

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY NOVEMBER 04, 2025—3:15PM TO 5:30PM
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—3:15pm to 5:30pm

Time: Nov 4, 2025 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/89151285951?pwd=9tRAAandvJaVap8KttrKaEvuHwgSUQ.1>

Meeting ID: 891 5128 5951

Passcode: 924948

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday November 04, 2025, 3:15pm to 5:30pm

1.2 Moment of Silence (to be specified at the meeting pending Families approvals)

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

1.4 Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday November 04, 2025 as circulated.

2.0 MINUTES (after 4.1 Presentation)

2.1 Recommendation/s: THAT Council approves the minutes and notes for the Council Meetings of Tuesday October 21st, 2025, as circulated.

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS

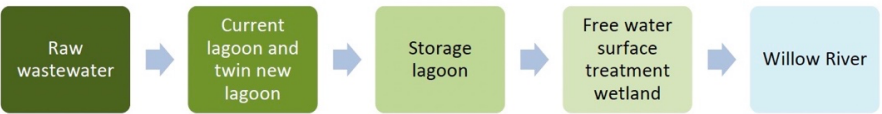
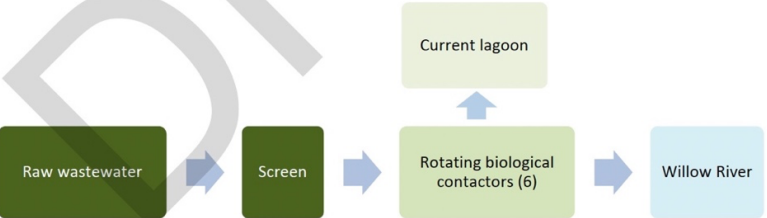
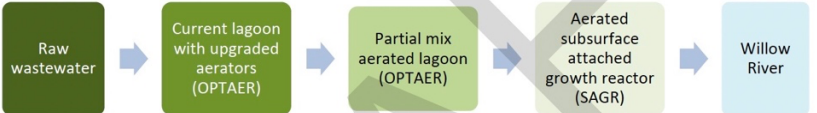
4.1 Al Richmond, Chair of Barkerville Heritage Trust—Post Summer Season Update

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

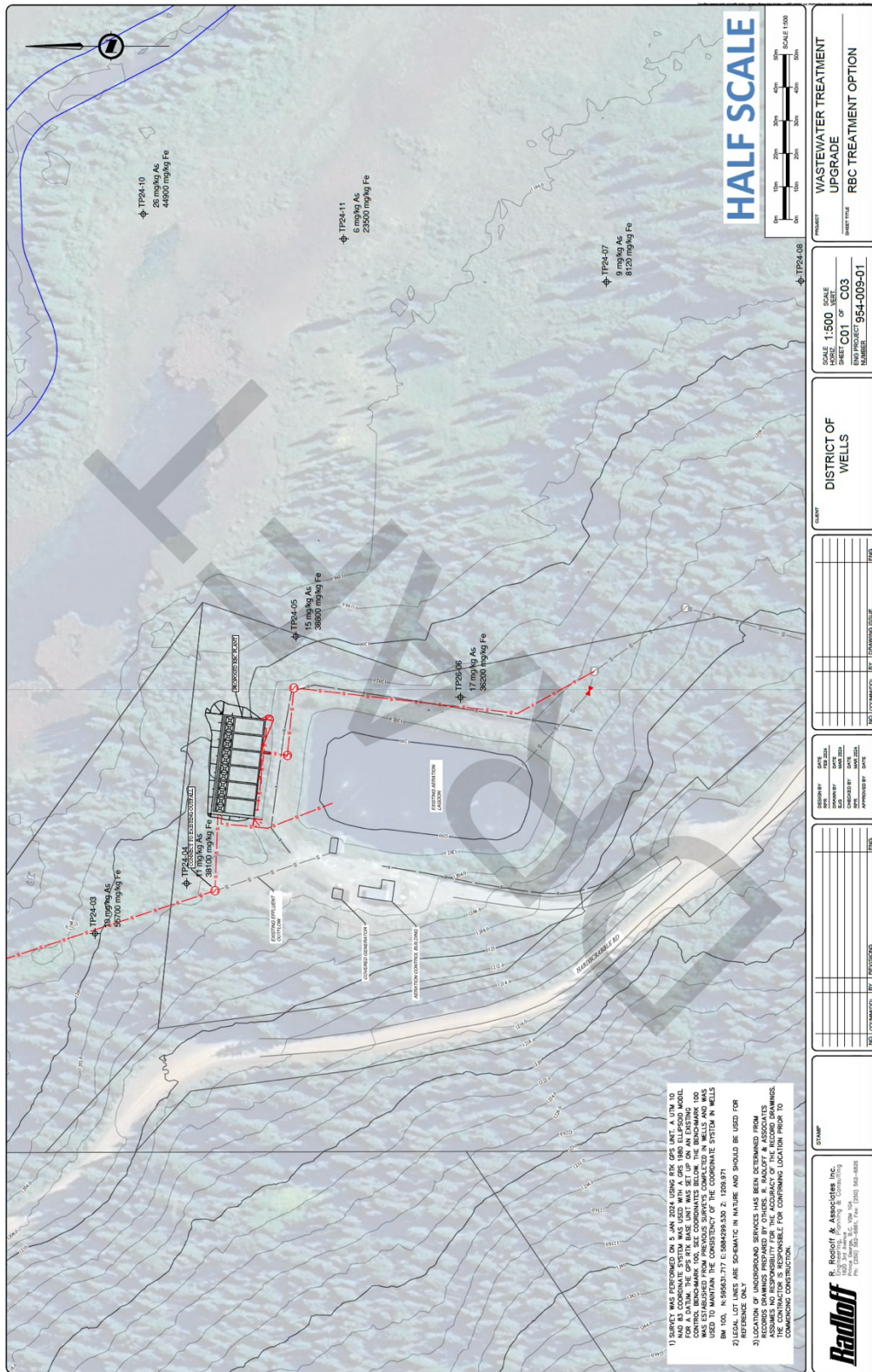
- P002—Waste Water Project—Collection System and Treatment. The Project is estimated at \$26 million to \$31 million. Overland waste water outfall installed on Emergency Basis; a new underground waste water outfall is being installed—**80% complete, and a short overland extension may have to be used over the winter for the last 34 metres.**

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

OPTION 1 – FREE WATER SURFACE WETLAND This option is a three-step treatment process. Step 1 uses the current lagoon for flow attenuation and primary treatment and constructs a new identical lagoon in parallel to satisfy the municipal wastewater regulation (MWR) redundancy requirements. This will allow Wells operations staff to isolate and dewater each cell to handle operation and maintenance as required.
 <pre> graph LR A[Raw wastewater] --> B[Current lagoon and twin new lagoon] B --> C[Storage lagoon] C --> D[Free water surface treatment wetland] D --> E[Willow River] </pre> <i>Figure 1: Option 1 - Free water surface wetland</i>
OPTION 2 (REVISION 1) - ROTATING BIOLOGICAL CONTACTORS Option 2 uses rotating biological contactors (RBCs) as the main treatment method. Raw wastewater flows through a screening system to remove any large objects, then proceeds directly to the RBCs. In terms of mechanical wastewater treatment, RBCs are a simple treatment solution that can achieve very good effluent quality. No settling is provided beforehand to minimize heat loss from the wastewater, which has been measured to be seasonally very cold in Wells.
 <pre> graph LR A[Raw wastewater] --> B[Screen] B --> C[Rotating biological contactors (6)] C --> D[Current lagoon] D --> E[Willow River] </pre> <i>Figure 2: Option 2 – RBC process</i>
OPTION 3 (REVISION 1) – AERATED LAGOONS AND AERATED SUBSURFACE NITRIFICATION BED This option involves refurbishing the current lagoon with a new liner and aerators, adding a second larger lined aerated lagoon, and installing a subsurface aerated gravel bed covered with a layer of mulch. A new building would be constructed to house the blowers for the aeration system, replacing the existing structure.
 <pre> graph LR A[Raw wastewater] --> B[Current lagoon with upgraded aerators (OPTAER)] B --> C[Partial mix aerated lagoon (OPTAER)] C --> D[Aerated subsurface attached growth reactor (SAGR)] D --> E[Willow River] </pre>

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



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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.** \$100,000 advance received for DOW. \$100,000 advance received by Lhtako.

- **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 to start in October.**
- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Community Liaison framework being put “in-place”. A few important items pending announcement.

• Lowhee Creek • Concentrator and Camp Buildings • Social Worker Position • DOW CG Liason Position(s) • Health Services • Tourism EA Requirements • Highway 26 • EA New Water Source Commitment • Structural and Wildfire Fire Equipment and Services • WBCRC Contributions • Taxation and BC Assessment • Emergency Preparedness—Water, Wildfire, Routes, Other • Asset Improvements • Osisko Leadership Framework • Upgrading of Existing Osisko Homes and Properties • Feasibility Study Updated	• Housing • BC Hydro Power Capacity • K to 12 Education and Daycare Services • DOW and ODV Facilities Investments • Land Use • Local Government Industrial Taxation Discussions • Permitting • Environmental Certificate Schedule B—Community Affects Management Plan • Contaminated Sites Prov of BC • Economic Development Plans and Planning • Sound and Noise • Light and Light Pollution • Leadership Framework Updates • Community Affects Management Plan • Other
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ACTIVITY UPDATE



October 24, 2025

We would like to make the community aware of the activities we have going on over the coming weeks:

- Transportation of material to the Mosquito Creek site will be taking place from approximately October 24-27.
- The barge on the Jack of Clubs Lake for the lakebed geotechnical drilling program has been delayed to early November.
- Tree clearing is on-going within the Project footprint.
- Transportation of core boxes to the new storage facility will continue.
- Mobilization of heavy equipment and deliveries of aggregate will be on-going.

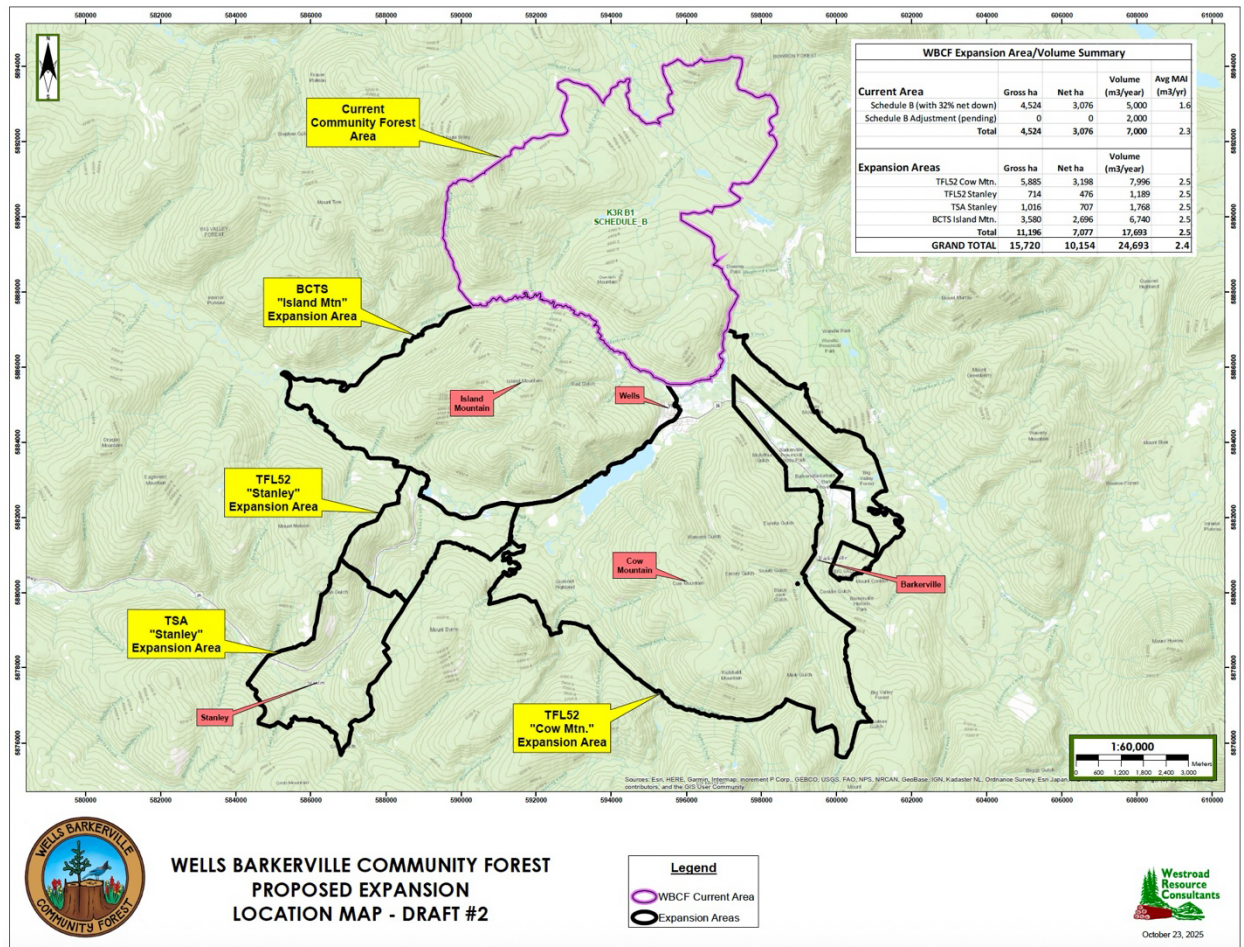
As always, if you have any questions, comments, or concerns, please do not hesitate to contact us at feedback@osiskodev.com or our Community Relations Office at 4270 Sanders Avenue (Mon. to Fri. from 8 AM-4 PM).



- 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. **Additional appendix work "in-progress"**.

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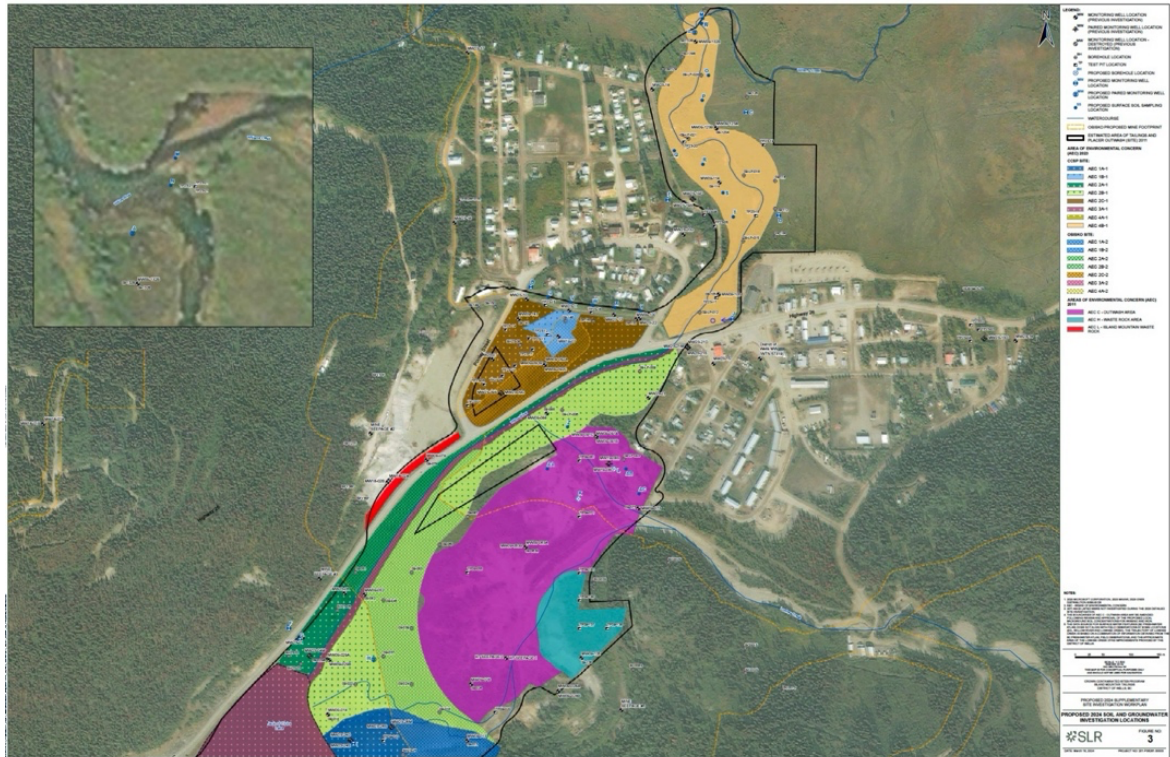
- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue, with results on expansion consensus may be completed by the end of 2025 December.** Process to completion confirmed.



- 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
- 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.

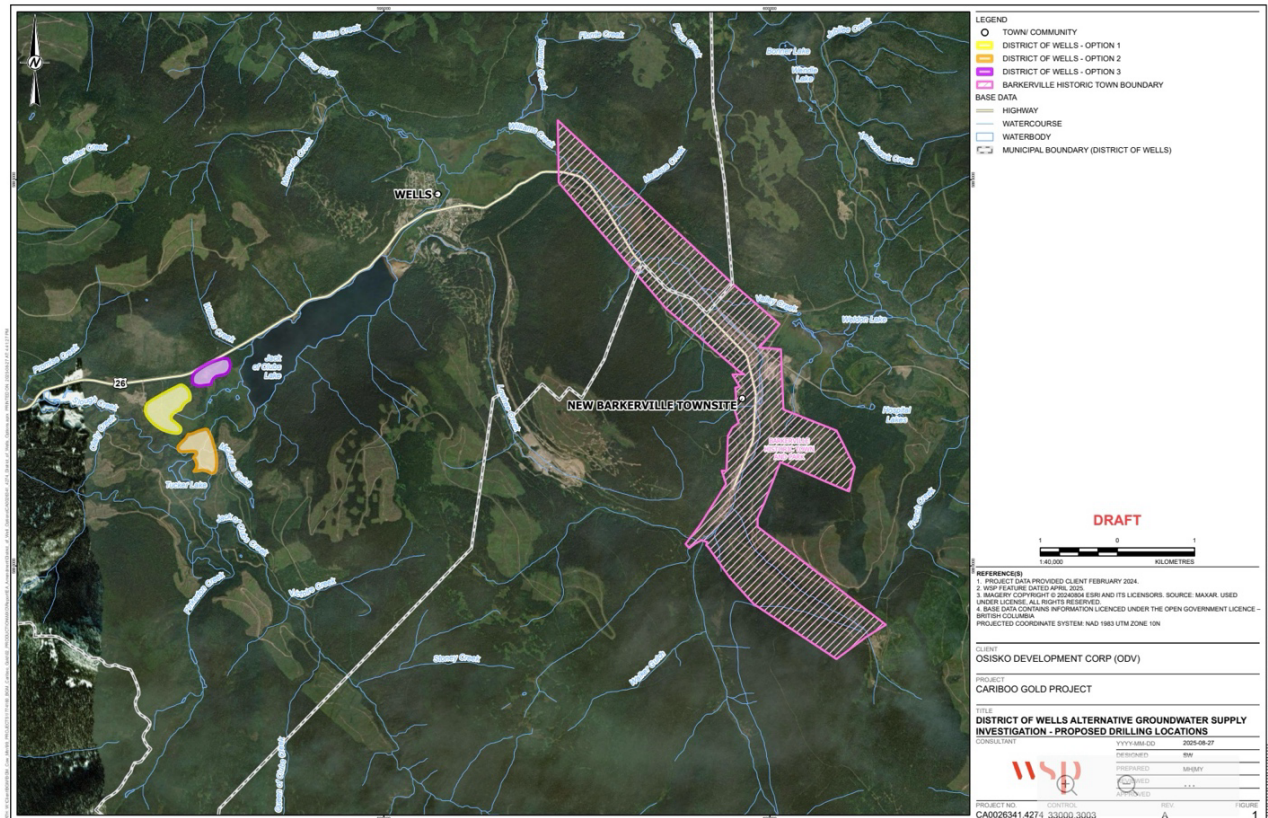
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- P030 2024 07 12--Contaminated Site Community Report Update. Map Below:



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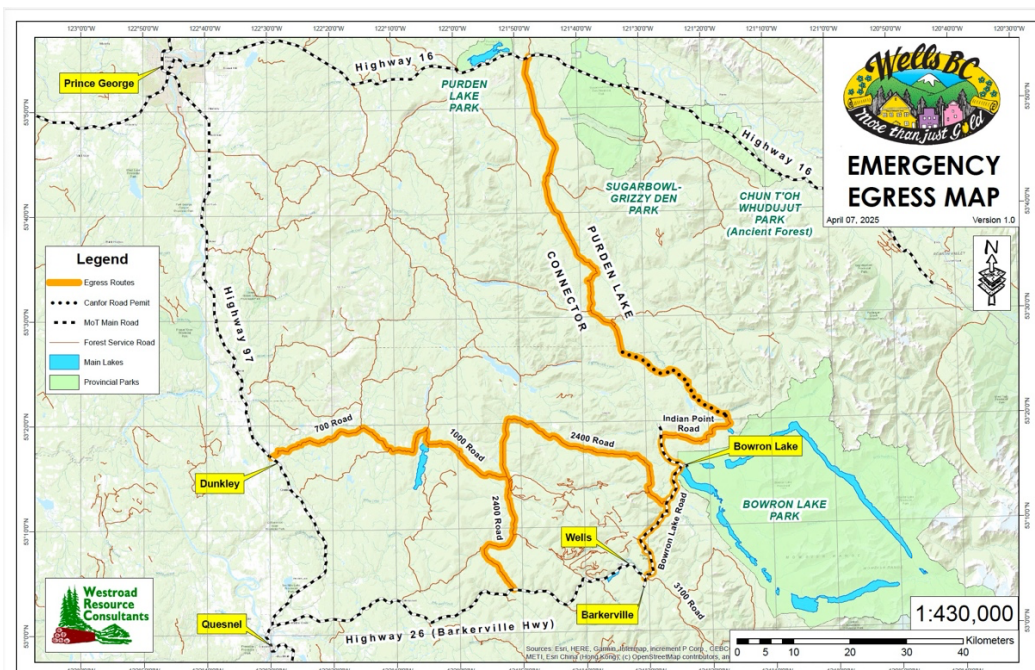
**P031—Water System Replacement Test Drilling—in Barkerville Park and District of Wells.
Discussions and Q & A ongoing.**



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- P036—Crownlands Update—**Former Highways Yard Crown Lots in final stages of referral. Final Application stages for other Crownland Properties that are functional.**
- 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, and Cariboo Regional District in October to December 2025.**

Draft Option 1C



P042—Emergency Operation Centre—2026 Planning starting for Water Management and Wildfires.

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- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed.**




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

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- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed.**

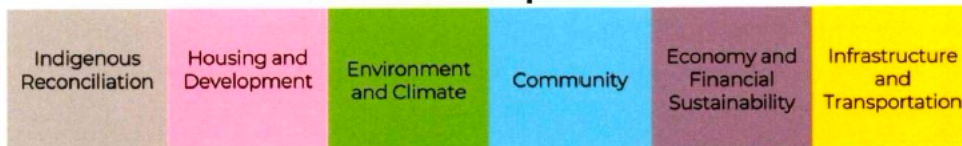


Funding Partners for the Various Projects

(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

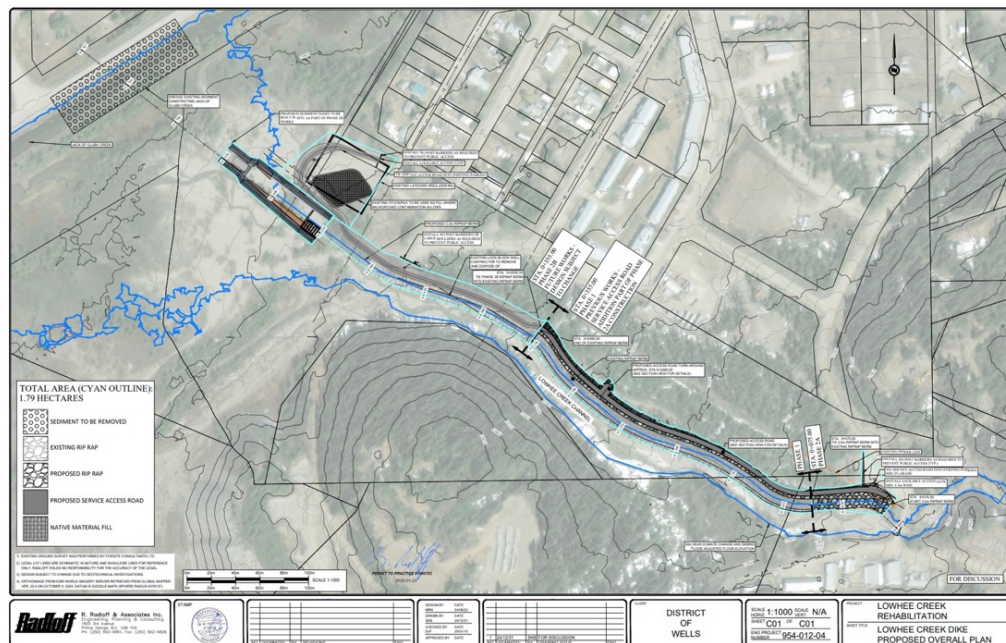
Date: 2025 August 02

District of Wells Mayor Signature

Version of Charter: #1.6

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TUESDAY NOVEMBER 04, 2025—3:15PM TO 5:30PM
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- P076— PROV BC— Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress (**two more claims remain with alignment with P100 and P082**)
- 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 nearly permitted, Lowhee Phase 2c Sediment Basin nearly permitted. 2b and 2c is planned for completion by mid-December (weather permitting).**



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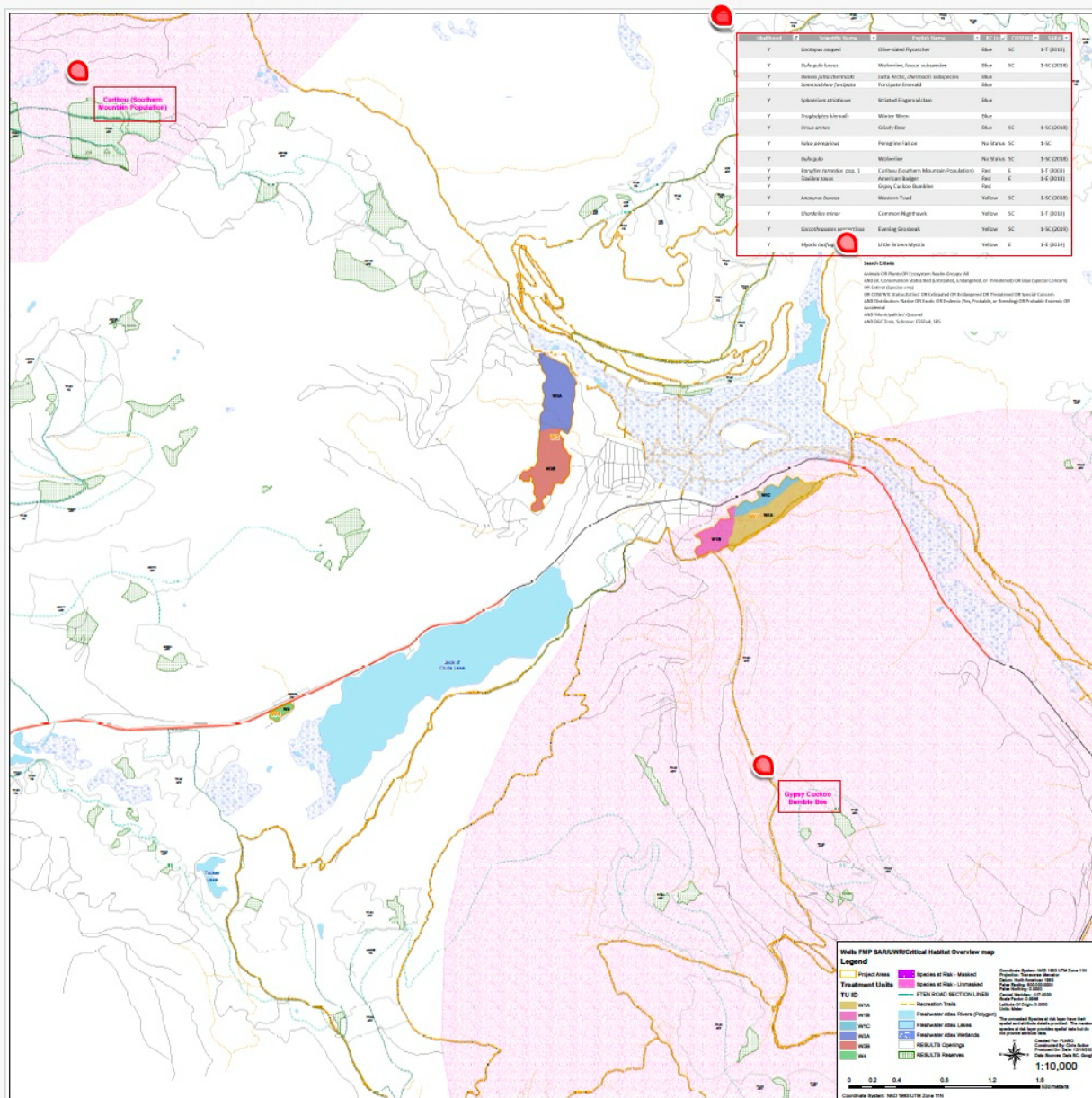
- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project (**boundary of treatment draft below, and will be expanded**)
 - Lhtako Dene Nation
 - Wells-Barkerville Community Forest
 - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
 - Ministry 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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AGENDA**

P103 Draft Wildfire Protection Study Area—Map 2—Specific Areas



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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY NOVEMBER 04, 2025—3:15PM TO 5:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

6.0 Reports

6.1 Mayor's Report (and verbal updates)

- Concise Business Plan—Version 5.0 (posted at Wells.ca, Version 5.1 in-progress)
- **UBCM Attendees Reporting**
- Finance and Budget: Focus now on 2024 Audit (June to **Nov** 2025) and 2026 Budget (December 2025).
- Meeting Dates:

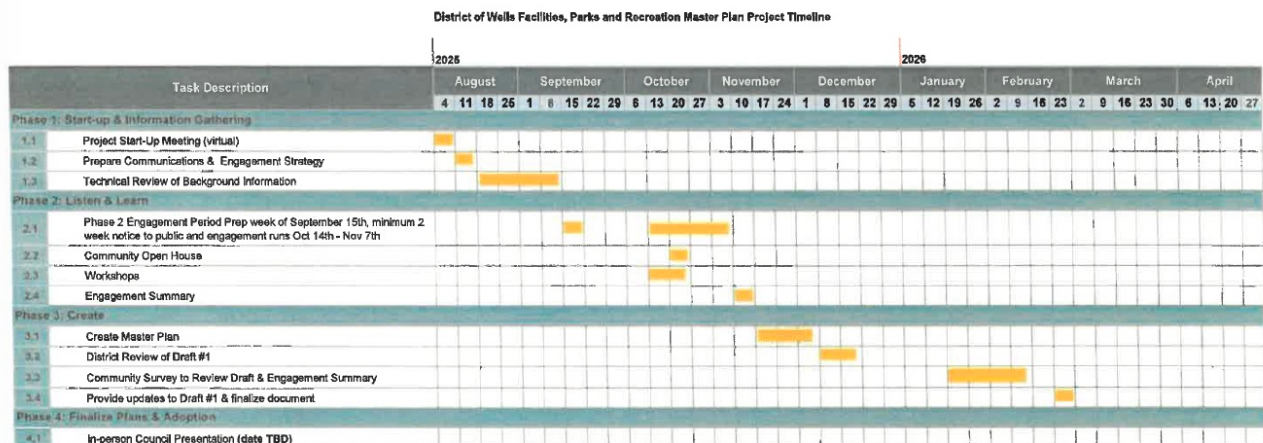
Regular Council Meeting Dates 2025

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

Draft Regular Council Meeting Dates 2026

January 6, 2026	January 20, 2026	February 3, 2026	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	Municipal Elections
Municipal Elections Voting Date October 17, 2026	November 10, 2026	November 24, 2026	December 8, 2026

- Select Committees' Short Updates
 - **Master Plan for Community Buildings and Parks—L&M Engineering Limited**



Open House 2025 November 05—5:00pm to 8:00pm

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY NOVEMBER 04, 2025—3:15PM TO 5:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

6.2 CAO Reports

- 6.2.1 General Updates and Other
- 6.2.2 REDIP 4 Project Updates
- 6.2.3 Wells Barkerville Community Forest 2024 Financial Statements
- 6.2.4 Governance Workshop (November 4th, 10:30am to 1:30pm)
- 6.2.5 Buildings and Lands Open House (November 5th, 5:00pm to 8:00pm)

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 November 04, 2025.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday November 04, 2025.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY NOVEMBER 04, 2025—3:15PM TO 5:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
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**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, October 21, 2025, 3:17 pm
LIVE AND ONLINE (VIA ZOOM)
MINUTES**

ATTENDANCE: Mayor Ed Coleman (online), Councillor Dorothea Funk, Councillor Jennifer Lewis, Councillor Josh Trotter-Wanner (online), Councillor Dirk Van Stralen (online),

STAFF: CAO Jerry Dombowsky

PUBLIC GALLERY: Michelle Stevens, Jules Mackey (online 4:09pm)

1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGMENT

1.1 Call to Order

25-145 THAT Council at 3:17pm approves to call to order the Regular Council Meeting of Tuesday October 21, 2025.

Carried

1.2 Approval of the Agenda

1.3 Rescheduling of items:

1.3.1 Gary Champagne Financial report moved to Nov. 4th meeting

1.3.2 UBCM Conference reports from Councillors moved to Nov. 4th meeting

25-146 THAT Council approves the agenda for the Regular Council Meeting of Tuesday October 21, 2025, as circulated with amendments.

Carried

2.0 MINUTES

2.1 Approval of the Minutes for the Regular Council Meeting of Tuesday, October 7, 2025, with following amendments:

- corrections needed for "center" and "theater" to use Canadian spelling on p. 19
- wording in Osisko agreement description to clarify Osisko Development and Barkerville Gold Mines are one entity
- multiple corrections made to capitalize "District" when referring to District of Wells and "Crown" when referring to Crown lands
- Crown lands transfer language corrected to state property would be owned by District first, with joint ownership with Lhtako Dene Nation as backup if technical challenges arise
- motion wording corrected on page 21 to remove redundant phrase "drinking water well current" to read "District of Wells current well"

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25-147 THAT Council approves the minutes for the Regular Council Meeting of Tuesday, October 7, 2025, as circulated, with friendly amendments.

Carried

3.0 CORRESPONDENCE—NIL

4.0 DELEGATIONS AND PRESENTATIONS -NIL

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Project—Incremental Information Only from Mayor Coleman:

P002 Wastewater Project

Outfall sewer line (P002) reached 60% completion with 8-inch line being drilled 12 feet underground to Willow River. Project uses 4-inch line temporarily to keep treated effluent moving while waiting for final permits. Two final permits from Ministry of Environment delayed by BCGEU strike, holding up 130-meter underground drilling section. Department of Fisheries signed off on both Wastewater project and Lowhee Dike permits. Director and Assistant Deputy Minister of Environment reviewing October 23rd, whether to move to State of Emergency declaration for the 2 delayed permits. Measuring maintenance service hole has been installed which contains computerized electronics to measure flow and volume.

P014.1 FireSmart (Part 2)

FireSmart project to post Coordinator position before Christmas.

P016 Province of BC - Housing & BC Housing Project

Mayor Coleman and the CAO met with Terry Waterhouse the new Northern Manager for BC Housing and staffer David Sheach to discuss housing eligibility for a Wells project. BC Housing indicated potential for community project, with subsequent session planned to document opportunities before bringing to Council.

P031 DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant (Osisko)

Osisko posted updates Thursday and Friday about barge deployment for lakebed drilling, tree clearing at Ballarat Camp, septic system work, and core box transfers. Water drilling program by Osisko was approved by Council for additional drilling after completing work in Barkerville Park.

P020 Community forest expansion

Delayed by the BCGEU strike.

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P023 UBCM 2025 Fire Equipment & Training Grant

The Community Emergency Preparedness Fund Volunteer Fire Department Equipment grant application is nearing completion. Former Fire Chief Brendan Bailey is assisting in this grant preparation. The Wells Barkerville Volunteer Fire brigade reviewed the application with Fire Chief Haleigh Almond on Wednesday night.

P036 Crownlands

Crown lands transfer progress is being delayed by the BCGEU strike.

P042 Emergency Operation Centre

Emergency Operations Centre focus remains on water management and wildfires, with consideration of cooling centres and highway interruption scenarios.

P076 Lowhee

Phase 1 near completion with final rock delivery before chain-up season. The Province wants to combine the sediment trap and Lowhee Phase 2 as one permit, as supported by the Assistant Deputy Minister of Environment.

P013 Wildfire fuel protection

Detailed field work completed on risk blocks, with high-resolution maps and data tables to be shared with Council and the Community Forest board. Project expected to take at least 10 years for Wells community, 25 years for all communities combined.

5.2 Strategic Priorities Grant application motion amendment

- UBCM staff requested all applicants refine council motions to explicitly recognize UBCM will not fund cost overruns through the Strategic Priorities program
- Prince George and Quesnel were also required to amend their motions
- New motion adds language stating District prepared to cover cost overruns through cash reserves, unallocated grant funds i.e., Community Works funds, or Growing Communities funds
- The District CAO explained transportation projects allow management of cost overruns by reducing scope on components like decorative lighting or sidewalks, etc.
- The CAO expressed confidence that proper project management practice means the District will never need to dip into cash reserves
- Council passed a refined motion replacing previous resolution:

25- 148 THAT the following resolution be submitted to UBCM as part of the Strategic Priorities 2025 program funding application:

WHEREAS, the District of Wells recognizes the necessity for improved roadway infrastructure to enhance community safety, accessibility, and economic development;

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WHEREAS, the Wells Street Improvement Project aims to upgrade existing roads, install drainage systems, and enhance pedestrian access within the community;

WHEREAS, the project is intended to support local businesses, improve quality of life for residents, and foster community engagement;

WHEREAS, potential cost overruns may occur due to unforeseen circumstances, including but not limited to weather conditions, supply chain disruptions, labor shortages, and regulatory changes;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Support for Project: Council hereby supports the Wells Street Improvement Project and authorizes the project team to proceed with the necessary actions to initiate the project.
2. Budget Approval: Council approves the initial project budget of \$6,957,993.44, which includes a contingency fund of \$724,714.50 to cover potential cost overruns.
3. Cost Overrun Support: The District supports, in addition to a project contingency within the budget, cost overrun protection via access and utilization of operating funds, District cash reserves, un-allocated grant funds held (Community Works, Growing Communities).
4. Monitoring and Reporting: The project team shall provide regular updates to Council on the project's progress, including financial reports that detail any potential cost overruns and the measures taken to mitigate them.
5. Risk Management: The project team is directed to implement robust risk management strategies to identify, assess, and mitigate the risks of cost overruns throughout the project.
6. Community Engagement: The project team shall ensure ongoing communication with stakeholders and the community, providing opportunities for feedback and addressing any concerns that may arise.
7. Review of Changes: Any significant changes to the project scope or budget that may lead to cost overruns shall be presented to Council for review and approval prior to implementation.

Carried

5.3 Permissive tax exemption bylaw

- Council corrected bylaw number confusion between 201 and 208, verifying 201 is the correct number.
- Bylaw formatting adjusted to fix redundant clause numbering (1.A appearing multiple times)
- Bylaw grants 5-year property tax exemptions to 3 organizations:

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- Wells Historical Society for 2 lots (museum lot and Dry Building lot)
- Island Mountain Arts Society for 3 properties (Art gallery, Nest building on Sanders, and one unimproved donated lot)
- Wells Recreation Society for curling club land and improvements
- Exemptions apply only to property tax, not utilities or parcel taxes
- District has long history of awarding these exemptions, and the Community Charter allows amendments over time as circumstances change

25-149 THAT Council grant First and Second Reading and Third and Final Reading of the District of Wells Bylaw No. 208 2025 2026-2030 Permissive Tax Exemption Bylaw

Carried

25-150 THAT Council receive the updated Strategic Priorities Project Grid, incremental reporting only.

Carried

6.0 REPORTS

6.1 Mayor's Report (and verbal updates)

- Concise Plan update to be presented in November.
- UBCM attendees to report to November 4th meeting agenda.
- Barkerville Heritage Trust Board Chair to present at Nov. 4th meeting
- CAO reported that all snow removal contracts are in place, no change in providers but with staffing changes only

25-151 THAT Council receives the Mayor and CAO reports.

Carried

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 BC Hydro power outages

- Three power outages occurred within 8 days: Saturday of Thanksgiving weekend, following Sunday during day for over 3 hours, and overnight that night. BC Hydro outages map lists cause as "other" with no specific explanation. The CAO received unconfirmed reports from 2 community members that outages were due to work at Ballarat. The Mayor noted some planned outages in Quesnel

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could have affected Wells, though those are typically posted with business notifications. District staff will follow up with BC Hydro contact Dave Moser for more information. Tree removal work on the power line is extensively completed or nearly done, which should help prevent future outages. Councillor Funk raised concern that not all residents equipped to cope with outages if they lack woodstove backup.

7.2 Community events and announcements

- Fire brigade hosting Halloween event October 31st from 4:00pm to 8:00pm at hall with hot dogs and candy
- Sunset Theater presenting Chimney Swallows performance October 25th
- Writing workshop with Emma Jarrett and Sarah Guest scheduled November 21st and 22nd
- Brendan McLeod theater piece scheduled Sunday, November 30th
- The Sunset Theater Christmas schedule still being finalized
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- The Screech Owls from Williams Lake are performing at a dance November 1st at the Wells Community Hall
- A Remembrance Day ceremony is scheduled November 11th at 10:30am with Mayor Coleman and Haley Archer from Osisko co-hosting
- Mayor will bring poppies from the Quesnel Legion and distribute to Osisko and District office
- The CAO will reach out to the new RCMP officer about attending in red serge
- The Mayor is considering bringing cookies for informal reception after ceremony, since Legion no longer hosts traditional meal
- The Sunset Café is reopening the third week of November and staying open through December and winter
- Wells RV Park (formerly Caribou Joy) under new management with Michelle Stevens operating on behalf of Osisko
- The RV Park is closed for season after turning the water off, and will reopen spring 2026 with an online booking system
- Barkerville Heritage Trust board will be joining the November 4th Council meeting for a 30-minute update and Q&A
- The November 4th meeting is extended from 3:15pm to 5:30pm for the public session to accommodate multiple presentations
- The Legion property price has dropped from \$179,000 to \$149,000, though the District is still able to conduct a Remembrance Day ceremony at the Cenotaph

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8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday October 21, 2025.

25-152 THAT Council at 4:35pm adjourns the Regular Council meeting of Tuesday October 21, 2025.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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Summary Notes – Regular Council Meeting October 21, 2025

- Council held a moment of silence for Mary Sjostrom, former Mayor of Quesnel and present Director of Area A of the Cariboo Regional District, who passed away suddenly October 20, 2025
- Mayor Coleman is working closely with CRD chair Margot Wagner to support the family daily through the process
- Councillor Funk noted Mary's long record of public service and her commitment to finding feasible solutions for citizens in her community
- Additional information from the family may be shared at the November 4th Council meeting
- Council passed a refined UBCM Strategic Priorities funding motion required by UBCM that explicitly states the District will cover any cost overruns through cash reserves and unallocated grant funds
- Council approved third and final reading of Permissive Tax Exemption bylaw 201 (corrected from bylaw 208) covering 3 nonprofit organizations over 5 years
- Wastewater outfall sewer line project reached 60% completion with 8-inch line drilled 12 feet underground, but 2 final Ministry of Environment permits are delayed by the BCGEU strike
- Facilities, Parks and Recreation Master Plan Open House is scheduled for November 5th from 5:00pm to 8:00pm with the consultant, L&M Engineering hosting
- BC Hydro will investigate 3 power outages that occurred within 8 days of each other impacting Wells residents and beyond

Minutes and Notes approval

- Council approved minutes from the September 9th Regular Council meeting with the following corrections:
 - Councillor Funk identified spelling corrections needed for "center" and "theater" to use Canadian spelling on page 19
 - Funk corrected wording in Osisko agreement description to clarify Osisko Development and Barkerville Gold Mines are one entity
 - Multiple corrections made to capitalize "District" when referring to District of Wells and "Crown" when referring to Crown lands
 - Crown lands transfer language corrected to state property would be owned by District first, with joint ownership with Lhtako Dene Nation as backup if technical challenges arise

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- Motion wording corrected on page 21 to remove redundant phrase "drinking water well current" to read "District of Wells current well"

Strategic Priorities project updates

- Wastewater outfall sewer line (P002) reached 60% completion with 8-inch line being drilled 12 feet underground to Willow River
- Project uses 4-inch line temporarily to keep treated effluent moving while waiting for final permits
- 2 final permits from Ministry of Environment delayed by BCGEU strike, holding up 130-meter underground drilling section
- Department of Fisheries signed off on both Wastewater project and Lowhee Dike permits
- Director and Assistant Deputy Minister reviewing October 23rd, whether to move to State of Emergency declaration for the 2 delayed permits
- Measuring maintenance service hole has been installed which contains computerized electronics to measure flow and volume
- FireSmart project to post Coordinator position before Christmas
- Mayor Coleman and the CAO met with Terry Waterhouse the new Northern Manager for BC Housing and staffer David Sheach to discuss housing eligibility for a Wells project
- BC Housing indicated potential for community project, with subsequent session planned to document opportunities before bringing to Council
- Osisko posted updates Thursday and Friday about barge deployment for lakebed drilling, tree clearing at Ballarat Camp, septic system work, and core box transfers
- Community forest expansion (P0118) is delayed by the BCGEU strike
- The Community Emergency Preparedness Fund Volunteer Fire Department Equipment grant application is nearing completion. Former Fire Chief Brendan Bailey is assisting in this grant preparation.
- The Wells Barkerville Volunteer Fire brigade reviewed the Emergency Plan with current Fire Chief Haleigh Almond
- Water drilling program by Osisko was approved by Council for additional drilling after completing work in Barkerville Park
- Crown lands transfer progress is being delayed by the BCGEU strike
- Emergency Operations Centre focus remains on water management and wildfires, with consideration of cooling centres and highway interruption scenarios

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- Lowhee Phase 1 (P076) near completion with final rock delivery before chain-up season
- The Province wants to combine the sediment trap and Lowhee Phase 2 as one permit, as supported by the Assistant Deputy Minister of Environment
- Wildfire fuel protection (P103) detailed field work completed on risk blocks, with high-resolution maps and data tables to be shared with Council and the Community Forest board
- Project expected to take at least 10 years for Wells community, 25 years for all communities combined

Strategic priorities funding motion refinement

- UBCM staff requested all applicants refine council motions to explicitly recognize UBCM will not fund cost overruns through the Strategic Priorities program
- Prince George and Quesnel were also required to amend their motions
- New motion adds language stating District prepared to cover cost overruns through cash reserves, unallocated grant funds i.e., Community Works funds, or Growing Communities funds
- The District CAO explained transportation projects allow management of cost overruns by reducing scope on components like decorative lighting or sidewalks, etc.
- The CAO expressed confidence that proper project management practice means the District will never need to dip into cash reserves
- Council passed a refined motion replacing previous resolution

Permissive tax exemption bylaw

- Council corrected bylaw number confusion between 201 and 208, verifying 201 is the correct number
- Bylaw formatting adjusted to fix redundant clause numbering (1.A appearing multiple times)
- Council completed first and second reading with number and formatting corrections, then passed third and final reading
- Bylaw grants 5-year property tax exemptions to 3 organizations:
 - Wells Historical Society for 2 lots (museum lot and Dry Building lot)
 - Island Mountain Arts Society for 3 properties (Art gallery, Nest building on Sanders, and one unimproved donated lot)
 - Wells Recreation Society for curling club land and improvements

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- Exemptions apply only to property tax, not utilities or parcel taxes
- District has long history of awarding these exemptions, and the Community Charter allows amendments over time as circumstances change

Facilities, Parks and Recreation Master Plan process

- Community Open House scheduled for November 5th from 5:00pm to 8:00pm with L&M Engineering Limited, the project consultants, hosting
- Poster about Open House being hand-delivered to every household starting late October
- Data collection will occur at Open House, with community survey as future phase
- The District CAO is managing process with the consultant
- Council requested social media post announcing door-to-door poster distribution
- Information Management Governance workshop with consultant Alison Habkirk rescheduled to November 4th from 10:30am to 1:30pm
- Consultant will contact Council members in advance to introduce herself and possibly assign preparation work

BC Hydro power outages

- 3 power outages occurred within 8 days: Saturday of Thanksgiving weekend, following Sunday during day for over 3 hours, and overnight that night
- BC Hydro outages map lists cause as "other" with no specific explanation
- Jerry received unconfirmed reports from 2 community members that outages were due to work at Ballarat
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Community events and announcements

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**WELLS-BARKERVILLE COMMUNITY FOREST LTD.
Financial Statements
In Canadian Dollars
Year Ended December 31, 2024**

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CHARTERED PROFESSIONAL ACCOUNTANTS LLP

101 - 262 Reid Street
Quesnel, BC V2J 2M2
Telephone 250-991-0940
Fax 250-991-0942
www.pmtcpa.com

INDEPENDENT PRACTITIONER'S REVIEW ENGAGEMENT REPORT

To the Shareholder of Wells-Barkerville Community Forest Ltd.

We have reviewed the accompanying financial statements of Wells-Barkerville Community Forest Ltd. (the Corporation) that comprise the balance sheet as at December 31, 2024, and the statements of retained earnings, income and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with International Financial Reporting Standards (IFRS), and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Practitioner's Responsibility

Our responsibility is to express a conclusion on the accompanying financial statements based on our review. We conducted our review in accordance with Canadian generally accepted standards for review engagements, which require us to comply with relevant ethical requirements.

A review of financial statements in accordance with Canadian generally accepted standards for review engagements is a limited assurance engagement. The practitioner performs procedures, primarily consisting of making inquiries of management and others within the entity, as appropriate, and applying analytical procedures, and evaluates the evidence obtained.

The procedures performed in a review are substantially less in extent than, and vary in nature from, those performed in an audit conducted in accordance with Canadian generally accepted auditing standards. Accordingly, we do not express an audit opinion on these financial statements.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the financial statements do not present fairly, in all material respects, the financial position of Wells-Barkerville Community Forest Ltd. as at December 31, 2024, and its financial performance and its cash flows for the year then ended in accordance with IFRS.

Quesnel, BC
August 20, 2025


**PMT CHARTERED PROFESSIONAL
ACCOUNTANTS LLP**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Balance Sheet

In Canadian Dollars

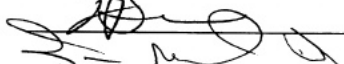
December 31, 2024

	2024	2023
ASSETS		
Current		
Cash and cash equivalents	\$ 176,004	\$ 141,213
Accounts receivable	311,431	681,410
Interest receivable	3,883	-
Prepaid expenses	1,837	4,036
	<u>493,155</u>	<u>826,659</u>
Long term investments (Note 5)	400,000	-
Capital assets (Note 6)	141,452	123,442
Prepaid expenses - non-current	-	1,980
	<u>\$ 1,034,607</u>	<u>\$ 952,081</u>
LIABILITIES		
Current		
Accounts payable and accrued liabilities	\$ 30,277	\$ 3,499
Goods and services tax payable	6,242	27,822
Dividends payable	184,216	324,481
	<u>220,735</u>	<u>355,802</u>
SHAREHOLDER'S EQUITY		
Share capital (Note 9)	100	100
Retained earnings	813,772	596,179
	<u>813,872</u>	<u>596,279</u>
	<u>\$ 1,034,607</u>	<u>\$ 952,081</u>

ON BEHALF OF THE BOARD



Director



Director

See notes to financial statements

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Statement of Retained Earnings

In Canadian Dollars

Year Ended December 31, 2024

	2024	2023
Retained earnings - beginning of year	\$ 596,179	\$ 349,930
Net income	<u>518,843</u>	<u>570,730</u>
	1,115,022	920,660
Dividends declared	<u>(301,250)</u>	<u>(324,481)</u>
Retained earnings - end of year	<u>\$ 813,772</u>	<u>\$ 596,179</u>

See notes to financial statements

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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Statement of Income

In Canadian Dollars

Year Ended December 31, 2024

	2024	2023
Revenue	\$ 668,069	\$ 703,574
Direct costs		
Stumpage	-	52,762
Sub-contractors	70,035	-
	<u>70,035</u>	<u>52,762</u>
Gross profit	598,034	650,812
General and administrative expenses		
Advertising and promotion	-	415
Amortization	2,428	859
Bank charges and interest	295	384
Community engagement	1,085	1,224
Contract services	17,640	22,176
Directors' expenses	480	283
Donations	22,000	428
Expansion and management plan	-	318
Forest trail expense	16,987	16,280
Insurance	3,426	3,318
Interpretive program	-	10,020
Licences, dues and fees	3,917	249
Office and miscellaneous	1,825	2,710
Professional fees	5,742	4,824
Program development	-	5,000
Property taxes	991	1,128
Rental	1,850	1,850
Research	-	1,576
Trail development expenses	3,225	-
Travel	944	5,040
Wages and benefits	2,101	-
Wells destination school	103	-
Winter trail grooming	4,000	2,000
	<u>89,039</u>	<u>80,082</u>
Income from operations	508,995	570,730
Other income		
Gain on disposal of capital assets	5,964	-
Interest income	3,884	-
	<u>9,848</u>	<u>-</u>
Net income	\$ 518,843	\$ 570,730

See notes to financial statements

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WELLS-BARKERVILLE COMMUNITY FOREST LTD.

Statement of Cash Flows

In Canadian Dollars

Year Ended December 31, 2024

	2024	2023
Operating activities		
Net income	\$ 518,843	\$ 570,730
Items not affecting cash:		
Amortization of capital assets	2,428	859
Gain on disposal of capital assets	(5,964)	-
	<u>515,307</u>	<u>571,589</u>
Changes in non-cash working capital:		
Accounts receivable	369,979	(679,560)
Interest receivable	(3,883)	-
Prepaid expenses	2,199	(2,171)
Prepaid expenses - non-current	1,980	(1,980)
Accounts payable and accrued liabilities	26,777	(3,107)
Goods and services tax payable	(21,580)	45,127
Dividends payable	(140,265)	324,481
	<u>235,207</u>	<u>(317,210)</u>
Cash flow from operating activities	<u>750,514</u>	<u>254,379</u>
Investing activities		
Purchase of capital assets	(34,473)	(46,366)
Proceeds on disposal of capital assets	20,000	-
Purchase of long term investments	(400,000)	-
Cash flow used by investing activities	<u>(414,473)</u>	<u>(46,366)</u>
Financing activity		
Dividends paid	<u>(301,250)</u>	<u>(324,481)</u>
Increase (decrease) in cash flow	34,791	(116,468)
Cash - beginning of year	<u>141,213</u>	<u>257,681</u>
Cash - end of year	<u>\$ 176,004</u>	<u>\$ 141,213</u>

See notes to financial statements

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Notes to Financial Statements

In Canadian Dollars

Year Ended December 31, 2024

1. Basis of presentation

The financial statements were prepared in accordance with International Financial Reporting Standards (IFRS).

2. Description of business

Wells-Barkerville Community Forest Ltd. (the "Corporation") is a wholly owned subsidiary of the District of Wells. The principal place of business is located at 4243 Sanders Road in Wells, British Columbia. The registered office is located at 204-1302 Seventh Avenue, Prince George, British Columbia. Wells-Barkerville Community Forest Ltd. was formed by Articles of Incorporation under the Business Corporations Act of British Columbia, Canada.

The Corporation owns and manages a Community Forest under agreement with the Province of British Columbia and with its sole shareholder, the District of Wells.

The Corporation is classified as a Government Business Entity under the Canadian Public Sector Accounting Standards. As such, these financial statements are prepared in accordance with International Financial Reporting Standards. The Corporation is exempt from tax under section 149 of the Income Tax Act (Canada).

3. Significant accounting policies

Cash and cash equivalents

Cash and cash equivalents consist of cash on hand less outstanding cheques and deposits with a maturity of less than three months at the time of purchase. When outstanding cheques are in excess of cash on hand, the excess is reported in bank indebtedness.

Prepaid expenses

Prepaid expenses include insurance and other items paid in advance and are recognized as an expense over the period of expected benefit.

Capital assets

Capital assets are stated at cost or deemed cost less accumulated amortization and are amortized over their estimated useful lives at the following rates and methods:

Buildings - log cabins	25 years	straight-line method
Computer equipment	55%	declining balance method
Equipment	20%	declining balance method
Land	N/A	non-depreciable

Revenue recognition

Revenue

The Corporation recognizes revenue in the period in which the transactions or events occurred that gave rise to the revenue. All revenue is recorded on the accrual basis. Revenue is measured at the fair value of the consideration received or to be received.

(continues)

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3. Significant accounting policies (*continued*)

Uncertainty from use of estimates

The preparation of financial statements in conformity with IFRS requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates.

The significant accounting policies subject to such judgments and the key sources of estimation uncertainty that, in the Corporation's opinion, could significantly affect the reported results or financial position are the Corporation's potential liability for reforestation expenses in connection with the Community Forest.

4. Changes in accounting policies

There are no standards or amendments or interpretations to existing standards issues but not yet effective which are expected to have material impact on the financial statements.

5. Long term investments

	2024	2023
Cashable term deposit, bearing interest at 2.5%, maturing September 13, 2029	\$ 100,000	\$ -
3 Year escalating term deposit, bearing interest at 3.5%, maturing September 13, 2027	300,000	-
	\$ 400,000	\$ -

6. Capital assets

	Cost	Accumulated amortization	2024 Net book value	2023 Net book value
Buildings - log cabins	\$ 62,733	\$ 1,765	\$ 60,968	\$ 42,106
Computer equipment	1,477	1,380	97	217
Equipment	3,976	1,043	2,933	3,665
Land	77,454	-	77,454	77,454
	\$ 145,640	\$ 4,188	\$ 141,452	\$ 123,442

7. Financial instruments

The Corporation is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Corporation's risk exposure and concentration as of December 31, 2024.

(continues)

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Notes to Financial Statements

In Canadian Dollars

Year Ended December 31, 2024

7. Financial instruments (continued)

Credit risk

Credit risk arises from the potential that a counter party will fail to perform its obligations. The Corporation is exposed to credit risk from customers and its cash held in banking institutions. In order to reduce its credit risk, the Corporation reviews a new customer's credit history before extending credit and conducts regular reviews of its existing customers' credit performance. An allowance for doubtful accounts is established based upon factors surrounding the credit risk of specific accounts, historical trends and other information.

There is no change in the risk exposure from the previous period.

8. Related party transactions

The Corporation declared dividends payable of \$301,250 (2023 - \$324,481) to the District of Wells in 2024.

Bowron River Log Homes, owned by current Board of Directors president of the Corporation, constructed two log cabins, and provided cabin installation and trail maintenance services to Wells-Barkerville Community Forest Ltd. The total dollar amount of these transactions is \$37,094.

These transactions are in the normal course of business and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties, or fair market value amount.

9. Share capital

Authorized

- 100,000 Class A common shares, without par value
- 100,000 Class B common shares, without par value
- 1,000,000 Class C non-voting preference shares, without par value
- 1,000,000 Class D non-voting preference shares, without par value
- 1,000,000 Class E non-voting preference shares, par value of \$0.0001
- 1,000,000 Class F non-voting preference shares, par value of \$100.00

Issued and fully paid:

	2024	2023
100 Class A common shares	\$ 100	\$ 100

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Notes to Financial Statements

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Year Ended December 31, 2024

10. Contingent liability

On September 1, 2014, the Corporation signed a 25 year Community Forest Agreement with the Province of British Columbia. The agreement provides for the right to harvest timber and subsequently reforest. The corporation has signed a contract with West Fraser in regards to wood harvesting and silviculture in the Community Forest. Under this contract, West Fraser will provide all forest managements services to the Community Forest and will be responsible for utilizing or selling all logs from the Community Forest. The Corporation may be liable for costs to regenerate an area to "free growing" on the the Community Forest if an obligation is created by the tenure holder that is outside the scope of the contract with West Fraser. Current agreement with West Fraser was signed October 18, 2018 and expired December 31, 2023. A new management agreement has not been renewed. The Corporation has engaged registered Forester to do the field work in preparation of harvesting. All logging expenses are the responsibility of the Corporation.

The Corporation has not provided for any tax liability as it believes that it is exempt from tax under section 149 of the Income Tax Act (Canada). This exemption is based on the fact that all revenue activities of the Corporation take place within the boundaries of the District of Wells, with the exception of activities that are as a result of an agreement between the Corporation and the Province of British Columbia. The amount of any reassessment; if this exemption was not available, has not been calculated.

11. Financial Risks

Management and monitoring of financial risks is performed by the Corporation's management, which manages all financial exposures and reports annually to the Board of Directors.

The Corporation's management does not believe it has any significant credit risk, liquidity risk, market risk, currency risk, or interest rate risk, as the Corporation does not have any significant borrowings or foreign currency holdings.

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**UBCM Convention 2025 – MACC (Ministry, Agency, Commission or Corporation) Meeting
Joint EAO, ENV, & MCM**

Mon. 22 Sept. 2025 – 1:20 PM to 2:30 PM

District of Wells:

Councillors Dorothea Funk, Josh Trotter-Wanner, Dirk Van Stralen

- Notes prepared by Dorothea

MACC Attendees:

ENV. – ADM Kathryn Forge

EAO – ADM Chris Trumpy

MCM Mines Competitiveness & Authorizations Division – ADM Kendra Johnston

MCM A/Chief Permitting Officer - Lowell Constable

Topic - Cariboo Gold Project (Wells, BC)

Background: (from the MACC Meeting Request):

The Cariboo Gold Project will have a huge impact on the District of Wells, in which a major industrial site, the Mine Site Complex will be located, along with other mining-related activities.

- The regulatory framework consists of:
Environmental Assessment Certificate (M23-01) issued by the Province after a three+ year environmental assessment
- *Mines Act* Permit (M-247),
- *Environmental Management Act* Permits (PE-111511 Mine Site Complex and PE-17686 Bonanza Ledge).

We seek: 1) clarification on conditions in the conditions and regulations for the mine 2) clarification on Environmental Amendment process for M23-01; 3) better understanding of how Compliance and Enforcement process works for the EAC and Permit requirements

Meeting Purpose: To demonstrate that the Cariboo Gold Project Mine Site Complex (MSC) is visibly *in* Wells, not merely *near* it; yet its local government, the District of Wells (DoW) has mostly been left out of consultation and information sharing in EAC and permit conditions for the Project (among other issues); with the goal of getting this fixed, so we are treated as a key stakeholder. We also seek clarification on the EAC amendment process and a better understanding of Compliance and Enforcement for the EAC and Permit requirements.

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Key points

- Began by asking asking if anyone has been to Wells, followed up by showing aerial views of the current town site and a visual rendering of the MSC, its footprint half the size of Wells, and its proximity to homes and buildings.
- (Lack of) Consultation and information sharing with the District of Wells. This mine impacts the very fabric of our town. Yet, DOW not treated as a stakeholder/most impacted community.
- Environmental Assessment Certificate M23-01 – District of Wells is not required to be consulted for most of the management plans in Schedule B Table of Conditions, just the Community Effects Management Plan, Drinking Water and Water Treatment and one more. In EAC M23-01, DoW is excluded from consultation for:
 - #9. Independent Environmental Monitor terms of engagement (B-7)
 - #10. Construction Environment Management Plan (B-9)
 - #11. Care and Maintenance Plan (B-10)
 - #13. Environmental Effects Management Plan (B-11)
 - #14. Caribou Mitigation and Monitoring Plan (B-13)
 - #17. Health and Medical Services Plan (B-19)
 - #19. Human Health Monitoring and Management Plan (B-21)
 - #21. End Land Use Plan
- Environmental Management Act Permit PE-111511 – DoW is totally missing from being included. Yet, as the permit states, the gold mine is located *in* Wells, BC. (this is the only mention of Wells). This major industrial infrastructure is being built in our town, yet, for instance, we have no representation on the Environmental Monitoring Board (2.10, P. 11) required under PE-111511.
- Mines Permit M-247 doesn't identify the District of Wells as a consultative area. e.g. so we're not to be provided with Compliance Status Reports (p. 19), Notifications of Activities (p. 19), Suspension of Construction or Operations due to Environmental Concerns (p. 32). Construction of Environmental management plans (p. 46)

○Key question: How can this near exclusion from the EAC and permits be fixed?

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- Key question 2: a) If we're excluded, does the District, do its own monitoring? b) How will those costs be covered (staff & equipment). We don't have the people or money.
- Communication & Consultation:
 - a) cariboogold.com website not being kept up to date, is missing information, such as management plans that are on the EPIC site, as of August, 2025 (*the site has since been updated with those plans*).
 - b) For plans which required our input, we only saw an initial draft in spring, 2024, and had expected further follow-up. Instead, we learned late this summer there would be no further consultation with DoW.
 - c) Wells, as the most impacted community, needs information directly, as it happens. At present, there is no requirement the company has to do this, or do it consistently. This needs to be codified and specified. We want everything the Province gets.
- Compliance & Enforcement
 - a) Who monitors impacts like noise and dust and light? How often? Who follows up on the violations, and complaints (e.g. noise). And then...? What's the process?
 - b) What is the fine structure? Is there escalation?
 - c) One scenario is that they'll just pay the fines as a cost of doing business. (Note they dropped the idea of requesting an Amendment to the EAC to 'confirm' noise limits didn't apply to construction).
 - d) Clarify jurisdiction of local bylaws, e.g. our Noise Bylaw, over EAC & permit conditions (also ask of Muni Affairs).
- It is Wells experiencing the impacts. What about money to cover mitigation costs? (Already, it looks like we'll have to move our Visitor Info Centre on the shore of Jack of Clubs Lake).
- Amendments to Certificate – Changes to Project outlined in ODV's 2025 Feasibility Study (e.g. expanding Ballarat for camp housing; no milling at QR; etc)
 - Question: Have you received any EAC Amendment requests or know of some that are pending? If so, what are they?
- We recognize the company's main duty it to its shareholders, not to Wells. Therefore, as a 'creature of the Province' we (local government) depend on the Province to safeguard our interests and support our well-being.
- Environmental Assessment
 - a) Process not designed to come up with the best solution for all concerned parties.
 - b) District of Wells not identified as a key stakeholder requiring special consideration and involvement in the assessment process, but merely as a member of the Technical Advisory Committee where we could, or could not, choose to get involved. (There was also no support

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for our involvement – research and review of applications, participation in technical and working groups, augmented community engagement, and post-decision regulatory processes should a project Certificate be issued).

c) Lack of involvement partly due to lack of capacity and lack of support for research, expertise, staff time, etc.

d) Wells had a Community Advisory Committee (volunteers) but it was not provided with resources for independent analysis, etc.

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**Local Government Resolutions re. Environmental Assessment Act & Mines Act
UBCM Resolutions Database**

accessed 06 October 2025 – Dorothea

Note – some resolutions pre-date the Environmental Assessment Act of 2018, and the change in government 2017, but imo, issues remain.

Enhancing the Environmental Assessment Process

Year 2024

Number EB44

Sponsor(s) - Bulkley-Nechako RD

Whereas the environmental assessment review and permitting process for major projects does not adequately identify, consider and proactively address the cumulative social, economic, and infrastructure impacts of these projects on communities; And whereas the environmental assessment process defers consideration of community issues to the management planning and permitting stage where the issues that arise are inadequately addressed in a reactive manner during project implementation: Therefore be it resolved that UBCM urge the Province to ensure that the environmental assessment review process ensures the proactive identification and mitigation of cumulative community impacts in a proactive manner based on an inclusive and collaborative review process with impacted communities.

Convention Decision – Endorsed

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/enhancing-environmental-assessment-process>

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Improved Local Government Capacity for Environmental Assessment Participation

Year 2024

Number EB45

Sponsor(s) - Squamish

Whereas the provincial and federal environmental assessment processes are not the direct jurisdiction of local governments and therefore not subject to associated service cost recovery fees; And whereas environmental assessment processes, while of critical importance to communities, are very time-consuming, expensive, and onerous for local government staff, community, and council: Therefore be it resolved that UBCM ask the Province to establish proponent fees to support the participation of local governments in environmental assessment processes, including compensation associated with the research and review of applications, participation in technical and working groups, augmented community engagement, and post-decision regulatory processes should a project Certificate be issued.

Convention Decision – Endorsed

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/improved-local-government-capacity>

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Environmental Assessment Cumulative Analysis

Year 2017

Number B65

Sponsor(s) - Squamish

Whereas a project subject to provincial environmental assessment EA process can be separated into different EA processes or excluded from the process altogether such as hydro, gas supply, navigation, etc.; And whereas, because of this, there is no cumulative analysis that creates a clear picture of the entire impact of a proposal, including the five pillars of environmental assessment; economic, social, environmental, health and heritage, thereby distorting and potentially minimizes the magnitude of the impact or understanding by the community and local government: Therefore be it resolved that the Province consider projects in their entirety when evaluating them through the Environmental Assessment Office.

Convention Decision - Endorsed

Provincial Response

Ministry of Environment Climate Change Strategy. The Minister of Environment and Climate Change Strategy has a mandate to revitalize the Environmental Assessment EA process, and is currently working to identify the steps that will be taken to achieve this mandate. The Minister will make a formal announcement on the process for EA revitalization at a later date. Major policy or legislation initiatives typically include opportunities for stakeholder engagement, so there will likely be opportunities for municipalities to provide input from their experience with the EA process. The Environmental Assessment Office EAO assesses whether a proposed project might have significant adverse environmental, social, economic, heritage or health effects. Within each of these categories, the EAO determines individual Valued Components that must be assessed. This may include, for example, potential impacts to wildlife, heritage sites, recreation use, etc. Cumulative effects can be defined as changes to the environment that are caused by an action in combination with other past, present and future human actions. When assessing cumulative effects on valued components, the EAO currently considers the following information: - approved land use plans that designate the most appropriate activities on the land base; - current baseline data that includes the existing effects of past and current activities that overlap with the effects of the proposed project; - consideration of potential overlapping impacts that may be occurring due to other developments, even if not directly related to the proposed projects; and - consideration of future developments that are reasonably foreseeable either proposed public disclosure or have been approved to be built, but are not yet built.

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/environmental-assessment-funding-system>

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Environmental Assessment Funding System

Year 2017

Number B113

Sponsor(s) - Squamish

Whereas the provincial and federal environmental assessment processes are not the direct jurisdiction of local governments and therefore not subject to associated service cost recovery fees and cost of public engagement; And whereas these environmental assessment processes can be very time consuming, expensive and onerous for local government staff, community and council: Therefore be it resolved that the provincial government set up a funding system to allow for local governments to be compensated for the staff time spent including research, review, technical and working group participation, and to augment and support community engagement during the entire process; And be it further resolved that the provincial governments Environmental Assessment Office fee schedule be revised to include a fee for local governments throughout the certification process.

Convention Decision – Endorsed

Provincial Response

Ministry of Environment Climate Change Strategy.

The Environmental Assessment Office does not currently have budget available to provide capacity funding for local governments participating in the Environmental Assessment EA process. We acknowledge the time and expense that local governments invest in the EA process, and recognize that funding from the provincial government would be helpful. The Minister of Environment and Climate Change Strategy has a mandate to revitalize the EA process. We are working to identify the scope and process for EA revitalization and have noted this issue for consideration. Major policy or legislation initiatives typically also include opportunities for stakeholder engagement, so there will likely be opportunities for municipalities to provide input from their experience with the EA process. We encourage you to bring forward this concern during those stakeholder engagement opportunities.

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/environmental-assessment-cumulative>

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Proposed Amendment to Provincial Mines Act and Other Relevant Articles of Legislation

Year 2018

Number B134

Sponsor(s) - Kamloops

Whereas under the current legislation, a mining operation may be established within or near municipal boundaries which can have negative impact on environmental and economic conditions as well as the physical and social health of established communities; And whereas proposed major mines, major expansions and upgrades to existing mines, and some large-scale exploration and development projects require approval under various articles of federal and provincial legislation, including but not limited to the Canadian Environmental Assessment Act, the Mines Act of BC, and the Mineral Tenure Act: Therefore be it resolved that the UBCM lobby the BC Ministry of Energy, Mines and Petroleum Resources and the BC Ministry of Environment and Climate Change Strategy to amend the Mines Act of BC and any other relevant articles of legislation to require approval, on future projects within 10 km of the municipal boundaries of established communities, by those local governments.

Convention Decision - Not Endorsed

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/proposed-amendment-provincial-mines-act-and>

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Mines Act Alignment with Official Community Plans

Year 2014

Number B116

Sponsor(s) - Sicamous

WHEREAS the provincial Mines Act governs the issuance of permits relative to the mining and extraction of natural resources across the province without first having a permit applicant confirm local government support for such activity; AND WHEREAS local governments may have established official community plans designating specific areas for such mining and extraction of natural resources: THEREFORE BE IT RESOLVED that UBCM prevail upon the provincial government to amend the Mines Act to first require a mines permit applicant to confirm such mining activity is within an area designated by a local official community plan permitting such mining activity.

Convention Decision - Endorsed

Provincial Response

Ministry of Energy Mines The Province of British Columbia is committed to working with local governments across BC to find solutions to issues related to mining activities. The Ministry's referral process for Notice of Work application proposals includes providing local governments the opportunity to review and provide comments. Mining is important to the BC economy whether mining aggregate to build our roads, hospitals and homes or exploring for sub-surface mineral and coal resources. This sector provides employment in communities throughout British Columbia and appropriate development of our resources is key to the provincial economy.

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/mines-act-alignment-official-community>

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Mineral Tenure Act Modernization

Year 2013

Number B80

Sponsor(s) - Tofino

WHEREAS British Columbia's Mineral Tenure Act has remained substantially unchanged since the 1800s and is not suited to our modern day land base and the demands of legitimate competing interests and values, with the present Mineral Tenure Act giving no weight to other economic activities, current or future, in areas affected by mining claims including tourism, forestry and farming; AND WHEREAS local governments and First Nations deserve greater latitude to shape their economic development paths and protect the full range of their residents interests, and a modern Mineral Tenure Act could ensure adequate regional planning would take place, recognizing vital water, agricultural and other resources on which all communities depend: THEREFORE BE IT RESOLVED that UBCM request that the Province of British Columbia undertake a broad-based public engagement process similar to that being used to amend BC's Water Act and fairly engage First Nations and local governments to determine how best to modernize the Mineral Tenure Act and related legislation in a way that ensures the full range of interests including social, cultural, ecological and economic are given fair consideration on BC's land base.

Convention Decision -Endorsed

Provincial Response

Ministry of Energy Mines Government is open to input on how to ensure BC continues to have a modern and streamlined regulatory framework for the mining sector. The Mineral Tenure Act does have provisions for the interests of the surface rights holders. Formal notification to a landowner is required prior to accessing a claim area that is located on private land. If landowner and claim holders are not able to agree on terms to access a claim, they may ask the Chief Gold Commissioner to mediate and failing that may appeal to the Surface Rights Board. If a claim holder wishes to conduct exploration or mining activity that involves mechanized disturbance, a permit under the Mines Act is required.

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/mineral-tenure-act-modernization>

UBCM 2025

Councillor Trotter-Wanner's Report to Council:

UBCM 2025 was a packed week. I attended learning sessions and Ministry staff meetings. Ministry Staff Meetings as well as some hallway conversations:

BC Hydro

- BC Hydro has updated its distribution extension policy so more of the cost is covered by BC Hydro
- As capacity is used the 3 phase will be extended (should follow up with 250kW for Troll and 500kW for Ballarat)

Joint EAO, Ministry of Environment, Ministry of Mines

- Inspector reports will be published
- Compliance and enforcement for the different organizations are coordinated. There is a compliance framework
- Reporting Line was mentioned to inform the chief mines inspector of non-compliance

BC Assessment

- Standard method of assessing industrial buildings

Ministry of Citizen Services

- cell phone to satellite connection is becoming available
- Cell towers along the highway of tears are costing from 2 to 4 million per tower
- Open WIFI spots along highway 26 is much cheaper and simpler

Ministry Tourism, Arts, Culture & Sport

- Routes and stories

Sessions learnings

- Spike in Insurance Claims in 2024¹
- Federal building code to be updated this fall¹
- CleanBC is under review¹
- Risk assessments and Emergency Management Plans will be required¹
- BC Building Code recently updated that require cooling rooms/measures¹
- Tiny homes on wheels being allowed⁴
- EHS trialling various communication methods^{5,2}
- Commercial thinning^{5,3}
- Riprap and sheet piling for flood control^{5,4}
- They want to know about shovel ready projects⁶
- Not-for-profit homes⁶
- Business Benefits Finder⁷
- DCRA – soon to be released – climatereadybc⁸
- UBCM fund now open - Community Emergency Preparedness Fund (CEPF)⁸
- Evacuee Registration and Assistance (ERA) tool.⁸
- Heavy Equipment attack teams being piloted.⁸

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- Local government can declare a “local recovery period” vs Response mode⁸
- self-insured pool of 171 local governments¹⁰
- Plants and Landscapping for resistance¹⁰

I attended the following sessions (some overlapped partially with Ministry meetings):

1. Climate Hazards & Housing: Risk, Resilience, and Local Action
2. Delivering Affordable Housing: Challenges & Opportunities
3. Resilient Local Leaders: Charting the Course to Support Mental Health in Elected Officials
4. Tiny Homes for Rural Housing
5. Small Talk Forum
 1. Resilient Staff, Renewed Council and a Recommitment to Community
 2. Ambulance Services and Coverage
 3. Timber Supply
 4. City of Grand Forks Flood Mitigation Program
 5. Creative Economic Development
 6. The Path Forward – Navigating Unexpected Job Loss
 7. UBCM LGPS Funding Update
6. Modest Growth & Big Challenges: The Road Ahead for BC’s Economy
7. Ease of Doing Business Review (Province of BC)
8. Cabinet Town Hall: Emergency Preparedness
9. Building Social Consensus through Community Assemblies
10. Strengthening Wildfire Resilience Through Leadership

Priorities Summary

A summary of the 2025 Union of BC Municipalities (UBCM) convention notes, focusing on four key areas of interest for the District of Wells and the surrounding region. Discussions ranged from critical infrastructure needs to economic development and community resilience. The convention provided a platform for local government representatives to engage with provincial ministries and agencies on pressing issues. The following is a synopsis of the discussions related to three-phase power, the Cariboo Gold Project, improvements for historic sites, and wildfire prevention.

3 Phase Power

The lack of three-phase power to Wells, BC, along the Highway 26 corridor is a significant barrier to future development.

- BC Hydro has updated its distribution extension policy (<https://app.bchydro.com/accounts-billing/electrical-connections/distribution-extension-policy.html>), which now requires the utility to cover more of the costs. While there is capacity on the existing 25kV line. It was indicated that as more of the single phase power is used the 3 phase will continue to be extended (I think

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it was Ajay who said this {to confirm}). Council can't just say that there will be demand, the contractor doing the building will have to contact BC Hydro and possibility put up some security (that can be used against future bills).

- Regarding power outages: The vegetation management budget has gone from \$50 million to \$150 million
- I also asked about using the mine's powerline (primary or as a backup):
 - Concerns about maintenance by private owner – Past situation where growth in a substation got to the point of being dangerous
 - Using the power just for when the main line goes down would require 1) A technical study, 2) an agreement with Barkerville Gold Mines (BGM), followed by 3) approval from the BC Utilities Commission.

Taxation for Cariboo Gold Project Clarification

Details regarding the taxation of the Cariboo Gold Project were discussed in a joint meeting with several provincial ministries.

- Meet with BC Assessment – we can tell them when occupation or construction happens (it seemed like they would be happy to hear from us)
- Mentioned the taxation confusion at the joint meeting to Ministry of Mines representative

Tourism

At the tourism meeting

- Mentioned the impacts on Wells of the current funding model for Barkerville and Cottonwood
- Tourism is focusing on "routes"
- Outdoor Recreation presentation and guide

Wildfire Prevention Investments

Significant emphasis was placed on wildfire resilience and prevention. The 2026 FireSmart Community Funding and Supports program will have an open intake from October 1, 2025, to September 30, 2026. This funding can be used for various activities, including developing community wildfire resiliency plans, public education. A notable change is that the fuel management program is now separate, with up to \$100,000 available per year for up to two years. Local governments were encouraged to adopt Development Permit Area (DPA) bylaws for wildfire interface areas to enhance building standards for fire resilience. The importance of creating defensible spaces around homes and community assets was repeatedly highlighted, with embers being the primary cause of home ignition during a wildfire. The

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province is also investing in new technologies, such as AI fire detection and wildfire detection cameras, to get ahead of wildfires.

Cell Service

- Cell towers: the Province is being charged 2 to 4 million for new cell towers along highway 16. I think there was mention of a company working on cell coverage for highway 37
- they hope satellite cell service will make cell towers obsolete.
- Open Wifi sites along the highway are much easier and cheaper

Housing

- Mass timber (is being promoted)
- Tiny Homes for Rural Housing
- Federal programs and building code update?

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**UBCM Convention 2025 – MACC (Ministry, Agency, Commission or Corporation) Meeting
BC Assessment Authority**

Victoria. Tue. 22 Sept. 2025 1:30 to 2:00 PM

District of Wells:

Councillors Dorothea Funk, Josh Trotter-Wanner, Dirk Van Stralen
- Notes prepared by Dorothea

BC Assessment Authority Attendees:

Graham Held – Manager, Local Government Relations
Another BCAA Representative (didn't catch the name)

Topic – Taxation of Heavy Industry – gold mine

Background: (from the MACC Meeting Request):

- A major mine development, the Cariboo Gold Project, is scheduled to be built in Wells, starting this fall (2025) with production slated for July, 2027. It is an underground mine but a sizeable Mine Site Complex, with a Services Building (concentrator), water treatment plant and electrical sub-station, being built above ground inside the town.
- Wells councillors had an informative meeting with a BCA representative at the 2024 UBCM convention, but more questions have arisen, and with a more clear construction schedule, it would be helpful to have another meeting.
- Information about the Project, including a two-minute 3D visualization of the Mine Site Complex, can be found here: www.cariboogold.com.

BCAA (Graham Held):

- Property valuation is done in a straightforward way, based on value of commodity.
- Clarified that yes, a mine is taxable and is assessed at the Heavy Industry Rate (Class 4)
- Assessed value won't be as much as the cost of construction. Could compare to other similar mining buildings (e.g. gold mine near Kamloops).
- There is a depreciation schedule, and goes down to no lower than 20%. If shut down, 10%.
- Crown land is assessable, but subject to restrictions. Contaminated site could also qualify as a restriction.
- Assessment schedule – begins July 1 of every year, market value, continue assessing up to October 31. Applies to next next year.
- Upon construction start will begin adding improvement value; e.g. if a slab is poured, they start assessing. "Test for occupation".
- Water treatment plant might have exemption if it's for pollution abatement.
- He will connect our CAO (Jerry Dombowsky) with the BCAA lead for this mine site.

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- Assessment predicated on premise there will be a mine.
- What about roads to a mine site? Held: It depends; the BCAA mine site lead can discuss with Jerry.

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**UBCM Convention 2025 – MACC (Ministry, Agency, Commission or Corporation) Meeting
Joint EAO, Environment & Major Mines**

Victoria. Mon. 22 Sept. 2025 – 1:20 PM to 2:30 PM

District of Wells:

Councillors Dorothea Funk, Josh Trotter-Wanner, Dirk Van Stralen
- Notes prepared by Dorothea

Provincial MACC Attendees:

Environment – ADM Kathryn Forge
Environmental Assessment Office - ADM Chris Trumpy
Mines Competitiveness & Authorizations Division (Mines and Critical Minerals) – ADM Kendra Johnston
Major Mines (Mines and Critical Minerals) Chief Permitting Officer – Lowell Constable
Note-taker – Carrie Nugent (Crown Contaminated Sites Program)

Topic – Cariboo Gold Project (Wells, BC)

Background: (from the MACC Meeting Request):

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Key points

0.0 Began by asking asking if anyone has been to Wells (not everyone had), followed up by showing aerial views of the current town site and a visual rendering of the MSC, its footprint half the size of Wells, and its proximity to homes and buildings.

- (Lack of) Consultation and information sharing with the District of Wells. This mine impacts the very fabric of our town. Yet, DOW not treated as a stakeholder/most impacted community.

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- There is a cultural economy that's grown up since industrial mining left in the 1960s (35% based on culture, with estimated 200,000 visiting the area every year). There is leftover infrastructure that makes Wells unique. How can we preserve what we have? (Councillor Van Stralen)
- Noise is a public concern. Incident reporting database. (Councillor Trotter-Wanner)
- Environmental Assessment Certificate M23-01 – District of Wells is not required to be consulted for most of the management plans in Schedule B Table of Conditions, just the Community Effects Management Plan, Drinking Water and Water Treatment and one more. In EAC M23-01, DoW is excluded from consultation for:
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- Mines Permit M-247 doesn't identify the District of Wells as a consultative area. e.g. so we're not to be provided with Compliance Status Reports (p. 19), Notifications of Activities (p. 19), Suspension of Construction or Operations due to Environmental Concerns (p. 32). Construction of Environmental management plans (p. 46)
 - Key question: How can this near exclusion from the EAC and permits be fixed?
 - Key question 2: a) If we're excluded, does the District, do its own monitoring? b) How will those costs be covered (staff & equipment). We don't have the people or money.
- Communication & Consultation:
 - a) For plans which required our input, we only saw an initial draft in spring, 2024, and had expected further follow-up. Instead, we learned late this summer there would be no further consultation with DoW.
 - b) Wells, as the most impacted community, needs information directly, as it happens. At present, there is no requirement the company has to do this, or do it consistently. This needs to be codified and specified. We want everything the Province gets.
- Compliance & Enforcement
 - a) Who monitors impacts like noise and dust and light? How often? Who follows up on the violations, and complaints (e.g. noise). And then...? What's the process?
 - b) What is the fine structure? Is there escalation?

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Response:

- ☐ Inspections are coordinated.
 - ☐ Expectation they're doing compliance. Different mechanisms, such as warnings and financial penalties. If there are multiple infractions, responses can 'have bite'.
 - ☐ We can file compliance concerns.
 - ☐ Mines inspectors can stop in at the District Office when in Wells. (We noted perhaps they could also answer questions at a Council meeting).
- Amendments to Certificate – Changes to Project outlined in ODV's 2025 Feasibility Study (e.g. expanding Ballarat for camp housing; no milling at QR; etc)
Question: Have you received any EAC Amendment requests or know of some that are pending? If so, what are they?

Response from EAO:

- ☐ Have not received any formal EAC amendment requests to date.
- We recognize the company's main duty it to its shareholders, not to Wells. Therefore, as a 'creature of the Province' we (local government) depend on the Province to safeguard our interests and support our well-being.
 - Environmental Assessment
 - a) Process not designed to come up with the best solution for all concerned parties.
 - b) District of Wells not identified as a key stakeholder requiring special consideration and involvement in the assessment process, but merely as a member of the Technical Advisory Committee where we could, or could not, choose to get involved. (There was also no support for our involvement – research and review of applications, participation in technical and working groups, augmented community engagement, and post-decision regulatory processes should a project Certificate be issued).
 - c) Lack of involvement partly due to lack of capacity and lack of support for research, expertise, staff time, etc.
 - d) Wells had a Community Advisory Committee (volunteers) but it was not provided with resources for independent analysis, etc.

Overall Response:

- ☐ While they mostly listened, they stated interest in ongoing engagement with us and following up on some of the issues/questions raised. We will need to follow up from our end.

We concluded by saying they would be very welcome to visit Wells at anytime.

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UBCM Resolutions (2024)

I learned later that a couple of relevant resolutions to the Environmental Assessment process had been passed at the 2024 UBCM Convention:

Enhancing the Environmental Assessment Process

Year 2024

Number EB44

Sponsor(s) - Bulkley-Nechako RD

Whereas the environmental assessment review and permitting process for major projects does not adequately identify, consider and proactively address the cumulative social, economic, and infrastructure impacts of these projects on communities; And whereas the environmental assessment process defers consideration of community issues to the management planning and permitting stage where the issues that arise are inadequately addressed in a reactive manner during project implementation: Therefore be it resolved that UBCM urge the Province to ensure that the environmental assessment review process ensures the proactive

UBCM Resolutions (2024), cont.

identification and mitigation of cumulative community impacts in a proactive manner based on an inclusive and collaborative review process with impacted communities.

Convention Decision – Endorsed

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/enhancing-environmental-assessment-process>

Improved Local Government Capacity for Environmental Assessment Participation

Year 2024

Number EB45

Sponsor(s) - Squamish

Whereas the provincial and federal environmental assessment processes are not the direct jurisdiction of local governments and therefore not subject to associated service cost recovery fees; And whereas environmental assessment processes, while of critical importance to communities, are very time-consuming, expensive, and onerous for local government staff, community, and council: Therefore be it resolved that UBCM ask the Province to establish proponent fees to support the participation of local governments in environmental assessment processes, including compensation associated with the research and review of applications, participation in technical and working groups, augmented community engagement, and post-decision regulatory processes should a project Certificate be issued.

Convention Decision – Endorsed

<https://www.ubcm.ca/convention-resolutions/resolutions/resolutions-database/improved-local-government-capacity>

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District of Wells—Strategic Priorities Projects Tracking Grid

Version 8.0—2025 05 05

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 2024.”, or continue active work on the project if the project is multi-year and will carry-over to 2025 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 2024 and carry forward to 2025 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 2025, or later in the remainder of the Council mandate—2024 to 2026

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=2024 or early 2025 Completion; Category 2—2024 Depending on Budgets & Staffing;
 Category 3—Reconsider but defer to 2025 or later

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
1	P006	Indigenous Partnerships		1	22-04	OG	x	x	x			
1.1	P050	Lhtako Dene Nation Partnerships		1	23-11	OG	x	x	x	x		
1.2	P050.1	Lhtako Dene Nation Partnerships—Crownlands		1	24-02	OG	x	x	x	x		
1.3	P050.2	Lhtako Dene Nation Partnerships—Water and Flood Management		1	24-02	OG	x	x	x	x		
1.4	P050.3	Lhtako Dene Nation Partnerships—Wells Barkerville Community Forest		1	23-06	OG	x	x	x			
1.5	P050.4	Lhtako Dene Nation Partnerships—Power Line		1	23-11	OG	x	x				
1.6	P050.5	Lhtako Dene Nation Partnerships—Barkerville and Cottonwood		1	23-11	OG	x	x				
1.7	P050.6	Lhtako Dene Nation Partnerships—FireSmart & Wildfire Mitigation		1	23-11	OG	x	x	x			
1.8	P050.7	Lhtako Dene Nation Partnerships—Charter		1	23-11	OG	x	x	x	x		
1.9	P050.8	Lhtako Dene Nation Partnerships—Waste Water		1	23-11	OG	x	x	x	x		
1.10	P050.9	Lhtako Dene Nation Partnerships—Drinking Water		1	23-11	OG	x	x	x	x		
1.11	P050.10	Lhtako Dene Nation Partnerships—Wells Community Buildings		1	23-11	OG	x	x	x	x		
1.11	P050.11	Lhtako Dene Nation Partnerships—Cariboo Gold Project		1	23-11	OG	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
2	P017	Osisko MOU and Community Agreement			22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	\$256,000	1	22-04		x	x	x	x		
2.2	P017.2	Land Use		1	23-06		x	x	x			
2.3	P017.3	Taxation		1	24-08		x	x	x			
2.4	P017.4	Community Liaison Position and Contract (Annual)	\$140,000 Annual	1	24-08		x	x	x	x	x	
3		DOW & Partners—Emergency and Prevention Planning & Implementation			24-02		x	x	x			
3.1	P076	PROV BC—Disaster Risk Reduction Lowhee Phase 1	\$2,100,000	1	23-06	24-04	x	x	x	x	x	
3.2	P082	UBCM Disaster Risk Reduction—Category 1, 2 & 3—Lowhee Phase 2	\$5,300,000	1	24-01		x	x	x			
3.3	P042	2024 & 2025 UBCM—Emergency Operations Centres Equipment & Training (\$40,000 py)	\$80,000	1	23-01	25-03	x	x	x			
3.4	P022	DOW & Partners--Emergency Response Plan		1	22-06	OG	x	x	x	x		
3.5	P014	UBCM—FireSmart Community Funding and Supports (Part 1)	\$123,500	1	21-04	24-03	x	x	x	x	x	
3.6	P014.1	UBCM—FireSmart Community Funding and Supports (Part 2)	\$800,000 \$800,000	1	25-04		x	x	x			
3.7	P023	UBCM—2023 Fire Equipment & Training Grant	\$30,000	1	22-11	24-03	x	x	x	x	x	9
3.8	P039	PROV BC—Engine 11 Replacement	\$360,000	1/2	22-12	25-03	x	x	x	x	x	9
3.9	P039.1	PROV BC—Future Engine Replacements		2								
3.10	P040	2024 UBCM—Public Notification & Evacuation Routes Planning	\$30,000	1	23-01		x	x	x			
3.11	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area	1,200,000	1	22-08	26-03	x	x	x	x		
Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E

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3.12	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000		24-06	24-11	x	x	x	x	x	
3.13	P101.1	PROV BC EMCR 2024 Wildfires		1	24-05		x	x	x	x		
3.14	P101.2	PROV BC EMCR 2025 Wildfires		2								
4		Infrastructure										
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	26-06	x	x	x			
5		Planning, Housing, Community, Facilities Economic										
5.1	P003	DOW & Partners--New OCP (Osisko)	\$100,000	1	20-04	24-03	x	x	x	x	x	
5.2	P027	UBCM ICSP and OCP Alignment Project	\$77,000	1	18-04	24-12	x	x	x	x	x	
5.3	P035	UBCM Economic Development Plan	\$55,000	1	18-04	24-12	x	x	x	x	x	
5.4	P035.1	Dark Sky Project		2	24-02							
5.5	P035.2	Heritage Protection Zone(s)		2	24-02							
5.6	P056	PROV BC--District of Wells Boundary Expansion Evaluation	\$85,000	1	18-05	24-12	x	x	x	x	x	
5.7	P057	UBCM--Housing Strategy Revision	\$15,000	1	21-01	24-12	x					
5.8	P064	PROV BC--LGHI Fund--Lands and Housing	\$150,975	1	24-01		x	x				
5.9	P004	DOW & Partners--Wells Barkerville Community Cultural & Recreation Centre		1/2	20-04	24-12	x	x	x			
Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E
5.10	P004.1	PROV BC--REDIP WBCCRC Project (Three		1	22-11	27-03	x	x				

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		Submissions—Not Approved											
5.11	P005	DOW & Partners—Playground (\$56,000 in-trust)		2	20-04	24-10	x	x					
5.12	P020	DOW Wells Community Forest and Community Forest Expansion (funds vary each year)		1	18-04	OG	x	x	x	x			
5.13	P063	PROV BC Growing Communities Fund	\$588,000	2	23-03	24-10	x	x	x				
5.14	P046	DOW & Partners—Barkerville Topics		1	23-01	OG	x	x	x				
5.15	P016	PROV BC—Housing & BC Housing Project		2	19-04	OG	x	x					
5.16	P011	NDIT Highway 26 Power Line Project	\$20,000	1	22-06	23-11	x	x	x	x	x		
5.17	P025	NDIT—Economic Development Officer Funding (\$50,000 annual)		1	22-11	24-03	x	x	x				
5.18	P045	NDIT—Grant Writer Program (\$9,500 annual)		2	22-11	24-03	x	x					
5.19	P093	NDIT—Economic Infrastructure		3									
5.18	P094	NDIT—Community Places		3									
5.19	P095	NDIT—Business Façade (\$10,000 annual)		1	24-01		x	x	x				
5.20	P037	UBCM—Community Works Funds (\$77,000 annual)		2	18-04	OG	x	x					
5.22	P047	PROV BC—Destination Development		3	23-01	x	x						
5.23	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership (\$26,259 in-trust)		2	05-01	23-09	x	x	x	x			
5.24	P102	PROV BC—LGCAP—2022 to 2026	\$202,373	2	22-03	26-07	x	x	x	x			
A		Appendix A—Complete											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x		8
A.2	P061	BC HYRDO—LED Steet Lighting	\$35,000	C	20-10	22-11	x	x	x	x	x		7
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	22-04	23-03	x	x	x	x	x		9
Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	I P 1	I P 2	I P 3	E	
B		Appendix B—Operations											
B.1	P044	DOW—Operations & Governance Improvement Plan		1/2	23-01	OG	x	x	x				

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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									
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.6	P044.5	DOW—Fitness Centre Upgrades and Location Decision (GCF)	\$25,000	1	22-11	23-04	x	x	x	x	x		
B.7	P044.6	PROV BC & DOW--Cemetery		2	22-06	OG	x	x					
B.8	P044.7	DOW Municipal Hall Upgrades	\$130,000	1	22-04	24-12	x	x	x	x	x		
B.9	P044.8	DOW Firehall Upgrades	\$175,000	1	22-04	23-12	x	x	x	x	x		
B.11	P044.9	2023 to 2025 Supplements	Review at each Council Meeting	2/3	23-01		x	x	x				
B12	P044.10	DOW & Partners—EV Charging Stations		2	23-01	OG	x	x	x				
B13	P044.11	Novaks Land Use			22-08		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	Totals					\$32,565,000	\$142,185,000	

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

Ref	Items District of Wells Office	Status (good, fair, poor)	Mitigation Estimate
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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Ref	Building	Items District of Wells Office	Cost	Status
	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 • Inspection Report Work • Baseboard Heaters Updating & Safety		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 • Remove Old Carpets • Wood Flooring Refinishing • Industrial Laminant		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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Appendix G—Facilities Upgrades List

Ref	Items Firehall	Status (good, fair, poor)	Mitigation Estimate
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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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 • Inspection Report Work • Lighting in Crawl Space • Relocate Service	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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Appendix G—Facilities Upgrades List

Ref	Items Community Hall	Status (good, fair, poor)	Mitigation Estimate
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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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

Ref	Building	Items Community Hall	Cost	Solution
	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 Repairs		

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Appendix G—Facilities Upgrades List

Ref	Items Community Cultural and Recreation Centre	Status (good, fair, poor)	Mitigation Estimate
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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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

Ref	Building	Items	Cost	Solution
		Community and Cultural Recreation Centre		
	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 • Interior and Exterior Painting (storage boxes required) • Electrical Upgrades • Room 302 Business Room Completion • Grade Beam for Outdoor Shelter • Youth Play Value Equipment • Other		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		

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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		

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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.		

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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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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-pannel 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		