

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY APRIL 14, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

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

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

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council—3:15pm to 4:30pm—2026 April 14

Time: Apr 14, 2026 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/82953798414?pwd=CBDbkJuFwEVyHW23WRvIILtR6a43.1>

Meeting ID: 829 5379 8414

Passcode: 710849

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday April 14, 2026, 3:15pm to 4:30pm

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

1.3 Recommendation/s: THAT Council approves the meeting agenda for April 14, 2026 as circulated.

2.0 MINUTES

2.1 Recommendation/s: THAT Council approves the minutes and notes for the Council Meetings of Tuesday March 31, 2026, as circulated.

3.0 CORRESPONDENCE

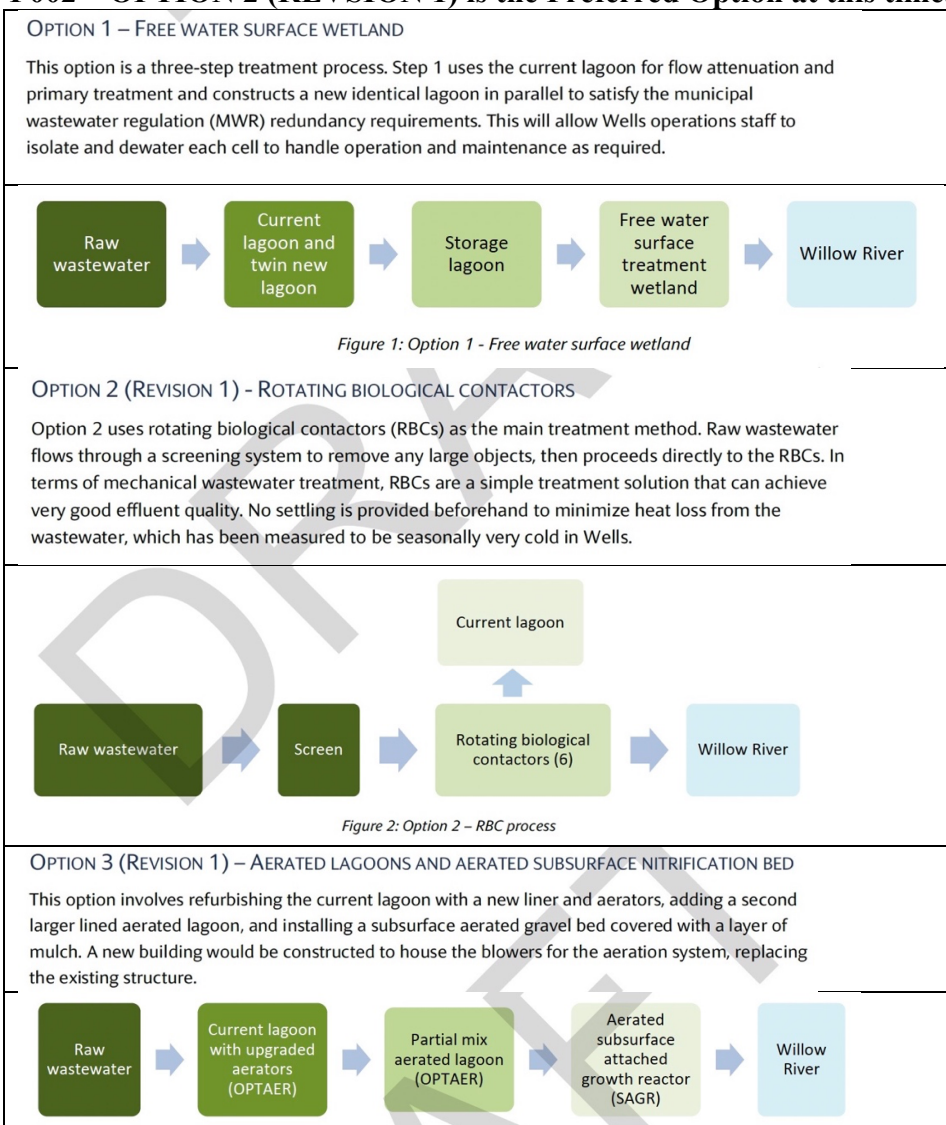
4.0 DELEGATIONS AND PRESENTATIONS

5.0 UNFINISHED BUSINESS

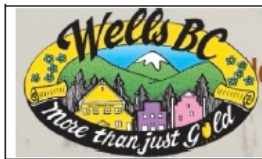
5.1 Strategic Priorities Projects—Incremental Information Only

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

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



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District of Wells
PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0
Phone—250-994-3330 www.wells.ca

Press Release

2025 November 28, 12:50pm—Final

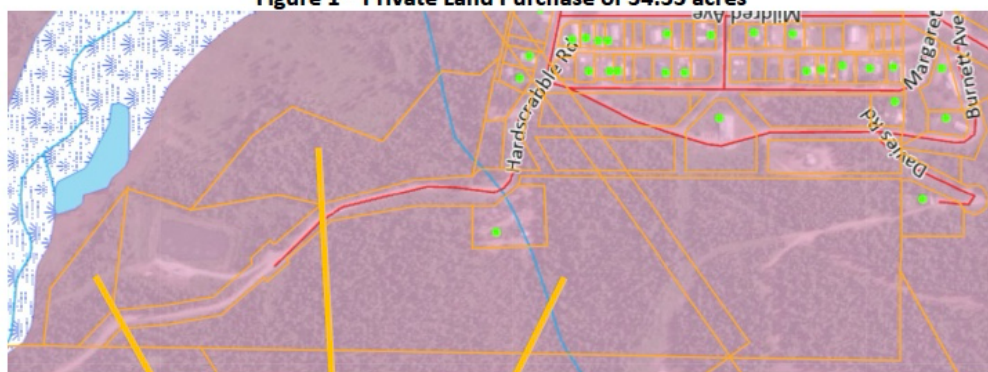
**The District of Wells Purchases Private Land in Wells, BC for
Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection**

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

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

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

Figure 1—Private Land Purchase of 34.33 acres



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

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

- **Preliminary Budget**

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

- P016—BC Housing Project—**New Northern Manager now in-place, discussions ongoing.**

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- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Community Liaison framework put “in-place”, and Community Impacts and Benefits Agreement being designed. High priority items in “red”, the DOW and BGM/Osisko Topics Table; this Table is a “snap shot” of ongoing work and communications:

	A	B	C
1	DOW and BGM/Osisko Topics Table		
2			
3			<i>Last Updated: 2026 April 09, 12:31pm</i>
4			
5	Ref 1	Ref 2	Topic
6	Number	Status	1=Urgent; 2=Important; 3=In-progress; 4=Stable
7	1	3	Lowhee Creek
8	2	2	Concentrator Buildings
9	3	2	Camp Buildings
10	4	3	Social Worker Position
11	5	3	DOW CG Liason Position(s)
12	6	3	Health Services
13	7	2	Tourism EA Requirements
14	8	2	Highway 26
15	9	2	EA New Water Source Commitment
16	10	2	Structural and Wildfire Fire Equipment and Services
17	11	4	WBCCRC Contributions
18	12	1	Taxation and BC Assessment
19	13	2	Emergency Preparedness—Flooding, Wildfire, Routes, Other
20	14	2	Asset Improvements
21	15	3	Osisko Leadership Framework
22	16	3	Upgrading of Existing Osisko Homes and Properties
23	17	3	Feasibility Study Updates
24	18	2	Housing
25	19	2	BC Hydro Power Capacity
26	20	2	K to 12 Education and Daycare Services
27	21	2	DOW and ODV Facilities Investments
28	22	2	Land Use
29	23	2	Permitting
30	24	1	Environmental Certificate and Amendments
31	25	2	Community Affects Management Plan
32	26	2	Contaminated Sites Prov of BC
33	27	2	Economic Development Plans and Planning
34	28	1	Sound and Noise
35	29	2	Light and Light Pollution
36	30	2	Community Benefits & Impacts Agreement
37	31	1	Highway 26 Through Wells--Speed, Parking, Idling
38	32	1	Industrial Traffic In Wells Concerns and Potential Bypass
39	33	2	Turn Around Time for Response of Concerns
40	34	2	Concerns that Repeat
41	35	4	Interium Support and Benefit Agreement

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P017--Community Effects Management Plan

2026 April 12--10:25pm--Implementation of the Cariboo Gold Project. Feedback on the Environmental Assessment Admendment application is open at <https://engage.eao.gov.bc.ca/CaribooGold-A1>; Public Comment Period Ends 2026 April 16th at Midnight. Implementation of the Community Effects Management Plan has started, see the full plan at: [Community Effects Management Plan](#)



CARIBOO GOLD PROJECT
COMMUNITY EFFECTS PLAN
August 2025

SUMMARY

The Community Effects Plan is a condition of the Environment Assessment Certificate (EAC) in British Columbia for the Cariboo Gold Project (Project). The Project is an underground gold mine in the Cariboo Regional District (CRD) that is located in and adjacent to the community of Wells, BC. The Project is within or in proximity to the unceded traditional territories of the following Indigenous nations: Lhtako Dené Nation, Xat'sülil First Nation, Williams Lake First Nation, T'silhqot'in National Government, and Nazko First Nation. The Construction phase of the Project is estimated to start in January 2025 and is anticipated to last two years. The Operation phase of the Project is predicted to last for approximately 12 years. This 2024 Community Effects Plan outlines strategies for implementing mitigations that address potential community impacts resulting over the lifespan of the Project.

The Community Effects Plan is informed by engagement with Indigenous nations, technical committees, community advisory committee, and local governments that was conducted during the development of the environmental assessment (EA) for the Project. The five distinct strategies in the Community Effects Plan consolidate the mitigation measures identified in Condition 16 of the EAC conditions and Table 20.1: Summary of Proposed Mitigation Measures for the Project. The five strategies that make up the Community Effects Plan are the:

- Employee Strategy
- Public Strategy
- Traffic Strategy
- Noise Strategy
- Visual Impact Strategy

Additional details and contextual information for the strategies can be found in Appendices A through E of the Community Effects Plan. The Community Effects Plan is intended to be implemented through an adaptive management and monitoring process that evolves and changes to new information, feedback, and priorities of the local community and Participating Indigenous nations over the life of the mine. An Engagement, Communication, and Reporting Strategy (Appendix G) supports the adaptive management and monitoring process. The Community Effects Plan will be overseen by Independent Environmental Monitors and verified by the Environmental Assessment Office (EAO). The diagram below provides a visual summary of the Community Effects Plan.

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Cariboo Gold

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

Share your thoughts

**March 17 to
April 16, 2026**

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

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

LEARN MORE ABOUT THE PROPOSAL

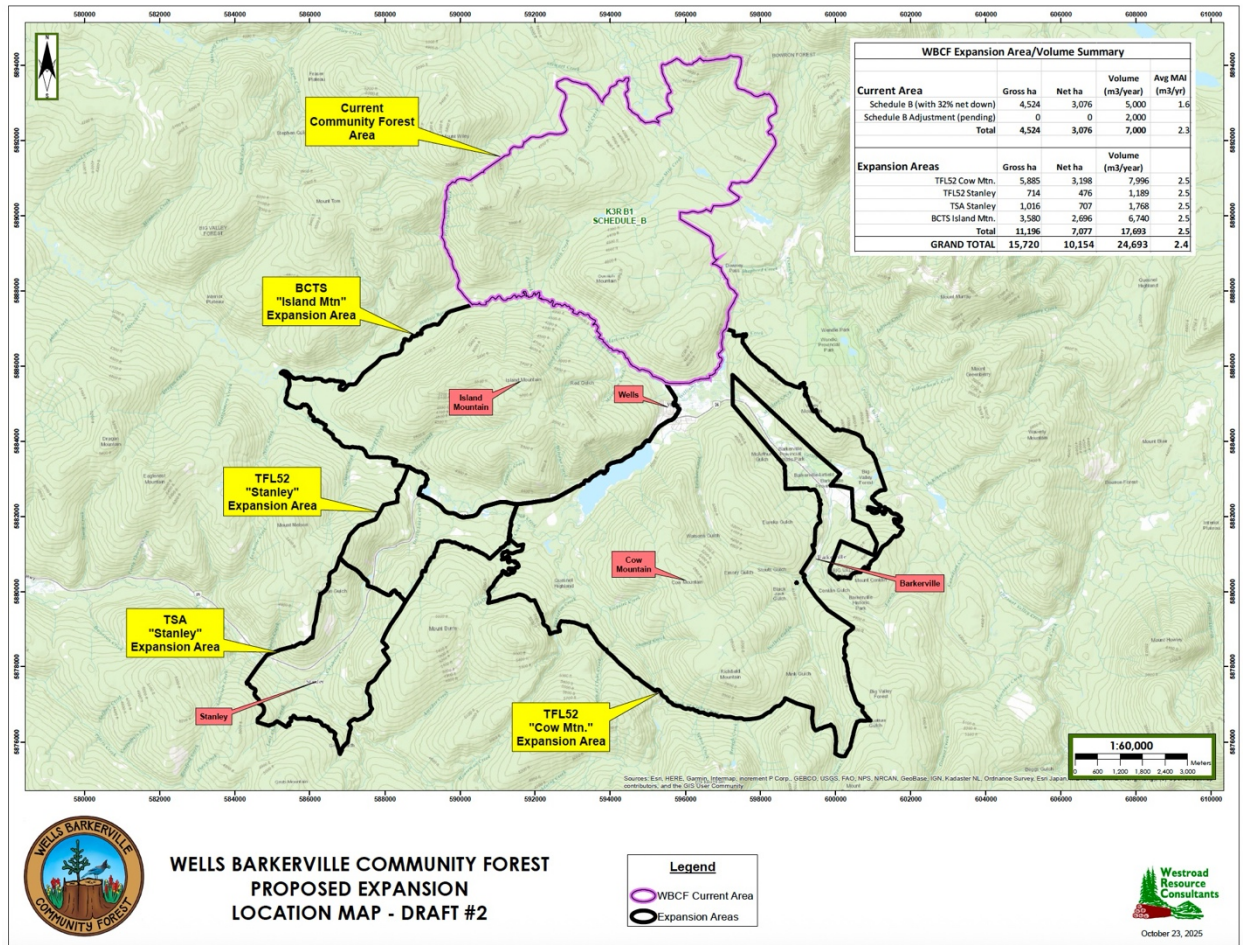


EAO

Environmental Assessment Office

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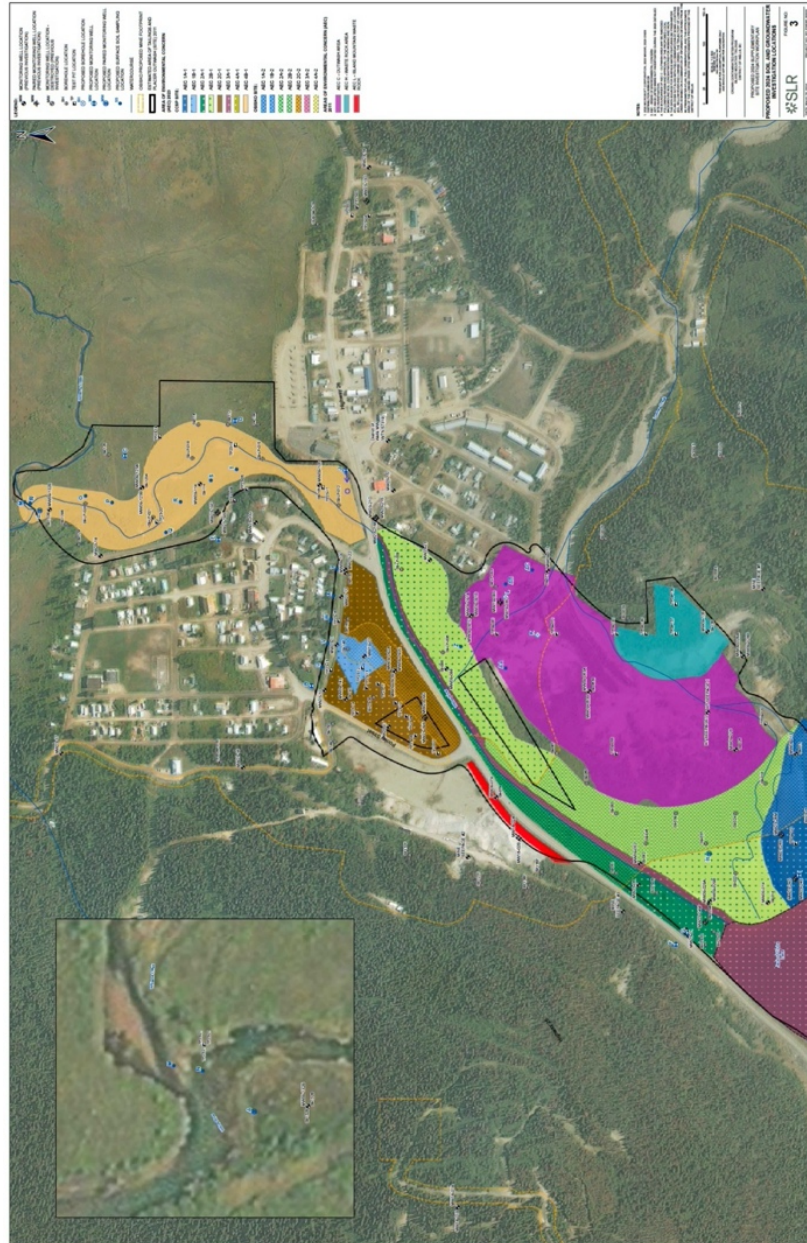
- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue; results on expansion consensus may be completed by 2026 April. Process to completion confirmed. Focus of Community Forest Board on Current and Cow Mountain. Additional focus of Council on Island Mountain and Stanley Areas, as well “Fire Guards” for all of the four areas. We are working with the Minister of Forests Office as well as the Quesnel & Williams Lake Ministry of Forest Offices.**



- P022—DOW & Partners Emergency Response Plan—additional updates in-progress, with a “Coles Notes” companion document being prepared as well.

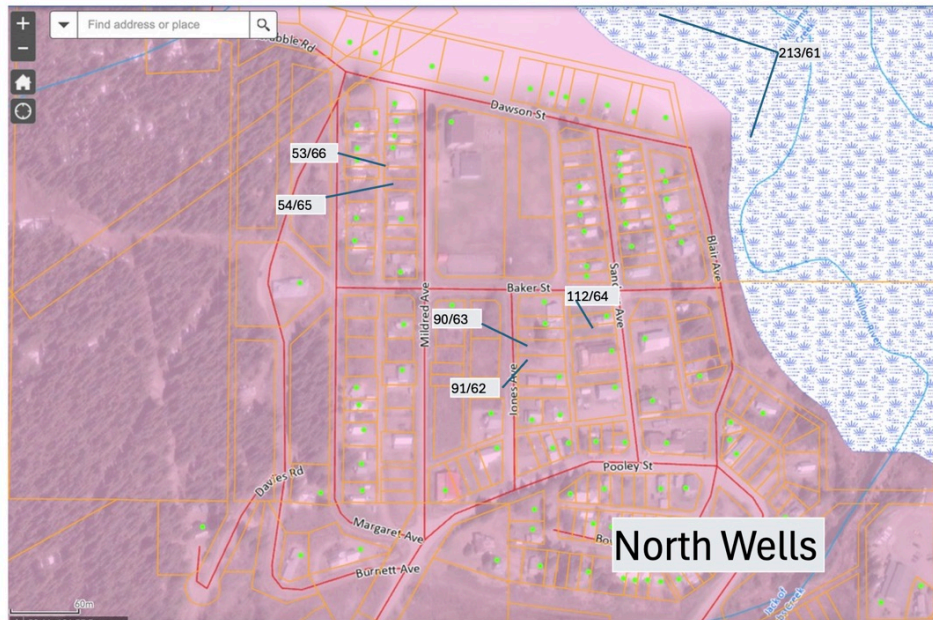
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- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project— Provincial and Northern Health Authorities monitoring progress. Regulated Data analysis in progress, with community reporting expected in first quarter of 2026.
- P030 2024 07 12--Contaminated Site Community Report Update. Map Below:



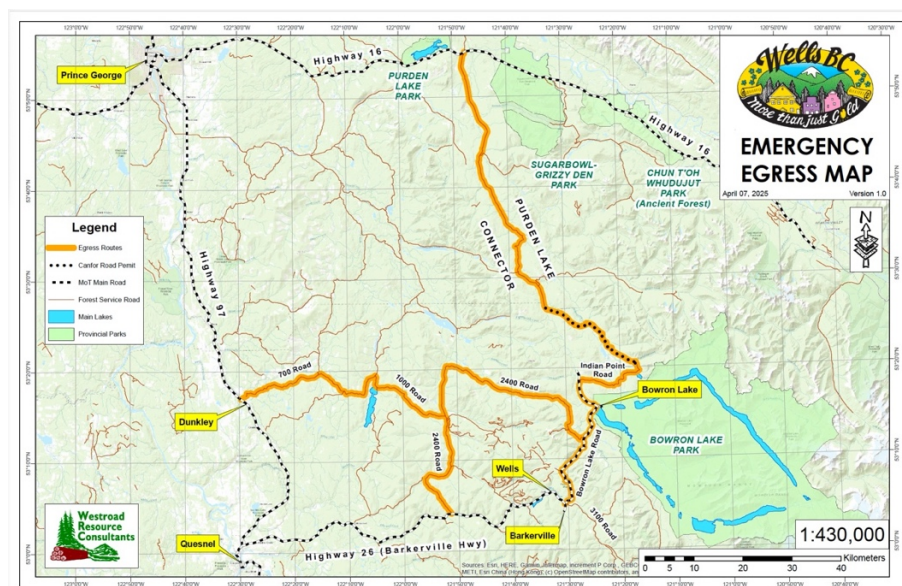
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Figure 3



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

Draft Option 1C

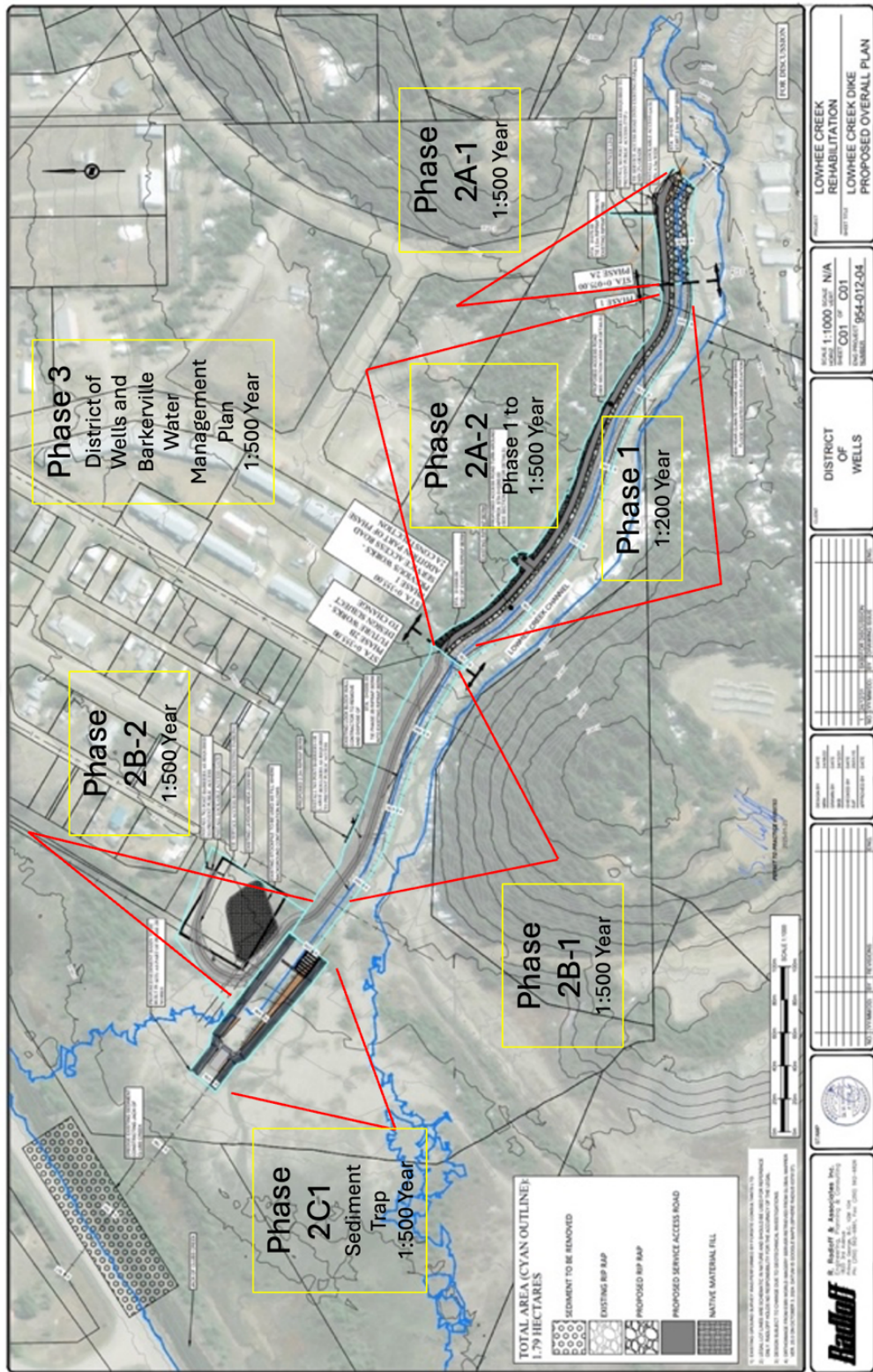


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- P042—Emergency Operation Centre—**2026 Planning ongoing for Water Management and Wildfires.**
- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed. (see Strategic Priorities section of the of agenda for Charter)**
- P076—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



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

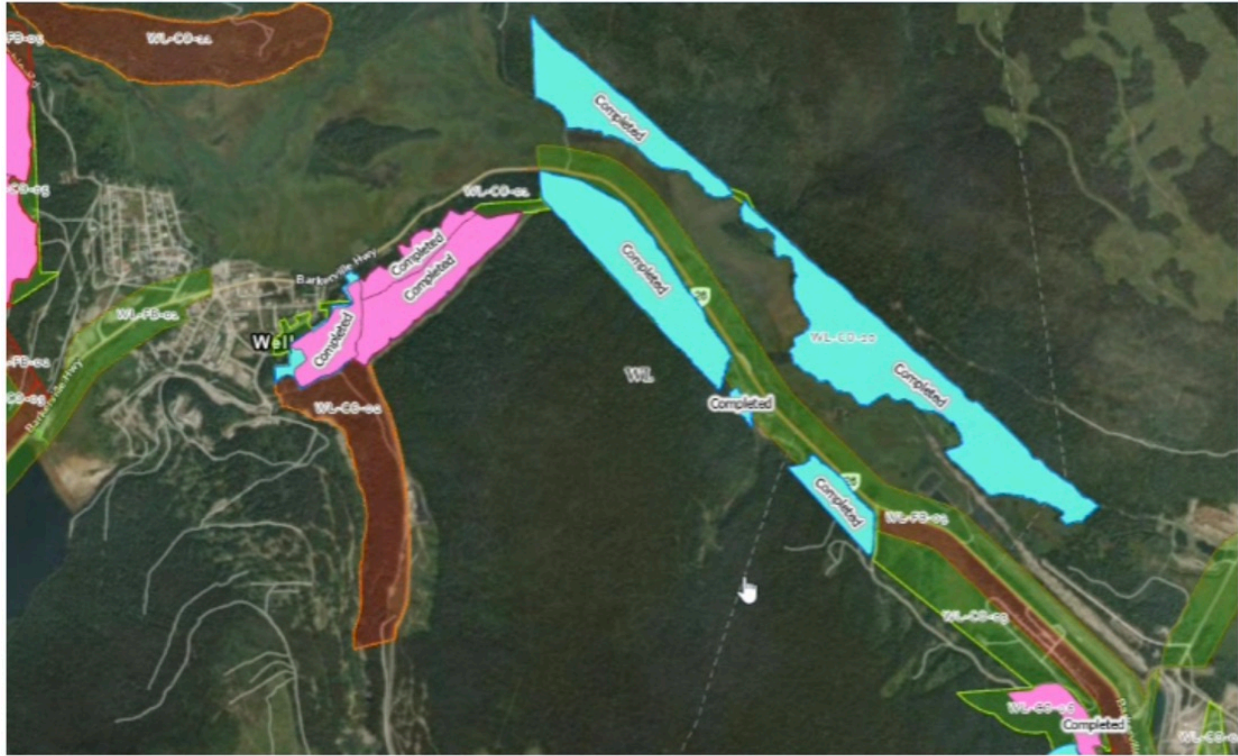
P103 Draft Wildfire Protection Study Area—Map 1



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

East of Wells

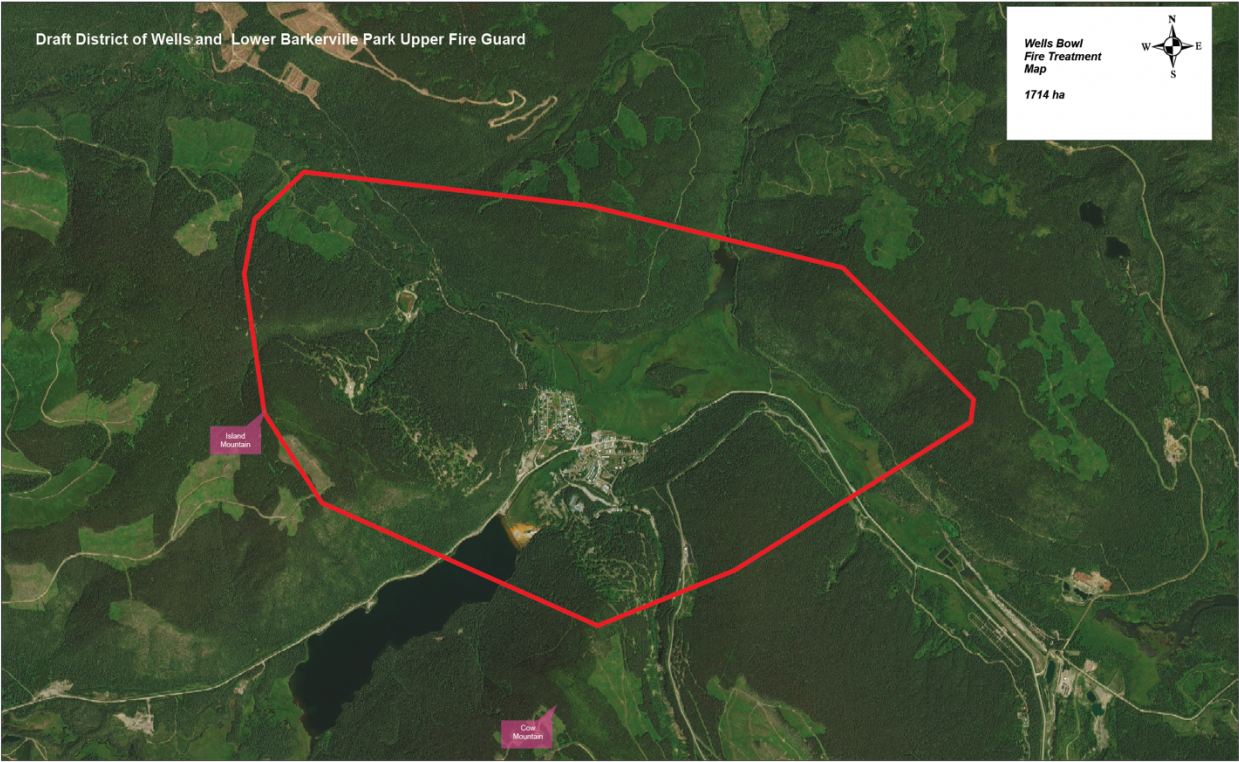


North of Barkerville (near Reduction Road)



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



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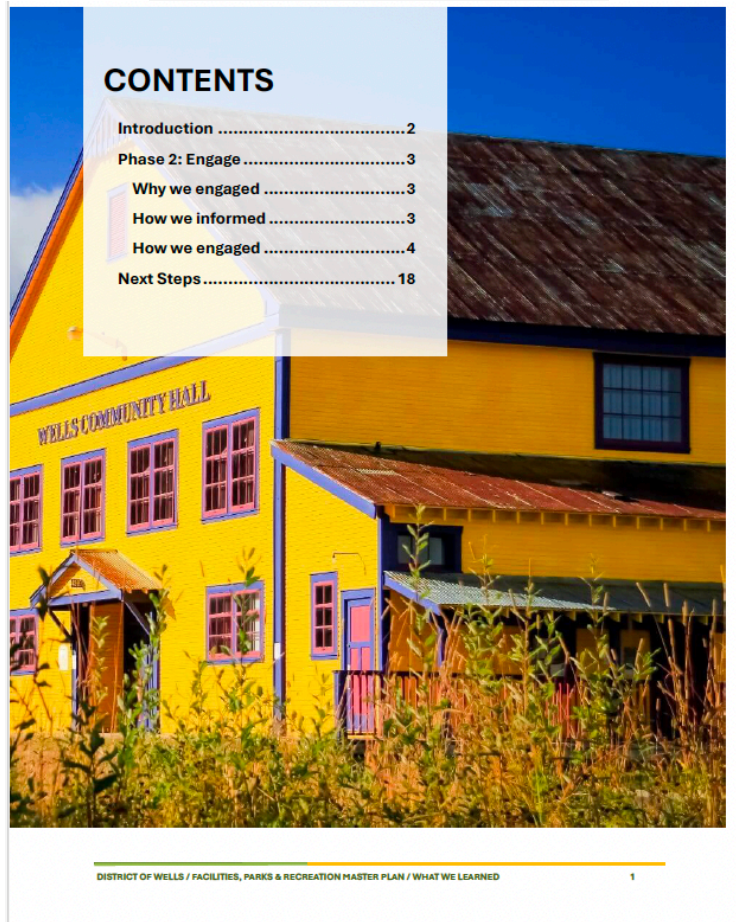
P107-- Facilities, Parks and Recreation Master Plan

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

Task Description		2026																								
		January				February				March				April				May				June				
		5	12	19	26	2	9	16	23	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22
Phase 1: Start-up & Information Gathering																										
1.1	Project Start-Up Meeting (virtual)																									
1.2	Prepare Communications & Engagement Strategy																									
1.3	Technical Review of Background Information																									
Phase 2: Listen & Learn																										
2.1	Phase 2 Engagement Period Prep week of September 15th, minimum 2 week notice to public and engagement runs Oct 14th - Nov 7th																									
2.2	Community Open House																									
2.3	Workshops	[Yellow bar from Jan 5 to Jan 12]																								
2.4	Engagement Summary	[Yellow bar from Feb 2 to Feb 9]																								
Phase 3: Create																										
3.1	Create Master Plan	[Yellow bar from Mar 2 to Mar 16]																								
3.2	District Review of Draft #1	[Yellow bar from Mar 16 to Mar 23]																								
3.3	Community Survey to Review Draft & Engagement Summary	[Yellow bar from Mar 23 to Apr 6]																								
3.4	Provide updates to Draft #1 & finalize document	[Yellow bar from Apr 6 to Apr 13]																								
Phase 4: Finalize Plans & Adoption																										
4.1	In-person Council Presentation (June 16th)	[Yellow bar from Jun 1 to Jun 8]																								

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P107-- Facilities, Parks and Recreation Master Plan continued



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Overall Strategic Priorities Planning

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

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

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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Overall Strategic Priorities Planning

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

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

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	

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

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6.0 Reports

6.1 Mayor’s Report (and verbal updates)

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

Regular Council Meeting Dates 2025

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

Regular Council Meeting Dates 2026

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

- Select Committees’ Short Updates

6.2 CAO Reports

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

Councillor Lewis
My top 3 are the ones that have to get done this year: <ol style="list-style-type: none"> 1. District of Wells Financial Plan Bylaw 2026 2. Tax Rates Bylaw No. XXX 2026 (as discussed in past years, reviewing Industrial rate). 3. Election Procedures Bylaw replacing Bylaw 2022-189 which was called "Wells Election Procedures Bylaw No.206, 2022."
My top 5 after those are: <ol style="list-style-type: none"> 4. Noise and Nuisance Control Bylaw amending or replacing Bylaw 2021-185 5. Building Permit, Process and Fees bylaw (including Bylaw No. 57 2003 Utility Service) - at least a review and update on fees. 6. Traffic and Street Bylaw (eg. https://bylaws.vancouver.ca/2849c.PDF)

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AGENDA**

7. Zoning Bylaw 8. Light Pollution
Councillor Trotter-Wanner
1. Tax Rates Bylaw No. XXX, 2026 2. District of Wells Financial Plan Bylaw No. ???, 2026 3. Election Procedures Bylaw replacing Bylaw 2022-189 which was called " Wells Election Procedures Bylaw No.206, 2022. " 4. Noise and Nuisance Control Bylaw amending or replacing Bylaw 2021-185 which was called " District of Wells Noise and Nuisance Control Bylaw, No. 202, 2021. " 5. Zoning Bylaw replacing Bylaws 2018-168, 2018-158, 2017-152, 2013-125, 2013-124, 2013-123, 2007-086, 2000-026, and 1998-006 (see attached)

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

6.3 Recommendation/s: THAT Council receives all reports.

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

7.2 Staff

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

8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday April 14, 2026.

Recommendation/s: THAT Council at _____ PM adjourns the Regular Council meeting for Tuesday April 14, 2026.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY APRIL 14, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY MARCH 31, 2026, 3:17pm

IN-PERSON AND ONLINE (VIA ZOOM)

MINUTES

Council Members Present:

Mayor Ed Coleman and Councillors Jenn Lewis, Dorothea Funk, Josh Trotter-Wanner, Dirk Van Stralen

Guest Presentation: Al Richmond, Chair, Barkerville Heritage Trust

Staff Members in Attendance:

Chief Administrative Officer/Corporate Officer Jerry Dombowsky

Public Gallery:

Joy Peters, Eric Anderson, Michelle Stevens, Barb Cirotto, Kathy Landry, Jenn Smuck

Online (7).

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday March 31, 2026,
3:15 – 4:30pm**

1.2 Call to Order

26-199 THAT Council approves to call the March 31, 2026, Regular Council meeting to order at 3:19 pm

Carried

1.3 AGENDA

26-200 THAT Council approves the March 31, 2026 Regular Council agenda as circulated with amendments.

Carried

2.0 DELEGATIONS and PRESENTATIONS – Al Richmond, Chair, Barkerville Heritage Trust

Barkerville Heritage Trust 2026 season update

- Shoulder season runs May 15–29 with some exhibits open and admission by donation; main season runs May 30–September 13 with full programming and regular admission

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- Olde Fashioned Christmas is scheduled for December 12–13, 2026 — 1,200 attended in 2025, up from 1,100 the year before
- Forest Road Campground opens May 15, Lowhee Campground opens June 18 (staggered to manage staffing costs); campground, accommodation, and school group bookings are all now available online at barkerville.ca
- Carrie Chard, General Manager, flagged that BHT is rebranding campgrounds to clearly distinguish from BC Parks after BC Parks announced out-of-province campground surcharges — Barkerville's campground prices haven't increased in 3 years and are the same for all visitors regardless of origin
- 65% of seasonal staff are paid by admission revenue, which is why admission sales directly fund street interpretation — the province funds capital projects but not live interpretation
- Congratulations to Cheryl Chapman and Mike Retasket of Aboriginal Affects Consulting for winning the award for Community Contribution and Impact at The Tourism Industry Association of BC (TIABC)'s BC Tourism Industry Conference
- Wells residents can access Barkerville free on Wednesdays during the main season, and annual passes are available at 50% off (roughly \$26 for the full season including Old Fashioned Christmas) with proof of Wells residency

Chinese exhibit coming to Barkerville

- A Chinese cultural exhibit currently housed at the Royal BC Museum in Victoria is coming to Barkerville, to be displayed in the visitors center — targeting a June opening, with a roughly 2-year loan planned
- The exhibit is the result of 2 years of relationship-building with the Royal BC Museum and the Chinese Cultural Center of Vancouver

Playground funds held in trust

- Barkerville Heritage Trust (BHT) holds roughly \$30K generated from the fuel tank sale transaction involving BHT, the District of Wells, and the Wells Chamber of Commerce — the District has a matching ~\$30K, bringing the combined total to ~\$60K. The plan (agreed by all three governing bodies going back to 2013) is for BHT to transfer the funds to the District, which will hold them in a TD term deposit, giving the PAC and school a stronger base to pursue provincial matching funds from the Ministry of Education or Ministry of Infrastructure to replace the existing play structures. CAO Dombowsky to confirm the transfer in writing to Carrie to move it through BHT's processes.

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Cottonwood House 2026 plans

- Cottonwood House is staying open — the plan is to keep it open, even under funding pressure (a ~\$100K labour cost increase last year received no additional provincial funding)
- Visitors are now being rerouted to the Sorum Road parking lot for a better arrival experience walking the trails to the roadhouse; tour buses will use the staff gate at the residence to make it easier for older visitors
- Carrie Chard, General Manager, wants to re-engage Friends of Barkerville to revive the Father's Day barbecue in June to build more weekend traffic, noting Cottonwood is only 20 minutes from Quesnel

Barkerville Wedge and Osisko mine license

- Dave Jorgenson (gallery) raised a concern that Osisko's EA certificate amendment includes heritage property within the “Barkerville wedge” as part of mine license M247, which could change the jurisdictional relationship
- Carrie Chard, General Manager, clarified the current arrangement is a surface-only lease — revocable with notice, no change to public access — but acknowledged the M247 question is separate and BHT will look into it.

3.0 MINUTES— March 3, 2026, Minutes

- Suggested edits and corrections included: Page 31: credit for submitting their Bylaw priorities lists should go to Councillor Trotter-Water and Councillor Lewis, not Councillor Funk; Page 33: the flagging tape and ribboning for the right-of-way should be clarified as being for the transmission line under construction; Page 29: "within Barkerville Park" is accurate — the Ballarat is private land within Bowron Lake Provincial Park, so no change needed.

26-201 THAT Council approves the March 3, 2026, Regular Council minutes as circulated with amendments.

Carried

4.0 CORRESPONDENCE – Alison Galbraith re Traffic on Mildred Avenue

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- Letter from Alison Galbraith, resident on Mildred Avenue, submitted a letter about industrial traffic on Mildred and Margaret Avenues — Mildred runs in front of the school, making it a particular safety concern. Council confirmed industrial traffic is in the top-5 priority list in their ongoing Osisko discussions, and the issue extends to all proponents and subcontractors of Osisko. CAO Dombowsky reported that school zone signs (30 km/h) are on order — the whole town is already at a posted 30 km/h limit, but the signs serve as a visual reminder. The signs should be here and installed within the next week or two.
- Councillor Funk stated that she wants to bring a draft motion to the next meeting to move forward more specifically on this.

26-202 THAT Council receive the presentation from Barkerville Heritage Trust as presented.

Carried

5.0 UNFINISHED BUSINESS

5.1 STRATEGIC PRIORITIES PROJECTS - Incremental Information Only

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

Mayor Ed Coleman reported:

Wastewater system and subdivision land

- Total wastewater system investment is \$32M; \$5M has been provided by the province to date, The province has been briefed on the full amount required to full completion. All permits are now in hand for the permanent outfall — the final 130-meter section needs to be trenched (underground drilling was ruled out as a higher environmental risk); engineering and contractor work is underway.
- The Novak land purchase is complete with a preliminary subdivision plan of roughly 32 lots, modeled on Sun Peaks Resort terrain work; the District is working with its engineering firm on full subdivision feasibility.

Osisko/Cariboo Gold EA amendment

- The District submitted comments to the Technical Advisory Committee — Councillor Funk clarified those submissions are not posted publicly (they appear in internal grids only). The public comment period on the EA certificate amendment is open until April 16; the District

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AGENDA**

is monitoring closely and may submit additional comments.

Crown lands and former Highways yard

- The former Highways yard is the top priority — a final decision is imminent, pursued in cooperation with Lhtako Dene Nation, and is the most valuable Crown property in town.
- A block transfer of multiple crown lots in both North and South Wells has been submitted to the Ministry of Forests, with proposed uses including housing, tourism, market sale, pocket parks, and cemetery site.

Fire protection and FireSmart mapping

- Technical consultants completed their fire risk analysis for the Wells/Barkerville area; a first draft of the top fire guard location has been produced with input from West Fraser. The high-risk area on Bonanza Ledge has been flagged to Osisko and West Fraser as a priority. The FireSmart Coordinator posting is out and has 2 strong applications; once confirmed, that person and Lhtako's FireSmart coordinator will complete worksheets 2 and 3 together.

Emergency plan and EOC renovation

- The Emergency Operations Centre / Council Chamber room renovation is nearly complete — grant-funded and designed as a multi-use bookable space; a few finishing touches remain (door, window screening).
- An updated Emergency Management Plan is coming soon, with a partner meeting targeting early May and a public presentation to follow.

Community forest expansion

- The focus is on the Cow Mountain partnership and a potential TFL 52 partnership with West Fraser; discussions with the Minister's office are ongoing for the Island Mountain and Stanley components. The goal is more allowable cut to support a stable operating budget, community infrastructure investment, and improved fire protection around the community

26-203 THAT Council receive the Strategic Priorities reporting as presented.

Carried

6.0 REPORTS

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6.1 MAYOR’S REPORT (and verbal updates)

- The next two Council Meetings are scheduled for April 14, 2026 and April 28, 2026.
 - Councillor Funk reminded the Mayor that Council meeting times should be addressed.
 - Councillor Funk advise that the province is reviewing the Environmental Assessment Act — First Nations engagement is done, local government engagement is the current phase, and a public engagement phase is coming. Councillor Funk is engaged in the process and noted it's relevant given the Cariboo Gold project was assessed under this act.

6.2 CAO REPORT

- CAO Jerry Dombowsky advised Council that an application to UBCM had been submitted for his long expressed desire to update the District Planning (Zoning) Bylaw. He stated with the recent completion of key plans like the OCP, ICSP, Boundary Expansion, Economic Development Plan and Housing Needs Update – it has become abundantly clear that an update of the Planning Bylaw is needed to embrace community growth in a positive way. He asked for Council’s formal support of the application.

26-204 THAT Council support an application to UBCM under the Local Government Approvals Program Fund to conduct work on the streamlining of the development approval process – with a funding request in the amount of \$170,000.

Carried

Fall Election preparation

- Election training starts next month (April); the election takes place in October. The District will be looking for help for election day.

26-205 THAT Council receive all reports as presented.

Carried

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7.0 INFORMATION AND ANNOUNCEMENTS

7.1 PUBLIC

- Question from Barb Cirotto asking Al Richmond who is the Wells representative on the Heritage Trust Board. The response was that there is no Wells representative as the province “a few years ago identified to us that there was a conflict of interest – one was the merchants and one was the District of Wells so in order to make the province happy and comply - we have neither today.”

7.2 COUNCIL

8.0 ADJOURNMENT

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

26-206 THAT Council at 5:08pm adjourns the Regular Council meeting for Tuesday March 31, 2026.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

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AGENDA**



Report to Council

Date: April 14, 2026
To: Council
From: Chief Administrative Officer
Subject: Preliminary 2026 Operating Budget Review
Department: Administration

Recommendation:

THAT Council receives for information, the report from the Chief Administrative Officer dated April 14, 2026, with respect to the 2026 Operating Budget;

AND THAT Council directs the CAO to bring a five-year financial plan, with any amendments, to Council for final adoption by bylaw.

Purpose:

The 2026 preliminary budget (attached) is presented to Council for review prior to development of the five-year financial plan which will reflect any Council directed amendments.

Background:

Local governments in British Columbia are legally required to annually adopt a financial plan as mandated by the Local Government Act and the Community Charter. These plans must be five-year financial plans and are adopted by bylaw. Local governments cannot run a deficit in their current operating accounts and are required to balance their budget each year.

The attached 2026 budget is presented with 2025 actuals provided for reference. A five-year financial plan with corresponding bylaw will be presented for Council at the next scheduled Council meeting.

Financial/Budgetary Considerations:

Adoption by bylaw of the 2026 budget and five-year financial plan to follow.

A handwritten signature in black ink, appearing to read 'J. Dombowsky', is positioned above the name of the Chief Administrative Officer.

J. Dombowsky, Chief Administrative Office

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GENERAL OPERATING

Account description	Budget 2026	2025 Actual
MUNICIPAL TAXES LEVIED		
Gen. & Debt - Residential	- 64,075 -	62,210
Gen. & Debt - Utilities	- 3,740 -	3,631
Gen. & Debt - Major Industry	-	-
Gen. & Debt - Lite Industry	- 962 -	933
Gen. & Debt - Business/Other	- 34,525 -	33,519
Gen. & Debt - Recreational	- 540 -	524
Total Municipal Taxes Levied	- 103,842 -	100,816

FRONTAGE TAXES

Sewer Parcel Taxes	- 39,690 -	39,690
Water Parcel Taxes	- 47,092 -	47,092
Garbage Parcel Taxes	- 3,920 -	3,920
Total Frontage Taxes	- 90,702 -	90,702

1% TAXES

BC Telephone (Sect 353)	- 976 -	1,111
BC Hydro (Sect 353)	- 4,684 -	4,920
Total 1% Taxes	- 5,660 -	6,031

GRANTS IN LIEU OF TAXES

GIL-Federal Government	- 8,708 -	52,250
GIL-Provincial Government	- 3,299 -	3,299
Total Grants in lieu of taxes	- 12,007 -	55,549

SERVICES PROVIDED TO OTHER GOVERNMENTS

Barkerville FP Mutual Aid	-	-
Barkerville Fire Supression Agreement	- 2,000 -	1,960
CRD Fire Protection Tax Transfer	- 1,883	-
Street Lighting-Prov. Government	- 835 -	209

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Total Services Provided to Other Government: - 4,718 - 2,169

GARBAGE COLLECTION SERVICES

Commercial Garbage Collection Fees	-	6,296	-	6,296
Residential Garbage Collection Fees	-	7,280	-	7,280
Total Garbage Collection Services	-	13,576	-	13,576

LICENSES & PERMITS

Building/Plumbing Permits	-	5,000	-	9,200
Sub-Division/Rezone/Variance Fees Permits	-	1,500	-	-
Total Licenses & Permits	-	6,500	-	9,200

RENTALS

Community Hall Rentals	-	5,000	-	8,713
CRD Library Agreement	-	5,985	-	5,985
Wells-Barkerville School Rentals	-	2,000	-	5,270
School District 28 Agreement	-	7,500	-	7,500
Total Rentals	-	20,485	-	27,468

INVESTMENT INCOME

Interest on Investments	-	-	-	-
Total Investment Income	-	-	-	-

PENALTIES & INTEREST ON TAXES

Penalty on Current Taxes	-	3,500	-	3,739
Interest on Arrears Taxes	-	2,400	-	-
Interest on Delinquent Taxes	-	600	-	-
Total Penalties & Interest on Taxes	-	6,500	-	3,739

OTHER INCOME

Tax Sale Income	-	-	-	-
Fitness Centre Memberships	-	4,000	-	4,656
Other revenue	-	250,000	-	250,000

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Miscellaneous Revenue	-	5,000	-	17,185
Community Forest	-	250,000	-	272,233
Total Other Income	-	509,000	-	544,074

UNCONDITIONAL GRANTS

Prov Gov't - Small Community Prot. Grant	-	389,000	-	389,000
Total Unconditional Grants	-	389,000	-	389,000

CONDITIONAL GRANTS

Visitor Information Centre	-	15,000	-	15,000
Access to Health Transit	-	27,263	-	13,632
Total Conditional Grants	-	42,263	-	28,632

TRANS FR OWN RESERVE ACCTS & SURPLUS

Transfer from Reserves	-	111,197	-	70,540
Total Trans fr Own Reserve Accts & Surplus	-	111,197	-	70,540

COLLECTIONS FOR OTHER GOVTS

Provincial School Tax	-	94,222	-	94,222
Regional Hospital	-	30,194	-	29,274
Municipal Finance Authority	-	-	-	-
B C Assessment Authority	-	1,587	-	1,587
Regional District (Admin & Library)	-	28,264	-	27,950
Rural Refuse - CRD	-	15,955	-	16,419
Policing Costs Recovery Tax	-	13,257	-	13,257
Total Collections for Other Govts	-	183,479	-	182,709

TOTAL REVENUES	-	1,498,929	-	1,524,206
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LEGISLATIVE COSTS

Council Remuneration	58,000	27,954
Council Employer Costs	2,002	2,002
Memberships & Subscriptions	2,500	1,611

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Council Travel & Conferences	20,000	13,435
Council Contingency & Hosting	5,000	619
Total Legislative Costs	87,502	45,621

ADMINISTRATION (HUMAN RESOURCES)

Staff Salaries	254,000	348,327
Staff Employer Costs	54,000	62,755
Memberships	2,500	2,531
Travel & Conferences	6,000	2,328
Staff Training	6,000	5,904
Recruitment Expenses	500	642
Total Administration (Human Resources)	323,000	422,487

ADMINISTRATION (GENERAL)

Telephone	12,000	11,389
Internet	2,400	2,325
Statutory Advertising	300	279
Office Supplies and Equipment	5,000	6,565
Consulting Fees	20,000	30,693
Municipal Software & IT Services	25,000	29,795
Copy machine & Service Contract	3,000	2,871
Audit Fees	25,000	27,000
Legal Fees	10,000	15,258
Fire & Liability Insurance	50,503	48,625
Voyent Alert System Subscription	800	800
Planning Support	1,000	800
General Expense, Postage, Freight	2,800	3,951
Tax Sale Costs	-	-
Total Administration (General)	157,803	180,351

ELECTION EXPENSES

ELECTIONS	5,000	1
Total Election Expenses	5,000	1

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UTILITY ADMINISTRATION TRANSFERS

Admin Rec - Water Department	69,429.65	69,430
Admin Rec - Sewer Department	62,679.25	62,679
Total Utility Administration Transfers	132,109	132,109

COMMUNITY HALL

WCH Building Repairs & Maintenance	8,000	10,587
WCH Telephone	850	847
WCH Electrical	4,900	4,764
WCH Fuel	16,500	14,560
Total Community Hall	30,250	30,758

ICE RINK

Ice Rink Repairs and Maintenance	2,000	1,898
Ice Rink Electricity	300	290
Total Visitor Information Centre	2,300	2,188

BALL DIAMOND SHED

Ball Diamond Repairs and Maintenance	100	-
Ball Diamond Electricity	150	143
Total Ball Diamond Shed	250	143

MUNICIPAL HALL

Town Hall Building Repairs & Maintenance	2,100	2,041
Town Hall Electricity	2,800	2,702
Town Hall Fuel	5,000	4,015
Total Municipal Hall	9,900	8,759

WELLS/BARKERVILLE SCHOOL

Fitness Centre Expenses	1,000	4,373
Geothermal Monitoring & Phone	1,050	1,039
School Maintenance	5,000	7,610

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School Electricity	14,000	13,688
School Fuel	10,000	9,725
Total Wells/Barkerville School	31,050	36,436

VISITOR INFORMATION CENTRE

VIC Repairs and Maintenance	700	1,740
VIC Electricity	450	445
Total Visitor Information Centre	1,150	2,184

FIRE BRIGADE - GENERAL

Firehall Telephone	890	865
Fire Service Inspection	4,000	3,957
Fire Hall Supplies & Equip	3,000	12,704
Fire Dept Travel & Conferences	1,200	-
Fire Practice and Training	5,000	2,511
Group Life/WCB For Volunteers	1,300	1,238
Total Fire Brigade - General	15,390	21,276

FIRE BRIGADE - COMMUNICATIONS

Com Gear Repairs & Repl	500	-
Radio Licence	1,000	950
Total Fire Brigade - Communications	1,500	950

FIRE BRIGADE - FIRE HALL

Firehall Building Repairs & Maintenance	2,000	5,711
Firehall Propane	4,900	4,713
Firehall Electricity	3,900	3,740
Total Fire Brigade - Firehall	10,800	14,164

FIRE BRIGADE - VEHICLES

Fire Trucks	12,000	12,275
Total Fire Brigade - Vehicles	12,000	12,275

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BUILDING INSPECTION

Building Inspection Service Contract	2,500	2,252
Total Building Inspection	2,500	2,252

PUBLIC WORKS - GENERAL

Public Works Labor	159,000	137,094
PW Employment Costs	24,000	15,491
Public Works Road Maint Contracts	130,000	81,749
PW Supplies & Materials	7,500	12,426
Ditching and Drainage	5,000	-
Vehicles	9,000	14,731
Total Public Works - General	334,500	261,491

PUBLIC WORKS - STREET LIGHTING

St. Light Electricity	7,900	7,863
Total Public Works - Street Lighting	7,900	7,863

PUBLIC WORKS - GARBAGE COLLECTION

Public Works - Garbage Collection Contract	18,625	14,487
Total Public Works - Garbage Collection	18,625	14,487

COMMUNITY DEVELOPMENT

Website Maintenance	-	-
Marketing and Economic Development	4,000	710
Community Bus	24,640	20,445
Community Events	1,500	151
Local Grants In Aid	12,500	12,500
Total Community Development	42,640	33,806

DEBT SERVICES

Interest & Bank Charges	2,500	2,301
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Total Debt Services **2,500** **2,301**

TRANS TO OWN FUNDS & RESERVES

Transfer to Water Operating Fund	47,092	47,092
Transfer to Sewer Operating Fund	39,690	39,690
Transfer to Sewer Capital Fund	-	
Transfer to General Capital Fund	-	-
Transfer to Water Capital Fund	-	-
Transfer to Previous Year	-	-
Transfer to Future Year Gen. Op. Fund		-
Total Trans to Own Funds & Reserves	86,782	86,782

COLLECTIONS FOR OTHER GOVERNMENTS

Provincial School	94,222	94,222
Regional Hospital	30,194	29,274
Municipal Finance Authority	-	-
B C Assessment Authority	1,587	1,587
Regional District (Admin & Library)	28,264	15,701
Regional District - Rural Refuse	15,955	15,701
BC School/Police Taxes	13,257	13,257
Total Collections for Other Governments	183,479	169,742

TOTAL EXPENSES **1,498,929** **1,488,425**

GENERAL OPERATING FUND BALANCE **- -** **35,780**

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AGENDA**

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

Overview

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

Categories

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

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

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

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

Appendix A: Completed Projects

Appendix B—P044 Series: Operations Projects

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

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

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

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
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			

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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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			
5.7	P046	DOW & Partners—Barkerville Topics		1	23-01	OG	x	x	x			
5.8	P016	PROV BC—Housing & BC Housing Project		2	19-04	OG	x	x				

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AGENDA**

Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
5.9	P025	NDIT—Economic Development Officer Funding (\$50,000 annual)		1	22-11	24-03	x	x	x			
5.10	P045	NDIT—Grant Writer Program (\$9,500 annual)		2	22-11	24-03	x	x	x			
5.11	P093	NDIT—Economic Infrastructure		3								
5.12	P094	NDIT—Community Places		3								
5.13	P095	NDIT—Business Façade (\$10,000 annual)		1	24-01		x	x	x			
5.14	P037	UBCM—Community Works Funds (\$77,000 annual)		2	18-04	OG	x	x				
5.15	P047	PROV BC—Destination Development		3	23-01	x	x					
5.16	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership (\$26,259 in-trust)	\$26,259	2	05-01	23-09	x	x	x	x		
5.18	P102	PROV BC—LGCAP—2022 to 2026	\$202,373	2	22-03	26-07	x	x	x	x		
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
4A		Infrastructure										
4.1A	P010	BC Hydro Community Energy Project	\$15,000	C	22-04	23-03	x	x	x	x	x	9

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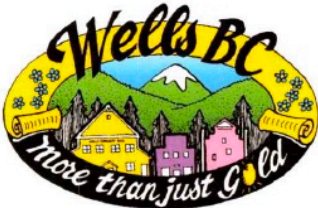
Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
5A		Planning, Housing, Community, Facilities Economic										
4.2A	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x	8
4.3A	P061	BC HYRDO—LED Steet Lighting	\$35,000	C	20-10	22-11	x	x	x	x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

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


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

Appendix M—Lhtako Dene Charter—Version 1.6

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


Seven Generations of Decision Making



150+
Years

**Sustainable
Communities**

150+
Years



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

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

Projects

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

1

Appendix M—Lhtako Dene Charter—Version 1.6



Funding Partners for the Various Projects

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

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

Pillars of Cooperation



Lhtako Dene Nation Chief Signature

Date: 2025 August 02

District of Wells Mayor Signature

Version of Charter: #1.6

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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AGENDA**

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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

Ref	Building	Items	Cost	Status
		District of Wells Office		
	DOW Off	De-clutter and Clean-up		IP
2024	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		IP
2024	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning	1,000	IP
	DOW Off	Interior Building Ventilation Review and Improvement	15,000	IP
2024		Electrical <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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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P075—2022 to 2025 Supplements

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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	Firehall	Electrical <ul style="list-style-type: none"> • 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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P075—2022 to 2025 Supplements

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:		

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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	

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY APRIL 14, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**

P075—2022 to 2025 Supplements

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

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P075–2022 to 2025 Supplements				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		C
5	WBCCRC	Osisko Developments \$256,000 Contribution List <ul style="list-style-type: none"> • 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-panel hallway wall—gyprock or other		
	P034.6	Re-locate current door in hallway wall—install security access		
	P035.6	Install second access door in hallway wall near stairwell—install security access		
	P035.6	Re-locate electrical to hallway Fitness Room wall.		
	P035.6	Receive and supervise installation of Fitness Equipment Order		