



Agenda
Town of Faro Regular Council Meeting
July 22, 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 June 03, 2025, Regular Meeting of Council
 - 5.2 Minutes of the July 08, 2025, Regular Meeting of Council
6. BUSINESS ARISING FROM MINUTES
7. FINANCIAL
 - 7.1 Finance Report
8. REPORTS
 - 8.1 Mayor's Report
 - 8.2 Council Reports
 - 8.3 Administration's Reports
 - 8.3.1. Chief Administrative Officer
 - 8.3.2. Operations Manager
 - 8.4 Committee Meeting Minutes and Reports
 - 8.4.1. Joint Health and Safety Meeting Minutes – June 18, 2025
9. BYLAWS
10. UNFINISHED BUSINESS
 - 10.1 Employment Agreement – Kimberly Ballance, CAO
 - 10.2 Appointment of CAO
 - 10.3 Leave of Absence – Councillor Wendy Michell-Larocque
11. NEW BUSINESS
 - 11.1 Request to Relax Side Yard Set-Back for New Development (Lot 176)
 - 11.2 Re-schedule August 12, 2025, Regular Meeting of Council to August 19, 2025.
 - 11.3 Leave of Absence – Councillor Neil Yee
12. CORRESPONDENCE FOR INFORMATION (OUT & IN)
13. PUBLIC QUESTION PERIOD
14. IN-CAMERA
 - 14.1 Employment Matter in accordance with Section 213 (c)
15. ADJOURNMENT

This is a **DRAFT** Document until approved by Council.

7. FINANCIAL

Resolution 25-203

Michell-Larocque, Vainio

THAT Council receive for information, the Finance Officer's report, including the Payment Register Summary and acknowledge the Cheque Register for the period May 15-28, 2025.

AND THAT Council receive for information, the Draft Budget Analysis report for the period of May 15-28, 2025.

Carried

8. REPORTS

8.1 Mayor's Report

Mayor Bowers summarized his written Report.

8.2 Council Reports

Councillor Jones reported the Yukon Golf Association & Faro Golf Club have sponsored a youth Member, who has volunteered a lot of his time in the community to attend try outs on June 13,14, & 15 in Whitehorse to join Team Yukon for the Summer Games.

Faro Golf Club will be doing the graduation dinner. There are 2 grads this year.

He thanked M. Manuel, the Recreation Programmer, for all his help with the golf course and taking on the Summer Golf Camp for youth.

Councillor Vainio commented that the second town clean up day was well attended. She also noted the bases need to be replaced and the grass needs to be dealt with at the ball fields. She attended the meeting with CIRNAC who listened to their concerns, including the new camp that's going up at the mine site for employees and its impact of Faro businesses. The Graduation Ceremony is being held Friday June 6, 2025; all are invited to attend. She added the following information from the AYC orientation: the responsibilities of Council are the What & Why and the CAO is responsible for Who & How.

Councillor Michell-Larocque reported that many meetings happen during working hours so she's not able to attend. She's been busy with organizing softball and wants to also thank M. Manuel, the Recreation Programmer, for his continued help with the ball fields.

Councillor Yee summarized on his written Report. He also mentioned he would have liked to see a separate Mayor & CAO Report noting that they are 2 different roles.

8.3 Administration's Reports

8.3.1 Chief Administrative Officer

A/CAO information was provided in the Mayor's Report.

8.3.2 Operations Manager

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

8.3.3 General Manager of Recreation and Culture

Manager Tina Freake summarized her written Report and responded to questions by Council.

Approved at the Regular Meeting of
Council held on _____ by
Resolution # 24-____

Michelle Vainio, Deputy Mayor

Jack Bowers, A/CAO

THAT Council grant permission for the storage and sale of alcohol at the tent for the 26th Annual Golf Tournament.

Carried

Resolution 25-235

Jones, Vainio

THAT Council do now revert into Regular Meeting of Council.

Carried

4. BUSINESS ARISING FROM DELEGATION

Nothing Presented.

5. ADOPTION OF MINUTES

Resolution 25-236

Jones, Yee

THAT the minutes of the June 11, 2025, Special Meeting of Council be adopted as presented.

Carried

Resolution 25-237

Jones, Vainio

THAT the minutes of the June 17, 2025, Regular Meeting of Council be adopted as amended.

Carried

6. BUSINESS ARISING FROM MINUTES

7. FINANCIAL

Resolution 25-238

Vainio, Yee

THAT Council receive for information the Finance Officer's report, including the Payment Register Summary and acknowledge the Cheque Register for the period June 12 – July 2, 2025.

Yukon Energy Corporation bill extremely high. Councillor Jones spoke with Yukon Energy and was told that previous months were estimates which is why the bill was so high. Councillor Vainio questioned the amount of check #2839 being fully allocated to Canada. Tina confirmed that it was.

Carried

8. REPORTS

Mayor's Report

Mayor Bowers gave a verbal report.

Kimberly the new CAO has left Ontario today. Her start date is Tuesday, July 15, 2025 but may be in on Monday.

The letter from Ross River Dena Council will be discussed. Members of the public have expressed concern.

The National Post has an article regarding two regional parks made off limits to anyone not indigenous.

Council Reports

Resolution 25-241

Jones, Vainio

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

Carried

Questions were asked about the letter from Ross River, granting of Council LOA, electrical issues, Northwestel issues.

Resolution 25-242

Yee, Jones

THAT Council do now revert into Regular Meeting of Council.

Carried

14. IN CAMERA

15. ADJOURNMENT

Resolution 25-243

Vainio, Yee

THAT the 8th day of July 2025, Regular Meeting of Council be adjourned at 8:00 p.m.

Carried

Approved at the Regular Meeting of
Council held on July 8 2025 by
Resolution # 25-244


Michelle Vainio, Deputy Mayor


Jack Bowers, A/CAO

MAYOR'S REPORT

JULY 22, 2025

On the evening of July 8th there was a serious attack by a dog at large here in Faro that resulted in injuries to several people requiring medical attention. I mention this because the Town is involved in an ongoing investigation and will not comment further on this incident at this time.

Recently I was in the Post Office and heard from several people there of their frustration or even anger over the size of their most recent electricity bills. I understand the frustration comes from a three-month run of estimates over the winter period that were underestimated resulting in an exceptionally high bill for June. I called Lisa Wiklund, Manager, Community Relations, to ask about their billing practices. I also asked about provision of conducting an electrical energy audit for a home, as it was a practice offered by Yukon government in time past. If this service could again be offered to Yukon homeowners, it may help to lower consumption and reduce homeowner electrical costs.

Council held a special meeting Friday to meet with Gerrald Currin, CIMCO Refrigeration to discuss both CO₂ and Ammonia ice plant systems, their costs and operational benefits. Council will continue to pursue this as a high priority during our upcoming strategic planning sessions and for the 2026 budgeting process. There will be more to report on this in the fall.



**Town of Faro
MEMORANDUM**

To: Mayor & Council

July 18, 2025

From: Mark Vainio, Operations Manager

Re: PW report to Council for July 22, 2025

Landfill/Bylaw – Construction of the new HHW shed will commence soon. We have a bear in the Landfill. CO's Cody & Parker are addressing this issue. Fence and gate are 100% so it's not that we failed on our part.

Roads – Didn't get the Gran A hauled yet. Did some pothole patching before the Tournament. We've ordered more road patch and will pick that up at the end of July.

Wells – Still some backfilling to do around Well 6 and install fencing around the well head. Currently, the well head is protected with temporary fencing. Bleeder installation for Well 3, 4 and 6 to be completed. Heat trace is not a reliable option as the existing heat trace on Wells 4 & 5 had already failed.

Property Development – Met with Mueller to review some of our electrical issues, particularly in our buildings and control issues in our Pump-houses. They can do most things, but if they can't, they have specialist sub-contractors available to deal with them. ie HVAC balancing, instrumentation. I have a tremendous sense of comfort feeling that we're on the right track here. I've tried to get HVAC people here to help us with no success. We need to have everything working before we bring them in anyways. They will give us a reduced rate if we provide accommodation which won't be available until October and provide storage for a trailer or other unit in our yard.

Pumphouse 3 Backup Generator – Work is progressing very well. I distracted Mueller for a bit for a priority job for the campground. Also, we'll be looking to have our VFD drives repaired and functional. Also, ordering a spare VFD drive on the floor. Critical spares must be on-site as lead time for ordering can be weeks or months and a lot of our drives are obsolete.. In addition to Mueller doing the capital project, we have signed a "Time and Materials" Term Electrical Maintenance Contract for our buildings and Pump-houses. We have many electrical and control issues that require attention in our Water system as well as our town buildings. We have a list to get them started. Most of these jobs could be fillers for when they are working in Town on other projects which will save us on travel/accommodation.

Gardening – Irrigation repairs are still underway. Lots of students this year, so we'll spin a couple into Public Works to assist with our work. ie, painting, building, brushing. PW will grab them once the brushing and weeding gets to a controlled state after the Golf Tournament. Fertilizer is on order and should be arriving soon. We'll do the fall application this year and we'll have the Spring application available for next year on hand.

Reporting – 2024 Annual Reports for Regulators are all complete and submitted. No concerns so far. Starting on our 2025 reports and maintaining files for submission.

Approved by the
Committee
on _____.

Denise Schneider, Co-Chair

Mark Vainio, Acting Co-Chair

Presented to Council
at the Regular Meeting
held on July 22, 2025 by
Resolution # 25- ____

Jack Bowers, Mayor

Kimberly Ballance, CAO

Suggested Motion of Council:

If Council supports this recommendation, a proposed Motions of Council might be worded as follows:

Resolution # _____

THAT Council acknowledges the current development on Lot 434, and the lack of development along the property line immediately against Lot 176, therefore Council approves the development application for Lot 176, as proposed, and provides a relaxation of the side-yard set-back requirement from 2 meters to approximately 1 meter between Lot 176 and Lot 434.

Moved: _____

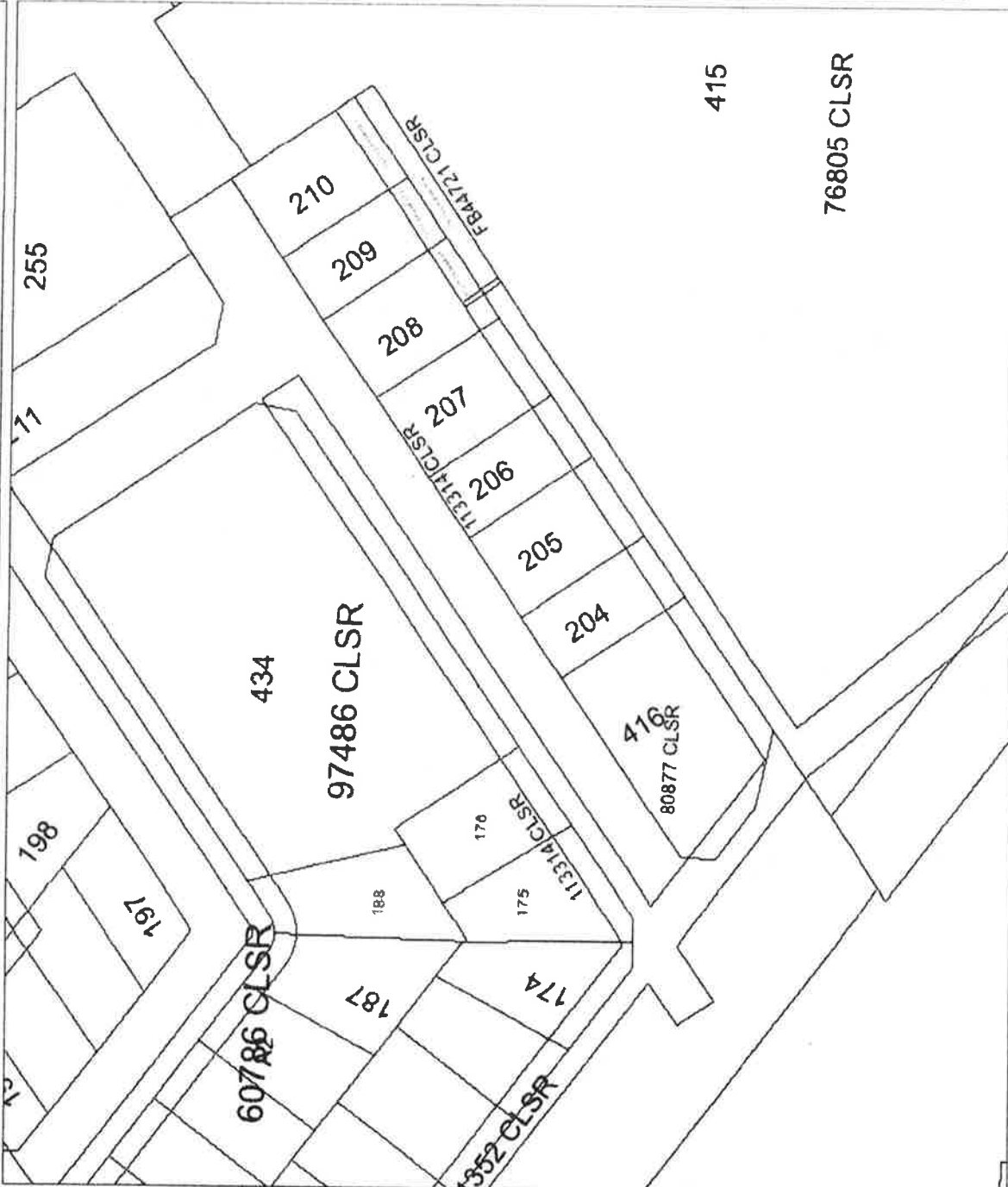
Seconded: _____

Any discussion?

All in Favour?

Any Opposed?

Carried/Defeated



Legend



Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
Date Printed: 07-Jul-2025

0.1 0 0.03 0.1 Kilometers

Projection: Yukon Albers Equal Area Conic
Produced from: GeoYukon application

1: 1,250

8.11. RESIDENTIAL - MULTIPLE - Rm

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

8.11.2 Permitted Uses:

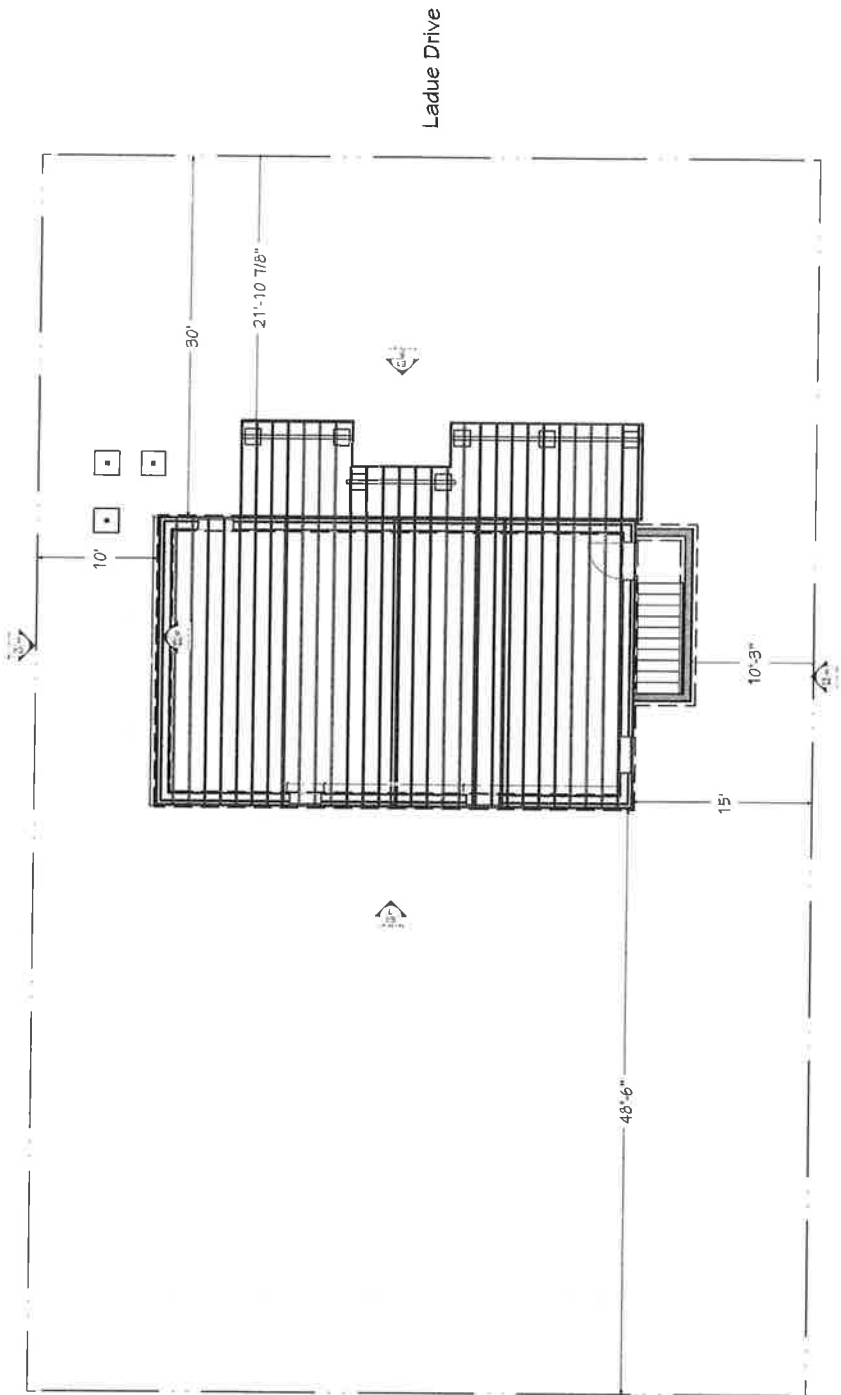
- a. Accessory Buildings and Uses
- b. Bed and Breakfast
- c. Duplex
- d. Dwellings, Multiple
- e. Dwelling, Single Detached
- f. Dwelling, Semi-Detached
- g. Education facility
- h. Family Day Homes
- i. Guesthouse
- j. Home Occupations
- k. Parks
- l. Places of Worship
- m. Playground
- n. Public Utilities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

8.11.3 Discretionary Uses:

- a. Community Garden/Greenhouse
- b. The following commercial uses on the ground floor of a 3 storey residential building subject to the same provisions as a home occupation except that paragraph 7.5.4 need not apply:
 - (i) Offices
 - (ii) Health services
 - (iii) Cafés or Catering Establishments
 - (iv) Personal Service Offices and Stores
- c. Mobile Home Parks
- d. Apartment Buildings

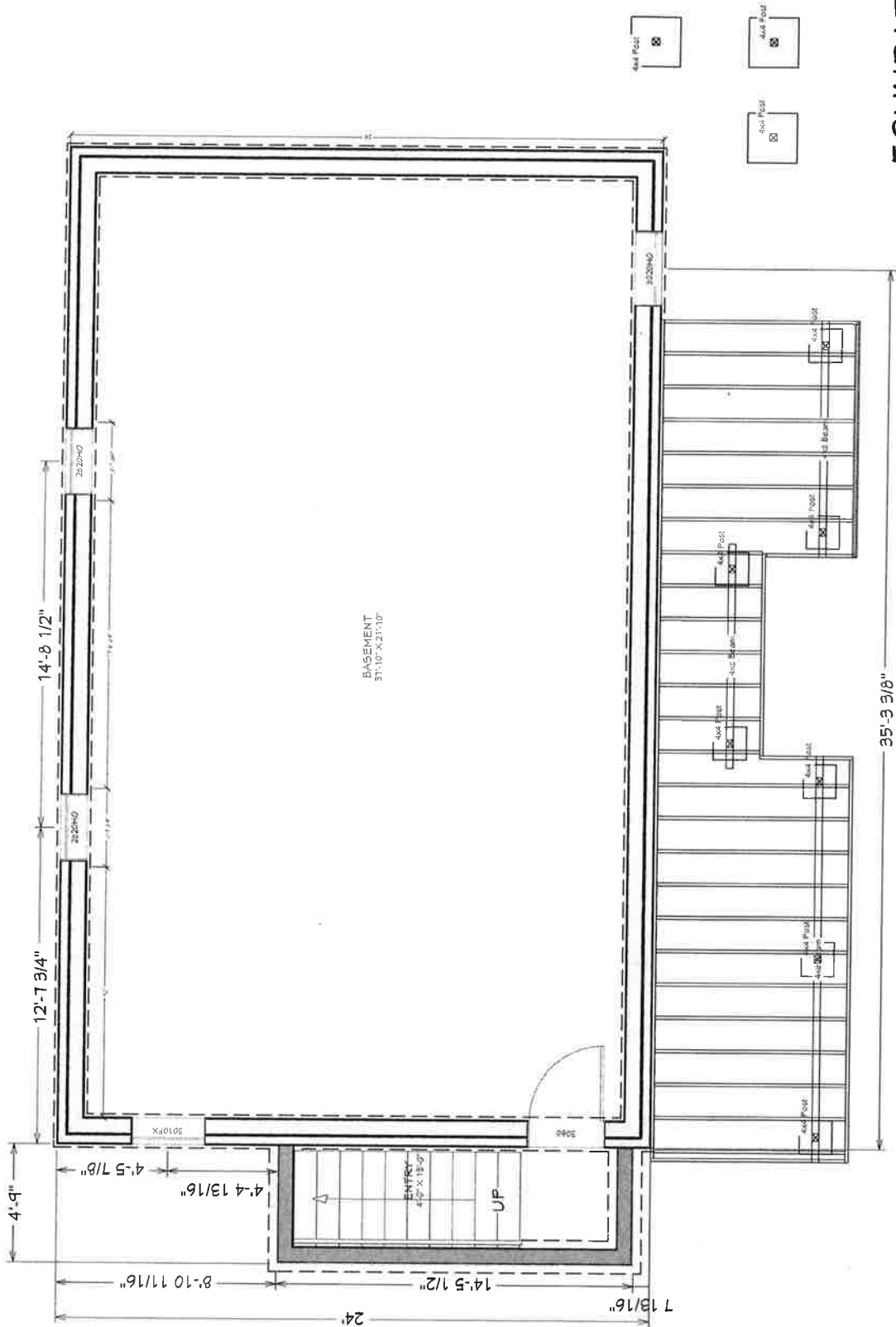
8.11.4 Development Regulations:

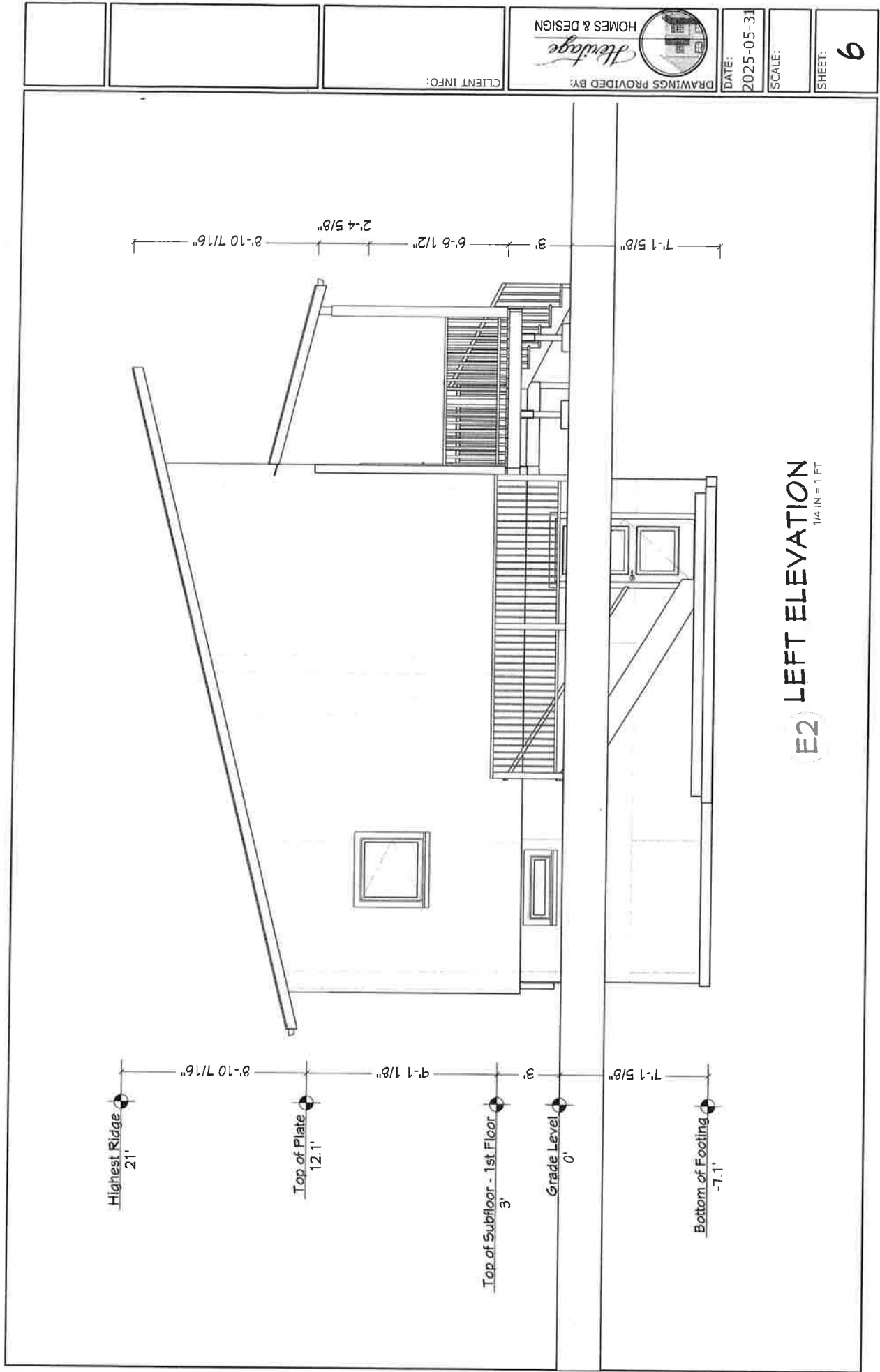
- a. Maximum Development Density – As Required by the Development Officer
- b. Minimum Lot Sizes
 - (i) Dwelling, Single-Detached – 15.0 m wide; 34.0 m deep
 - (ii) Duplex – 18.0 m wide; 34.0 m deep
 - (iii) Dwelling, Semi-Detached – 9.0m wide x 34.0 m deep
 - (iv) Dwellings, Multiple – As Required by the Development Officer
- c. Minimum Yard Requirements
 - (i) Dwelling, Single-Detached – Front: 6.0 m; Side: 1.5 m; Rear: 7.5 m
 - (ii) Duplex – Front: 6.0 m; Side: 2.0 m; Rear: 7.5 m;

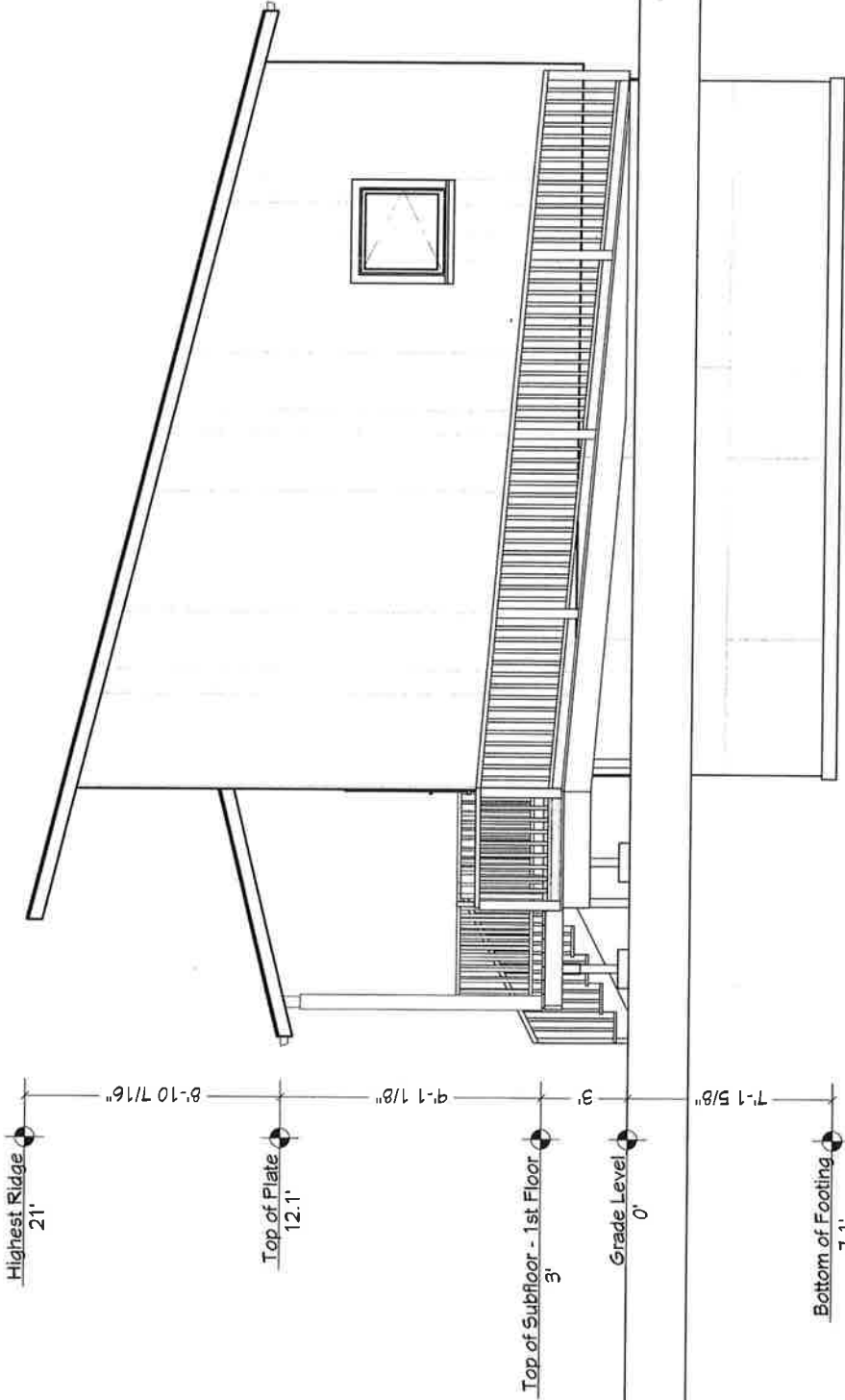


Site Plan

FOUNDATION

 $1/4 \text{ IN} = 1 \text{ FT}$ 





E4 RIGHT ELEVATION

1/4" IN = 1 FT

Highest Ridge 21'
Top of Plate 12.1'
Top of Subfloor - 1st Floor 3'
Grade Level 0'
Bottom of Footing -7.1'
8'-10 7/16"
9'-1 1/8"
7'-1 5/8"