



# FOREVER

# FARO

## VOLUME 2

OFFICIAL COMMUNITY  
PLAN 2013



Prepared by

**CENTRE** *for*  
**SUSTAINABILITY**  
WHISTLER

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# 1. GUIDE TO FOREVER FARO

Forever Faro is a three-volume plan comprising Faro’s updated Integrated Community Sustainability Plan (ICSP), updated OCP, and corporate strategic plan. It provides the high-level guide to inform decision-making, action planning and implementation in Faro for the next ten years. It was developed through a comprehensive and streamlined approach of engaging the community in creating a vision for the future and then immediately integrating that vision into other policies and plans to ensure implementation.



## **Forever Faro Volume 1: the Integrated Community Sustainability Plan (ICSP)**

The ICSP includes the vision<sup>1</sup> for Faro’s future that was developed by and for the community in 2013. It also includes the high level courses of action (Strategic Directions) for implementation that were prioritized by participants. The vision was used to inform the 2013 OCP alignment and the development of the Town of Faro Strategic Plan.

The ICSP is not just a municipal government plan – it can and should ideally also guide planning and actions undertaken by Faro residents and businesses. It can be used by anyone interested in contributing to the success and sustainability of Faro by informing decisions at any level and anywhere – from purchasing decisions at home to strategic planning at work. *Please join the journey toward Forever Faro.*

## **Forever Faro Volume 2: the Official Community Plan (OCP)**

The 2013 OCP sets out the broad policies that will guide the Town of Faro in achieving the vision for the future of the community. The OCP policies have been aligned with the Forever Faro vision, including the ICSP Goals and Descriptions of Success, which are included at the beginning of each OCP policy chapter.

## **Forever Faro Volume 3: the Town of Faro’s Corporate Strategic Plan**

The Corporate Strategic Plan consists of the municipal Strategic Directions and Actions prioritized for implementation by the Town over the next few years. The Strategic Directions and Actions were identified by Council and staff who were guided by the ICSP Goals and Descriptions of Success. The 2013 OCP was also used to inform the final Strategic Directions and Actions.

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<sup>1</sup> The Forever Faro vision is comprised of the Goals, Strategic Directions and Sustainability Objectives developed and confirmed through the ICSP development process undertaken in 2013.

## The Forever Faro Framework



## 2. INTRODUCTION

### 2.1. What is an Official Community Plan?

An official community plan (OCP) is a tool used by local governments that articulates the broad policies that will guide decisions on planning and land use management in order to achieve a community's goals. The intent of an OCP, as outlined in Section 277 of the Municipal Act, is to:

- (a) achieve the safe, healthy, and orderly development and use of land and patterns of human activities in municipalities;
- (b) maintain and improve the quality, compatibility, and use of the physical and natural environment in which the patterns of human activities are situated in municipalities; and
- (c) consider the use and development of land and other resources in adjacent areas without infringing on the rights of individuals, except to the extent that is necessary for the overall greater public interest.

Section 279 of the Yukon Municipal Act (2002) states that an OCP must address:

- (a) the future development and use of land in the municipality;
- (b) the provision of municipal services and facilities;
- (c) environmental matters in the municipality;
- (d) the development of utility and transportation systems; and
- (e) provisions for the regular review of the official community plan and zoning bylaw with each review to be held within a reasonable period of time.

An OCP may also address any other matter that Council considers necessary.

The Municipal Act requires that municipalities have an OCP and keep it up to date. The effect of the OCP is a blueprint for future community development. Municipal Act requirements for adherence and amendments to the OCP include:

- Council may not make decisions and allow development to happen that is contrary or at variance with the OCP (Municipal Act Section 283). This includes rezoning; decisions for rezoning are to be aligned with the OCP and direction, policies, and land use designations.
- Adoption of this Plan does not commit Council or any other agency to undertake any projects in the OCP (Municipal Act Section 283).

- Adoption of this Plan does not authorize Council to proceed with the undertaking of any project except in accordance with the procedures and restrictions under the Municipal Act (Section 283).
- Council can amend the OCP by a procedure specified in the Municipal Act (Sec 285). The amendment could be initiated by the Town, or by application submitted to the Town for consideration.

A full review of the OCP will be conducted five years from when this plan comes into force or at a reasonable period of time deemed by Council. This review is to ensure that the Plan remains relevant and that it reflects changing times. Extensive public consultation will be part of the full OCP review.

## 2.2. The OCP Alignment Process

This updated OCP is the result of a process of aligning the existing policies with the Forever Faro ICSP rather than a full review/update of policies. The goals and policies from the 2003 OCP were used as the starting point for the content contained herein and then the policies were reviewed and updated to ensure they addressed the ICSP Goals and Strategic Directions. This alignment process occurred on the heels of the development of the ICSP, and relied on a number of forms of community engagement and an Advisory Committee to provide input. For information on the ICSP development and public engagement process, please refer to the Forever Faro ICSP, Volume 1 of Forever Faro.

The ICSP Goals and Strategic Directions were developed and informed by community and Advisory Committee input. The following additional steps and community engagement opportunities were undertaken, which occurred between June and September, 2013:

1. OCP structure was updated to align with the ICSP.
2. The Advisory Committee was introduced to the OCP alignment process and new OCP structure (June 10, 2013).
3. The 2003 OCP policies were aligned with the ICSP structure and goals by modifying or removing existing policies or adding new policies to fill any gaps.
4. The Advisory Committee reviewed and refined the new draft OCP policies (August 5, 2013).
5. A community event was held to gather input regarding the draft OCP policies (August 5, 2013).
6. OCP policies were refined based on Advisory Committee and community input.

## 2.3. Acknowledgements

Forever Faro was developed by the community. The Town of Faro would like to acknowledge and thank all those who participated in the process through surveys, public meetings, focus groups, the Advisory Committee, and other ways. Their contributions provided invaluable information, inspiration and input throughout the process.

The Forever Faro Advisory Committee (AC) was the advisory team for the project, the “eyes and ears” of the community, and its members represented the community’s interests in the project. The AC worked closely with the Whistler Centre for Sustainability team and Town of Faro on the project. Thanks to the team members for all their hard work, time and commitment to Faro’s future. The Forever Faro AC members are:

**Community Members:**

Diana Rogerson  
Michel Dupont  
Cyndy Bekk  
Gerald McCool  
Julia Salo  
Michelle Vainio  
Phyllis Shaw  
Sheila Dodd  
Robert Wills

**Mayor and Council:**

Heather Campbell  
Harold Boehm  
Debbie Carreau  
Heather Grantham

**Administration:**

Tom Lie  
Erica Ward  
Lenka Klauserova  
Jim McLachlan  
Tina Freake

The Town of Faro would also like to thank the Yukon Government departments of Economic Development, Community Affairs, and Assessment and Abandoned Mines for their support of this project. We would also specifically like to thank the members of the Community Development Team for their ongoing support, insights and commitment.



### 3. FARO HISTORY

Faro is located within the traditional territory of the Ross River Dena Council, in an area that continues to be a prime moose-hunting spot. The language originally spoken by the people of this First Nation was mainly Kaska, although a number of the First Nation's citizens are Slavey speakers.

In 1953, the claims that would eventually become the Faro mine were staked. Construction of the town site was started in 1968 and was named "Faro" for the gambling card game of the same name. The Cyprus Anvil mine opened officially in 1969 and by this time there were a number of houses built and ready for occupancy. Then disaster struck. On Friday June 13th, 1969, a forest fire swept through the newly built town destroying all the houses except a handful. Undaunted, the Cyprus Anvil Mining Corporation and residents cleared the debris and rebuilt the town. The mine quickly became the largest private sector employer in the Yukon. At that time, it represented well over a third of the economy of the territory, and by the mid 1970's was the largest lead/zinc mine in Canada. For a brief period, it was the largest operating open-pit lead/zinc mine in the world.



Playing Faro in an Arizona Saloon in 1895

As the mine expanded over the years, the population of Faro grew from approximately 800 in 1970 to its high of nearly 2800 in 1981, during an extensive mine expansion period. Due to the fact that the mine itself was such a tenuous thing relying on world ore prices for profitability, the population went up and down depending on the mine situation. According to the statistics, Faro reached its population low in 2000 at 250 residents.

For a variety of reasons, Cyprus Anvil was forced to cease operations in 1984. The mine changed hands twice following Cyprus Anvil's closure, and in 1986, Curragh Resources was formed and resumed operations on the site. Curragh continued mining until the mid-1990's but due to world metal prices, and the Westray<sup>2</sup> disaster, Curragh was forced to declare bankruptcy, and the mine closed again in 1993/94. Anvil Range Mining re-opened the mine in 1995, and operated it until 1997 when it was closed permanently. The mine reclamation process is now underway.

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<sup>2</sup> The same owner as the Faro mine owned and operated the Westray coal mine in Nova Scotia where an explosion took place that claimed the lives of 26 employees and closed the mine permanently.

## 4. FARO COMMUNITY PROFILE

Faro is a small, friendly community located in the beautiful Yukon wilderness, four hours from Whitehorse and surrounded by lakes, mountain ranges, winding rivers and lush green valleys that support a wide variety of wildlife: Faro is a perfect location for backcountry and outdoor enthusiasts. Faro is also appealing to young families, retirees, artists and others because of the affordable housing and many other community amenities offered, including:



- the recreation centre, indoor ice rink, playgrounds, seasonal pool, K-12 school, Yukon College campus, health centre and the golf course running through town;
- community beautification projects, clean air, delicious water, no traffic, and easy access to green spaces;
- an art gallery and arts organizations such as the Anvil Range Arts Society that facilitate arts and culture festivities throughout the year;
- the Dena Cho Trail between Faro and Ross River;
- an aircraft fuelling facility, airport and float plane base; and
- trails for hiking, walking and cross-country skiing; sheep viewing sites; and the annual Crane and Sheep Festival.

In addition to the amenities above, the community also possesses many strengths, including: passionate and engaged community members; a very active youth contingent with many activities for them to engage in; a strong sense of place and community responsibility; and the safety and peaceful atmosphere enjoyed by small towns.

Building on these strengths and amenities, the progressive vision articulated for Faro's success and sustainability, and the dedication of Town staff, Council and community members, Faro is positioned to begin to implement the Strategic Directions prioritized through the Forever Faro process. The Strategic Directions will help to address the most pressing challenges currently faced by the community, which are:

- Population size;
- Local economic development, including attracting new businesses and eventually developing the town centre and tourism opportunities; and
- Surplus supply of housing.

## 4.1. Population and Demographics

From the time Faro was established in the late 1960s, the community faced the stresses of periods of rapid growth and periods of rapid decline due to a series of mine openings and closures, producing large population shifts within the community. From the high of 2800 residents in 1981, Faro reached its population low in 2000 at 250 residents according to statistics. Just two years later however, the population increased by half to 375 due in part to the supply of readily available affordable housing and quality of lifestyle. While there has been a slight dip in numbers since then, Faro's total population has generally remained quite steady between 2006 and 2011, with 344 residents calling Faro home (Census Profile 2011, Statistics Canada).

In the 2003 OCP, it was projected that the average age of Faro's population would increase slightly over the next five to ten years. At this time, many young families had left or were in the process of leaving the community due to economic reasons and were being replaced by older home-owners. Between 2001 and 2011, the median age of Faro's population rose from 39.2 to 50.2 (Census Profile 2001 & 2011, Statistics Canada). In addition to trying to attract younger families to Faro, the community must also plan to meet the needs of an older population.

Enrolment at Del Van Gorder School, which includes kindergarten to grade twelve, has continued to steadily decline over the last several years. In the late 1990's enrolment peaked at 242 students. By May 2002 however, this number had dropped significantly to 67 and then again to 38 students in the 2012/13 year (Yukon Bureau of Statistics, Public School Enrollment, 2012). For the 2013/14 school year, higher than normal Kindergarten enrollment has increased the school population to 54 students. While the smaller class sizes results in students enjoying an excellent student teacher ratio (nearly 9 to 1), there is concern in the community that Faro may lose its high school classes, which would mean sending kids to Whitehorse, and losing another amenity to help attract new residents to Faro.

Over Faro's history, it has been difficult to make accurate predictions about its future population. This is still true today. If school enrolment data is used as an indicator of future population, then this would suggest a trend toward overall population decline in Faro. However, the population of the community in the next five years will very much depend on the community's success at addressing the surplus housing issue, diversifying and expanding the town's economic base and encouraging more people to make Faro their home.

## 4.2. The Economy

For its entire existence, Faro has been subject to the boom and bust of the mining economy. During periods in which the mine operated, there was little incentive to diversify the economy. Interest in this kind of planning increased at times when the mine was closed, but the mine was usually reopened before the planning to diversify achieved significant results.

With the mine now permanently closed and a contracted local economy that has residents travelling to Whitehorse for the majority of the products and services they purchase, most community members, staff and Council recognize the need to achieve a stronger and more diverse economic base for the community.

Faro's current economy includes government services from the federal, territorial and municipal governments; mining; construction; transportation; energy; and service sectors. Faro is in the process of making an economic transition from mining to new opportunities, although it is likely that mining will contribute at some level to the economic future of Faro, through reclamation activities, mine clean-up, and exploration activities.

Figure 1. Labour Force Statistics – by Occupation (Census 2006 and 2001)

	Male 2006	Female 2006	2006 Total	2001 Total
Labour force 15 years and over by occupation - National Occupational Classification for Statistics 2006 - 20% sample data	105	80	<b>185</b>	<b>190</b>
Occupation - Not applicable	10	0	<b>0</b>	<b>0</b>
All occupations	95	80	<b>180</b>	<b>185</b>
Management occupations	10	10	<b>20</b>	<b>20</b>
Business, finance and administration occupations	0	25	<b>25</b>	<b>30</b>
Natural and applied sciences and related occupations	10	0	<b>10</b>	<b>10</b>
Health occupations	0	0	<b>10</b>	<b>0</b>
Occupations in social science, education, government service and religion	10	15	<b>20</b>	<b>20</b>
Occupations in art, culture, recreation and sport	0	0	<b>0</b>	<b>0</b>
Sales and service occupation	20	25	<b>35</b>	<b>35</b>
Trades, transport and equipment operators and related occupations	35	10	<b>35</b>	<b>45</b>
Occupations unique to primary industry	10	0	<b>10</b>	<b>10</b>
Occupations unique to processing, manufacturing and utilities	10	0	<b>10</b>	<b>10</b>

Source: Statistics Canada. Note: A value of "0" in any given cell represents one of the following: 1) value is actually zero; 2) value may be random rounded to zero; or 3) value is more than zero but is suppressed for confidentiality reasons. This table is based on 20% data.

Figure 2. Labour Force Statistics – Participation (Census 2006 and 2001)

	Male 2006	Female 2006	2006 Total	2001 Total
Population 15 years and over by labour force activity - 20% sample data	150	130	<b>275</b>	<b>250</b>
In the labour force	105	80	<b>185</b>	<b>190</b>
Employed	85	70	<b>155</b>	<b>155</b>
Unemployed	20	10	<b>30</b>	<b>30</b>
Not in the labour force	45	50	<b>95</b>	<b>60</b>
Participation rate	70	61.5	<b>67.3</b>	<b>76.0</b>
Employment rate	56.7	53.8	<b>56.4</b>	<b>62.0</b>
Unemployment rate	19	12.5	<b>16.2</b>	<b>15.8</b>

Source: Statistics Canada

The Faro economy is currently made up of the following economic activities:

#### **4.2.1. Government**

Direct government is the largest employer in the community. Currently the community is dominated by government operations, including the Town, school, RCMP, nursing station, social services office, the airport, Yukon Housing, Yukon Energy, the territorial agent and Canada Post.

#### **4.2.2. Retail and Service Sector**

As with many rural communities, Faro is home to a grocery/hardware store, having lost the grocery store and convenience/gift store in the past ten years. Residents purchase items in Whitehorse, order materials and goods by phone or online, and supplement their groceries by hunting, fishing, berry picking, canning and baking. Faro is also home to a post office, tourism operators and outfitters, a hotel, a restaurant and a vehicle fuel facility, and bed and breakfasts.

#### **4.2.3. Home-Based Businesses**

Small home-based businesses are becoming a more prominent part of the local economy, including bed and breakfast operations, massage therapy, tax preparation, sewing/alterations, and arts and crafts studios. While, in many cases, these efforts are not the sole source of income for the operators, these kinds of businesses are important contributors to the economy and to meeting some of the needs of residents.

#### **4.2.4. Mine-related Activities**

Ongoing monitoring and water treatment work at the mine is a significant contributor to the economy of the community. Economic development opportunities associated with the Faro Mine Remediation Project are still being identified and discussed with relevant Yukon Government departments. It is expected that the project will create direct and indirect employment in Faro, however, the number and timeframe is not yet known.

#### **4.2.1. Home Base for Those Who Work Away**

Faro serves as the home base for a number of families that have a family member working outside the community. These people choose to keep Faro their home because of their love for the community and the surrounding region. Their incomes contribute to and support the local economy. Of the 155 people in Faro's employed labour force over the age of 15, 20 people worked outside of the community according to the 2006 Census data.

### 4.2.2. Wilderness Tourism

Wilderness tourism activities continue to be on Faro’s radar as a potential economic development opportunity in the future. Prior to developing this opportunity, the community recognizes and has prioritized the issue of empty housing and buildings in the community. With the development of hiking trails, such as the Dena Cho Trail, and other potential opportunities (e.g., gold panning, Pelly River canoeing, fly-in fishing, hunting, cross-country skiing, wildlife viewing), Faro has a solid foundation for the development of the community as a hub for wilderness adventure operations in the Yukon.

### 4.3. Surplus Supply of Housing

The 2003 OCP process clearly identified that the main urban residential issue revolved around the question of what to do with the surplus housing. This challenge remains for Faro ten years later in 2013. There is still a significant surplus of row housing and some surplus of single family units in the community. These buildings are empty and at various stages of disrepair, and there is a significant cost to maintaining them including the costs of fire protection, supply of water and sewage services, heating, etc. A property assessment conducted in April 2012 estimated the costs of repairing properties and identified some that may not be salvageable.

### 4.4. First Nation Relations and the Ross River Dena Council

Faro is situated within the traditional harvesting territory of the Ross River Dena Council, whose people live in the community of Ross River, located 75 kilometers from Faro. The two communities have a history of positive and productive relations and have worked together on several projects such as the Faro mine site and the development and management of the Dena Cho Trail.



## 5. VISION FOR THE FUTURE OF FARO

Faro’s vision statement, which was developed as part of the 2007 ICSP, is still relevant today.

*“Faro will be an attractive, sustainable, economically viable, united community”*

The Forever Faro ICSP articulates the community’s shared vision for a successful and sustainable future. The vision is comprised of the community’s Goals, Descriptions of Success and Sustainability Objectives. The ICSP also includes Strategic Directions for implementation, as well as indicators to track progress.

The Forever Faro vision can be used to guide and inform any kind of planning process, purchase, project or other action. Aligning Town of Faro and other community plans and projects with the community’s vision will accelerate Faro’s progress toward the desired future.

This OCP has been aligned with the Forever Faro vision – the Goals and Descriptions of Success are included at the beginning of each policy chapter and the policies will guide the municipality’s decisions and actions that help to move the community toward the shared vision.

### The Forever Faro Framework



## 6. POLICIES

Each of the six policy chapters (sections 6.1-6.6) include the following structure and content:

- **Context and Direction:** Based on available information, this section provides a sense of the current situation, trends and/or the future direction desired by the community.
- **Goal:** These are high-level statements of the desired outcomes for the future of the community in 10 years (2023). They were developed through the Forever Faro ICSP process.
- **Descriptions of Success:** The DOS are more detailed statements describing the desired outcomes in 10 years. They were developed through the Forever Faro ICSP process.
- **Policies:** In addition to using the Goals and Descriptions of Success directly, the OCP policies provide further guidance to the Town of Faro to help the community achieve the vision for the community.



## 6.1. Arts, Culture, Heritage and Education

### Context and Direction

Faro has a rich mining history that residents want to preserve and showcase while at the same time moving on to new arts, culture and heritage opportunities. Faro's local arts and culture scene includes events that showcase the Town's unique cultural identity and have been successful at delivering economic and social benefits to the community over the past several years. Faro has a local arts society and a number of local artists. As a relatively small town with breathtaking views and inspiring natural surroundings, Faro is a great location for artists and students in search of lower-cost housing. As the community continues to transition from a resource based economy into other sectors such as arts and tourism, opportunities that encourage local education and expand upon the local arts and culture scene will help make Faro a desirable location for both residents and tourists.

Education from kindergarten to Grade 12 is available at Del Van Gorder School, although enrollment has declined from the peak of 242 students in the 1990's to just 38 students in 2012 (Yukon Bureau of Statistics, Public School Enrollment, 2012). Faro students enjoy an excellent student teacher ratio (nearly 9 to 1) due to smaller class sizes and maintaining the high school in Faro is a priority. Post-secondary education is provided through Yukon College's Faro Campus. The Faro Campus offers both full-time and part-time programs, including Skills for Employment, college preparation, distance education courses through videoconference and online and continuing education courses such as Standard First Aid, Food Safe, and Oil & Gas training. The community library is located in Del Van Gorder School and is a joint school - public library with free public Internet and computer access.

### Goal

Arts, culture, heritage and education are nurtured and thriving in Faro, contributing to the quality of life and the local economy.

### Descriptions of Success

- a) The diversity of arts and cultural offerings in Faro are high quality, affordable and accessible; they meet the needs of all ages, abilities and incomes, and are supported by residents and businesses.
- b) Faro's unique and authentic small town charm and wilderness character is showcased while its mining heritage has been maintained and enhanced.

### ICSP Strategic Directions

- Identify and preserve Faro's mining heritage.
- Ensure the schools are key assets that will help to retain and attract families and residents to the community.

- c) Faro offers a high quality education system from pre-kindergarten through secondary school, with post-secondary learning needs met either locally, or by online or distance options enabled through Faro's up-to-date communications technology.
- d) A learning culture exists in Faro, supported by diverse and affordable learning activities that meet local needs and that are integrated throughout the community.
- e) Faro's education, arts, culture and heritage offerings contribute to the local economy and help to attract new residents and visitors.

## **Policies**

### **6.1.1. Arts and Culture**

#### **6.1.1.1. Artistic Community:**

- a) The Town will encourage more artists to purchase homes and reside in Faro, based on the supply of housing and excellent community services.
- b) The Town will encourage and support the development of a larger artistic community in Faro through zoning and policy development, and through work with other governments and non-profit agencies.

### **6.1.2. History and Heritage**

6.1.2.1. **Mining Heritage Preservation:** The Town will encourage others and collaborate with them to identify/inventory and work to preserve important pieces of Faro's mining heritage.

#### **6.1.2.2. Mining History Tourism Development:**

- a) The Town of Faro will encourage the development of mine-related tourism opportunities through work with the territorial government, town residents, and other appropriate stakeholders.
- b) The Town supports the mining museum project and supports establishment of a historical mining theme for tourism in the community.

### **6.1.3. Learning and Education**

- 6.1.3.1. **Public School:** Encourage the continuance of Del Van Gorder School as a K- 12 facility.
- 6.1.3.2. **Yukon College:** Encourage the maintenance and support of programming and staff at the Faro campus of Yukon College.
- 6.1.3.3. **Training Funds:** Encourage Yukon Government to continue to provide training funds through the Training Trust Fund program.
- 6.1.3.4. **Training, trades and research opportunities:** The Town of Faro will support the exploration and development of Faro-based training, trades and research opportunities.



"What Faro Means to You" Community Mural Project. Photo credit: Jackie Irvine

## 6.2. Community and Individual Health

### Context and Direction

Faro is a clean, safe town with a strong sense of community and a relaxed feel. Local residents enjoy close, positive, 'family-like' relationships with their fellow neighbours. Growing the local population was identified clearly as a community priority, not only for economic and tax-base reasons, but also for strengthening the community fabric and diversifying the population. Residents expressed a very high degree of satisfaction and usage of the recreation activities and facilities offered, and as a result many enjoy good physical fitness and health. At the local nursing station, residents can receive personal medical attention from a general physician who makes routine biweekly visits. A well-trained team of volunteers help run the local fire department and ambulance service, along with a local search and rescue operation. As the town's population ages and if more retirees are attracted to Faro, the need to evolve services to enable them to age in place will be important.

It should be noted that it might be difficult for the community to maintain all current community services and facilities because of the reality of low property tax revenues in comparison to costs. Because of that, the community may have to make some adjustments in consolidating community services and/or facilities over the next five years. This desire for community-wide planning bodes well for the community. In this way the whole community can have a hand in either reducing the negative impacts of changes or, in the best case, providing a positive outcome to service rationalization.

### Goal

Residents enjoy the strong sense of community in Faro; they are actively involved in community life and are happy and physically and mentally healthy.

### Descriptions of Success

- a) Residents are friendly, respectful, positive and proud of Faro; they take responsibility for themselves, their property, pets, each other and the community.
- b) Faro is an age-friendly, family-oriented, diverse and inclusive community where people feel safe and they participate in community life and enjoy strong social connections.
- c) People in Faro are enabled to live active, balanced lives and they take responsibility for their health and wellbeing.
- d) A variety of fresh and nutritious food is regularly and reliably available in Faro, and some of the supply is locally grown for increased food security.

#### ICSP Strategic Directions

- Encourage and enable local food production.
- Explore resident needs for expanded health and social services and begin to lobby for them.

- e) Essential health and social services offer quality care locally, and convenient and affordable transportation options exist to enable access to services outside of Faro.
- f) Residents of all ages are informed about and involved in community decision-making; they take responsibility for and actively participate in community life and many volunteer their time.

## **Policies**

### **6.2.1. General**

- 6.2.1.1. **Facility Use:** Encourage the joint use of educational and other community facilities.

### **6.2.2. Health and Safety**

#### **6.2.2.1. Health Services:**

- a) The Town will explore resident needs for expanded health and social services and begin to lobby for them.
- b) The Town will encourage the maintenance and the improvement of existing health care facilities.
- c) Health technology and equipment: The Town will encourage and support the timely introduction of new technology and equipment at the health centre.

- 6.2.2.2. **Social Services:** The Town will encourage the maintenance and improvement of existing social service facilities.

- 6.2.2.3. **RCMP Services:** The Town will monitor and advocate for adequate RCMP staffing levels and facilities so that the community's safety needs are met.

- 6.2.2.4. **Local Food:** The Town will encourage local food production by supporting initiatives that contribute to the creation of a community garden, community greenhouse or other opportunities that enable local production and/or processing.

6.2.2.5. **Active lifestyles:**

- a) The Town will improve walkability in the community.
- b) The Town values the variety and quality of green spaces, which are an asset to Faro residents, and will continue to maintain and upgrade as needed the existing parks, playgrounds and trails.

**6.2.3. Community Well-being and Engagement**

6.2.3.1. **Public Engagement:**

- a) The Town will encourage its residents to become involved in community decisions.
- b) The Town will continue to improve communications to help inform residents of community issues and decisions.

6.2.3.2. **Social Inclusion:** The Town will support initiatives that focus on the needs and well-being of all residents, including but not limited to seniors, children, families, people with disabilities, etc.



Girls Night Out support group, Faro, Yukon

## 6.3. The Economy

### Context and Direction

Faro is in the midst of a transition between the economic engine of the past (mining) and the potential economic engines of the future. It is likely that mine reclamation will contribute at some level to Faro's economic future, but it will need to be complemented with other economic activities to ensure the community's economic vitality.

Faro's first priority is clear: The community must come together and focus its attention on addressing the empty housing and building issue, which will improve Faro's physical appearance. Only then can it address the next two most pressing priorities, which are a bit of a 'chicken and egg' challenge: (1) attracting more residents and (2) attracting more businesses to provide basic products and services. Both are needed to support the other and both are difficult to attract without the other already in place.

While the above priorities should receive the utmost attention, other opportunities should not drop off the radar as they may help develop the local economy in the meantime. Faro residents have identified a number of other ideas for economic development in the community. Wilderness tourism has been identified as something that should be kept on Faro's radar based on the community's proximity to exceptional wildlife viewing and wilderness adventure opportunities. Other economic development opportunities have been identified by community members.

### Goal

Faro has a thriving and resilient economy that supports local livelihoods, protects the natural environment and attracts visitors.

### Descriptions of Success

- a) Essential products and services are supplied locally, reliably and affordably by locally owned businesses, which are thriving and supported by residents and visitors alike.
- b) Faro's population is stable, diverse and has grown in size such that it can adequately support a healthy local economy through employment and buying local.
- c) Faro's economy is thriving and is becoming increasingly diversified through economic activities such as tourism, arts and culture, mining and mine reclamation, and learning opportunities.

### ICSP Strategic Directions

- Attract new residents to Faro.
- Attract new enterprises to Faro that will enhance and upgrade local product and service offerings.
- Establish Faro as a tourism destination and staging area.
- Explore and develop Faro-based training, trades and research opportunities.

- d) Economic activities avoid continuous encroachment into sensitive natural areas and are transitioning to the sustainable use of energy and materials.

## **Policies**

### **6.3.1. General**

- 6.3.1.1. **Employment:** The Town will strive to support opportunities that increase employment for Faro residents.
- 6.3.1.2. **Shop Local:** The Town will strive to encourage residents to buy local products and services in an effort to strengthen the local economy.
- 6.3.1.3. **Development Footprint:** The Town will prioritize development that is within Faro's existing developed footprint.
- 6.3.1.4. **Government offices and services:** The Town will encourage and support the maintenance of any government offices and services in the community.

### **6.3.2. Community-wide Improvements**

- 6.3.2.1. **Empty Buildings:** The Town will prioritize addressing the issue of empty buildings in cases where those buildings present a safety and fire hazard.
- 6.3.2.2. **Private Property:** The Town will encourage beautification of the community by promoting private property maintenance and upgrades by property owners.
- 6.3.2.3. **Green Space:** The town values the variety and quality of green spaces as a key community asset.

### **6.3.3. New Residents**

- 6.3.3.1. **Housing Stock:** The Town will continue to encourage the sale of existing housing stock to increase the tax base.
- 6.3.3.2. **Attracting Residents:** The Town will attract new residents (including but not limited to artists, retirees and families with children) based on Faro's current assets, which include the supply of affordable housing, community services, safety, quality of lifestyle and recreation opportunities.

#### **6.3.4. Commercial and Industrial Development**

- 6.3.4.1. **New Enterprises:** The Town will strive to attract commercial and industrial enterprises to Faro that help to strengthen and diversify the local economy.
- 6.3.4.2. **Home-Based Businesses:** The Town will encourage the development of this sector through more flexible zoning laws and other appropriate initiatives, while not negatively impacting adjacent residences and the community character.
- 6.3.4.3. **Commercial and Industrial Land Uses:** The Town will ensure that commercial and industrial land uses are appropriately located and buffered from natural areas and other land uses.
- 6.3.4.4. **Wilderness Tourism:**
  - a) The Town of Faro will encourage the development of wilderness tourism businesses in Faro through zoning and policy developments, and through work with other governments, such as Yukon Government's Department of Tourism and Heritage and Department of Environment, and Canada's Canadian Tourism Commission, and other organizations.
  - b) Given that numerous recreational canoeists paddle down the Pelly River each summer, the Town will encourage and assist with opportunities for these river travellers to stop over in Faro.

#### **6.3.5. Mine-Related Economic Development**

- 6.3.5.1. **Mine Reclamation:** The Town of Faro will work with appropriate agencies and government departments to ensure that mine maintenance and reclamation occurs to the highest standard in order to mitigate any potential environmental hazards for the town, natural areas, wildlife and tourism, as well as to provide maximum employment and/or economic benefits for the community.
- 6.3.5.2. **Mine-related training, trades and research opportunities:** The Town of Faro will support the development of Faro-based mine-related training, trades and research opportunities.
- 6.3.5.3. **New Mine Opportunities:** The Town of Faro will stay informed about the development of nearby mine sites and identify opportunities to strengthen the local economy through opportunities that result in: employment and/or training

opportunities for locals; Faro housing upgrades, rentals or sales; other economic development opportunities.



## 6.4. Infrastructure

### Context and Direction

The community's current infrastructure is engineered to service a town of more than five times the current population. At the peak of mining operations, local infrastructure was expanded to meet the needs of a then growing population and booming local economy. Since the mine closure in 1998, the Town of Faro has been carrying the high-cost of this over-sized infrastructure (water, sewage, roads, etc.) without the corresponding tax base to support it. Decisions about how to rationalize infrastructure will require balancing the potential future needs of the community with the current capacity to maintain and support the existing infrastructure.

**Energy:** The Yukon Energy Corporation supplies hydroelectric power from the Whitehorse hydro facility, backed up by diesel units in Faro. In 2012, community-wide energy consumption and spending was 21,959 MWhr and \$2.6 million respectively. Faro households spend an average of about \$5,750 per year on fuel for vehicles and \$4,500 to heat and power their homes, for a total of \$1.9 million community-wide. Municipal spending to power and heat building and fleets is approximately \$350,000 per year. Estimated GHG emissions for the community of Faro in 2012 are 4,506 tonnes of carbon dioxide equivalents (CO<sub>2</sub>e). (Source: Draft 2013 Community Energy Plan)

**Emergency Preparedness:** Faro's Civil Emergency Measures Plan was developed in 2011 and reviewed in spring 2013. The aim of the plan is to: provide for a coordinated response, by public and private sector Agencies, to "emergencies" affecting the Municipality of Faro; minimize the effects of such emergency; and allow for the prompt restoration of services to residents, to a pre-emergency state. The plan applies to situations that impact the community directly (e.g., power outage, local forest fire or winter storm) or indirectly (e.g., smoke from distant forest fires). The plan does not apply to "normal" situations that can be handled by an appropriate Response Agency, on their own, e.g. a single house fire.

**Communications:** Phone and high speed Internet services are provided to the community, although the high speed Internet is reportedly unreliable and slow at times. There is currently no 3G network, so 'smartphones' do not function in Faro. CBC radio is accessible in Faro.

**Transportation:** Faro roads are well maintained, and the road that connects the community to Carmacks is now paved, making the drive safer and easier. While the community's size makes it reasonably walkable, most residents drive around town.

**Water and Sewer:** The Town is currently upgrading the water supply system, including new lines to the lower bench area, a line upgrade to the recreation and school area, and a new disinfection plant, resulting in the elimination of the use of chlorine gas in the switch to a treatment system that uses ultra-violet light and sodium hypochlorite. The sewer system discharges to settling ponds.

**Waste Management:** Household waste pick up occurs weekly and is transported to Faro's landfill, which is situated near the entrance to the town but is not visible. Permitted burning occurs there once a year to

dispose of wood waste. Plastic, cardboard, paper and newspaper are accepted at the local depot in town and picked up weekly by the Yukon Government and transported to Whitehorse. Glass has recently been banned from the list of YG recyclables. Returnable beverage containers are accepted by a private operator located at the depot.

## Goal

Faro's infrastructure systems meet the needs of the community, contribute to quality of life and the economy, and are convenient, safe, affordable, reliable and renewable.

## Descriptions of Success

- a) Faro's infrastructure meets local needs reliably, affordably, conveniently and safely, without undermining the town's financial viability and while supporting local economic activity.
- b) Environmental impacts from Faro's infrastructure systems are being minimized through more sustainable management practices, including energy efficiency initiatives and the transition to more sustainable materials and zero waste.
- c) Faro's energy system is transitioning to a more local and renewable energy system that supplies reliable power to the town, and in the event of outages, power is quickly restored.
- d) Faro's water system is cost-effective and provides excellent quality drinking water that is conserved and matched with appropriate uses.
- e) Wastewater and biosolids are treated and disposed of such that they do not negatively impact the natural environment.
- f) Systems are in place for emergencies, effectively managing risks to people and property from natural and other disasters.
- g) Faro is moving toward its zero waste goal; residents have a conservation ethic and are transitioning to more sustainable purchasing choices, supported by cost-effective waste diversion services that are convenient and affordable for residents.
- h) Faro's transportation system protects the walkability of the town, enables the efficient movement of people and goods within and beyond Faro and contributes to greater individual health and community well-being through the transition toward more fuel-efficient and self-propelled forms.

### ICSP Strategic Directions

- Continue upgrades and improvements to all water systems accounting for future demolition and development of properties.
- Improve waste management practices, including increasing waste diversion rates.
- Identifying new funding sources for infrastructure upgrades.

- i) Communications services and technology in Faro are up-to-date, affordable and reliable, connecting Faro residents and businesses to each other and beyond the community.

## **Policies**

### **6.4.1. General**

- 6.4.1.1. **Funding Sources:** The Town of Faro will regularly work to identify and apply for new funding sources to help fund infrastructure upgrades.
- 6.4.1.2. **Engagement:** The Town will engage the appropriate stakeholders and businesses to encourage infrastructure improvements.

### **6.4.2. Energy**

- 6.4.2.1. **Energy Use and GHG Reductions:**
  - a) The Town will consider the recommendations of the 2013 Community Energy Plan in an effort to save money and reduce energy use and greenhouse emissions.
  - b) The Town will investigate opportunities to reduce energy use in Town infrastructure and facility operations.

### **6.4.3. Emergency Preparedness**

- 6.4.3.1. **Wildfire Protection:** The Town will continue to support protection from wildfire through application for funding from the Yukon Government “Fire Smart” Program.
- 6.4.3.2. **Emergency Planning:** Develop emergency response plans over time and as resources allow according to areas of significant risk.
- 6.4.3.3. **Open Space Retention:** Support the retention of areas with steep slopes, poor drainage, and natural drainage as open space.

### **6.4.4. Communications**

- 6.4.4.1. **Technology Infrastructure:** The Town will encourage and support the timely introduction of new technology infrastructure and systems in our community.

### **6.4.5. Transportation**

- 6.4.5.1. **Road Surfaces:** The Town will work with the Yukon Government to ensure that road surfaces continue to be maintained using bituminous surface treatments (BST).
- 6.4.5.2. **Highway Surface:** The Town will collaborate with Campbell Highway communities to lobby the Yukon Government to upgrade and maintain the Robert Campbell Highway surface.
- 6.4.5.3. **Airport Development:** The Town will work with the Yukon Government on a long-term airport development plan.
- 6.4.5.4. **Entrepreneurial Ideas:** The Town will encourage entrepreneurial ideas with respect to infrastructure.
- 6.4.5.5. **Walkability:** The Town will improve the walkability of the town.
- 6.4.5.6. **Trails:** The Town will support the maintenance of the existing trails in and around the community of Faro.

### **6.4.6. Water and Sewer**

- 6.4.6.1. **Contaminant Testing:** The Town will continue to test for contaminants in the water system.
- 6.4.6.2. **Water System Maintenance:** The Town will continue to upgrade and maintain all water systems, accounting for future demolition and development of properties.

6.4.6.3. **Drinking Water Source:**

- a) The Town will work with other governments, organizations, and appropriate stakeholders to ensure that the drinking water source for the community remains safe.
- b) The Town will work to ensure that the mine cleanup continues to create the best possible natural environment close to the community and that the water supply is kept clean.

6.4.6.4. **Sewage System:** The Town will work to ensure that the existing sewage system is working effectively and in an environmentally sound manner.

**6.4.7. Waste**

6.4.7.1. **Waste Burning:** The Town will continue implementing the Solid Waste Management Plan and will support restrictions for burning of waste at the landfill site.

6.4.7.2. **Waste Management:** The Town will improve waste management practices and proactively encourage waste diversion.



## 6.5. Neighbourhoods, Housing and Land Use

### Context and Direction

The 2003 OCP process clearly identified that the main urban residential issue revolved around the question of what to do with the surplus housing. This challenge remains for Faro ten years later in 2013. There is still a significant surplus of row housing and some surplus of single family units in the community. These buildings are empty and at various stages of disrepair, and there is a significant cost to maintaining them including the costs of fire protection, supply of water and sewage services, heating, etc. A property assessment conducted in April 2012 estimated the costs of repairing properties and identified some that may not be salvageable.

Faro's first priority is clear: The community must come together and focus its attention on addressing the empty housing and building issue, which will improve Faro's physical appearance. Only then can it address the next two most pressing priorities, which are a bit of a 'chicken and egg' challenge: (1) attracting more residents and (2) attracting more businesses to provide basic products and services. Both are needed to support the other and both are difficult to attract without the other already in place. Attracting new residents to town using Faro's affordable housing options is more challenging today than it was in 2003 since there are now more empty buildings and they are in greater disrepair. Selling some of the units is still possible, but the direction is now focused on building removal, which will result in sellable lots for new buildings. Either way, addressing this important issue will help to improve Faro's physical appearance and increase the tax base in Faro.

While the above items are priorities for Faro, they are big challenges that will take a number of years and the efforts of many to achieve.

### Goal

Faro's neighbourhoods are vibrant, safe, enjoyable places that contribute to quality of life and community pride.

### Descriptions of Success

- a) Faro is a beautiful and picturesque town with an authentic and lovable character and sense of place that attracts residents and visitors alike.
- b) The town is vibrant yet tranquil, safe, accessible and has public gathering spaces, including a central area that is pedestrian friendly and acts as a hub for the community and economic activity.

### ICSP Strategic Directions

- Address the empty housing and building issue.
- Update Faro's zoning bylaws.
- Begin planning a renewed vision for the downtown core as the town's centre/hub/gathering place.

- c) Housing and lot supply and demand is well matched: existing buildings and homes are lived in and cared for, while others have become green spaces or been redeveloped for innovative uses.
- d) Buildings and homes are healthy, energy efficient, durable, as well as being flexible and diverse to accommodate the needs of all ages and abilities.
- e) Faro is walkable, providing convenient access to community amenities and natural areas through a network of year-round trails and pedestrian-friendly roads.
- f) Development is contained within Faro’s existing footprint and land is efficiently used for economic development, including commercial and industrial activities that are appropriately located and buffered from adjacent areas.

## **Policies**

### **6.5.1. General**

- 6.5.1.1. **Energy Use:** The Town will consider the recommendations of the 2013 Community Energy Plan as they relate to buildings and housing in Faro.
- 6.5.1.2. **Development Footprint:** The Town will prioritize development that is within Faro’s existing developed footprint.
- 6.5.1.3. **Commercial and Industrial Land Uses:** The Town will ensure that commercial and industrial land uses are appropriately located and buffered from natural areas and other land uses.
- 6.5.1.4. **Agriculture:** The Town will develop guiding principles for responding to agricultural land referrals from the Yukon Government.
- 6.5.1.5. **Industrial Land:** The Town will undertake an inventory of existing industrial land uses (types, area, locations) and an assessment of potential future needs.

### **6.5.2. Community-wide Improvements**

- 6.5.2.1. **Empty Buildings:** The Town will prioritize addressing the issue of empty buildings in cases where those buildings present a safety and fire hazard.
- 6.5.2.2. **Walkability:** The Town will improve the walkability of the community.

- 6.5.2.3. **Parks:** The Town supports parks and playgrounds as a key component of the community.
- 6.5.2.4. **Private Property:** The Town will encourage beautification of the community by promoting maintenance and upgrade of private properties by owners.
- 6.5.2.5. **Downtown Vision:** Create a renewed vision for the downtown core as the town's centre and gathering place.

### **6.5.3. Housing**

- 6.5.3.1. **Housing Strategy:** The Town and its residents will work together with partners to address empty housing and buildings.
- 6.5.3.2. **Existing Housing Sales:** The Town will continue to encourage the sale of existing housing stock to increase the tax base.
- 6.5.3.3. **Subdividing Row Housing:** The Town will consider proposals to subdivide existing row housing.
- 6.5.3.4. **Country residential housing policies:** Work with partners to consider additional country residential development if proposed. Considerations may include net cost to the community (i.e. if the cost of the residential development is entirely borne by the owner) and ecological impact among others.
- 6.5.3.5. **Housing Mix:** The Town will encourage a mix of housing types to meet the current and future needs of the various ages and abilities of Faro residents.
- 6.5.3.6. **Mobile Home Site:** The Town will consider amending the OCP land use designation for Lot 155 Plan 47335 (Lapie Crescent) from Commercial to Residential to legitimize current mobile home residential use and to allow for additional mobile home residential use.

### **6.5.4. Land Use Designations**

The OCP is implemented through a series of land use designations, each of which is listed and described below, and the location(s) for each land use designations are shown on Schedule B, Future Community Land Use Map.

- 6.5.4.1. **Country Residential:** Areas designated “Country Residential” are to be used for low-density single-detached housing on larger lots. The residential use may be accompanied by discretionary uses defined in zoning such as bed and breakfasts, home-based occupations, day care centres. Lots in these areas are larger in size, and do not rely on being connected to the municipal water and sewer infrastructure. The location of these areas is shown on Schedule B as CR.
- 6.5.4.2. **Residential:** Areas that are designated “Residential” are to be used for low, medium and high density residential uses as well as mobile home uses. The residential use may be accompanied by discretionary uses such as home occupation uses. Permitted uses and regulations are defined in zoning. The form of residential uses varies by zoning and includes dwellings that are single family, semi-detached, duplex, terraced and row-housing, walk up apartments, and mobile homes. The dwellings generally face the street, have front and rear yards, and parking is provided on the property. Lots in these areas are to be connected to the municipal water and sewer infrastructure. The location of these areas is shown on Schedule B as R.
- 6.5.4.3. **Mixed Use:** Areas that are designated “Mixed Use” are to be used for a range of mixed uses including cultural and community services, financial, multi-family residential, offices, retail, restaurants and tourist accommodations. Permitted uses and regulations are defined in zoning. The buildings are built up next to the street, and a typical form is commercial use on the ground floor and residential uses above. Lots in these areas are to be connected to the municipal water and sewer infrastructure. The location of these areas is shown on Schedule B as MU.
- 6.5.4.4. **Commercial:** Areas that are designated “Commercial” are to be used for a range of commercial uses including but not limited to the following examples: retail, personal services, restaurants, entertainment, public services, fitness, and offices. Permitted uses and regulations are defined in zoning. These areas are not intended to include sale or storage of construction, building supplies, vehicles, as defined in zoning. The location of these areas is shown on Schedule B as C.
- 6.5.4.5. **Industrial / Commercial:** Areas that are designated “Industrial/Commercial” are to be used for a range of service and industrial needs including uses including but not limited to the following examples: wholesale, building supplies, warehouses, coffee shops, service stations, greenhouses, light manufacturing. Permitted uses are defined in zoning. The uses should not detract from the use of surrounding properties, and storage should be screened. Permitted uses and regulations are defined in zoning. The location of these areas is shown on Schedule B as IC.

- 6.5.4.6. **Community Facility:** Areas that are designated “Community Facility” are to be used for activities such as cemeteries, community recreation facilities, hospitals, museums, places of worship, schools and utility infrastructure. The location of these areas is shown on Schedule B as CF.
- 6.5.4.7. **Parks and Open Space:** Areas that are designated “Parks and Open Space” are to be used for developed parks, playgrounds, recreation buildings, trails and undeveloped green spaces. This includes community parks, greenbelts, nature parks, neighbourhood parks and trails. The location of these areas is shown on Schedule B as P.
- 6.5.4.8. **Urban Reserve:** Areas that are designated “Urban Reserve” are to be used for agriculture, recreation and utility uses. These areas are intended be re-designated for urban uses in the future according to meet community need and development. The location of these areas is shown on Schedule B as UR.
- 6.5.4.9. **Future Country Residential:** Areas that are designated “Future Country Residential” are to be used for agriculture, recreation and utility uses. These areas are intended be re-designated for country residential use in the future. The location of these areas is shown on Schedule B as FCR.
- 6.5.4.10. **Environmental Reserve:** Areas that are designated “Environmental Reserve” are to be used for recreation and public utility uses that do not interfere with environmental conservation and preservation objectives. The location of these areas is shown on Schedule B as ER.
- 6.5.4.11. **Hinterland:** Areas that are designated “Hinterland” are for uses that do not interfere with surrounding lands, and uses can include transportation, industry, parks, outdoor recreation. The uses are self-contained in water and sewer requirements and must meet all environmental and other regulations. The location of these areas is shown on Schedule B as H.



## 6.6. Parks, Recreation and Natural Areas

### Context and Direction

A wide variety of community and recreational facilities were established when the mine was in operation. Unfortunately today, it is difficult for the community to maintain all current community services and facilities because of the reality of low property tax revenues in comparison to costs, which results in upgrade and maintenance challenges. Faro residents are very aware and appreciative of the recreation opportunities available to them despite their small size. Residents expressed a very high degree of satisfaction and usage of the recreation activities and facilities offered, and as a result many enjoy good physical fitness and health. Faro's recreation centre has a gymnasium, seasonal swimming pool, squash court, youth lounge and weight room. The town maintains an indoor ice arena that is used for hockey games, figure skating, broomball and other activities during the winter. There is a golf course in town and a number of community playgrounds throughout the community.

Protecting natural areas within and surrounding Faro is important for ecological, recreational and tourism reasons, however, these areas have not yet been inventoried or assessed to date.

### Goal

Faro offers a diversity of recreational activities that are widely used and supported by well-maintained amenities, including vast natural areas that are protected from degradation.

### Descriptions of Success

- a) Faro offers a diversity of good value year-round indoor and outdoor activities that are safe and accessible for all ages, abilities and incomes.
- b) Faro's parks, trails and recreation facilities are attractive, safe, efficiently used and well maintained; they include natural features, native vegetation and learning opportunities for an enhanced experience.
- c) Faro's recreation activities and facilities help to attract residents and visitors, contribute to the local economy, are delivered within the financial means of the community and are transitioning to renewable energy sources and more efficient use of energy and materials.
- d) Natural areas and wildlife are enjoyed by Faro residents and visitors, yet are protected from overuse, degradation and continuous encroachment, thus preserving the biological diversity and ecological health of the area.

#### ICSP Strategic Direction

- Retain, maintain and upgrade recreation facilities as necessary.

## Policies

### **6.6.1. General**

- 6.6.1.1. **Financial Viability:** The Town will deliver Faro's recreation activities and facilities within the financial means of the community, and when adjustments to service levels are being considered, the Town will involve Faro residents in the decision-making process.
- 6.6.1.2. **Energy Use:** The Town will consider the recommendations of the 2013 Community Energy Plan as they relate to recreation facilities, fleet vehicles, etc.

### **6.6.2. Recreation Programs and Facilities**

- 6.6.2.1. **Recreation Facilities:** The Town will retain, maintain and upgrade recreation facilities as necessary.
- 6.6.2.2. **Recreation Staff:** The Town will support existing recreational facilities and programs in the Town with additional recreational expertise.
- 6.6.2.3. **Recreation Programs:** The Town will support development of programs for all population groups.

### **6.6.3. Outdoor Green Space and Amenities**

- 6.6.3.1. **Green Space:** The Town values the variety and quality of green spaces, which are an asset to Faro residents.
- 6.6.3.2. **Parks and Playgrounds:**
  - a) The Town will support parks and playgrounds as a key component of the community.
  - b) The Town will assess playground needs for the community, and will continue to upgrade and maintain existing neighbourhood playgrounds throughout the Town as needed.
- 6.6.3.3. **Golf Course:** The Town will support the maintenance of the Golf Course and consider future updates to the Memorandum of Understanding for the Golf Course

as necessary. The Town will also review the zoning bylaws to determine whether the entire golf course is in compliance with zoning bylaws.

- 6.6.3.4. **Trails:** The Town will support the maintenance of four season recreational trails for motorized and non-motorized activities that safely connect the neighbourhoods and areas of the community.
- 6.6.3.5. **Hinterland Development:** The Town will promote the development and maintenance of nature trails – with co-use by snowmobiles and all-terrain vehicles where possible. The potential conflicts of motorized machinery interacting with wildlife will require careful monitoring in order to sustain the wilderness and the wildlife resource. Ongoing review and coordination among the partners will be required.

#### **6.6.4. Natural Areas**

- 6.6.4.1. **Sensitive Areas:** The Town will support the knowledge and protection of wetlands and other ecologically sensitive natural areas, and will use this information to inform future development.
- 6.6.4.2. **Wildlife Viewing Sites:** The Town will support the protection of wildlife viewing sites including Johnson Lake Campground, Van Gorder Falls Trail, the Faro arboretum, the Fingers site, sheep viewing platform, the Mount Mye Sheep Centre, the Sheep Mineral Lick, and Fisheye Lake.
- 6.6.4.3. **Dena Cho Trail:** The Town will continue working in cooperation with the Ross River Dena Council to support the ongoing maintenance of the Dena Cho Trail between Ross River and Faro.
- 6.6.4.4. **Tintina Buffer:** The Town will support the retention of a natural buffer around the Tintina Country Residential Subdivision.
- 6.6.4.5. **Mine Site Cleanup:**
  - a) The Town of Faro will work with appropriate agencies and government departments to ensure that mine maintenance and reclamation occurs to the highest standard in order to mitigate any potential environmental hazards for the town, natural areas, wildlife and tourism opportunities as well as to provide maximum employment and/or economic benefits for the community

- b) The Town will ensure regular updates on the status of the mine site cleanup are provided to the citizens of Faro.



## 7. IMPLEMENTATION

The priority areas the Town must focus on in the implementation phase of Forever Faro are clear: first, the surplus supply of housing must be addressed followed by the challenging ‘chicken and egg’ scenario of attracting new businesses and residents.

In addition to the focus areas above, other initiatives will be undertaken as guided by this OCP and the ICSP, and prioritized within the Town’s Strategic Plan. The Strategic Plan, Forever Faro Volume 3, consists of the prioritized corporate Strategic Directions and Actions that will be implemented, resources permitting, by the Town over the next few years to help move the community toward the Forever Faro ICSP Goals and Descriptions of Success, and the OCP policies.

While the Town of Faro will take the lead with respect to Forever Faro implementation, everyone in the community can play a role. Opportunities for residents to participate in Forever Faro’s implementation will be provided by the Town on an annual basis in some form. Public opportunities may include:

- Receiving updates on Forever Faro implementation from the previous year
- Providing input on implementation priorities and opportunities for the following year
- Collaborating to implement a project/program identified as a priority

### 7.1. Regulations and Bylaws

The Town is proactively exploring three zoning issues for amendment in the Zoning Bylaw (Bylaw 96-06), which would follow OCP adoption. These are seen as opportunities to help move the community toward some of the Forever Faro Goals and Descriptions of Success.

1. Permitting hens in some residential areas, thereby contributing to local food production and self-sufficiency.
2. Rezoning a property owned by the Town from Commercial (C) to Mobile Home Residential (Rt) in order to bring the existing mobile home uses of the property into conformity with the zoning regulations, enable more mobile homes on the site, and create additional affordable housing options to help attract new residents.
3. Exploring the provisions for home occupations (home-based businesses) to ensure adequate opportunity and encouragement for small enterprises and local economic development.

## 7.2. Monitoring and Evaluation

Faro's OCP is intended to help the community move toward the desired vision of the future and achieve our goals. To stay relevant and effective, the OCP will have to be modified over time. The future is uncertain and will bring unexpected changes, opportunities and challenges to Faro. It is also possible that our planning policies and actions might not work the way we expected, or we might identify better ideas for how to accomplish the vision.

While the plan is implemented, we will use a system for monitoring and evaluation so that we can watch the plan's progress, and modify it as needed. Regular monitoring and evaluation, and reporting out on the results, will help to ensure we are on the right course toward the Forever Faro vision and the OCP policies.

Forever Faro indicators (see the ICSP, Volume 1) were developed to enable tracking and reporting on progress made toward (or away from) the Goals and DOS. Monitoring and reporting on the OCP policies will also help to determine whether progress is being made.

To be effective, monitoring, evaluation and reporting must be part of a larger process that involves reviewing results, scanning current trends and readjusting course toward the community's goals as required.

## 8. AMENDMENTS AND REVIEW

OCP amendments are usually triggered by site-specific rezoning proposals that are inconsistent with the OCP. Other changes to the OCP may be proposed by staff to keep the plan up-to-date and to meet the needs of a changing community. The *Yukon Municipal Act* regulates the process for an application. Included in the process are public notification, public hearing, and opportunities for consideration of the application by Council (called 'readings'). The application can only be approved at the third and final reading.

A full review of the Official Community Plan will be conducted five years from when this plan comes into force or at a reasonable period of time deemed by Council. This review is to ensure that the Plan remains relevant and that it reflects changing times. Extensive public consultation will be part of the full OCP review.

## 9. LAND USE MAP