



Agenda
Town of Faro Regular Council Meeting
April 7, 2026, 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 March 17, 2026, Special Meeting of Council
 - 5.2 Minutes of the March 17, 2026, 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. Manager of Operations
 - 8.3.3. Manager of Recreation and Culture
- 9. BYLAWS**
 - 9.1 2026-01 - 2026 Operating Budget Bylaw – Second and Third Readings
 - 9.2 2026-02 - 2026 Capital Budget Bylaw – Second and Third Readings
 - 9.3 2026-03 - 2026 Property Tax Rates Bylaw – Second and Third Readings

10. UNFINISHED BUSINESS

11. NEW BUSINESS

- 11.1 Official Community Plan – proposed updates

- 11.2 Hiring Policy – Draft

- 11.3 Yukon Environmental and Socio-Economic Assessment Board (YESAB)-
Former Chateau Jomini - Structural Demolition, Lot 158, Faro

- 11.4 Email request from Tina Freake, dated April 1, 2026, re: Request to borrow
hot dog machine for a F.H. Collins Secondary School Graduation Fundraiser

12. CORRESPONDENCE FOR INFORMATION (OUT & IN)

13. PUBLIC QUESTION PERIOD

Public Questions

14. IN-CAMERA

- 14.1 Personal Matter in accordance with Municipal Act Section 213 (3)(c) re:
Health-related correspondence
- 14.2 Communications Matter in accordance with Municipal Act Section 213 (3)(e)
re: Draft Communications
- 14.3 Land Matter in accordance with Municipal Act Section 213 (3)(e&f) re: Lot
1023

15. ADJOURNMENT



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

PRESENT:

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

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

Public Present: 2

Public on Zoom: 2

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

2.1 Council Meeting Agenda

Resolution 26-85

Jones, Yee

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

Carried

Resolution 26-86

Yee, Jones

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

Carried

3. NEW BUSINESS

3.1 Presentation from the Land Management Branch

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

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

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

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

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

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

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

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

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

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

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

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

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

Resolution 26-87

Jones, Yee

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

Carried

4. ADJOURNMENT

Resolution 26-88

Yee, Jones

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

Carried

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

Jack Bowers, Mayor

Kimberly Ballance, CAO



Minutes
Town of Faro Regular Council Meeting
March 17, 2026, at 7:00 p.m.
Council Chambers

PRESENT:

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

Delegation: Constable Kristin Larton, RCMP, and Leithe Minder

Public Present: 9

Public on Zoom: 7

1. CALL TO ORDER

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

2. ADOPTION OF AGENDA

2.1 Council Meeting Agenda

Resolution 26-89

Jones, Yee

RESOLVED THAT the Agenda for the March 17, 2026, Regular Meeting of Council be adopted as presented.

Carried

Resolution 26-90

Jones, Yee

RESOLVED THAT Council do now move into Committee of the Whole to hear from the delegation.

Carried

3. DELEGATIONS & HEARINGS

3.1 Sgt Cedric Proulx, RCMP Ross River/Faro Detachment Commander

Constable Kristin Larton advised she would respond to questions in Sgt Proulx's absence. She noted that a reservist has been in Faro to provide some support in the community which has been helpful and she responded to questions from Council.

3.2 Leithe Minder, Special Permit Application – Decision Appeal

Ms. Minder was not in attendance at this point in the meeting.

Resolution 26-91 Yee, Jones
RESOLVED THAT Council do now revert into Regular Meeting of Council.
Carried

4. BUSINESS ARISING FROM DELEGATIONS & HEARINGS

None.

5. ADOPTION OF MINUTES

5.1 Minutes of the March 03, 2026, Special Meeting of Council
Resolution 26-92 Jones, Yee
RESOLVED THAT the Minutes of the March 03, 2026, Regular Meeting of
Council be adopted as presented.
Carried

5.2 Minutes of the March 03, 2026, Regular Meeting of Council
Resolution 26-93 Yee, Jones
RESOLVED THAT the Minutes of the March 03, 2026, Regular Meeting of
Council be adopted as presented.
Carried

5.3 Minutes of the March 12, 2026, Special Meeting of Council
Resolution 26-94 Jones, Bowers
RESOLVED THAT the Minutes of the March 12, 2026, Special Meeting of
Council be adopted as presented.
Carried

5.4 Minutes of the March 13, 2026, Special Meeting of Council
Resolution 26-95 Jones, Bowers
RESOLVED THAT the Minutes of the March 13, 2026, Special Meeting of
Council be adopted as presented.
Carried

Deputy Mayor Vainio noted that Ms. Minder had arrived.

Resolution 26-96 Yee, Jones
RESOLVED THAT Council do now move into Committee of the Whole to hear from the
delegation.
Carried

3.2 Leithe Minder, Special Permit Application – Decision Appeal

Ms. Minder provided a summary of her long-term residency in the Town of Faro, having purchased her home when she was 25 years old. During the time she has lived in the community she has always had at least five (5) dogs and that this has never been cause for concern because she takes good care of them and is respectful of her neighbours.

She advised that she confirmed with Town Administration that no noise complaints have been lodged about her dogs in several months, and her current group of dogs is the quietest she's ever had. She identified that her dogs are a critical part of her life and are treated like family.

The Town has sent over 70 letters out twice - once for her application for a 12-dog permit, and more recently for her 5-dog permit application. On both occasions, the result was less than 50% response rate. She advised that this demonstrated that the non-responses likely don't have a concern with her dogs. She questioned why those non-responses counted against her in the requirement to have 2/3 of neighbours approve of her permit application.

Ms. Minder also noted concerns with a neighbouring resident who has been attempting to negatively influence others in their decision-making on this issue by telling people that Ms. Minder is abusive towards her dogs. This is not true but is a rumour being spread to try and turn other neighbours against her.

Ms. Minder advised that she is committed to upgrading the fence around her yard and whatever else it would take to improve the peaceful enjoyment by herself and her neighbours.

Resolution 26-97

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

Jones, Yee

Carried

6. BUSINESS ARISING FROM MINUTES

None.

7. FINANCIAL

7.1 Finance Report

Council requested clarification on Cheque Nos: 3252 and 3254.

Resolution 26-98

RESOLVED THAT Council receive for information the Finance Manager's report, including the Payment Register Summary and acknowledge the Cheque Register for the period February 26 - March 10, 2026.

Yee, Jones

Carried

8. REPORTS

8.1 Mayor's Report

- Appreciated the Budget process which was presented by the Management Team during the Special Meetings last week.

8.2 Council Reports

Councillor Vainio

- Appreciated that the budget meetings were held in public and were well supported by the Management Team. Inflationary costs are having a big impact, but Council is working hard to keep services affordable for residents.
- Was not able to attend the Fisheye Frenzy but understand that it was well attended and has heard some great things about the event. Thanks to the organizers and donors for making this event a success.

Councillor Jones

- Attended the Association of Yukon Communities (AYC) Board Meeting virtually on March 7, 2026, with CAO Ballance. Minister Cory Bellmore was in attendance and spoke about Emergency Management, the Community Recreation Fund, and Comprehensive Municipal Grant. Opposition leader, Kate White gave a shoutout to Mayor Bowers about his commitment to raising concerns about health services in Faro. There was also a good discussion about the Yukon Chamber of Commerce, which may be a good opportunity for local business owners.

Councillor Neil Yee

- Was able to attend some of the events at the Arctic Winter Games which were very good.
- Attended the Fisheye Frenzy which was good, well attended and organized. Also went to Phyllis' Restaurant afterwards, which is where the prizes for the event were distributed following the derby.
- Expressed concerns about the letter that Council approved and was sent to Minister Chartrand.

8.3 Administration's Reports

8.3.1. Chief Administrative Officer

CAO provided a verbal report and highlighted that the Town has started advertising the Residential Conversion Grant, under the Housing Accelerator Fund.

8.3.2. Manager of Operations

Manager of Operations provided a verbal report and responded to questions from Council.

- 8.3.3. Manager of Recreation and Culture
CAO highlighted the ongoing Parsons rental of the Gymnasium which was identified in the written report.

9. BYLAWS

- 9.1 2026-01 - 2026 Operating Budget Bylaw – First Reading
Resolution 26-99 Jones, Yee
RESOLVED THAT Council provide First Reading of Bylaw 2026-01, being the
2026 Operating Budget Bylaw
Carried
- 9.2 2026-02 - 2026 Capital Budget Bylaw – First Reading
Resolution 26-100 Yee, Jones
RESOLVED THAT Council provide First Reading of Bylaw 2026-02, being the
2026 Capital Budget Bylaw
Carried
- 9.3 2026-03 - 2026 Property Tax Rates Bylaw – First Reading
Resolution 26-101 Jones, Yee
RESOLVED THAT Council provide First Reading of Bylaw 2026-03, being the
2026 Property Tax Rates Bylaw
Carried

10. UNFINISHED BUSINESS

- 10.1 AYC Auction Item Donations
Council concurred that Administration will put together a package for this purpose.
- 10.2 Draft Procedures By-Law – Updates to Section 16 & 17
Council discussed the updated sections and requested amendments to expand the use of the phrase municipal jurisdiction to include subjects of community interest, and requested a reference to the Municipal Act for In-Camera topics. Clarification was also requested on the role of the Chair and the process for overturning a decision of the Chair.
- 10.3 Expressions of Interest – Engineering Services

Deputy Mayor Vainio declared a Pecuniary Interest in this item and left the meeting.

Councillor Jones took over as the Chair.

Administration recommended that Council receive presentations from a shortlisted group, and Council concurred that a meeting would be set up to

receive presentations from Stantec, Associated Engineering and Core Geoscience Services Inc.

Deputy Mayor Vainio returned to the meeting and resumed as Chair.

11. NEW BUSINESS

- 11.1 Draft Letter to Minister Bellmore Community Services re: Harassment Report Recommendations
Resolution 26-102 Jones, Yee
RESOLVED THAT the Mayor be authorized to execute the attached letter to the Honourable Cory Bellmore, Minister of Community Services re: Harassment Report Recommendations
Carried

- 11.2 Draft Letter to Minister Linda Benoit re: BST Phase 2 Upper Bench
The CAO noted that the current draft now includes an amendment to the first date that was highlighted in the letter thereby modifying it to 2023.
Resolution 26-103 Bowers, Jones
RESOLVED THAT the Mayor be authorized to execute the attached letter to the Honourable Linda Benoit, Minister of Highways and Public Works re: BST Phase 2 Upper Bench
Carried

- 11.3 Licence of Occupation – Arboretum
Resolution 26-104 Jones, Yee
RESOLVED THAT the Deputy Mayor be authorized to execute the attached Licence of Occupation (File No: 2848-20-105K03/242020) from the Government of Yukon for the Arboretum.
Carried

12. CORRESPONDENCE FOR INFORMATION (OUT & IN)

- 12.1 Letter from Brent McDonald, Official Opposition Critic for Community Services

13. PUBLIC QUESTION PERIOD

- Resolution 26-105 Jones, Yee
RESOLVED THAT Council do now move into Committee of the Whole for public question period.
Carried

Public Questions

Resolution 26-106 Jones, Yee
RESOLVED THAT Council do now revert into Regular Meeting of Council.
Carried

Resolution 26-107 Jones, Yee
RESOLVED THAT Council recess at 8:01 p.m. for five minutes and reconvene in-camera.
Carried

14. IN-CAMERA

14.1 Bylaw Enforcement Matter in accordance with Municipal Act Section 213
(3)(f) re: Legal Matter

Resolution 26-108 Jones, Yee
RESOLVED THAT Council revert into the Regular Meeting of Council at 8:19 p.m.
Carried

Council concurred that the decision previously made on a Bylaw Enforcement Matter will stand.

15. ADJOURNMENT

Resolution 26-109 Jones, Yee
RESOLVED THAT the March 17, 2026, Regular Meeting of Council be adjourned at 8:19 p.m.
Carried

Approved at the Regular Meeting of
Council held on April 7, 2026, by
Resolution # 26-___

Jack Bowers, Mayor

Kimberly Ballance, CAO



**TOWN OF FARO
MEMORANDUM**

To: Mayor & Council, CAO
Date: March 31, 2026
From: Akram Shah, General Manager, Finance
Re: Report to Council Meeting Apr 7, 2026

Payroll:

03/18/2026	- \$41,865.71	Covering Period 03/02 - 03/13
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Payment Register Summary March 11, 2026 – March 26, 2026

Administration	-32,882.93
Environmental Services	-\$0.00
Professional Fees	- \$0.00
PW and Gardening	-\$77,526.70
Recreation and CRIC	-\$7667.76
Utilities	-\$38,144.59
Total	-156,221.98

Resolution: 26-___

RESOLVED THAT Council receive for information the Finance Manager's report, including the Payment Register Summary and acknowledge the Cheque Register for the period March 11, 2026 – March 26, 2026; and

Moved: _____

Seconded: _____

Any discussion?

All in Favour?

Carried/Defeated



TOWN OF FARO MEMORANDUM

To: Mayor & Council March 31, 2026
From: Kimberly Ballance, CAO
Re: CAO's Report to Council – April 7, 2026, Regular Meeting

Budget

- Individual budget review was conducted with Councillor Michell-Larocque on March 31, 2026.
- Minor adjustments have been completed to: adjust gas/fuel costs, update grant allocations based on new information, and correct wage allocations for new GL account distributions.
- Budget and tax rates are due to be submitted to YG by April 15, 2026.

Housing Accelerator Fund (HAF)

- Residential Conversion Grant flyer has been distributed by mail, and two public information sessions were held (March 25 & 26).
- The Town is eligible to apply, and Administration recommends the Town does for 14/16 Harper Street, with the caveat that its application be considered only if there are insufficient or ineligible applications.
- The deadline for application submissions is May 1, 2026, at 4:00 p.m.

Land Matters

- Lot 212 and 213 on Ross Road (proposed to be rezoned to Industrial Commercial) can only be split into 2 lots each (4 lots total) to comply with the minimum size requirements in the Zoning Bylaw.
- Administration has submitted a request to YG to extend the depth of the parcels to facilitate the creation of more lots in this area. Additional information on this will be forthcoming.

Ross River Dene Council (RRDC)

- Introductory meeting with the RRDC Executive Director has been scheduled for April 1, 2026, with the CAO and Manager of Recreation & Culture attending.

Employment Matters

- Seasonal Job Postings (including updated job descriptions) have been posted
- Code of Conduct complaint processing is underway. Special Closed Meeting date has been set for April 14 @ 6:30 p.m.

- Health and Safety Committee
 - Terms of Reference has been updated. Membership includes 2 Managers (CAO & Manager of Recreation & Culture) and 3 Union Members (encompassing Public Works, Recreation, and Fire Department) and 1 non-voting member (Municipal Office, meeting secretary).
 - Health and Safety Meetings are occurring monthly.
 - The committee completed its first formalized workplace inspection at the Arena.

Action Items:

- Develop drafts of the following for Council's consideration:
 - Hiring Policy – draft presented on April 7, 2026, Agenda for input.
 - Municipal Vehicle Use Policy – draft underway, pending review by Insurance Company
 - Snow Plowing Policy – draft underway; pending receipt of input from Public Works Department
 - Codes of Conduct – Employee and Council – drafts underway
 - Communications Policy – draft underway; consideration of Public Information provision terms remains in progress.
 - Sale / Acquisition of Land Policy – new
 - CAO Bylaw - update
 - Noise Bylaw – update
 - Solid Waste Bylaw – review
 - Fees Bylaw – review
 - Traffic / Speed Bylaw – review
 - Snowmobiles, Motorcycles, Vehicles Bylaw – review
 - Mobile Home Park - update
 - Firearms bylaw - review
 - Fire Department Enactment – review
 - Water and Wastewater Bylaw (2025 adoption) – amendment
 - Maintenance Bylaw - update
 - Cemetery Bylaw – update
 - Animal Control Bylaw – update



TOWN OF FARO MEMORANDUM

To: Mayor & Council
From: Danny Granberg, Manager of Operations
Re: Operations Report to Council – April 7, 2026, Regular Meeting

March 31, 2026

Current Priorities

- Roads: Snow removal operations continue - hauling and tramming of snow from roadways, parking lots, and intersections. Grader work ongoing within town limits. Prep work for Sheep and Crane Festival and RV park will start soon.
- John Deere Loader diagnosed transmission/pump problem. Parts ordered – repairs to start next week.
- Transit bus repairs will start this week.
- Road sand picked up at Drury Creek Highways yard - will now have enough sand for the remainder of this snow season.
- Sanding truck out as needed.
- Road conditions are snow covered with icy sections. Spring melt has started; monitoring as weather improves.
- Water connect/disconnect ongoing as per requests.
- Water Treatment Operation System normal – no issues.
- Sewer Waste Operations normal – no issues. Actizime sewer weekly treatments resumed.
- Job postings completed and posted. Closing dates April 8th.
- Flower order confirmed – to be picked up early May.
- Town of Faro Duplex on Dawson: met with contractors with regards to painting, drywall and plumbing work. Contractors starting on April 1st.

Meetings

- Town of Faro attended the Faro Golf Club meeting. Public Works Manager will work with executive with regards to maintenance and ongoing activities.
- Precast Washroom Zoom Meeting: met with Darren Stahl and Kimberly– Transfer Payment Agreement will be forthcoming.

Programs

- 2025 Firesmart program completed. Final funding installment has been received.

Permits

- Annual permit water use license final draft submitted. Review to follow.
- Solid Waste Permit has identified deficiencies – working on correcting issues.



TOWN OF FARO MEMORANDUM

To: Mayor & Council March 31, 2026
From: Morgan Manuel, Manager of Recreation and Culture
Re: April 7, 2026 - Report to Council

Current Priorities

- Crane & Sheep Festival (May 1-3)
- Funding Applications
 - 2026 New Horizons for Seniors (NHFS) – Approved \$25,000
 - 2026 Youth Developmental Asset (YDAP) – Approved \$20,000
 - 2026 Celebrate Canada 5k (Canada Day) - Approved \$5,000
 - 2026 Participaction Community Challenge – Approved \$1,000
 - Spring 2026 Youth Investment Fund - Submitted \$5,000
 - Sport & Rec Branch After School Fund - Submitted \$2,000
- Funding Reports
 - 2025 NHFS
 - 2025 YDAP – In Progress
 - Summer 2025 YIF
 - 25/26 CPRA – Sticks & Skates - Completed
- Easter Events
 - Thursday, April 2nd – 5-7 pm
- Summer Hiring
 - Pool Coordinator and Lifeguard positions – Posted
 - Facility Coordinator (CRIC) - Posted

Planning Work

- Prepping Arena for the Summer
- Board Game Café – Youth Group
- Summer Programs
- Birthday Party Packages at the Rec Centre
- Try Squash Event – Squash Yukon

Program / Event Evaluation

- Carpet Bowling Tournament – March 28
 - Very well attended – Great feedback from multiple participants
 - Thanks to Rec Staff and Ryan for making it happen
- Spring Break Kids Club
 - 14+ Kids per day

- CPRA – Learn to Skate
 - In total 12 kids took part in the program ranging from 3 – 12 years old.

Training

- WHMIS training needed for all Rec Staff



**TOWN OF FARO
BYLAW #2026-01**

**A Bylaw to Adopt the
2026 Operating Budget**

WHEREAS Section 238 (1) of the Municipal Act, provides that on or before April 15 in each year, Council shall cause to be prepared and adopted by bylaw an annual operating budget;

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

1. TITLE

- 1.1. This bylaw may be cited as the "**2026 Operating Budget Bylaw**".

2. GENERAL PROVISIONS

- 2.1. This Bylaw authorizes the expenditure of funds for the normal maintenance and operations of the Town of Faro for the 2026 fiscal year.
- 2.2. The 2026 Annual Operating Budget attached hereto as Schedule "A" and forming part of this bylaw, is hereby adopted.
- 2.3. The expenditures referred to in Schedule "A" shall not be amended or varied in such a manner which increases the total expenditure, except by Bylaw.
- 2.4. Notwithstanding Clause 2.3 Council may by a unanimous resolution, reallocate or reassign funding within the budget provided that the total expenditures authorized by this bylaw are not exceeded.

3. COMING INTO FORCE

- 3.1. This Bylaw shall come into force and have effect from and after the date of third reading thereof.

READ A FIRST TIME March 17, 2026.

READ A SECOND TIME April 7, 2026.

READ A THIRD TIME AND ENACTED April 7, 2026.

Jack Bowers, Mayor

Kimberly Ballance, CAO

	<u>Budget</u>
Ordinary Income/Expense	
Income	
0301 · Council/Legislative	
0302 · Administrative	3,695,097.80
0333r · Protective Service	34,256.00
0338r · Public Works r	118,480.00
0345r · Environmental Use & Protection	615,600.00
0355r · Economic Development	6,000.00
0362r · Recreation and Culture	86,307.00
4600000 · Other Revenues	53,000.00
4900000 · Transfer from Reserves	-23,219.65
4950000 · Amortization not Funded	1,200,000.00
4999999 · Transfer from Gen. Surpl. Oper.	
Total Income	<u>5,785,521.15</u>
Gross Profit	5,785,521.15
Expense	
0333e · Protective Services e	158,118.00
0338e · Public Works e	1,766,693.20
0345e · Environmental Use and Protectio	671,121.00
0355e · Economic Development e	58,053.00
0362e · Recreation & Culture	790,978.95
0370 · Council / Legislative	160,176.00
0375 · Administrative e	980,381.00
5670000 · Amortization	1,200,000.00
5900000 · Inventory write-off	
Total Expense	<u>5,785,521.15</u>
Net Ordinary Income	0.00
Other Income/Expense	
Other Income	
7000000 · Capital Funding	1,049,690.00
Total Other Income	1,049,690.00
Other Expense	
8000000 · Capital Expenditures	1,049,690.00
Total Other Expense	<u>1,049,690.00</u>
Net Other Income	0.00
Net Income	<u><u>0.00</u></u>



**TOWN OF FARO
BYLAW #2026-02**

**A Bylaw to Adopt the
2026 Capital Budget and Expenditures Program**

WHEREAS Section 238 (2) of the Act provides that on or before April 15 in each year, the Council shall cause to be prepared the annual capital budget for the current year and the capital expenditure program for the next three financial years and shall by bylaw adopt these budgets;

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

1. TITLE

1.1. This bylaw may be cited as the "**2026 Capital Budget Bylaw**".

2. GENERAL PROVISIONS

2.1. This Bylaw authorizes the expenditure of funds for the acquisition of assets in accordance Schedule A of this bylaw.

2.2. The 2026 Capital Budget and Capital Expenditures Program, attached hereto as Schedule "A" and forming part of this bylaw, is hereby adopted.

2.3. The expenditures referred to in Schedule "A" shall not be amended or varied in such a manner which increases the total expenditure, except by Bylaw.

3. COMING INTO FORCE

3.1. This Bylaw shall come into force and have effect from and after the date of third reading thereof.

READ A FIRST TIME March 17, 2026.

READ A SECOND TIME April 7, 2026.

READ A THIRD TIME AND ENACTED April 7, 2026.

Jack Bowers, Mayor

Kimberly Ballance, CAO

Town of Faro
Capital Budget 2026
and 2026 to 2028 Capital Expenditures Program

Bylaw # 2026-02
Schedule "A"

2026	
Pumper 1 Wireless Headsets (Setcom)	8,500
Turnout Gear - 6 Sets & Helmets	20,700
Pump & Water Tank for F550-Rescue Truck 6-05	10,000
Public Works Hotline (Electrical Upgrades)	25,000
Pound design & infrastructure preparation	50,000
Drinking Water Treatment Plant Automatic Recirculation	75,320
Distribution Building Backup Generator (project completion)	20,000
Well # 6 Installation - foundation and fencing	20,000
Underground Oil Tanks Replacement Arena	25,000
Arena - Remove Ice plant & exterior condensor/pressure test brine line	64,000
Arena - add sand to ice pad and level (52 yards for 1" of rise)	8,120
Arena Fire Door installation (5 sets - Double Exterior doors; 1set - double interior doors)	25,000
Two golf carts for gardening department	20,000
Assess Recreation Centre HVAC & Air Handling	
Assess Recreation Centre Roof for Replacement	
Level & Refinish siding - CRIC	80,000
Engineering Assessment of Van Gorder Trail Pedestrian Bridge	
Demolition of 3 mobile homes (2 single wide & 1 triple wide)	60,000
Ballfeld Gazebo Rehabilitation	80,000
Weight Room Equipment	84,050
Circle of Lights Christmas Light Upgrade	10,000
PW Trucks replacements - 3 half-tons	184,000
Outhouses by Red Truck	80,000
Solar Complex Asbestos Remediation	100,000
Total	1,049,690
2027	
Sand Covering Area - 2 sea cans with trussed roof	60,000
Rehabilitation of Van Gorder Trail Pedestrian Bridge	
Recreation Centre Exterior Doors Replacement (15) and Re-key to Master	60,000
Municipal office Electrical Pedestal Replacement	25,000
Skid Steer on tgracks (c/w forks, bucket, brushes head, snow bucket, blade, jack ham	155,000
Level & Refinish siding - Town office	60,000
Recreation Centre Renovations (Roof, Flooring)	1,500,000
Total	1,860,000
2028	
Underground Infrastructure Replacement Phase3	8,700,000



**TOWN OF FARO
BYLAW #2026-03**

**A Bylaw to Adopt the
2026 Property Tax Rates**

WHEREAS Section 55 (2) of the Assessment and Taxation Act (“Taxation Act”), being Chapter 13 of the Revised Statutes of the Yukon, 2002, states that each taxing authority shall, by bylaw made on or before April 15 in each year, levy taxes in accordance with this Act on all taxable real property that is in its jurisdiction; and

WHEREAS Section 55 (3) (c) of the Taxation Act states that a taxing authority may, in respect of taxes levied under this section, establish different classes of real property, and vary the tax rate according to the class of real property to be taxed; and

WHEREAS Sections 60 (1) of the Taxation Act states that except as provided by subsection (2), the minimum tax payable in any year under Section 55 is \$100 in respect of the total assessed value of any real property under subsection 13(7); and

WHEREAS Sections 60 (2) of the Taxation Act states that a municipality may by bylaw provide for a different amount for the minimum tax payable under subsection (1) in respect of real property located in the municipality, and it may establish a minimum amount of tax for land on which there is no improvements that is different from the minimum amount of tax for other real property;

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

1. TITLE

- 1.1. This bylaw may be cited as the **"2026 Property Tax Rates Bylaw"**.

2. DEFINITIONS

- 2.1. In this bylaw:

“Residential” means all classes of real property used primarily for residential use, other than Country Residential, and are designated on the assessment roll as RS1, RS2, RCM, RMH, or RSM.

“Non-residential” means all classes of real property used primarily for commercial, industrial and public purposes and are designated on the

assessment roll as CMC, CMH, CML, CMS, INS, MHI, MSI, OSP, PRC, or QRY.

“Country Residential” means all classes of real property designated on the assessment roll as REC or RSC.

“Unimproved” means all real property under any of the above designations on which there are no improvements assessed.

“Assessment Roll” means the current Town of Faro Assessment Roll.

“Total Assessment” means the combined total of the assessed value of land and improvements for real property as listed on the tax roll.

3. GENERAL PROVISIONS

- 3.1. This Bylaw establishes the tax regime for all properties within the municipal boundary of the Town of Faro.
- 3.2. There shall be levied upon all taxable Residential real property in the Town of Faro, a general tax for 2026 at the rate of 1.68 percent of the total assessment.
- 3.3. There shall be levied upon all taxable Non-Residential real property within the Town of Faro a general tax for 2026 at the rate of 1.94 percent of the total assessment.
- 3.4. There shall be levied upon all taxable Country Residential real property in the Town of Faro a general tax for 2026 at the rate of 1.49 percent of the total assessment.
- 3.5. There shall be levied upon all taxable Unimproved real property within the Town of Faro a general tax for 2026 at the rate of 2.06 percent of the total assessment.
- 3.6. As provided for under Section 60(2) of the Act, a minimum tax shall be applied when the percent rate applicable under Sections 3, 4, or 5 results in an amount less than the minimum tax of:
 - 3.6.1. three hundred eleven dollars (\$311) for all taxable Residential and Non-Residential real properties; or,

3.6.2. two hundred seven dollars (\$207) for all other taxable real properties.

3.7. If any section, sub-section, sentence, clause, or phrase of this Bylaw is for any reason held invalid, the validity of the remaining sections of the Bylaw shall not be affected by the decision.

4. COMING INTO FORCE

4.1. This Bylaw shall come into force and have effect from and after the date of third reading thereof.

READ A FIRST TIME March 17, 2026.

READ A SECOND TIME April 7, 2026.

READ A THIRD TIME AND ENACTED April 7, 2026.

Jack Bowers, Mayor

Kimberly Ballance, CAO



TO: Mayor and Council

FROM: Jordan Stackhouse, Elevator Yukon

DATE: March 31st, 2026

SUBJECT: Proposed Amendments to the 2024 Faro Official Community Plan

PURPOSE: The purpose of this report is to provide Council information on amending the 2024 Faro Official Community Plan (OCP). This report contains the background and rationale for proposed OCP amendments

BACKGROUND: The process of renewing Faro’s OCP began in 2022 and was completed in September of 2024. The development of the OCP was a robust process involving multiple legislated and strategic phases that resulted in a delivery of a comprehensive community plan for Faro.

From time to time, the OCP must be amended to reflect changes in the community or to change things like land designations. Since OCP amendments require more involved processes, such as a public hearing, and review and approval by the Minister of Community Services, it is good practice to incorporate all known amendments, updates and improvements as opposed to many, singular updates.

Below are a list of potential amendments that are provided as an item for early discussion for Council. At this time, Council may wish to add/subtract or vary any of the recommendations below.

DISCUSSION:

1. Land Use

Suggestion	Rationale	Comments
Remove Current Future Country	Yukon Government Lands Planning Branch have informed the Town of Faro that the	YG has indicated that they have begun working on finding a new land for FCR, however, no parcel has been agreed to by the Town. In the

Residential (FCR) Parcel	current FCR lands are no longer suitable for development.	interim it is recommended to remove the current parcel from the OCP and OCP land use maps.
Update Mitchell Rd land use designation with improved mapping	Better clarity for new Mitchell Rd Industrial/Commercial (IC) subdivision.	Further planning has been done on the Mitchell Rd IC subdivision and we can refine the total boundary and lot boundaries on the OCP maps
Remove IC Parcel along Mitchell Rd beside Yukon Energy	This site was designated as IC for a development that ultimately did not proceed in that location and there is no known IC use proposal for those lands.	This designation was put in the OCP for the development of an industrial/commercial site that did not materialize. It was previously designated as Parks and could be returned to Parks if Council chooses.
Update wording in Residential Designation to include permission of smaller lots for mobile and modular homes	Updated wording would provide greater clarity and consistency between the OCP and Zoning Bylaw.	This discussion was had during the Zoning Bylaw update process and will provide greater clarity and consistency between the OCP and ZB.
Identify Community Use designation parcels	CU is a listed designation within the OCP but not the maps.	There should be parcels associated with this designation for the access and use of the public (e.g., ski trails). During the final review of the OCP, it was identified that Community parcels fell under the CF designation as they currently had infrastructure on them.

2. Other Changes

Suggestion	Rationale	Comments
<p>Add StatsCan and Yukon Bureau of Statistics data for Faro's population</p>	<p>Greater clarity and consistent data throughout document</p>	<p>For greater clarity and consistency of the document, there is an option to revise the OCP to a) add StatsCan/YBS data along with the Census data for better context, defining the differences between the 3 sources of population data i.e. Stats Canada = only within Faro Municipal Boundary; Yukon Bureau of Statistics = Faro & surrounding area (1/2 way to Carmacks and 1/2 way to Ross River); Municipal Census (identify date of info and process for data collection - i.e. point in time, may no longer be as accurate as the other 2 sources)</p>
<p>Add Appendix II to the OCP</p>	<p>Appendix II was omitted from the current, published copy of the OCP.</p>	<p>Appendix II is a record of engagement from the OCP development process. It was omitted in error from the current, published version of the OCP.</p>
<p>Update OCP Maps</p>	<p>Zoning maps have evolved and we have clearer, more detailed mapping available now.</p>	<p>The ToF mapping has evolved and we have clearer, more detailed mapping available so it makes sense to update the maps. . Additionally, we recommend the entire map series be included as an appendix to the OCP.</p>
<p>Clean-up of various wording, spelling and syntax</p>	<p>General review of wording, spelling, and syntax to improve clarity</p>	<p>Now that we are further along in the ZB process, we will review the entire document to ensure clarity of wording, spelling and syntax of the OCP for consistency with the ZB and general clarity throughout the OCP.</p>

NEXT STEPS:

This report serves as an initial touchpoint to begin the conversation about amending the OCP. Council can choose to add amendments or remove items from this list. There is no strict timeline to complete this work, however, Elevator Yukon can work on these amendments for no cost to the Town of Faro while we are contracted to manage the Housing Accelerator Program.

SUBMITTED BY:

Jordan Stackhouse



Owner, Elevator Yukon

(867)-689-0496

jordan@elevatoryukon.com



HIRING POLICY

(2026-XX-P)

Approved by Resolution No: 26-XX

Month, Day, 2026

Next Review - 2030

A. PURPOSE

- To clarify that the Town of Faro will maintain the terms negotiated in its Collective Agreement(s) and Non-Union Employment Agreements that have or will be signed
- To provide direction to avoid actions that have the potential to adversely affect safety, security and morale within the Town
- To prevent both real and perceived conflicts of interest.

B. DEFINITIONS

Chief Administrative Officer (CAO) – shall mean the person appointed to this position by Council, or their delegate.

Council – shall mean the Council of the Town of Faro

Employee – shall mean an employee of the Town of Faro.

Fire Chief - shall mean the person appointed to the position for the Town of Faro's Fire Department, or designate

Fire Department Volunteer – shall mean a current member of the Town of Faro's Fire Department.

Manager – shall mean the person hired as the Manager of Finance, Manager of Operations, or Manager of Recreation and Culture.

C. EQUAL EMPLOYMENT OPPORTUNITY

1. The Town of Faro is an equal employment opportunity employer, and all persons are entitled to employment opportunity regardless of a protected grounds and areas under the Yukon Human Rights Act (ancestry, national origin, religion, age, sex, gender identity, sexual orientation, disability, criminal charges, political association, marital status etc.).

2. Employment opportunities shall be open to all qualified applicants based on merit, ability, competence, experience, education, and satisfactory character, background, and employment references. Advertisement of employment opportunities will generally be posted internally and externally concurrently. If a position is not filled, after an advertisement, applications may be considered after the closing date, with or without further notice.
3. Advancement shall be based on an individual's achievements, qualifications, performance ability, attitude, and potential for promotion. Length of service may or may not play a role in advancement opportunities, but union seniority may play a role as set out in the Collective Agreement

D. HIRING OF RELATIVES

1. Relatives of employee presently employed by the Town or relatives of Members of Council shall receive the same consideration as any other applicant. However, there may be situations where it may not be in the best interest of the Town and/or the employee to employ a relative in the same department, particularly if there is a direct reporting relationship. Relatives shall not make hiring decisions about one another.
2. Hiring criteria from external funding sources will take precedence over this Policy.

E. CRIMINAL REFERENCE CHECKS / VULNERABLE SECTOR CHECKS

1. Criminal Reference Checks / Vulnerable Sector Checks will be completed for:
 - a. all new Employees, upon offering them a position (excluding summer students).
 - b. Fire Department Volunteers
 - c. Other Volunteers as deemed necessary by the CAO
2. Failure to provide a Criminal Reference Check / Vulnerable Sector Check within the Probation Period may result in:
 - a. Termination of employment; or,
 - b. Extension of the Probation Period.
3. Employees and Volunteers who will be working with Vulnerable Persons, shall not be unsupervised for any period of time until the Vulnerable Sector Check is provided and approved by the CAO.
4. Employees and Volunteer may be required to produce a current Criminal Reference Check / Vulnerable Sector Check, if requested by the CAO.

5. Information obtained through a Criminal Reference Check / Vulnerable Sector Check shall remain confidential and will only be utilized by Managers who require access to that information for decision-making purposes.
6. Positive Criminal Reference Check / Vulnerable Sector Check does not necessarily preclude employment / volunteering as the nature, timeline, and circumstances surrounding the charges / convictions will be considered prior to a candidate being precluded from employment.
7. Employees and Volunteers are required to notify their Manager or the CAO of any change that would negatively impact their criminal record status. Failure to do so shall be considered grounds for disciplinary action, up to and including dismissal.

F. HIRING / TERMINATION PROCESS – UNION EMPLOYEES

1. All new or expanding (part-time to full-time) positions must have funding approved through the Town of Faro budget process, external funding program or by Resolution of Council.
2. Postings for positions may be provided internally and externally simultaneously. Management will verify that a current job description is available prior to a posting being advertised.
3. Managers are responsible to make arrangements with the CAO for verification of Job Descriptions and Job Postings to ensure consistent application across all departments, and compliance with the Collective Agreement.
4. Managers and the CAO will be responsible to collect, analyze, and interview applicants. Managers will be involved in the interview and selection process for their respective departments.
5. Managers will provide the CAO with their recommendation following the completion of the selection process. The CAO will have the final determination on hiring an employee.
6. The Manager of Finance will be responsible for ensuring that all payroll documentation requirements are met.
7. The CAO will provide notice to Council on new hires and terminations.
8. Managers are responsible for ensuring that written evaluations of staff are completed prior to the expiry of the probation period and are provided to the CAO.

9. Managers are responsible to make recommendations to the CAO if an employee has not met the job responsibilities within the probation and/or qualification period.
10. The CAO and / or Manager will be responsible to inform employees of whether they have passed their probation / and or qualification period.
11. The CAO is responsible for terminating Employees and may utilize external legal support for this purpose.

G. HIRING / TERMINATION PROCESS – MANAGEMENT EMPLOYEES

1. The CAO will make recommendations to Council where new Management Staff need to be hired.
2. The CAO will be responsible for advertising for new Management Positions.
3. The CAO will collect, analyze and interview applicants as required.
4. The CAO is responsible for hiring, negotiating and evaluating Management employees.
5. An outside organization may be utilized, to assist the CAO, in the recruitment of Management Staff.
6. The CAO is responsible for terminating Management Employees and may utilize external legal support for this purpose.

H. HIRING / TERMINATION PROCESS – CHIEF ADMINISTRATIVE OFFICER

1. Council will be responsible for hiring its CAO.
2. An outside organization may be utilized, to assist Council, in the recruitment and hiring of the CAO.
3. Council is responsible for hiring, negotiating and evaluating the CAO.
4. Council is responsible for terminating the CAO and may utilize external legal support for this purpose.

I. HIRING / TERMINATION PROCESS – FIRE DEPARTMENT VOLUNTEERS

1. The Fire Chief will develop a recruitment process for volunteers and manage that process to ensure adequate membership in the Fire Department, with consideration for training capacity, budget allocation, and community needs.
2. The Fire Chief will be responsible to collect, analyze, and hire applicants.
3. The Fire Chief shall be authorized to hire Fire Department Volunteers to a maximum of 25.
4. The Fire Chief is responsible for reviewing Fire Department Volunteer performance and attendance and making recommendations to the CAO for the termination of a Volunteer due to poor performance or lack of participation in training / fire calls.
5. The CAO is authorized to terminate volunteer members.

DRAFT



POLICIES & PROCEDURES MANUAL

POLICY NO. 212-013

October 3rd, 2006

As amended August 7th. 2013 (Resolution 13-220)

PAGE: 1 of 5

SUBJECT: PERSONNEL
TITLE: HIRING
REFERENCE: N/A

POLICY STATEMENT

The Town of Faro requires procedural guidelines for the hiring of employees. All vacancies with the Town of Faro shall be staffed in accordance with these procedures.

GUIDELINES AND PROCEDURES

1. Job vacancies with the Town of Faro shall be filled based on merit, respecting all Federal and Yukon legislation, the requirements of any outside funding organization, and, where applicable, the collective agreement between the Town of Faro and the International Union of Operating Engineers, Local 115.
2. When it has been determined that a vacancy exists that requires staffing, a Hiring Committee of three (3) members will be established to fill the position. The senior member of the committee (Mayor, Deputy Mayor, Councillor, CAO, etc) shall be appointed as the Chair of the Hiring Committee. The composition of the Hiring Committees will be as follows:
 - a. the position of CAO will be staffed by the current council;
 - b. managerial positions will be staffed by a committee of three (3) members consisting of the CAO (or acting CAO) and two (2) members of the current management team;
 - c. supervisory positions will be staffed by a committee of three (3) members consisting of the CAO (or acting CAO), the manager responsible for the department in which the supervisor is employed, and one other member of management;

- d. all other positions will be staffed by a committee of three (3) members consisting of the manager responsible for the department in which the employee will be employed, the supervisor in the area in which the employee will be employed, and other members of management required to bring the number of committee members up to three (3).
3. Conflict of Interest Rules apply to all Hiring Committees. No Mayor, Councillor or Town of Faro Department Head or Town of Faro Employee shall sit on a Hiring Committee that may be considering a family member for employment.
4. Hiring Committee members must be present for all interviews in order to vote on any recommendation.
5. Permanent full time and permanent part time vacancies shall be initially advertised internally for a period of five (5) days to current non-probationary Town of Faro employees. If no acceptable qualified applicant is found to fill the vacancy from within the current non-probationary Town of Faro employees, the position will be posted externally for a minimum period of ten (10) days.
6. The Municipality may advertise internally and externally at the same time to fill permanent full time and permanent part time if it is deemed necessary to expedite the hiring process. When this occurs:
 - a. all advertisements will advise applicants that preference will be given to current non-probationary Town of Faro employees; and
 - b. the applications received from current non-probationary Town of Faro employees will be reviewed after the position has been posted for five (5) days to determine if a qualified application has been received.
7. Casual, Seasonal, Project, and Student vacancies shall be advertised for a period of ten (10) days.
8. All advertisements shall clearly list mandatory and desirable educational, experience, and personal suitability requirements for the position(s) being staffed.
9. Information supplied by, or on behalf of, applicants shall be confidential. The CAO, or designated staff, shall accept and maintain all unsolicited applications on file for employment opportunities for a period of six (6) months
10. The Hiring Committee may "short list" applicants to a reasonable number for interview. All applications shall be reviewed by the Hiring Committee to confirm that the applicant clearly meets all of the advertised mandatory requirements for the position(s) being filled. All applications will be annotated by the committee as to how the application met or failed to meet the mandatory requirements.

11. It is the policy of the Town of Faro to use the “interview” as a component of the selection process in assessing candidates for position vacancies. Interviews should be conducted personally wherever possible, but may be conducted by telephone call. Members of the Hiring Committee shall ensure that interviews:
 - a) establish guidelines for the conduct of interviews;
 - b) are conducted with each candidate selected through the “short-listing” process for vacant positions being staffed;
 - c) treat all applicants fairly and consistently; and
 - d) are scheduled as closely as possible in order to provide for fairness, consistency and accuracy in the decision-making process.
12. Interviews will include the following components:
 - a) an introduction by the Hiring Committee of themselves to the candidate;
 - b) information for the candidate regarding relevant details of the position;
 - c) Questions for the candidate pertinent to the position(s) being staffed regarding:
 - i) Education - academic achievement;
 - ii) Training - attainment of specialized skills of a professional, technical, clerical, or general nature;
 - iii) Experience - previous work history and skill development through on the job training;
 - iv) Physical Characteristics - physical health and fitness required by the job description;
 - v) Personal Qualities - specific qualities required to fulfill the job description.
13. The Hiring Committee may, when it deems necessary, have applicants complete a written test pertinent to the position being staffed in conjunction with the interview process. A “passing grade” will be predetermined when this option is chosen.
14. The nature and number of questions for interviews and written tests will vary based on the characteristics and requirements of the position.

15. At least one reference check shall be conducted by the Hiring Committee for each applicant being interviewed. Questions to be asked of the references will be predetermined and recorded by the Hiring Committee, and answers provided by the reference will also be recorded.
16. The Hiring Committee shall record the answers that are being sought for all questions (verbal or written) being asked of or regarding an applicant.
17. The Hiring Committee shall score the applicants' answers following each interview. Each committee member will score the question, and the values will be added. The value will then be divided by the number of members scoring the questions. The resulting score will then be assigned.
18. Following the completion of the interviews, the scoring of the applicants shall be totaled and summarized by the Chair of the Hiring Committee and the results shall be provided to the other committee members.
19. The Hiring Committee shall name a candidate for the vacant position. Before the position is offered to the successful applicant, he/she will be contacted and requested to provide a criminal record check if this was listed as a condition of employment.
20. Where more than one applicant successfully meets all requirements being sought, an eligibility list may be created and those applicants that meet all of the requirements will be placed on the list in the order of the scoring assigned. Eligibility lists will not be maintained for a period of time exceeding 6 months.
21. All candidates interviewed will be contacted and advised as to the results of their interview, and as to their placement on an eligibility listing if one is produced.
22. The applications of successful applicants will be placed on the employee's permanent file at the time of hire.
23. All other applications, including those of unsuccessful applicants, will be placed on a competition file. The competition file shall contain all correspondence relating to the candidates including interview evaluations, tests, and all other notes, reports, letters and relevant materials. The competition file shall be maintained for a period of two years following completion of the interviews, after which time it shall be destroyed.
24. The CAO will make a job offer to the successful applicant, followed by a letter of offer which clearly indicates the term of employment the new employee is asked to sign and return. Signed letters of offer are to be placed on the new employee's permanent file.



YESAA Project Proposal –
Former Chateau Jomini
Structural Demolition,
Lot 158
Faro, Yukon



867.333.0735



info@siftonrangeenvironmental.ca



Box 20215, Whitehorse YT, Y1A 7A2



siftonrangeenvironmental.ca

Table of Contents

1.0	BACKGROUND	1
2.0	PROPONENT INFORMATION	1
2.1	Proponent Contact Information	1
2.2	Agent Contact Information	1
3.0	REQUIREMENT FOR AN ASSESSMENT	1
4.0	PROJECT LOCATION	2
5.0	PROJECT PURPOSE AND ALTERNATIVES.....	3
6.0	PROJECT DESCRIPTION	3
6.1	Project Activities	3
6.1.1	Demolition Preparation	3
6.1.2	Building Demolition and Site Grading.....	4
6.1.3	Waste Disposal.....	5
6.1.4	Soil Excavation	5
6.2	Fuel and Equipment Requirements.....	6
6.3	Personnel	6
6.4	Project Schedule	6
7.0	EXISTING ENVIRONMENTAL AND SOCIO-ECONOMIC CONDITIONS	7
7.1	Environmental Setting	7
7.2	Socio-Economic Setting	8
8.0	ENVIRONMENTAL AND SOCIO-ECONOMIC EFFECTS ASSESSMENT.....	8
8.1	Wildlife and Wildlife Habitat.....	8
8.1.1	Soil and Water Quality	9
8.1.2	Heritage and Cultural Resources	10
8.1.3	Human Health and Safety	10
8.2	Significance Determination.....	11
9.0	REFERENCES	11
10.0	ACKNOWLEDGEMENT AND CERTIFICATION	12

FIGURES

Figure 4.0-1: Project Location showing site boundary (Produced from: GeoYukon application).....	2
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1.0 BACKGROUND

The Government of Yukon (YG) is preparing for the demolition of the former ‘Chateau Jomini’ complex on Lot 158, in Faro, Yukon (the project; the site). It is understood that the complex was originally constructed in circa 1975/76 as housing for personnel working at the Faro Mine for the Cyprus Anvil Mining Corporation. The buildings have been decommissioned since 1987 and have been under the responsibility of the Town of Faro with asset transition to YG for demolition.

The site consists of approximately 1.45 hectares with three, three story residential buildings and one, single story recreational building (subject buildings). All buildings have concrete-filled 5” vertical steel pipe pilings with an aboveground void space enclosed by wood skirting. The total square meterage of the residential building’s footprint is approximately 1686 m² and the total footprint of the recreational building is 422 m². The legal land description for the site is Lot 158 Faro and 61001 Canada Lands Surveys Records (CLSR), Plan number 47334. The site is zoned High Density Residential (RA).

As the subject buildings have been unoccupied since 1987, they are in poor condition and are considered a hazard to anyone that gains access. As such, YG’s Realty and Capital Asset Planning (RCAP) branch has determined the buildings do not warrant a building life-span condition assessment and should be demolished.

2.0 PROPONENT INFORMATION

Sifton Range Environmental Consulting (Sifton Range) was retained by YG – Highways and Public Works, Property Management Division to prepare this project proposal for the demolition of subject buildings associated with the former Chateau Jomini, Faro, Yukon.

2.1 Proponent Contact Information

Yukon Government – Highways and Public Works, Property Management Division
Zubair Qureshi, OAA, MRAIC
Senior Project Manager
867-335-5426
Zubair.Qureshi@yukon.ca

2.2 Agent Contact Information

Sifton Range Environmental Consulting
Mireille Rigaux, P.Ag
Environmental Management and Regulatory Specialist
403.332.0323
Mireille@siftonrangeenvironmental.ca

3.0 REQUIREMENT FOR AN ASSESSMENT

This project has been deemed to require an evaluation under the *Yukon Environmental and Socio-economic Assessment Act* (YESAA) according to the following criteria:

- a) The project is located in the Yukon.

- b) The project triggers the following assessable activity in the YESAA Assessable Activities Regulations: Part 13, Item 12 – “On Crown Land, moving earth or clearing land using a self-propelled power-driven machine”.
 - a. The project does not meet the requirements of the Schedule 2 – General Exceptions, Part 1, Item 14:
 - b. Demolition of a building is being carried out within 30 m of another building.
- c) Since the project property is owned by Government of Yukon, if the activity were to be undertaken by an individual, and not Government of Yukon, a land use permit would be required.

4.0 PROJECT LOCATION

Chateau Jomini is located within the municipal boundaries of the Town of Faro, Yukon (Figure 4.0-1). The site is owned by YG and is approximately 1.2 km east of the Pelly River, on the northwest side of the town on the Traditional Territory of the Ross River Dena Council and the Liard First Nation.



Figure 4.0-1: Project Location showing site boundary (Produced from: GeoYukon application).

Land Parcel: Lot 158, Faro

CLSR Plan: 61001 CLSR YT

Size: 14,522 m² or 1.45 ha

Latitude: 62.230

Longitude: -133.356

NTS Map Sheet Number: 105K03

Land Disposition:

- Disposition #: 80003494.
- Location: southwest corner and southeast side (shown in black on Figure 4.0-1).
- Purpose: Utility Easement.

5.0 PROJECT PURPOSE AND ALTERNATIVES

The purpose of the project is to demolish the subject buildings located on the project site. As the subject buildings have been unoccupied since late 1987, they are in poor condition. The subject buildings are considered to pose a hazard to anyone that gains access. As such, YG determined that they should be demolished.

Alternatives considered include:

- (1) upgrading the buildings to current National Building Code of Canada 2020 standards, which is not considered feasible due to poor condition of the subject buildings; and
- (2) not demolishing the subject buildings, which is considered to not be an acceptable option due to the health and safety hazards associated with the current conditions of the subject buildings.

6.0 PROJECT DESCRIPTION

6.1 Project Activities

6.1.1 Demolition Preparation

As-built drawings, dated 1975, indicate that water, sewer, and electrical services are available in the project site subject buildings. An overhead power line is present on the south side of the subject property which extends west from Kitza Avenue adjacent to the southern access road to the southeast corner of the Recreation Building, then south across the access road where it terminates on a power pole. Personnel familiar with the site indicated that electricity to the subject buildings appears to have been disconnected and Yukon Energy Corporation has been contacted to ensure for written confirmation that power has been disconnected. This will be confirmed in writing prior to demolition. Water, sewer, and sanitation services to the project site are provided by the Town of Faro. Underground utility locates will be conducted prior to demolition. As per a conversation with personnel from the Town of Faro, a municipal development permit application may be required by the Town of Faro prior to demolition.

A Hazardous Building Materials Assessment (HBMA) was conducted by Tetra Tech EBA in September 2015 and Sifton Range Environmental will be completing an additional assessment in February 2026 prior to demolition activities. The additional assessment will identify if additional hazardous building materials (HBMs)

are present which were not identified in the 2015 assessment as well as current building condition. The additional assessment will allow completion of a demolition specification package which will outline the specific requirements for safe handling of identified HBMs prior to the clean demolition and disposal of the subject buildings. Known hazardous waste will be disposed of in a manner consistent with the Yukon *Special Waste Regulations*.

Demolition design documents in the National Master Specification format will be developed, to be used by the contractor for demolition activities. Safety barriers, fencing and signage will all be installed prior to any demolition activities. Staging areas for equipment and materials will also be established with the successful demolition contractor.

Bat and bird surveys will be conducted prior to demolition if required by the Department of Environment or outlined in the final YESAB assessment recommendations.

6.1.2 Building Demolition and Site Grading

Building demolition will begin by ensuring that water, sewer, and electrical services have been disconnected from the subject buildings. After abatement of HBMs has been confirmed, structural demolition will occur from the top down in a controlled manner.

Structural demolition will begin with the soft stripping of non-structural materials such as fixtures, finishes, and interior components which are deemed to not be hazardous nor connected to a previously identified hazardous building materials substrate. Following that, there will be selective demolition, which includes the targeted removal of specific components, such as HBMs under safe work procedures. Once all the interior finishings are removed and HBM abatement is confirmed, structural demolition of the subject buildings will occur using heavy equipment. Five-inch diameter metal vertical piles filled with cement will be excavated and cut off at approximately 1 m below grade with the underlying vertical pile (total depth unknown) to remain in place. Imported fill will be overlaid, compacted and graded to match site contours.

Waste materials will be segregated into recyclable and non-recyclable. Materials will be temporarily staged in segregated piles, prior to transportation and disposal. After all demolition material has been removed from the property, site cleanup will occur. The site will be re-graded as necessary to match existing contours after the removal of the existing structure and to support redevelopment of the project site.

Removal of underground storage tanks (USTs) formerly utilized for heating will be undertaken as part of the scope as outlined within Section 6.1.4.

Water will be required during the project for abatement of HBMs and dust control during demolition.

No special site access is required for this project.

Staging for the project will occur adjacent to the subject buildings to be demolished within the property boundaries.

The anticipated equipment used for the project includes:

- 1 high-reach excavator for demolition (Caterpillar 340 UHD or similar).
- 1 medium to large-tracked excavator for demolition/loading (Caterpillar 315/31710-25 ton or similar).
- 1 medium-sized, wheeled front-end-loader (Caterpillar 950G or similar).
- 2 tracked or wheeled skid steers (Bobcat S62 or similar).

- Dump trucks/trailers for removal of materials.
- Miscellaneous tools as required (e.g., chainsaws, shovels, rakes, and small hand tools).

6.1.3 Waste Disposal

All demolition waste will be sorted and transferred to the Town of Faro Solid Waste Facility. This includes HBMs (asbestos and non-leachable lead waste), which will be segregated and prepared for disposal in accordance with the Workplace Health and Safety Regulations of the *Workers' Safety and Compensation Act* RSY 2021, c.11. Known hazardous waste will be disposed of in a manner consistent with the Special Waste Regulations and the Solid Waste Facilities permit. If additional regulated building materials require disposal, the Town of Faro landfill facility indicated that they may be able to accept it depending on volume of material and providing all waste has been appropriately segregated. If regulated building materials cannot be accepted at the Town of Faro landfill, the materials are expected to be shipped to a different territorial approved receiving facility.

Storage of hazardous waste and/or demolition waste is not proposed on site beyond the segregation period.

Based on standard demolition waste generation factors, demolition of the single-storey recreational building is expected to generate approximately 670 m³ of waste. Demolition of the three three-storey residential buildings is expected to generate approximately 5000 m³ of waste. The combined demolition waste volume is therefore estimated to be on the order of 5670 m³ including contingency. Waste volumes may vary depending on building materials, demolition methods, and the extent of salvage or recycling. Waste will be managed in accordance with applicable Yukon regulatory requirements.

The disposal period is estimated to be in two stages. The first stage will be the initial select demolition of the interior and exterior of the subject buildings to remove any HBMs which is estimated to be over a period of four to six weeks. The second stage will be full building demolition with waste disposal at this stage occurring over an additional period of approximately four weeks.

6.1.4 Soil Excavation

The volume of excavated soil to be removed during building demolition is unknown at this time. YG is not scheduling remediation of any contaminated soil associated with the site as part of this project, rather the intention is to safely excavate the area required to complete the demolition project including the removal of the USTs. If petroleum hydrocarbon impacted soil is encountered during building demolition activities, Sifton Range will perform soil testing, in accordance with Protocol No. 3 for Soil Sampling in Contaminate Areas to confirm if the material is contaminated as per the Yukon Contaminated Sites Regulations (CSR). If contaminated soil is excavated, a soil relocation permit will be obtained, and the soil will be transported to a permitted Yukon commercial land treatment facility.

The Chateau Jomini is not on the YG contaminated site registry, however; the historical site plan shows two 4000-gallon USTs on the southeast corner of the recreation building which were formerly used for heating oil. These tanks will require purging of contents (if any), excavation, and removal including potential soil excavation associated with the tank nest. Removal will be undertaken as per the Yukon CSR. Sifton Range will oversee the UST removal including soil testing during removal of the USTs, to confirm the presence or absence of petroleum hydrocarbon related contaminants of concern. Imported clean fill material for backfilling may be required following UST removal. If fill material is required, it will be sourced from a local provider, including a YG owned gravel pit, and laboratory analysis on fill material may be required and reviewed by Sifton Range prior to fill import. Based on a review of the original site drawings, the UST dimensions are estimated to be approximately 2.1m x 2.1m x 4.3m. Based on these dimensions, the total of imported fill volume for two USTs is estimated to be approximately 40 m³.

Site remediation is not proposed, and it is not expected that additional fill material beyond what is required for backfill of the UST excavation, if any, will be imported to the project site following building demolition. Once the subject buildings are demolished and disposed, the site will be graded to existing site contours.

6.2 Fuel and Equipment Requirements

The amount of fuel to be stored on site, if any, will be determined by the contractor once the tender process is completed and a successful contractor is awarded the project. It is likely that fuel will be onsite in a truck mounted tidy tank to refuel construction equipment and that refueling of the tidy tank will be done off site. However, it is possible that the contractor may propose storing fuel on site. If fuel is stored on site, the contents are likely to be diesel. Storage tanks, if required, will be stored in double-walled aboveground storage tanks (ASTs) and will meet applicable territorial regulations. The contractor will be required to provide a Fuel Storage, Handling and Spill Contingency Plan (the Plan) for YG approval prior to handling and/or storage of petroleum hydrocarbon products on the project site. The Plan will be implemented during all onsite activities associated with fuel handling and/or storage.

Fuel related activities will at a minimum include:

- All petroleum hydrocarbon products will be stored and handled at least 30 m from any watercourses or sanitary drain system.
- If any leaky lines or hoses on equipment are observed, work will stop and appropriate repairs to equipment will be completed as soon as possible.
- Oily materials such as discarded hoses and/or used filters will be disposed of in appropriate labelled containers.
- Drip pans will be used during refueling and/or routine maintenance of equipment.
- The Plan, including emergency contacts, will be stored on site in the contractor's vehicle and/or posted conspicuously.
- Onsite spill response equipment will include at a minimum:
 - Adsorbent materials (e.g., sorbent pads, socks, pillows, etc.).
 - Spill response personal protective equipment.
 - Disposal bags.
- Contractors will be trained in procedures outlined in the Plan.

6.3 Personnel

Ten to twenty workers are anticipated to be at the site at any given time during the Project. It is expected that onsite staff accommodation (i.e. camp) will not be required and staff will return to accommodations available within the Town of Faro at the end of each workday. However, if local accommodations are not available, a camp may be brought in by the contractor to house workers during the project.

6.4 Project Schedule

Demolition of the subject buildings will have three phases: assessment, design, and implementation. The YESAA assessment phase and design phase will be happening concurrently, which should be complete by the estimated start date of early July 2026. Once those two phases are completed, then implementation can occur. Therefore, abatement of HBMs is not expected to occur until mid-July 2026 at the earliest with demolition beginning the end of August/ early September 2026. Construction will only occur during the snow-free months with the proposed Project works occurring over the summer into fall seasons. All Project activities will be

completed prior to the winter of 2026/27. Total project construction period, including abatement, is estimated to be approximately 12 to 16 weeks. The exact dates of the work are dependent on completing the YESAA assessment, results of the additional HBMA, and obtaining required authorisations.

7.0 EXISTING ENVIRONMENTAL AND SOCIO-ECONOMIC CONDITIONS

7.1 Environmental Setting

Although the former Chateau Jomini is not registered as a contaminated site with YG Site Assessment and Remediation Unit (SARU), two 4000-gallon USTs are located on the southeast corner of the recreation building. The USTs, as part of the project, are scheduled to be decommissioned and removed as per Schedule 1 and Schedule 2 of the CSR.

Vangorda Creek is located approximately 85 m to the northwest of the project site, and the Pelly River is located approximately 1.3 km west/southwest. One water level monitoring station is present on the Pelly River at Mitchell Road which is approximately 1.4 km southwest of the site. Based on the local topography and proximity to these waterbodies, the groundwater flow direction is inferred to be to the west-northwest towards Vangorda Creek which flows southwest into the Pelly River, however; this has not been confirmed.

The Church of the Apostles, which is located across Kitza Avenue, approximately 20 meters from the southeastern boundary of the site is registered as contaminated with SARU. In 2001, a fitting on a newly installed fuel tank broke resulting in approximately 1,140 L of diesel fuel being released. The area was reportedly cordoned off and 'foamed' the spill. Further details of the spill were not available. Remediation of this property is not part of the scope of activities of the demolition project. Based on the inferred groundwater flow direction of west-southwest, it would appear that this property is located hydraulically cross-gradient from the project site.

The Petro Canada Bulk Plant located approximately 170 m to the northeast of the site is listed with SARU. According to SARU, there is reference to hydrocarbon contaminated soil at this property in 1997. A remediation system was reportedly constructed, and confirmatory sampling was scheduled for 2019, however; the status of the remediation is unknown. Based on the inferred groundwater flow direction of west-southwest, it would appear that this property is located hydraulically up-gradient from the project site.

According to a Phase I ESA conducted in 2014 (Ecological Logistics & Research Ltd., 2014), vegetation at the site consists of grasses and a mix of coniferous and deciduous trees including Lodgepole Pine, aspen, and willow. Impacts to vegetation will occur for access to the subject buildings.

There are no Key Wildlife Areas within 100 m of the site, however; as documented in the GeoYukon platform, Key Wildlife Areas for the Thinhorn Sheep are listed approximately 2 km to the north, east, and southeast of the site; Alpine Raptor, approximately 2 km east of the site, and; caribou range listed 2 km west of Faro.

Faro is listed as part of the distribution area of the Little Brown Bat (*Myotis lucifugus*), classified as endangered in Canada and listed as a Species at Risk. Bats are known to use abandoned buildings in Yukon for roosting sites, as buildings provide high-quality roosting habitat (Thomas and Jung 2019). The study reports that small communities in the boreal forest should be a focus of conservation efforts, particularly the identification and protection of buildings used as maternity colonies. As such, a bat survey will be completed prior to building demolition.

The Faro area is part of the distribution for both Barn Swallows (*Hirundo rustica*) and Cliff Swallows (*Petrochelidon pyrrhonota*). According to the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) assessment report and status, the barn swallow was listed as 'Threatened' in 2011, however;

current status as of May 2021 redesignated the species as ‘Special Concern’. Barn swallows are listed as Imperiled (S2B) for breeding within the Yukon. Cliff Swallows were listed as ‘Secure’ nationally but are considered a priority for conservation and/or stewardship in the Boreal Taiga Plains Bird Conservation Region. Further, the cliff swallow is also listed as ‘Vulnerable’ (S3B) within the Yukon according to the Yukon Conservation Data Center (CDC). Both of these species are known to nest on buildings and other artificial structures. As such, a bird survey will be completed prior to building demolition.

The Suckley’s Cuckoo Bumblebee (*Bombus suckleyi*), listed as ‘Threatened within the CDC Species of Conservation Concern, was observed approximately 1.8 km to the northeast of the site. Yellow Owl’s-clover (*Orthocarpus luteusa*), also listed as a CDC species of Conservation Concern was observed approximately 5 km southeast of the site. According to GeoYukon, an ‘Alpine Raptor’ nesting site was observed approximately 5.3 km southeast of the site. The type of raptor was not listed, however; according to the Yukon Animals of Conservation Concern sighting document published in 2015, this area is included in the distribution for the Americal Kestrel (*Falco sparverius*) listed as Imperiled (S2B) in the Yukon.

Faro is also home to the Common Nighthawk (*Chordeiles minor*), listed as Imperiled in the Yukon and is part of the migration route of the Hooded Merganser (*Lophodytes cucullatus*) and the Long-billed Dowitcher (*Limnodromus scolopaceus*), listed as vulnerable in the Yukon

7.2 Socio-Economic Setting

The subject buildings at the project site were constructed for personnel working at the Faro Mine for the Cyprus Anvil Mining Corporation in 1976. The subject buildings have been decommissioned since 1987. The subject buildings were abandoned, in poor condition and are considered a hazard to anyone that may gain access. Communication with personnel from the Historic Sites Unit with YG Tourism and Culture¹ confirm that the subject buildings of the Chateau Jomini are in their inventory and that they do not have concerns with the demolition and disposal.

Cultural and heritage resources nearby were not identified on GeoYukon, or the Yukon Register for Historic Places. The nearest Settlement Land parcel is LSC 8R-29B located 37 km to the northwest of the site.

8.0 ENVIRONMENTAL AND SOCIO-ECONOMIC EFFECTS ASSESSMENT

Four valued components (VC) have been identified for this project: wildlife and wildlife habitat, soil and water quality, heritage and cultural resources, and human health and safety.

8.1 Wildlife and Wildlife Habitat

The little brown bat (*Myotis lucifugus*) was selected as a VC for this project as Faro is listed as within their distribution area and the bats are known to use abandoned buildings for roosting sites. The little brown bat is classified as endangered in Canada and is listed as a Species at Risk.

Barn swallow (*Hirundo rustica*) and Cliff Swallow (*Petrochelidon pyrrhonota*) were selected as a VC for this project as Faro is listed as within their distribution area and the swallows are known to use artificial/manmade structures for nesting sites. Barn swallows are listed as Imperiled and Cliff Swallows are listed as vulnerable in the Yukon.

¹ Lee Whalen. Director, Historic Sites, Yukon Department of Culture and Tourism. Email message to author. January 20, 2026.

Potential effects include:

- **Habitat Loss:** Demolition of the subject buildings may eliminate a little brown bat roosting site. Little brown bats are known to have high site fidelity, meaning they return to the same spot to roost each year.
- **Habitat Loss:** Demolition of the subject buildings may eliminate barn or cliff swallow nesting sites. Both species are also known to have high site fidelity which means they frequently return to the same brooding location in consecutive years.
- **Direct Mortality:** Unknown bats roosting in the building and/or swallows nesting on the outside of the buildings may be crushed during demolition activities.

Proposed mitigations include:

- A bat survey will be conducted by YG biologists or another qualified professional if required by the Department of Environment or outlined in the final YESAB assessment recommendations. The survey should be done in mid-June when bats are most active, and their detectability is high. The survey will identify the presence of roosting bats in the four on-site buildings and define site specific mitigation measures.
- The bats roosting period in Yukon is April to October, so if bats are confirmed to use the building, demolition must occur outside that period. It should also be confirmed that bats are no longer present prior to demolition activities beginning. Bat colonies are protected (when present in man-made structures) under section 91 of the *Wildlife Act*, so demolition of a building would have to occur after bats have left for the winter and before they arrive.
- A bat house will be installed to replace the habitat being lost from the demolished building if little brown bats are identified within the site buildings. Ideally, the bat house should be installed before demolition, so the bats have an opportunity to explore the house and become familiar with it. YG Environment has offered to support Highways and Public Works with the installation of a bat house.
- The work is tentatively scheduled to start in July, which is in the nesting period for both barn and cliff swallows (mid-May to mid-August). As such, a pre-demolition bird survey will be completed by a qualified biologist prior to demolition if required by the Department of Environment or outlined in the final YESAB assessment recommendations. If active nests are found, work will be delayed in that area until the young have fledged, or the nest is no longer active.

8.1.1 Soil and Water Quality

The removal of the USTs and the handling of petroleum hydrocarbon products have the potential to impact soil and water quality. Potential effects include:

- **Contamination:** Re-fueling activities could lead to groundwater and surface water contamination (Vangorda Creek approximately 85 m from the site), should spills or leaks occur.

Proposed mitigations include:

- All workers will be trained in the implementation of the Spill Contingency Plan, which will be posted at site during demolition activities.
- No fueling or servicing of equipment will be done within 30 m of a waterbody.
- All petroleum products will be stored and transported in approved sealed containers.
- Fuel spill kit and tools will be available onsite.

8.1.2 Heritage and Cultural Resources

The project will occur within the traditional territory of Ross River Dena Council and Liard First Nation, where archaeological sites, cultural features, and heritage resources may be present. Ground-disturbing activities associated with the subject buildings demolition and removal of USTs have the potential to encounter or disturb previously unidentified cultural and heritage resources.

Potential effects include:

- Physical disturbance or damage to cultural or heritage resources during earthworks.
- Disturbance of paleontological resources if encountered during excavation.

Proposed mitigations include:

- If potential cultural or heritage resources are encountered, work will cease immediately in the vicinity of the discovery.
- The area will be secured to prevent disturbance.
- Government of Yukon, Ross River Dena Council, and Liard First Nation will be notified. Activities will resume as per direction of the notified parties.

8.1.3 Human Health and Safety

Human health and safety was selected as a VC for this project because subject building demolitions have inherent health and safety risks, especially when the building contains HBMs such as asbestos or lead containing materials.

Potential effects include:

- **Noise Pollution:** Heavy equipment used for demolition activities will result in increased noise levels in the area surrounding the project site and may cause hearing impacts to demolition workers.
- **Exposure to Hazardous Materials:** Asbestos, lead-based paint, mold, or chemical residues may pose respiratory and health risks to demolition workers.
- **Air Quality Issues:** Demolition dust and particulates can lead to respiratory issues for workers and nearby residents.
- **Public Safety Risks:** Unauthorized entry to the demolition site poses injury risks to curious bystanders.

Proposed mitigations include:

- A subsequent HBMA will be completed that will identify all HBMs in the subject buildings.
- The contractor will develop a waste management plan for the project that identifies proper segregation and disposal protocols, consistent with the Waste Management Bylaw.
- Properly segregate and dispose of demolition waste, especially hazardous materials.
- Asbestos fibre air monitoring will be conducted during abatement activities to measure the amount of asbestos in the air and assess exposure levels against applicable occupational health and safety regulations and industry standards.
- Demolition activities will be limited to between the hours of 8 am and 8 pm.

- The contractor is responsible for compliance with the Workplace Health and Safety Regulations, Construction and Building Safety (Section 10.56 – 10.60), contained within the *Workers' Safety and Compensation Act RSY 2021*, and any other applicable regulations.
- Water suppression will be utilized during abatement and demolition to minimize the transfer of construction dust.
- Site access will be restricted by temporary fencing.

8.2 Significance Determination

By applying the mitigation measures described above, the project is not expected to have significant environmental or socio-economic adverse effects.

9.0 REFERENCES

- COSEWIC. 2011. *COSEWIC Assessment and status report on the Barn Swallow *Hirundo rustica* in Canada*. Committee on the Status of Endangered Wildlife in Canada. Ottawa. ix + 37 pp.
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- Government of Yukon. 2025. *GeoYukon map viewer*. Geomatics Yukon, Government of Yukon. <https://yukon.ca/en/statistics-and-data/mapping/explore-map-data-using-geoyukon>
- Environment Canada. 2013. *Bird Conservation Strategy for Bird Conservation Region 6: Boreal Taiga Plains*. Canadian Wildlife Service, Environment Canada. Edmonton, Alberta. 288 pp.
- Phase I Environmental Site Assessment for Lot 158, Faro, Yukon. 2014. Ecological Logistics & Research Ltd.
- Pre-Demolition Hazardous building Materials Assessment, Chateau Jomini, Faro Yukon. 2015. Tetra Tech EBA.
- Yukon Conservation Data Centre. 2019. *Animal track list*. Department of Environment, Government of Yukon, Whitehorse, Yukon.
- Yukon Conservation Data Centre. 2019. *Animal watch list*. Department of Environment, Government of Yukon, Whitehorse, Yukon.
- Thomas, J. P., and T. S. Jung. 2019. Life in a northern town: rural villages in the boreal forest are islands of habitat for an endangered bat. *Ecosphere* 10(1): e02563. 10.1002/ecs2.2563

10.0 ACKNOWLEDGEMENT AND CERTIFICATION

The information submitted in this project proposal is required for the purpose of conducting and evaluation under the *Yukon Environmental and Socio-Economic Assessment Act*. I acknowledge, that pursuant to sections 119 and 120 of the *Act*, a copy of this project proposal will be placed on a public register and be available to any member of the public to review.

I understand that misrepresenting or omitting information required for the evaluation may cause delays in the evaluation or render the recommendations invalid.

I certify that the information provided is true and correct to the best of my knowledge and belief.

Printed Name: Mireille Rigaux, P.Ag.

Signature: 

Date: February 3, 2026

Grad Fundraiser

From Tina Freake <tinafreake@hotmail.com>

Date Wed 2026-04-01 9:49 AM

To Kimberly Ballance <cao-faro@faroyukon.ca>

Caution! This message was sent from outside your organization.

Hi Kimberly,

I'm emailing on behalf of the FH School Grad Committee, we're having a fundraiser at the CGC and having a concession and selling hot-dogs (as well as other items). We were wondering if we could borrow the Rec's hotdog machine?

This fundraiser would support quite a few Faro students, the town normally supports Faro grad and the dinner that the Golf Club normally caters, so this would be a similar request to support Faro students.

We would make sure the machine is brought back clean and in good shape, and if it does get broken or anything we would replace it (I don't anticipate this happening though).

Let me know if this would be ok or if you need any further info.

Thank you!

Tina