

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 26, 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 26—3:15pm to 4:30pm

Time: May 26, 2026 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/83215116227?pwd=dMa02xE5I85NiRPIhdxL8M1mpUbg0Y.1>

Meeting chat link

<https://us02web.zoom.us/launch/jc/83215116227>

Meeting ID: 832 1511 6227

Passcode: 903363

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday May 26, 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 26, 2026 as circulated.

2.0 MINUTES (Note: that Budget Meetings have to be transcribed from Zoom Recordings)

2.1 Recommendation/s: THAT Council approves the minutes and notes for the Council Meetings of Tuesday May 12, 2026, as circulated.

3.0 CORRESPONDENCE--NIL

4.0 DELEGATIONS AND PRESENTATIONS

4.1 – IMA Requests (Page 35)

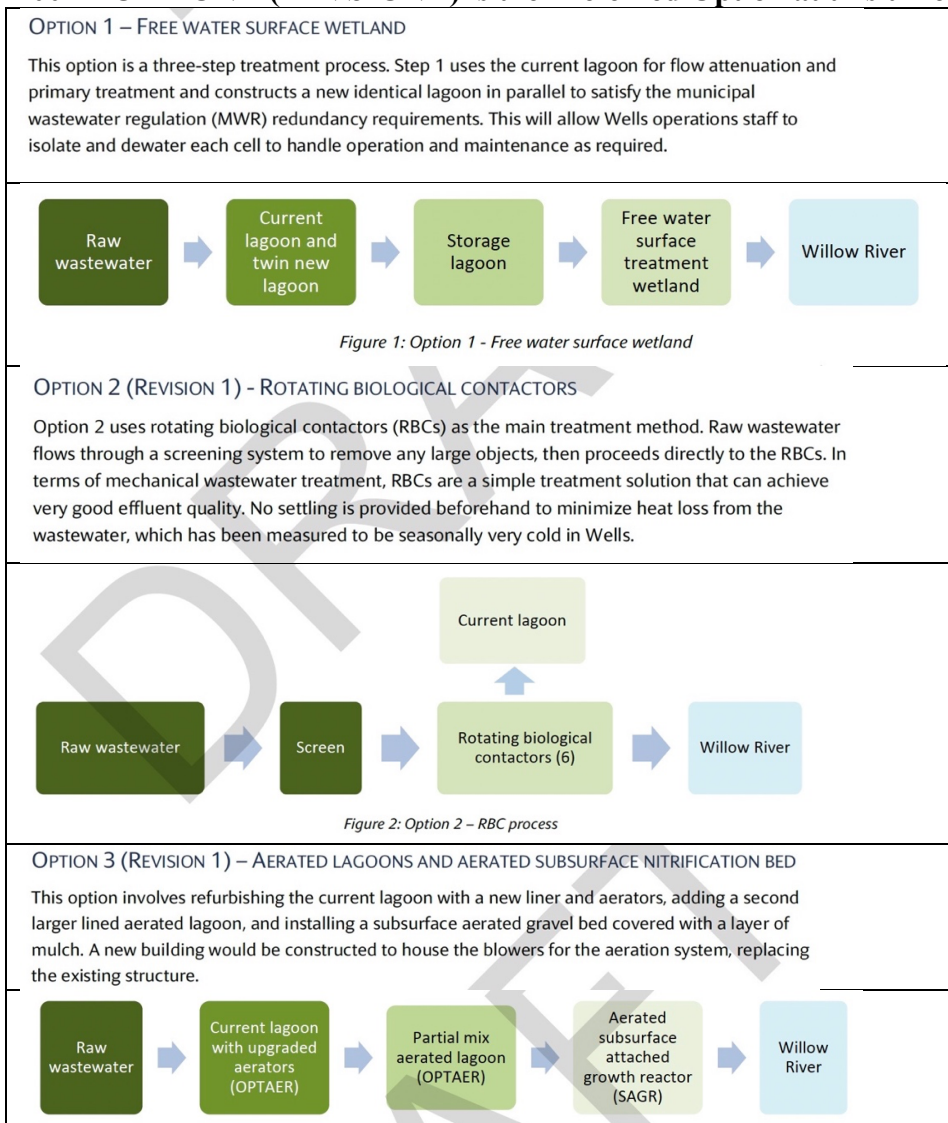
4.2 – City of Prince George UBCM Motion—Rural Taxation (Page 39)

5.0 UNFINISHED BUSINESS

5.1 Strategic Priorities Projects—Incremental Information Only

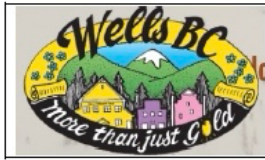
- P002—Waste Water Project—Collection System and Treatment—**Phase 1 and 2**. The Phase 2 of the Project is estimated at an additional **\$32 million (Phase 1 is \$5 million)**. Overland waste water outfall installed on Emergency Basis; a new underground waste water outfall is being installed—80% complete, 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”**. Inspection planned for June 9th with Province.

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

Press Release

2025 November 28, 12:50pm—Final

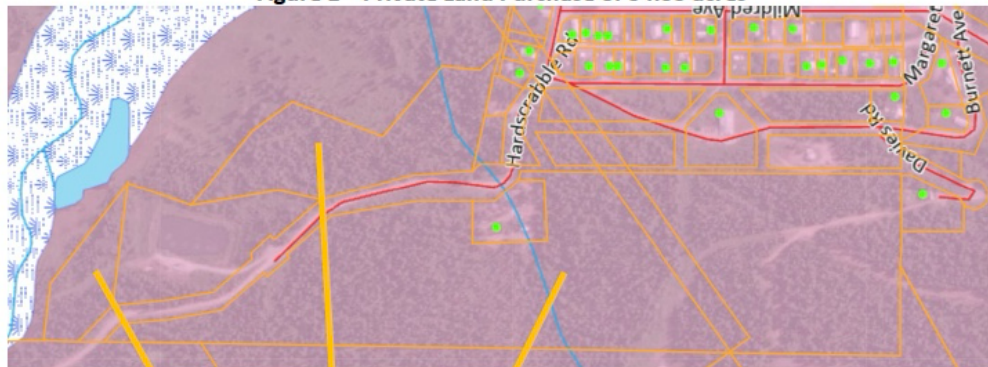
**The District of Wells Purchases Private Land in Wells, BC for
Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection**

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

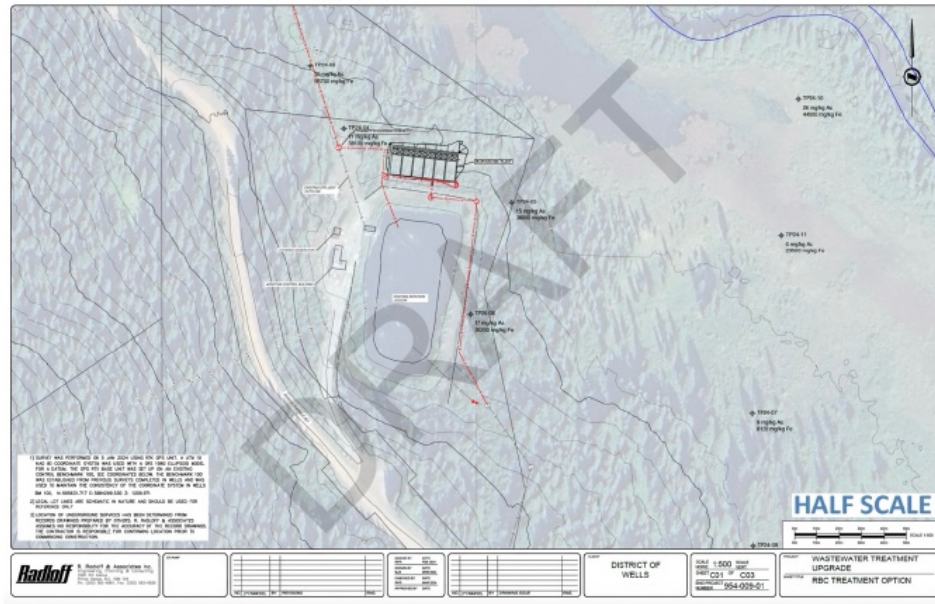
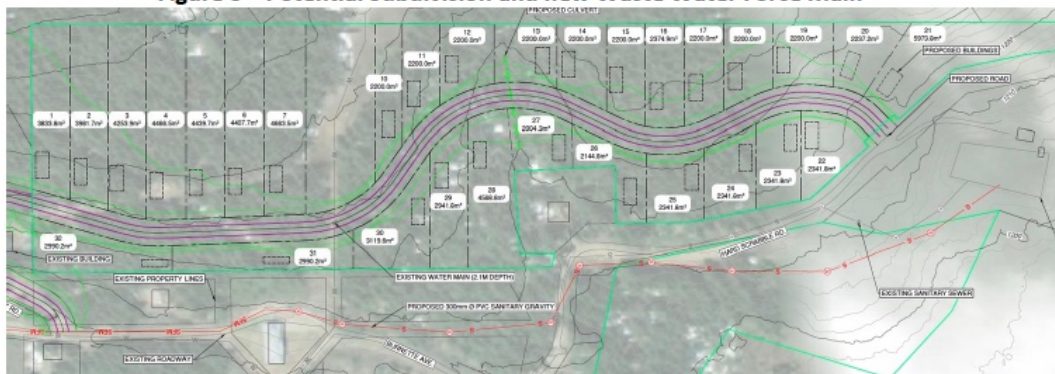


Figure 3—Potential Subdivision and new Waste Water Force Main



For more information contact Jerry Dombowsky, Chief Administrative Officer at 250-991-1155 or jerrydombowsky@wells.ca or Mayor Ed Coleman at 250-991-9034 or 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**

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 Support 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 (next page) 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.



OSISKO
DEVELOPMENT
Cariboo Gold Project

CARIBOO GOLD PROJECT COMMUNITY INFO SESSION

MAY 26, 2026

 **5:30PM - 7:00PM**
AT THE SUNSET THEATRE

Doors open at 5:00 pm.
There will also be an Emergency Management & Response Update by the District of Wells at 7:00 pm.

Sunset Theatre consession will be open!

WWW.CARIBOOGOLD.COM



**Mining
for Generations.**

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Topics Table

A	B	C	D
DOW and BGM/Osisko Topics Table			
<i>Last Updated: 2026 May 20, 3:28pm--Version 1.5</i>			
Ref 1	Ref 2	Action(s)	Topic
Number	Status	Occuring	1=Urgent; 2=Important; 3=In-progress; 4=Stable
1	3	Yes	Lowhee Creek
2	2		Concentrator Buildings
3	2		Camp Buildings
4	2	Yes	Mental Health Support Worker for Public and Staff
5	3	Yes	DOW Community Liason Position(s)
6	3		Health Services
7	2		Tourism EA Requirements
8	2		Highway 26
9	2	Yes	EA New Water Source Commitment
10	2	Yes	Structural and Wildfire Fire Equipment and Services
11	4	Yes	WBCCRC Contributions
12	1	Yes	Taxation and BC Assessment
13	2	Yes	Emergency Preparedness—Flooding, Wildfire, Routes, Other
14	2		Asset Improvements
15	2	Yes	Osisko Leadership Framework
16	2	Yes	Upgrading of Existing Osisko Homes and Properties
17	3		Feasibility Study Updates
18	2		Housing
19	2		BC Hydro Power Capacity
20	2		K to 12 Education and Daycare Services
21	2		DOW and ODV Facilities Investments
22	2		Land Use
23	2		Permitting
24	1	Yes	Environmental Certificate and Amendments
25	2		Community Affects Management Plan
26	2		Contaminated Sites Prov of BC
27	2		Economic Development Plans and Planning
28	1	Yes	Sound and Noise
29	2		Light and Light Pollution
30	2		Community Benefits & Impacts Agreement
31	1	Yes	Highway 26 Through Wells--Speed, Parking, Idling
32	1	Yes	Industrial Traffic In Wells Concerns and Potential Bypasses
33	2	Yes	Turn Around Time for Response of Concerns
34	2	Yes	Concerns that Repeat
35	2	Yes	Interium Support and Benefit Agreement: Schedule A--Supports; Schedule B: Topics Table; Schedule C: Community Benefits Agreement
36	2	Yes	Cell Tower Temporary Fiber Optics Line & Power Support Line
37	4	Yes	Future of Historical Headframe
38	4	Yes	Old Large Cement Wall on Main Construction Site
39	2	Yes	Repairs of North Wells Access Roads
40	2	Yes	Construction Litter & Highway Litter
41	2	Yes	Harts Gravel Road Upgrades
42	2	Yes	Evenutal View Scapes and Current View Scapes on Main Site
43	1	Yes	Property, Businesses, and Buildings Acquisition Impacts and Security and Maintenance of the Sites
44	3	Yes	Industrial Traffic Parking while waiting for Piloting
45	2	Yes	Regular Community Meetings in an Optimal Needs format
46	2	Yes	Alcohol and Drug Policies on and off Shift
47	2	Yes	Air Quality Management from Industrial Activity
48	2	Yes	Concerns and Complaints Tracking System
49	2	Yes	Inspections and Compliance Reports: Actions and Follow-up

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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](#)

OSISKO DEVELOPMENT
Cariboo Gold Project

**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.

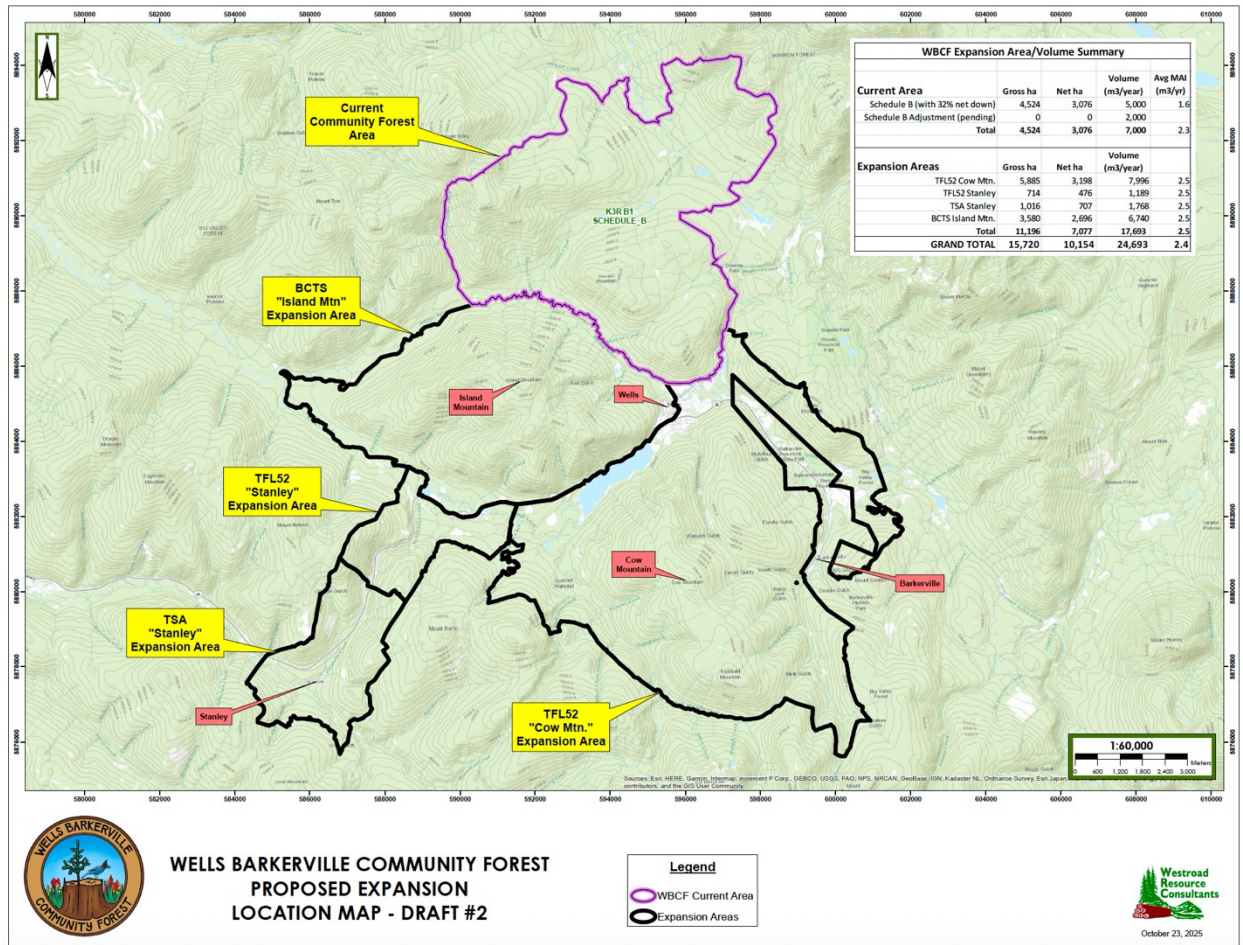
OSISKO DEVELOPMENT CORP. vi

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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.**



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P020—Community Forest MOU



Financial MOU between the District of Wells & the Wells-Barkerville Community Forest

1. WHEREAS: The Provincial Community Forest program’s goals are to provide long term opportunities, social and economic benefits and diversify the use of benefits derived from the community forest agreement area.
2. WHEREAS: In the context of the Wells-Barkerville Community Forest (“WBCF”), the purpose of the revenue sharing split (dividend) with the District of Wells (“DoW”) is to deliver operating income to the DoW (the sole shareholder of the Community Forest), as well as retain WBCF’s portion for operational expenditures such as future harvests, forest health, volume and community well-being.
3. WHEREAS: The agreed upon revenue sharing agreement between the WBCF and DoW is a 50/50 split occurring at each harvest cycle, which occurs within each 5-year cutting permit. This income source is not always annual due to strategic forest and harvest planning, any wildfire harvest requirements and other economic strategies. The Directors of the WBCF work to maximize the return on harvesting for the benefit of the community.
4. WHEREAS: Given that harvest cycles can last up to 5 years between cuts, a goal of the WBCF is to create a \$1 million contingency fund to carry forest management through long critical swings in forest sector valuations, climate disasters, necessary equipment purchases, and harvest set-backs (such as economic downturns, fires cycles, climate issues, provincial policy changes).
5. WHEREAS: The District of Wells currently has a foreseeable shortfall in operating funds for the fiscal year of 2026. This is derived from a 2026 budget forecast which requires cash flow from a currently non-existent contingency fund, until provincial and other income sources arrive throughout the fiscal year. In addition, the District is ‘catching up’ its fiscal reporting for the periods of 2024/2025, which will trigger the release of additional funding rebates from the Province of BC.
6. NOW THEREFORE:
 - a. The District of Wells will ‘draw’ \$250,000 from the WBCF for the 2026 budget year in an interest free “line of credit” scenario. The District expects to return this money in part or in-full in a timely manner, in cash or assets, as other income streams materialize. Whatever amount is outstanding from this draw may be withheld from the following harvest cycle dividend payment at the discretion of the WBCF board and in discussion with the DoW.
 - b. The District recognizes that this is a one-time commitment to ‘draw’ from the Community Forest reserves, for the 2026 year and subject to negotiation for future budgets.

Date: 2026 April 28

Mayor Ed Coleman, DoW:



CAO Jerry Dombowsky, DoW:



President Ian McDonald, WBCF:



- 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 26th, 7:00pm to 7:30pm

At the Sunset Theatre

(Snacks Provided)

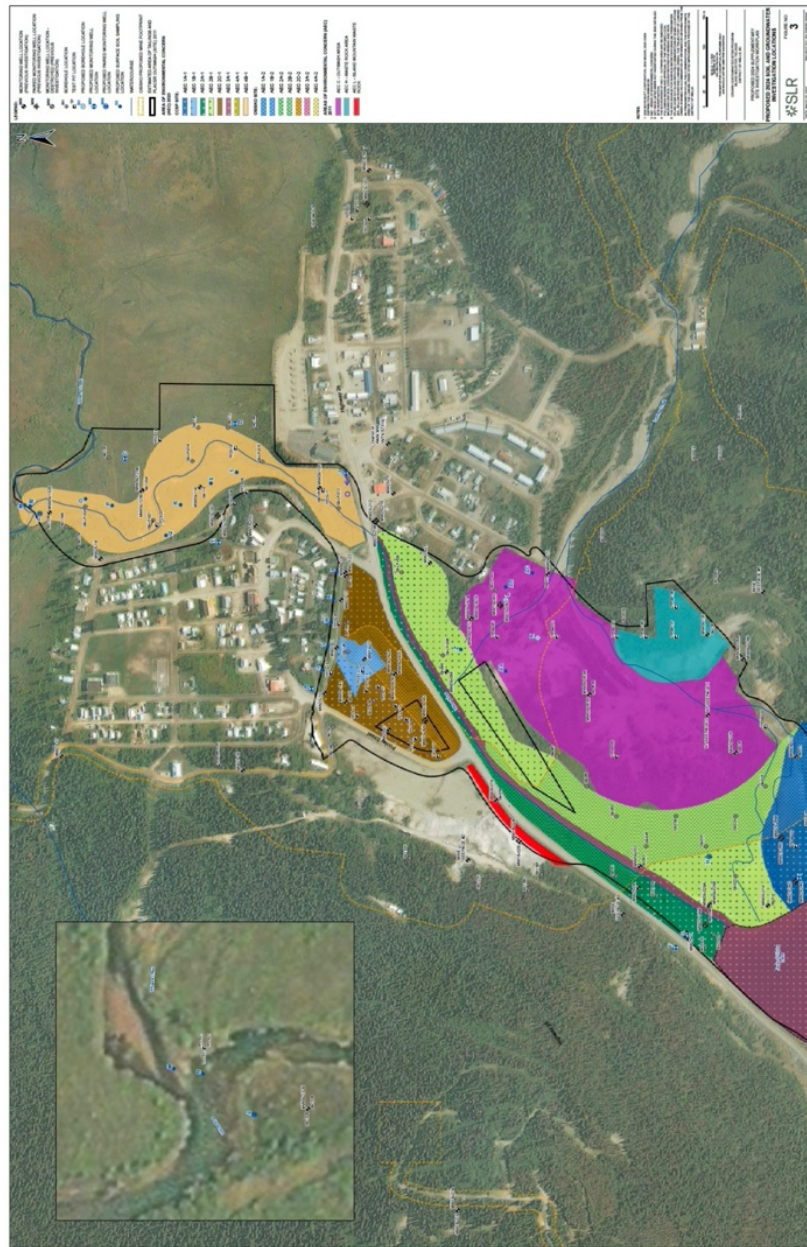
Partners: RCMP, Wildfire Branch, Lhtako Dene Nation, BC Ambulance, West Fraser Mills Ltd., Osisko Developments, Ministry of Forests, Emergency Management and Climate Readiness BC, Barkerville Historic Town & Park, District of Wells, City of Quesnel, Cariboo Regional District, Ministry of Transportation 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

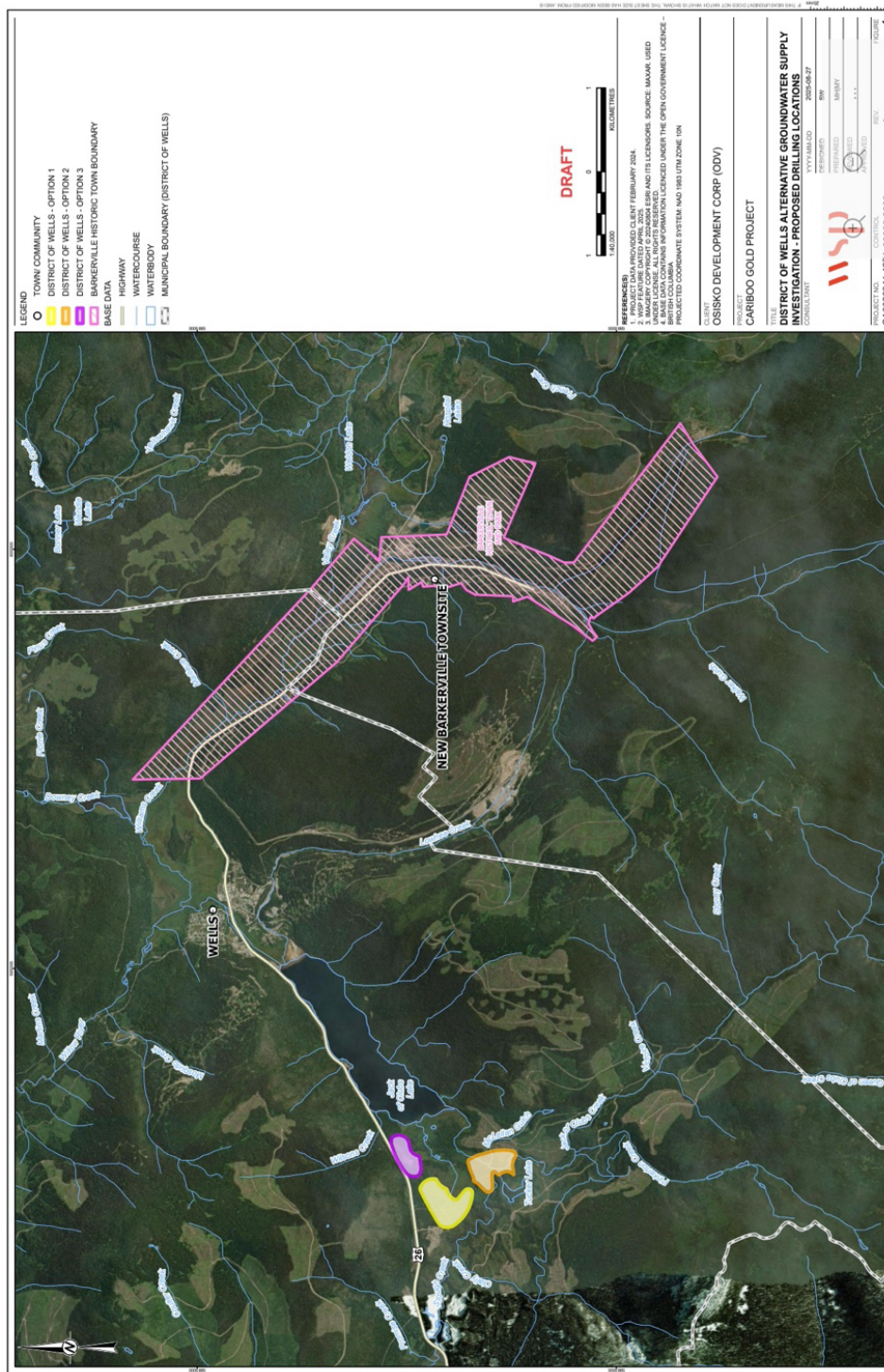
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- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project— Provincial and Northern Health Authorities monitoring progress. Regulated Data analysis in progress, with community reporting expected in **second** quarter of 2026.
- 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.**



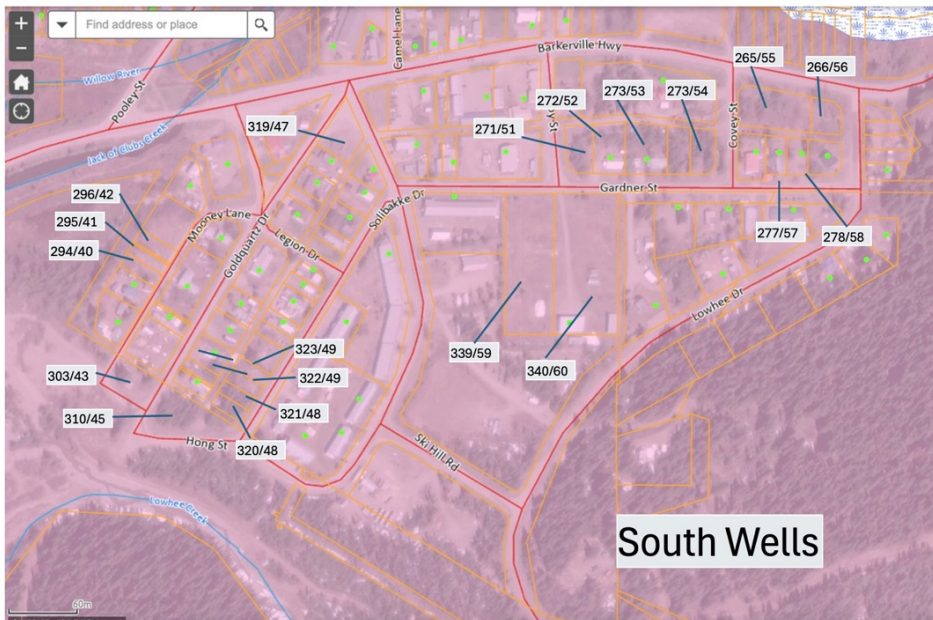
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- P036—Crownlads Update—Former Highways Yard Crown Lots in final stages of referral. Final Application stages for other Crownland Properties that are functional are in-process.

Figure 1

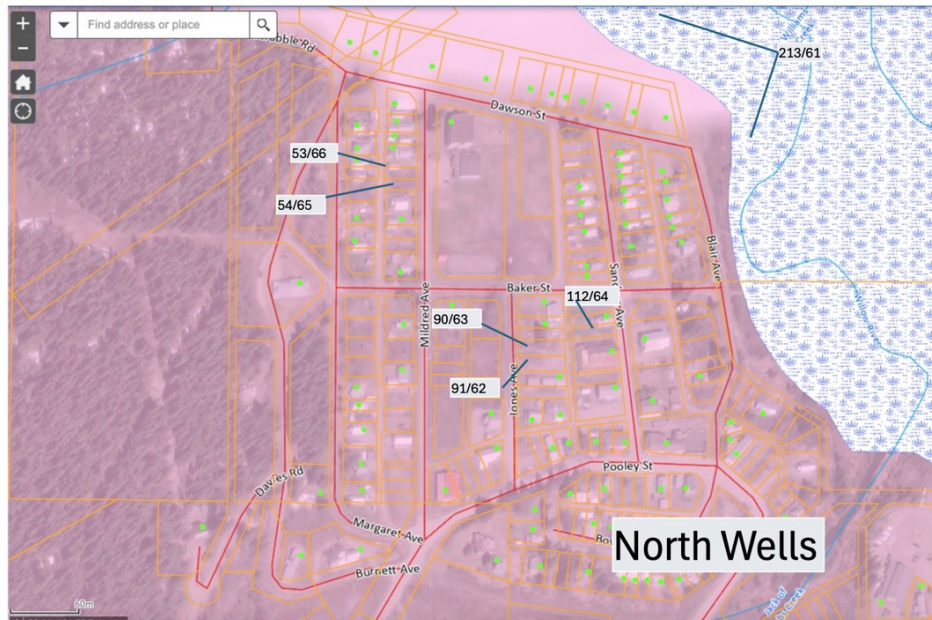


Figure 2



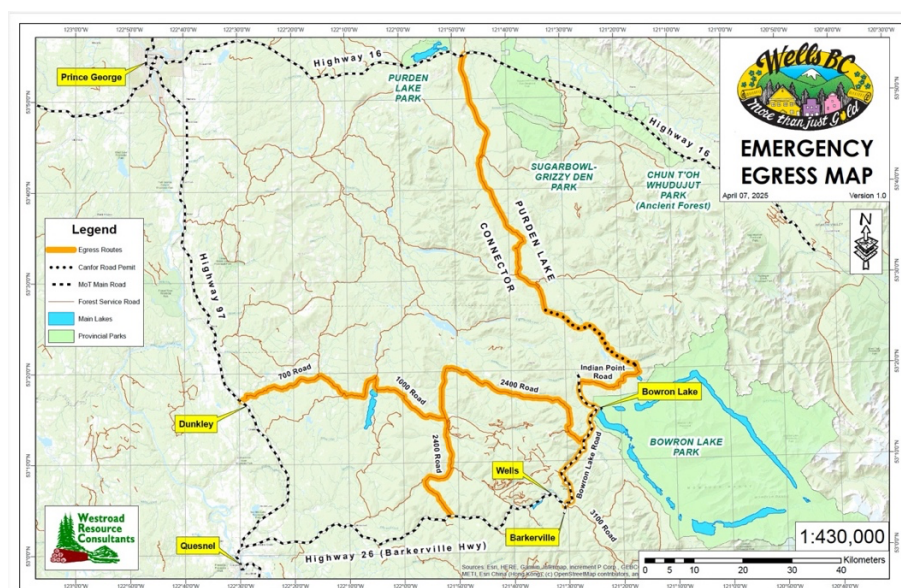
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Figure 3



- 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.**
- P044—**RCMP Services Update Session**

RCMP Services Communities Update



RCMP Services Communities Update: Highway 26 Corridor; Wells, Barkerville, Troll Bowron, and CRD Area C

Presentation and Q&A
Tuesday, 2026 June 04th, 12:00noon to 1:30pm
Hosted by the District of Wells at the Wells Community Hall
(Snacks Provided)

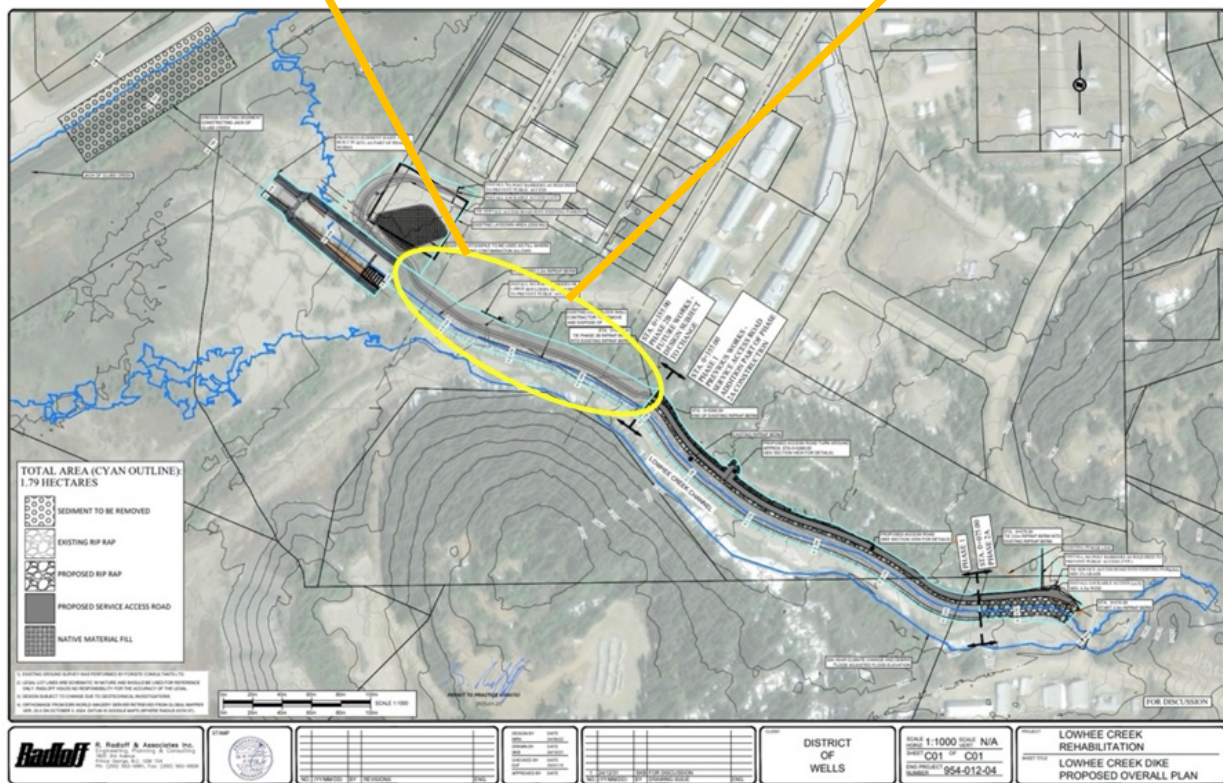
Partners: RCMP, Wildfire Branch, Uhtako Dene Nation, BC Ambulance, West Fraser Mills Ltd., Qsisko Developments, Emergency Management and Climate Readiness BC, Barkerville Historic Town & Park, District of Wells, City of Quesnel, Cariboo Regional District, Ministry of Transportation and Infrastructure, 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
or Mayor Ed Coleman at 250-991-9034
Version 1.1*

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- 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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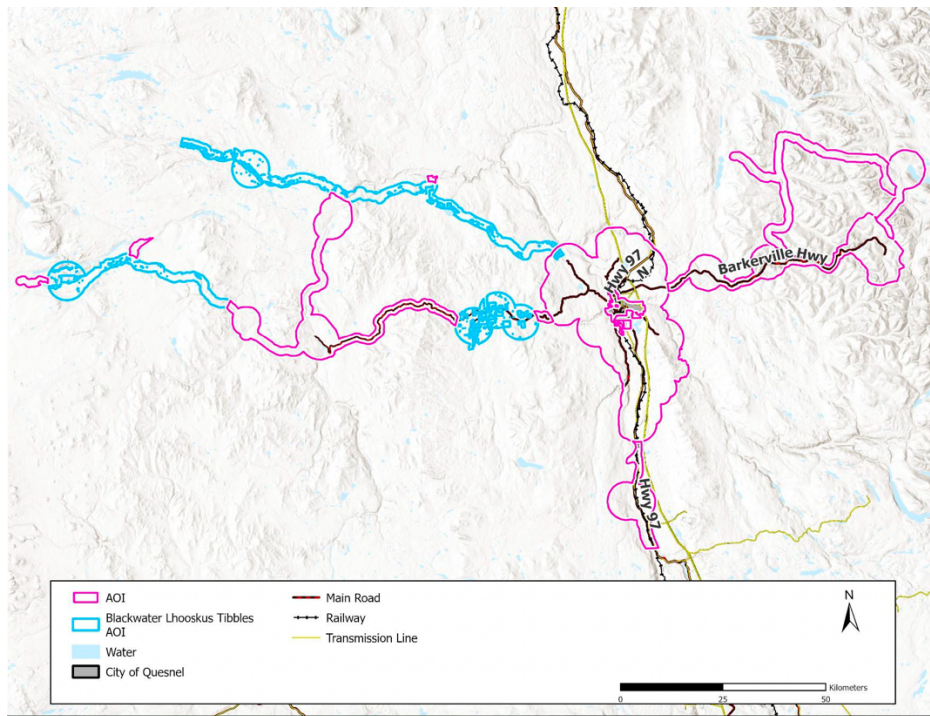
- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project (**boundary of treatment draft below, and will be expanded**)
 - Lhtako Dene Nation
 - Wells-Barkerville Community Forest
 - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
 - Ministry 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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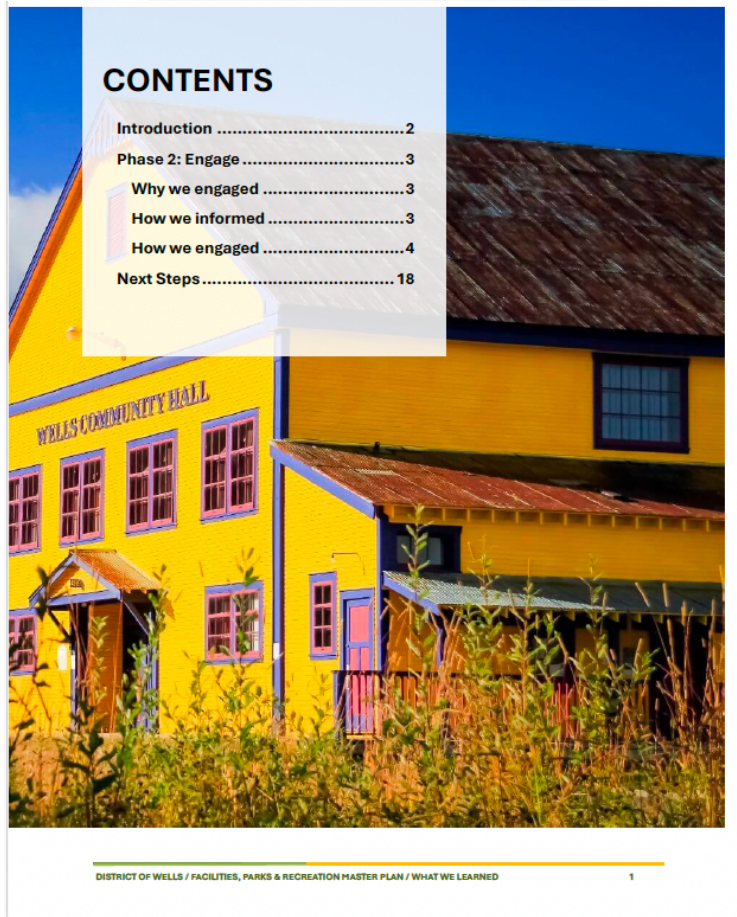
P107-- Facilities, Parks and Recreation Master Plan

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
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 Nov 7]																					
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
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2.4	Engagement Summary	[Yellow bar from Feb 2 to Feb 9]																								
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3.1	Create Master Plan	[Yellow bar from Mar 2 to Mar 30]																								
3.2	District Review of Draft #1	[Yellow bar from Mar 16 to Mar 23]																								
3.3	Community Survey to Review Draft & Engagement Summary	[Yellow bar from Apr 6 to Apr 27]																								
3.4	Provide updates to Draft #1 & finalize document	[Yellow bar from Apr 20 to May 11]																								
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



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

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**
- **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
 - Grants In-Aid Questions—Councillor Funk
 - NCGLA Prince George Conference—Councillor Funk

6.2 CAO Reports

6.2.1 General Updates and Other

6.2.2 Mayor and Council Compensation Review (proceeding to Final Reading June 16th)

6.2.3 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

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<ul style="list-style-type: none"> 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) 7. Zoning Bylaw 8. Light Pollution
Councillor Trotter-Wanner
<ul style="list-style-type: none"> 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)

6.2.4 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 26, 2026.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday May 26, 2026.

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DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY May 12, 2026, 3:18pm

IN-PERSON AND ONLINE (VIA ZOOM)

MINUTES

Council Members Present:

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

Staff Members in Attendance:

Chief Administrative Officer/Corporate Officer Jerry Dombowsky

Public Gallery:

Online: Sarah Harrison, Michael (?), G (?)

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

1.2 Call to Order and Agenda for the Regular Council meeting of Tuesday May 12, 2026, 3:15 – 4:30pm

1.3 Call to Order

26-229 THAT Council approves to call the May 12, 2026, Regular Council meeting to order at 3:18 pm

Carried

1.3 AGENDA

26-230 THAT Council approves the May 12, 2026, Regular Council agenda as circulated.

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Carried

2.0 MINUTES— April 28, 2026, Minutes

Councillor Funk flagged four corrections:

- Motion 26-217 should read "agenda as circulated" with no reference to amendments or a late item — Funk confirmed via recording that no late item was hers
- Motion 26-221 (Osisko truck parking): the "late afternoon onwards" qualifier in brackets is disputed — Mayor suggested removing it and clarifying directly with Osisko before a future meeting
- The EAO amendment process bullet needs rewording: the correct statement is that the EAO review of proposed amendments to Osisko's environmental certificate for Cariboo Gold is now expected at end of June (a couple weeks' delay), with the public comment period having ended April 19th and comments posted on the EAO website
- Staff names on page 29 should include full names: Maria Dombowsky, Gary Champagne, and Sarah Brown

26-231 THAT Council approves the April 28, 2026, Regular Council minutes as circulated with amendments.

Carried

3.0 CORRESPONDENCE – NIL

4.0 DELEGATIONS AND PRESENTATIONS – NIL

5.0 UNFINISHED BUSINESS

5.1 STRATEGIC PRIORITIES PROJECTS - Incremental Information Only

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

Mayor Ed Coleman reported:

- P002 – A wastewater facility outflow inspection by the Environmental Protection Officer, Compliance and Environmental Enforcement Branch, Ministry of Environment and Parks will take place June 9th.
- Preliminary planning by West Fraser is underway for a fire break and upper level road to the former Novak property now owned by the District.
- P036 – there is new activity on the Crown lots portfolio as key staff have now returned from a leave.

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- P017 Community Effects Management Plan – Osisko president will be taking a revised support proposal to their Board soon which will review funding levels and priorities for both parties.
- P022 DOW & Partners Emergency Response Plan – Event being held May 26th with all emergency partners at 7:00, after Cariboo Gold open house at the Sunset Theatre
- P031 Water System Replacement – Osisko has indicated positive results from test drilling on the west end of Jack of Clubs lake.
- P082 (Lowhee Creek): fully permitted for the remainder of the project with minor geotechnical refinements underway; ~10 days of berm work planned this month, with continuation contingent on a provincial cash flow decision; the dirt pile has been approved by regulators for incorporation into the berm; Phase 2C sediment trap is permitted but will be a separate project submission
- P083 (Disaster Risk Reduction): Lowhee Creek analysis near complete, Williams Creek at 85%
- **Osisko May 26 community event and noise monitoring**
 - Osisko's town hall runs 5:00–6:30 pm May 26th at Sunset Theatre, with noise as the primary topic; traffic mitigations may also be covered
 - Osisko's acoustic consultant SoftDB will present recent noise modeling and discuss planned mitigations; some sound monitors are being repositioned to improve town-wide coverage, and additional monitors have been purchased near the mine site
 - Residents experiencing noise can email Osisko's community office (attention: Hayley Archer) with the time of the event — existing 24-hour monitors should capture it and QPs can cross-reference mine-site vs. in-town data
 - Councillor Trotter-Wanner wants a publicly accessible, calibrated go-kit sound meter residents could grab and use in ~10 minutes; Osisko noted the existing network should cover most cases but didn't commit to a go-kit
 - Councillor Lewis asked that the meeting be available online or recorded; Osisko confirmed they plan to record it but noted privacy considerations
- **Acquired land subdivision plans**
 - West Fraser is donating technical work on the District's newly acquired lot — geotech assessment, wildfire fuel treatment review, and road access analysis including potential industrial bypass options — with a summer student also involved
 - CAO clarified there is no council-approved budget for any further subdivision work by Radloff Engineering; any next steps (area structure plan, traffic impact

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assessment, road designation) require a separate budget discussion, which may fall to the current or next council

- West Fraser's assessment will inform a second draft of the subdivision plan; an early draft is expected within roughly six weeks

- **Industrial bypass road**

- Two community members (identified by Councillor Lewis as Ian McDonald and one other, both with local forestry knowledge) submitted input suggesting existing industrial routes on Island Mountain could serve as a cost-effective bypass, avoiding a new industrial road through the future subdivision
- Mayor confirmed the submissions have been shared with Osisko and West Fraser, and noted the Power Line project also involves related dialogue
- Mayor hasn't yet followed up with either citizen to ask if they want to present formally at a future council meeting (May 26th or June 16th)
- Industrial traffic routes remain on the urgent topics list with Osisko; the May 26th community meeting may include a crossover discussion on this

-

26-232 THAT Council receive the Strategic Priorities reporting as presented.

Carried

6.0 REPORTS

6.1 MAYOR'S REPORT (and verbal updates)

- 2026 Census is underway — some residents completing online, others awaiting in-person support from Statistics Canada staff
- 2026 budget is complete and has been submitted to the province
- Next meetings: May 26th (in-camera starting 1:30 pm, regular council to finish by 4:30 pm, then Osisko event at 5:00 pm) and June 16th (heavier decision agenda)
- Councillor Funk raised that only one June meeting is scheduled, which is below the norm per the procedures bylaw (typically only July, August, and December have single meetings); Mayor agreed council can decide at the June meeting whether to add an additional regular or special open meeting

6.2 CAO REPORT

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Mayor and Council Compensation Review

- Council gave first, second, and third readings to Bylaw 204, 2026, setting annual remuneration at \$18,040 for the Mayor and \$9,850 for Councillors, effective January 1, 2026; final adoption is on the June 16th agenda
- Bylaw 166 (2018) will be repealed — compensation has been unchanged since 2018 (with incremental changes through roughly 2021–22)
- CAO's review found Wells is currently paid at roughly half the average of comparable BC communities under 2,500 population; the proposed rates are set at 90% of that average, leaving room for the incoming council to adjust further
- The compensation is already budgeted in the approved 2026 budget, so no budget amendment is needed
- Councillor Trotter-Wanner encouraged the public to weigh in before final adoption on June 16th

CAO general updates

- Road repairs on Davies Road (by the museum/hospital apartments) and the reservoir access road are still pending — District is working with Osisko's contractor to complete them
- First major street sweep of the season is done; some residual gravel remains on paved streets and will be cleared in the coming week or two
- Tax and utility statements will be mailed end of May (expected in mailboxes early June); payment due July 2nd
- Radar speed signs on Hwy 26 were purchased in 2023 but still not installed; Councillor Funk raised this again on behalf of herself and a community member, noting tourist season makes it timely. CAO doesn't have an update for this meeting but committed to following up before June 16th, when the public works manager is expected to attend.

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26-233 THAT Council receive all reports as presented.

Carried

6.0 INFORMATION AND ANNOUNCEMENTS

6.1 ANNOUNCEMENTS

6.2 COUNCIL

- Osisko community open house info session May 26th, 5:00 pm, Sunset Theatre (noise focus)
- District emergency management update (fire and flood risk): May 26th, 7:00 pm, Sunset Theatre
- Community Garage Sale: May 16th–17th
- Memorial for Peter Corbett: Saturday, May 30th
- Gallery opening (Ava and Ama show, Island Mountain Arts): May 22nd, 6:00 pm
Watercolor workshop (Island Mountain Arts): May 23rd–24th — sign-up encouraged

7.0 ADJOURNMENT

7.1 Adjournment of the Regular Council meeting of Tuesday May 12, 2026.

26-234 THAT Council at 4:23pm adjourns the Regular Council meeting for Tuesday May 12, 2026.

Carried

Mayor Ed Coleman

CAO Jerry Dombowsky

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District of Wells, Mayor and Council
PO Box 123
Wells, BC, V0K 2R0

Wednesday April 22nd, 2026

To the District of Wells, Mayor and Council:

We are working hard to deliver a safe and successful return to the ArtsWells Festival Of All Things Art, June 26th - 28th, 2026. We are grateful to the District of Wells and the entire community of Wells for the ongoing partnership, which is essential to our success. ArtsWells and IMA employs 1 year round full time employee, 7 seasonal full time, and many contractors who deliver everything from toilets, tents, sounds, lights, venues, marketing, food and all things art. These people, as well as all of our volunteers, community partners, funders, donors, sponsors and supporters are needed in order to carry out the work that we do. We try our best to make sure the festival and all our programs are positive and beneficial to the community. We are grateful for the DOW's help in this.

ArtsWells Festival 2026 Plans and Requests to Council:

- a. Use of VIC building and parking for ArtsWells remote Box office - Friday + Saturday**
 - i. For ArtsWells 2017-2019 and 2025, we have been flagging festival goers to pull into the VIC/Jack of Clubs Lake parking area to get their festival wristband, learn the parking and camping areas and emergency plans. This has worked extremely well and we would like permission again to use this area as well as the VIC building.
 - ii. REQUEST - to acquire slow traffic on the highway to make it more safe for festival goers to turn into the VIC/Lake area
 - iii. **Requesting VIC and parking area approval from Council**

- b. Use of School and Grounds**
 - i. IMA has obtained permission from the School District for School Use. Correspondence with SD28 included at the end of this letter.
 - ii. The Rink Stage (To be known as the Community Forest Stage) in the Field will operate Friday, and Saturday until 11pm at the latest. **IMA would again like to request a noise bylaw exemption until 11:00pm.**

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- iii. **Artist Camping:** Not currently planned on school grounds, but we would like to request the field as a back-up location for tenting. Should this manifest, IMA will use snow fencing from Troll Ski Hill to contain this area.
- iv. **REQUEST:** Use of Building on Saturday, June 27th between 10 AM and 12:00 PM for guided tour with Wells Reunion group.
- v. **REQUEST:** Use of showers and downstairs washrooms for festival artists that will be camping (Approx 30) - IMA will gladly pay a cleaning fee for this usage, if permitted.
- vi. **REQUEST: Outdoor Noise Bylaw exemption request until 11:00pm June 26 - 28, 2026**

c. Camping Spaces

- i. We have again rented the meadows campground behind the Summit Cafe from owner Bob Buxton for Patron Camping.

d. Closing Sanders Ave & Pooley Street June 26 - 28, 2026

- i. Sanders Ave. from corner of Pooley St. to Baker St. & Pooley St. from the end of the hotel to IMA Gallery.
- ii. Also there will be **resident only traffic signs at the base of both ends of Pooley hill** (by highway bridge and just past Josh Trotter-Wanner's to control traffic
- iii. Potential for Wells Hotel to set up picnic area + tent in front of hotel on Pooley st (one lane traffic only.)
- iv. The ArtsWells Merch Booth will be housed in the IMA Gallery
- v. **REQUEST Street Closure permit for Sanders Ave. from corner of Pooley St, June 25th at 6:00 PM to June 29th at 6:00 AM. REQUEST Street Closure Baker St. & Pooley St. from the end of the hotel to IMA Gallery from June 26th at 6:00 AM - June 29th at 6:00 AM .**

e. Vendors

- i. Plan to set up vendors on the north side of the hall as well as the closed off area of Sanders. As always there will be room for emergency traffic.
- ii. Permission to pull power from District Hall Building.
- iii. Vendors may begin to arrive as early as 6:00 PM on Thursday June 25th.
- iv. A sample map has been attached.

f. Parking Plan

- i. IMA will present 2026 Parking map to DOW following meeting with WBCF in early May. No festival parking in upper Wells and additional no parking areas planned for lower Wells.
- ii. District to promote to residents that they can contact IMA for No Parking signs for their residence.
- iii. Parking Area from BGM/ODV at the tailings area across from the Ball Diamond (Secured through MOU with ODV) and across from The Summit, at the Legion.
- iv. District as pick up point for no parking signs.

g. Art Flags on Pooley and Sanders Ave.

- i. IMA plans to put the flags up the week of festival and take down within the week after, with assistance from the Wells Volunteer Fire Brigade and Cam's Chimney Cleaning Services.

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- h. Emergency Planning, RCMP, Security, Health and Safety**
 - i. IMA will have separate meetings with the RCMP to ensure adequate staffing.
 - ii. IMA is working with EHS to have volunteer First Aid on hand through the festival time.
 - iii. A Roving Peace Patrol will again be out on the streets until 3am, keeping noise levels down, reinforcing that there is no public drinking allowed and doing harm reduction.
 - iv. Security Plans more detailed by contractor Matt Elemans.

- i. Garbage/Recycling Collection & toilets**
 - i. Cariboo Conservation Society from Williams Lake is coming to help with recycling and compost. Main Recycling station to be set up on Sanders on IMA Property
 - ii. To meet long-time vendor accessibility needs, IMA would like to provide access to townsite via ATV for Garbage and Recycling Collection.
 - iii. We plan to have portable toilets this year, total quantities + placement tbc by Matt Elemans
 - iv. **REQUEST: IMA and District work together to determine route and time for trash pickup via Side-by-side.**

- j. Use of Community Hall**
 - i. Plan to use the hall Friday, Saturday, Sunday, with 2 prep and 1 tear down date on either side of the festival.
 - ii. We will have a stage running upstairs Friday and Saturday.
 - iii. Liquor service will take place upstairs where IMA will serve Beer, Wine and Cider, last call ½ hour before stages close.
 - iv. **REQUEST for SOUND BYLAW EXTENSION TO 2:00AM**
 - v. **REQUEST for Use of lot behind Community Hall for VENDOR and OPS COORDINATOR Camping**
 - vi. **REQUEST for 2 sets keys to Community Hall - 1 to be used by Kitchen Contractor and one to be used by IMA for lock up.**
 - vii. **Request for use of lockable storage room in Community Hall (IMA to provide lock)**

- k. Capacity**
 - i. We are aware of maximum Capacity for the venues. IMA, and in the case of private businesses, the venues, will be responsible for enforcing capacities.
 - ii. We are hoping to sell out the festival ahead of time this year, which we have set at 850 daily, including day passes and artists. In addition to pass holders there will be approx. 100 volunteers (volunteering over 2000 hours over the week of the festival), 8 media, sponsors, crew and guests and 75 kids 11 and under (who get in for free). This makes a total of people we are planning for 1050.

- l. Advancing**
 - i. IMA and District of Wells to set walk around date regarding venue state.

- m. Request to the Mayor**
 - i. Request Mayor opening remarks in IMA opening ceremonies at 6:00 PM on June 26th, 2026. (~5 mins)
 - ii.

Thank you for your time & support of our efforts. Together we are continually working toward building a diverse and strong sustainable economy in Wells that we all can be proud of.

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Respectfully submitted,

Elyssia Sasaki, Executive & Artistic Director
Island Mountain Arts and the ArtsWells Festival of All Things Art
elyssia@imarts.com, 250-994-3466 | Cell 647-332-1652

Matt Elemans, Operations Coordinator
matt@plannd.ca, Cell 403 915 7572

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**CITY OF
PRINCE
GEORGE**

Office of the Mayor

1100 Patricia Blvd. | Prince George, BC, Canada, V2L 3V9
250-561-7600 | mayor@princegeorge.ca | PrinceGeorge.ca

Northern & Rural Governments in
British Columbia

Transmitted via email

April 28, 2026

RE: City of Prince George requesting co-sponsorship of the Northern-Rural Homeowners Grant resolution to UBCM

Dear Colleagues,

On behalf of the Prince George City Council, I am writing to ask for your support in cosponsoring on the attached Northern-Rural Homeowners Grant resolution to UBCM. The homeowner grant offered by the Government of British Columbia helps reduce the amount of property taxes residents pay each year on their principal residence. The grant is available to homeowners who pay property taxes to a municipality, or directly to the Province if they live in a rural area.

Currently, the regular grant amount is **\$570** for properties located in the Capital Regional District, the Metro Vancouver Regional District, and the Fraser Valley Regional District. For all other areas of the province, the grant amount is **\$770**.

However, effective for the 2027 and subsequent taxation years, the \$200 Northern and Rural Homeowner Benefit will be repealed. This benefit was originally introduced as part of the homeowner grant program to offset the effects of the carbon tax, which has now ended. As a result, the regular homeowner grant will be reduced to \$570 across all areas of the province.

This change will have a disproportionate impact on northern and rural communities. Municipalities in these regions continue to face unique and persistent cost pressures not experienced to the same extent in southern urban centres. Higher transportation costs, longer supply chains, increased heating expenses, and limited access to services are ongoing realities for residents in our communities. These challenges will not disappear simply because provincial tax policy has changed.

We are calling on all northern and rural local governments impacted by this decision to stand together in support of this resolution and formally urge the Province to reverse the repeal of the Northern and Rural Homeowner Benefit or implement a meaningful alternative that reflects the true cost of living in our regions.

A strong and coordinated response from municipalities across British Columbia will send a clear message: provincial programs must recognize regional realities and must not unfairly disadvantage northern and rural residents. Together, we can advocate for fairness, protect affordability, and help ensure the long-term sustainability and viability of our communities. We encourage you to make your voice heard by co-sponsoring this resolution.

Respectfully,

Mayor Simon Yu
City of Prince George

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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AGENDA**

Resolution: Northern-Rural Homeowners Grant

WHEREAS the Province has indicated they will end the northern and rural homeowner benefit beginning in 2027 reducing the amount northern and rural communities are eligible for;

AND WHEREAS there remains strong rationale for a higher grant value in northern and rural communities due to higher costs of heating and transportation regardless of the repeal of the consumer carbon tax.

THEREFORE BE IT RESOLVED that UBCM strongly urges the Province to explain and reverse the decision to reduce the Northern Rural Homeowners grant

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY MAY 26, 2026—3:15PM TO 4:30PM
IN-PERSON AND ONLINE (VIA ZOOM)
AGENDA**



Report to Council

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

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

SOFI Mayor and Councillor Data	Mayor	Councillors	Pop. (2021)
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

Mayor's Signature

Corporate Officer

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

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

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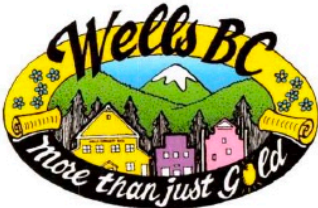
Ref	Project #	Project Title and Actions	\$ and In-Kind	PC	SD	ED	ID	PL	IP1	IP2	IP3	E
5A		Planning, Housing, Community, Facilities Economic										
4.2A	P001	PROV BC Outdoor Ice Rink (\$441,600)	\$1,054,175	C	20-04	23-09	x	x	x	x	x	8
4.3A	P061	BC HYRDO—LED Steet Lighting	\$35,000	C	20-10	22-11	x	x	x	x	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

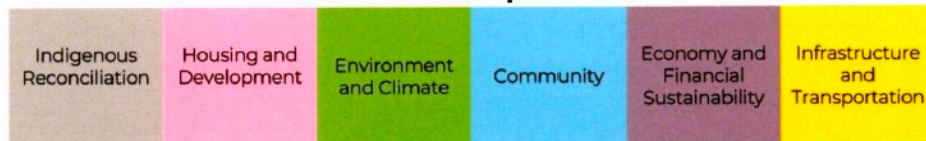


Funding Partners for the Various Projects

(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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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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:		

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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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Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

Ref	Building	Items	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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Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

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

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P075—2022 to 2025 Supplements

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

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P075–2022 to 2025 Supplements				
Ref	Building	Item	Cost	\$ Source and Status
1	Fire Hall	Fire Chiefs Updated 2024 Lists		
2	Fire Hall	Fire Truck Building Left Corner Foundation Repair		
3	Fire Hall	Fire Truck Building Main Heat Fan Relocation		
4	Fire Hall	Air Tank System Installation (includes relocation of 1979 Fire Truck in partnership with Barkerville)		C
5	WBCCRC	Osisko Developments \$256,000 Contribution List <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		