

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY MAY 12, 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—2025 05 12—3:15pm to 4:30pm**

Time: May 12, 2026 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83923470670?pwd=lsnINWF6MyhGr7rayXCjcSVITdTvmV.1>

Meeting chat link

<https://us02web.zoom.us/launch/jc/83923470670>

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday May 12, 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 May 12, 2026 as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes and notes for the Council Meetings of Tuesday April 28, 2026, as circulated.

**3.0 CORRESPONDENCE--NIL**

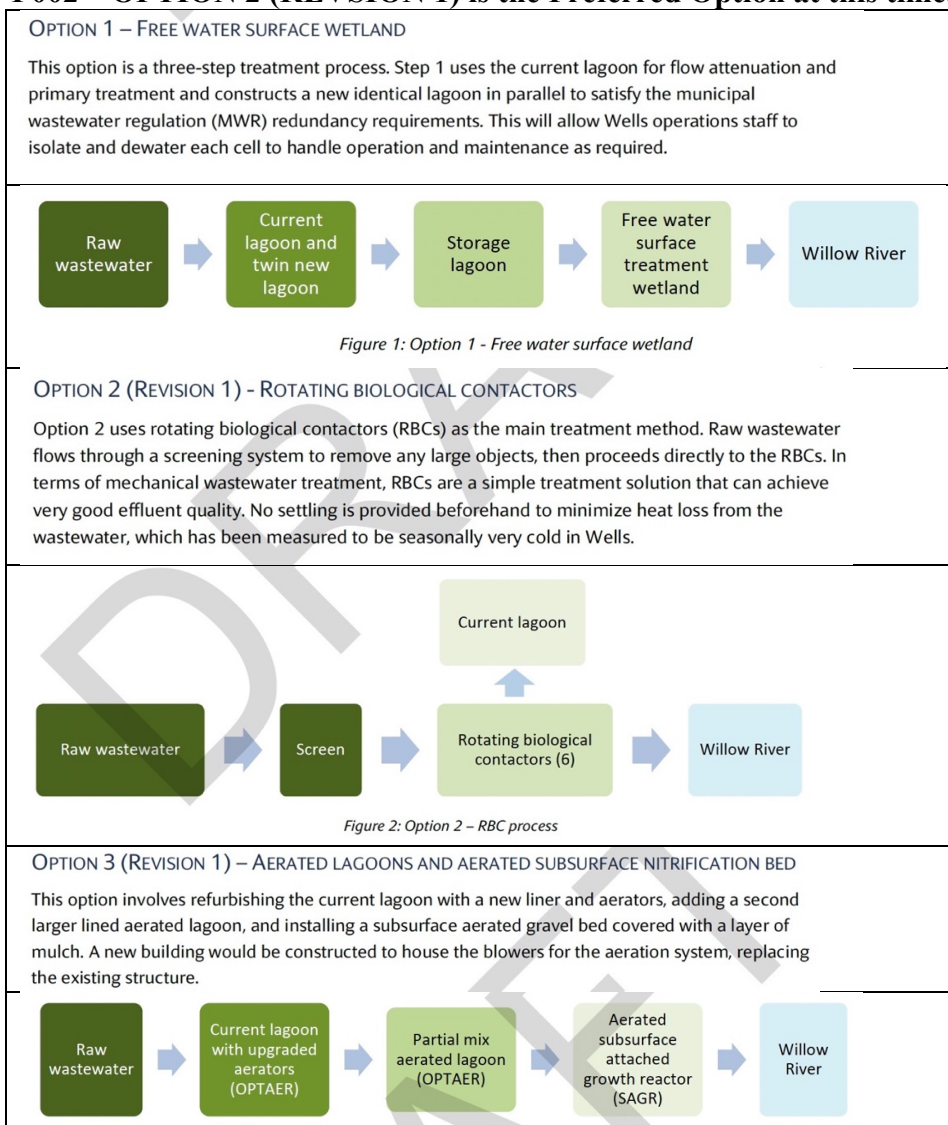
**4.0 DELEGATIONS AND PRESENTATIONS--NIL**

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

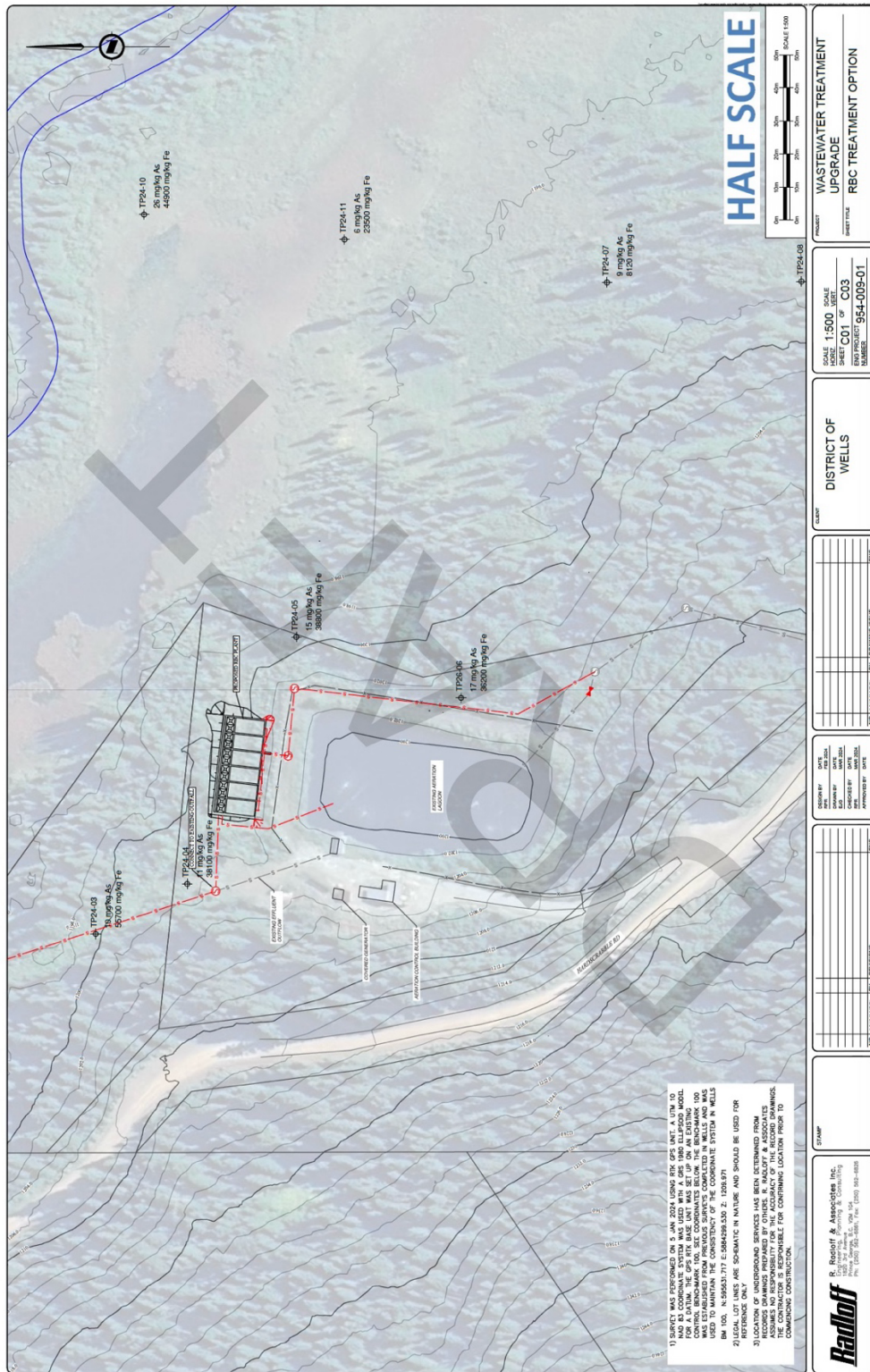
- P002—Waste Water Project—Collection System and Treatment—**Phase 1 and 2**. The Phase 2 of the Project is estimated at an additional **\$32 million (Phase 1 is \$5 million)**. Overland waste water outfall installed on Emergency Basis; a new underground waste water outfall is being installed—80% complete, 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.**



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

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

**Press Release**

*2025 November 28, 12:50pm—Final*

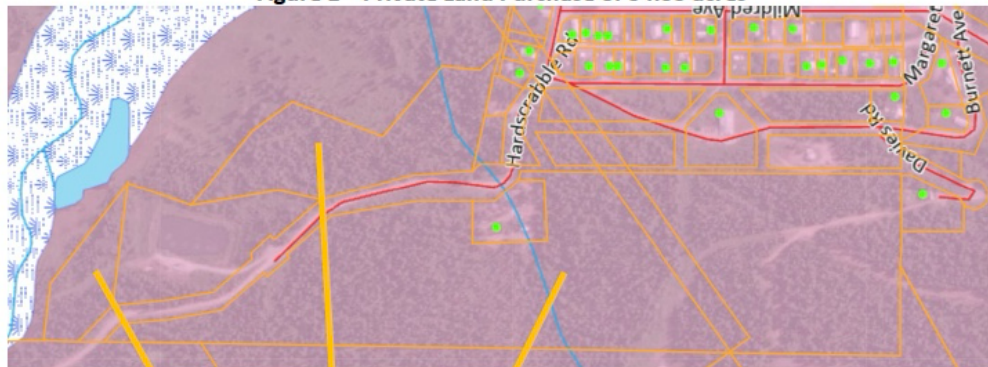
**The District of Wells Purchases Private Land in Wells, BC for Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection**

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

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


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

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

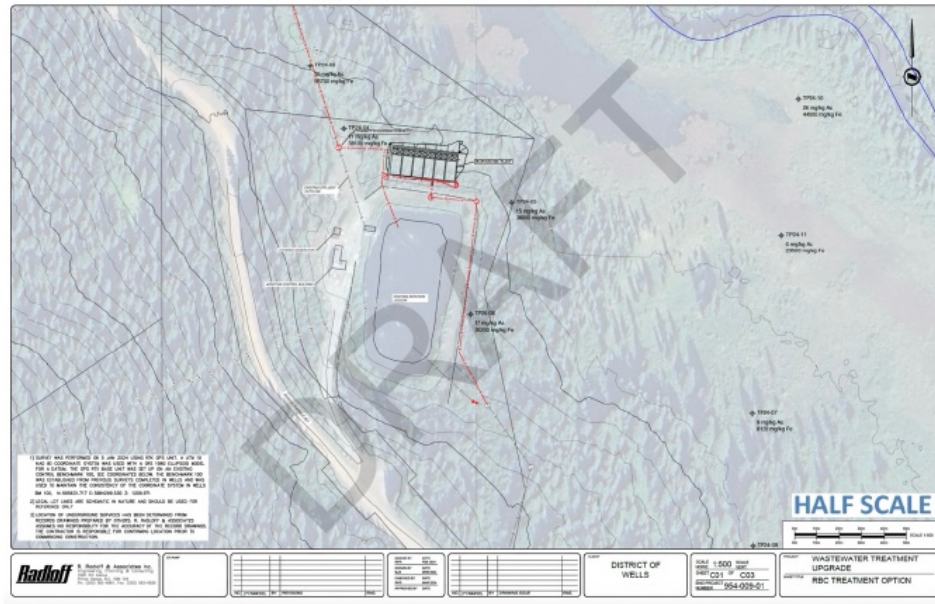


**The Private Land has three distinct land sections as part of the purchase.**

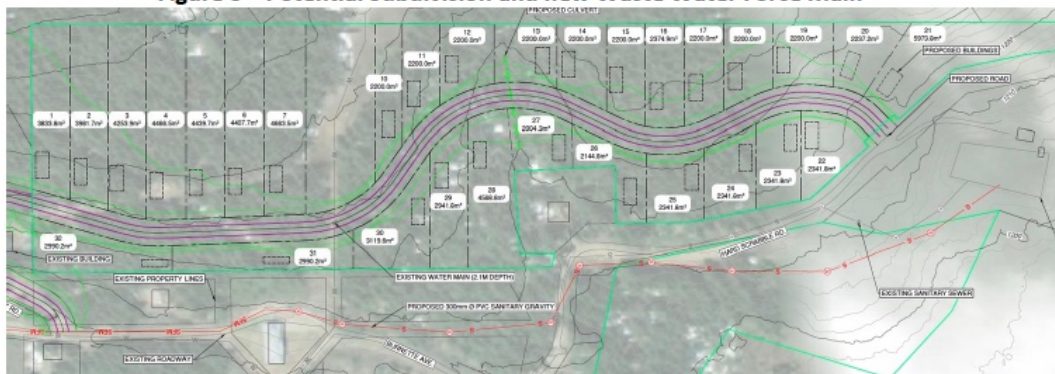
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	<p style="text-align: center;"><b>District of Wells</b></p> <p style="text-align: center;">PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0        Phone—250-994-3330 <a href="http://www.wells.ca">www.wells.ca</a></p>
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**Figure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



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



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

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- **P004—WBCRC—Playground.** Funds have been transferred from Barkerville Heritage Trust to the District of Wells from the “Gas Tanks Fund” and placed in-trust for the eventual Playground. The combined previous fund raising and “Gas Tank Funds” total \$62,000+
- **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 Hired—Brendan Baily will start early June.**

- **Preliminary Budget**

<b>P14.1--UBCM FireSmart</b>					
<b>Item</b>	<b>Wells 2025</b>	<b>Lhtako 2025</b>	<b>Wells 2026</b>	<b>Lhtako 2026</b>	<b>Total</b>
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
	<b>500</b>	<b>500</b>	<b>300</b>	<b>300</b>	<b>1600</b>
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.
- **Discussions are taking place on the temporary Community Support Agreement; Schedules A, B, and C to be drafted to provide additional specifics.**

	A	B	C
1	<b>DOW and BGM/Osisko Topics Table</b>		
2			
3			<i>Last Updated: 2026 April 09, 12:31pm</i>
4			
5	<b>Ref 1</b>	<b>Ref 2</b>	<b>Topic</b>
6	<b>Number</b>	<b>Status</b>	<b>1=Urgent; 2=Important; 3=In-progress; 4=Stable</b>
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	<b>Taxation and BC Assessment</b>
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	<b>Environmental Certificate and Amendments</b>
31	25	2	<b>Community Affects Management Plan</b>
32	26	2	Contaminated Sites Prov of BC
33	27	2	Economic Development Plans and Planning
34	28	1	<b>Sound and Noise</b>
35	29	2	Light and Light Pollution
36	30	2	Community Benefits & Impacts Agreement
37	31	1	<b>Highway 26 Through Wells--Speed, Parking, Idling</b>
38	32	1	<b>Industrial Traffic In Wells Concerns and Potential Bypass</b>
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

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## 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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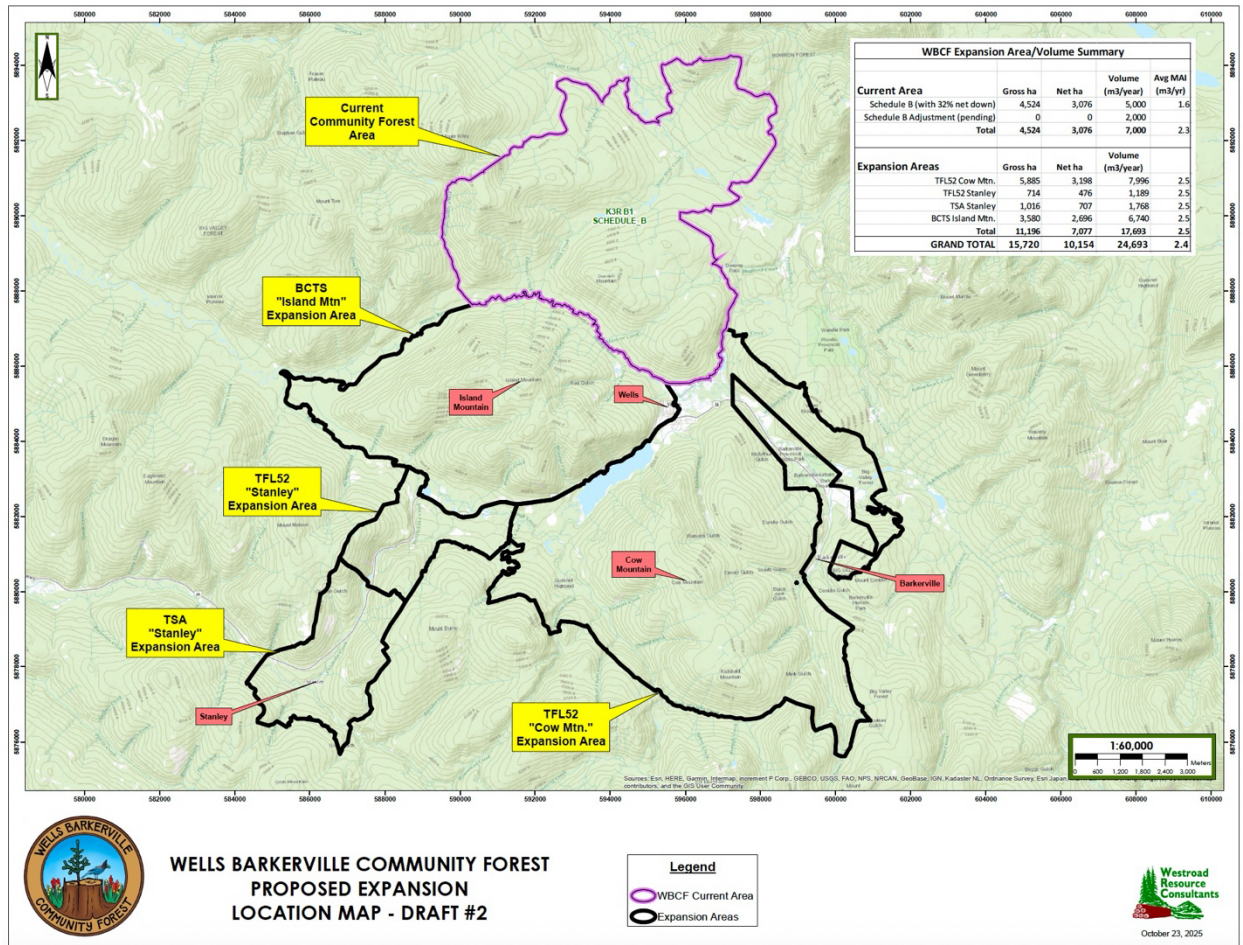
OSISKO DEVELOPMENT CORP.vi

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- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue; results on expansion consensus may be completed by 2026 June. 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.

## Emergency Preparedness... *how to prepare for both.*



### *2026 May--Emergency Management & Response Update*

*By the District of Wells and its Partners*

Tuesday, 2026 May 26<sup>th</sup>, 7:00pm to 7:30pm

At the Sunset Theatre

*(Snacks Provided)*

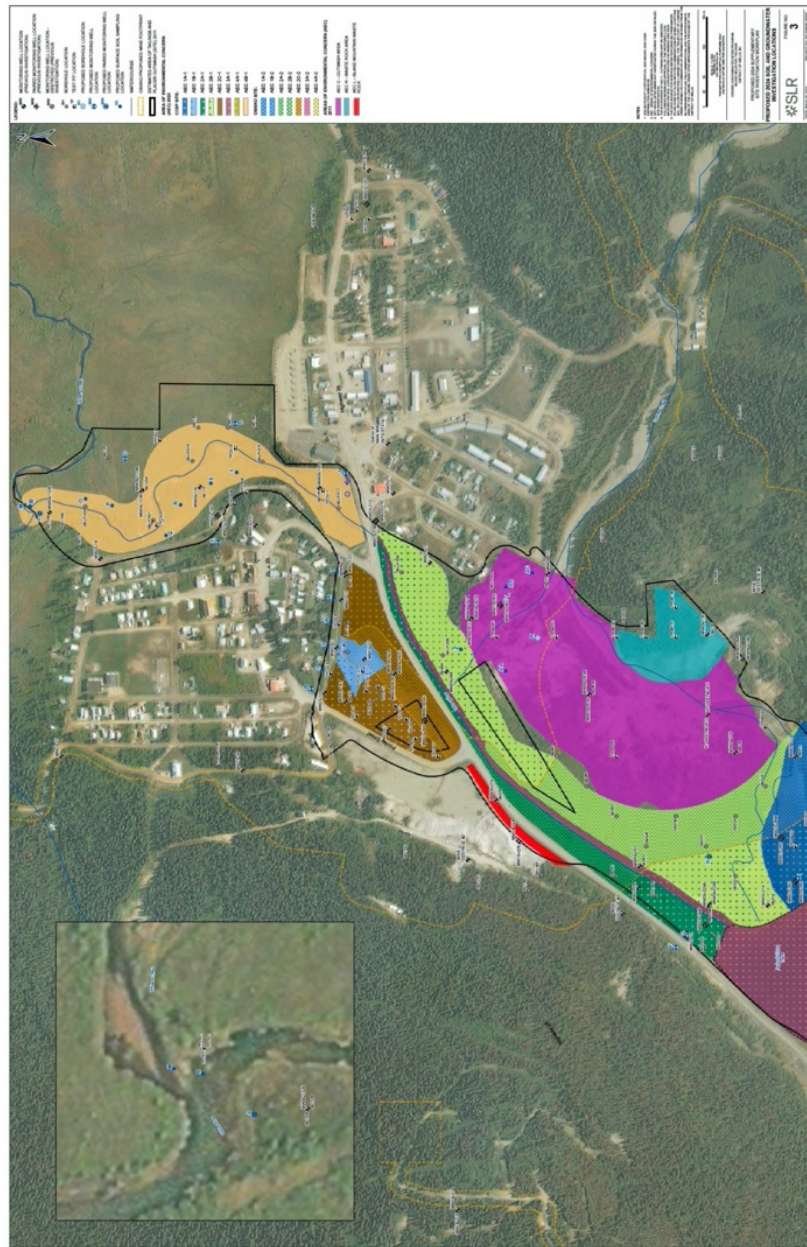
**Partners:** RCMP, Wildfire Branch, Lhtako Dene Nation, BC Ambulance, West Fraser Mills Ltd., Osisko Developments, Ministry of Forests, Emergency Management and Climate Readiness BC, Barkerville Historic Town & Park, District of Wells, City of Quesnel, Cariboo Regional District, Ministry of Transportation and Infrastructure, School District 28, Island Mountain Arts, BC Hydro, Troll Ski Resort, Bowron Lakes, Wells Volunteer Fire Brigade, and other Partners

*For more information, call the District Office at 250-994-3330*

*Version 1.0*

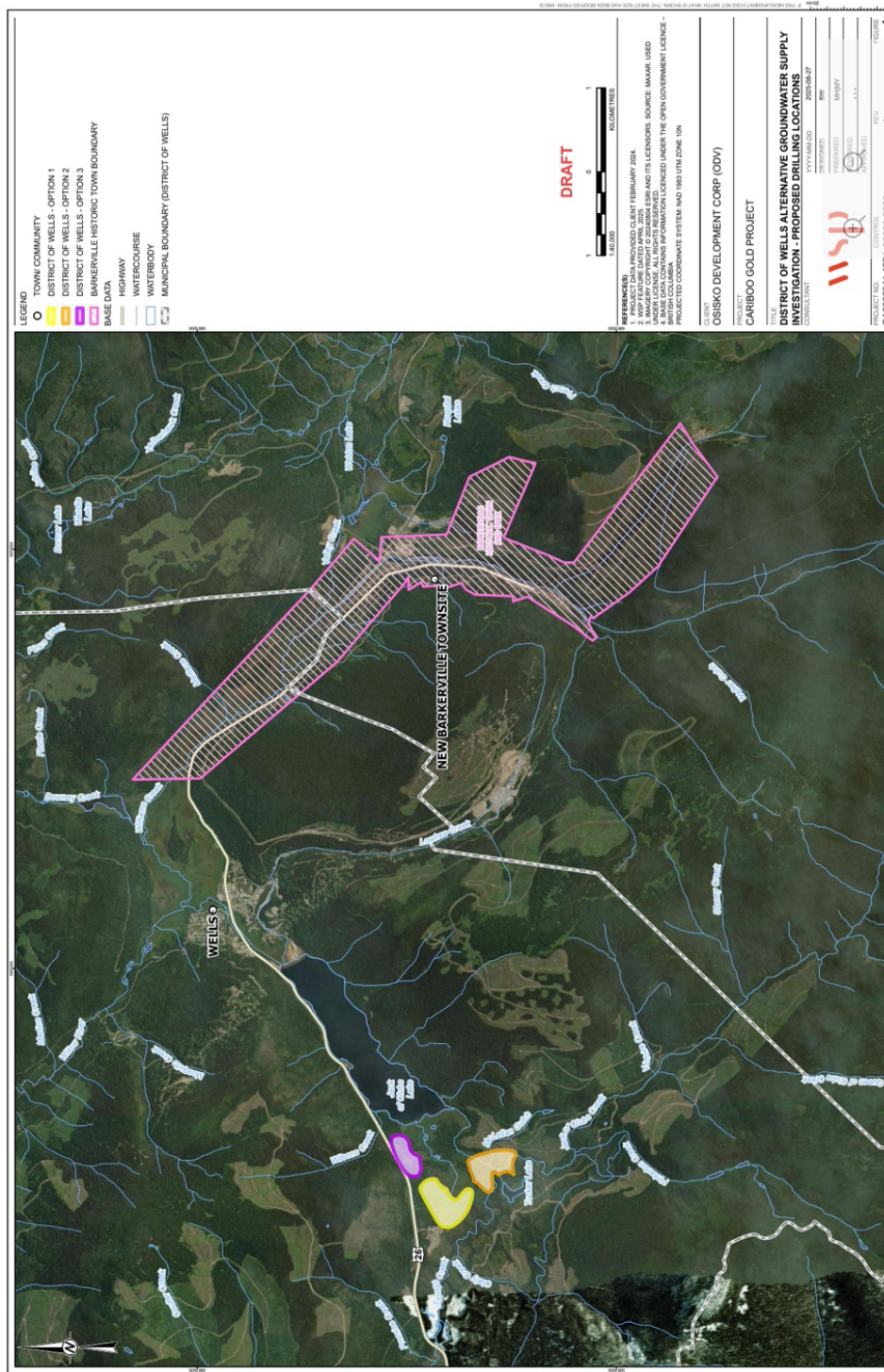
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- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project— Provincial and Northern Health Authorities monitoring progress. Regulated Data analysis in progress, with community reporting expected in **second** quarter of 2026.
-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



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P031—Water System Replacement Test Drilling—in Barkerville Park and District of Wells. Discussions and Q & A ongoing. **Positive drilling test results on the West end of Jack of Clubs Lake.**



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

Figure 1

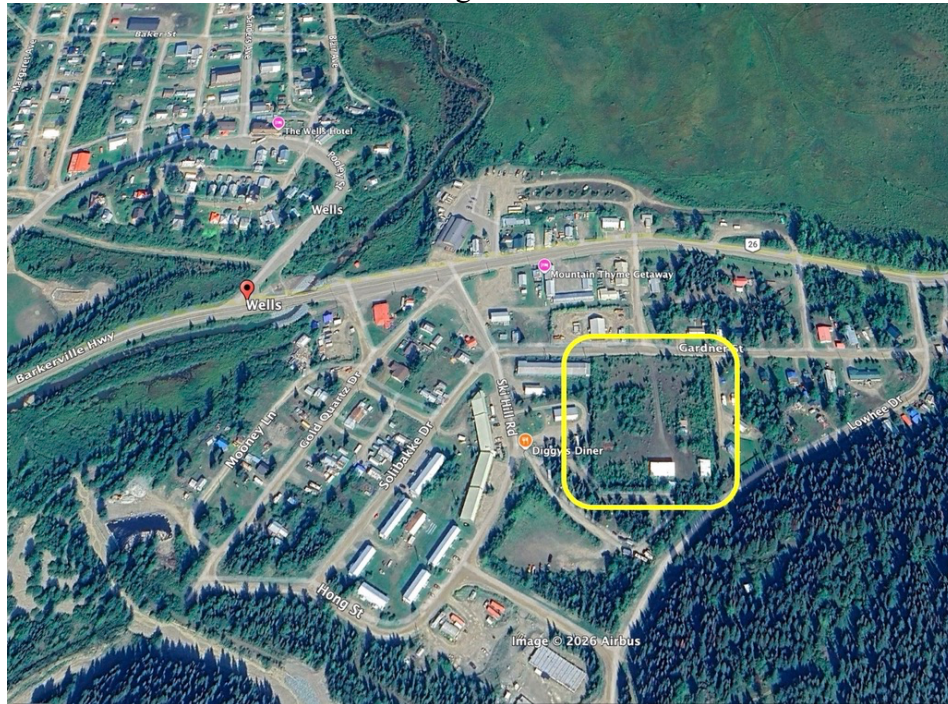
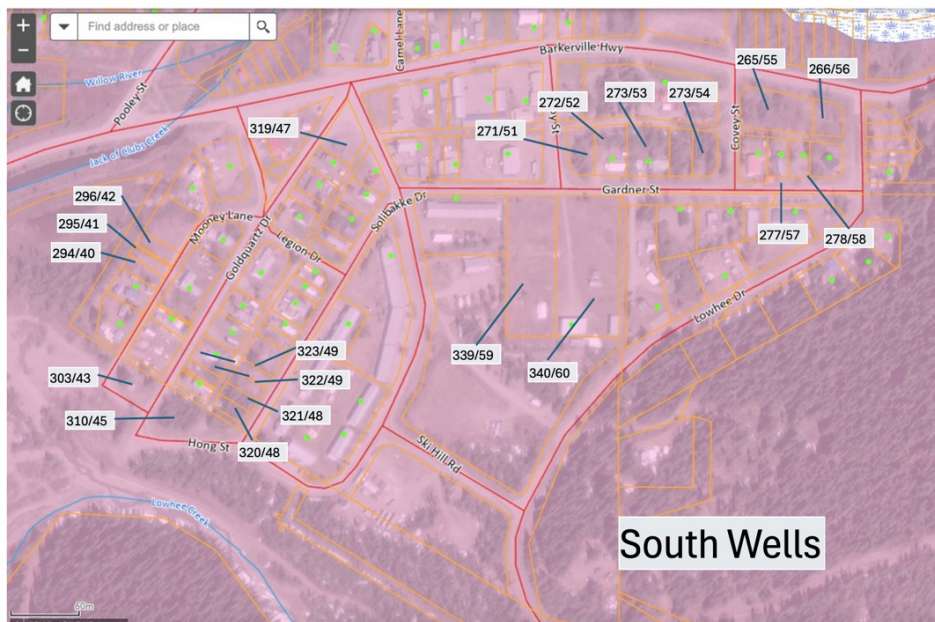
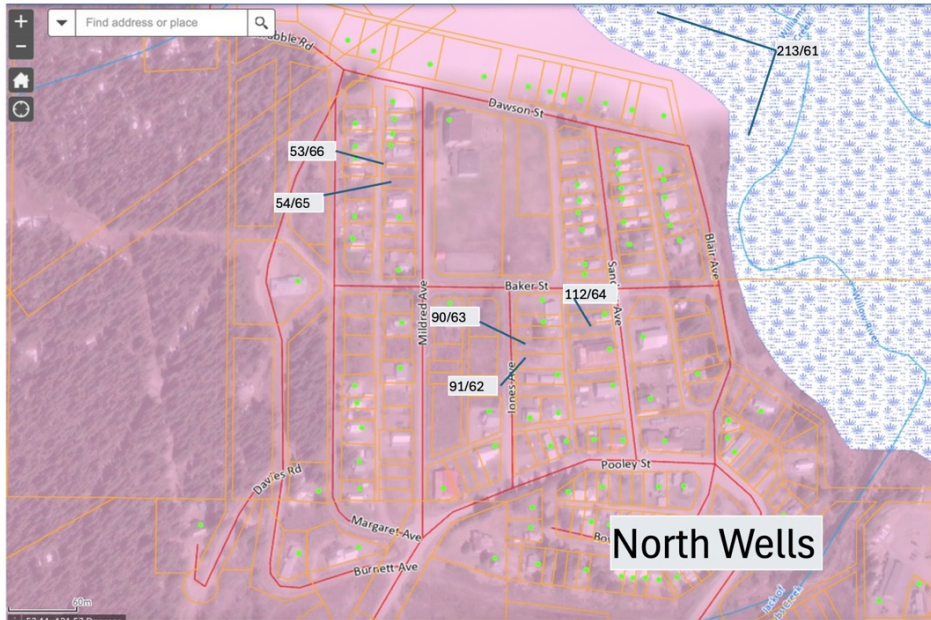


Figure 2



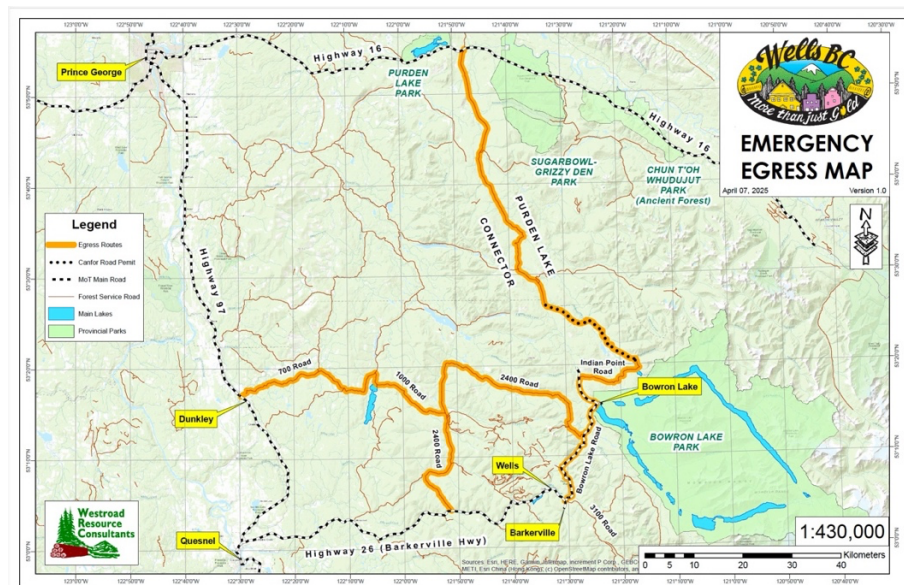
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Figure 3



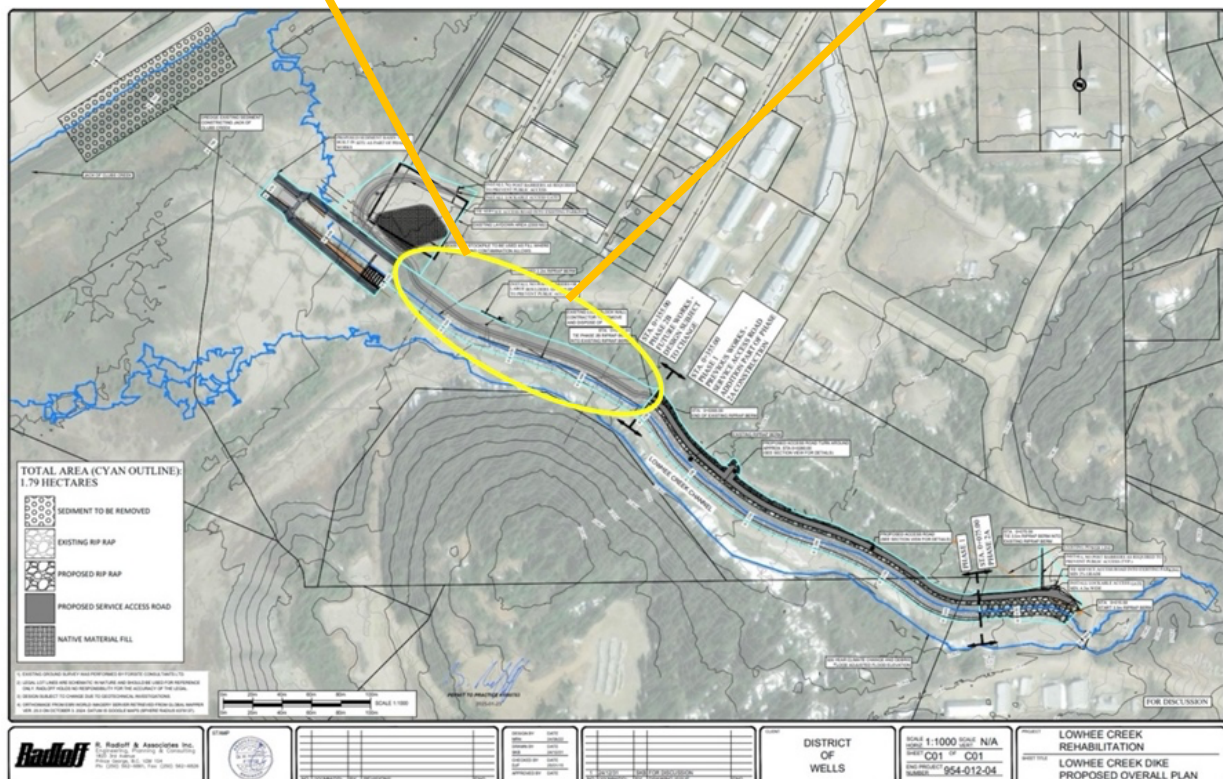
- P040--2024 UBCM—Public Notification & Evacuation Routes Planning—Approved for \$30,000—Consultation started. Purden Connector Routes being examined with Industry and Indigenous Nations. **Next steps with Lheidli T'enneh First Nation, Canfor, Private Land Owners, and Cariboo Regional District (including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

Draft Option 1C

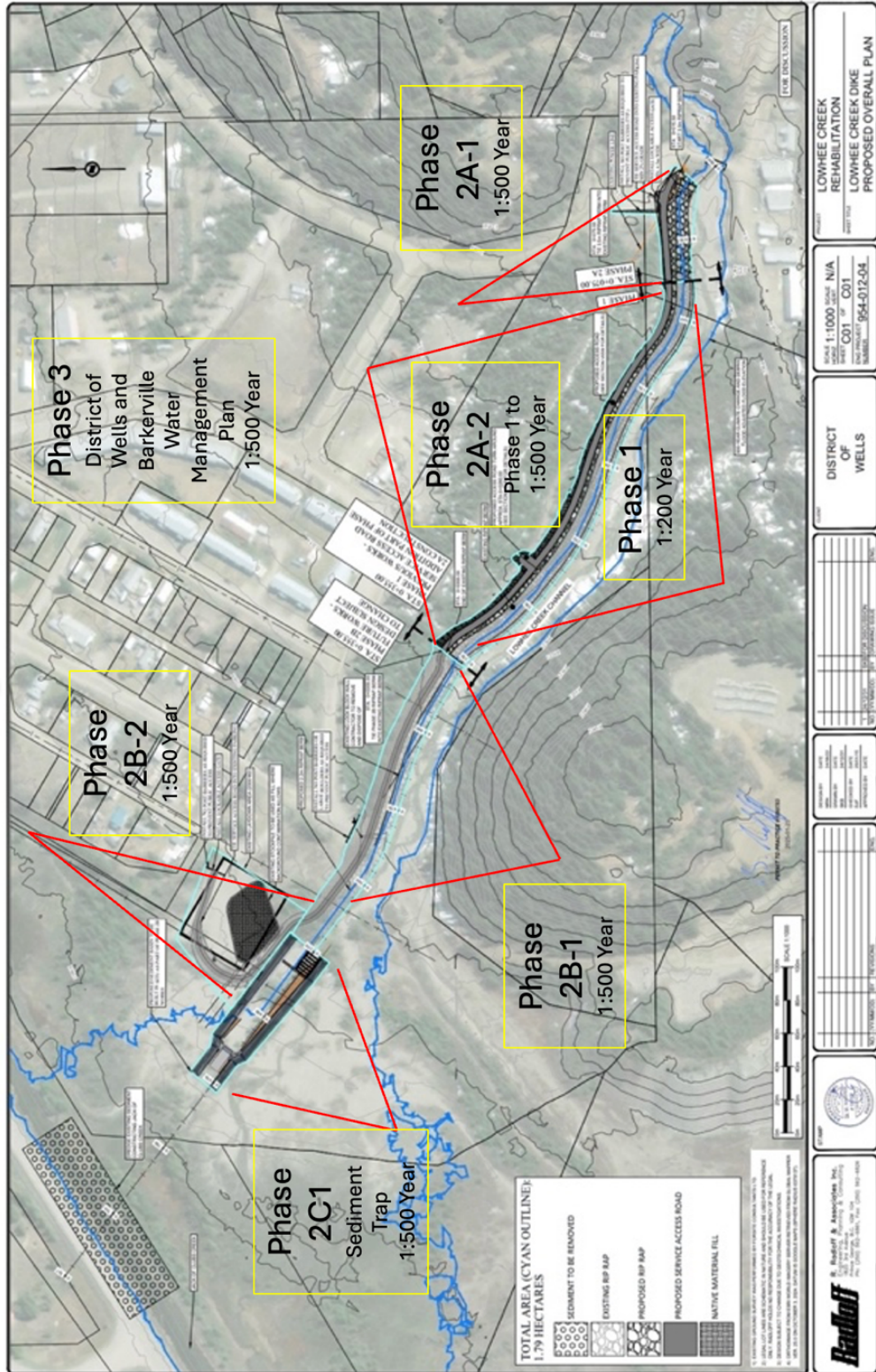


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- P042—Emergency Operation Centre—**2026 Planning ongoing for Water Management and Wildfires.**
- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed. (see Strategic Priorities section of the of agenda for Charter)**
- P079—2024 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). **Negotiating “cash flow” for the remainder of the Project with the Province.**



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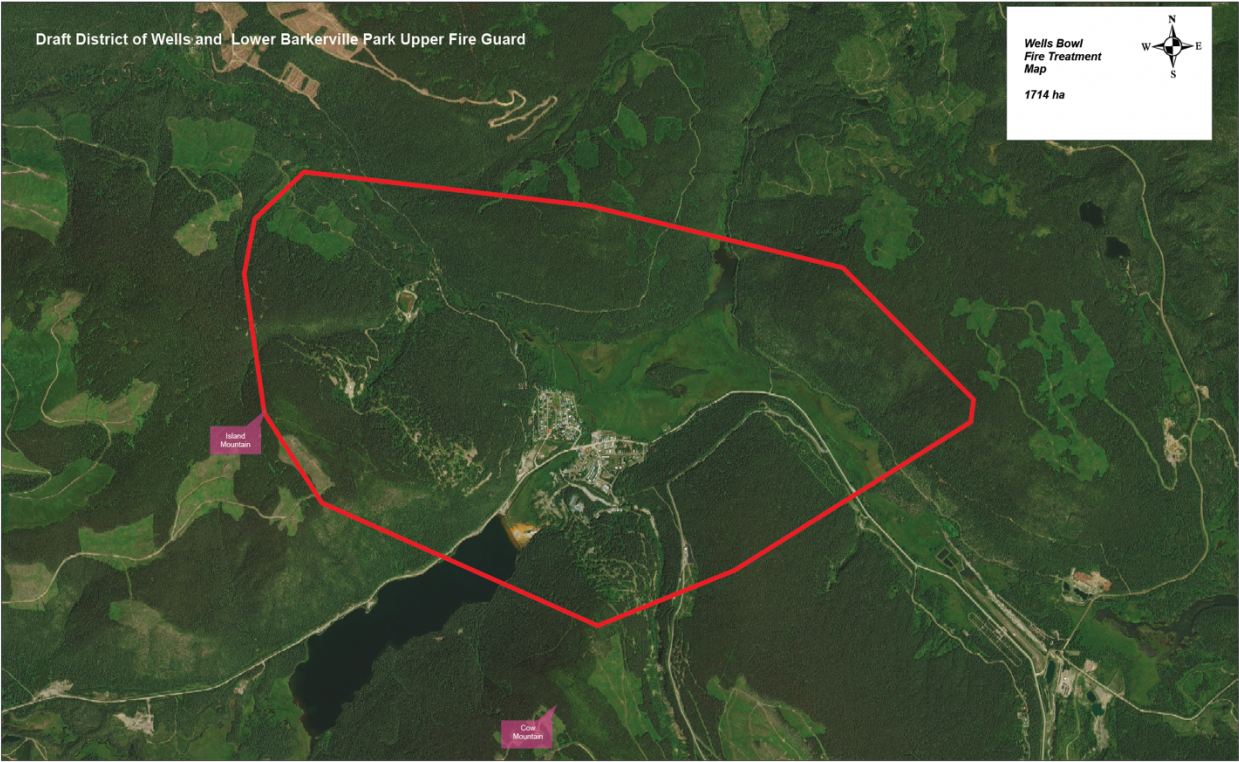
- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project (**boundary of treatment draft below, and will be expanded**)
  - Lhtako Dene Nation
  - Wells-Barkerville Community Forest
  - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
  - Ministry 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—Map 5—Upper Fire Guard Draft**



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

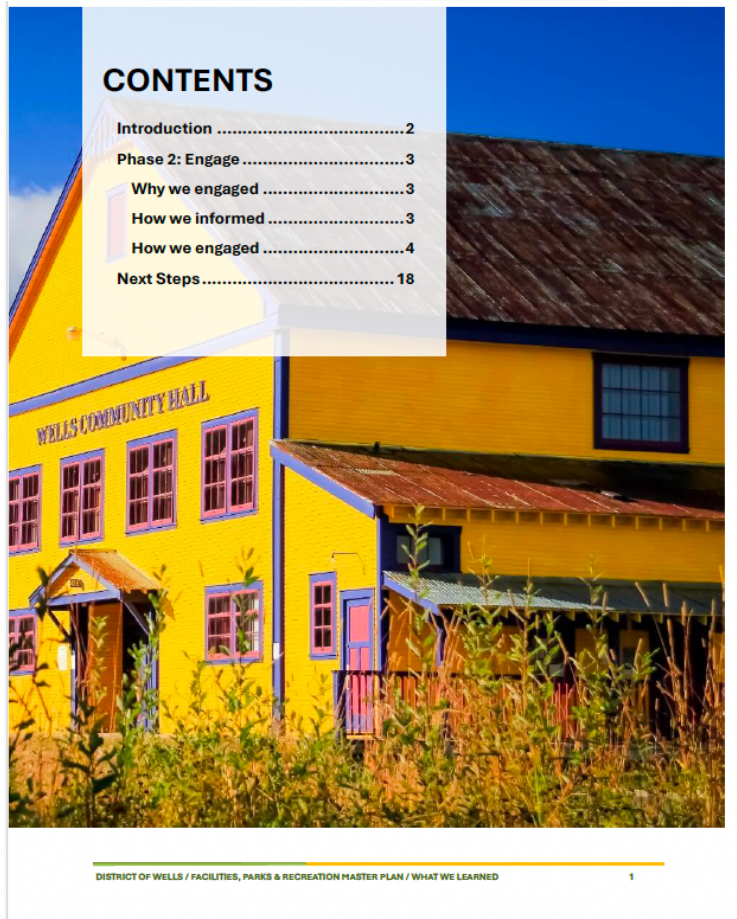
Task Description		2025																					
		August				September				October				November				December					
		4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29
<b>Phase 1: Start-up &amp; Information Gathering</b>																							
1.1	Project Start-Up Meeting (virtual)	[Yellow bar]						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

Task Description		2026																								
		January				February				March				April				May				June				
		5	12	19	26	2	9	16	23	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22
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**P107-- Facilities, Parks and Recreation Master Plan continued**



**Overall Strategic Priorities Planning**

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

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

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

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**Overall Strategic Priorities Planning**

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

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

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

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

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**6.0 Reports**

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

- Concise Business Plan—Version 5.1—2026 March 23 (posted at Wells.ca)
- Strategic Priorities Grid Update to Version 11
- **2026 Government of Canada Census Update**
- **2026 Budget**
- **Industrial Traffic Options for Routes and Parking**
- 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 Mayor and Council Compensation Review

6.2.3 Bylaws Refinements—Noise; Dogs; Land Use, and other to start

<p><b>Councillor Lewis</b></p> <p>My top 3 are the ones that have to get done this year:</p> <ol style="list-style-type: none"> <li>1. District of Wells Financial Plan Bylaw 2026</li> <li>2. Tax Rates Bylaw No. XXX 2026 (as discussed in past years, reviewing Industrial rate).</li> <li>3. Election Procedures Bylaw replacing Bylaw 2022-189 which was called "Wells Election Procedures Bylaw No.206, 2022."</li> </ol> <p>My top 5 after those are:</p> <ol style="list-style-type: none"> <li>4. Noise and Nuisance Control Bylaw amending or replacing Bylaw 2021-185</li> <li>5. Building Permit, Process and Fees bylaw (including Bylaw No. 57 2003 Utility Service) - at least a review and update on fees.</li> <li>6. Traffic and Street Bylaw (eg. <a href="https://bylaws.vancouver.ca/2849c.PDF">https://bylaws.vancouver.ca/2849c.PDF</a>)</li> </ol>
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7. Zoning Bylaw 8. Light Pollution
<b>Councillor Trotter-Wanner</b>
<ol style="list-style-type: none"> <li>1. Tax Rates Bylaw No. XXX, 2026</li> <li>2. District of Wells Financial Plan Bylaw No. ???, 2026</li> <li>3. Election Procedures Bylaw replacing Bylaw 2022-189 which was called "<a href="#">Wells Election Procedures Bylaw No.206, 2022.</a>"</li> <li>4. Noise and Nuisance Control Bylaw amending or replacing Bylaw 2021-185 which was called "<a href="#">District of Wells Noise and Nuisance Control Bylaw, No. 202, 2021.</a>"</li> <li>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)</li> </ol>

6.2.4 Industrial Traffic on Residential Streets (30km Signage at all entrances of the Community; Other Industrial Special Signage). Road repairs in North Wells due to Industrial Traffic.

**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 May 12, 2026.

**Recommendation/s:** THAT Council at \_\_\_\_\_PM adjourns the Regular Council meeting for Tuesday May 12, 2026.

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**DISTRICT OF WELLS REGULAR COUNCIL MEETING**

**TUESDAY April 28, 2026, 3:17pm**

**IN-PERSON AND ONLINE (VIA ZOOM)**

**MINUTES**

**Council Members Present:**

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

**Staff Members in Attendance:**

Chief Administrative Officer/Corporate Officer Jerry Dombowsky

**Public Gallery:**

Online: Julia Mackey, Mischele Stevens, Christie Dunbar, Dave Jorgenson, Michael?.

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

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday April 28, 2026, 3:15 – 4:30pm**

**1.2 Call to Order**

**26-216 THAT** Council approves to call the April 28, 2026, Regular Council meeting to order at 3:17 pm

Carried

**1.3 AGENDA**

**26-217 THAT** Council approves the April 28, 2026, Regular Council agenda as circulated with amendments and late item from Councillor Funk.

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AGENDA**

Carried

**2.0 MINUTES—** April 14, 2026, Minutes

- Councillor Funk asked the minutes to reflect that the municipal revenue collected was increasing by 3% to avoid misinterpretation over the mill rate and tax levy.
- Councillor Funk noted that in the Gallery, Joy Peters had joined late in the meeting.

**26-218 THAT** Council approves the April 14, 2026, Regular Council minutes as circulated with amendments.

Carried

**3.0 CORRESPONDENCE – letter from Mike Morris, Prince George**

- Letter from Mike Morris, former Parliamentary Secretary to the BC forest minister, asking local governments have a more fulsome discussion amongst all UBCM members, and to invite scientific experts to present and answer any questions before considering the endorsement of COFI’s “Forestry is a Solution” campaign.

**26-219 THAT** Council receive the correspondence from Mr. Morris as presented.

Carried

**4.0 UNFINISHED BUSINESS**

**4.1 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:

- Final approved permitting work on the wastewater system is targeted for end of June, with contractors currently working elsewhere in the province
- Fire Smart coordinator hire is in final stages — interviews are done and an offer is expected this week
- Discussion about truck parking and staging of Osisko mine related vehicles:

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**26-220 THAT** Council discuss Osisko industrial truck parking upon entry to Wells from the highway.

Carried

- Council discussed a short-term parking arrangement for industrial trucks waiting to be piloted to site: Lot C during the day (from the hwy. access only), Visitor Centre paved area at night, until the bridge and road are complete. Osisko will pay for and install signage at both locations for the public and its subcontractors. Noise bylaw hours are 7:00 AM to 10:00 PM — a complaint was noted for 7:05 AM on a Sunday, which is within permitted hours.

**26-221 THAT** Council approve Osisko to act to allow industrial trucks waiting to be piloted to their site to utilize Lot C during the day (from the hwy. access only), and the Visitor Centre paved area at night (late afternoon onwards), until the bridge and road access to the mine site is complete.

Carried

- Council discussion on road repairs on Margaret Avenue, Burnett Avenue & Davies Road. Osisko has offered, without prejudice, to provide road repairs to Margaret Avenue, Burnett Avenue and Davies Road due to road degradation at critical corners.

**26-222 THAT** Council authorize Osisko to repair damage, at their cost, to Margaret Avenue, Burnett Avenue & Davies Road through their contractor(s) with the Margaret/Dawson Street intersection to be at the District's cost with both parties to cooperate commissioning and completing the required work.

Carried

- Discussion about the potential for an industrial bypass road at the top of the recently acquired Novak property on Island Mountain.

**26-223 THAT** the District partner with West Fraser to develop a bypass road and fuel mitigation plan, with the cost of the technical forester work to be reasonable as determined by the CAO, with funding to come from the Wastewater project.

Carried

- Following up on the most recent EAO amendment process, it was noted that the feedback collection is complete with the process completion date moved to later in

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June.

**26-224 THAT** Council receive the Strategic Priorities reporting as presented.

Carried

**5.0 REPORTS**

**5.1 MAYOR'S REPORT** (and verbal updates)

- Mayor Coleman reported that the 2026 government census has started, and wished to remind the public that the data collection is important to the future of the community.
- Mayor Coleman stated that he is working on 2027 meeting dates to establish timelines for the new Council, subject to their revision

**5.2 CAO REPORT**

Five-year 2026-2030 Financial Plan Bylaw and 2026 Tax rate bylaw

- CAO Jerry Dombowsky presented the Five-year 2026-2030 Financial Plan Bylaw and 2026 Tax rate bylaws for first and second readings by Council.
- Based on past years' discussions and intentions, the tax rate for Major Industry was raised from 25 to 30, as benchmarked with other resource-based communities. There are no properties currently in this class, but with mine build out this will become an important revenue source.

**26-225 THAT** the Major Industry tax rate in dollars per thousand in assessed value be raised from 25 to 30 as per previous discussions with Council.

Carried

**26-226 THAT** the Council approve first and second readings of Bylaw No. 202, 2026

Five-year Financial Plan 2026-2030; and Bylaw No. 203, 2026 Tax Rates for Municipal, Regional Hospital, and Regional District purposes.

Carried

- CAO thanked Maria, Gary Champagne, and Sarah (previous year) for their work pulling the budget, financial plan and tax rate bylaws together.
- Public hearing: April 30th at 5:00 PM; third and final reading: May 1st at 11:00 AM.

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- CAO completed a province-wide comparison of Mayor and Councillor compensation and will bring it to the May 12th council meeting for consideration. The review is already budgeted for in the 2026 financial plan; any change will affect both current and future councils.
- Visitor centre is moving to Wells Municipal Hall this season on a pilot basis — no motion required, it's an operational decision. Key rationale: central location encourages visitors to explore town rather than stopping briefly off the highway, and opens the door to economic development functions alongside visitor services.
- Signage plan is in development — will include highway signage, directional signs from the former location, and dedicated parking for RVs
- Former highway Visitor Centre will be offered to other users: Arts Wells for ticket sales, and Lhtako Dene Nation for meetings and a potential Guardians program
- Success of the new location will be measured against tracked visitor contact numbers and request types (required for Destination BC grant), plus enhanced pop-up activations around the community this season
- A member from the public gallery asked that confidentiality not be compromised within the District Office as part of the relocation.

**26-227 THAT** Council receive all reports as presented.

Carried

## **6.0 INFORMATION AND ANNOUNCEMENTS**

### **6.1 ANNOUNCEMENTS**

#### **6.2 COUNCIL**

- The Wells Hotel pub will be closing for a week for painting work. Details on Facebook
- Community Garage Sale lining up for the 16<sup>th</sup> & 17<sup>th</sup> of May

#### **7.0 ADJOURNMENT**

**7.1 Adjournment of the Regular Council meeting of Tuesday April 28, 2026.**

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**26-228 THAT** Council at 4:43pm adjourns the Regular Council meeting for Tuesday April 28, 2026.

Carried

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Mayor Ed Coleman

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CAO Jerry Dombowsky

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
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## Report to Council

**Date:** May 12, 2026  
**To:** Council  
**From:** Chief Administrative Officer  
**Subject:** Mayor and Council compensation review  
**Department:** Administration

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### **Recommendation:**

THAT Council give First, Second and Third readings to Bylaw 204, 2026 A Bylaw to Establish Remuneration and Expenses for Members of Council;  
AND THAT Council consider final adoption of Bylaw 204, 2026 at the June 16, 2026 Regular Council meeting.

### **Purpose:**

The purpose of this report is to present a review of Mayor and Councillor compensation in comparison with other small local governments in BC, and to give first, second and third readings to a proposed new bylaw, establishing remuneration and expenses for members of Council.

### **Background:**

Local governments in B.C. must enact a bylaw to formally approve all forms of compensation for their Mayors and Councillors. This bylaw must be established in advance of any payments to ensure legal compliance and transparency.

A review of smaller sized communities in BC as presented in Schedule "A" (attached) reveals that total Mayor and Councillor remuneration is roughly half of the average for the small communities as presented. As such, to establish a fair and equitable rate of compensation the attached bylaw proposes rates of compensation that bring the District of Wells to 90% of the average level of the 10 communities under 2,500 population presented in the summary. It is also of note that the summary also references somewhat larger communities reporting significantly higher remuneration – establishing the reasonableness of this compensation adjustment.

### **Financial Implications**

The approved 2026 budget contains adequate funds for this bylaw to be approved without amendment.

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J. Dombowsky, Chief Administrative Officer

**Attachment**

1. Community comparison worksheet
2. Bylaw 204, 2026 A Bylaw to Establish Remuneration and Expenses for Members of Council

**Schedule "A"**

**Community Comparison of Mayor and Councillor Compensation**

<b>SOFI Mayor and Councillor Data</b>	<b>Mayor</b>	<b>Councillors</b>	<b>Pop. (2021)</b>
Wells	\$10,639.56	\$4,328.04	218
Quesnel	\$66,669.00	\$23,486.00	12,110
Trail	\$40,337.00	\$18,525.00	12,863
Qualicum Beach	\$54,054.00	\$40,541.00	9,303
Rossland	\$30,993.00	\$15,496.00	3,645
Sparwood	\$46,125.00	\$20,500.00	3,990
Elkford	\$38,731.00	\$20,589.00	1,908
Logan Lake	\$20,072.00	\$10,676.00	1,356
Pouce Coupe	\$21,000.00	\$12,354.00	762
Lions Bay	\$18,258.00	\$9,129.00	1,390
Tahsis	\$10,065.00	\$5,369.00	393
Fraser Lake	\$23,740.00	\$12,172.00	965
Stewart	\$18,334.00	\$11,176.00	517
100 Mile (2021)	\$17,866.00	\$8,932.00	1,928
Warfield	\$11,913.00	\$8,294.00	1,753
Port McNeill (2021)	\$20,458.00	\$10,785.00	2,356
Total (communities below 2,500 pop.)	\$200,437.00	\$109,476.00	13,328
Average (communities below 2,500 pop.)	\$20,043.70	\$10,947.60	1,212
Wells proposed at 90% of average	\$18,039.33	\$9,852.84	

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**BYLAW NO. 204, 2026**

A Bylaw to Establish Remuneration and Expenses for Members of Council

**WHEREAS** Section 34 of the Community Charter requires that any remuneration paid to a member of council for the exercise of council powers or performance of council duties must be approved in advance of the payment by bylaw;

**AND WHEREAS** the Council deems it expedient to establish the annual remuneration and expenses for the Mayor and Councillors;

**NOW THEREFORE** the Council of the District of Wells, in open meeting assembled,  
**ENACTS AS FOLLOWS:**

**1. Title**

This Bylaw may be cited for all purposes as the District of Wells Council Remuneration and Expense Bylaw No. 204, 2026

**2. Definitions**

In this Bylaw, unless the context otherwise requires:

"Council" means the Council of the District of Wells.

"Councillor" means a member of the Council other than the Mayor.

"Mayor" means the Mayor of the District of Wells.

"Remuneration" includes salaries, wages, and any other payments for services rendered.

**3. Annual Remuneration**

**3.1.** Effective January 1, 2026, the annual remuneration for the Mayor for the discharge of the duties of office shall be \$18,040.00, inclusive of incidental expenses, paid on a monthly basis.

**3.2.** Effective January 1, 2026, the annual remuneration for each Councillor for the discharge of duties of office shall be \$9,850.00, inclusive of incidental expenses, paid on a monthly basis.

**4. Repeal**

Bylaw No. 166 - 2018 A Bylaw to Provide for the Payment of Remuneration and Expenses to the Members of the Wells District Council, and all amendments thereto are hereby repealed.

**5. Severability**

If any section or part of this Bylaw is held to be invalid by a court of competent jurisdiction, it is severable and the invalidity does not affect the remainder of this Bylaw.

READ A FIRST TIME THIS 12th DAY OF MAY, 2026.

READ A SECOND TIME THIS 12th DAY OF MAY, 2026.

READ A THIRD TIME THIS 12th DAY OF MAY, 2026.

FINALLY ADOPTED THIS 16th DAY OF JUNE, 2026

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Mayor's Signature

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Corporate Officer

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## **District of Wells—Strategic Priorities Projects Tracking Grid**

*Version 11—2025 12 16*

### **Overview**

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

### **Categories**

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

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

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

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

**Appendix A:** Completed Projects

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

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

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

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

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

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

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

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

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


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

Appendix M—Lhtako Dene Charter—Version 1.6

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


Seven Generations of Decision Making



150+  
Years

**Sustainable  
Communities**

150+  
Years



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

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

**Projects**

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

1

Appendix M—Lhtako Dene Charter—Version 1.6



**Funding Partners for the Various Projects**

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

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

**Pillars of Cooperation**



Lhtako Dene Nation Chief Signature

Date: 2025 August 02

District of Wells Mayor Signature

Version of Charter: #1.6

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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

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**Appendix G—Facilities Upgrades List**

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

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**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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

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**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

**Appendix G—Facilities Upgrades List**

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

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**P075—2022 to 2025 Supplements**

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

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

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**P075—2022 to 2025 Supplements**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY MAY 12, 2026—3:15PM TO 4:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

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

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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		