1: Feasibility and Planning (0-12 months)

- Finalize feasibility study and secure municipal and territorial support.
- Establish governance and operational structure for project oversight.
- Initiate funding applications and stakeholder engagement.

### Phase 2: Design and Approvals (12-24 months)

- Complete architectural and engineering designs for the facility.
- Secure necessary permits and approvals from municipal and territorial authorities.
- Finalize primary funding commitments and project budget.

### Phase 3: Construction and Infrastructure Development (24-48 months)

- Tender contracts and begin construction of facility infrastructure.
- Implement ongoing fundraising initiatives to support operational sustainability.
- Begin hiring key staff and developing preliminary programming plans.

### Phase 4: Facility Opening and Operations (48+ months)

- Complete facility construction and conduct final inspections.
- Launch initial programming and community engagement initiatives.
- Secure long-term funding commitments and refine operational strategies.

### 9.3. Roles and responsibilities of Stakeholders

The successful implementation of the proposed arts and culture facility in Faro will require coordinated efforts among multiple stakeholders, each playing a distinct role in ensuring the project's long-term success. The Anvil Range Arts Society (ARAS) will serve as the project's lead organization, responsible for overall facility governance, programming development, and securing funding through grants and fundraising initiatives. As the primary driver of the project, ARAS will coordinate with partners, oversee operations, and ensure the facility fulfills its intended cultural and economic objectives.

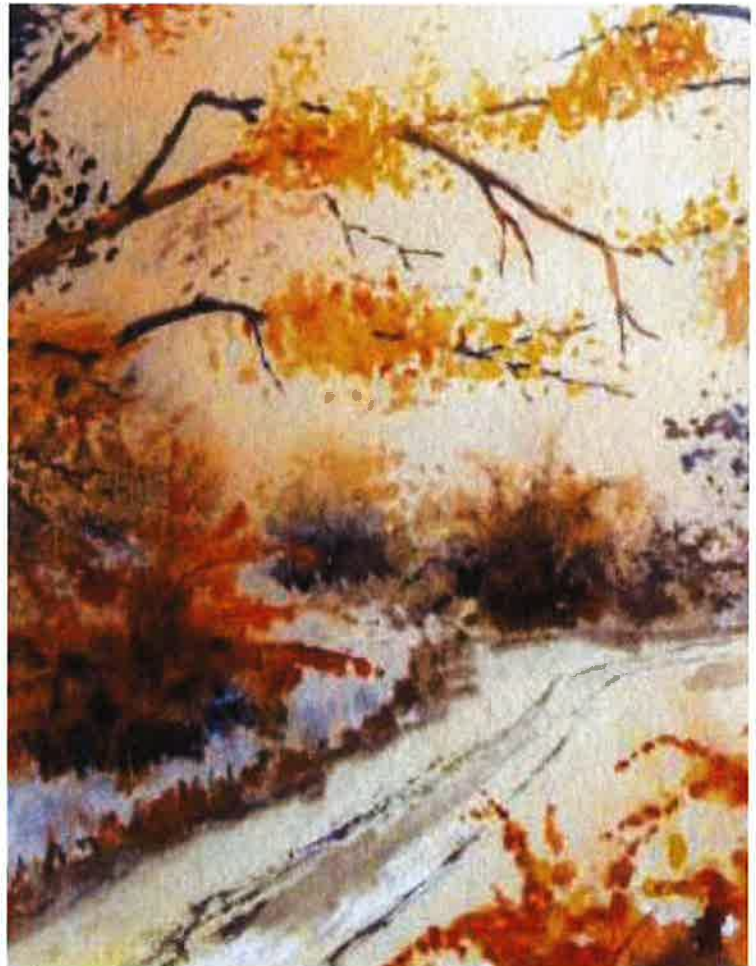
The Town of Faro will be a crucial partner in providing infrastructure support, municipal approvals, and potential operational contributions. As the facility will be municipally located, ongoing collaboration with the Town will be essential in securing public investment, aligning with community planning efforts, and integrating the facility into the town's broader economic development strategy.

The Yukon Government will play a key role in supporting the facility through territorial funding programs, regulatory approvals, and alignment with the Yukon's broader arts, culture, and tourism strategies. Similarly, the Federal Government will provide capital funding opportunities through programs such as Canadian Heritage and economic development initiatives that support cultural infrastructure projects in northern and rural communities.

First Nations partnerships will be integral to the project's success. Both the Ross River Dena Council and Little Salmon Carmacks First Nation have potential to collaborate in cultural programming, funding applications, and operational partnerships.

Their involvement will not only strengthen the facility's regional and cultural significance but will also improve access to Indigenous-specific funding sources such as the Northern Indigenous Economic Opportunities Program (NIEOP).

Finally, the private sector and community members will contribute through financial investments, corporate sponsorships, and participation in fundraising initiatives. Partnerships with local businesses, tourism operators, and regional organizations will ensure diverse revenue streams and increase the facility's overall economic impact. By clearly defining roles and responsibilities, stakeholders can effectively collaborate to bring the project to fruition and sustain its long-term success.



## 10. Risks and Mitigation Strategies

The successful development and long-term sustainability of the proposed arts and culture facility in Faro depend on proactively identifying and addressing potential risks. This section outlines key challenges related to funding availability, financial viability, staffing retention, and community engagement while proposing strategic mitigation measures to enhance project resilience.

### 10.1. Identified Risks and Challenges

Developing a regional arts and culture facility in Faro presents a number of risks that must be carefully analyzed and managed to ensure project success. These challenges range from securing consistent funding and maintaining political support to ensuring long-term financial sustainability and attracting staff in a remote community. Additionally, exploring regional partnerships and ensuring consistent community engagement will be important to the facility's long-term relevance and economic viability.

#### 10.1.1. Funding Availability and Political Support

Perhaps the most significant risk facing the project is securing adequate funding for both capital development and ongoing operational expenses. While several federal and territorial funding sources are available, these programs are competitive and subject to political and economic shifts. Changes in government priorities or reductions in available grants could delay project timelines or require adjustments in scope. However, long-term political support at the municipal, territorial, and federal levels is essential to sustain funding commitments and secure the necessary regulatory approvals for facility development.

#### Mitigation Measures:

- Maintain continuous engagement with municipal, territorial, and federal representatives to ensure ongoing political advocacy and support.
- Diversify funding sources by combining federal, municipal, territorial, private-sector, and private contributions to reduce dependency on any single funding stream.
- Develop a phased funding approach that allows the project to advance incrementally as funding is secured.
- Strengthen partnerships with First Nations to access additional Indigenous-specific funding programs such as the Northern Indigenous Economic Opportunities Program (NIEOP).

#### 10.1.2. Financial Viability and Staffing Retention Challenges (based on similar remote case studies)

The financial sustainability of the facility will depend on its ability to generate consistent revenue and control operational costs. Similar remote cultural facilities, such as the St. Elias Convention Centre and the Dänojà Zho Cultural Centre, have faced challenges related to staffing retention, seasonal fluctuations in facility usage, and reliance on external funding. Maintaining a skilled workforce in a small community like Faro may also be challenging.

### Mitigation Measures:

- Develop a diversified revenue model that includes facility rentals, office space leasing, programming fees, ticketed events, and grant funding to ensure consistent income.
- Establish partnerships with regional organizations, such as the Yukon Arts Centre, to facilitate staff exchanges, training, and shared resources that mitigate workforce shortages.
- Offer competitive compensation packages and professional development opportunities to attract and retain skilled staff.
- Implement remote and contract-based employment options where feasible to reduce dependency on full-time staffing.
- Develop a financial sustainability plan that outlines projected operational costs and revenue sources to ensure long-term viability.

## 10.2. Other Strategies for Pre-Development Phase

Beyond financial and staffing challenges, the project must also address broader risks related to community engagement, facility utilization, and regional collaboration. Ensuring strong community buy-in and participation will be critical to the facility's success, particularly in fostering regional partnerships with Ross River Dena Council, Little Salmon Carmacks First Nation, and other neighboring communities.

### Proactive Strategies:

- Conduct ongoing community consultations and stakeholder meetings to refine facility offerings based on community needs and interests.
- Implement a marketing and outreach strategy to promote the facility as a regional cultural and economic asset.
- Develop a formal governance structure with representation from key partners, including First Nations, municipal representatives, and private-sector stakeholders, to ensure collaborative decision-making.
- Establish an advisory committee comprising representatives from arts, business, tourism, and Indigenous communities to provide ongoing strategic guidance.
- Leverage the secured land agreement with the Town of Faro to solidify long-term municipal commitment to the project.

By anticipating these risks and implementing mitigation strategies early in the planning process, the project can enhance its resilience, secure necessary funding, and establish a strong foundation for long-term success.



## 11. Recommendations and Next Steps

Successfully completing the development of the proposed arts and culture facility requires both a clear strategic direction and concrete, actionable steps. This section synthesizes the study's principal findings and offers recommendations that will help transition from planning to implementation. By leveraging community support, forging strong partnerships, and carefully navigating the funding landscape, the project can advance with confidence, ultimately delivering a thriving cultural hub that supports economic growth, enriches local life, and fosters long-term regional collaboration.

### 11.1. Summary of Findings

This pre-feasibility study indicates that establishing a regional arts and culture facility in Faro is both strategically and practically viable, provided critical risks are appropriately managed. The analysis demonstrates robust community demand for expanded cultural infrastructure, opportunities for economic diversification, and alignment with both municipal and territorial strategic priorities. Securing broad stakeholder partnerships—particularly with the Town of Faro, First Nations communities, regional arts organizations, and the private sector—emerges as essential to ensuring long-term financial stability and cultural relevance. Additionally, while funding remains a key challenge, multiple federal and territorial programs exist to support capital development and operations, suggesting that careful planning and proactive engagement can mitigate financial uncertainties.

### 11.2. Proposed Next Steps

In order to advance from planning to execution, the project team must prioritize a series of targeted

actions that build upon the study's conclusions, address identified risks, and capitalize on strategic opportunities. Strengthening political and community relationships, formalizing partner agreements, and diligently pursuing diversified funding will form the backbone of these endeavors. Taken together, these steps offer a roadmap for turning feasibility research into concrete progress, ensuring that the facility is developed, operated, and sustained in a manner that reflects community needs, leverages broad-based support, and secures a resilient financial foundation for the long term.

#### 11.2.1. Engagement with Political Stakeholders

Early and sustained engagement with political representatives at the municipal, territorial, and federal levels is crucial to secure the necessary funding, regulatory approvals, and long-term support. Regular briefings, facility site visits, and formal presentations should be planned to emphasize the project's alignment with community and territorial goals. Maintaining open communication and demonstrating tangible community benefits will help solidify political backing over the project's lifespan.

#### 11.2.2. Securing Formal Agreements with Key Partners

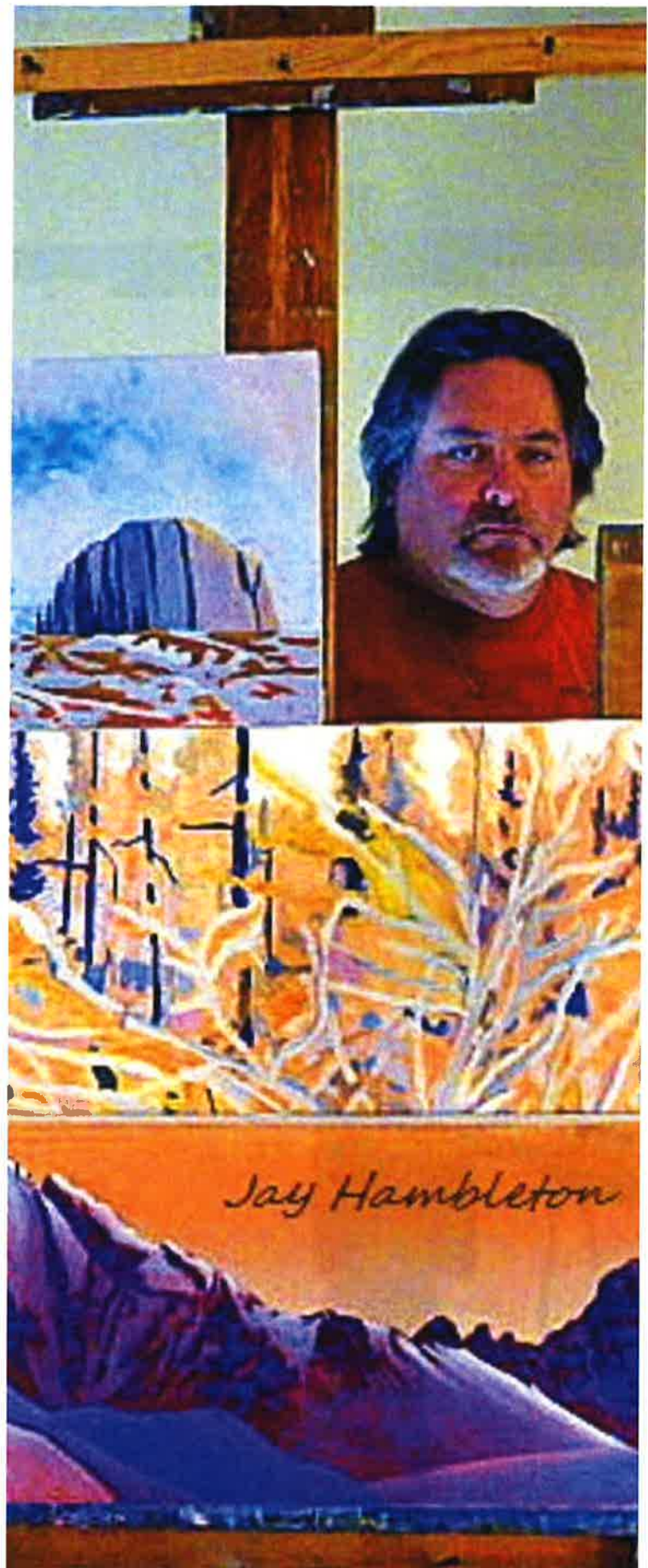
Formalizing partnerships, particularly with the Town of Faro, First Nations (Ross River Dena Council, Little Salmon Carmacks First Nation), and major regional arts and tourism organizations (Yukon Arts Centre, Yukon Convention Bureau), will strengthen



funding applications, bolster operational capacity, and ensure diverse programming. Partner agreements should detail roles, responsibilities, governance structures, and potential financial contributions, establishing a clear framework for collaborative decision-making.

### 11.2.3. Preparation of Funding Applications

Developing well-researched, comprehensive funding applications is important for obtaining the necessary capital and operational financing. Funding proposals should highlight the facility's economic impact potential, alignment with community priorities, and strategic partnerships. Applications to territorial and federal programs—such as the Canada Community Building Fund, Canadian Heritage Cultural Spaces Fund, and Northern Indigenous Economic Opportunities Program—should be prioritized, along with outreach to private-sector sponsors and philanthropic entities. A phased funding plan, aligned with the project's implementation timeline, will help manage financial risks and maintain steady project momentum.



## 12. Conclusion

The findings of this pre-feasibility study suggest that developing a regional arts and culture facility in Faro is both viable and strategically aligned with community, territorial, and regional objectives. Robust community support, demonstrated by enthusiastic feedback on cultural infrastructure and economic diversification, underscores the local need for such a facility. The Town of Faro's willingness to provide land and the availability of multiple funding programs—ranging from territorial initiatives such as the Arts Fund and the Community Development Fund to federal programs like the Canada Community Building Fund (formerly Gas Tax), Canadian Heritage Cultural Spaces Fund, and the Northern Indigenous Economic Opportunities Program (NIEOP)—further strengthen the project's financial feasibility.

The proposed facility's capacity to serve multiple functions such as cultural programming, commercial space rentals, and small-scale conferences positions it to generate diversified revenue streams, which is crucial for long-term operational sustainability in a remote municipality. The adoption of inclusive design, environmental sustainability measures, and meaningful collaboration with First Nations communities helps address key strategic priorities, including reconciliation, cultural preservation, and tourism development. Lessons from comparable northern facilities, such as St. Elias Convention Centre, Dänojà Zho Cultural Centre, and Chilkat Centre for the Arts, indicate that multipurpose programming, consistent community engagement, and strong partnerships are important to achieving financial viability and enduring community impact.

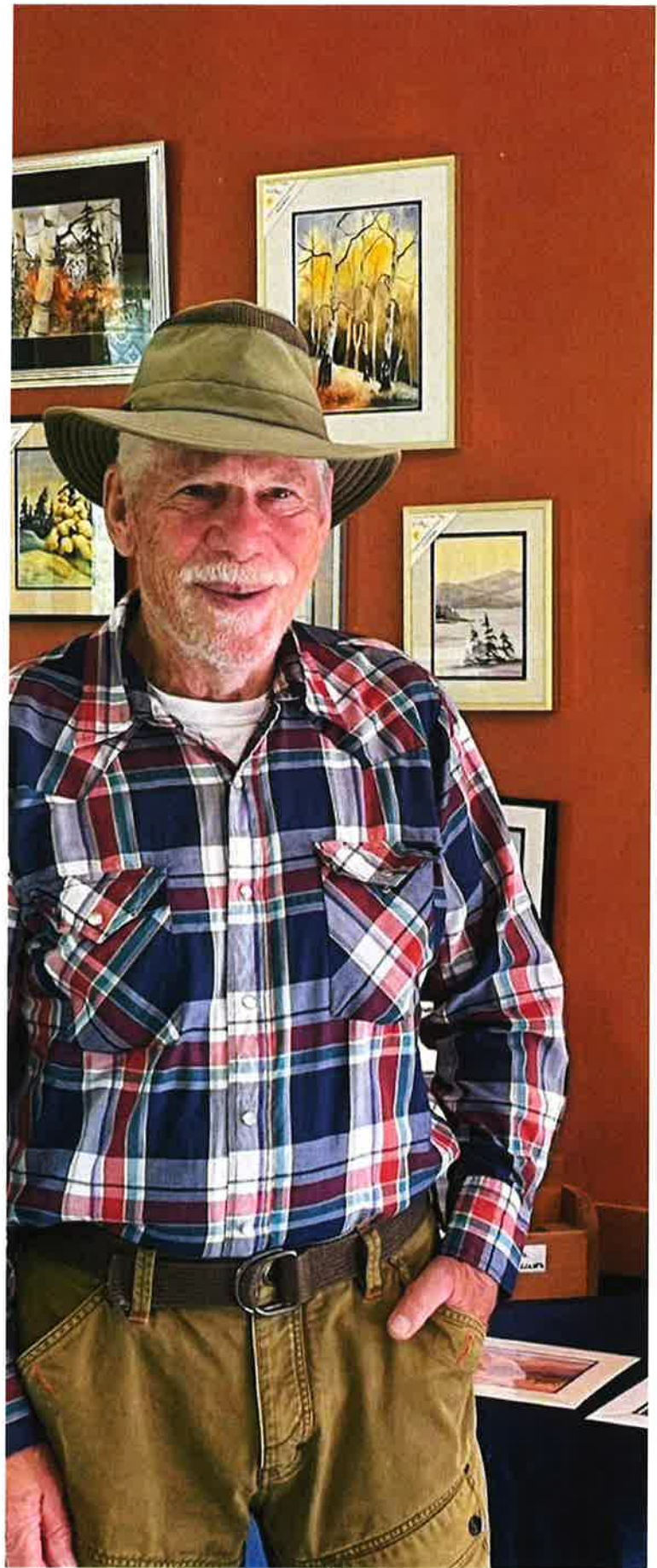
However, we caution that the project's long-term success greatly depends upon risk management and efficient stakeholder cooperation, particularly in securing sustained political backing, and maintaining steady revenue flows once operational. A clear governance model, consistent outreach to funding partners, and early formalized collaborations will be crucial in navigating these challenges. Overall, at this pre-feasibility stage, we believe the project stands on solid ground, and has the potential to deliver significant economic, social, and cultural benefits if implemented properly





## 13. Appendices

- Community survey results
- Memorandum of Understanding
- Case study summaries and key learnings
- Proposed Location/Site Map





## APPENDIX I - Summary of Community Survey Results

ARAS hosted a community meeting on March 24th, 2025 to present this draft report and solicit community feedback about the project and proposed community arts centre. Each table had surveys available to be filled out by participants. About 25 community members attended the event and several surveys were returned to ARAS for inclusion in this report. The survey asked the following five questions:

1. What types of events, programs, or activities would you like to see offered at a new arts and culture facility in Faro?
2. How important do you think it is for Faro to have a permanent, year-round arts facility in Faro?
3. In what ways could this facility benefit the wider community (e.g., youth engagement, tourism, economic opportunities, partnerships with First Nations)?
4. Are there any potential challenges or concerns you see with developing and operating this facility in Faro?
5. What partnerships, features, or values do you believe are essential to make this facility inclusive and welcoming for all members of our community?

Feedback and comments are categorized by question and summarized by the consultant to protect anonymity.

1. What types of events, programs, or activities would you like to see offered at a new arts and culture facility in Faro?
  - Visual and performing arts
  - art/music workshops
  - Exhibitions
  - Festivals
  - Art Galleries
  - Storytelling
  - Musician rehearsal

- Permanent Kaska history and art collection
- Drum circles
- Youth activities
- Small concerts
- Info talks (e.g., Ted Talks)
- Film viewing
- Craft fairs
- Open mic nights
- Card nights
- Coffee house
- Theatre Performances
- Office Space

2. How important do you think it is for Faro to have a permanent, year-round arts facility in Faro?

- Important - to develop arts and culture in Faro, engage with youth and provide an alternative venue for residents
- Important - to employ locals, teach culture of Kaska and First Nations, and help heal our youth and children
- Important - to provide more options for tourism in the summer months.
- Important - to provide a non-recreation focused space for families and adults to have social interaction year-round.

3. In what ways could this facility benefit the wider community (e.g., youth engagement, tourism, economic opportunities, partnerships with First Nations)?

- Consider naming buildings in Kaska language
- Offer a space to engage youth in arts and culture
- Provide another space for tourists to visit
- A 'new' facility feels like progress for the community
- Could provide small offices for rent to locals

- Can showcase Faro's heritage to tourists
- Can be a welcoming space for Ross River and Carmacks residents and First Nations
- Consider having a small gift shop where people can buy local arts and crafts
- A gathering place for the community
- Provides further opportunities for economic development

**4. Are there any potential challenges or concerns you see with developing and operating this facility in Faro?**

- Operation and maintenance costs
- Commitment to keep the ARAS board intact and facility running
- Easily accessible (i.e., barrier free)
- Would like to see First Nations representation but unsure of how to do it
- Difficulty in maintaining programming/engagement for year-round facilities. Maybe start as seasonal?
- Remoteness of Faro may be a challenge.

**5. What partnerships, features, or values do you believe are essential to make this facility inclusive and welcoming for all members of our community?**

- Have Kaska First Nations artists involved all the time
- Have youth engaged in the facility and arts/culture
- Build it to be energy efficient (i.e., Low O+M)
- Have a variety of spaces for groups to use
- Have a daycare or library as anchor tenant
- Include Ross River and Carmacks in development of facility
- Expand the membership of ARAS and have people pay dues to access the facility

## APPENDIX II - Memorandum of Understanding

### MEMORANDUM OF UNDERSTANDING

#### BETWEEN

The Town of Faro (TOF)

#### AND

The Anvil Range Arts Society

This MEMORANDUM OF UNDERSTANDING (MOU) is hereby made and entered into by and between the Town of Faro, hereinafter referred to as TOF and the Anvil Range Arts Society, hereinafter referred to as ARAS.

#### A. PURPOSE

The purpose of this MOU is to define the roles and responsibilities between TOF and ARAS in regards to the use of the Legion building, in the Town of Faro, for the purpose of displaying crafts and art work for sale to the public by various artists from the Campbell Regional District.

#### B. STATEMENT OF MUTUAL BENEFIT AND INTERESTS

The Legion building will provide ARAS with a facility to safely carry out the business of marketing crafts and art work for various artists in the Campbell Regional District.

#### C. TOF SHALL:

- a) Provide insurance coverage on the Legion building
- b) Provide Visa services to artists who sell their goods and require this service
- c) Provide water and sewer service to the Legion building
- d) Provide 1600 sq ft (40 x 40), the front portion of the Legion building at no cost to ARAS

#### D. ARAS SHALL:

- a) Pay to the TOF the customer rate for water and sewer services to the Legion building
- b) Display and market Campbell Regional District artists crafts and art work at the Legion building.
- c) Pay a fee of 2% on all Visa transactions on behalf of ARAS.
- d) Pay all the cost of electrical service to the Legion building.
- e) Refrain from conducting any structural changes to the building.
- f) Obtain a business licence from the TOF

- g) The portion of the Legion building known as the Gallery will be kept in a clean and safe condition

E) COMMUNICATION

- a) Regular communication will occur between the President of ARAS and the CAO of TOF during the period of this agreement

F) IT IS MUTALLY UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT:

- a) This agreement will be reviewed each year in the month of September for any modification or amendment.

G) FUNDING:

- b) This agreement does not include the reimbursement of funds between the two parties

H) EFFECTIVE DATE AND SIGNATURE:

This MOU shall be effective upon the signature of the Parties TOF and ARAS authorized officials. It shall be in force from June 1, 2014 to September 30, 2014. Parties TOF and ARAS indicate agreement with this MOU by their signatures.

Signatures and dates:

 CAO 01/5/14 Date:  Rachel Volunsky May 21, 2014 Date:

## APPENDIX III - Case Studies and Key Learnings

### St. Elias Convention Centre (Haines Junction)

The St. Elias Convention Centre in Haines Junction exemplifies a successful northern facility, sustainably operating by accommodating a diverse range of functions including conferences, workshops, cultural performances, and community gatherings. A key factor in its success is its strategic partnership with the Village of Haines Junction, which provides foundational municipal support, operational funding, and promotional assistance. Furthermore, the centre leverages territorial and federal funding sources regularly for both capital upgrades and programming support. ARAS can use this model to emphasize the importance of a strong municipal partnership with the Town of Faro and continuous engagement with territorial funding bodies to maintain operational sustainability.



### Key Learnings from St. Elias Convention Centre

- This centre is likely larger than what is being considered for Faro
- Conference Business Case Focus to create economic sustainability - employment benefits to the community listed directly in their pitch to bring business to the community. They have enough accommodations to support a conference.
- Tourism opportunities for conference packaging.
- Partners YCB / YG Tourism / Village HJ / Junction JAM / CAFN

## Dänojà Zho Cultural Centre (Dawson City)

The Dänojà Zho Cultural Centre in Dawson City provides valuable insights into integrating cultural preservation, community engagement, and tourism. A significant element contributing to its ongoing success is its close collaboration with the Tr'ondëk Hwëch'in First Nation, which enables culturally authentic programming and enhances access to funding streams specifically dedicated to Indigenous cultural projects. This partnership not only enriches programming but also expands visitor appeal, driving consistent tourism revenue. ARAS can learn from this model by proactively developing collaborative relationships with the Ross River Dena Council and other regional First Nations to enhance both cultural authenticity and economic resilience.



### Key Learnings from Dänojà Zho Cultural Centre

- Built in 1998 serves a larger region 3x size of Faro but still in a smaller remote community. Primary focus is aboriginal culture but the facility has grown to adopt revenue models that can align with values of the facility.
- Part of sustainability for this centre is Business meetings and events: Dänojà Zho is a year-round, fully accessible, non-smoking, no alcohol facility. The facility is available for rentals for any type of function from September to April. Exceptions for summer use will be considered. Dänojà Zho is an excellent location for hosting meetings, open house/information events, community functions, lecture and slide shows, fundraisers, concerts and performing arts presentations. The Gathering Room is illuminated by floor to ceiling windows and an unobstructed view of the Yukon River. This room is suitable for seminars, meetings, small receptions, presentations, and concerts. The 90-seat Theatre (with lap desks) provides a perfect location for both audio/visual presentations and live performances. Services include sound and light systems, audio/ visual equipment, flip charts, kitchenette, outdoor decks, and terraced amphitheatre style landscaping. There is ample parking, and the Centre is an easy walking distance from all hotels, and visitor attractions.

## Chilkat Centre for the Arts (Haines, Alaska)

The Chilkat Centre for the Arts demonstrates the practical advantages of incorporating multiple revenue-generating activities, including arts programming, community events, and commercial rentals. Its operational model relies significantly on collaborations with local arts groups, educational institutions, and private sector entities, creating diverse revenue streams that reduce reliance on singular funding sources. The Centre's partnerships with local businesses, community organizations, and tourism operators are crucial for maintaining consistent facility use and revenue generation. ARAS can adopt this strategy by identifying and cultivating diverse local and regional partners to secure regular facility usage, thus enhancing the overall financial stability and operational sustainability of the Faro facility.

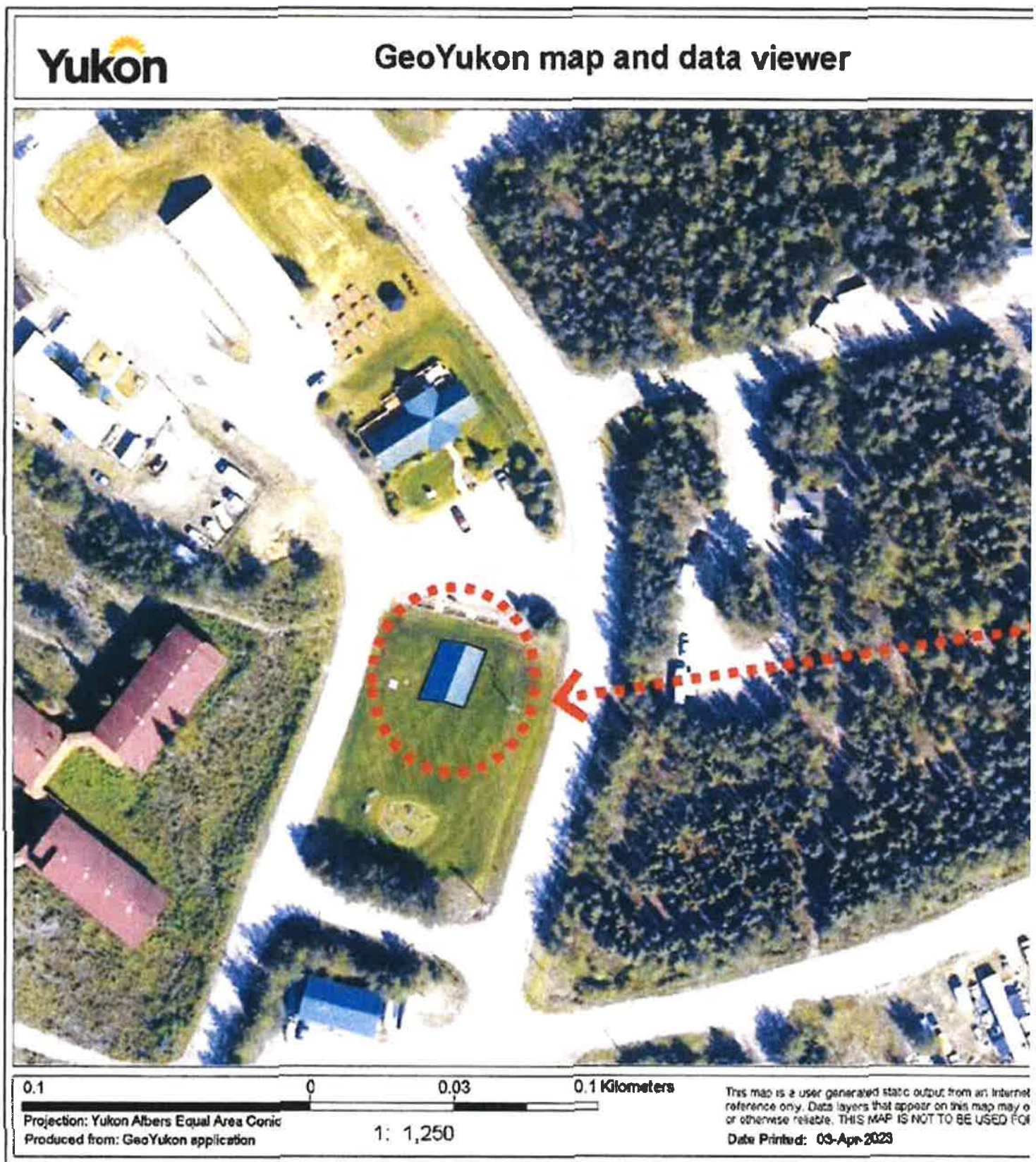


## Key Learnings from Chilkat Centre for the Arts

- Selected this one as the population of Haines Alaska is 1762. Remote community but it does have strong tourism capacity and facilities. I also found a proposal for Haines Alaska Convention Centre proposal: May 2003 <https://www.hainesalaska.gov/media/48146>
- They have had their own building since 1979 so don't have a new facility. They have made renovations over the many years. It operates as a full fledged arts centre but also compliments the meetings sector as needed. They have six users groups. ALSO it can compliment the tourism industry with the artistic presentation.
- The theatre accommodates 229 people, they have hotel infrastructure its not really a good Faro comparison but it could be where Faro aspires to be.



## APPENDIX IV - Proposed Location/Site Map







### Legend

**REQUESTING:  
Town Council  
to approve leasing land  
across the parking lot  
from the CRIC, in the  
greenspace, for a  
30 x 40 log Arts Centre.**



### Notes

mapping site and is for  
r may not be accurate, current.  
NAVIGATION



April 30, 2025

**Town of Faro**

Lenka Kazda  
BOX 580  
FARO, YT, Y0B 1K0  
CANADA

Dear, Lenka

Project Proposal, 2025-002, Secondary Security Network, was reviewed by the CCBF Administration on April 30, 2025.

This project will see the installation of a secondary network server in the Fire Hall that would mirror the network server in the Town Office. Recently, increased wildfire risks have prompted some Yukon communities to declare an Evacuation Alert or, in some cases, an Evacuation Order. The risks of wildfire are now a very real threat in the Yukon. This network system redundancy will provide security to the decades of digital history currently stored in the Faro Town Office. The CCBF Administration agrees that this project scope aligns with CCBFAA under the Resilience category.

- Output: 1-Disaster mitigation infrastructure investment. Municipal data security
- No own source labour or equipment is being requested
- Project start date: May 1, 2025, Estimated end date: December 31, 2025.
- CCBF approved project budget \$40,000.00

**Quarterly Reporting**

Recipients are required to submit a certified quarterly report, in format provided by GY, complete with copies of invoices, receipts and vouchers and copy of the general ledger by the following due dates:

- Q1 - cost incurred between March 16 up to June 30 – Due by July 31
- Q2- cost incurred up to Sept 30 – Due by Oct 31
- Q3 – cost incurred up to Dec 31 – Due by January 31
- Q4 - cost incurred up to March 15/31 – Due March 17

Q4 will act as the Recipients Annual Expenditure Report (AER) for Yukon's audited financial reporting to Canada.

Project amendments such as budget, timeline, scope and status shall be submitted during the quarterly reporting period.

**Final Project Report**

For projects completed in the fiscal year, recipients are required to submit a final project report no later than 60 days after March 31st.

Kind regards,

**Julie**

**Monaghan**

Digitally signed by  
Julie Monaghan  
Date: 2025.05.06  
08:05:23 -07'00'

Julie Monaghan

Manager, Program Administration



**Total North Communications Ltd.**  
 127 Copper Road  
 Whitehorse YT Y1A 2Z7  
 +1 8676685175  
 GST/HST Registration No.: 105328132



**ADDRESS**

Town of Faro  
 Box 580  
 Faro YT Y0B1K0

**Estimate 6300**

**DATE 03-04-2025**

DATE	ITEM	QTY	RATE	AMOUNT
	<b>IT:One-Off:IT Hardware</b> Dell backup server	1	9,500.00	9,500.00
	<b>IT:One-Off:IT Hardware</b> Dell replication server	1	10,500.00	10,500.00
	<b>IT:One-Off:IT Hardware</b> Server cabinet	1	1,550.00	1,550.00
	<b>IT:One-Off:IT Hardware</b> UPS Battery backup (with network monitoring)	1	2,895.00	2,895.00
	<b>Enviro Fee Desktop Computers</b> Desktop Computers	2	2.80	5.60
	<b>IT:One-Off:IT Shipping</b> IT Shipping (to Total North office in Whitehorse)	1	850.00	850.00
	<b>IT:Labour:IT Tech Rate</b> Initial equipment configuration at Total North office	1	5,000.00	5,000.00
	<b>IT:Labour:IT Travel Rate</b> Whitehorse - Faro round trip (2 techs)	16	95.00	1,520.00
	<b>Truck and Tools Charge / km</b> Whitehorse - Faro round trip (1 truck)	720	1.25	900.00
	<b>Tech Per Diem - Daily</b> Breakfast, Lunch, Dinner, Incidentals (2 techs / 2 days)	4	125.80	503.20
	<b>Tech Accommodation</b> 2 techs / 1 night	2	189.00	378.00
	<b>IT:Labour:IT Tech Rate</b> Onsite equipment installation and testing	1	2,500.00	2,500.00
	<b>IT:Labour:IT Tech Rate</b> Additional cloud backup reconfiguration	1	1,500.00	1,500.00

This estimate is valid for 30 days.

Thank you for the opportunity!  
 Total North Communications Ltd.

**SUBTOTAL** 37,601.80  
**GST @ 5%** 1,880.09

**TOTAL CAD 39,481.89**

Thank you for choosing Total North Communications  
[totalnorth@totalnorth.ca](mailto:totalnorth@totalnorth.ca) / [www.totalnorth.ca](http://www.totalnorth.ca)  
 Net 30 Days, Service Charge of 2% Per Month (24 Per Annum) on Overdue Accounts

**AGREEMENT FOR PURCHASE AND SALE OF LANDS AND PREMISES**

BETWEEN:

**THE TOWN OF FARO**

AND:

**SHARON JEANETTE NICOLE HAYWARD**

**WHEREAS:**

- A. The Town of Faro is a municipality within the meaning of section 1 (1) of the *Act*.
- B. Sharon Jeanette Nicole Hayward is a Health and Safety Manager and resides at 504 Ladue Drive in the Town of Faro, Yukon.
- C. On November 05, 2024, the Vendor's duly elected Council enacted a bylaw numbered 2024-12, cited as the Asset Disposal Bylaw - Lot 258 (#605 Yates Crescent), to authorize Administration to offer (#605 Yates Crescent) for sale, as set out in Schedule "A" hereto.
- D. On September 17, 2024, and on November 05, 2024, Schedule "B" was approved by resolutions, duly enacted by the Council; and, on January 23, 2025, the Vendor issued an advertisement, on the Vendor's website, offering for sale Lot 258 (#605 Yates Crescent), as set out in Schedule "B";
- E. On September 02, 2025, by resolution, duly enacted, the Council authorized the execution of this Agreement.
- F. The Purchaser understands, acknowledges and agrees that the Purchaser is acquiring the Property on an "as is, where is" basis, fully recognizing and accepting the risk that Premises may not be salvageable.
- G. The Vendor wishes to sell, and the Purchaser wishes to purchase, all of the Property subject to the terms and conditions contained in this Agreement.

**IN CONSIDERATION** of the terms, conditions, provisos, covenants and agreements contained in this Agreement, and for other good and valuable consideration, the Parties agree, one with the other, that the terms and conditions of the sale of the Property and their relationship shall be as follows:



## RECITALS AND SCHEDULES

1. The Parties acknowledge, understand and agree that the recitals A to G, above, are true and accurate and are incorporated into and form part of this Agreement, to be construed as all other Sections of this Agreement.
2. The Parties acknowledge, understand and agree that the schedules, hereto, are true and accurate and are incorporated into and form an integral part of this Agreement, to be construed as all other Sections of this Agreement:

<u>Schedule</u>	<u>Description</u>
"A"	Bylaw #2024-12 Asset Disposal Bylaw - Lot 258 (#605 Yates Crescent);
"B"	Vendor's Advertisement for sale Lot 258 (#605 Yates Crescent);
"C"	Certificate of Title for Parcel #100087769, or Lot 258 Faro, YT, Plan No. 64192;
"D"	Transfer of Land By Body Corporate (s. 97, <i>Land Titles Act, 2015</i> ); and,
"E"	Affidavit #1 of Declared Value – Actual Amount Paid in Arms-length Transaction – To Be Sworn by the Transferee ( <i>Land Titles Tariff of Fees Regulation, s. 1 (2)</i> ).

## INTERPRETATION

### Definitions

3. In this Agreement:
  - a. "Act" means the *Municipal Act*, R.S.Y. 2002, c.154, as amended;
  - b. "Affidavit" means the affidavit attached as Schedule "E" hereto;
  - c. "Agreement" means this agreement including the recitals and Schedules to this agreement, as amended, supplemented or restated from time to time;
  - d. "Applicable Law" means all laws, statutes, ordinances, regulations, restrictions, municipal by-laws and resolutions;
  - e. "Business Day" means a day other than a Saturday, Sunday or statutory holiday in the Yukon Territory;

- f. "CAO" means the person appointed as chief administrative officer of the Vendor under the *Act*;
- g. "Closing" has the meaning given to it in Section 20;
- h. "Council" means the mayor together with all councillors within the meaning of Section 1 (1) of the *Act*;
- i. "Hazardous Substance" means any substance which is regulated under Applicable Laws, including any hazardous product, contaminant, toxic substance, deleterious substance, waste, special waste, dangerous goods or reportable substance;
- j. "Inspection" has the meaning given to it in Section 15;
- k. "Land" means the lands registered in the Land Titles Office for the Yukon Land Registration District as Parcel #100087769, or Lot 258 Faro, YT, Plan No. 64192, including all encumbrances such as covenants, easements, statutory rights of way, public utilities or other entities with respect to the provision of utilities and telecommunication services to the Land and all other rights enjoyed by the Vendor appurtenant to, or in conjunction with, the Land and Premises, as set out in Schedule "C" hereto;
- l. "Parties" means all parties to this Agreement and "Party" means any one of them as the context may require;
- m. "Premises" means the buildings and all fixtures to the Land and the chattels within the building or located upon the Land;
- n. "Project" means the Purchaser's anticipated development schedule proposal returning the Property to a habitable state, complete with an occupancy permit, including, without limitation, a functioning service connection to Yukon Energy Corporation, and water and sewer services with the Vendor to be completed within two (2) years from the Closing, *i.e.* October 15, 2027;
- o. "Property" means the Land and the Premises;
- p. "Purchaser" means Sharon Jeanette Nicole Hayward;
- q. "Purchase Price" has the meaning given to it in Section 7;
- r. "Transfer" means the instrument of transfer attached as Schedule "D" hereto;
- s. "Vendor" means The Town of Faro;

- t. "Vendor's Solicitors" means Whittle & Company, Lawyers, Attention: Gary W. Whittle; and,
- u. "written" includes printed, typewritten, faxed or otherwise capable of being visibly reproduced at the point of reception and "in writing" has a corresponding meaning.

#### **As Is, Where Is**

- 4. The Purchaser understands, acknowledges and agrees that the Vendor is selling the Property, and the Purchaser is purchasing the Property, on an "as is, where is" basis, and in purchasing the Property the Purchaser is not relying upon any representations, promises, assertions or warranties of the Vendor or its mayor or its councillors or its CAO or its employees or its agents or its other representatives or any other person regarding the Property, whether such be written or oral, express or implied.

#### **Including, Includes**

- 5. The words "including" or "includes" when following any general term or statement will not be construed as limiting the general term or statement to the specific matter immediately following words "including" or "includes" or to similar matters, and the general term or statement will be construed as referring to all matters that reasonably could fall within the broadest possible scope of the general term or statement.

#### **Best Knowledge**

- 6. The words "best knowledge", "to the best of their knowledge", or "of which they are aware" or other expressions limiting the scope of any representation, warranty, acknowledgement, covenant or statement by the Vendor means and refers to actual knowledge.

#### **PURCHASE PRICE AND PAYMENT**

- 7. The Purchase Price shall be paid as follows:
  - a. the sum of ten thousand dollars (\$10,000.00) on, or before, August 26, 2025 to the Vendor; plus,
  - b. the sum of fifty thousand dollars (\$50,000.00) upon Closing; and,
  - c. G.S.T in the sum of three thousand dollars (\$3,000.00) upon Closing,

to the Vendor's Solicitors by way of a bank draft to the order of "Whittle & Company, Lawyers, In Trust", in the amount of fifty-three thousand dollars (\$53,000.00), subject to the Vendor's irrevocable instructions not to disburse this amount to the Vendor unless and until the document to which is referred in sub-section 22 c. has been delivered to the Purchaser.

## **Adjustments**

8. There will be no adjustments on the sale of the Property.

## **PROPERTY**

### **State**

9. The Purchaser understands, acknowledges and agrees that the Property and, or, some or all of the buildings on the Property, may contain, without limitation, asbestos, popcorn ceilings, drywall joint compound, lead paint, urea formaldehyde foam insulation, termites, black mould, carpenter ants and, or, other Hazardous Substances and the Vendor shall have no liability therefor.
10. The Purchaser understands, acknowledges and agrees that the soil conditions of the Property may not be satisfactory for the Purchaser's intended use and the Vendor shall have no liability therefor.

### **Siting**

11. The Purchaser understands, acknowledges and agrees that the location and siting of the improvements on the Property may not be in accordance with the provisions of all Applicable Laws or constituting a legal non-conforming use and the Vendor shall have no liability therefor.

### **Fixtures and Chattels**

12. The Purchase Price includes any building, improvements, fixtures, appurtenances and attachments and all chattels including TV antennae, satellite receiving stations, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing and heating fixtures and appurtenances and attachments thereto at the date of the Inspection.
13. It is agreed and understood that any and all items left on the Property will be deemed to be included in the Purchase Price, unless otherwise provided in this Agreement.

### **Vacant Possession**

14. Upon the Closing, vacant possession of the Property shall be given to the Purchaser, unless otherwise provided in this Agreement.

**Inspection**

15. The Purchaser acknowledges and represents to the Vendor that the Purchaser has inspected the Property and evaluated the buildings thereupon and completed her own due diligence before submitting her Project, and the Purchaser acknowledges, understands and agrees that the Vendor, relying upon these representations and acknowledgments, has been induced, thereby, to enter into this Agreement.

**Occupancy Permits**

16. The Purchaser understands, acknowledges and agrees that there are no valid occupancy permits for the buildings upon the Property and the Vendor shall have no liability therefor; and, in accordance with the Project, the Purchaser must acquire Occupancy Permits.

**Encumbrances**

17. This Agreement is subject to the proviso that the title to the Property is free and clear of all encumbrances except restrictive covenants, reservations and exceptions in the original grant from the Crown, easements in favour of utilities and public authorities, and except as set out herein.

**Survey**

18. The Purchaser understands, acknowledges and agrees that the Vendor will deliver to the Purchaser any sketch or survey of the Property in the Vendor's possession upon written request therefor.
19. If, after the Vendor delivers to the Purchaser any sketch or survey of the Property, the Purchaser should ascertain from a survey by a qualified land surveyor that there is any error in the quantity of the Property, the Purchaser understands, acknowledges and agrees to accept the lesser amount without compensation of any kind from the Vendor.

**COMPLETION****Closing**

20. Subject to the terms and conditions hereof, closing of the purchase and sale shall proceed to completion on October 15, 2025, or at such other time and date as shall be agreed upon in writing between the Parties hereto.

**Council Resolution**

21. The Parties understand, acknowledge and agree that this Agreement is subject to the Vendor's Council approving, by resolution, this Agreement, which resolution was enacted

by the Vendor's Council on September 02, 2025, as Resolution number [TBD].

### **Documents to be Delivered**

22. The documents to be delivered and the dates for delivery are:
- a. Upon the execution of this Agreement by the Parties, the Vendor shall cause to be delivered to the Purchaser the Affidavit; and, on or before ten Business Days prior to the Closing, *i.e.*, September 30, 2025, the Purchaser shall cause to be delivered to the Vendor's Solicitors the Affidavit, duly sworn.
  - b. Upon delivery of the Affidavit, duly sworn, the Vendor's Solicitors shall cause to be delivered to the Land Titles Office in Whitehorse, Yukon, the Affidavit, duly sworn, and the Transfer.
  - c. At the Closing, the Vendor shall cause to be delivered to the Purchaser a copy of a Certificate of Title for the Property in the name of the Purchaser as the registered owner of an estate in fee simple.

### **Vacant Possession**

23. On the Closing vacant possession of the Property shall be given, unless otherwise provided in this Agreement.

### **Services**

24. The Property is serviced by all required municipal and private or public utility services including, without limitation, storm and sanitary sewers, and water, which services are available to the lot line of the Property without charge, save and except for normal connection charges, and that the services are adequate for the use of the Property as contemplated.
25. All services are fully paid for and are not chargeable against the real Property as local improvements.

### **REPRESENTATIONS AND WARRANTIES**

26. The Purchaser acknowledges, understands and agrees that, with the exception of the express representations and warranties contained herein (if any), the Vendor makes no representations, promises, assertions or warranties including any representation or warranty of merchantability or fitness for a particular purpose, whether made by the Vendor or its mayor or its councillors or its CAO or its employees, or its agents or its other representatives or any other person whether such be written or oral, express or implied.



## **Aboriginal Claims**

27. The Parties acknowledge, understand and agree that, to the best knowledge of the Vendor, there are no claims to aboriginal title and, or, aboriginal rights in respect of the Property which could have an adverse effect upon the Purchaser's ability to own and use the Property and the Vendor shall have no liability therefor.

## **THE PROJECT**

### **Scope of Work**

28. The Vendor shall complete the Project on, or before, two (2) years from the Closing, *i.e.*, October 15, 2027.
29. The completed Project shall include bringing the Premises into a fully habitable state and having all building, electrical and any other required permits closed and completed.

### **Project Permits Verification**

30. The Purchaser shall provide to the Vendor verification of the building and electrical permits that are issued for the Project, as such are issued.

### **Project Completion Verification**

31. The Purchaser shall provide to the Vendor verification of the building and electrical permits having been completed and closed, as they are completed and closed.

### **Construction Standards**

32. The Purchaser understands, acknowledges and agrees that the Project shall be designed and constructed in accordance with all applicable statutes, regulations, building by-laws, codes, and all architectural, engineering and construction standards, including, without limiting the generality of the foregoing, the *Building Standards Act*, R.S.Y. 2002, Chapter 19, the National Building Code of Canada and the National Fire Code of Canada.

## **GENERAL**

### **References**

33. Unless otherwise specified:
- a. references in this Agreement to "Sections" and "Schedules" are to Sections of, and Schedules to, this Agreement;

- b. each reference to a statute is deemed to be a reference to that statute, and to the regulations made under that statute, as amended or re-enacted from time to time;
- c. words importing the singular include the plural and *vice versa* and words importing gender include all genders;
- d. references to amounts of money mean lawful currency of Canada; and,
- e. references to time of day refers to Yukon Time.

### **Calculation**

- 34. If under this Agreement any payment or calculation is to be made, or any other action is to be taken, on or as of a day which is not a Business Day, the payment or calculation is to be made, or that other action is to be taken, on or as of the next day that is a Business Day.

### **Headings**

- 35. The division of this Agreement into Sections and the insertion of headings are for convenience only and do not form a part of this Agreement and will not be used to interpret, define or limit the scope, extent or intent of this Agreement.

### **Further documents**

- 36. The Vendor and Purchaser shall, from time to time, execute and deliver all such further documents and instruments and do all such acts and such things as the other Party may, either before or after the Closing, reasonably require to effectively carry out or better evidence or perfect the full intent and meaning of this Agreement.

### **Parties' Costs**

- 37. The Parties shall pay their respective legal and accounting costs and expenses incurred in connection with the preparation, execution and delivery of this Agreement and all documents and instruments executed pursuant hereto and any other costs and expenses whatsoever and howsoever incurred.

### **Amendment**

- 38. No modification of or amendment to this Agreement shall be valid or binding unless set forth in writing and duly executed by each of the Parties hereto and no waiver of any breach of any term or provision of this Agreement shall be effective or binding unless made in writing and signed by the Party purporting to give the same and, unless otherwise provided, shall be limited to the specific breach waived; and, without limitation and for greater certainty, an extension of time to complete the provisions Sections 28 to 31, as authorized by resolution

of the Council duly enacted.

### **Waiver**

39. A waiver by either Party of the strict performance by the other of any condition, covenant, provision or term of this Agreement shall not constitute a waiver of any subsequent breach of the condition, covenant, provision or term or of any other condition, covenant, provision or term of this Agreement.

### **Assignment**

40. This Agreement shall not be assigned by the Purchaser without the prior written consent of the Vendor.

### **Governing Law**

41. This Agreement and each of the documents contemplated by or delivered under or in connection with this Agreement are governed exclusively by, and are to be enforced, construed and interpreted exclusively in accordance with the laws of Yukon and the laws of Canada applicable in Yukon which will be deemed to be the proper law of the Agreement and each of the Parties hereby irrevocably attorns to the jurisdiction of the courts of Yukon.

### **Independent Legal Advice**

42. The Purchaser acknowledges and represents to the Vendor that the Purchaser has had a reasonable opportunity to consider this Agreement and the Schedules hereto and the matters set out herein and therein and the Purchaser acknowledges and represents that the Purchaser has fully read and fully understands this Agreement and the Schedules hereto and the Purchaser acknowledges and represents to the Vendor that the Purchaser has had full and reasonable opportunity to obtain independent legal advice in respect thereof and the Purchaser acknowledges, understands and agrees that the Vendor, relying upon these representations and acknowledgments, has been induced, thereby, to enter into this Agreement.

### ***Contra proferentem***

43. The Purchaser understands acknowledges and agrees that the Purchaser shall not to rely upon a construction of this agreement *contra proferentem*.

### **Severability**

44. If any provision of this Agreement is or becomes illegal, invalid or unenforceable in any jurisdiction, the illegality, invalidity or unenforceability of that provision will not affect:

- a. the legality, validity or enforceability of the remaining provisions of this Agreement; or,
- b. the legality, validity or enforceability of that provision in any other jurisdiction.

#### **Non-merger**

- 45. The Parties understand, acknowledge and agree that the representations, warranties, covenants and agreements made by each of them herein shall not merge upon completion but shall survive until the date upon which the Purchaser completes the Project; and thereafter, the warranties and representations shall be spent and of no further effect.

#### **Default**

- 46. In the event that the Purchaser fails to comply with Section 28, the Vendor shall have, in its sole discretion, the option to repurchase the Property at the Purchase Price plus all applicable taxes, unless an extension of this Agreement, made pursuant to Section 38 as requested by the Purchaser in writing not less than three (3) months before the deadline set out in Section 28 has been authorized.

#### **Survival**

- 47. The Purchaser acknowledges, understands and agrees that Sections 1 to 6, 11, 15, 16, 19, 26 to and including 32, 36, 38, 41, 42 and 45 of this Agreement survive the termination of this Agreement.

#### **Enure**

- 48. This Agreement shall enure to the benefit of and be binding upon the Vendor and Purchaser, and their successors and assigns.

#### **Entire Agreement**

- 49. The terms and provisions contained in this Agreement constitute the entire agreement between the Parties and supersede all previous oral or written communications.

#### **Counterparts**

- 50. This Agreement may be executed in any number of counterparts and delivered, in original form or by electronic facsimile, each of which will together, for all purposes, constitute one and the same instrument as if the Vendor and the Purchaser had executed the same document, and all counterparts will be construed together and constitute one and the same instrument.

**Time of Essence**

51. It is agreed that time shall be of the essence of this Agreement, and no extension of time for making any payment or doing any act shall be deemed to be a waiver or modification of, or to affect, this provision.

**IN WITNESS WHEREOF** the parties hereto have duly executed this agreement to be effective as at September 02, 2025.

**The Town of Faro** by its  
Mayor, Jack Bowers

)  
)  
)  
)  
)  
)  
)

\_\_\_\_\_  
Witnessed by

\_\_\_\_\_  
Jack Bowers, Mayor

**SHARON JEANETTE NICOLE  
HAYWARD**

)  
)  
)  
)  
)  
)  
)

\_\_\_\_\_  
Witnessed by

\_\_\_\_\_  
Sharon Jeanette Nicole Hayward

## SCHEDULE “A”



# TOWN OF FARO BYLAW 2024-12

## A Bylaw to Authorize the Asset Disposal of Real Property Lot 258 (#605 Yates Crescent)

**WHEREAS** Section 220 of the *Municipal Act*, Chapter 154, Statutes of the Yukon provides that Council may create bylaws;

**AND WHEREAS** Section 265(e) of the *Act* provides that the Council may pass bylaws for municipal purposes respecting the sale of real property;

**AND WHEREAS** the Town of Faro recently acquired this property as part of the tax recovery process;

**NOW THEREFORE** the Municipal Council of the Town of Faro in the Yukon Territory, in open meeting assembled, hereby ENACTS AS FOLLOWS:

**1.0 Citation of Bylaw**

1.1 This bylaw may be cited as the "Asset Disposal Bylaw - Lot 258 (#605 Yates Crescent)"

**2.0 Purpose and Application**

2.1 The purpose of this Bylaw is to authorize Administration to offer the following real property for sale :

2.1.1 Lot 258 (#605 Yates Crescent)

2.2 Council shall direct the Chief Administrative Officer (CAO) to propose a method of marketing these lots, including a minimum price, that shall be presented and approved by Council.

2.3 If a real property sale can be completed, Council will authorize and sanction the disposal of the lots as noted in section 2.1.

**3. Effective Date**

3.1 This Bylaw shall come into effect upon Third and Final Reading.

READ A FIRST TIME this 8<sup>th</sup> day of October, 2024.

READ A SECOND TIME this 8<sup>th</sup> day of October, 2024.

READ A THIRD TIME and finally passed this 5<sup>th</sup> day of November, 2024.



Mayor Jack Bowers



Larry Baran, CAO





## SCHEDULE “B”



***NOT AN INSPECTION REPORT***  
***Information Only***  
**Residential Property**  
**Offered For Sale**  
**Lot 258 (#605 Yates Crescent)**

The Town of Faro is offering this residential property and building For Sale with the following minimum terms and conditions:

- The Town of Faro does not have an Inspection Report on this property. The property and residential building are offered for sale "As Is, Where Is", with no warranties, guarantees, promises, claims, or assurances other than those included in the final sale agreement. It is, therefore, incumbent upon any proposed purchaser to view the site, the structure, and complete their own due diligence in evaluating the building before providing an offer on the property.
- The property has a 2024 YG assessment (not appraisal) of:

Land	\$6,100
Impr	<u>\$112,060</u>
Total	<u>\$118,160</u>

For any offer to be presented to Council, the offer must include the following:

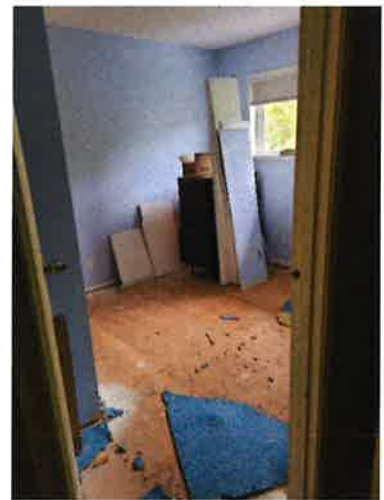
- The Town will not entertain purchase offers less than \$60,000.00. GST Extra.
- As part of the purchase agreement, the proposed purchaser shall be required to provide an anticipated development schedule in returning the property to a habitable state, complete with an occupancy permit. This includes a functioning service connection to YEC, and water & sewer services with the Town of Faro.
- The Town of Faro makes no representation express or implied as to the condition or quality of the property being offered for sale. Prospective purchasers are urged to inspect the property and make all necessary inquiries to municipal and other government departments to determine the existence of any bylaws, restrictions, charges or other conditions which may affect the value of the property.
- At the determination of Council, the Town may require the proposed purchaser to include some form of security to ensure that the redevelopment of the property will proceed as per their proposal. This may be in the form of performance bond or other form of security to ensure that the development project will proceed and be completed within the schedule as planned by the proposed purchaser. Consideration of this security may also be a factor in the evaluation of the purchase offer.
- Proposed purchasers must be able to demonstrate that they have had no significant outstanding debts owing to the Town of Faro in the previous three (3) years.
- See summary of basic details of Property offered for sale on following pages.

This property offering shall remain open until Council awards the sale. The Town reserves the right to accept or reject any or all proposals and will not be responsible for any costs incurred by the proponents in preparing a response.

### **Basic Review of House Details - 605 Yates Crescent**

- Approximately 30' x 40' (1200 sq ft) each floor.
- Garage is in lower level (14 x 30).
- 2 small decks – side of dining room and rear entrance – both are in dangerous condition.
- 3 bedrooms – 2 upstairs, 1 downstairs.
- 2 full bathrooms.
- Large storage area in furnace room.
- Laundry is located upstairs with washer & dryer. (Condition unknown)
- Kitchen has fridge & stove. (Condition unknown)
- Electrical upgrades started – did not pass inspection. No power to building.
- Water upgrades started – water not turned on.
- Walls are open for utility upgrades.
- New shingles were recently installed.
- Fireplace in living room is in unknown condition. Chimney does not go through roof.





## SCHEDULE “C”

# CERTIFICATE OF TITLE

Yukon • Canada



## FEE SIMPLE

Yukon Land Registration District • Land Titles Office

**Title #:** 100348691  
**Title Status:** Active  
**Parcel Value:** \$118,160.00  
**Title Value:** \$118,160.00  
**Last Title Transfer Value:** \$118,160.00  
**Converted Title #:** 2017Y0695  
**Previous Title #:** 100141063  
**Title Creation Packet:** 100305076

**As of:** 25 Aug 2025 09:34:26.000  
**Last Amendment Date:** 05 Aug 2024 14:28:52.456  
**Issued:** 26 Jul 2024 09:42:00.000  
**Community:** Faro  
**CLSR #:** 67858  
**Grant #:** 65002  
**Parcel Type:** Surface Parcel  
**Parcel Class:** Unknown

This is to certify that

### Town of Faro

is the registered owner of an estate in fee simple in

**Legal Land Description:**  
Parcel #100087769; or  
Lot 258 Faro, YT, Plan No. 64192

Subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the Register.

#### Mailing Address:

##### Owner Name:

Town of Faro  
Client #: 100000887

##### Address:

Box 580, Faro, Yukon, Canada, Y0B1K0

#### Registrar's Notes:



**Registered Interests:**

**Interest #:** 100716049  
**Interest Type:** Tax Lien (Step 1)  
**Value:** N/A  
**Registration Date:** 14 Apr 2022 10:49:00.000  
**Amendment Date:** N/A  
**Assignment Date:** N/A  
**Expiry Date:** N/A  
**Converted Instrument #:** N/A  
**Interest Register #:** 100192676

**Holder:**  
Town of Faro  
Box 580  
Faro, YT  
Canada Y0B1K0  
**Client #:** 100009202

**Interest #:** 100716050  
**Interest Type:** Tax Lien - Application for  
Transmission (Step 2)  
**Value:** N/A  
**Registration Date:** 05 May 2023 10:01:00.000  
**Amendment Date:** N/A  
**Assignment Date:** N/A  
**Expiry Date:** N/A  
**Converted Instrument #:** N/A  
**Interest Register #:** 100228643

**Holder:**  
Town of Faro  
Box 580  
Faro, YT  
Canada Y0B1K0  
**Client #:** 100009202

**Interest #:** 100716061  
**Interest Type:** Tax Lien - Request for Consent  
(Step 3)  
**Value:** N/A  
**Registration Date:** 01 Mar 2024 10:14:00.000  
**Amendment Date:** N/A  
**Assignment Date:** N/A  
**Expiry Date:** N/A  
**Converted Instrument #:** N/A  
**Interest Register #:** 100240580

**Holder:**  
Town of Faro  
Box 580  
Faro, YT  
Canada Y0B1K0  
**Client #:** 100009202

**Interest #:** 100716072  
**Interest Type:** Tax Lien - Final Application (Step  
4)  
**Value:** N/A  
**Registration Date:** 01 Mar 2024 10:15:00.000  
**Amendment Date:** N/A  
**Assignment Date:** N/A  
**Expiry Date:** N/A  
**Converted Instrument #:** N/A  
**Interest Register #:** 100240591

**Holder:**  
Town of Faro  
Box 580  
Faro, YT  
Canada Y0B1K0  
**Client #:** 100009202



  
Registrar

## SCHEDULE “D”

**TRANSFER OF LAND  
BY BODY CORPORATE**  
(s. 97, *Land Titles Act, 2015*)

Name of owner:

\_\_\_\_\_  
\_\_\_\_\_

being registered owner of (*select only one*):

- ☐ an estate in fee simple; or  
☐ a leasehold estate, Lease Interest Registration Number \_\_\_\_\_; or  
☐ a life estate, Life Estate Interest Registration Number \_\_\_\_\_,

of the following land:

Parcel No. \_\_\_\_\_

Legal Description: \_\_\_\_\_

\_\_\_\_\_

subject to section 59 of the *Land Titles Act, 2015* and the following encumbrances and interests as of the date of this transfer:

Interest Register number:

\_\_\_\_\_  
\_\_\_\_\_

In consideration of the sum of

☐ \$ \_\_\_\_\_

or

☐ \$1.00 and other good and valuable consideration

paid by the transferee, the receipt of which sum is hereby acknowledged, transfer all my estate and interest in the land to the transferee:

\_\_\_\_\_  
\_\_\_\_\_

If more than one transferee, choose tenancy type:

☐ as Joint Tenants; or

- ☐ as Tenants-in-Common - specify the ownership interest as a fraction (e.g. ¼, ½, etc.) and calculate title value based on each transferee's proportionate share of the declared value:

<i>Transferee's Name</i>	<i>Fraction</i>	<i>Title value</i>
		\$
		\$
		\$
		\$
<i>Total must equal:</i>	<i>1.0</i>	\$ <i>Total declared value</i>

The transferee's mailing address to be shown on the new Certificate of Title is:

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If more than one transferee with different addresses,

Transferee's name

Address to be shown on title:

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Signed by the transferor on \_\_\_\_\_, 20\_\_\_\_.

*If the transferor signs with its corporate seal:*

In witness whereof the corporate seal of the transferor was affixed in the presence of its duly authorized officer(s).

*Stamp or impress corporate seal*

) \_\_\_\_\_  
 ) *(Print full corporate name)*  
 ) *By:*  
 ) \_\_\_\_\_  
 ) *(signature of authorized officer)*  
 ) \_\_\_\_\_  
 ) *(print name and title of authorized officer)*  
 )  
 ) *If two signatures are required:*  
 ) \_\_\_\_\_  
 ) *(signature of authorized officer)*  
 ) \_\_\_\_\_  
 ) *(print name and title of authorized officer)*  
 )

## SCHEDULE “E”



**AFFIDAVIT #1 OF DECLARED VALUE –  
INCREASE IN VALUE AND ACTUAL AMOUNT PAID  
IN ARMS-LENGTH TRANSACTION**

*(Land Titles Tariff of Fees Regulation, s. 1(2))*

*Access to Information and Protection of Privacy Act: Personal information, if any, is being collected under the authority of section 165 of the Land Titles Act, 2015 for the purpose of registering an instrument or caveat against the certificate of title. Under section 210 of the Land Titles Act, 2015, the ATIPP Act does not apply to the records kept by the Registrar of Land Titles. This form may be made available to other government offices and to the public. For further information, contact the Registrar of Land Titles at (867) 667-5612.*

TO THE REGISTRAR:

Re: \_\_\_\_\_  
(Parcel number or legal description)

**I SWEAR/AFFIRM THAT:**

1. In this affidavit,
  - “**declared value**” means the dollar amount in Canadian dollars for which the land and improvements described in the attached transfer of land might be expected to sell, if it were sold effective the registration date of the attached transfer, on the open market, by a willing seller to a willing buyer in an arms-length transaction; and
  - “**land**” means the land described in the attached transfer of land and includes all buildings and all other improvements affixed to the land on the date of the attached transfer.
2. I am the *(select one)*
  - ☐ transferee / one of the transferees named in the attached transfer of land.
  - ☐ agent of the transferee(s) named in the attached transfer of land and I am authorized to make this affidavit. I am familiar with the land and the circumstances of the transfer.
3. The declared value of the land is \$ \_\_\_\_\_ which is the actual amount paid by the transferee to the transferor in an arms-length transaction.

SWORN/AFFIRMED BEFORE ME	)	
at _____ in _____	)	
on the ____ day of _____, 20____	)	(Signature)
	)	
_____	)	
(Signature of Notary or Commissioner)	)	(print name)
_____	)	
(print name)	)	
Notary Public in and for Yukon;	)	
or Notary Public or Commissioner for Oaths in	)	
and for _____	)	
My commission expires _____	)	
<input type="checkbox"/> I am a lawyer	)	

**All notaries and commissioners must print or stamp their name and qualifications as well as the expiry date of their commission, or indicate that their commission does not expire; all notaries outside of the Yukon must affix their official seal (subsection 61(3), Yukon Evidence Act).**

**Note:** If the interest being transferred in the attached transfer is less than 100% of the interests of all registered owners, such as the transfer of the interest of one tenant-in-common, the declared value of the land must be expressed as the value of the transferor's interest. You may state that "The declared value of the transferor's  $\frac{1}{2}$  interest in the land as a tenant-in-common is \$\_\_\_\_\_." Or "The declared value of the land is \$\_\_\_\_\_, as to a  $\frac{1}{2}$  interest."

**Notice**

**Project Number** APN\_048C25  
**Title** Faro Mine Remediation Project – 048C25 - Tse Zul Camp Potable Water and Septic

**Basic Information**

**Reference Number** 0000299733  
**Issuing Organization** Parsons Inc.  
**Owner Organization** Parsons Inc.  
**Project Type** APN - Advanced Procurement Notice (Formal)  
**Project Number** APN\_048C25  
**Title** Faro Mine Remediation Project – 048C25 - Tse Zul Camp Potable Water and Septic  
**Source ID** PP.CO.AB.924257.C93942

**Details**

**Location** Yukon, Yukon  
**Job Location** 100 Mine Site Road, Faro YT  
**Description** This is an Advance Procurement Notice: As the Main Construction Manager for the Faro Mine Complex, Parsons Inc., will be requesting proposals for the Tse Zul Camp Potable Water and Septic System at the Faro Mine Complex in Faro, Yukon. The project consists of design and construction of a raw water pumphouse, pipelines, potable water treatment system, wastewater treatment system, septic field and septic field access road for the Tse Zul Camp which has a capacity of 288 people. As this is the Advanced Procurement Notice, no documentation is posted with this notice.

**Dates**

**Publication** 2025/08/05 12:18:28 PM PDT  
**Bid Intent** Not Available  
**Questions are submitted online** No  
**Closing Date** 2025/09/22 02:00:00 PM PDT

**Contact Information**

Parsons Inc.  
 Brad Taylor  
 brad.taylor@parsons.com

**Bid Submission Process**

**Bid Submission Type** Electronic Bid Submission

**Pricing** No Pricing

**Pricing** No Pricing

**Bid Documents List**

Item Name	Description	Mandatory	Limited to 1 file
Bid Documents	Documents defining the proposal	Yes	No

**Additional Bidding Instructions**

This is the Advanced Procurement Notice for the listed project and no documentation is posted with this notice. For clarity, this is not a request for submissions. Documentation will be provided at the time the tender is posted.

GOVERNMENT OF YUKON  
LICENCE OF OCCUPATION

BETWEEN:

**THE GOVERNMENT OF YUKON**  
as represented by the Manager, Client Services, Land Management Branch,  
Department of Energy, Mines and Resources

(*"herein after called "Yukon"*)

AND:

**TOWN OF FARO**

(*"herein after called the "Licensee"*)

In consideration of the licence fees and the covenants and agreements contained in this licence *Yukon* grants unto the *Licensee*, a licence to occupy certain land described as follows:

Parcel A: All that parcel of land comprising of 0.2 Hectare, more or less, Van Gorder Falls Trail, near the Town of Faro, in Quad 105K /03, Yukon Territory, as shown outlined in red on the attached sketch dated August 25, 2025, and forming part of this document.

Parcel B: All that parcel of land comprising of 1.59 Hectares, more or less, Fingers Observation deck, approximately 2.2km northeast of Faro, near the Faro Mine Access Road, in Quad 105K /03, Yukon Territory, as shown outlined in red on the attached sketch dated July 21, 2025, and forming part of this document.

(*"herein after called the "Land"*)

NOW THEREFORE THE PARTIES AGREE AS FOLLOWS:

**NO INTEREST IN LAND**

1. This licence does not convey any exclusive right, privilege, possession, property or interest with respect to the Land.

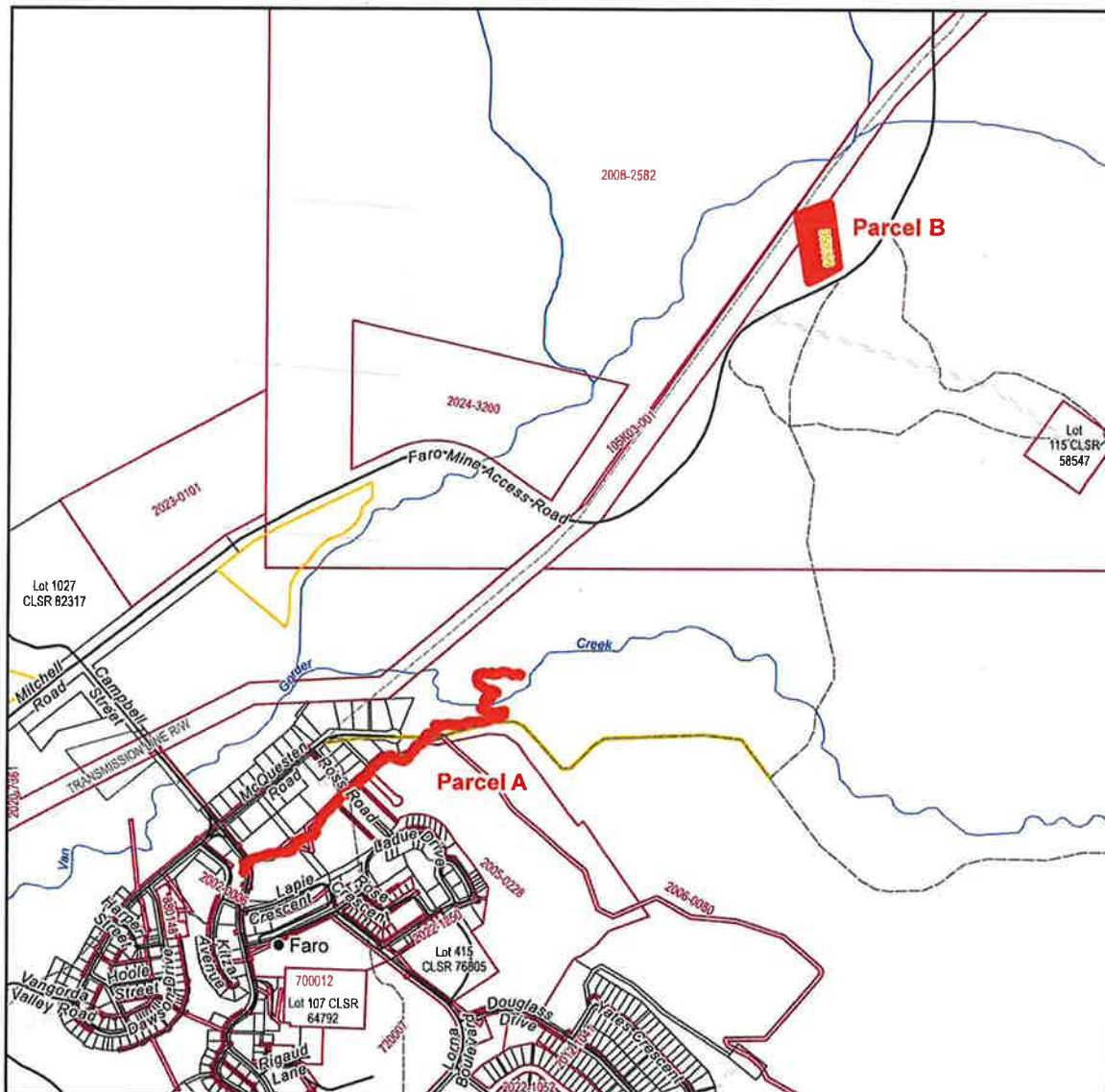
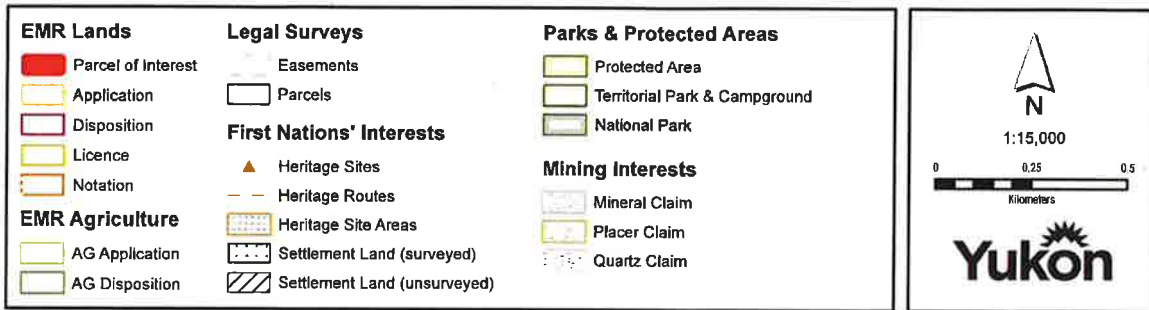
**USE**

2. The *Licensee* shall use the Land solely for the following purpose(s):

*Recreational Trails, Wildlife Observation Decks and Shelters*

**TERM**

3. This licence shall be for a period of **Ten (10) years** commencing on the **First (1<sup>st</sup>) day of September 2025** and ending on the **Thirty First (31<sup>st</sup>) day of August 2035**.
4. YIELDING AND PAYING THEREFORE, annually, and in advance, a licence fee in the sum of **One Hundred Fifty Dollars (\$150.00)** plus GST.
5. The *Licensee* shall not use of the *Land* for any other purpose than use(s) specified in term 2.
6. The breach of any clause shall be a fundamental breach of the licence and may result in termination.



The waterbody base data is a graphical representation only and may differ from the actual geographical feature.

Imagery dated 1989-2025, Courtesy of Geomatics Yukon.

Lat: 62°14'19"N  
Lon: 133°20'18"W

Mapsheet: 105K03  
August 25, 2025

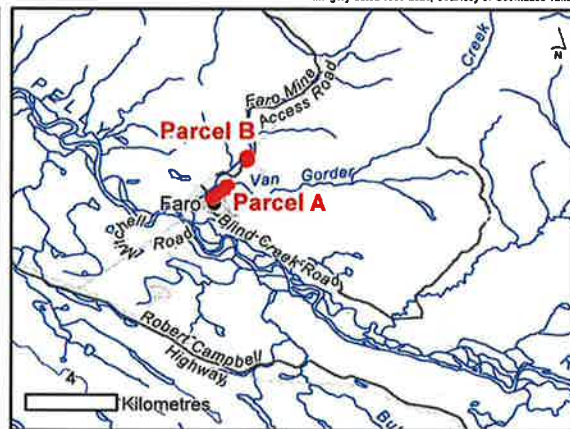
TOWN OF FARO

Licence

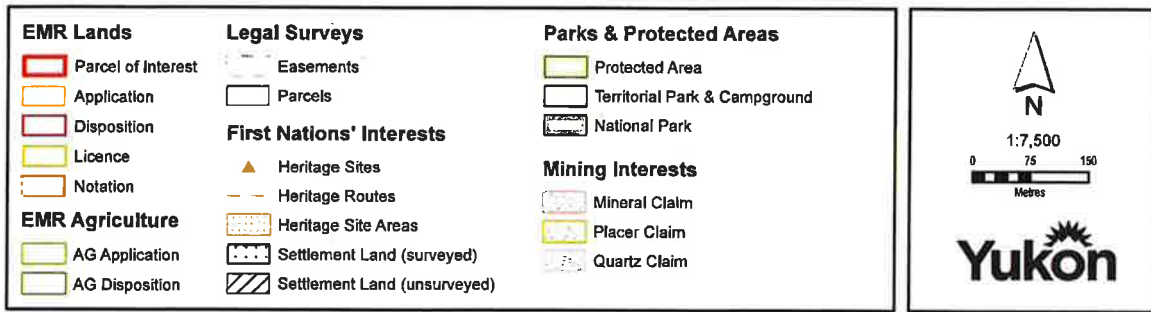
Parcel A) VAN GORDER FALLS TRAIL  
Parcel B) FINGERS OBSERVATION DECK

PIDs:  
Parcel A) 100024215  
Parcel B) 100032290

Disposition: 950099







The waterbody base data is a graphical representation only and may differ from the actual geographical feature.

Imagery dated 1989-2025, Courtesy of Geomatics Yukon.

Lat: 62°13'59"N  
Lon: 133°20'47"W

Mapsheet: 105K03  
August 25, 2025

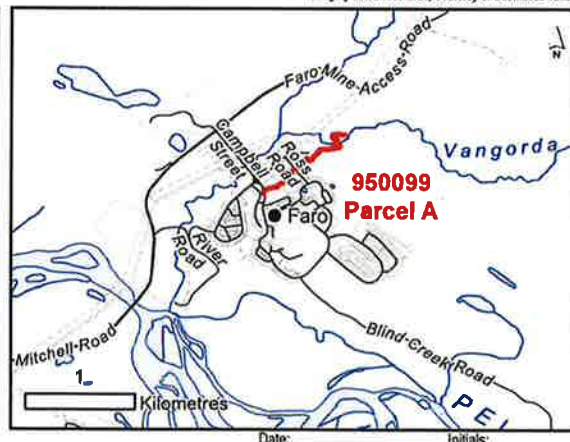
Town of Faro  
Licence  
Recreational  
Parcel A

Parcel A) VAN GORDER FALLS TRAIL (1.3km)  
near the Town of Faro, in Quad 105K/03, Yukon Territory

PID: 100024215

Disposition: 950099

Drawn by: DORGY Date: Aug 26, 2025







## LICENCE FEE REVIEW

7. The licence fee shall be reviewed after five years from the effective date of the licence and every five years thereafter for the duration of the licence term.

## IMPROVEMENTS

8. The *Licensee* shall not place anything permanent upon, in, or under the *Land*, except as necessary for the exercise of the rights granted under this licence, without the written approval of the Minister. Furthermore, the *Licensee* will construct, operate and maintain such necessary improvements in a good, workmanlike and proper manner.
9. Prior to construction the *Licensee* must submit a construction plan complete with survey drawings, equipment list, methods and techniques and time frame for approval by the Minister.
10. The *Licensee* will not cut or damage any timber on the *Land* or open, lay down or construct any roads or trails on or over the *Land*, or do any act to impair the natural beauty of the *Land*, except in the manner and to the extent that Minister may allow for the reasonable exercise of the rights granted under this licence.
11. On the termination or expiration of this licence, the *Licensee* will remediate the *Land* to a condition satisfactory to the Minister. In particular, the Minister may require the *Licensee* to remove any improvements affixed to or placed on the *Land*, and any chattels or other property placed on the *Land*, and otherwise to restore the *Land*. In the event the *Licensee* does not carry out such removals and restoration within ninety (90) days of termination of the licence, despite being requested to do so, the Minister may carry out the removals and restoration and may recover the cost of so doing from the *Licensee*.

## ENVIRONMENTAL

12. The *Licensee* shall dispose of all timber and slash cleared on the *Land* in accordance with direction from the Forest Officer and satisfactory to the Minister.
13. The *Licensee* will not cut any trees or shrubs outside the *Land* boundaries.
14. If the *Licensee* by its operations on the *Land* has contributed to any detrimental environmental change, the *Licensee* shall pay its proportionate share of any costs of remedial action which may be considered necessary, as determined by the Minister.
15. The *Licensee* will take all reasonable precautions to prevent any fire occurring or spreading on the *Land* and will pay all reasonable costs of suppressing or containing any fire caused by or attributable to the negligence of the *Licensee*, its officers, employees, contractors, servants, agents, or successors.

## FUEL AND HAZARDOUS CHEMICALS

16. The *Licensee* shall take all reasonable precautions to prevent the possibility of migration of spilled petroleum fuel over the ground surface or through seepage in the ground.
17. The *Licensee* shall take all reasonable precautions to prevent the migration of petroleum products into bodies of water.
18. The *Licensee* shall handle, store, dispose and keep records of all hazardous and toxic chemicals in accordance with the law.
19. The *Licensee* shall ensure that fuel storage containers are not located within thirty point forty-eight (30.48) metres of the ordinary high water mark of any body of water unless otherwise authorized by the Minister.

20. The *Licensee* shall establish and maintain fuel storage and dispensing facilities in accordance with applicable federal, territorial, local regulations, municipal acts, zoning, permits, or by-laws. No spilled or leaked fuel shall be allowed to spread to surrounding lands or into any waters. Liquid-tight containers or sumps shall be placed below each tap, valve and nozzle used to dispense fuel.
21. The *Licensee* will be required to undertake such corrective measures as may be specified by the Minister and in accordance with applicable laws and regulations, in the event of waste spill on the land or water, resulting from the *Licensee's* operations.

#### **ASSIGNMENT**

22. That the *Licensee* may not assign this licence, or sublet this licence or the privileges or rights hereby conferred to except with the written consent of Yukon. If Yukon consents to an assignment the *Licensee* shall pay any outstanding licence fees and furnish Yukon with a properly executed unconditional assignment document in duplicate of the licence together with an assignment registration fee of \$10.00 and proof that all taxes on the licence have been paid.

#### **GENERAL**

23. The *Licensee* shall conform to all applicable federal, territorial, and municipal laws.
24. The *Licensee* is responsible for and shall pay all taxes, local improvement rates and assessments and all public utility charges respecting the *Land* during the term of this licence.
25. This licence does not authorize a right of access to a highway nor does it authorize a right of access over, upon, or along a highway right-of-way.
26. Yukon assumes no liability expressed or implied, to provide access to the *Land*.
27. That the *Licensee* shall hold Yukon free of all liabilities concerning the *Land* during the term of this licence, and shall indemnify and save harmless Yukon, from and against all actions, claims, demands, costs and damages whatsoever resulting from all uses of the *Land*, or anything done or omitted to be done by, the *Licensee*, his servants, agents and employees, save and except for damages caused by Yukon.
28. That unless a waiver is given in writing by the Minister, the Minister will not be deemed to have waived any breach by the *Licensee* of any of the terms of the licence, and a waiver relates only to the specific breach to which it refers.
29. Termination of this licence will not prejudice a right of action by Yukon with respect to the breach of any of the terms and conditions contained in the licence.
30. Time shall be of the essence of this licence.
31. In this licence "Minister" means the Minister of Energy, Mines and Resources and any person authorized to act on the Minister's behalf.

32. In the event that any portion of the licence fee remains unpaid after it becomes due, whether formally demanded or not, or if the *Licensee* is in default of any other term of this licence, upon serving the notices and if the default is not remedied to the satisfaction of *Yukon*, *Yukon* may cancel this licence. Such cancellation will be effective immediately.
33. All written notices respecting the *Land* or this licence shall be deemed to have been delivered to the *Licensee* when mailed to:

**Town of Faro**  
Box 580  
Faro, YT Y0B 1K0

or such other address as the *Licensee* subsequently provides; and to *Yukon* at:

Manager, Land Client Services  
Land Management Branch  
Department of Energy, Mines and Resources  
Government of Yukon (K-320)  
Box 2703  
Whitehorse, Yukon Y1A 2C6

#### CORPORATE SIGNING AUTHORITY

IN WITNESS WHEREOF, "*Yukon*" and the "*Licensee*" have duly executed these presents this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

(Corporate Seal)

**Town of Faro**  
Box 580  
Faro, YT Y0B 1K0

\_\_\_\_\_  
Authorized Signatory Name & Signature

\_\_\_\_\_  
Witness Name & Signature  
(If no corporate seal)

SIGNED on behalf of the Government of Yukon, at the City of Whitehorse this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Witness Name & Signature

\_\_\_\_\_  
Colin Urquhart  
Manager, Client Services  
Land Management Branch  
Energy, Mines and Resources





## Report to Council

**Re:** Wireless Point-to-Point

**Date:** August 27, 2025

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### **Recommendation:**

That Council authorize the CAO to submit an application for a Canada Community Building Fund (CCBF) project to upgrade to the Wireless Point-to-Point system between the Municipal Office Administration Building, the Recreation Centre and the Campbell River Interpretive Centre (CRIC). The estimated cost is \$11,400.

That Council authorize the purchase of the system to upgrade to the Wireless Point-to-Point system immediately, in the absence of a CCBF approval, using funds that are existing in the 2025 Capital budget to ensure the facilities can remain operational.

### **Background:**

The Recreation Centre and the CRIC are connected to the Municipal Office Administration Building's Internet and Network through a Wireless Point-to-Point system using equipment purchased in 2013. The system is functioning poorly with spotty coverage throughout the Recreation Centre, and intermittent transmission failures at both facilities. Ultimately the age of the equipment is resulting in very limited bandwidth.

The lack of reliable internet and network connectivity are significantly impacting the Recreation Departments operations, including problems issuing memberships, user rentals (where internet is requested), and day-to-day access to the network.

The 2025 Capital Budget provided for partial funding for the backup server (\$18,000), which has been fully approved for funding under the CCBF. The Budget also provided for provided for the installation of new Wireless Access Points (WAPs) in the Sportsman's Lounge and the Youth Lounge, however, there does not appear to be any rationale for installing that equipment if the facility doesn't have reliable internet coverage. The replacement of the Wireless Point-to-Point system should be completed prior to (or at the same time) as the purchase and installation of new WAPs.

Submitted by: Kimberly Ballance, CAO

Total North Communications Ltd.  
127 Copper Road  
Whitehorse YT Y1A 2Z7  
+1 8676685175  
GST/HST Registration No.: 105328132



**ADDRESS**

Town of Faro  
Box 580  
Faro YT Y0B1K0

Estimate 6545

DATE 12-08-2025

DATE	ITEM	QTY	RATE	AMOUNT
	<b>IT:One-Off:IT Hardware</b> Cambium 5Ghz 450 MicroPoP Omni (with PoE injector)	1	1,529.99	1,529.99
	For Town Admin building			
	<b>IT:One-Off:IT Hardware</b> Cambium 5Ghz 450b - Mid-Gain subscriber module (with PoE injector)	2	499.99	999.98
	For Rec Center and Interpretive Center			
	<b>IT:One-Off:IT Hardware</b> UPS Battery Backup	2	450.00	900.00
	For Rec Center and Interpretive Center			
	<b>IT:One-Off:IT Shipping</b> IT Shipping (to Total North office in Whitehorse)	1	156.75	156.75
	<b>IT:Labour:IT Tech Rate</b> Initial equipment configuration at Total North office	1	2,500.00	2,500.00
	<b>Truck and Tools Charge / km</b> Whitehorse - Faro Round Trip (1 truck)	718	1.25	897.50
	<b>Tech Travel Time Rate</b> Whitehorse - Faro Round Trip (1 tech)	8	95.00	760.00
	<b>Tech Rate</b> Onsite installation of wireless radios: - Admin building - Rec Center - Interpretive Center	9	150.00	1,350.00
	<b>Tech Accommodation</b> 1 tech - 2 nights	2	250.00	500.00
	<b>Tech Per Diem - Daily</b> Breakfast, Lunch, Dinner, Incidentals	2	125.80	251.60
	<b>Bucket Truck Rental Daily</b> Daily	1	350.00	350.00
	<b>Installation Sundries:Installation Sundries</b> Various installation sundries	1	650.00	650.00

This estimate is valid for 30 days.

SUBTOTAL

10,845.82

Thank you for choosing Total North Communications  
totalnorth@totalnorth.ca / www.totalnorth.ca

Net 30 Days, Service Charge of 2% Per Month (24 Per Annum) on Overdue Accounts



Thank you for the opportunity!  
Total North Communications Ltd.

GST @ 5%

542.30

TOTAL

CAD 11,388.12

Accepted By

Accepted Date

Thank you for choosing Total North Communications  
totalnorth@totalnorth.ca / www.totalnorth.ca  
Net 30 Days, Service Charge of 2% Per Month (24 Per Annum) on Overdue Accounts



**Background:**

The Town submitted a request to enlarge the landfill site in April 2024. The request included the area identified on the above map in yellow. The request has been reviewed and identified for a denial by Land Management Branch, although a formal denial letter has not been issued.

The Land Management Branch discussed the area with Administration and has advised that the Town may want to apply for an amendment to its application to exclude the wetland and the required 30 m buffer zone that is adjacent to the wetland.

If Council concurs with the amendment, Land Management will conduct another preliminary review of this application following its submission. The project might be subject to an assessment by Yukon Environmental and Socio-economic Assessment Board (YESAB).

Submitted by: Kimberly Ballance, CAO



## Report to Council

**Re:** Purchase of Weight Room Equipment and CDF Application

**Date:** August 28, 2025

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### **Recommendation:**

That Council authorize the CAO to purchase two (2) treadmills for the Weight Room utilizing funds previously provided in the 2025 Capital Budget (\$10,000) and a portion of the ParticipACTION Funding awarded to the Town of Faro. The estimated cost for two Commercial Grade Treadmills (including shipping and tax) will be \$12,000-14,000.

That Council authorize the CAO to submit a funding application to the Community Development Fund for the purchase of Weight Room Equipment based on the attached equipment listing.

### **Background:**

Currently the Weight Room does not have a functioning treadmill, which is the most commonly utilized piece of cardio equipment. The existing treadmills are not commercial grade equipment and have reached the end of their useful life. Staff have repaired this equipment repeatedly and have identified that the equipment requires replacement. It is recommended that this equipment be replaced immediately to ensure that patrons have access to basic cardio equipment as part of their membership.

The Weight Room requires other equipment upgrades as well, however an application to the CDF is recommended due to the higher cost for this equipment. Recreation Staff have reviewed usage and requests from patrons, ability to maintain and repair some of the equipment (primarily cable machines), gaps in available equipment, and safety concerns with some of the existing equipment.

A list of Weight Room Equipment that will form the basis of the application is attached. Budget Pricing for the Application is estimated at \$75,000 although a proper quote will be obtained prior to application submission and will include delivery and installation of the equipment in the Weight Room. The application is due September 15, 2025.

Submitted by: Kimberly Ballance, CAO

### Town of Faro – Weight Room Proposed Equipment – CDF Application

	Number	Example/Model	Notes
Treadmill	1	<a href="#">Endurance Treadmill</a>	
Step Climber	1	<a href="#">Endurance Climbmill</a>	
Rowing Machine	1	<a href="#">Air Rower</a>	
Power Cage	1	<a href="#">Power Cage</a>	Need full rack + Low front holes for loading/racking deadlifts
Multi Station/Functional Trainer/Cable Pull	1	<a href="#">Multi Station - Single Pod</a>	Single Pod with Cable Cross over option
Multi Function Chest & Shoulder Press	1	<a href="#">Multi Press</a>	
Multi Function leg extension & Leg curl	1	<a href="#">Multi Function Leg Extension/Leg Curl</a>	
Hack Squat/Leg Press	1	<a href="#">Hack Squat/Leg Press</a>	
Dual Function - Pec Fly/Rear Delt	1	<a href="#">Pec Fly/Rear Delt</a>	
Rubber Olympic Plates	3		2x 45, 35, 25, 10, 5, 2.5lb
Commercial Dumbbell Set 5-75lb	1		Rubberized – 5 lb increments
Commercial Dumbbell set 5-25lb	1		Rubberized – 5 lb increments
Kettlebells 5-60lb	1		5 lb increments
Three Tier Dumbbell Rack	1	<a href="#">3 Tier Dumbbell rack</a>	
Vertical Dumbbell Rack	1	<a href="#">5 Pair vertical Dumbbell rack</a>	
Kettlebell Rack	1	<a href="#">Kettlebell Rack</a>	Would also be open to adding a kettlebell shelf to a dumbbell rack
Olympic Barbell	1		
Barbell Collars	2	<a href="#">Locking Collars</a>	
5lb Weight Stack adapter plate	1	<a href="#">5 lb Weight stack adapter plate</a>	
Interlocking Black Rubber Floor Mats	300 sqft		

**Subject:** Invitation to Attend – Yukon Forestry & Bioenergy Conference | October 2025

**To:** Mayor Bowers and Council  
**Town of Faro**

Dear Mayor Bowers and Members of Council,

On behalf of the Yukon Wood Products Association (YWPA), we are pleased to invite you to attend the upcoming **Yukon Forestry & Bioenergy Conference**, “*One Forest, One Future, One Community*,” taking place **October 7–8, 2025 at the Kwanlin Dün Cultural Centre in Whitehorse**.

This conference will bring together **First Nation governments and development corporations, municipal leaders, forestry operators, bioenergy innovators, and federal/territorial funders** to chart a path forward for sustainable, community-driven energy solutions in the Yukon.

Biomass energy represents a unique opportunity for Yukon municipalities:

- **Energy Independence:** Reduce reliance on imported diesel, propane, and electricity.
- **Local Employment:** Support year-round jobs in harvesting, transportation, and facility operations.
- **Economic Development:** Keep revenue circulating within Yukon communities by building local supply chains.
- **Community Resilience:** Increase long-term energy security while supporting climate adaptation and wildfire risk reduction.

Conference outcomes are focused on **direct access to federal funding programs, showcasing success stories from Yukon and across the North, and strengthening collaboration between municipalities, First Nations, and industry**.

We believe municipal participation is essential to advancing these opportunities. Your community’s involvement will ensure local perspectives are reflected in shaping future projects and partnerships.

Please find attached a backgrounder with further details. **Registration is now open** — you may [click here to register for the conference](#).

We hope you will join us for this important gathering. Should you have any questions or wish to discuss specific opportunities for your community, please don’t hesitate to reach out.

With respect,



**Peter Wright**  
Executive Director  
Yukon Wood Products Association  
[execdir@yukonwoodproducts.org](mailto:execdir@yukonwoodproducts.org)  
867-687-6421



**Doug Van Bibber**  
Tr’ondëk Hwëch’in First Nation Citizen  
YWPA Board Member  
[douglas.vanbibber@yahoo.ca](mailto:douglas.vanbibber@yahoo.ca)  
867-336-0005





# Yukon Wood Products Association

## **Subject: Backgrounder: October 2025 Yukon Forestry & Bioenergy Conference**

Dear Yukon Forestry Stakeholders, Community Members & Partners,

We're excited to share early details on an important gathering taking place in Whitehorse in October 2025:

### **One Forest, One Future, One Community**

*Honouring the Land, Uniting Communities, and Shaping the Future of Yukon Forestry and Biomass*

This event - co-led by the Yukon Wood Products Association (YWPA) with support from partners across the territory - is about more than forestry or energy. It's about collaboration, reconciliation through economic development, and seizing this moment to shape a stronger, more resilient Yukon - together.

### **Why This Gathering Matters:**

#### 1. Direct Access to Federal Programs and Funders

We're bringing senior representatives from Natural Resources Canada (NRCan) and other key departments to Yukon - offering First Nations, entrepreneurs, and industry members direct access to the funding streams and relationships needed to launch and expand forestry and biomass initiatives.

#### 2. Real Stories. Real Solutions

Through case studies from Watson Lake, Teslin, NWT, Northern BC and Alberta, we'll highlight practical, scalable models already working in northern Indigenous communities - reducing reliance on diesel, creating meaningful employment, and powering homes and public buildings with local biomass.

#### 3. A United, Locally Driven Future

We believe the Yukon's future is best built together. This event will unite First Nation leaders, Development Corporations, legacy wood cutters, entrepreneurs, and policy makers - building mutual understanding and shared opportunity in an evolving industry. By working together, we can develop lasting partnerships that uplift communities and revitalize our local economy.

### **Why Now?**

Each year, Yukon spends millions importing diesel, propane, and heating oil - even as forest resources are underused or burned in slash piles. By acting now, we can:

- Empower First Nation-led projects that reflect Indigenous values and stewardship
- Create local, long-term jobs across harvesting, processing, and operations
- Keep revenues circulating in Yukon communities
- Increase energy security and independence - community by community
- Prevent further resource waste while building sustainable industries



This is a moment of unprecedented opportunity - but only if we rise to meet it together.

Whether you're a First Nation leader, firewood producer, Development Corporation, government partner, or a community member with a vision - your voice and participation are needed.

Let's build a future that works for everyone.

We'll follow up with venue, agenda, and registration details soon. In the meantime, we welcome your thoughts and early expressions of interest by connecting with us through the email addresses listed below.

Peter Wright  
Executive Director  
Yukon Wood Products Association  
[execdir@yukonwoodproducts.org](mailto:execdir@yukonwoodproducts.org)

Doug Van Bibber  
Tr'ondëk Hwëch'in First Nation Citizen  
YWPA Board Member  
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