

District of Wells

2022 to 2032 Concise Business Plan

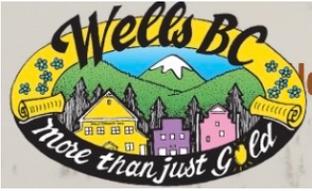
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Executive Summary

The District of Wells (DOW) is a community in the Province of BC (established first in 1933 as Wells); its mandate is to serve the citizens of Wells, BC, CANADA. DOW was incorporated 1998 June 29. DOW is part of the North Cariboo Region of British Columbia.

The District of Wells is located in the ancestral territories of the Lhatko 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, Xat'süll, Simpcw, and Lheidli. Evidence of early indigenous settlement in the region dates back over 10,000 years.

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Context and Contact Information

This Business Plan is updated quarterly; it documents planning, priorities and practices. Our Mayor and Chief Administrative Officer (CAO) are our main contacts for our organization.

Changes since last revision: Projects list updated and other minor edits.

Council consists of Mayor and 4 Councillors. For more information about this plan, contact Jerry Dombowsky, our CAO, at 250-991-1155 or jerry.dombowsky@wells.ca or Ed Coleman, Mayor, at 250-991-9034 or edcoleman@wells.ca

Vision, Mission, and Values

Vision

(Where you want to be in 10 years.)

Wells is a self-sustaining cohesive community.

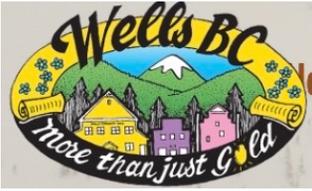
Mission

(How business is done.)

Wells works with its citizens and partners cooperatively to sustain and improve the community for all.

Values

- Responsible
- Ethical
- Sustainable Growth
- Integrity
- Giving
- Diversity
- Collaboration
- Thriving
- Health and Wellness
- Leadership
- Equity and Equality
- Fairness
- Consensus
- Creative
- Openness
- Sustainable
- Affordability
- Peacefulness
- Artistic
- Respect
- Inclusiveness
- Volunteerism
- Community
- Dignity
- Environmentally Responsible



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District of Wells—Strategic Priorities Projects Tracking Grid

Version 11.0—2025 12 16

Overview

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

Categories

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

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

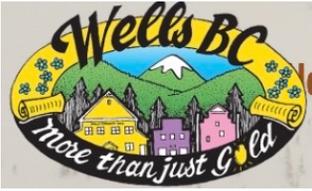
Category 2: Subject to sufficient budgetary/grant funds and staffing capacity, commence project in 2024, with no commitment to complete the project in 2026 and carry forward to a future year if appropriate.

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

Appendix A: Completed Projects

Appendix B—P044 Series: Operations Projects

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



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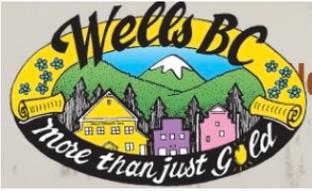
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PC=Priority Category (1 to 3) **SD**=Start Date yy-mm **CA**=Contract(s) **E & A** **ED**=Estimated and Actual End Date yy-mm **ID**=Idea Identified **PL**=planning **IP**=implementation phases
E=complete/evaluation (1 to 10) **OG**=Ongoing
IPr=in-progress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

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

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

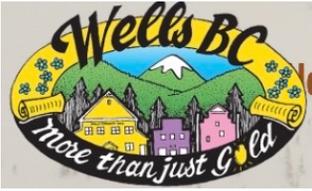


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Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
3.5	P023.1	UBCM--2025 Fire Equipment & Training Grant	\$30,000	2			x	x				
3.6	P039.1	PROV BC--Future Engine Replacements		2								
3.7	P040	2024 UBCM--Public Notification & Evacuation Routes Planning	\$30,000	1	23-01		x	x	x			
3.8	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area	1,200,000	1	22-08	26-03	x	x	x	x		
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	OG	x	x	x			
4.4	P106	UBCM Strategic Priorities	\$7,000,000	2	25-09		x	x				
5		Planning, Housing, Community, Facilities Economic										
5.1	P064	PROV BC--LGHI Fund--Lands and Housing	\$150,975	1	24-01		x	x				
5.2	P004	DOW & Partners--Wells Barkerville Community Cultural & Recreation Centre		1/2	20-04	24-12	x	x	x			
5.3	P004.1	PROV BC--REDIP WBCCRC Project (Three Submissions--Not Approved)		1	22-11	27-03	x	x				
5.4	P005	DOW & Partners--Playground (\$56,000 in-trust)		2	20-04	24-10	x	x				
5.5	P020	DOW Wells Community Forest and Community Forest Expansion (funds vary each year)		1	18-04	OG	x	x	x	x		
5.6	P063	PROV BC Growing Communities Fund	\$588,000	2	23-03	24-10	x	x	x			

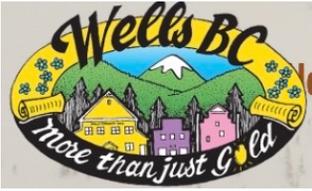


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5.7	P046	DOW & Partners—Barkerville Topics		1	23-01	OG	x	x	x			
5.8	P016	PROV BC—Housing & BC Housing Project		2	19-04	OG	x	x				
5.9	P025	NDIT—Economic Development Officer Funding (\$50,000 annual)		1	22-11	24-03	x	x	x			
5.10	P045	NDIT—Grant Writer Program (\$9,500 annual)		2	22-11	24-03	x	x	x			
5.11	P093	NDIT—Economic Infrastructure		3								
5.12	P094	NDIT—Community Places		3								
5.13	P095	NDIT—Business Façade (\$10,000 annual)		1	24-01		x	x	x			
5.14	P037	UBCM—Community Works Funds (\$77,000 annual)		2	18-04	OG	x	x				
5.15	P047	PROV BC—Destination Development		3	23-01	x	x					
5.16	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership (\$26,259 in-trust)	\$26,259	2	05-01	23-09	x	x	x	x		
5.18	P102	PROV BC—LGCAP—2022 to 2026	\$202,373	2	22-03	26-07	x	x	x	x		
A		Appendix A—Complete										
1A	P006	Indigenous Partnerships		1	22-04	OG	x	x	x			
2A	P017	Osisko MOU and Community Agreement			22-06	OG	x	x	x	x		
3A		DOW & Partners—Emergency and Prevention, Planning & Implementation			24-02		x	x	x			
3.1A	P076	PROV BC—Disaster Risk Reduction Lowhee Phase 1	\$2,100,000	C	23-06	24-12	x	x	x	x	x	8
3.2A	P014	UBCM—FireSmart Community Funding and Supports (Part 1)	\$123,500	C	21-04	24-03	x	x	x	x	x	8
3.3A	P023	UBCM—2023 Fire Equipment & Training Grant	\$30,000	C	22-11	24-03	x	x	x	x	x	9
3.4A	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000	C	24-06	24-11	x	x	x	x	x	9
3.5A	P101.1	PROV BC EMCR 2024 Wildfires		C	24-05	25-03	x	x	x	x	x	8
3.6A	P039	PROV BC—Engine 11 Replacement	\$360,000	C	22-12	25-03	x	x	x	x	x	9

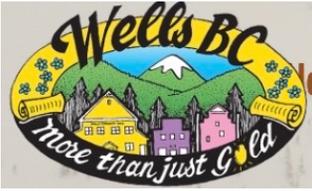


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4A		Infrastructure										
4.1A	P010	BC Hydro Community Energy Project	\$15,000	C	22-04	23-03	x	x	x	x	x	9
5A		Planning, Housing, Community, Facilities Economic										
4.2A	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x	8
4.3A	P061	BC HYRDO--LED Steet Lighting	\$85,000	C	20-10	22-11	x	x	x	x	x	7
4.4A	P003	DOW & Partners--New OCP (Osisko)	\$100,000	C	20-04	24-03	x	x	x	x	x	8
4.5A	P027	UBCM ICSP and OCP Alignment Project	\$77,000	C	18-04	24-12	x	x	x	x	x	8
4.6A	P035	UBCM Economic Development Plan	\$55,000	C	18-04	24-12	x	x	x	x	x	8
4.7A	P056	PROV BC--District of Wells Boundary Expansion Evaluation	\$85,000	C	18-05	24-12	x	x	x	x	x	7
4.8A	P011	NDIT Highway 26 Power Line Report	\$20,000	C	22-06	23-11	x	x	x	x	x	8
4.9A	P057	UBCM--Housing Strategy Revision	\$15,000	C	21-01	24-12	x	x	x	x	x	8
4.10A	P044.7	DOW Municipal Hall Upgrades	\$130,000	C	22-04	24-12	x	x	x	x	x	8
4.11A	P044.8	DOW Firehall Upgrades	\$175,000	C	22-04	25-12	x	x	x	x	x	7
4.12A	P044.1	DOW & Partners--EV Charging Station at Jack of Clubs (BC Hydro)		C	23-01	OG	x	x	x	x	x	8
4.13A	P044.5	DOW--Fitness Centre Upgrades and Location Decision (GCF)	\$25,000	C	22-11	23-04	x	x	x	x	x	9
B		Appendix B--Operations										
B.1	P044	DOW--Operations & Governance Improvement Plan		1/2	23-01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2	23-01		x	x	x			
B.3	P044.2	Pooley Street Retaining Wall		1			x	x				
B.4	P044.3	DOW Public Works Garage and Shop		2	22-11	23-12	x	x				

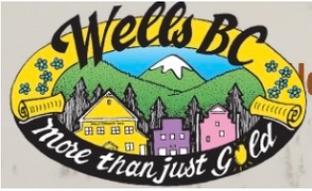


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B.5	P044.4	Mooney Lane House Fire		1	22-06		x	x	x	x	x	
B.7	P044.6	PROV BC & DOW-- Cemetery		2	22-06	OG	x	x				
B.11	P044.9	2023 to 2026 Supplements	Review at each Council Meeting	2/3	23-01		x	x	x			



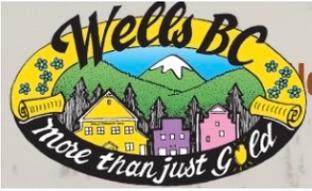
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Appendix L--District of Wells Risk Management Chart (Version 10.0)

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



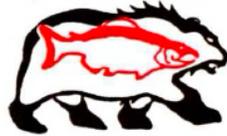
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Appendix M—Lhtako Dene Charter—Version 1.6

LHTAKO DENE NATION
(RED BLUFF INDIAN BAND)



Charter *between:*

Lhtako Dene Nation and District of Wells

Seven Generations of Decision Making

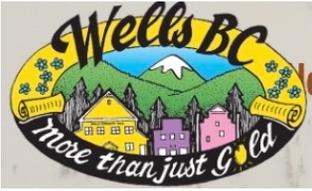


**Committed to Sustainable:
Financial Resources, Projects, and Cooperation**

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	



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Appendix M--Lhtako Dene Charter--Version 1.6



Funding Partners for the Various Projects

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

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

Pillars of Cooperation

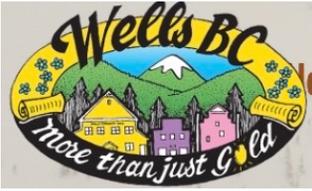


Lhtako Dene Nation Chief Signature

Date: 2025 August 02

District of Wells Mayor Signature

Version of Charter: #1.6



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Organization Chart

We work in a leadership environment of equality, respect, continuous improvement, and working effectively with: citizens; community organizations; indigenous nations; businesses; industries—arts, forestry, mining, tourism, & other; partners; local, regional, provincial, and federal governments; and other.

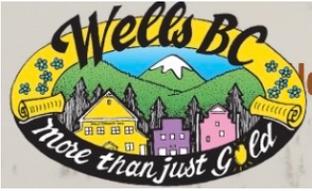
- ***Citizens***
 - Access to Mayor, Councillors, and CAO
 - Access to Staff for Information and Services
- ***Mayor & Councillors***
 - Responsible to Citizens
 - CAO takes direction from Mayor and Council
- ***Chief Administrative Officer & Staff***
 - CAO Reports to Mayor & Council
 - CAO Communicates with Citizens and Partners
 - Under direction of CAO, Staff Communicates with, Mayor and Council, Citizens, and Partners
- ***Partners and Partnerships***
 - Communicates with Mayor and Council
 - Communicates with CAO
 - Participates on Committees and Public Engagement

Respect Statement

(See also Appendix B—Respect Policy)

Respect is required at the District of Wells. Respect practices apply to all who work for, or are accessing the District of Wells services. High respect levels are critical to creating and sustaining a safe services and employment experiences.

Respect can be measured by levels of: patience, communication, tolerance, active listening, kindness, trust building, on-going improvement, openness, absence of ego, outreach, use of language, honesty, voice volume and tone, and non-verbal or body language.



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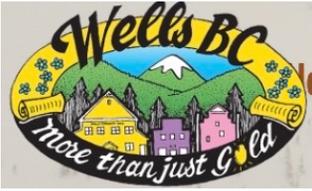
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Council

Council consists of Mayor and 4 Councillors; they, are selected by the Citizens of the District of Wells, by Election. Mayor and Councillors serve, 4-year terms; 3 members form a quorum.

Name	Original Term Start	Current Term End	Position & Communications	Background
Council				
Coleman, Ed	2022 Nov 8	2026 Oct	Mayor edcoleman@wells.ca 250-991-9034	Business, Industry, Not-for Profits, and Education
Funk, Dorothea	2022 Nov 8	2026 Oct	Councillor dfunk@wells.ca	Media, Arts, Library Science, & Community
Lewis, Jenn	2022 Nov 8	2026 Oct	Councillor jlewis@wells.ca	Entertainment Industry, Arts, Business & Community
Trotter-Wanner, Josh	2022 Nov 8	2026 Oct	Councillor josh@wells.ca	Industry and Engineering
Van Stralen, Dirk	2022 Nov 8	2026 Oct	Councillor vanstralen@wells.ca	Business and Arts
Previous Term (after February 2022 By-Election)				
Coleman, Ed	2022 Feb	2022 Oct/Nov	Mayor edcoleman@wells.ca 250-991-9034	Business, Industry, Not-for Profits, and Education
Funk, Dorothea	2022 Feb	2022 Oct/Nov	Councillor dfunk@wells.ca	Media, Arts, Library Science, & Community
Kilsby, Mandy	2018 Nov	2022 Oct/Nov	Councillor kilsby@wells.ca	Museum & Heritage
Lewis, Jenn	2022 Feb	2022 Oct/Nov	Councillor jlewis@wells.ca	Entertainment Industry, Arts, Business & Community
McDonagh, Shannon	2022 Feb	2022 Oct/Nov	Councillor smdonagh@wells.ca	Business and Retail

Acting Mayor Schedule—Year 2026: 2025 January—Councillor Funk; 2026 February, March & April—Councillor Lewis; 2026 May, June, & July—Councillor Van Stralen; 2026—August, September, & October—Councillor Trotter-Wanner; 2026 November—Councillor Funk



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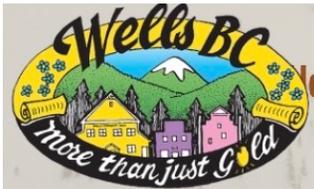
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Staff

Name	Title	Communication
Almond, Haleigh	Deputy Fire Chief	firechief@wells.ca
Brown, Sarah	Economic Development Officer and Chief Financial Officer (on leave)	sarahbrown@wells.ca
Champagne, Gary	Part-time Financial Advisor	gary.champagne@wells.ca
Douglas, Ian	Part-time Facilities, Lands, and Infrastructure Worker	iandouglas@wells.ca
Dombowsky, Maria	Administrative Assistant	maria.dombowsky@wells.ca
Dombowsky, Jerry	Chief Administrative Officer	jerrydombowsky@wells.ca
Hill, Jessy	Facilities, Lands, and Infrastructure Worker	
Teodori-Clarke, Jaggar	Facilities, Lands, and Infrastructure Foreman	pbworks@wells.ca
Additional Seasonal & Casual Staff	For Facilities, Lands, and Infrastructure and Visitors' Centre	
In-progress	District of Wells Cariboo Gold Liaison	(sourced by Consultant at present)
In-progress	FireSmart Coordinator	

Wells Barkerville Community Forest Board (WBCFB)

Ref	Name	Position	Communication
	Bensted, Tony	Director	
	Hill, Jessy	Director	
	Koekemoer, Daryl	Director	
	Jorgenson, Dave	Director	
	Lewis, Jenn	Council Representative and Administrator	
	MacDonald, Ian	President	
	Matzner, Eric	Forestry Consultant	



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Other Services

Ref	Name	Position	Communication
	McKay, Deb	Librarian (CRD) at Community Hall	

Emergency Services (*other than Fire Brigade*)

Police

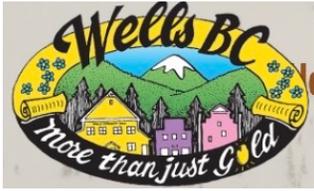
Ref	Name	Position	Communication
	McInnis, Niel Molnar, Jeremy	Constables—Wells & Quesnel Detachments	250-994-3314
	Pelletier, Steven	Corporal—Rural Policing--Quesnel	250-992-9211
	Weseen, Richard	Sargent—Operations NCO--Quesnel	250-992-9211

Ambulance and Health

Ref	Name	Position	Communication
	Hunter, Jody & BC Ambulance Team	Head EMT	
	Northern Health Team	Nurse Practitioner & Team	250-992-8321

Wildfire (see also Appendix J—Draft Wildfire Risk Map)

Ref	Name	Position	Communication
	Dombowsky, Thomas	Fire Warden	
	Salewski, John	Manager, Blackwater Wildfire Division, Quesnel	
	McCuaig, Jon	Wildfire Technician	
	Lui, Vincent Green, Tyrone	Land & Resource Coordinator (Fuel Mitigation)	



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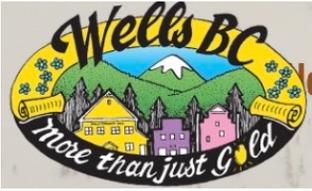
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Utilities—Communications and Power

Ref	Name	Position	Communication
	Dillabough, Julia	Telus Manager, Community Service and Excellence	
	Mosure, Dave	BC Hydro Coordinator—Northern Community Relations	

Services and Contractors (varies as per Procurement Policy)

Ref	Name	Services
1	TD Canada Trust (Quesnel)	Bank
2	Integriss Quesnel	Bank
3	FBB Chartered Professional Accountants (Quesnel)	Auditor
4	Four Seasons Bobcat Service	Fencing
5	James & Sons Electric and Service Electric	Electrical
5	Canadian Western Mechanical	HVAC and Plumbing
6	Fresno Construction, Harlow Contracting, Algonquin Contracting, Others	Carpentry and Construction
7	EA Works	Snow Removal and Infrastructure Support
8	Two Boys Contracting	Snow Removal & Backhoe Services
9	Cariboo Propane	Propane
10	R. Radloff and Associates Engineering, Core 6, and BGC	Engineering Consulting
11	Urban Systems	Planning Consulting
12	Clear Course Consulting	Business Plans Support
13	Fresno Construction	Infrastructure Works
14	Wilkinson Family (Dave)	Infrastructure Works



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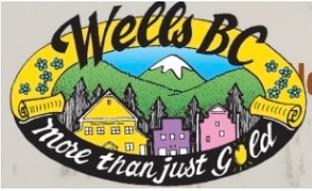
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Committees

- Committee of the Whole—Council for Executive, Finance, Public Meetings, Other
- Wells Community Vision and Planning Committee—Select Committee
 - **Co-Chair Councillor Jenn Lewis**
 - **Co-Chair Councillor Dirk Van Stralen**
 - Hayley Archer (Osisko Development)
 - Elyssia Sasaki (Island Mountain Arts)
 - Judy Campbell
 - Julia Mackey
 - Cheryl McCarthy
 - Stu Cawood (Barkerville Historic Town & Park)
 - Ziggy Danes
 - Ian Douglas
 - Cam Beck
 - Thomas Dombowsky
 - Public can attend, other Council Members can attend as non-voting members.
- Wells Community Buildings and Lands Committee—Select Committee
 - **Co-Chair—Councillor Dorothea Funk**
 - **Co-Chair—Councillor Josh Trotter-Wanner**
 - Judy Campbell
 - Elyssia Sasaki (Island Mount Arts)
 - TBD (Barkerville Historic Town & Park)
 - Alison Galbraith
 - Dawn Leroy
 - Julia Mackey
 - Hayley Archer (Osisko Developments)
 - Rocky Nedka
 - Public can attend, other Council Members can attend as non-voting members.



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Committees continued

- Emergency Preparedness Committee—Fire Chiefs, RCMP, Ambulance, Staff, Businesses, Wildfire Branch, Osisko Developments, West Fraser Mills, Barkerville, Ministry of Highways & EMCON, BC Hydro, Telus, Emergency Management & Climate Readiness BC, Northern Health, Quesnel Search and Rescue, North Cariboo Highway Rescue, Other. See Emergency Management Plan Version 7.3 for more details.
 - **Co-Chair—Mayor Ed Coleman**
 - **Co-Chair—Councillor Josh Trotter-Wanner**
- Housing and Heritage—TBD

Bylaws, Policies, and Practice *(See also Appendix H—Bylaws List)*

- Council Procedures Bylaws
- Emergency Services Bylaws
- General Regulations Bylaws
- OCP & Planning Bylaws
- Taxation and Fees Bylaws
- Operating Policies and Practices
- Governance Policies and Practices

Permits

- Building Permits
- Development Permits
- Demolition Permits
- Tree Removal Permits

Provincial Links

The District of Wells runs under the laws of the Community Charter and Local Government Act.

Community Charter

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/03026_00

Local Government Act

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_06#section227

CivicInfoBC

<https://www.civicinfo.bc.ca/>



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Important Publications and Information

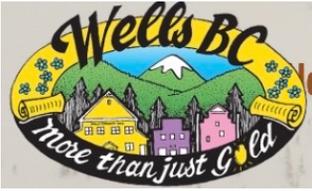
(see www.wells.ca home page for up-to-date version of most of the reports)

Ref	Title	Last Revised Date
1	Official Community Plan	2025 Fall
2	Annual Audited Statements of Financial Information and Annual Budget and Five Year Financial Plan	Spring of Each Year
3	Wells Barkerville Community Cultural and Recreation Centre Plan	2022 Fall Revised 2024 April Budget Revision
5	CivicInfoBC Online Information-- https://www.civicinfo.bc.ca/	
6	Wells Barkerville Community Forest Business Plan	
7	Wells Community Foundation Business Plan	
8	Structural Fire Protection Plan	2022 November
9	Wildfire Protection Plan	2022 November
10	Waste Water System Assessment	Ongoing
11	Water System Assessment	Ongoing
12	Emergency Management Plan	2025 April
13	Economic Development Plan	2024 December
14	Integrated OCP & Boundary Expansion Plan	2025 December
15	P44--DOW Functions and Tasks Chart	2025 November
16	P44--Bylaws List	Being Updated
16	P44--DOW Operations Improvement Plan	2025 February
17	Highway 26 Power Transmission Update Report	2023 May

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

Regular Council Meeting Dates 2026

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



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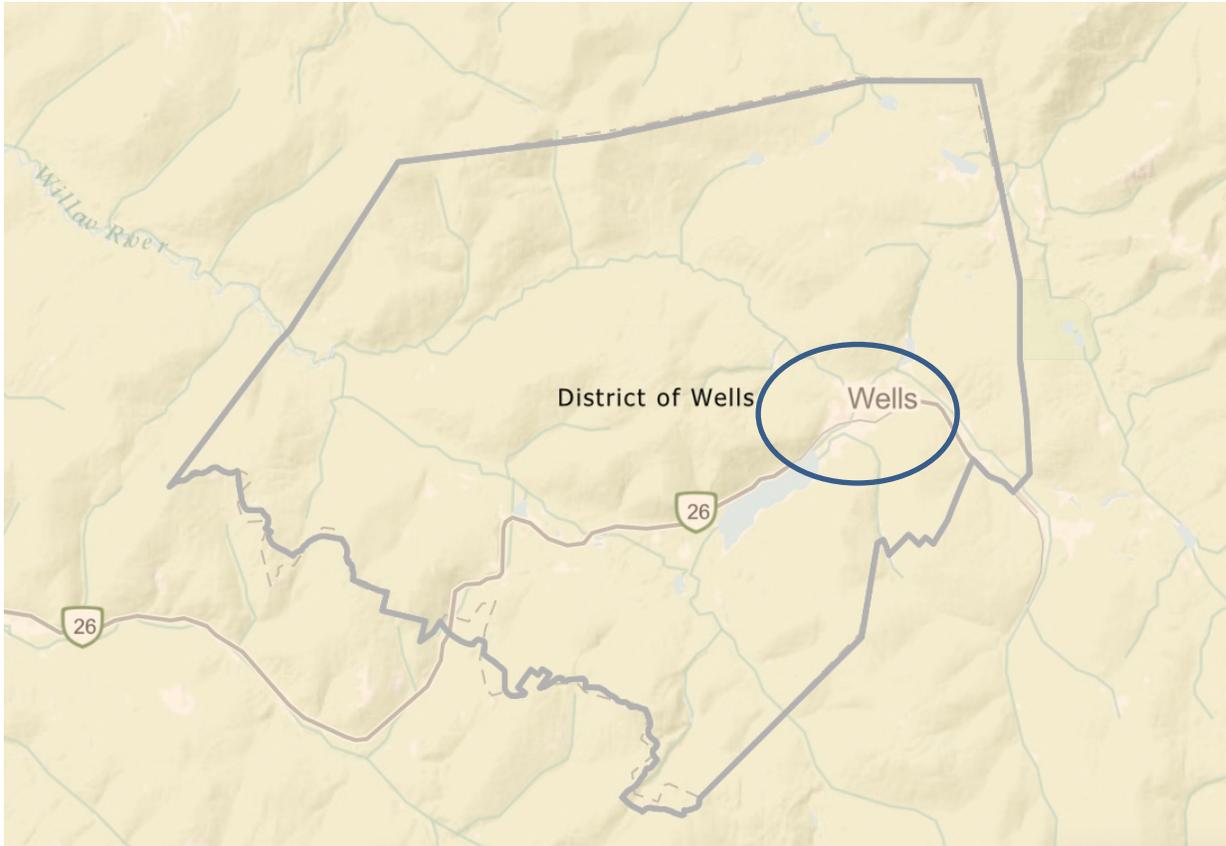
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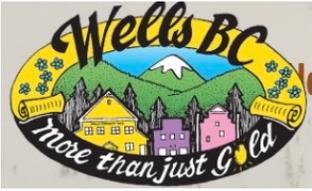
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District of Wells Map and Boundaries—Sample Only

(Land Area: 158.09 square kilometres.)





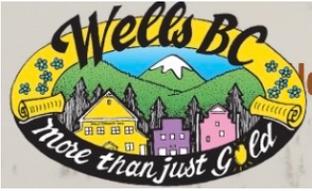
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Wells Basic Map—Sample Only





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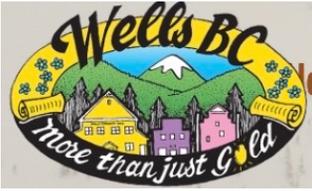
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Cariboo Regional District Map and Boundaries—Sample Only

Cariboo Regional District Attributes: Extensive Indigenous history; cultural diversity; strong sense of community; high proportion of pioneer/multi-generational families; generous communities, conscious of risk populations, consistent economy; fluctuating employment with forestry, wood processing, mining, ranching, farming, tourism, and other.





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Indigenous Nations

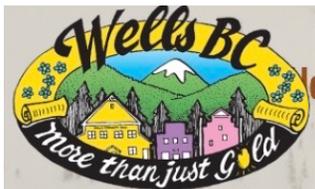
Indigenous Nations have been established for millennia in the Cariboo and District of Wells areas. Unfortunately, one Indigenous Nation located at Bear/Bowron Lake & Area, was completely lost due to disease in the mid-1800s. Below is a list of identified Indigenous Nations in the Cariboo by the British Columbia Assembly of First Nations (BCAFN), *sourced from www.bcafn.ca* There were several additional Nations involved in the 1800s and early 1900s in the Trading and Mining Economies. The United Nations declaration on the Rights of Indigenous People (UNDRIP) helps guides relationship development with Indigenous Governments, Nations, and Peoples.

“Cariboo” Indigenous Languages

- Tsilhqot'in
- Secwepemctsin
- Dakelh
- Tse'khene

“Cariboo” Indigenous Nations

- [?Esdilagh First Nation](#)
- [Canim Lake](#)
- [Esk'etemc](#)
- [Lheidli T'enneh First Nation](#)
- [Lhoosk'uz Dene Nation Formerly known as Kluskus](#)
- [Lhtako Dene Nation](#)
- [McLeod Lake Indian Band](#)
- [Nazko First Nation](#)
- [Stswecem'c Xgat'tem First Nation](#)
- [Tl'esqox Formerly Known as Toosey Band](#) (preferred: *Tl'esqox*)
- [Tl'etingox Government](#)
- [Tsideldel Formerly Known as Alexis Creek](#) (preferred: *Tsideldel*)
- [Ulkatcho Indian Band](#) (preferred: *Ulkatcho*)
- [Williams Lake Indian Band](#) (preferred: *Williams Lake First Nation*)
- [Xat'sull formerly known as Soda Creek Indian Band](#) (preferred: *Xat'sull*)
- [Xeni Gwet'in First Nations Government](#)
- [Yunesit'in Government](#)



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Wells, BC and District of Wells Short History Timeline

Year	Item
Millennia Before Present	Indigenous Nations Established
1858	Cariboo Gold Rush
1933	Wells Established, including the Wells Townsite Company
1967	Wells Improvement District Established, and later some services with Cariboo Regional District
1998	District of Wells Incorporated

Wells, BC Short History Overview (1920s to 1930s)

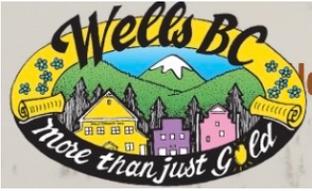
(Excerpts from Teachers' Resource Guide, Wells Historical Society.)

Wells is named after Fred Marshall Wells. When Fred Marshall Wells came to the Barkerville area in the early 1920s, there was nothing at the future site of his town except a sawmill and a roadhouse that had been there since the 1890s. Wells, a prospector with experience all over Canada, formed the Cariboo Gold Quartz Mining Company in 1926 with W.R. Burnett to investigate a series of claims on Cow Mountain.

The Wells Townsite Company was incorporated in 1933. Burnett, Solibakke and Wells were directors; the balance of shares was held by Cariboo Gold Quartz. The objectives were to provide the necessary services for the town by clearing, laying out, and selling lots, providing water and electrical services, erecting houses for sale or lease, erecting a hospital, school, and community hall, and encouraging construction of churches, recreational facilities, hotels, stores, and other commercial establishments. It was clear from the beginning that the Townsite Company would encourage private enterprise to develop the commercial district.

District of Wells Quick Facts

- Wells Established in the 1933.
- District of Wells Established 1998 June 29
- Serves a population of 218 (2021 Census).
- Land Area: 158.09 square kilometres.
- Annual Budget of over \$1 million.
- 5-person Council.
- 4 to 9 Staff (full-time, part-time, seasonal, and casual)
- Fiscal Year: January to December.
- Gateway to Barkerville Historic Town & Park and Bowron Lakes Provincial Park
- Infrastructure: Water, Sewer, Roads, Power, Communications, Facilities



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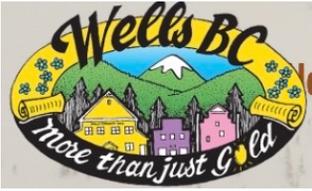
District of Wells Annual Operating Cycle

- Budget Development Range—November to March, including Public Meeting
- Budget Approval Range—February to April
- Annual External Previous Year Audit Range—March to July
- Provincial Government Reporting Requirements—Year-round
- Snow Removal—October to April (and sometimes including other months)
- Flood Watch—April to July (and sometimes including other months)
- Wildfire Watch—May to September (and sometimes including other months)
- Extreme Weather Events—Year-round
- Facilities Maintenance—Year-round
- Strategic Plans Implementations—Year-round
- External Grant Applications and Implementation—Year-round
- Elections—every four years on Provincial Cycle, by-elections at-times for resignations

Partners: Charters and MOUs

Charters and MOUs are being considered for various partners, see Appendix C—Draft Memorandum of Understanding Template. Council will review priority and suitability of Charters and MOUs opportunities over-time—see Appendix A for Partners List:

- Trails MOUs—WATS and Province of BC
- Osisko Developments—BGM (Barkerville Gold Mines)—MOU Established
- Indigenous Nations: Lhtako Dene Nation Charter Established
- Fraser Head Waters—MOU Established
- Barkerville and Cottonwood—Common Functions Chart



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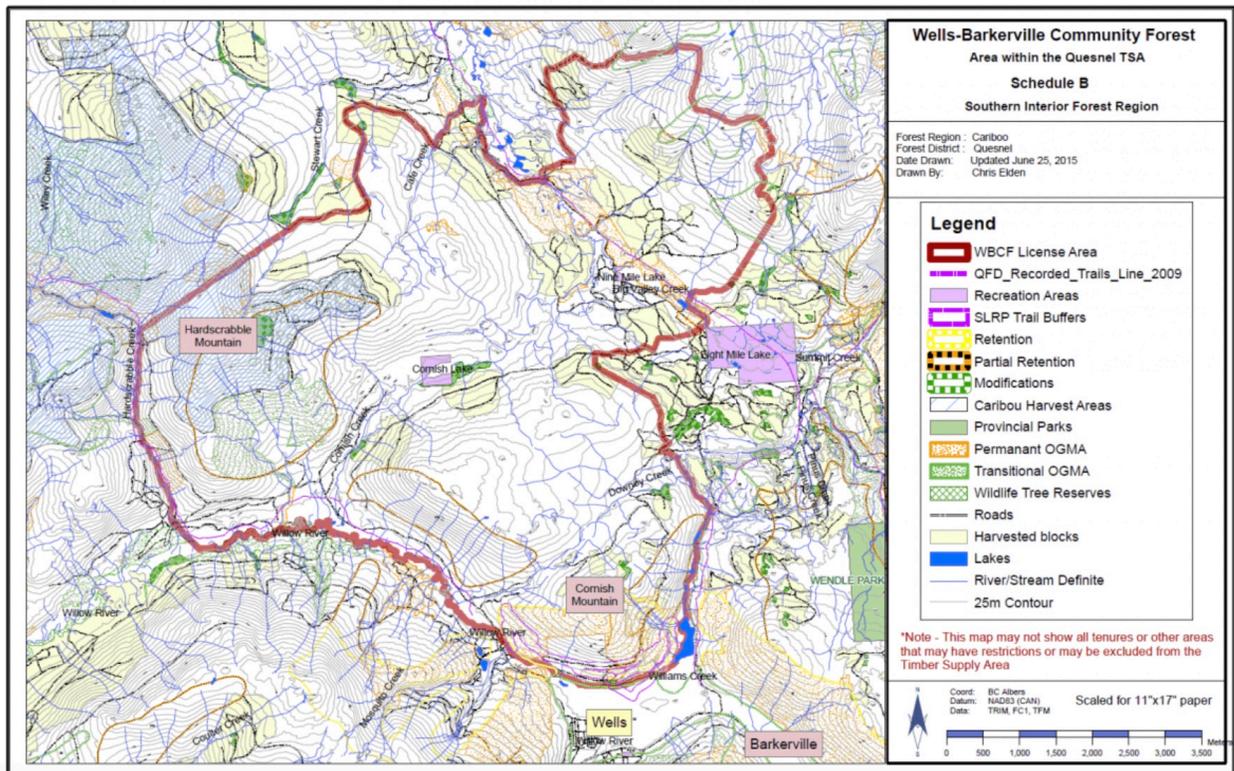
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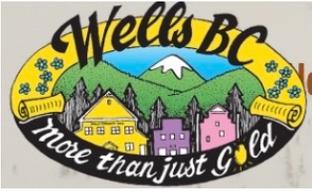
Wells Barkerville Community Forest

The Wells Barkerville Community Forest was approved and granted to the Wells Barkerville Community Forest Corporation in 2014 by the Province of BC. The forest covers approximately 4300 hectares to the north of the town of Wells.

The Wells-Barkerville Community Forest Ltd (WBCF) is governed by a Board comprised of up to seven Directors. It is a Corporation that has a single shareholder, which is the District of Wells. The WBCF is committed to managing the forest in a sustainable way while also benefiting the local community.

Being right on the edge of town, the WBCF contains some of the area's recreation trails, forms part of the town's viewscape, is a popular non-timber forest product harvesting area, and contains one local home. The WBCFC is committed to being open, providing information to the community, and listening to public input.





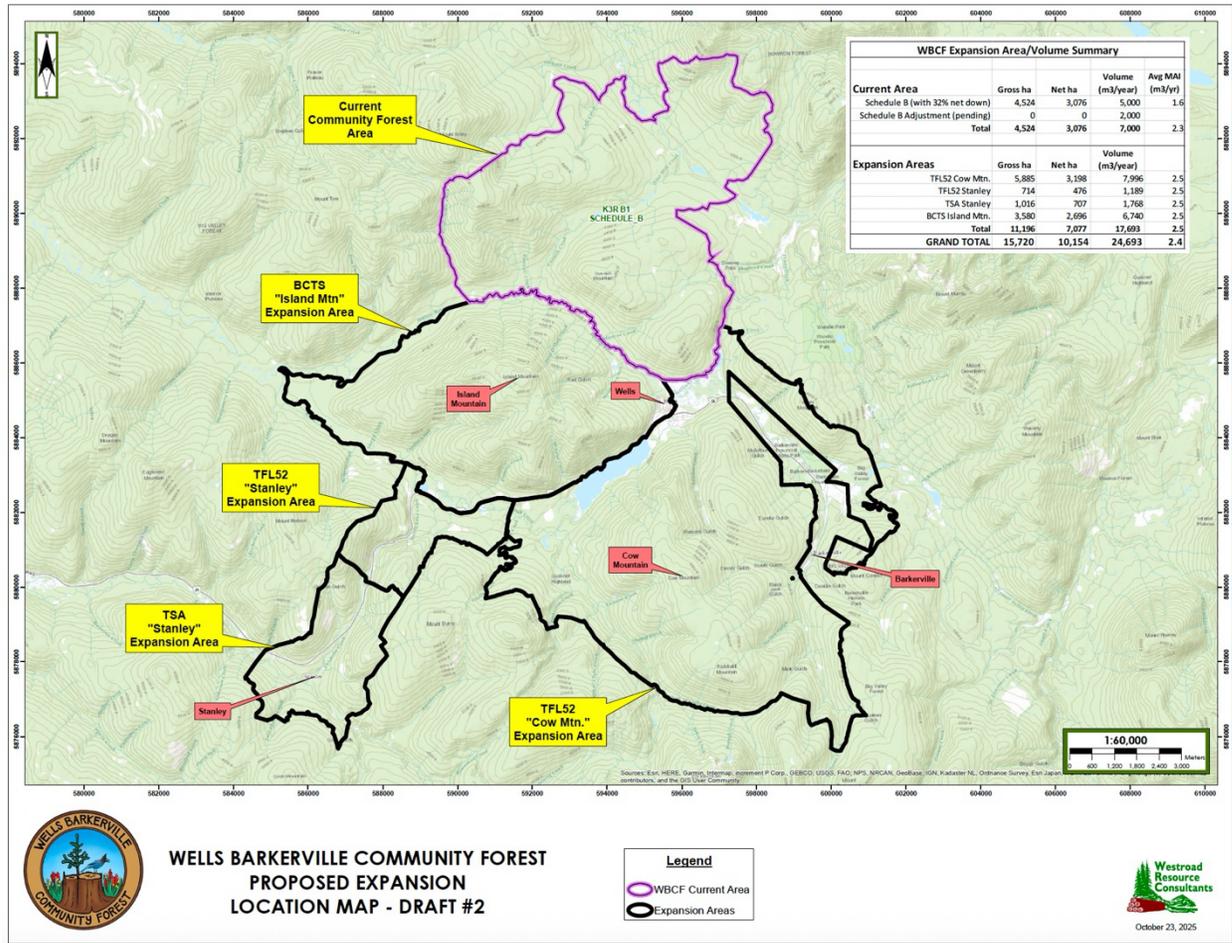
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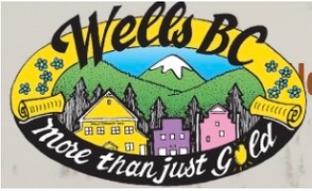
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Wells Barkerville Community Forest Expansion Discussions

Discussions are ongoing as per the draft reference map below:





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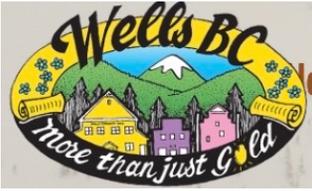
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General Operating Practices

- Respect and understanding are key operating principles.
- Communication occurs through the “Chair” at any meeting, with an efficient speakers list to manage a good flow on discussions.
- Mayor and the CAO are the main contacts for the District Municipality.
- Standing Committees and Select Committees are assigned as required.
- Councillors have specific responsibilities and community assignments.
- Mayor and CAO are the main liaisons for auditors.
- Committee Chairs report at Council meetings as required.
- The CAO and Staff are evaluated annually.
- Goals and Actions are reviewed annually.
- Annual Report completion occurs after annual audit.
- Communications to the Community and Partners are effective and accountable.
- Finances:
 - Records are updated and maintained.
 - Financial reporting takes place monthly.
 - Timely banking and government reporting occurs.
 - An annual Budget is created, approved by the Council, and monitored.
 - An annual Audit occurs as per Provincial Government regulations with a Chartered Professional Accountants Firm
 - The T3010 Charities Report to Revenue Canada is completed with 180 days of the end of Fiscal.
 - Annual Financial Statements are presented and are publicly available.



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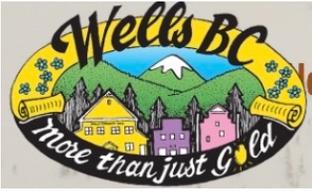
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Consolidated Statement of Financial Position (2023 coming 2025 January; 2024 Coming 2025 April)

(Audited by FBB Chartered Accountants LLP of Quesnel, see full SOFI Report for details.)

<i>(for the year ending December 31st)</i>	Audited 2022	Audited 2021	Audited 2020 Amended	Audited 2019
Financial Assets				
Cash and Investments	\$767,261	\$ 1,093,897	\$ 623,873	\$ 273,243
Taxes and Accounts Receivable	181,283	196,518	322,000	185,700
Investment in Wholly Owned Subsidiary	350,030	242,407	242,407	170,107
Total Financial Assets	1,298,574	1,937,713	1,188,280	629,050
Financial Liabilities				
Accounts Payable and Accrued Liabilities	132,523	\$ 54,724	\$ 58,405	\$ 91,743
Liability for Contaminated Site	6,177,029	6,195,000	-	42,375
Deferred Revenue	144,951	121,951	113,625	94,925
Total Financial Liabilities	6,521,823	6,371,675	172,030	229,043
Total Net Financial Assets	(5,223,249)	(4,433,962)	1,016,250	229,043
Non-Financial Assets				
Property Acquired for Taxes	10,163	10,163	10,163	10,163
Prepaid Expenses	3,174	6,753	2,803	2,672
Tangible Capital Assets	6,434,973	6,171,599	6,282,956	6,418,033
Total Non-Financial Assets	6,448,310	6,188,515	6,295,922	6,430,868
Total Accumulated Surplus	\$1,225,061	\$1,754,553	\$7,312,172	\$6,830,875



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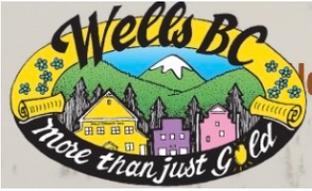
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Consolidated Statement of Operations

(Audited by FBB Chartered Accountants LLP of Quesnel, see full SOFI Report for details.)

<i>(for the year ending December 31st)</i>	Audited 2022	Audited 2021	Audited 2020	Audited 2019
Revenue				
Government Grants	\$ 705,543	\$ 577,956	\$ 801,053	\$ 565,962
Taxation	193,428	206,392	208,192	205,851
Other Revenue	107,725	137,245	67,091	68,650
Utility User Fees	99,576	107,460	100,944	108,401
Other Grants	51,200	516,533	170,219	101,481
Sale of Services	13,339	18,069	14,899	14,130
Equity (loss) Income from Subsidiary	(68,408)	404,891	168,962	(36,915)
Deferred Revenue from Previous Year		113,625	113,625	335,787
Deferred Revenue from Following Year		(113,625)	(113,625)	(85,475)
Total Revenue	1,102,403	1,968,546	1,531,360	1,277,772
Expenses				
Amortization	159,507	157,043	153,919	199,372
Government Services	1,209,979	996,091	716,685	1,038,397
Protective Services	137,367	27,099	26,055	18,164
Contaminated Sites Remediation		6,195,000		
Water Utility Operations	38,744	98,527	68,522	84,520
Sewer Utility Operations	63,298	52,405	56,732	80,340
Total Expenses	1,608,895	7,526,165	1,021,913	1,420,793
Annual (deficit) Surplus	(529,492)	(5,557,619)	509,447	(143,021)
Accumulated surplus, beginning of year	1,754,553	7,340,322	6,830,875	
Prior period adjustment		(28,150)	(28,150)	
Accumulated surplus, beginning year, as restated		7,312,172	6,802,725	
Accumulated surplus, end of year	\$1,225,061	1,754,533	7,312,172	



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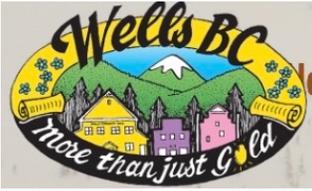
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Consolidated Statement of Financial Position

(2024 & 2025 Coming in May/June 2026)

(Audited by FBB Chartered Accountants LLP of Quesnel, see full SOFI Report for details.)

<i>(for the year ending December 31st)</i>	Audited 2023	Audited 2024	Audited 2025	Audited 2026
Financial Assets				
Cash and Investments	\$3,610,555			
Taxes and Accounts Receivable	1,532,554			
Investment in Wholly Owned Subsidiary	920,760			
Total Financial Assets	6,063,869			
Financial Liabilities				
Accounts Payable and Accrued Liabilities	698,962			
Liability for Contaminated Site	5,233,852			
Deferred Revenue	3,778,940			
Long-term Debt	48,321			
Total Financial Liabilities	9,760,075			
Total Net Financial Assets	(3,696,206)			
Non-Financial Assets				
Property Acquired for Taxes	10,163			
Prepaid Expenses	4,805			
Tangible Capital Assets	7,151,434			
Total Non-Financial Assets	7,666,402			
Total Accumulated Surplus	3,470,196			



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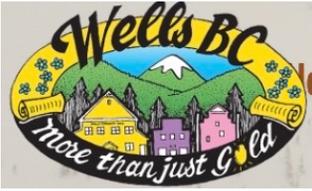
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Consolidated Statement of Operations

(2023 coming 2025 January; 2024 Coming 2025 April)

(Audited by FBB Chartered Accountants LLP of Quesnel, see full SOFI Report for details.)

<i>(for the year ending December 31st)</i>	Audited 2023	Audited 2024	Audited 2025	Audited 2026
Revenue				
Government Grants	7,496,397			
Taxation	194,563			
Other Revenue	268,661			
Utility User Fees	94,473			
Other Grants	13,458			
Sale of Services	12,758			
Equity (loss) Income from Subsidiary	570,730			
Deferred Revenue from Previous Year				
Deferred Revenue from Following Year				
Total Revenue	8,651,040			
Expenses				
Amortization	170,266			
Government Services	1,144,605			
Protective Services	94,336			
Lowhee Dyke Project	1,262,660			
Contaminated Sites Remediation				
Water Utility Operations	87,381			
Sewer Utility Operations	12,668			
Total Expenses	2,771,916			
Annual (deficit) Surplus	2,245,135			
Accumulated surplus, beginning of year	1,225,061			
Prior period adjustment				
Accumulated surplus, beginning year, as restated				
Accumulated surplus, end of year	\$3,470,196			



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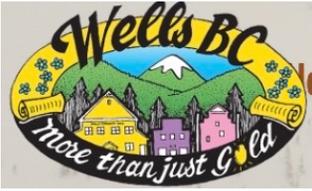
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	A	B	C	D	E	F	G	H	I	J	K
1	DISTRICT OF WELLS BYLAW No. 200, 2025										
2	SCHEDULE "A"										
3	SCHEDULE OF TAX RATES FOR THE YEAR 2025										
4	SCHEDULE OF TAX RATES FOR THE YEAR 2025										
5	SCHEDULE OF TAX RATES FOR THE YEAR 2025										
6	SCHEDULE OF TAX RATES FOR THE YEAR 2025										
7	TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT										
8	TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT										
9	TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT										
10		A	B	C	D	E	F	G	H		
11	PROPERTY CLASSIFICATION	GENERAL MUNICIPAL	SCHOOL TAX	CRD ADMIN	CRD REFUSE	REGIONAL HOSPITAL	MFA	BCAA	POLICE TAX		
12	01 Residential	2.18597	2.33150	0.70111	0.34044	0.73432	0.00020	0.03570	0.33490		
13	02 Utility	21.58650	11.74000	2.45388	3.36182	2.57012	0.00070	0.42140	1.17220		
14	03 Supportive Housing	2.18597	0.10000	0.70111	0.34044	0.73432	0.00020	0.00000	0.10000		
15	04 Major Industry	25.00000	1.42000	2.38377	3.89343	2.49669	0.00070	0.42710	0.13870		
16	05 Light Industry	9.92432	3.56000	2.38377	1.54559	2.49669	0.00070	0.10040	0.13870		
17	06 Business/other	8.63460	3.56000	1.71771	1.34473	1.79908	0.00050	0.10090	0.82050		
18	07 Managed Forest	2.18597	2.04000	2.10332	0.34044	2.20296	0.00060	0.24990	1.00470		
19	08 Rec/non-profit	2.18597	2.13000	0.70111	0.34044	0.73432	0.00020	0.03540	0.33490		
20	09 Farm	2.18597	7.05000	0.70111	0.34044	0.73432	0.00020	0.03540	0.33490		
21											
22											
23											
24	DISTRICT OF WELLS BYLAW No. 200, 2025										
25	SCHEDULE "A"										
26	SCHEDULE OF TAX RATES FOR THE YEAR 2025										
27	SCHEDULE OF TAX RATES FOR THE YEAR 2025										
28	SCHEDULE OF TAX RATES FOR THE YEAR 2025										
29	TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT										
30	TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT										
31	TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT										
32		A	B	C	D						
33	PROPERTY CLASSIFICATION	GENERAL MUNICIPAL	CRD ADMIN	CRD REFUSE	REGIONAL HOSPITAL						
34	1 Residential	2.18597	0.70111	0.34044	0.73432						
35	2 Utility	21.58650	2.45388	3.36182	2.57012						
36	3 Supportive Housing	2.18597	0.70111	0.34044	0.73432						
37	4 Major Industry	25.00000	2.38377	3.89343	2.49669						
38	5 Light Industry	9.92432	2.38377	1.54559	2.49669						
39	6 Business/other	8.63460	1.71771	1.34473	1.79908						
40	7 Managed Forest	2.18597	2.10332	0.34044	2.20296						
41	8 Rec/non-profit	2.18597	0.70111	0.34044	0.73432						
42	9 Farm	2.18597	0.70111	0.34044	0.73432						
43											

Tax Exemptions

- Wells Historical Society (2 folios)
- Island Mountain Arts Society (3 folios)
- Wells Recreation Society (1 folio)
- Royal Canadian Legion Branch 128 (1 folio)
- Others as develop.



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Wells Branding--2023 to 2030 (in-progress)

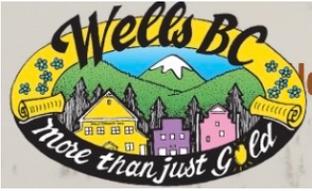
Branding Steps:

- Audience Needs;
- Attributes of the Organization;
- Brand: Purpose, Promise, Essence, Checklist;
- Visual Identity: Logo, Colours, Iconography, Photography & Video, Tone, Notional Applications, Typography.
 - Brand Promise
 - Logo Set

Logo
Original Logo developed by Marie Nagel in 1998.


Marketing Opportunities

<ul style="list-style-type: none"> • Partnerships • Regional & Provincial Networking • Social Media, Website, and Internet • Business Cards; Key Message Cards • Donor Envelope Packages 	<ul style="list-style-type: none"> • Newspaper • Radio • Billboard • Exhibits • TV • Annual Report • Newsletter (and use of others' newsletters) 	<ul style="list-style-type: none"> • Specialty Magazine • Target Market Events • Specialty Promotions • Brochures and Guides • Prospective Major Donor Briefing Packages (good management, prior support, benefits, support levels, professional presentation)
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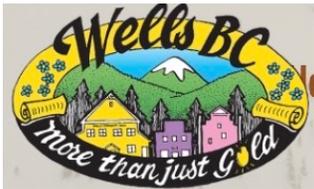
2022 to 2030 Goals and Actions

In addition to previous planning work, this section begins to suggest additional goals and a new format for Goals and Actions. Goals will be SMART Goals—(Specific, Measurable, Achievable, Realistic, and Anchored in a Timeline). The Goals cycle has the following components:

P=priority (1 to 3) G=Goals Alignment Number ID=idea identified PL=planning
 IP=implementation phases CP=planned completion CA=actual completion E=evaluation (1 to 10)

Ref	Action	P	G	ID	PL	IP1	IP2	IP3	CP	CA	E
-----	--------	---	---	----	----	-----	-----	-----	----	----	---

Ref	2022 to 2032 Additional Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1A	Develop and Implement Indigenous Projects and Partnerships <i>How to measure: Through Projects and Charters</i>	1	<i>Ongoing</i>
2A	Develop and Approve Charters and Memorandums of Understanding (MOUs) with Major Partner Businesses and Organizations <i>How to measure: Through Projects, MOUs and Charters</i>	1	<i>Ongoing</i>
3A	Establish a Strategic Priorities and Deferred Infrastructural Framework and review at every Regular Council Meeting <i>How to measure: Each Council Meeting Reporting</i>	1	<i>Ongoing</i>
4A	Develop and Implement an Operations Improvement Plan <i>How to measure: Through updating and monitoring of the Plan</i>	1	<i>Ongoing</i>



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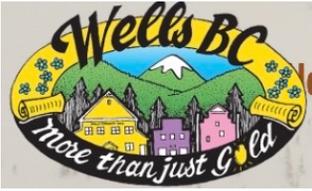
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Appendix A--Partners

Ref	Partners	Degrees Of Engagement
1	Indigenous Organizations & First Nations/Indigenous Bands	
2	Barkerville Historic Town & Park and Cottonwood House Historic Site	
3	Bowron Lakes Provincial Park and Businesses	
4	Business and Industry	
5	Cariboo Regional District	
6	Citizens and Residents	
7	College of New Caledonia	
8	City of Quesnel	
9	Community Foundations of Canada	
10	District of Wells	
11	Government of Canada	
12	Island Mountain Arts Society	
13	Lhato Dene Nation (Charter Established)	
14	Museums & Archives	
15	Northern Development	
16	Northern Health Authority	
17	Not-for-Profits	
18	Osisko Development (MOU Established)	
19	Quesnel & District Chamber of Commerce	
20	Quesnel Community Foundation	
21	Province of BC	
22	Rotary Club--Quesnel	
23	School Districts 28	
24	Royal Canadian Legion Branch 128	
25	University of Northern British Columbia	
26	Troll Ski Resort	
27	Vancouver Foundation	
28	Wells and Area Community Association	
29	Wells Chamber of Commerce	
30	Wells Destination High School	
31	West Fraser Timber	
32	Wells Historical Society	
33	Wells and Area Trails Society	



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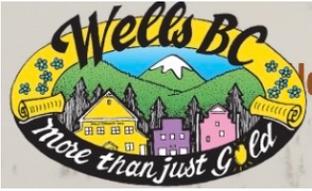
Appendix B—District of Wells Respect Policy

Respect is required at the District of Wells.

This policy applies to all who work for or contract to the District of Wells or access its services. High respect levels are critical to creating and sustaining a safe and positive working and/or service experience.

Respect can be measured by levels of: patience, communication, tolerance, active listening, kindness, trust building, on-going improvement, openness, absence of ego, outreach, use of language, honesty, voice volume and tone, and non-verbal or body language.

Ref	Guidelines
1	Respect is to be <i>practiced</i> at all times. A respect breach is determined by the receiver of a communication or action.
2	Professional communication (verbal, non-verbal or action) is to be practiced at all times.
3	Follow respectful communication protocol: First: Individual to Individual. Then, if necessary: Second: CAO or Mayor or “Approved Representative” to problem solve. Then if necessary: Third: Mayor and Council In-Camera Meeting. Then if necessary: Fourth: Legal Councils or Provincial Ombudsperson.
4	Practice high standards of work ethic. Work ethic can be understood through performance standards of tasks and time worked, equals time claimed.
5	No Bullying or Harassment. Follow WorksafeBC Standards and Guidelines
6	Follow the Employment Standards Act.
7	Follow the Employment Agreements.
8	Follow Professional Standards of Internet Use. Seek clarification when unsure.
9	Follow Professional Conflict of Interest Standards. Seek clarification when unsure.
10	Follow Professional Confidentiality Standards. Seek clarification when unsure.
11	Practice High Standards of Safety and Security to WorksafeBC and Public Health standards. Seek clarification and training when unsure.
12	Gain approval for use of the District of Wells buildings, lands, equipment and resources.
13	The Citizen’s and Partner’s suggestions and concerns are of “high-value”. Seek support from the CAO or Mayor, when problem solving is needed for “difference of opinion”.
14	Follow all Laws. Seek clarification when unsure.
15	Provide improvement suggestions; this will help toward common Vision.
16	Substance free in the workplaces, facilities, and lands will be followed.



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Appendix C—Draft Memorandum of Understanding Template

Between: “Entity”

And: District of Wells

This Memorandum of Understanding (“MOU”) is dated for Reference the XX Day of Month, 2022

Whereas:

1. “Entity” and District of Wells have a common interest in cooperative relations (*add intergovernmental for certain MOUs*).
2. “Entity” and District of Wells have engaged in meaningful dialogue with a view toward seeking partnership opportunities based on mutual respect (*add recognition and reconciliation for certain MOUs*).
3. “Entity and the District of Wells recognize that working together pursuant to a cooperative relationship will facilitate the sharing of information, improve communications, and establish substantial and worthwhile projects and procedures to promote cooperative relationship building.

Principles:

1. Mutual respect for each Party’s respective areas of jurisdictions;
2. Mutual respect for each Party’s mandates and policies and that this Memorandum does not fetter the individual mandates and policies of the Parties;
3. Cooperation in the exchange, development, and distribution of information that is relevant to the establishment and consolidation of the relationship between Parties;
4. Collaborative actions in development and implementation of meaningful projects of mutual interest; and
5. Acknowledgement that good relations between neighbours are required for all citizens to benefit.

General Objectives:

The “Entity” and the District of Wells have the following mutual objectives:

1. Promote understanding of functions, responsibilities, and interests of both Parties, both locally and in a province wide context, including in each other’s events where possible;
2. Provide opportunities for relationship building between Parties, such as regular scheduled meetings, which allow dialogue between leaders in areas of common interest. This may include economic development, natural resource management, efficient and affordable service delivery, and cooperative land use planning where possible, and
3. Encourage and promote effective methods of dispute resolution between parties.

Term and Termination:

The Parties acknowledge and agree that this MOU will take effect upon the adoption of authorizing resolutions by the “entity” and the by the Council of the District of Wells, and will remain in effect unless terminated by either Party on at least thirty (30) days prior written notice to the other Party.

Now Therefore,

The Parties have entered into this Memorandum of Understanding dated “Month” DD, YYYY, to attest to their mutual commitment to promote cooperative relationship building.

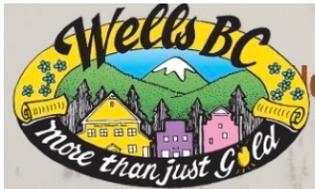
Signatures

District of Wells

Signatures

“Entity”

Template courteously shared with DOW, by the City of Quesnel



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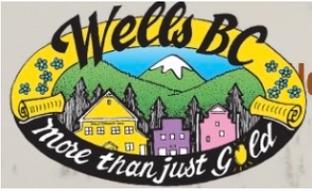
Appendix D—Past Councils

Past Councillors	Past Mayor	Years
Virginia Wilkins, Dave Hendrixson, Robin Sharpe, Barbara Cirotto, Carol McGregor, Judy Campbell	Joseph Jourdain	1998-1999
Virginia Wilkins, Jason Griffin, Robin Sharpe, Kathy Landry, Carol McGregor, Judy Campbell	Dave Hendrixson	1999-2003
Virginia Wilkins, Robin Sharpe, Judy Campbell, Carol McGregor	Dave Hendrixson	2002-2005
Neil Ferrier, Richard Wright, Virginia Wilkins, Judy Campbell	Jay Vermette	2005-2008
Aleta Wallace, Richard Wright, Virginia Wilkins, Judy Campbell	Jay Vermette	2008-2011
Mike Wallace, Richard Wright, Virginia Wilkins, Judy Campbell	Robin Sharpe	2011-2014
Virginia Wilkins, Lorraine Kozar, Mandy Kilsby, Richard Wright	Robin Sharpe	2014-2017
Mandy Kilsby, Birch Kuch, Lorraine Kozar, Lindsay Kay	Robin Sharpe	2017
Birch Kuch, Lindsay Kay, Mandy Kilsby, Dianne Andreesen	Jay Vermette	2017-2018
Chris Cooley, Kysenya Dorwart, Mandy Kilsby, Jordan Rohatynski	Gabe Fourchalk	2018-2021

Appendix E—2021 Government of Canada Census

Wells, District municipality (DM)	
British Columbia [Census subdivision]	
Counts	
Characteristic	Total
Population and dwellings	
Population, 2021 ¹	218
Population, 2016 ¹	217
Population percentage change, 2016 to 2021	0.5
Total private dwellings ²	156
Private dwellings occupied by usual residents ³	113
Population density per square kilometre	1.4
Land area in square kilometres	158.09

Appendix F—See P044—Bylaws List (being updated)



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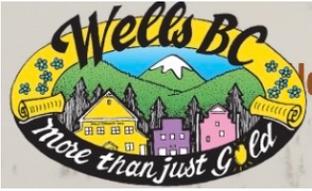
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Appendix G—Major Topics and Information Table

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

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



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Appendix G--Topics and Information Table

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

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