

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY MARCH 31, 2026—3:15PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT**

*The District of Wells is located in the shared ancestral territories of the Lhtako Dene Nation, a shared territory also with Dakelh (Carrier) and Secwépemc (Shuswap) Peoples. Several nations have history and territory in the area, including Lhatko, Nazko, Lhoosk'uz, Ulkatcho, ?Esdilagh, Xatśūll, Simpcw, and Lheidli. Evidence of early indigenous settlement in the region dates back over 10,000 years.*

*Stated Twice--This meeting will be recorded with Zoom and published for public viewing; being part of the recording implies your consent.*

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council--2026 March 31–3:15pm to 4:30pm

Time: Mar 31, 2026 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/85724102134?pwd=o2drB8pjpiRQ84XspGsxKTnnP8jQAN.1>

Meeting ID: 857 2410 2134

Passcode: 233042

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday March 31, 2026, 3:15pm to 5:30pm**

**1.2 Recommendation/s:** THAT Council approves to call the meeting to order (date and time).

**1.3 Recommendation/s:** March 31, 2026 as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes and notes for the Council Meetings of Tuesday March 03, 2026, as circulated.

**3.0 CORRESPONDENCE**

**3.1 Alison Galbraith—Osisko Traffic Pattern Letter**

**4.0 DELEGATIONS AND PRESENTATIONS**

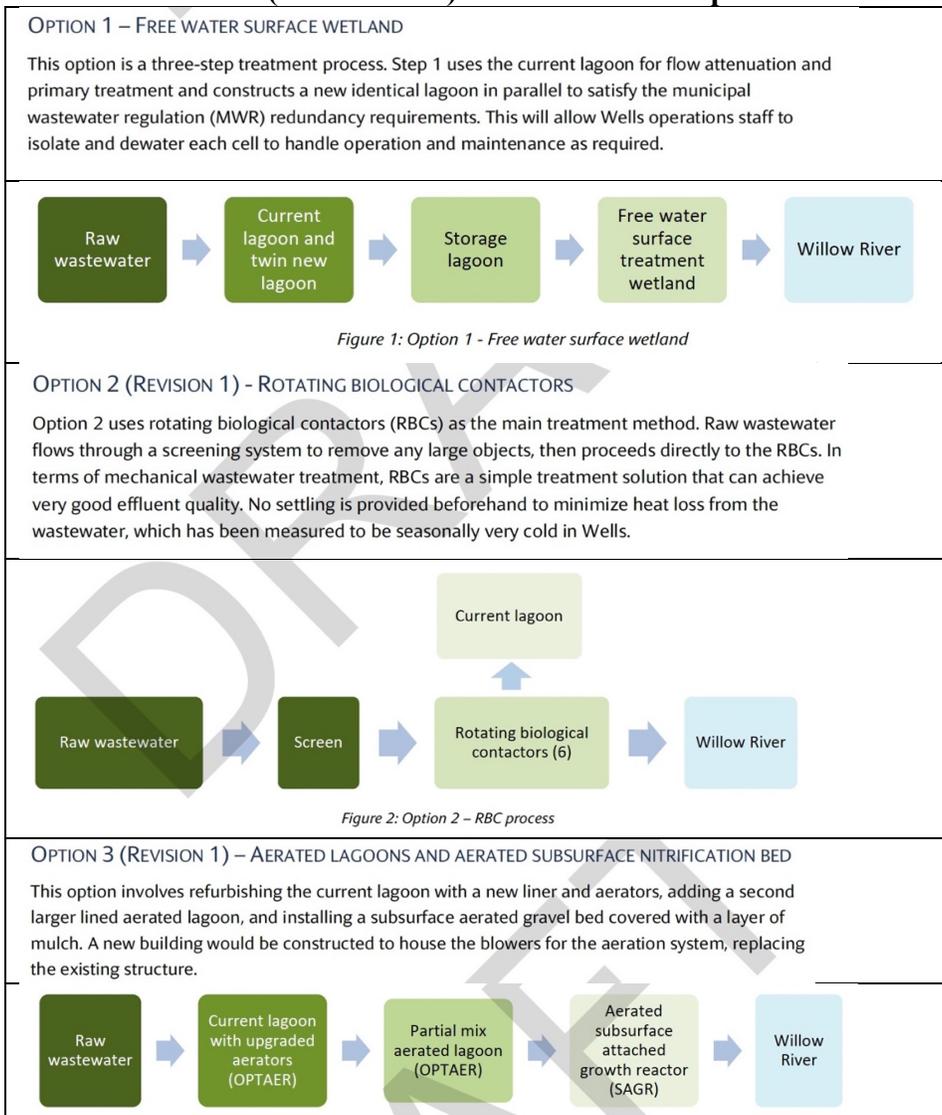
**4.1 Al Richmond, Chair, Barkerville Heritage Trust for Barkerville Historic Town & Park and Cottonwood House Historic Site, as well as various companion Sites. (timed item as 3:20pm)**

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

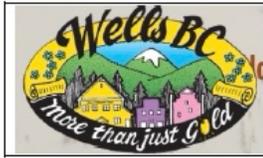
- P002—Waste Water Project—Collection System and Treatment—**Phase 1 and 2**. The Phase 2 of the Project is estimated at an additional **\$32 million (Phase 1 is \$5 million)**. Overland waste water outfall installed on Emergency Basis; a new underground waste water outfall is being installed—80% complete, and a short overland extension will have to be used over the winter for the last 134 metres; **permit approval received for remainder of 8”, switching from “vertical drill of the outfall line” to “trenching approach”**.

**P002—OPTION 2 (REVISION 1) is the Preferred Option at this time.**





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District of Wells  
PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0  
Phone—250-994-3330 [www.wells.ca](http://www.wells.ca)

**Press Release**

*2025 November 28, 12:50pm—Final*

**The District of Wells Purchases Private Land in Wells, BC for  
Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection**

In partnership with the Province of BC, the District of Wells has purchased private land in Wells, BC for: Infrastructure, a potential future new subdivision, and wildfire interface protection. The 34.33 acres property was purchased from Ambrus Logging Ltd for \$950,000 and contains three distinct sections (see Figure 1).

The land purchase brings the existing water and wastewater “right of ways” into the possession of the District of Wells, for major upgrades to its Wastewater (see Figure 2) and Water System as per its new Official Community Plan, as Wells plans for partnerships with Lhtako Dene Nation for growth potential to 1000 citizens over the next three decades.

In addition, the land purchase opens the opportunity for a new subdivision on part of the property (see Figure 3), recreation and trails development, additional water tower location, new wastewater force main, storm water management, expanded water treatment plant needs, fire guards & wildfire fuel treatment management, and terrain stability investments. Any wood fibre net income will be applied to the Wastewater Upgrade Project.

**Figure 1—Private Land Purchase of 34.33 acres**

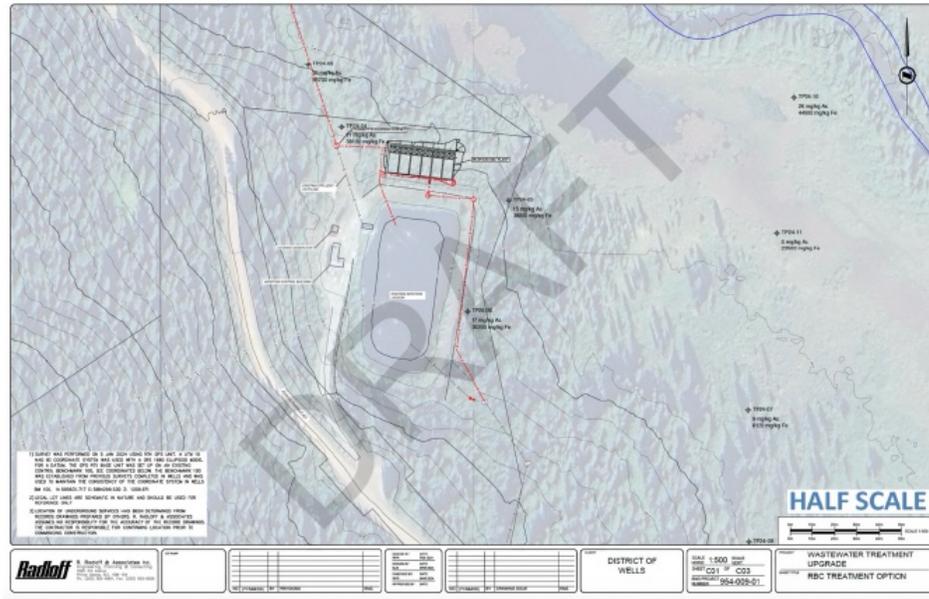


**The Private Land has three distinct land sections as part of the purchase.**

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	<p style="text-align: center;"><b>District of Wells</b></p> <p style="text-align: center;">PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0  Phone—250-994-3330 <a href="http://www.wells.ca">www.wells.ca</a></p>
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**Figure 2—Wastewater Upgrade**



**Figure 3—Potential Subdivision and new Waste Water Force Main**



For more information contact Jerry Dombowsky, Chief Administrative Officer at 250-991-1155 or [jerrydombowsky@wells.ca](mailto:jerrydombowsky@wells.ca) or Mayor Ed Coleman at 250-991-9034 or [edcoleman@wells.ca](mailto:edcoleman@wells.ca)

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- P014.1—UBCM FireSmart Community Funding Supports Phase 2. **Worksheets 1 complete and Worksheets 2, and 3 being developed with the DOW and Lhtako; FireSmart Posting Complete.** \$100,000 advance received for DOW. \$100,000 advance received by Lhtako. **Limited Yellow highlighted funds available Province-wide. FireSmart Coordinator Position Posted.**

- **Preliminary Budget**

P14.1--UBCM FireSmart					
Item	Wells 2025	Lhtako 2025	Wells 2026	Lhtako 2026	Total
FireSmart Activities	200	200	200	200	800
Fuel Management Wells/BV	100	100	100	100	400
Fuel Management Crown	100	100			200
Wildfire Impacts	100	100			200
	500	500	300	300	1600
Note 1: Numbers in Thousands				Pre-approved	
Note 2: Wells Primary Partner				In-process	
Note 3: Lhtako Secondary Partner					

- P016—BC Housing Project—**New Northern Manager now in-place, discussions ongoing.**
- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Community Liaison framework put “in-place”. High priority items in “**bold**”:

<ul style="list-style-type: none"> <li>● Lowhee Creek</li> <li>● Concentrator and Camp Buildings</li> <li>● Social Worker Position</li> <li>● <b>DOW CG Liason Position(s)</b></li> <li>● Health Services</li> <li>● Tourism EA Requirements</li> <li>● Highway 26</li> <li>● EA New Water Source Commitment</li> <li>● Structural and Wildfire Fire Equipment and Services</li> <li>● WBCRC Contributions</li> <li>● <b>Taxation and BC Assessment</b></li> <li>● Emergency Preparedness—Flooding, Wildfire, Routes, Other</li> <li>● Asset Improvements</li> <li>● Osisko Leadership Framework</li> </ul>	<ul style="list-style-type: none"> <li>● <b>Upgrading of Existing Osisko Homes and Properties</b></li> <li>● <b>Feasibility Study Updates</b></li> <li>● Housing</li> <li>● BC Hydro Power Capacity</li> <li>● K to 12 Education and Daycare Services</li> <li>● DOW and ODV Facilities Investments</li> <li>● Land Use</li> <li>● Permitting</li> <li>● <b>Environmental Certificate Schedule B—Community Affects Management Plan</b></li> <li>● Contaminated Sites Prov of BC</li> <li>● Economic Development Plans and Planning</li> <li>● <b>Sound and Noise</b></li> <li>● Light and Light Pollution</li> <li>● <b>Community Benefits Agreement and Community Impacts Agreement</b></li> <li>● Other</li> </ul>
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## EXPLORATION NOTICE OF WORK



### February 26, 2026 Surface Exploration Drilling - Proserpine

We would like to make recreational users aware of upcoming surface exploration activities. This is a 48-hour advanced notice of a planned drill move in the Proserpine area.

As always, if you have any questions, comments, or concerns, please do not hesitate to contact us at [feedback@osiskodev.com](mailto:feedback@osiskodev.com) or our Community Relations Office at 4270 Sanders Avenue (Mon. to Fri. from 8 AM-4 PM).

### Cariboo Gold

Barkerville Gold Mines Ltd. proposes to change its plans for the Cariboo Gold project by shifting the power line route, moving worker accommodations & expanding the mine site footprint.

### Share your thoughts

**March 17 to  
April 16, 2026**

**Online Info Session**  
April 2  
11:30 am-1:00 pm PST

The EAO is holding a public comment period on the proposed changes to the project and is seeking public feedback to understand potential impacts specifically related to the changes.

**LEARN MORE ABOUT THE PROPOSAL**



**EAO**

Environmental  
Assessment Office

Osisko Development Cariboo Gold Project  
17h · 🌐

**OSISKO**  
DEVELOPMENT  
Cariboo Gold Project

# CARIBOO GOLD PROJECT COMMUNITY UPDATE OPEN HOUSE

**MARCH 31, 2026**

 **5:00 PM - 7:30 PM**  
DOWNSTAIRS AT THE  
WELLS COMMUNITY HALL

The BBQ will be going so bring  
your appetite!

[WWW.CARIBOOGOLD.COM](http://WWW.CARIBOOGOLD.COM)  
[feedback@osiskodev.com](mailto:feedback@osiskodev.com)

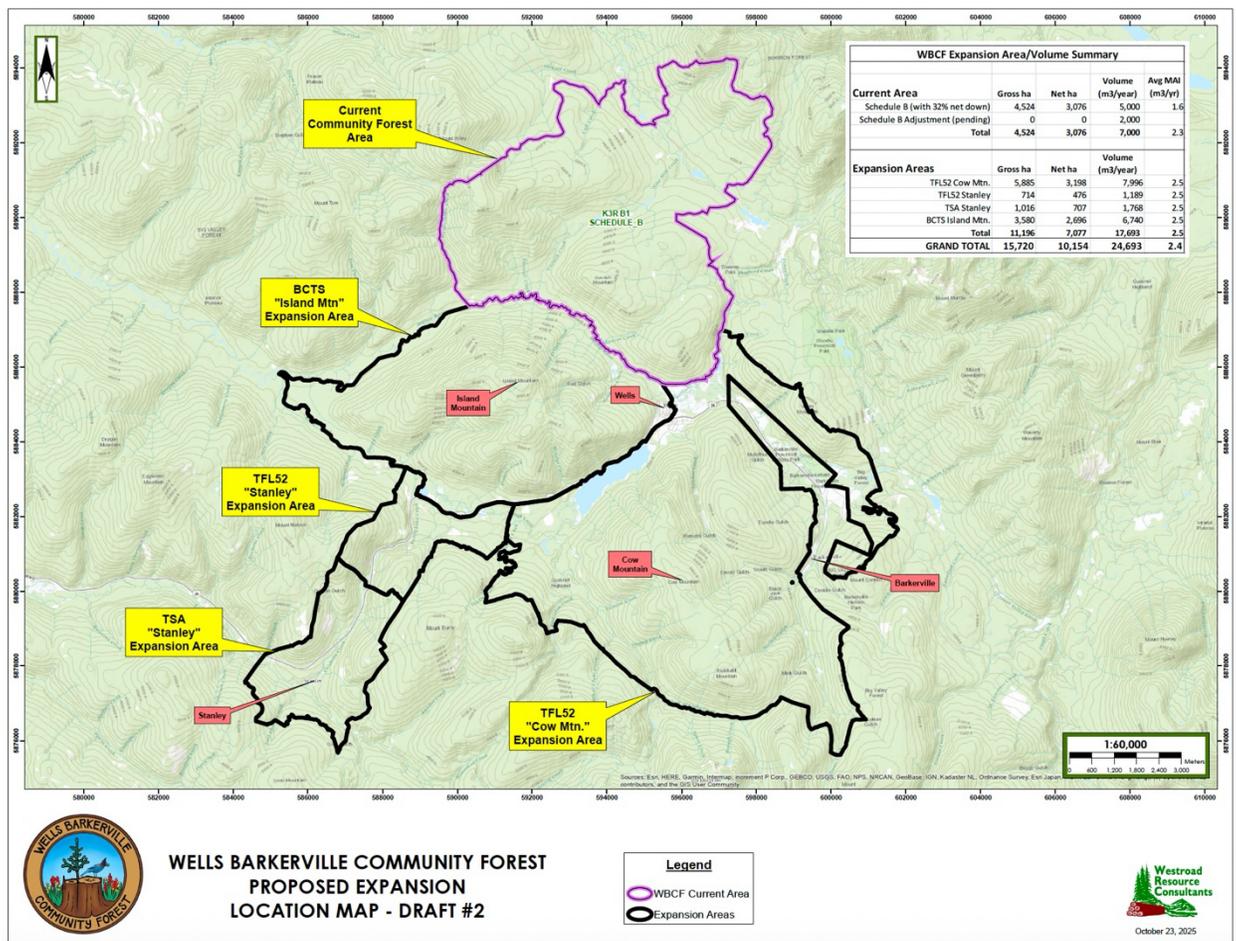


Mining  
for Generations.



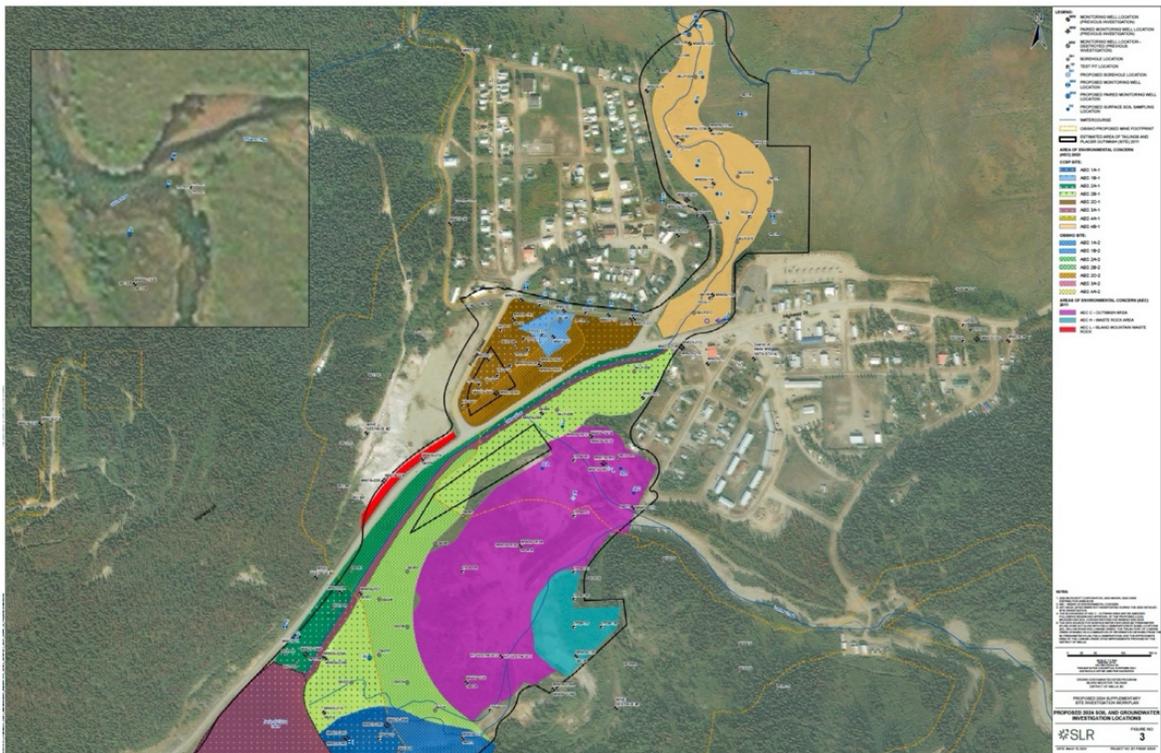
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH) is completed and the extensive claim is being prepared for submission; completion of draft content submission submitted 2024 February 13th. Five additional reports completed and submitted, a Federal, Provincial & District of Wells **Funding sign now needs to be created and installed**, for the final step for this Project, we have input all invoices into LGIS System (Local Government Information System). **All claims are approved and re-imbursements have been received.**
- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue; results on expansion consensus may be completed by 2026 April. Process to completion confirmed. Focus of Community Forest Board on Current and Cow Mountain. Additional focus of Council on Island Mountain and Stanley Areas, as well “Fire Guards” for all of the four areas. We are working with the Minister of Forests Office as well as the Quesnel & Williams Lake Ministry of Forest Offices.**



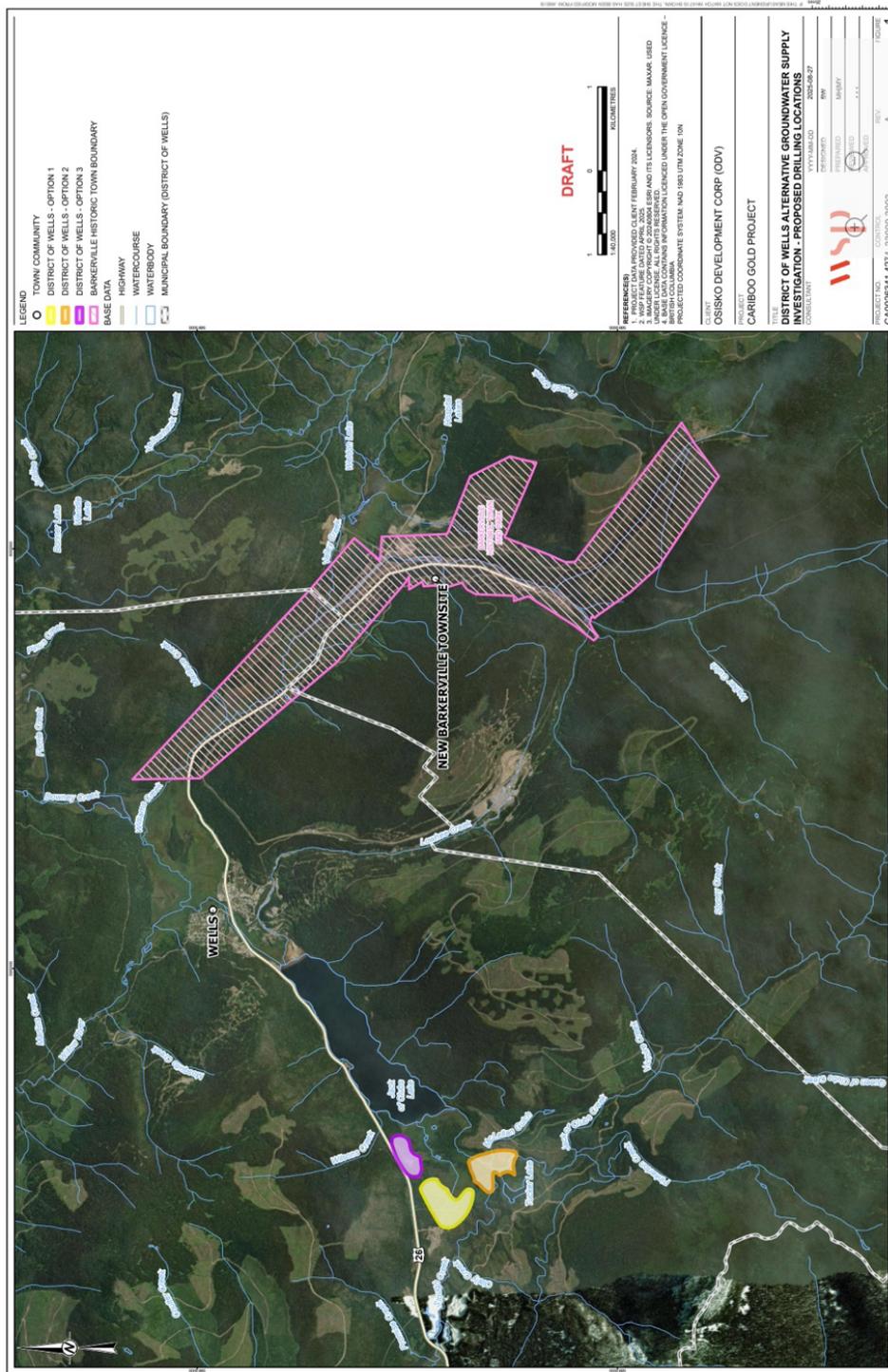
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- P022—DOW & Partners Emergency Response Plan—additional updates in-progress, with a “Coles Notes” companion document being prepared as well.
- P023 UBCM **2025 Volunteer and Composite Fire Departments Equipment and Training** - Applications accepted from September 1, 2025 until October 31, 2025. **Application approved in March 2026.**
- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project—Provincial and Northern Health Authorities monitoring progress. Regulated Data analysis in progress, with community reporting expected in first quarter of 2026.
- P030 2024 07 12--Contaminated Site Community Report Update. Map Below:



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**P031—Water System Replacement Test Drilling—in Barkerville Park and District of Wells.  
 Discussions and Q & A ongoing.**



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- P036—Crownlads Update—Former Highways Yard Crown Lots in final stages of referral. Final Application stages for other Crownland Properties that are functional are in-process.

Figure 1

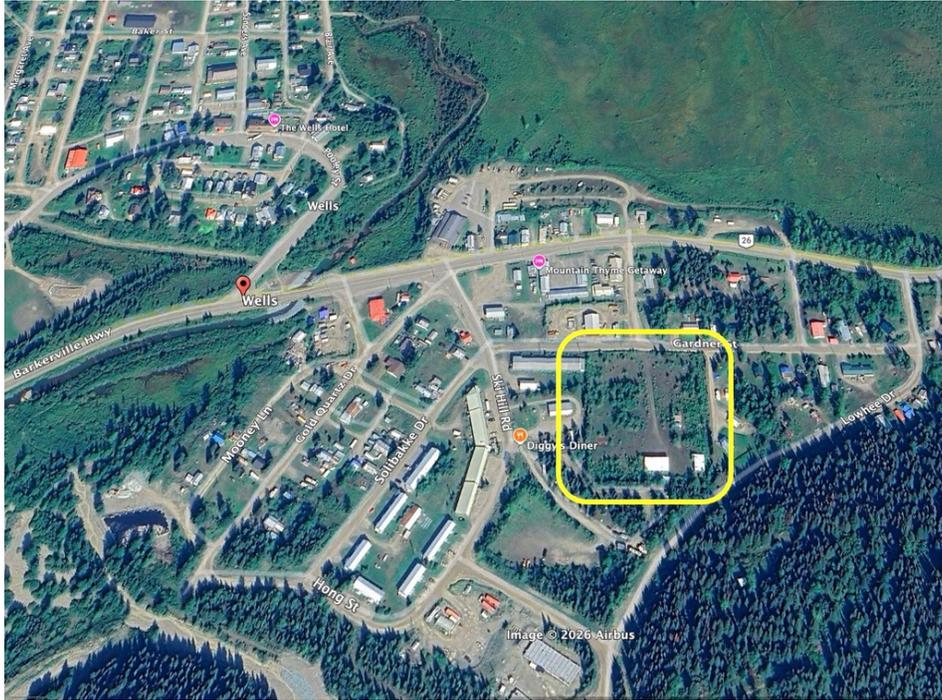
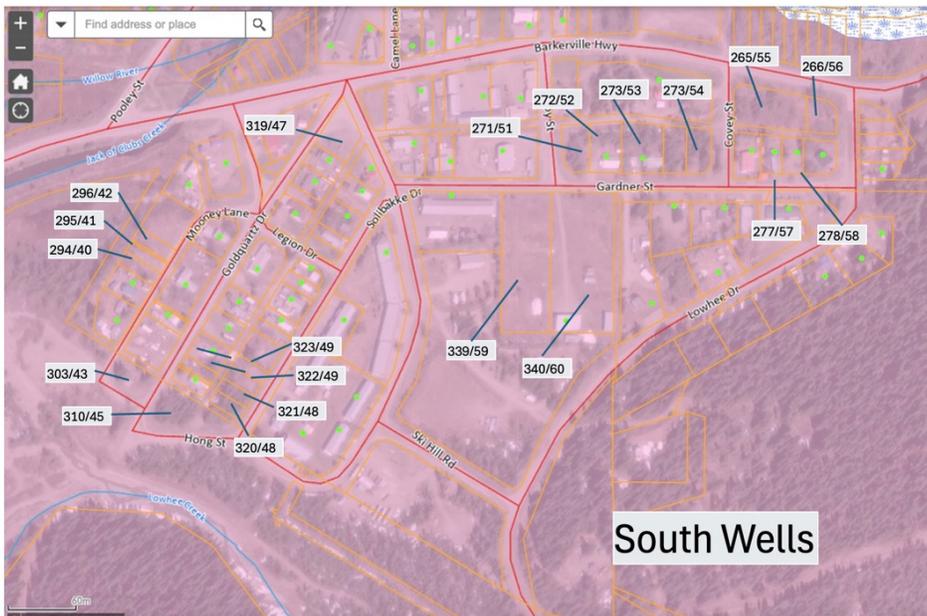
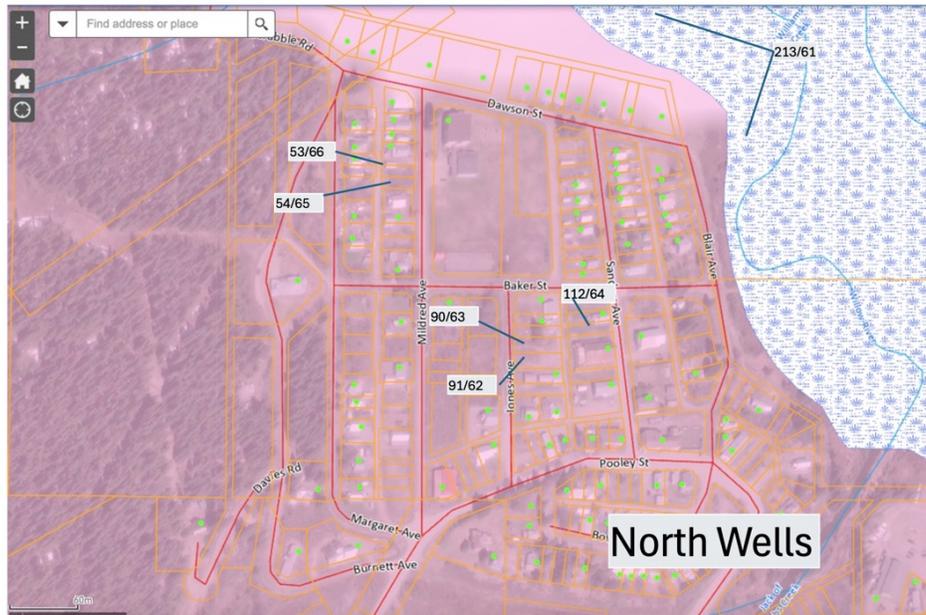


Figure 2



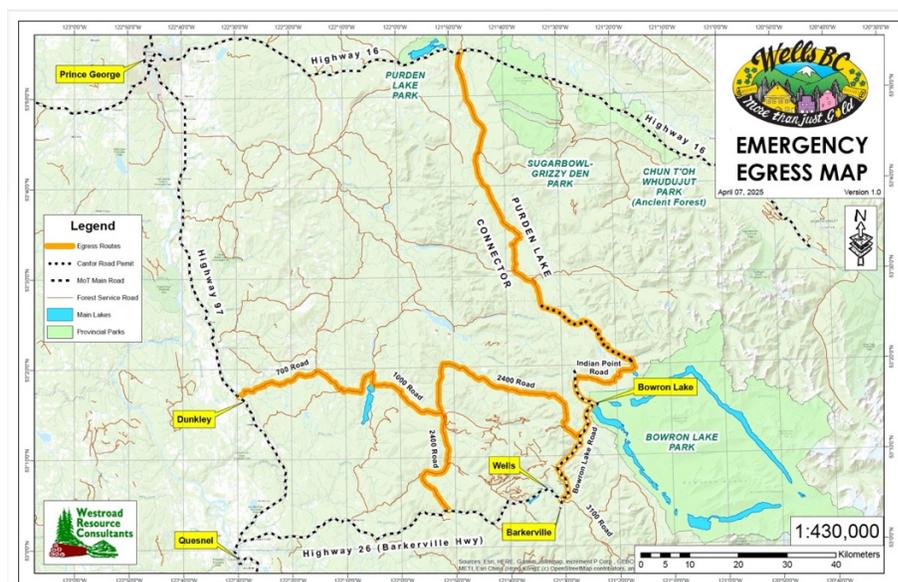
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Figure 3



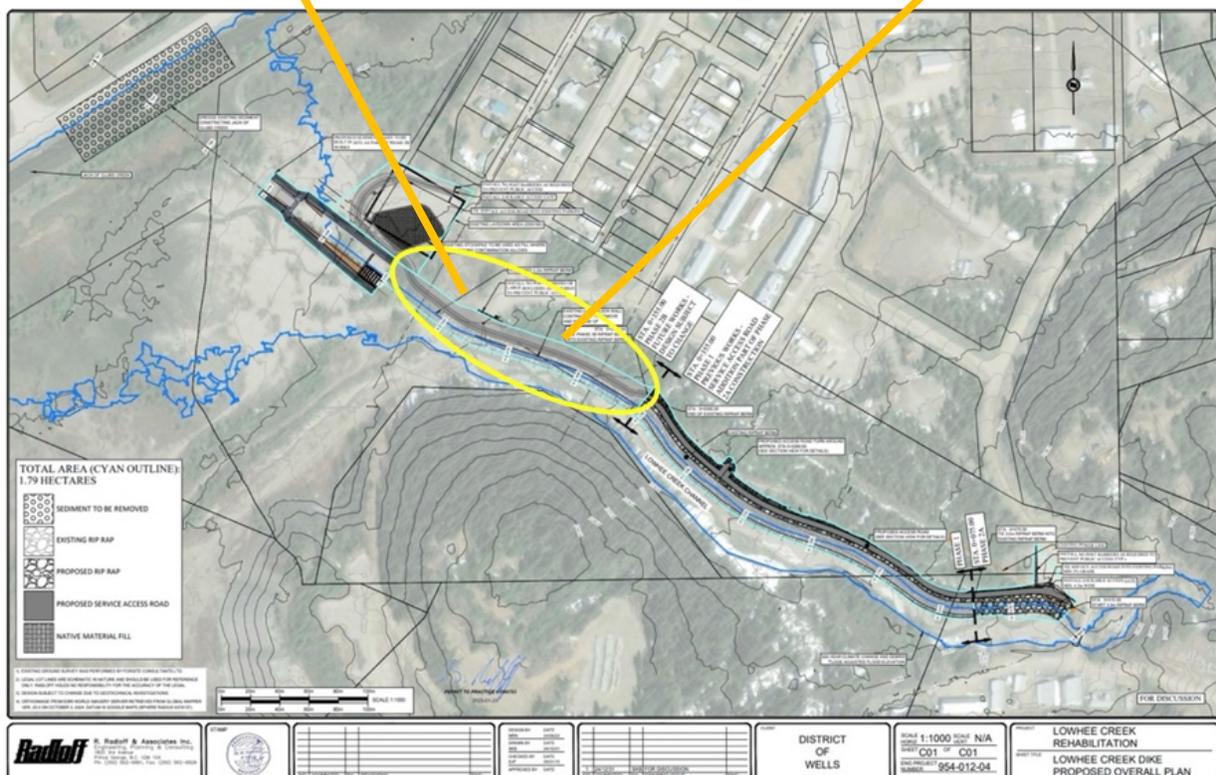
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation started. Purden Connector Routes being examined with Industry and Indigenous Nations. **Next steps with Lheidli T'enneh First Nation, Canfor, Private Land Owners, and Cariboo Regional District (including Bowron Lakes) in April to September 2026.**

*Draft Option 1C*

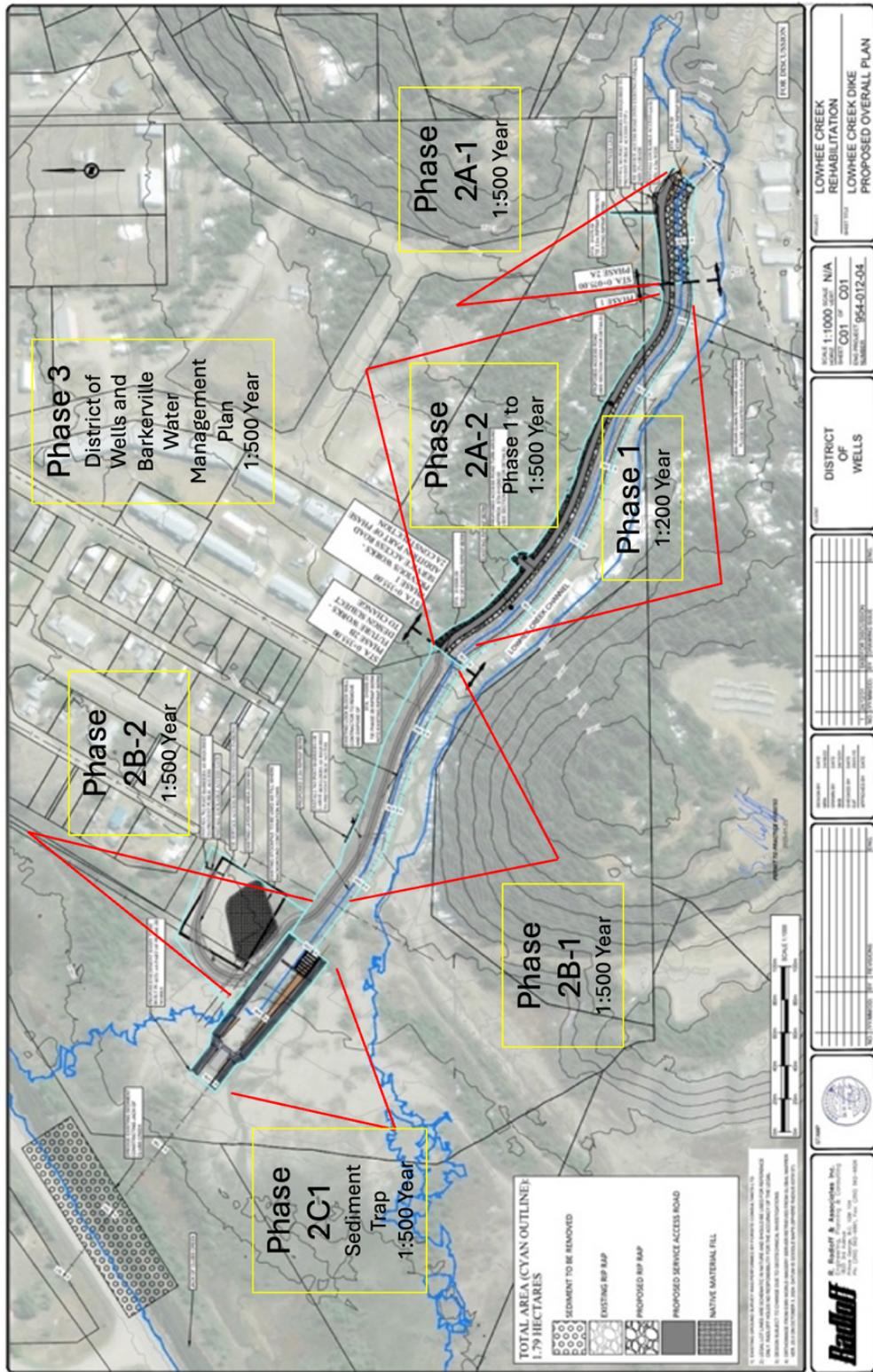


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- P042—Emergency Operation Centre—**2026 Planning ongoing for Water Management and Wildfires.**
- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed. (see Strategic Priorities section of the of agenda for Charter)**
- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). **Claims and final reporting complete and re-embursed.**
- P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved
  - P083—\$300,000--Category 1 & 2 Approved: Lowhee Creek analysis near completion; **Williams Creek analysis at 85% completion.**
  - P082—\$5 million Category 3 Approved: Lowhee Phase 1 complete, Bridge and Sewerline crossing complete, Lowhee Phase 2a complete (gates to be added shortly with wheelchair trail access openings), **Lowhee Phase 2B-1 is permitted and work is nearly complete (in yellow below), Lowhee Phase 2B-2 is nearly permitted and will start immediately once permitted, Lowhee Phase 2C Sediment is nearly permitted (this section will be a Late Spring/Summer/Fall implementation.**



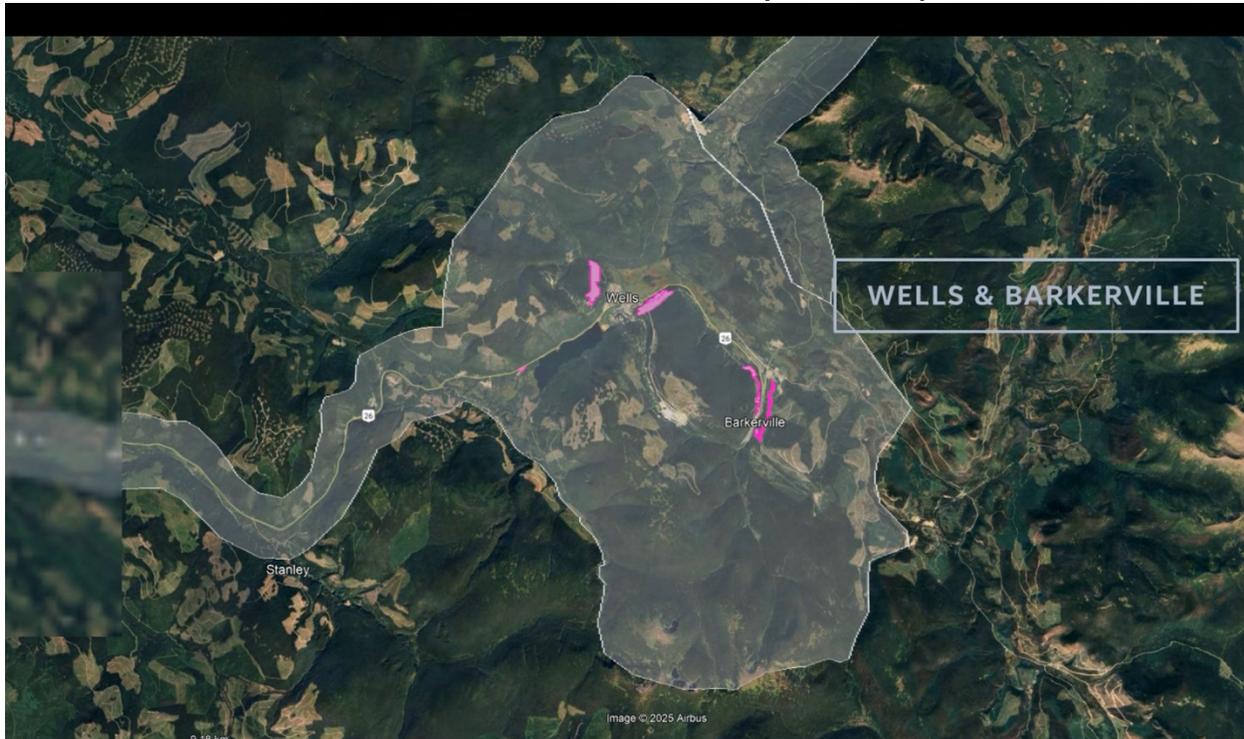
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- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project (**boundary of treatment draft below, and will be expanded**)
  - Lhtako Dene Nation
  - Wells-Barkerville Community Forest
  - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
  - Ministry of Forests BC Timber Sales
  - Ministry of Mines
  - Ministry of EMCR
  - West Fraser Timber Company
  - Private Land Owners
  - Union of BC Municipalities (UBCM)
  - Osisko Developments
  - Barkerville Historic Town & Park
  - BC Hydro
  - Others

**P103 Draft Wildfire Protection Study Area—Map 1**

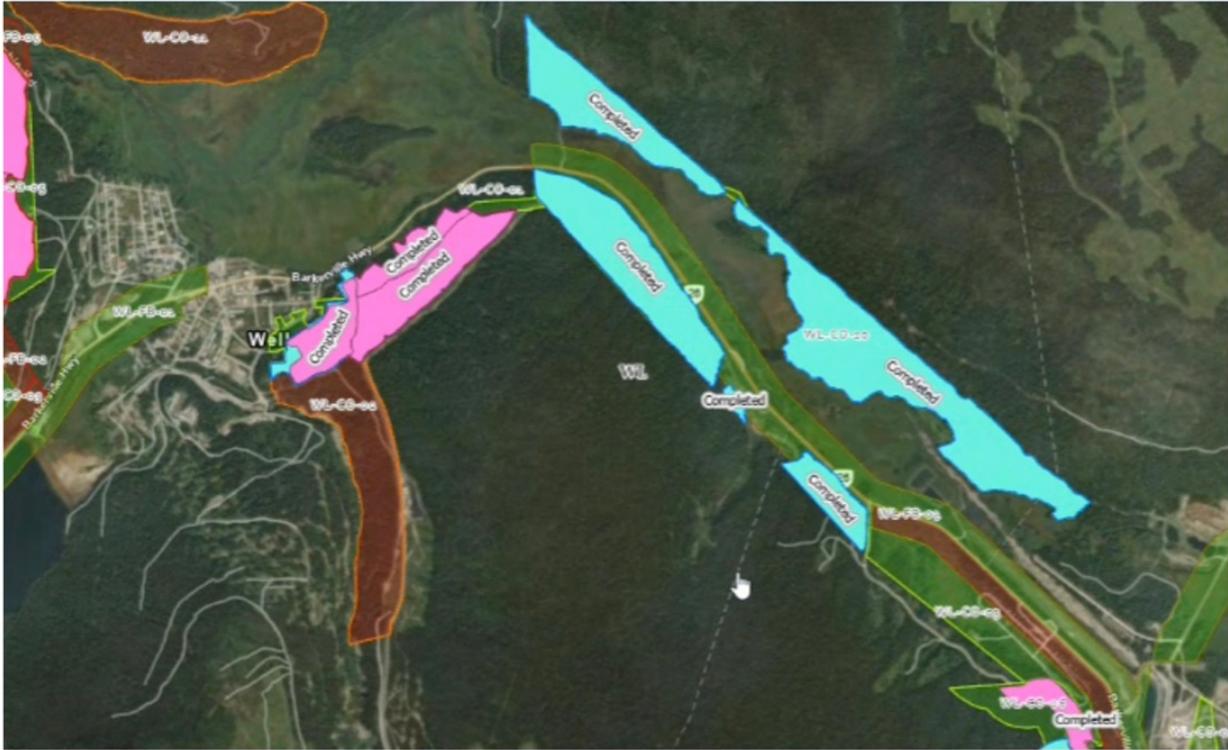




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**P103 Draft Wildfire Protection Study Area—Maps 3 & 4—Specific Areas**

East of Wells



North of Barkerville (near Reduction Road)



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**P103 Draft Wildfire Protection Study Area—Map 5—Upper Fire Guard Draft**



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**P107-- Facilities, Parks and Recreation Master Plan**

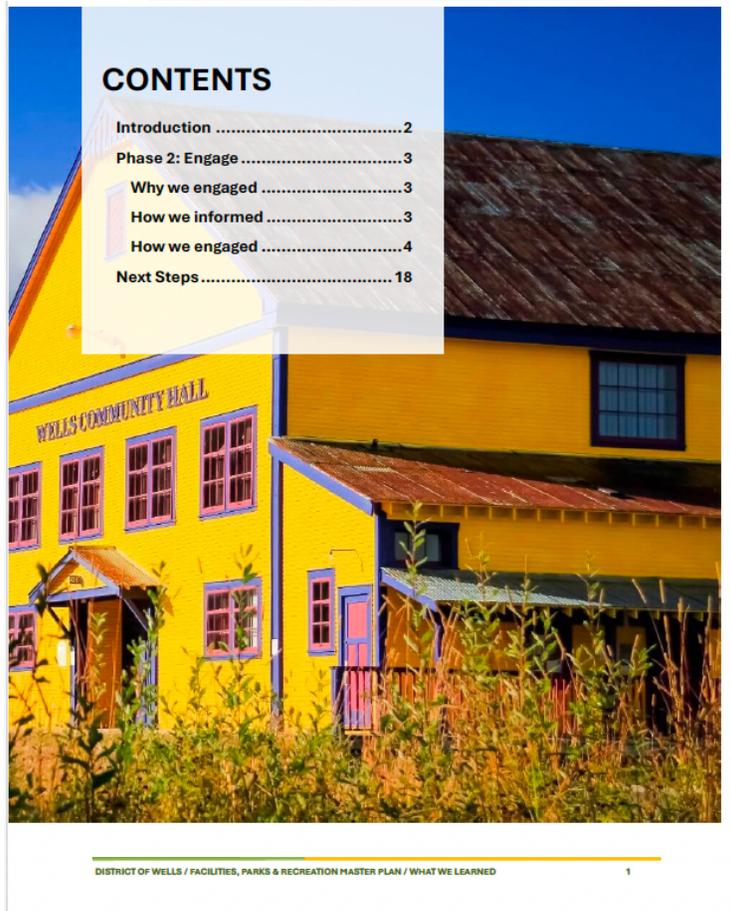
Task Description		2025																					
		August				September				October				November				December					
		4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29
<b>Phase 1: Start-up &amp; Information Gathering</b>																							
1.1	Project Start-Up Meeting (virtual)	[Yellow bar from Aug 4 to Aug 11]																					
1.2	Prepare Communications & Engagement Strategy	[Yellow bar from Aug 11 to Aug 18]																					
1.3	Technical Review of Background Information	[Yellow bar from Aug 18 to Sep 15]																					
<b>Phase 2: Listen &amp; Learn</b>																							
2.1	Phase 2 Engagement Period Prep week of September 15th, minimum 2 week notice to public and engagement runs Oct 14th - Nov 7th	[Yellow bar from Sep 15 to Oct 14]																					
2.2	Community Open House	[Yellow bar from Oct 14 to Oct 21]																					
2.3	Workshops	[Yellow bar from Oct 21 to Oct 28]																					
2.4	Engagement Summary	[Yellow bar from Nov 7 to Nov 14]																					
<b>Phase 3: Create</b>																							
3.1	Create Master Plan																						
3.2	District Review of Draft #1																						
3.3	Community Survey to Review Draft & Engagement Summary																						
3.4	Provide updates to Draft #1 & finalize document																						
<b>Phase 4: Finalize Plans &amp; Adoption</b>																							
4.1	In-person Council Presentation (June 16th)																						

Task Description		2026																								
		January				February				March				April				May				June				
		5	12	19	26	2	9	16	23	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22
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2.2	Community Open House																									
2.3	Workshops	[Yellow bar from Jan 5 to Jan 12]																								
2.4	Engagement Summary	[Yellow bar from Feb 2 to Feb 9]																								
<b>Phase 3: Create</b>																										
3.1	Create Master Plan	[Yellow bar from Mar 2 to Mar 30]																								
3.2	District Review of Draft #1	[Yellow bar from Mar 16 to Mar 23]																								
3.3	Community Survey to Review Draft & Engagement Summary	[Yellow bar from Apr 6 to Apr 27]																								
3.4	Provide updates to Draft #1 & finalize document	[Yellow bar from Apr 20 to May 11]																								
<b>Phase 4: Finalize Plans &amp; Adoption</b>																										
4.1	In-person Council Presentation (June 16th)	[Yellow bar from Jun 1 to Jun 8]																								

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**P107-- Facilities, Parks and Recreation Master Plan continued**



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**Overall Strategic Priorities Planning**

**Appendix G—Major Topics and Information Table (from Business Plan)**

*Priority: 1--Urgent—12 months; 2--Important & Urgent—1 to 3 years; 3—Important—1 to 5 years*

<b>Ref</b>	<b>Item</b>	<b>Priority</b>	<b>Status</b>
1.1	Equipment & Rolling Stock--DOW	2,3	
1.2	Equipment & Rolling Stock Contractor	2,3	
1.3	Equipment—New Fire Truck(s)	1,2,3	
1.4	Equipment—Wildfire Response Equipment and Trailer	2,3	
2.1	Housing—Affordable	2	
2.2	Housing—BGM Development	2	
2.3	Housing—OTHER Development	1,2	
2.4	Housing—BGM Worker Facilities	2	
2.5	Housing—Teacherage	3	
2.6	Housing—DOW Staff	3	
3.1	Land Use—Planning & OCP	1	
3.2	Land Use—Zoning Refinement	1	
4.1	Facilities—District Office & Maintenance Shop	1,2	
4.2	Facilities—Community Hall	1,2	
4.3	Facilities—Firehall (structural and wildfire)	1,2	
4.4	Facilities—Community & Cultural Centre (includes School) and Property	1,2	
4.5	Facilities—Outdoor Covered Skating Rink (see also 3.4)	In-progress	
4.6	Facilities—Wheelchair Washroom & Shower Building	2	
5.1	Power Distribution	1	
5.2	Power Capacity	1,2	
5.3	Power Reliability	1,2	
6.1	Sector Development—Accommodation	2,3	
6.2	Sector Development--Arts	2	
6.3	Sector Development—Business	2,3	
6.4	Sector Development—Education—Daycare and Pre-school	1,2	
6.5	Sector Development—Education--K to 7	1,2,3	
6.6	Sector Development—Education—8 & 9; 10 to 12	1,2,3	

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**Overall Strategic Priorities Planning**

**Appendix G--Topics and Information Table (from Business Plan)**

*Priority: 1--Urgent—12 months; 2--Important & Urgent—1 to 3 years; 3—Important—1 to 5 years*

<b>Ref</b>	<b>Item</b>	<b>Priority</b>	<b>Status</b>
6.7	Sector Development—Education—Post Secondary Trades	1,2,3	
6.8	Sector Development—Education—Post Secondary All Other	2,3	
6.9	Sector Development—Forestry	3	
6.10	Sector Development--Health	1,2	
6.11	Sector Development—Indigenous Partnerships	1,2,3	
6.12	Sector Development—Mining	1,2,3	
6.13	Sector Development—Not-for-Profits	1,2	
6.14	Sector Development—Social & Employment Supports	1,2	
6.14	Sector Development—Tourism	3	
7.1	Sewer Collection Lines	1,2	
7.2	Sewer Treatment Facility	1,2	
8.1	Snow Melt, Ice Build-up, & Sanding	1	
8.2	Snow Removal	1	
8.3	Snow Storage	1	
9.1	Telecommunications-- Phone, Internet, Cellular, Radio Systems	3	
10.1	Trails Systems	2,3	
11.1	Transportation—Emergency Exit Roads—Purden, 2400 Road, 3100 Road	1,2,3	
11.2	Transportation—Highway 26	1,2,3	
11.3	Transportation--Pedestrian	2,3	
11.4	Transportation—Town Road System	2	
11.5	Transportation--Transit	2,3	
12.1	Water Distribution Lines	1,2,3	
12.2	Water Sources	1,2	
12.3	Water Redundancy & Capacity	1,2,3	
12.4	Water Treatment	1,2	

**5.2 Recommendation/s:** THAT Council receives the updated Strategic Priorities Projects Grid, incremental reporting only.

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**6.0 Reports**

**6.1 Mayor’s Report (and verbal updates)**

- Concise Business Plan—Version 5.1—2026 March 23 (posted at Wells.ca)
- Strategic Priorities Grid Update to Version 11
- Meeting Dates:

**Regular Council Meeting Dates 2025**

January 7, 2025	January 21, 2025	February 4, 2025	February 18, 2025
March 4, 2025	March 18, 2025	April 8, 2025	April 22, 2025
May 6, 2025	May 22, 2025	June 10, 2025	June 24, 2024 (not required)
July 15, 2025	August 19, 2025	September 9, 2025	October 7, 2025
October 21, 2025	November 4, 2025	November 18, 2025	December 9, 2025

**Regular Council Meeting Dates 2026**

January 6, 2026 (not required)	January 20, 2026	February 10, 2026 <i>(Replaces February 3, 2026)</i>	February 17, 2026
March 3, 2026	March 31, 2026	April 14, 2026	April 28, 2026
May 12, 2026	May 26, 2026	June 16, 2026	
July 14, 2026	August 11, 2026	September 8, 2026	October 6, 2026
Municipal Elections Voting Date October 17, 2026	November 10, 2026	November 24, 2026	December 8, 2026

- Select Committees’ Short Updates

**6.2 CAO Reports**

- 6.2.1 General Updates and Other
- 6.2.2 Finance Updates: 2024 Audit; 2025 Fiscal Year Status; and 2026 Budget
- 6.2.3 District Office Refinements
- 6.2.4 Bylaws Refinements—Noise; Dogs; Land Use, and other to start

<p><b>Councillor Lewis</b></p> <p>My top 3 are the ones that have to get done this year:</p> <ol style="list-style-type: none"> <li>1. District of Wells Financial Plan Bylaw 2026</li> <li>2. Tax Rates Bylaw No. XXX 2026 (as discussed in past years, reviewing Industrial rate).</li> <li>3. Election Procedures Bylaw replacing Bylaw 2022-189 which was called "Wells Election Procedures Bylaw No.206, 2022."</li> </ol> <p>My top 5 after those are:</p> <ol style="list-style-type: none"> <li>4. Noise and Nuisance Control Bylaw amending or replacing Bylaw 2021-185</li> <li>5. Building Permit, Process and Fees bylaw (including Bylaw No. 57 2003 Utility Service) - at least a review and update on fees.</li> <li>6. Traffic and Street Bylaw (eg. <a href="https://bylaws.vancouver.ca/2849c.PDF">https://bylaws.vancouver.ca/2849c.PDF</a>)</li> <li>7. Zoning Bylaw</li> <li>8. Light Pollution</li> </ol>
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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY MARCH 31, 2026—3:15PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**Councillor Trotter-Wanner**

1. Tax Rates Bylaw No. XXX, 2026
2. District of Wells Financial Plan Bylaw No. ???, 2026
3. Election Procedures Bylaw replacing Bylaw 2022-189 which was called "[Wells Election Procedures Bylaw No.206, 2022.](#)"
4. Noise and Nuisance Control Bylaw amending or replacing Bylaw 2021-185 which was called "[District of Wells Noise and Nuisance Control Bylaw, No. 202, 2021.](#)"
5. Zoning Bylaw replacing Bylaws 2018-168, 2018-158, 2017-152, 2013-125, 2013-124, 2013-123, 2007-086, 2000-026, and 1998-006 (see attached)

6.2.5 Industrial Traffic on Residential Streets (30km Signage at all entrances of the Community; Other Industrial Special Signage)

**6.3 Recommendation/s:** THAT Council receives all reports.

**7.0 INFORMATION AND ANNOUNCEMENTS**

7.1 Council

7.2 Staff

7.3 Public Gallery – Community Announcements or Questions relating to the agenda.

**8.0 ADJOURNMENT**

8.1 Adjournment of the Regular Council meeting of Tuesday March 31, 2026.

**Recommendation/s:** THAT Council at \_\_\_\_\_ PM adjourns the Regular Council meeting for Tuesday March 31, 2026.

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*Alison Galbraith  
PO Box 151,  
Wells, BC  
V0K2R0*

March 27, 2026

To: Mayor and Council  
District of Wells,  
Wells, B.C.

**Re: Industrial traffic on residential streets in Wells (Mildred and Margaret)**

I am writing to Mayor and Council to express my concern with industrial traffic using Mildred and Margaret Avenue to access Hardscrabble Road. As a resident, my request would be that industrial traffic operate within the mine footprint and use the bypass route from the gravel pit on Pooley to Mosquito Creek. Margaret and Mildred do not fall within the mine footprint. We have seen the impact of mine traffic degrading the roads during 'break-up' (spring thaw) in the past, so I appreciate any time that you could dedicate to ensuring that the integrity of our municipal roads are maintained.

Thank you for your consideration,

*~ Alison Galbraith  
Mildred Avenue resident*

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(Formatting difficult to adjust.)

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY MARCH 3, 2026, 3:17pm  
IN-PERSON AND ONLINE (VIA ZOOM)  
MINUTES**

**Council Members Present:**

Mayor Ed Coleman and Councillors: Jenn Lewis, Dorothea Funk, Josh Trotter-Wanner (online), Dirk Van Stralen (Absent)

**Staff Members in Attendance:**

Chief Administrative Officer/Corporate Officer Jerry Dombowsky

John Massier, CRD Area C Director (online).

**1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT**

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday March 3, 2026, 3:15  
– 4:30pm**

**1.2 Call to Order**

**26-194 THAT** Council approves to call the March 3, 2026, Regular Council meeting to order at 3:17 pm

Carried

**1.3 AGENDA**

**26-195 THAT** Council approves the March 3, 2026 Regular Council agenda as circulated with amendments.

Carried

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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**2.0 MINUTES—** February 10, 2026 and February 17, 2026 Minutes

Council discussed abbreviated nature of minutes for February 10, 2026, and February 17, 2026. Councillor Funk raised that City of Quesnel's format — which the CAO used as a model — includes more detail than what was presented: late-addition agenda items named, brief summaries of staff reports, and speakers identified in public input sections. Councillor Lewis suggested labeling these as "truncated minutes" so future readers understand the reduced format at a glance, which was accepted. CAO explained the cost of detailed minutes has run \$7K–\$10K/year externally, and the latest AI-assisted attempt still requires heavy refinement. Councillor Lewis wants video or audio published publicly every time so truncated minutes are acceptable as a companion record. Mayor suggested a YouTube channel as the model (as Quesnel uses), with recordings available on a USB stick for residents without internet access. Full discussion on a permanent minutes solution deferred to March 31st

**3.0 CORRESPONDENCE –“Forestry is a Solution”**

Letter from Kim Haakstad, President & CEO of the BC Council of Forest Industries (COFI) (We ask for this letter to be brought forward to the Council of the District of Wells for consideration to endorse “Forestry is a Solution” as an initiative to demonstrate public support for BC’s forest sector.)

Council voted to receive the COFI letter only — no letter of support issued. Councillors Funk, Lewis, and Trotter-Wanner all flagged the same concerns: points 1 and 2 (more timber extraction, reduced permitting/red tape) are red flags, and the letter asks for blanket support without a concrete action plan behind it. Councillor Lewis noted the Community Forest Association is not among the listed supporting organizations and wants to know where they and Lhtako stand before going further. Councillor Trotter-Wanner noted the BC Provincial Forestry Advisory Council recently released a discussion paper calling for a broader overhaul of forestry management, which may be a more independent reference point. Mayor will reply to the sender confirming receipt.

**4.0 DELEGATIONS AND PRESENTATIONS--NIL**

**5.0 UNFINISHED BUSINESS**

**5.1 STRATEGIC PRIORITIES PROJECTS - Incremental Information Only**

Mayor Ed Coleman provided updates on all strategic priorities projects with new activity of note including:

Wastewater project update (P002) - Switched from horizontal drilling (corrected from "vertical" in the report) to trenching for the remaining 134 metres — less environmental impact,

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especially given the boggy terrain where capturing drill fluids was too risky. Canadian Western Mechanical will complete the trenching, expected within ~2 weeks (by ~March 17th). After that, operations suspend for the season; spring work remaining: fencing, fire-guard cladding on the aeration building (tin siding to replace wood), and a portico on the aeration building for WorkSafe compliance. Approximately \$800K will remain in the \$5M fund after current work wraps. Full program review submitted to and accepted by the program administrator — Mayor will distribute to council after the meeting; review documents \$32M more needed to complete the project.

FireSmart (P014.1) - West Fraser offered free assistance to review fire guards and the main road through the recently acquired Novak Lands as part of the feasibility work still permitted under the fund.

Crown lands and housing (P036) - Highways property (the old blue garage adjacent to Nugget RV Park) market value confirmed at \$445K — a required step before any land transfer. Lhtako Dene Nation has already responded in support of the transfer; waiting on responses from remaining Indigenous partners to complete the Crown Lands process. This property is a prerequisite for any housing project discussion. BC Assessment acknowledged the property won't appear on the roll yet (missed the cutoff date), but confirmed it in writing.

Osisko/Cariboo Gold update (P017) - Community Benefits and Community Impacts discussions are the main focus this month, with announcements expected during March. 200–225+ workers currently at the Cariboo Gold camp within Barkerville Park. Osisko has reconvened surface exploration at Proserpine; a recent press release on their development page summarizes overall project status. Some outstanding GST quantification with one of Osisko's auditors underway. District is responding - that project dates to 2020 and final reimbursement is pending.

Sarah Harrison confirmed as Osisko's new contact for permitting and environment — Mayor will introduce himself and ask about water drilling results. In-camera meeting with Osisko scheduled March 10th at 11am–12pm, available in-person and by Zoom.

Community Forest and Community Forest Expansion (P020) - Since the last meeting, Mayor briefed an advisor to the Forest Minister on the stages of expansion, with Cow Mountain as the current focus. The Minister is fully briefed. File is active at the ministerial level and continuing locally with the community forest board, Lhtako Dene Nation, and the District.

Lowhee Emergency Dike Repair (P076), 2024 UBCM Disaster Risk Reduction(P079, P082, P083) — Phase 2b-1 is nearly complete; \$650K final draw (covering both the water management plan and Lowhee work) submitted to UBCM cash flow approval board. Three gates installed on the berm: a wheelchair-accessible gate, a pedestrian gate, and a wide vehicle-access gate (locked except for booked events or maintenance). If cash flow approved this week, 2b-2 (remainder of the berm) restarts the week of March 10<sup>th</sup>. Sediment trap completion likely suspended until first two weeks of July — needs the freshet to pass, plus biologist and Lhtako Dene Nation

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approvals. Councillor Funk acknowledged the significance of the Lowhee work, noting flooding risk from it has been an ongoing issue since at least 1993.

Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment (P103) - Ministry of Forests has high-quality wildfire protection mapping and prescription suggestions covering the North Cariboo region (including Quesnel). A presentation from the Ministry of Forests is being coordinated, likely combined with the community emergency management update.

**26-196 THAT** Council receive the Strategic Priorities reporting as presented.

Carried

## **6.0 REPORTS**

### **6.1 MAYOR'S REPORT (and verbal updates)**

Mayor Ed Coleman reported on the Concise Business Plan update, Meeting dates, Strategic Priorities Grid update, and noted the In-camera Meeting with Osisko scheduled for March 10, 2026.

### **6.2 CAO REPORT**

CAO Jerry Dombowsky provided updates on: Finance, District Office refinements, bylaws, Industrial Traffic concerns and IMA letters completed.

Emergency Operations Centre (EOC) buildout: New council meeting room and EOC center being built downstairs, funded through an EOC grant. Proper furnishings and seating acquired — will accommodate all agencies (fire dept, search and rescue, BC Wildfire, staff, volunteers) that couldn't fit during the Antler Creek Fire response. Awaiting glass for doors, which are on order; expected complete within ~2 weeks (by ~March 17th).

Fire dept equipment grant Grant of ~\$25K approved for fire department training and equipment. Credit to past Fire Chief Brendon Bailey for assistance to current Fire Chief Haleigh Almond with the application. Reimbursement model — District must purchase first, then get reimbursed, so timing needs to align with available cash flow.

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EOC and ESS grant applications

CAO submitted the EOC 2026 grant application, focused primarily on training and some IT. Training intent is to build a permanent EOC committee including staff, volunteer fire members, and community volunteers — covering wildfire, chemical spills, road closures, avalanche, and mine-related scenarios. In-person training sessions planned at host communities (Quesnel, 100 Mile House) and potentially Nelson or Cranbrook for specialized training. Separate ESS grant applied for to acquire a trailer for a mobile ESS/EOC support system — phase 1 of a multi-phase plan. Maximum grant per application is \$30K; phasing over 2–3 years has been the successful strategy so far with Emergency Management BC. Mayor noted that if the District needs to stand up an EOC remotely (e.g., in Prince George or Quesnel), a pre-equipped trailer covers the basics without relying entirely on host city facilities.

Accessibility grant for school

Federal government has a new accessibility grant program for projects over \$500K. CAO attended one webinar and is exploring suitability for the school — elevator, accessibility ramps, doors. Separately, Mayor reached out to Minister Ma's office (Ministry of Infrastructure) requesting a \$500K special circumstances grant for the school; ministry is consulting with Ministry of Education staff and will provide options back to the CAO. Elevator alone is estimated at ~\$175K. Osisko funding covers some school work but not everything needed.

Facilities master plan timeline

L & M Engineering (contracted to create the Facilities, Parks, and Recreation Master Plan) provided a revised timeline and "What We Heard" report based on community consultation which will be distributed to Council and the Community Buildings and Lands - Select Committee shortly. 44 total responses from the open house and survey — considered a strong response rate for a detailed survey

Bylaw priorities

Councillors Funk and Lewis submitted top-5 bylaw priority lists; Councillor Lewis noted some overlap. First 3 priorities are mandatory: Financial Plan bylaw, Tax Rates bylaw, and election-related bylaws. Councillor Lewis's "zoning bylaw" item clarified to mean the planning bylaw (zoning falls under it); Councillor Trotter-Wanner noted he created a consolidated zoning bylaw incorporating bylaw 26, 2000 and its amendments. Speed zones and industrial traffic routing in the community are being worked on with Osisko between now and the next meeting. Mayor committed to keeping bylaw priorities on every council agenda going forward.

### **6.3 COUNCIL and COMMITTEE REPORTS**

Meeting time change

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Councillor Funk reported that start time of 3:15 PM is not preferred by community members. Councillor Funk surveyed (~6 people, all past attendees). 4:30 PM was preferred over 3:15 PM; early evening (7:00 PM) had even stronger preference. Mayor noted 7 PM is harder on staff given current workload; suggested scanning preference between 5 PM and 7 PM. Councillor Funk noted the procedures bylaw actually specifies 7:00 PM — the current time is out of compliance, and the procedures bylaw is on the update list anyway. Decision deferred to April 14th; Mayor suggested piloting 4:30 or 5:00 PM at the April 28th meeting.

**North Central Local Government Association (NGLA) convention**

Councillor Funk is looking at attending the North Central Local Government Association convention, tentatively May 19th–22nd (agenda and registration not yet published). Councillor Lewis also wants to attend if available. Mayor noted attendance budget is shared with UBCM — adding NCLGA means adjusting the budget; Wells hasn't attended recently. CRD Area C Director John Massier (public gallery) noted at the Friday CRD meeting that some members are exploring enhanced video participation given travel distances.

**26-197 THAT** Council receive all reports as presented.

Carried

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**7.0 INFORMATION AND ANNOUNCEMENTS**

**7.1 PUBLIC**

John Massier, Area C - CRD Director:

Highway 26 / Beaver Pass: Ministry of Transportation lands acquisition branch ghosted the file for a year after a written agreement was in place; they've re-engaged and surveyors are being sent out . The goal is to purchase land around the bridge site and proceed, with the Dept. of Fisheries window in July as the target.

Osisko engagement: Director Massier asked to be included in in-camera Osisko meetings given Osisko's impact extends well beyond District boundaries; Mayor agreed to send him the link for the March 10th meeting. Director Massier noted Osisko has been flagging tape and ribboning out right-of-way but hasn't been forthcoming with public engagement along the corridor yet. Councillor Funk asked whether the CRD submitted anything to the technical advisory committee reviewing Osisko's proposed environmental certificate amendments (review period closed February 25th) — Director Massier was not aware of any CRD board-level response.

Map boundaries: Director Massier suggested adding District of Wells boundaries to all maps in Council packages so consultants, ministries, and residents can see when areas fall outside District jurisdiction and know to involve the elected CRD representative.

**7.2 COUNCIL**

- Saturday karaoke at the Jack of Clubs and Sunday pickleball in the Community Hall continue as regular weekly events
- March 15th: Wells Snowmobile Club poker ride
- March 16th: Island Mountain Arts (IMA) Young Movie Makers spring break event (week-long project)
- March 27th–29th: Cariboo Women's Weekend (hosted by the Wells Hotel)
- Spring break runs the last 2 weeks of March — many government contacts will be less available for permits and approvals during this period.
- Sunday March 8th: last daylight-saving time change in BC — province staying on one time year-round going forward.

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**8.0 ADJOURNMENT**

**8.1 Adjournment of the Regular Council meeting of Tuesday March 3, 2026.**

**26-198 THAT** Council at 4:39pm adjourns the Regular Council meeting for Tuesday March 3, 2026.

Carried

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Mayor Ed Coleman

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CAO Jerry Dombowsky

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**District of Wells—Strategic Priorities Projects Tracking Grid**  
*Version 11—2025 12 16*

**Overview**

In June of 2022, the Municipal Affairs--Province of BC provided a Municipal Advisor, Gary Nason, to support the District of Wells with support to review Operations and Governance of the District of Wells. Out of that process, this Project Tracking Grid has been created and will be maintained and reported on at Regular Council meetings going forward.

**Categories**

Categories 1 to 3 were created to help place priority levels on projects and make clear what projects are ongoing and closed/completed. The following information clarifies each category:

**Category 1:** “Best efforts made to complete the project in 2026, or continue active work on the project if the project is multi-year and will carry-over to 2027 or beyond. (i.e. Major infrastructure or building upgrades largely dependent on external grant funding.)

**Category 2:** Subject to sufficient budgetary/grant funds and staffing capacity, commence project in 2024, with no commitment to complete the project in 2026 and carry forward to a future year if appropriate.

**Category 3:** Reconsider dependent upon potential external grant availability and/or sufficient internal staff and budgetary capacity. Defer the project to at least 2026, or later in the remainder of a Council mandate.

**Appendix A:** Completed Projects

**Appendix B—P044 Series:** Operations Projects

The following pages show the “Grid” of Projects for the District of Wells is organized in the Categories outlined above. Each Project has its own electronic and paper-based folder/file that holds all the details on all the Project.

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**PC**=Priority Category (1 to 3) **SD**=Start Date yy-mm **CA**=Contract(s) **E & A ED**=Estimated and Actual End Date yy-mm **ID**=Idea Identified **PL**=planning **IP**=implementation phases  
**E**=complete/evaluation (1 to 10) **OG**=Ongoing  
**IPr**=in-progress **TBD**=to be determined **Ref**=a number to quickly reference Projects in the Grid

Category 1=2025 or 2026 Completion; Category 2–2026 & 2027 Depending on Budgets & Staffing; Category 3–Reconsider but defer to 2026 or later

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
<b>1</b>	<b>P006</b>	<b>Indigenous Partnerships</b>		<b>1</b>	<b>22-04</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>			
1.1	P050	Lhtako Dene Nation Partnerships (see Charter in Appendix M)		1	23-11	OG	x	x	x	x		
<b>2</b>	<b>P017</b>	<b>Osisko MOU and Community Agreement</b>			<b>22-06</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>		
2.1	P017.1	Community Benefits Agreement and MOU		1	23-06	OG	x	x	x			
2.2	P017.2	Topics for Discussion List (In-Council Agenda)		1	23-06	OG	x	x	x	x		
2.3	P017.3	WBCCRC Investment(s)	\$256,000	1	22-04	IPr	x	x	x	x		
2.4	P017.4	Taxation		1	24-08	OG	x	x	x			
2.5	P017.5	Community Liaison Position and Contract (Annual)	\$140,000 Annual	1	24-08		x	x	x	x	x	
2.6	P017.6	Milestones Agreement	TBA	1	25-10	27-12	x	x				
<b>3</b>		<b>DOW &amp; Partners—Emergency and Prevention, Planning &amp; Implementation</b>			<b>24-02</b>		<b>x</b>	<b>x</b>	<b>x</b>			
3.1	P082	UBCM Disaster Risk Reduction--Category 1, 2 & 3--(Lowhee Phase 2)	\$5,300,000	1	24-01	26-07+	x	x	x	x		
3.2	P042	2024 & 2025 UBCM--Emergency Operations Centres Equipment & Training (\$40,000 py)	\$80,000	1	23-01	25-03	x	x	x			
3.3	P022	DOW & Partners--Emergency Response Plan		1	22-06	OG	x	x	x	x		
3.4	P014.1	UBCM--FireSmart Community Funding and Supports (Part 2)	\$800,000 \$800,000	1	25-04	27-04	x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
3.5	P023.1	UBCM—2025 Fire Equipment & Training Grant	\$30,000	2			x	x				
3.6	P039.1	PROV BC—Future Engine Replacements		2								
3.7	P040	2024 UBCM—Public Notification & Evacuation Routes Planning	\$30,000	1	23-01		x	x	x			
3.8	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area	1,200,000	1	22-08	26-03	x	x	x	x		
<b>4</b>		<b>Infrastructure</b>										
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)	\$5,000,000	1	20-04	26-03	x	x	x			
4.2	P018	PROV BC, DOW & Partners—Water System Treatment Upgrade (SCF-MAH) (\$425,572 P & F; 213,285 DOW)	\$639,858	1	19-04	24-03	x	x	x	x	x	
4.3	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant (Osisko)	\$7,000,000	2	22-12	OG	x	x	x			
4.4	P106	UBCM Strategic Priorities	\$7,000,000	2	25-09		x	x				
<b>5</b>		<b>Planning, Housing, Community, Facilities Economic</b>										
5.1	P064	PROV BC—LGHI Fund—Lands and Housing	\$150,975	1	24-01		x	x				
5.2	P004	DOW & Partners--Wells Barkerville Community Cultural & Recreation Centre		1/2	20-04	24-12	x	x	x			
5.3	P004.1	PROV BC—REDIP WBCCRC Project (Three Submissions—Not Approved)		1	22-11	27-03	x	x				
5.4	P005	DOW & Partners—Playground (\$56,000 in-trust)		2	20-04	24-10	x	x				
5.5	P020	DOW Wells Community Forest and Community Forest Expansion (funds vary each year)		1	18-04	OG	x	x	x	x		
5.6	P063	PROV BC Growing Communities Fund	\$588,000	2	23-03	24-10	x	x	x			
5.7	P046	DOW & Partners—Barkerville Topics		1	23-01	OG	x	x	x			
5.8	P016	PROV BC—Housing & BC Housing Project		2	19-04	OG	x	x				

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Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
5.9	P025	NDIT–Economic Development Officer Funding (\$50,000 annual)		1	22-11	24-03	x	x	x			
5.10	P045	NDIT–Grant Writer Program (\$9,500 annual)		2	22-11	24-03	x	x	x			
5.11	P093	NDIT–Economic Infrastructure		3								
5.12	P094	NDIT–Community Places		3								
5.13	P095	NDIT–Business Façade (\$10,000 annual)		1	24-01		x	x	x			
5.14	P037	UBCM–Community Works Funds (\$77,000 annual)		2	18-04	OG	x	x				
5.15	P047	PROV BC–Destination Development		3	23-01	x	x					
5.16	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership (\$26,259 in-trust)	\$26,259	2	05-01	23-09	x	x	x	x		
5.18	P102	PROV BC–LGCAP–2022 to 2026	\$202,373	2	22-03	26-07	x	x	x	x		
<b>A</b>		<b>Appendix A–Complete</b>										
<b>1A</b>	<b>P006</b>	<b>Indigenous Partnerships</b>		<b>1</b>	<b>22-04</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>			
<b>2A</b>	<b>P017</b>	<b>Osisko MOU and Community Agreement</b>			<b>22-06</b>	<b>OG</b>	<b>x</b>	<b>x</b>	<b>x</b>	<b>x</b>		
<b>3A</b>		<b>DOW &amp; Partners–Emergency and Prevention, Planning &amp; Implementation</b>			<b>24-02</b>		<b>x</b>	<b>x</b>	<b>x</b>			
3.1A	P076	PROV BC–Disaster Risk Reduction Lowhee Phase 1	\$2,100,000	C	23-06	24-12	x	x	x	x	x	8
3.2A	P014	UBCM–FireSmart Community Funding and Supports (Part 1)	\$123,500	C	21-04	24-03	x	x	x	x	x	8
3.3A	P023	UBCM–2023 Fire Equipment & Training Grant	\$30,000	C	22-11	24-03	x	x	x	x	x	9
3.4A	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000	C	24-06	24-11	x	x	x	x	x	9
3.5A	P101.1	PROV BC EMCR 2024 Wildfires		C	24-05	25-03	x	x	x	x	x	8
3.6A	P039	PROV BC–Engine 11 Replacement	\$360,000	C	22-12	25-03	x	x	x	x	x	9
<b>4A</b>		<b>Infrastructure</b>										
4.1A	P010	BC Hydro Community Energy Project	\$15,000	C	22-04	23-03	x	x	x	x	x	9

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Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
<b>5A</b>		<b>Planning, Housing, Community, Facilities Economic</b>										
4.2A	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x	8
4.3A	P061	BC HYRDO—LED Steet Lighting	\$35,000	C	20-10	22-11	x	x	x	x	x	7
4.4A	P003	DOW & Partners--New OCP (Osisko)	\$100,000	C	20-04	24-03	x	x	x	x	x	8
4.5A	P027	UBCM ICSP and OCP Alignment Project	\$77,000	C	18-04	24-12	x	x	x	x	x	8
4.6A	P035	UBCM Economic Development Plan	\$55,000	C	18-04	24-12	x	x	x	x	x	8
4.7A	P056	PROV BC--District of Wells Boundary Expansion Evaluation	\$85,000	C	18-05	24-12	x	x	x	x	x	7
4.8A	P011	NDIT Highway 26 Power Line Report	\$20,000	C	22-06	23-11	x	x	x	x	x	8
4.9A	P057	UBCM—Housing Strategy Revision	\$15,000	C	21-01	24-12	x	x	x	x	x	8
4.10A	P044.7	DOW Municipal Hall Upgrades	\$130,000	C	22-04	24-12	x	x	x	x	x	8
4.11A	P044.8	DOW Firehall Upgrades	\$175,000	C	22-04	25-12	x	x	x	x	x	7
4.12A	P044.1	DOW & Partners—EV Charging Station at Jack of Clubs (BC Hydro)		C	23-01	OG	x	x	x	x	x	8
4.13A	P044.5	DOW—Fitness Centre Upgrades and Location Decision (GCF)	\$25,000	C	22-11	23-04	x	x	x	x	x	9
<b>B</b>		<b>Appendix B—Operations</b>										
B.1	P044	DOW—Operations & Governance Improvement Plan		1/2	23-01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2	23-01		x	x	x			
B.3	P044.2	Pooley Street Retaining Wall		1			x	x				
B.4	P044.3	DOW Public Works Garage and Shop		2	22-11	23-12	x	x				
B.5	P044.4	Mooney Lane House Fire		1	22-06		x	x	x	x	x	
B.7	P044.6	PROV BC & DOW--Cemetery		2	22-06	OG	x	x				
B.11	P044.9	2023 to 2026 Supplements	Review at each Council Meeting	2/3	23-01		x	x	x			

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**Appendix L—District of Wells Risk Management Chart (Version 10.0)**

Risk Assessment Levels							
Low		Moderate		High	Extreme		
Ref	Item				Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Waste Water Collection & Treatment				5,000,000	26,000,000	Collection and Treatment
2	Water				630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities				1,000,000	5,000,000	Hazards, Maintenance, Extend Lifecycle, Potential New Facilities
4	Structural Fire Protection				1,000,000	4,000,000	Equipment, New Fire Truck, Buildings Maintenance, Buildings Expansion for Trucks
5	Wildfire Protection				2,000,000	20,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing					7,500,000	Various Formats
7	Power				3,000,000	25,000,000	Reliable Power Three Phase Power
8	Snow Removal				185,000	185,000 per year	Improved Plan, Equipment
9	Emergency Evacuation Routes				200,000	6,000,000	Forest Service Roads & Purden Connector Options
10	Highway 26				10,000,000	30,000,000	Short and Long-term Plan
11	Flooding				8,000,000	5,000,000+	Community Flooding Assessment Flood Mitigation
12	DOW Roads				250,000	6,000,000	Drainage, Ditching, Culverts Grading, Top Dressing, Pavement, Curbing
13	Cemetery				100,000	500,000	Land and Facilities
14	Contaminated Sites				1,200,000	Unknown	Research, Planning, and Remediation
15	<b>Totals</b>				<b>\$32,565,000</b>	<b>\$142,185,000</b>	

Appendix M—Lhtako Dene Charter—Version 1.6




Charter *between:*  
*Lhtako Dene Nation and District of Wells*

Seven Generations of Decision Making



150+  
Years

**Sustainable  
Communities**

150+  
Years



**Committed to Sustainable:  
 Financial Resources, Projects, and Cooperation**

Adequate Annual & Long-term Operating Budgets  
 Adequate Annual & Long-term Capital Budgets  
 Sustainable Projects

**Projects**

Project Title	Project #
Crown Lands Transfers within the District of Wells	P036
FireSmart and Wildfire Mitigation and Planning	P014 & P103
Flood Protection and Water Management	P076, P082 & P083
Waste Water and Collection System Upgrades	P002
Drinking Water System Upgrades and Replacement	P014 & P031
Contaminated Sites Reclamation	P030
Community Forest and Community Forest Expansion	P020
Power and Powerlines Upgrades	P011
Cariboo Gold Project Implementation and Impacts	P017
Support for Tourism including: Barkerville Historic Town & Park, Bowron Lakes, Cottonwood House Historic Site, Lhtako, Troll Ski Resort, and Wells	P046
Wells Barkerville Community Cultural and Recreation Centre, Outdoor Centre/Ice Rink Building, and Lhtako Centre/Office in Wells	P001, P002 & P107
UBCM—Local Roads, Active Transportation, and Stormwater	P108
Other Projects added as Identified	

1

Appendix M—Lhtako Dene Charter—Version 1.6



**Funding Partners for the Various Projects**

*(Each Partner is involved in one or more projects.)*

Lhtako Dene Nation  
District of Wells and Wells Barkerville Community Forest  
Government of Canada  
Northern Development Initiative Trust  
Province of BC  
Osisko Development Corporation  
Union of BC Municipalities  
West Fraser Timber Company  
Other

**Pillars of Cooperation**



Lhtako Dene Nation Chief Signature

Date: 2025 August 02

District of Wells Mayor Signature

Version of Charter: #1.6

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

<b>Ref</b>	<b>Items District of Wells Office</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
1	Roof	Fair	
2	Foundation	Fair	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Poor to Fair	
7	Interior Paint	Fair to Good	
8	Floor Coverings	Good	
9	Heat, Air, and Cooling Systems	Fair	
10	Hot Water System	Fair	
11	Plumbing	Fair	
12	Electrical	Fair	
13	Sewer	Fair	
14	Water	Fair	
15	Drainage: Buildings and Property	Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Good	
19	Living Space(s)	N/A	
20	Cabinets & Shelving	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	
23	Parking	Good	
24	Garage and/or Carport	N/A	
25	FLI Workshop	Poor	
26	Storage	Poor/Fair	
27	Asbestos	Good	
28	Mold or Moisture Damage	Good	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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**Appendix G—Facilities Upgrades List**

Ref	Building	Items	Cost	Status
		<b>District of Wells Office</b>		
	DOW Off	De-clutter and Clean-up		IP
2024	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		IP
2024	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
2024		Electrical <ul style="list-style-type: none"> <li>• Inspection Report Work</li> <li>• Baseboard Heaters Updating &amp; Safety</li> </ul>		IP
2023	DOW Off	Exterior Paint	\$3 sfoot	Estimating
2023	DOW Off	Broken Glass Panes Replacement		C
2023	DOW Off	Propane Furnace Exhaust Review and Repair		C
	DOW Off	Entrances Snow Protection		
2022	DOW Off	Flooring <ul style="list-style-type: none"> <li>• Remove Old Carpets</li> <li>• Wood Flooring Refinishing</li> <li>• Industrial Laminant</li> </ul>		C
2023	DOW Off	Interior Painting	OpBud	C
	DOW Off	Maintenance Shop Replacement		PL
	DOW Off	Concrete Lime Emulsion Treatment on Concrete		IP
	DOW Off	Tractor?		Rent or C
	DOW Off	Generators Upgrades—Buildings, Sewer, Water		
2023	DOW Off	Radio Antenna Mast Repair		C
	District General	Re-keying Facilities		

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

<b>Ref</b>	<b>Items Firehall</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
1	Roof	Good	
2	Foundation	Fair to Good	
3	Outside Membrane and Siding	Good	
4	Interior Membrane and Coverings	Good	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Good	
6	Exterior Paint	Fair	
7	Interior Paint	Good	
8	Floor Coverings	Good	
9	Heat, Air, and Cooling Systems	Fair	
10	Hot Water System	Fair	
11	Plumbing	Fair	
12	Electrical	Fair to Good	
13	Sewer	Good	
14	Water	Fair	
15	Drainage: Buildings and Property	Poor to Good	
16	Bathroom(s)	Fair to Good	
17	Bedroom(s)	N/A	
18	Kitchen	Poor	
19	Living Space(s)	N/A	
20	Cabinets & Shelving	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	Fair	
26	Storage	Fair	
27	Asbestos	Good	
28	Mold or Moisture Damage	Fair	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	Firehall	Electrical <ul style="list-style-type: none"> <li>• Inspection Report Work</li> <li>• Lighting in Crawl Space</li> <li>• Relocate Service</li> </ul>	8,000	C
	Firehall	De-clutter and Clean-up		IP
	Firehall	Duct Cleaning and Furnace & Electrical Cleaning		IP
	Firehall	Old Section Bay Doors Replacement		
	Firehall	Old Section Main Door Replacement		C
2022	Firehall	Old Section Roof Replacement		C
2024	Firehall	Old Section Vermiculite Containment or Removal	4,000	C
	Firehall	Old Section Hose Room Subfloor		
2023	Firehall	Old Section Loft Carpet Removal		C
2023	Firehall	Old Section Loft Flooring Refinishing or Replacement		C
2023	Firehall	Old Section Loft Gyprock Repairs & Replacement	4,500	C
2023	Firehall	Old Section Structural Review of Subfloor		C
2024	Firehall	Install New Washroom and Showers in New Section	10,000	C
	Firehall	Additional Truck Garage Space		
2024	Firehall	HVAC	15,000	

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

<b>Ref</b>	<b>Items Community Hall</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
1	Roof	Good	
2	Foundation	Fair to Good	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Poor to Fair	
7	Interior Paint	Fair	
8	Floor Coverings	Fair to Good	
9	Heat, Air, and Cooling Systems	Good	
10	Hot Water System	Fair to Good	
11	Plumbing	Fair	
12	Electrical	Fair	
13	Sewer	Fair	
14	Water	Fair	
15	Drainage: Buildings and Property	Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Fair	
19	Living Space(s)	N/A	
20	Cabinets	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	N/A	
26	Storage	Fair to Good	
27	Asbestos	Good	
28	Mold or Moisture Damage	Good	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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**Appendix G—Facilities Upgrades List**

Ref	Building	Items	Cost	Solution
		<b>Community Hall</b>		
	C Hall	Electrical--Inspection Report Work		IP
2024	C Hall	De-clutter and Clean-up		IP
	C Hall	Rear Roof Snow Brakes		
2023	C Hall	Bathroom Fans Inspection, Replacement, Cleaning and Venting Piping Pathway to Outside	5,000	
2024	C Hall	Refinish Gym Floor and Lines Repainting	35,000	C
	C Hall	Interior Wall Covering Repairs and Painting		
2023	C Hall	Projection Screen—8' Portable	1,000	
	C Hall	Rear Right Back Exit Reconstruction/Repair		
	C Hall	Dance Hall Right Exit Blockage		C
2023	C Hall	Health Office Upgrades and Wheelchair Washroom	15,000	
2023	C Hall	Kitchen Stoves Replacement		C
2023	C Hall	Kitchen Stoves Venting to Code	1,500	
2023	C Hall	Upstairs Kitchen Fridge and Freezer		
	C Hall	Upstairs Kitchen Upgrading	10,000	PL
	C Hall	Furnace Room to Fire Code		PL
	C Hall	ABC Communications Access Door Replacement		
	C Hall	Access Doors Snow Protection		
	C Hall	Windows Maintenance		
	C Hall	Hot Water Room Ceiling Repair to Fire Code		IP
	C Hall	Rear Entrance Metal Railing Repair		
	C Hall	Basement Wheelchair Washroom To-Code	10,000	
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair	3,500	C
	C Hall	Rear Entrance Retaining Walls Review and Repair		
	C Hall	Outdoor Exit Reparis		

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

<b>Ref</b>	<b>Items Community Cultural and Recreation Centre</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
1	Roof	Good	IP (flashing)
2	Foundation	Fair	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Poor to Fair	
7	Interior Paint	Poor to Good	
8	Floor Coverings	Fair	
9	Heat, Air, and Cooling Systems	Fair to Good	
10	Hot Water System	Good	
11	Plumbing	Fair	
12	Electrical (including Fire Alarm System)	TBD to Fair	
13	Sewer	Fair	
14	Water	Poor to Fair	
15	Drainage: Buildings and Property	Poor to Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Fair	
19	Living Space(s)	N/A	
20	Cabinets	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	Need Stoppers
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	N/A	
26	Storage	Fair	
27	Asbestos	Fair--Treated	
28	Mold or Moisture Damage	Fair	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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**Appendix G—Facilities Upgrades List**

Ref	Building	Items	Cost	Solution
		<b>Community and Cultural Recreation Centre</b>		
	C & R Centre	Renovation Reports Implementation		
	C & R Centre	De-clutter and Clean-up		
	C & R Centre	Roofs Drainage		
	C & R Centre	Teacherage/Teaching Staff Housing Discussion		
	C & R Centre	Concrete Lime Emulsion Treatment		
	C & R Centre	Worksafe Ongoing Maintenance Records and Minor Items Requirements		C
	C & R Centre	Gym Crawl Space Moisture Remediation		IP
	C & R Centre	Electrical--Inspection Report Work		IP
2024	C & R Centre	Fitness Room Renovation and HVAC	20,000	C
2024	C & R Centre	Fitness Room Washrooms	10,000	C
2024	C & R Centre	Fitness Room Doors	2,000	C
	C & R Centre	Re-grout Skating Rink Concrete and Stain sides of doors		

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**P075—2022 to 2025 Supplements**

**Appendix Q—2023 to 2026 Budget Items List**

Ref	Item	Estimate	Priority	Status	Year	Complete
1	Computer Projector & Screen for all Fire Hall	1,500	1,2		2023	
2	All Fridge and All Freezer for Community Hall downstairs Kitchen	2,000	2		2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	C
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	C/IP
7	High Quality Larger Portable Tools, such as Chop Saw, Table Saw, Generators, other	10,000	1		2023, 2024	
8	Bathroom Fans Replacement in all Buildings	10,000	1		2023	
9	Duct Cleaning in all Buildings	6,000	1		2023	
10	WBCCRC School Kitchens Improvements	3,500	1		2023	
17	Chevy 1 Ton Repairs	8,500	1		2024	
18	Water Tower Inspection	5,000	1		2023	
19	Library Lights in CH	1,000	1		2024	
20	Fire Hydrant Servicing	5,000	1		2023 to 2025	Ongoing
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	WBCCRC Propane Tank Relocation & Refence	3,500	1		2023 & 2024	C
25	Move Ball Field Shop	TBA	1		2023	

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**P075—2022 to 2025 Supplements**

1. FLI Shop—potential 3 or 4 bay shop, 2024 Finalize Plan and Location; 2025 Secure Funding
2. Large Buildings Exterior Painting. 2025 Community Hall; 2026 Firehall and District Office
3. District Office fir floor, re-coat salted areas.
4. Clean ducting in District Office Building and Community Hall Building.
5. District Office heat vent replacements.
6. Blue Print maps rack as needed.
7. HVac District Office Building, mainfloor upgrade, PTAC units for upstairs areas.
8. Bathroom Fans replacement in all buildings.
9. Washroom Toilets and Sinks repairs or replacement.
10. Office Building flooring transition strips.
11. Community Hall front right storm window replacement.
12. Community Hall interior painting.
13. Outdoor Shelter exit doors staining.
14. Outdoor Rink “Sun Curtains”.
15. Wbccrc School Protection Plan—Tether Ball and Gym Climbing apparatus
16. Wbccrc Kitchen Sink, Handwash Sink, Stoves, Fridge, and Freezer Replacement
17. Wbccrc some windows and some doors adjustment, post painting
18. Wbccrc overall power assessment—new panels, and potential of additional power
19. Wbccrc window stops
20. Other

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P075–2022 to 2025 Supplements				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		C
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> <li>• Interior and Exterior Painting (storage boxes required)</li> <li>• Electrical Upgrades</li> <li>• Room 302 Business Room Completion</li> <li>• Grade Beam for Outdoor Shelter</li> <li>• Youth Play Value Equipment</li> <li>• Other</li> </ul>		IP
6	WBCCRC	Gym Chimney Repair/Partial Removal	3,500	C
7	WBCCRC	Top Floor Wheelchair Accessible Washroom (Room 301A potential)	20,000	
8	WBCCRC	Room 204 Commercial Kitchen Sink Replacement		
9	WBCCRC	Room 204 Handwash Station Replacement		
10	WBCCRC	Room 204 Dishwasher (potential commercial level)		
11	WBCCRC	Basement Washrooms Fixtures Upgrades	6,500	IP
12	WBCCRC	Old Fire Line for Old Boilers Assessment		IP
13	WBCCRC	Geo-thermal Room Fire Protection Assessment		IP
14	WBCCRC	Various Small Items Assessment and Completion		
16	WBCCRC	New Wheelchair Ramp		
17	WBCCRC	Outdoor Bleachers Assessment		
18	WBCCRC	Potential Relocation of Ball Park Backstop to WBCCRC		
19	District Office	Old Above Ground Generator Oil Tank Removal		
20	District Office, and P002, P018	Generator Swap among P002 Waste Water, P018 Water for District Office, Community Hall, and potentially Fire Hall old Generator Replacement		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY MARCH 31, 2026—3:15PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

P075—2022 to 2025 Supplements				
Ref	Building	Item	Cost	\$ Source and Status
21	District Office	Upstairs P-tac Units for Air, Heat, Airconditioning		
22	District Office	FLI Maintenance Shop Options Report		
24	Community Hall	Basement Washrooms Reconfiguration to Independent Washrooms		
25	Community Hall	Electrical Main Hydro Service Assessment and Relocation		
26	Overall	Bear Proof Garbage Containers		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY MARCH 31, 2026—3:15PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.1	Fire Hall	Important Items—WR (Washroom), VR—Vermiculite, P—Power (Growing Communities Fund)	\$65,000	GC Fund
	75.1.1	Asbestos and Lead Paint Assessment		
	75.1.2	WR—Pull apart existing Washroom cavity		
	75.1.3	WR—Re-frame for Washroom and Shower		
	75.1.4	WR—Electrical rough-in		
	75.1.5	WR—Plumbing rough-in (may include some concrete jacking		
	75.1.6	WR—Shower rough-in installation		
	75.1.7	WR—Plywood Exterior and Paint		
	75.1.8	WR—Insulate and Gyprock interior and Paint		
	75.1.9	WR—Electrical Finishing		
	75.1.10	WR—Install Toilet and Sink with cabinet		
	75.1.11	WR—Install Mirror over sink		
	75.1.12	WR—Install Door and Door Handle		
	75.1.13	VR—Extract visible vermiculite		
	75.1.14	VR—Remove all electrical from vermiculite area		
	75.1.14	VR—Seal vermiculite		
	75.1.14	P—Relocate power to new location with a new power panel		
	75.1.15	P—Relocate BC Hydro service to new power panel		
	75.1.16	Design mezzanine with Fire Chiefs		
	75.1.17	Construct mezzanine beside new Washroom		
	75.1.18	Install plumbing for Washing Machines		
	75.1.19	Install new existing washing machines under mezzanine.		
	75.1.20	Install water heater for washroom, washing machine, and fire trucks cleaning.		

DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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AGENDA

P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.2	Commity Hall	Community Hall and Health Centre Floor Refinishing (Growing Communities Fund)	\$45,000+	GC Fund
	75.2.1	Asbestos and Lead Paint Assessment		
	75.2.2	Health Centre baseboards removal		
	75.2.3	Health Centre Sanding (40 to 200 grit in stages)		
	75.2.4	Health Centre Sealant		
	75.2.5	Heath Centre Bono Coating (2 to 3 coats depending)		
	75.2.6	Community Hall baseboards removal		
	75.2.7	Community Hall Sanding (40 to 200 grit in stages)		
	75.2.8	Community Hall Sealant		
	75.2.9	Community Hall Sport/Recreation Stripes (as per Council and Community Needs)		
	75.2.10	Community Hall Bono Coating (2 to 3 coats depending)		
	75.2.11	Community Hall baseboards put back in-place		
P075.3	District Office	Office Furniture, Presentation Technology, Other (Operating Budget Fund and GCFund)	\$20,000	Operating Budget & GCFund
	75.3.1	Ergonomic Office Furniture (four upstairs offices—tables and ergo-chairs) (\$10,000)		
	75.3.2	Presentation Technology and wiring for Board Room and Council Room (\$5,000)		
	75.3.3	Complete gyprock in basement (\$2,000)		
	75.3.4	Complete led lighting and wiring upgrade (\$3,000)		
P075.4	P018	Confirm District Share of Water Treatment Plant Upgrade from Community Works Funds (short term \$125,000 to current status, generator and fencing under negotiation with Province to determine if Osisko cash contributions can be included in DOWs contribution). \$639,858 total project—1/3 each DOW, PROVBC, and CANADA	\$125,000 now \$111,000 later in 2024	CWFund
P075.4	P004	WBCCRC—Geothermal System Upgrade from Community Works Funds or WBCCRC Osisko Funds or Community Works	\$75,000	CWFund or other

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AGENDA**

P075—2024 Supplements Details 2024 02 05—Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.5	P034	Fitness Centre Area Completion	\$25,000	Operating Budget and CWFund
	P034.1	Asbestos and Lead Paint Assessment		
	P034.2	Remove electrical from interior wall		
	P034.3	Remove interior wall		
	P034.4	Modify hallway wall to be new interior wall		
	P034.5	Re-panel hallway wall—gyprock or other		
	P034.6	Re-locate current door in hallway wall—install security access		
	P035.6	Install second access door in hallway wall near stairwell—install security access		
	P035.6	Re-locate electrical to hallway Fitness Room wall.		
	P035.6	Receive and supervise installation of Fitness Equipment Order		