



District of Wells

Public Consultation

Proposed Housing Development Project

OFFICIAL COMMUNITY PLAN BYLAW AND THE ZONING & TREE PROTECTION BYLAW AMENDMENTS

The District of Wells is holding a public consultation to provide an opportunity for any member of the public and/or organization to give input on the proposed Wells Official Community Plan Designation Bylaw No. 106, 2010 and District of Wells Zoning and Tree Protection Bylaw No. 26, 2000 an amendment to support an R3 – Multi-Family Residential zoning schedule.

The Wells Official Community Plan (OCP) is a municipal Bylaw that provides for the longer-term vision of the community and states broad objectives and policies which guide decisions on planning and land use management.

With this proposed housing development comes a requirement to amend the Official Community Plan (OCP) as well as the Zoning Bylaw to allow for the amended zoning of a (R3) Zoning – “Multi-Family Residential”.

The proposed subject Properties (see also map attachments):

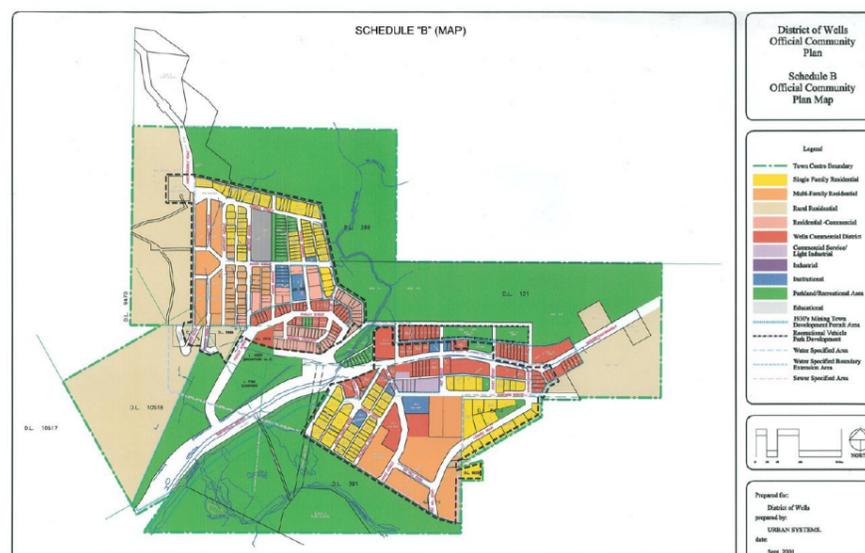
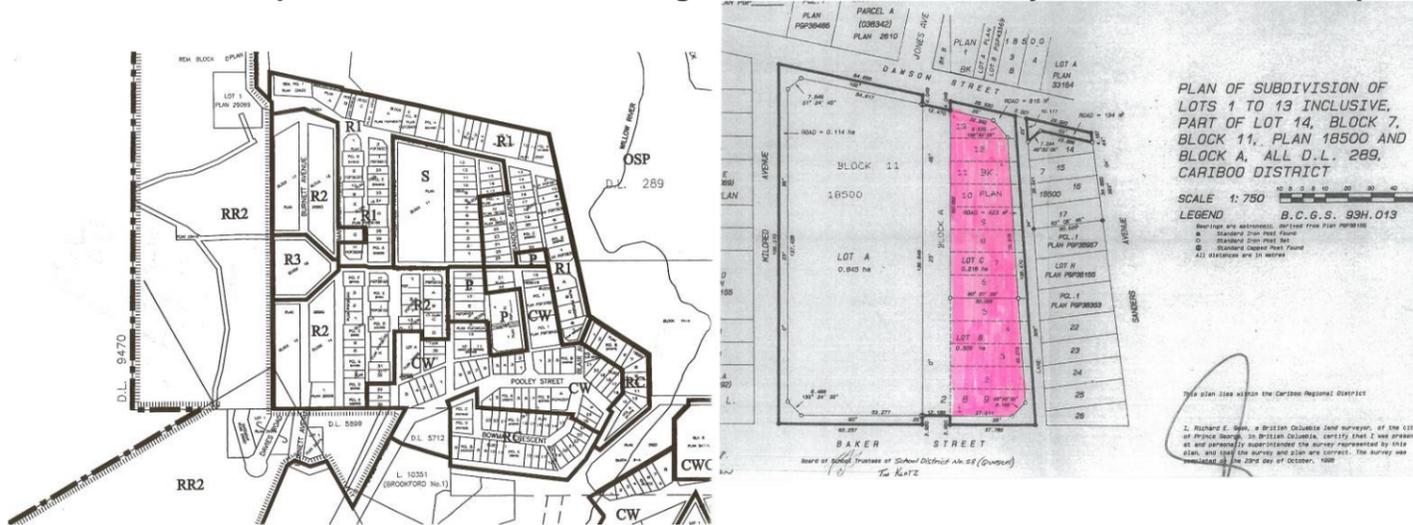
- Official Community Plan Land Use Designation – “Parks and Recreation”; and
- Zoning – Wells District (S) zoning schedule – “Institutional Zoning”

The District of Wells in partnership with Barkerville Historic Town and Park (the applicants) – acting on behalf of the property the District owns located on Jones Avenue (property legally described as Parcel B and Parcel C Block A District Lot 289 Cariboo District Plan 43420, PID: 024-633-313 and PID: 024-633-321) – wish to submit an application to amend the District of Wells Zoning and Tree Protection Bylaw No. 26, 2000 as amended (the Zoning Bylaw) to allow for “young families, workforce and seniors” community housing land uses in the current Wells Multi-Family Residential (R3) Zoning schedule. The applicants seek to develop a housing development project which the District of Wells is in high demand for.

Under the Wells’ Official Community Plan (OCP) the land use designation of the properties located on Jones Avenue is “Parks/Recreation” which is associated with “Institutional” in the Wells Zoning Bylaw and accommodates:

- (i) church; (ii) community hall; (iii) fraternal club or organization; (iv) hospital, first aid station; (v) public uses, including parks and playgrounds, and public utility buildings and structures; (vi) library; (vii) community facility, recreational facility; (viii) cemetery; (ix) private hospital, personal care home or rest home; (x) museums and historic sites; (xi) fire hall; (xii) police station; and (xiii) community care facility.

This Public Consultation is held in compliance with Section 890 of the Local Government Act, and Public Health Officer Ministry Orders 192, in compliance with all COVID-19 regulations, which currently does not allow for in-person meetings.



Please submit written comments to the District office on or before **12:00PM Tuesday December 22, 2020** via email to admin1@wells.ca or in-person (drop box if you prefer) at **4243 Sanders Avenue, Wells BC V0K 2R0**. Please note that further public consultations will be had as the proposed housing project progresses.

December 9, 2020