

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY JUNE 16, 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--2026 June 16–3:15pm to 4:30pm

Time: Jun 16, 2026 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/81674881404?pwd=s4QOgbMiPe7bc5HCP5jMMSPhesc5Wp.1>

Meeting chat link

<https://us02web.zoom.us/launch/jc/81674881404>

Meeting ID: 816 7488 1404

Passcode: 475271

1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday June 16, 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 June 16, 2026 as circulated.

2.0 MINUTES (Page 5)--(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 26, 2026, as circulated.

3.0 CORRESPONDENCE--NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL

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5.0 UNFINISHED BUSINESS (Page 13)

5.1 Strategic Priorities Projects—Incremental Information Only

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

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**
- **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

- Council Items and Select Committees’ Short Updates
 - Grants In-Aid Questions—Councillor Funk
 - NCGLA Prince George Conference—Councillor Funk (**Page 34**)

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6.2 CAO Reports (Page 37)

- 6.2.1 General Updates and Other
- 6.2.2 Mayor and Council Compensation Review (Final Reading June 16th)
- 6.2.3 Development Variance—Wells Historical Society
- 6.2.4 Bylaws Refinements—Noise; Dogs; Land Use, and other to start

<p>Councillor Lewis</p> <p>My top 3 are the ones that have to get done this year:</p> <ul style="list-style-type: none">1. District of Wells Financial Plan Bylaw 20262. 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." <p>My top 5 after those are:</p> <ul style="list-style-type: none">4. Noise and Nuisance Control Bylaw amending or replacing Bylaw 2021-1855. 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 Bylaw8. Light Pollution
<p>Councillor Trotter-Wanner</p> <ul style="list-style-type: none">1. Tax Rates Bylaw No. XXX, 20262. District of Wells Financial Plan Bylaw No. ???, 20263. 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)

- 6.2.5 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.
- 6.2.6 Visitors' Centre Update
- 6.2.7 Nuisance Bear Management Update

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.

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8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday June 16, 2026.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday June 16, 2026.

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DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY May 26, 2026, 3:17pm

IN-PERSON AND ONLINE (VIA ZOOM)

MINUTES

Council Members Present:

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

Staff Members in Attendance:

Acting Chief Administrative Officer/Corporate Officer Gary Champagne

Public Gallery:

Online: Carrie Chard, Michael Miller

1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT

1.2 Call to Order and Agenda for the Regular Council meeting of Tuesday May 26, 2026, 3:15 – 4:30pm

1.3 Call to Order

26-235 THAT Council approves to call the May 26, 2026, Regular Council meeting to order at 3:17 pm

Carried

1.3 AGENDA

- Council approved adding Community Forest reporting and waiving of Community Forest AGM to the agenda.

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26-236 THAT Council approves the May 26, 2026, Regular Council agenda with amendments as circulated.

Carried

2.0 MINUTES— May 12, 2026, Minutes

Councillor Funk flagged one correction:

- In Public Announcements, “watercolor” should be spelled as “watercolour”

26-237 THAT Council approves the May 12, 2026, Regular Council minutes as circulated with amendments.

Carried

3.0 CORRESPONDENCE – NIL

4.0 DELEGATIONS AND PRESENTATIONS – NIL

5.0 UNFINISHED BUSINESS

Arts Wells Support Requests

- Council approved IMA's full package of Arts Wells requests for June 26–28, 2026, subject to CAO administrative sign-off and fire chief awareness on road closures
- Key requests approved include: outdoor noise bylaw exemption until 11:00 pm on festival nights; use of the school building for a guided tour on June 27th and showers/washrooms for approximately 30 camping artists (with cleaning fee); street closures on Sanders Ave and Pooley St; sound bylaw extension to 2:00 am for the Community Hall; use of the lot behind the hall for vendor and ops coordinator camping; and 2 sets of keys to the Community Hall
- Councillor Lewis asked that IMA confirm it is coordinating directly with Osisko on the highway speed reduction request — Mayor Coleman flagged this for the CAO to follow up
- Councillor Lewis also asked IMA to add more staff presence inside the Community Hall during the event to prevent a repeat of toilet damage from a prior year — Councillor Trotter-Wanner committed to bringing that back to IMA

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- Community Forest confirmed wildfire risk reduction work in the learning forest will be paused for the festival weekend

Support for Prince George Council Northern Rural Homeowners Grant motion

- Prince George Mayor Simon Yu wrote to northern and rural BC municipalities requesting co-sponsorship of a UBCM resolution to reverse the repeal of the \$200 Northern and Rural Homeowner Benefit, effective for 2027 and subsequent tax years
- Council passed two motions: (1) send a support email to Mayor Yu, and (2) co-sponsor the UBCM resolution — the second motion is subject to CAO review of what co-sponsorship formally requires
- It was noted a nearly identical resolution was already passed at the NCLGA convention the prior week, brought by the City of Prince Rupert — both the Cariboo Regional District and District of Wells supported it there

26-238 THAT Council directs the CAO to send an email of support of the City of Prince George Council regarding their Northern Rural Homeowners Grant motion for UBCM.

Carried

26-239 THAT Council agrees to co-sponsor the City of Prince George Council regarding their Northern Rural Homeowners Grant motion for UBCM subject to the CAO's review and reporting of what sponsorship comprises.

Carried

5.1 STRATEGIC PRIORITIES PROJECTS - Incremental Information Only

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

Mayor Ed Coleman reported:

- Wastewater (P002): Provincial inspection scheduled for June 9th covering all work since January 1, 2024, including 2017 federal fisheries compliance work; remaining trenching (last 134 metres) expected later in June when the area dries out; Option 2 (Revision 1) — Rotating Biological Contactors — remains the preferred treatment option

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- Lowhee Creek (P083): Phase 2B-1 nearly complete; Phase 2B-2 nearly permitted and will start immediately once permitted; Phase 2C sediment trap is a late spring/summer/fall implementation; cash flow for the remainder of the project is being negotiated with the Province
- Playground (P004): \$62,000+ held in trust at TD Bank (GIC) from historical Osisko and partner contributions; community works (gas tax) funds also committed; outreach made to the WBCRC president to reactivate the project in line with the Facilities, Parks and Recreation Master Plan
- FireSmart (P014.1): Brendan Bailey confirmed as FireSmart Coordinator, starting early June; \$100,000 advance received by both the District of Wells and Lhtako Dene Nation
- Wildfire fuel treatment (P103): New large-scale assessment map and 86 MB report now cover the full North Cariboo area including Wells, Barkerville, and Highway 26; CAO to upload to Dropbox for council access

Community Forest Annual Report and Expansion

26-240 THAT Council receive the Annual report of the Wells Barkerville Community Forest.

Carried

26-241 THAT Council waive the Annual General Meeting (AGM) of the Wells Barkerville Community Forest; reconfirm Directors Ian MacDonald, Tony Bensted, Jenn Lewis, Darryl Koekemoer, Jesse Hill, and Dave Jorgensen for 2025–26 and waive the appointment of an auditor for the Financial Statements.

Carried

- Expansion is currently tied to West Fraser's TFL 52 reallocation process — West Fraser needs replacement land before the reallocation can proceed
- A complete forest management plan for the existing tenure and the expansion area is required before the Province will consider approving the expansion; WBCF has allocated \$30,000, has a contractor in place, and is working to execute it

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- Mayor Coleman has a meeting with Ian Hannah (manager of the Quesnel Forestry Office) at noon on Thursday, May 28th in Wells — acting mayor will join; full update expected at the June 16th council meeting
- District drew \$250,000 from WBCF reserves as an interest-free line of credit for the 2026 budget year, per a signed MOU; the draw is a one-time commitment for 2026 and is expected to be repaid as other income streams materialize.
- Water (P031): Successful test drill confirmed on the west end of Jack of Clubs Lake
- Crown Lands (P036): Figure 1 (former Highways Yard) well advanced with Province; Figures 2 and 3 now have Ministry of Forests support staff assigned; transfer category confirmed as "supportive transfer agreement"; revenue from eventual market sales goes to the District, not back to the Province
- Parks and Recreation Master Plan: Final version expected by end of June
- RCMP services update (P044): Meeting confirmed June 4th, 12:00–1:30 pm at the Wells Community Hall, covering the Highway 26 corridor including Wells, Barkerville, Troll, Bowron, and CRD Area C; Surrey Command, northern commander, sergeant, corporal, and two Wells constables expected to attend

Osisko / Cariboo Gold Project

- Revised DOW/Osisko topics table (now at 49 items) reviewed with Osisko VP Dave Rouleau and new Sustainable Development VP Greg Perrins (in role one week); the "Yes" column confirms active work on all topics
- Council and CAO met with Perrins earlier the same day alongside consultant Gary Champagne
- Work is underway on adding three schedules to the existing interim support and benefits agreement: Schedule A (financial supports and project partnerships), Schedule B (topics table), and Schedule C (community benefits agreement in principle) — update expected at the June 16th meeting
- Osisko's \$250,000 contribution through the community support agreement is part of what balances the District's 2026 budget above the \$1.4 million base

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- Cariboo Gold Project community info session scheduled for May 26th, 5:30–7:00 pm at the Sunset Theatre, followed by an Emergency Management and Response Update at 7:00 pm; attendees include Brendan Bailey (FireSmart Coordinator), Rob Zappone (Lhtako Dene liaison from LZ Contracting), Corporal Pelletier, and John Massier (CRD Director)
- Councillor Funk asked about item 41 on the topics table — confirmed as "Hadscribble" (not "Harts Gravel")

26-242 THAT Council receive the Strategic Priorities reporting as presented.

Carried

6.0 REPORTS

6.1 MAYOR'S REPORT (and verbal updates)

- Final reading of the Mayor and Council Compensation Review is on the June 16th agenda
- Election-related legislative restrictions take effect in July; CAO to brief council on specifics at the June 16th meeting
- Councillor Funk requested a CAO report on the \$12,000 grants-in-aid breakdown for 2025 for the June 16th meeting, noting that approval authority has shifted to the CAO and council wants visibility
- Councillor Funk attended the NCLGA conference in Prince George the prior week — plans to bring a summary report to the June 16th meeting; highlighted a three-hour Northern Health forum as particularly relevant given health service pressures in rural and remote communities
- Jaggar (public works manager) is acting on outstanding signage requests
- Next regular council meeting is June 16, 2026; special open meeting possible by consensus if urgent issues arise before then

26-243 THAT Council receive all reports as presented.

Carried

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6.0 INFORMATION AND ANNOUNCEMENTS

6.1 ANNOUNCEMENTS

6.2 PUBLIC and COUNCIL

- Barkerville's sani-dump is open by coin donation; Barkerville site grand opening is May 30th with full interpretation and all services running; Wells residents get free or by-donation entry on Wells Wednesdays with proof of address, and annual passes are available at 50% off year-round
- Carrie Chard (Manager, Barkerville) asked that residents report any vehicle washing at the sani-dump to keep it operational, noting serious misuse issues last year
- Barkerville's metering manhole is installed and operational; Carrie Chard offered to help the District's team with theirs ahead of the June 9th inspection
- Councillor Funk shared that Island Mountain Arts is planning a showing of Marie Nagel's artwork from approximately August 20th to September 15th at the IMA Gallery — Nagel was a longtime Wells artist and publisher of the Wells Community News who passed away in late fall 2025
- Councillor Trotter-Wanner ran through upcoming Wells events: St. George Studios celebration of life for Peter Carpet; Barkerville grand opening May 30th; Lhtako Dene barbecue May 30th; Wells Hotel soup opening party with Neon Pigeons May 30th; Rae Spoon workshops June 2nd and performance June 4th; Chrissy Brooks celebration of life June 5th; ATV Club work bee; and Arts Wells festival the following weekend
- Wells Volunteer Fire Brigade will be running food options at Arts Wells on Saturday and Sunday
- First Sunset Theatre show of the season is this Friday (May 29th) at 8:00 pm — "100 Candles in the Wind," a Marilyn Monroe birthday tribute with multiple tribute acts

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7.0 ADJOURNMENT

7.1 Adjournment of the Regular Council meeting of Tuesday May 26, 2026.

26-244 THAT Council at 4:31pm adjourns the Regular Council meeting for Tuesday May 26, 2026.

Carried

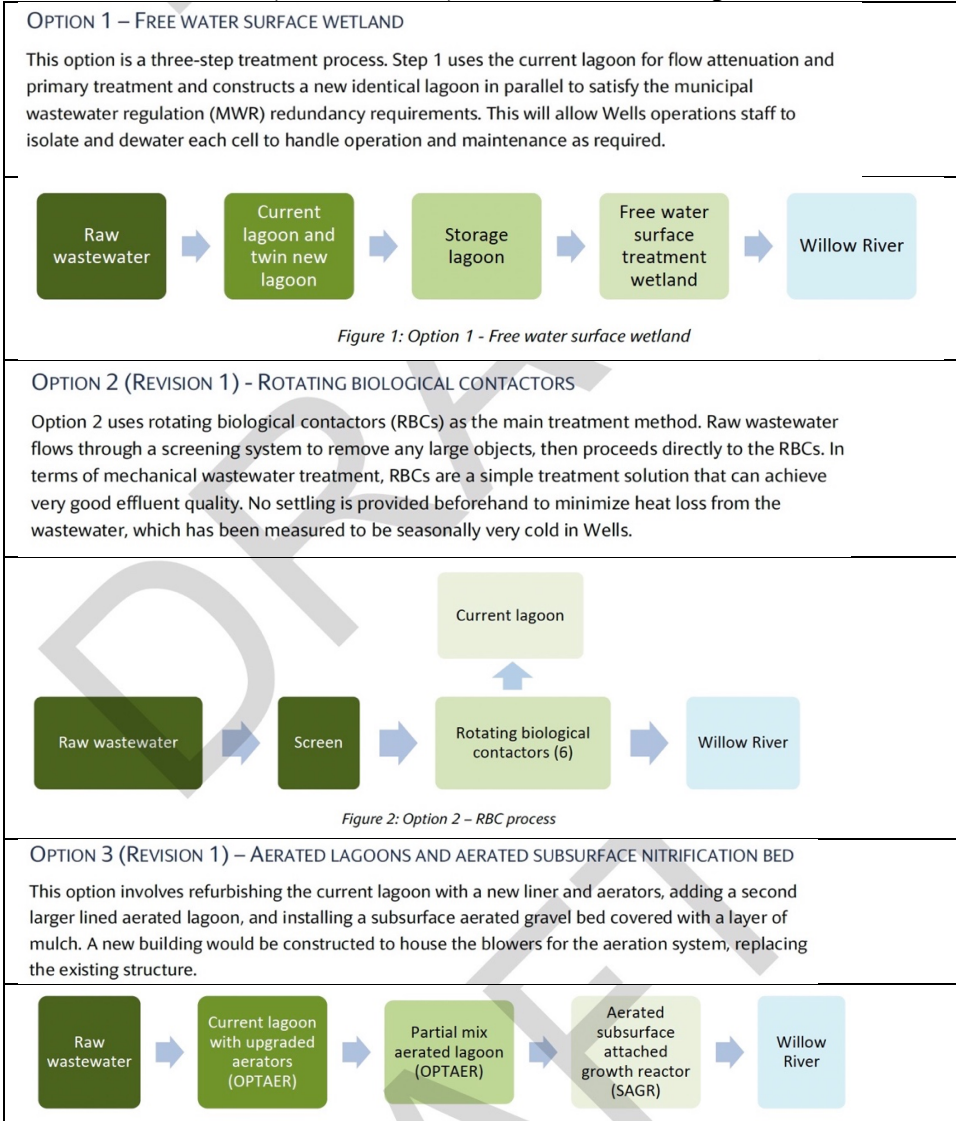
Mayor Ed Coleman

CAO Jerry Dombowsky

Strategic Priorities Projects

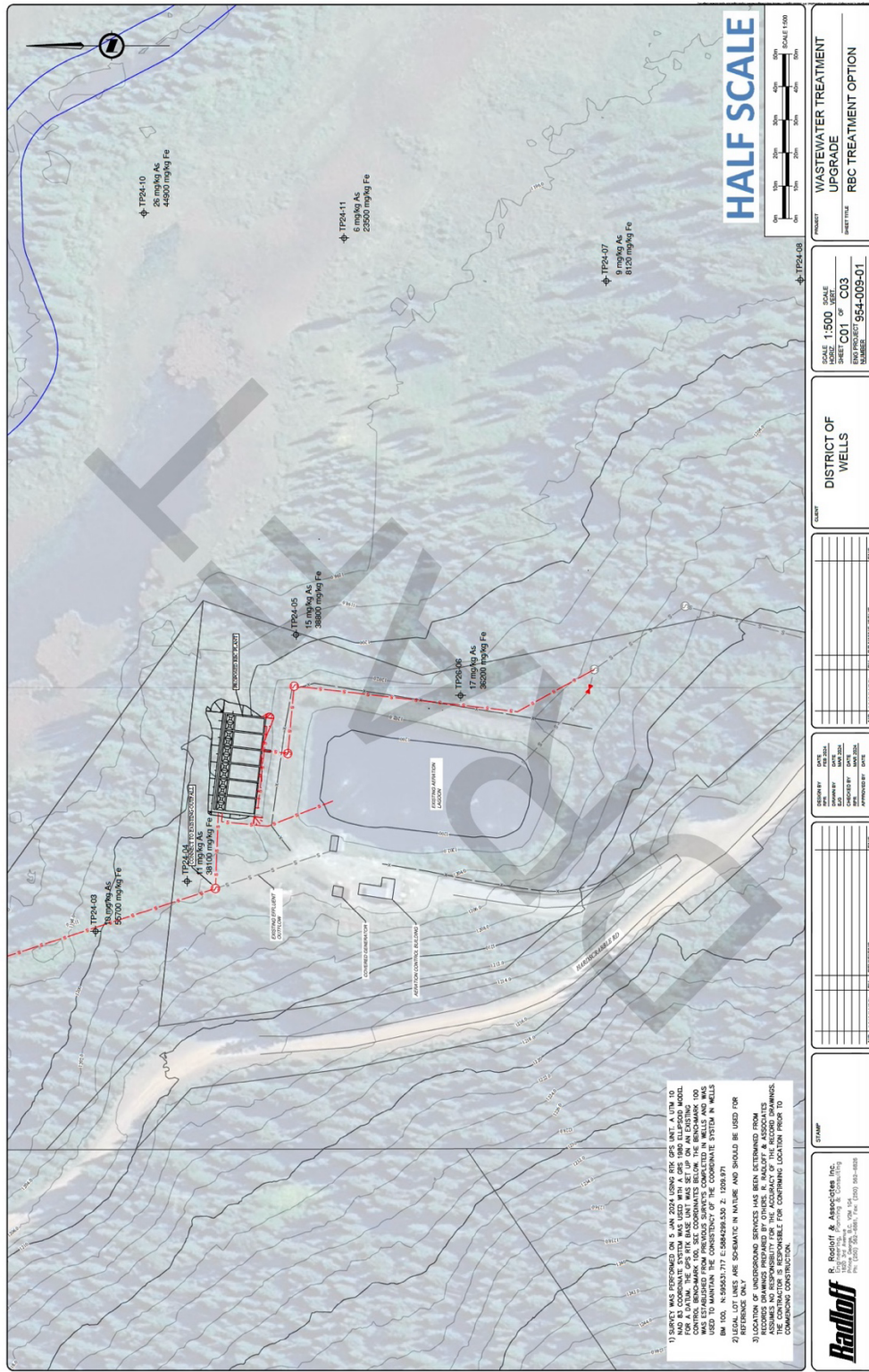
- P002—Waste Water Project—Collection System and Treatment—**Phase 1 and 2**. The Phase 2 of the Project is estimated at an additional **\$32 million (Phase 1 is \$5 million)**. Permit approval received for remainder of 8”, switching from “vertical drill of the outfall line” to “trenching approach”. **Inspection with Provice completed June 9th for 2017 Permit (with recognition that getting into compliance is part of the \$5 million investment)—at compliance of 40% with plan for remaining 60% compliance. Now updating LGIS (Local Government Information System for \$4 million+ of invoices for review by Project Provincial Officer and Infrastructure Finance Officer. Allowable Costs Review show alignment with Contract.**

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

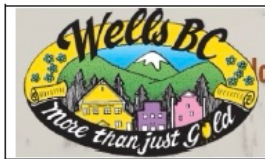


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P002—OPTION 2 (REVISION 1) is the Preferred Option at this time.



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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

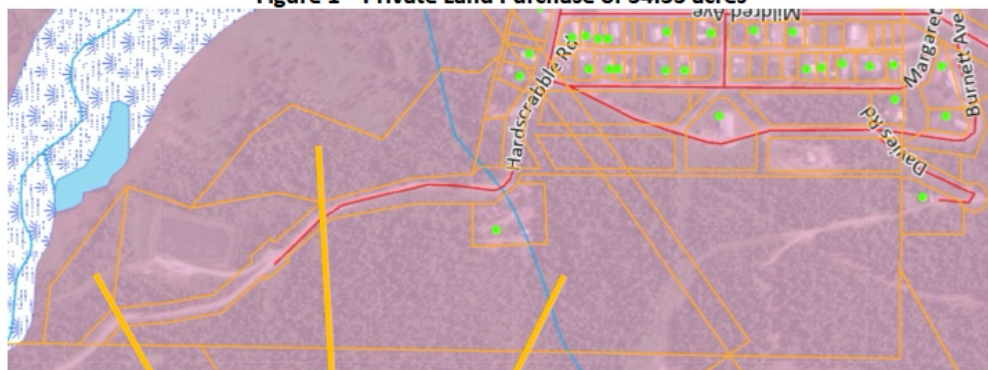
The District of Wells Purchases Private Land in Wells, BC for Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection

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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- **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.**
- P017--Osisko MOU and Community Support & Benefits Agreement—established, Agreement Table established, Community Liaison framework put “in-place”, and Community Impacts and Benefits Agreement being designed. **DOW and BGM/Osisko Topics Table; this Table (next page) is a “snap shot” of ongoing work and communications. High priority items are in “red”.**
 - **Updates to the Support and Benefits Agreement are pending, including the additions of: Schedule A—Supports; Schedule B—Topics List; and Schedule C—Development of the Long-term Community Benefits Agreement.**
 - **Community Effects Management Plan:** 2026 April 12--10:25pm--Implementation of the Cariboo Gold Project. Implementation of the Community Effects Management Plan has started, see the full plan at: [Community Effects Management Plan](#)

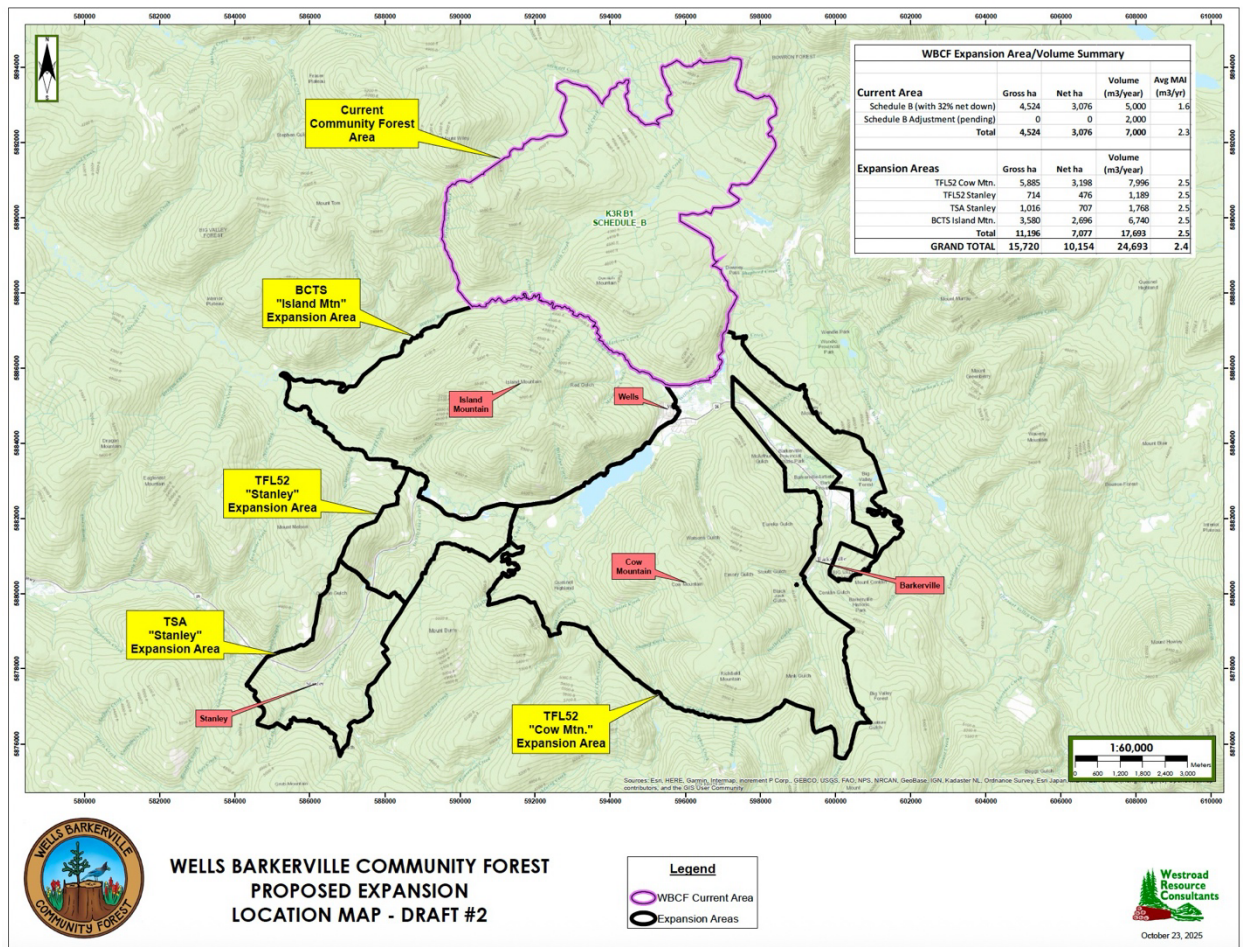
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P017--Topics Table

A	B	C	D
DOW and BGM/Osisko Topics Table			
<i>Last Updated: 2026 June 14, 10:49am--Version 1.6</i>			
Ref 1	Ref 2	Action(s)	Topic
Number	Status	Ocurring	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	Yes	K to 12 Education and Daycare Services
21	2	Yes	DOW and ODV Facilities Investments
22	2		Land Use
23	2		Permitting
24	1	Yes	Environmental Certificate and Amendments
25	2	Yes	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	Yes	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	Constructioin 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	1	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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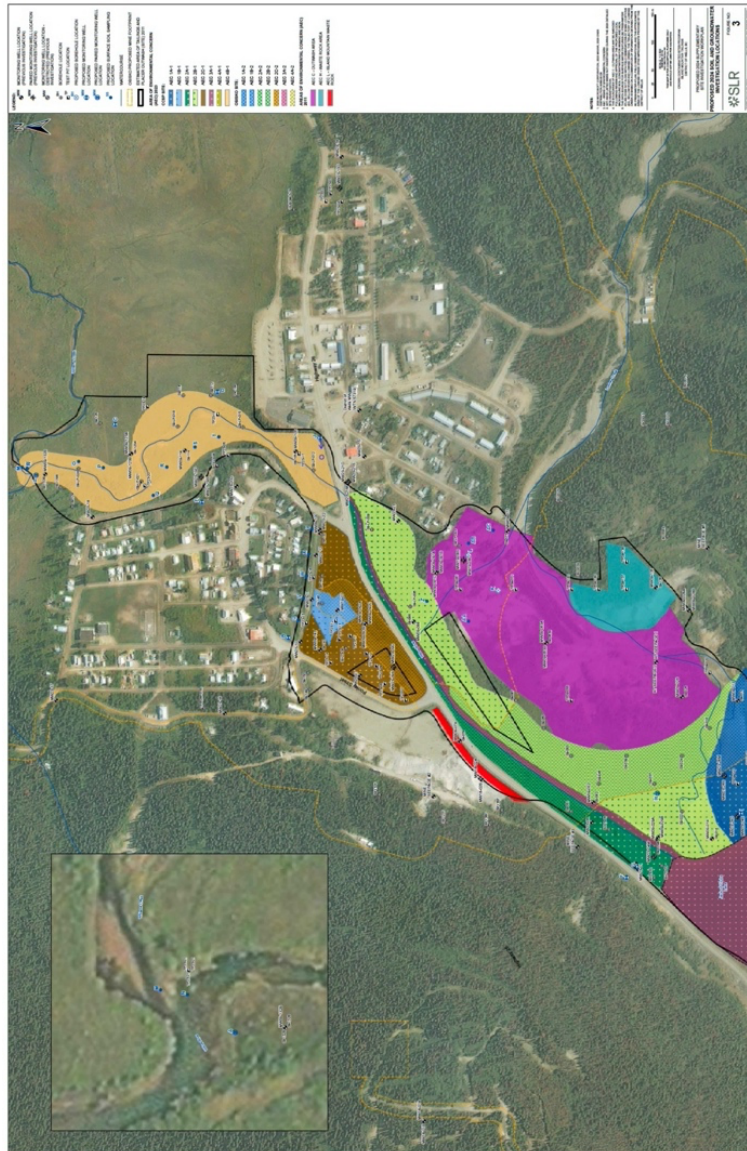
- P020—Community Forest and Community Forest Expansion. **Expansion discussions continue; results on expansion consensus may be completed by 2026 June. Process to completion confirmed. Focus of Community Forest Board on Current and Cow Mountain. Additional focus of Council on Island Mountain and Stanley 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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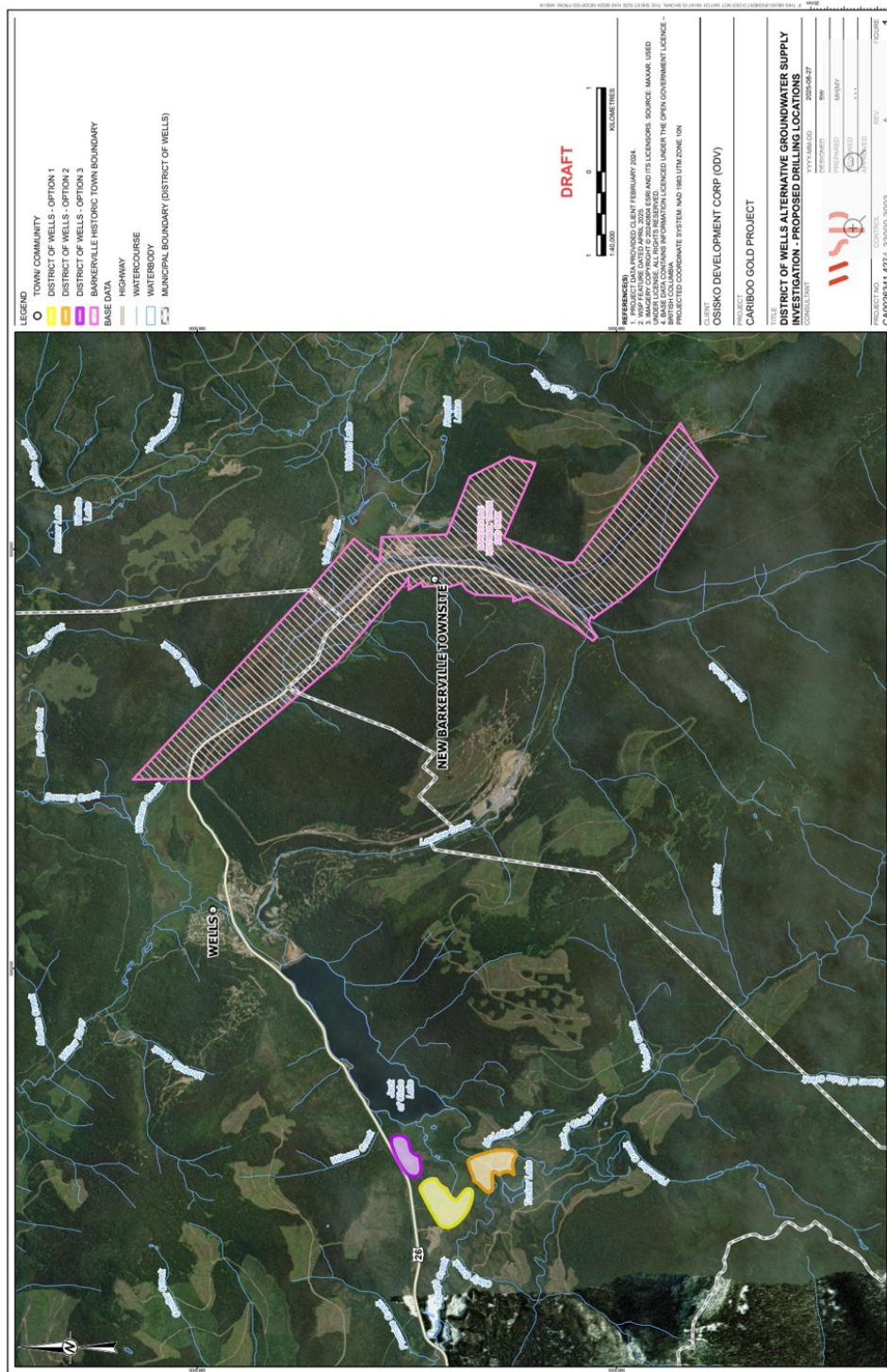
P020—Community Forest MOU

- P022—DOW & Partners Emergency Response Plan—additional updates in-progress, with a “Coles Notes” companion document being prepared as well.
- 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.
- Contaminated Site Community Report Update. Map Below:



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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AGENDA**

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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AGENDA**

- 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

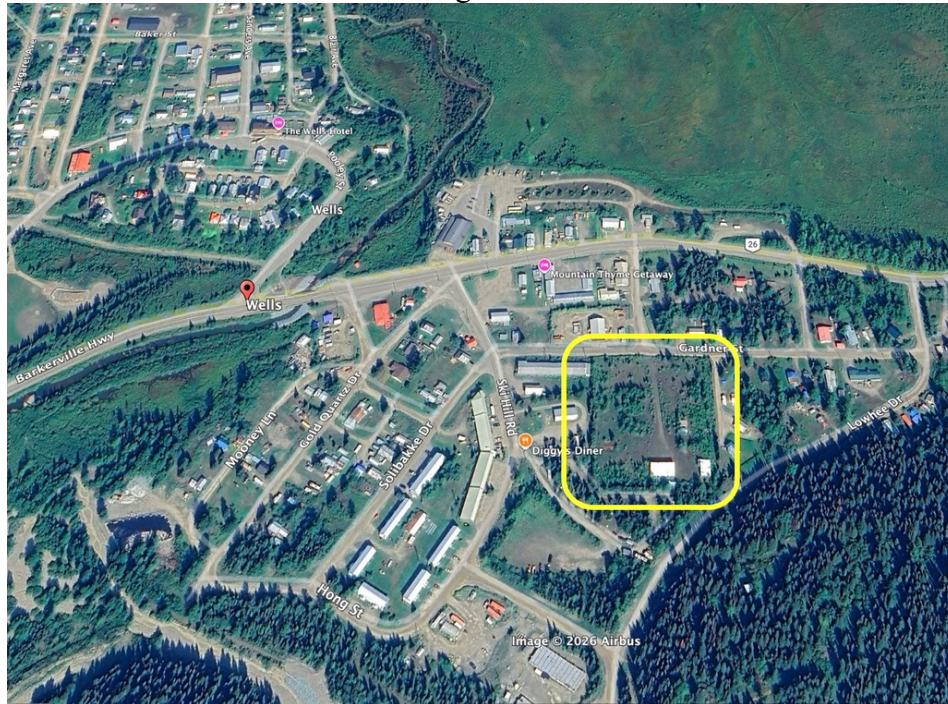
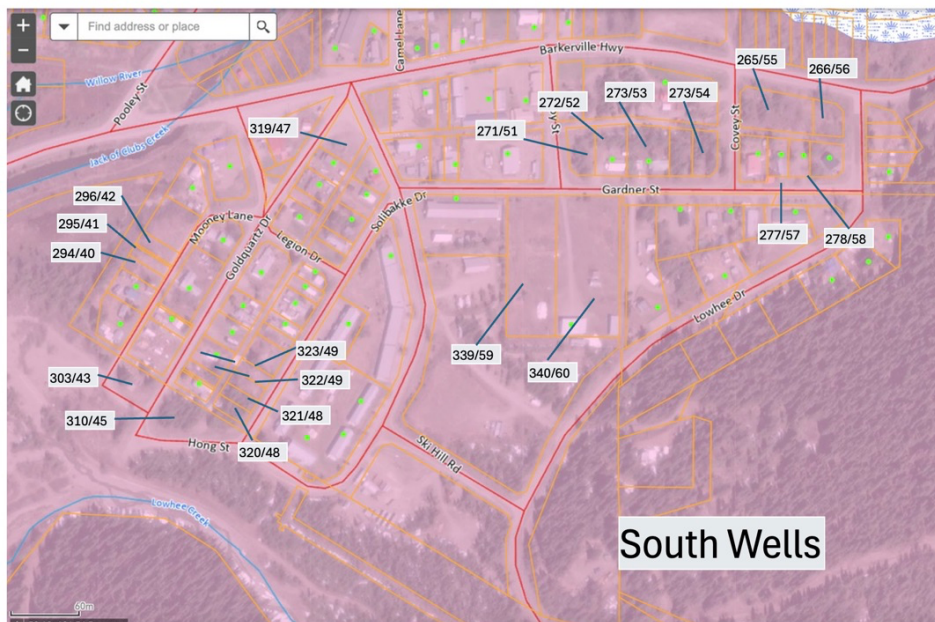
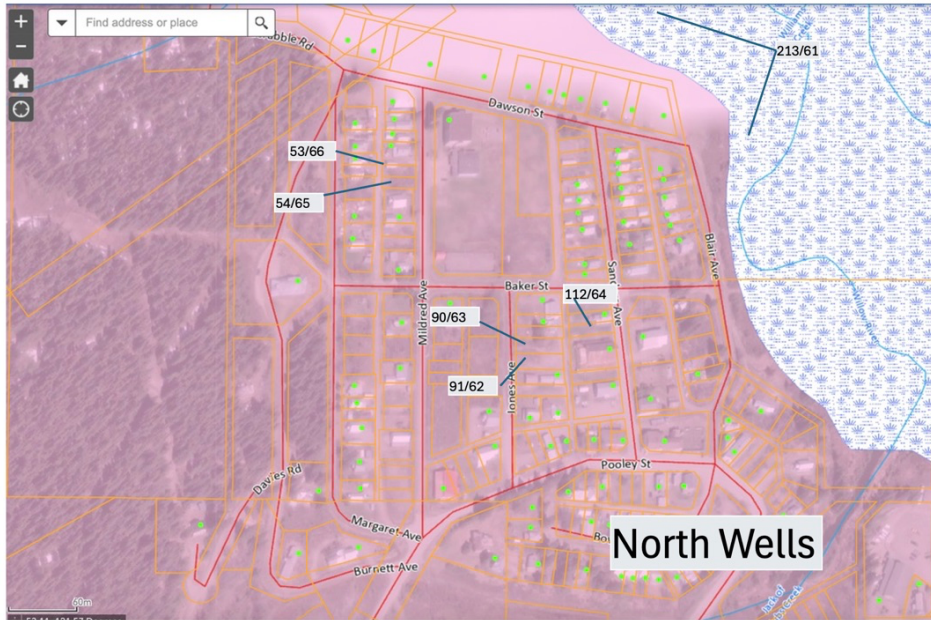


Figure 2



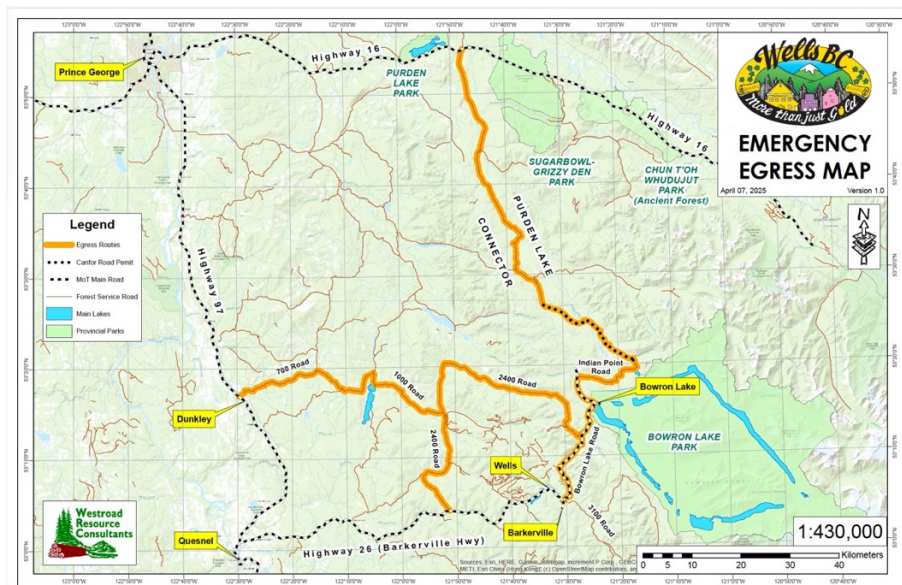
**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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Figure 3



- 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 took place on June 4th:**

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*

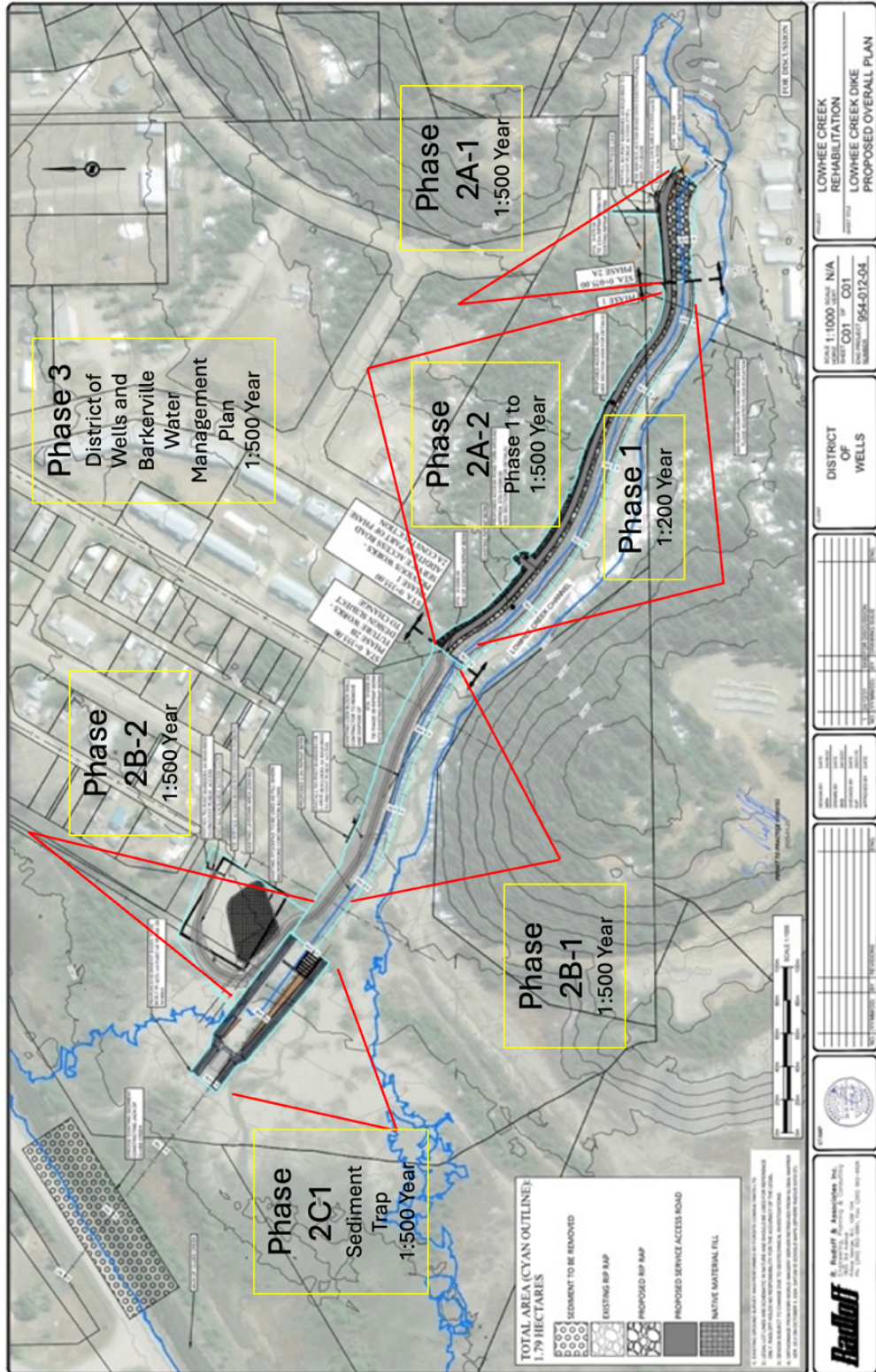
**DISTRICT OF WELLS REGULAR COUNCIL MEETING
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- P050—Lhtako Dene Nation Active Discussions and Partnerships. **Charter signed. (see Strategic Priorities section of the of agenda for Charter)**

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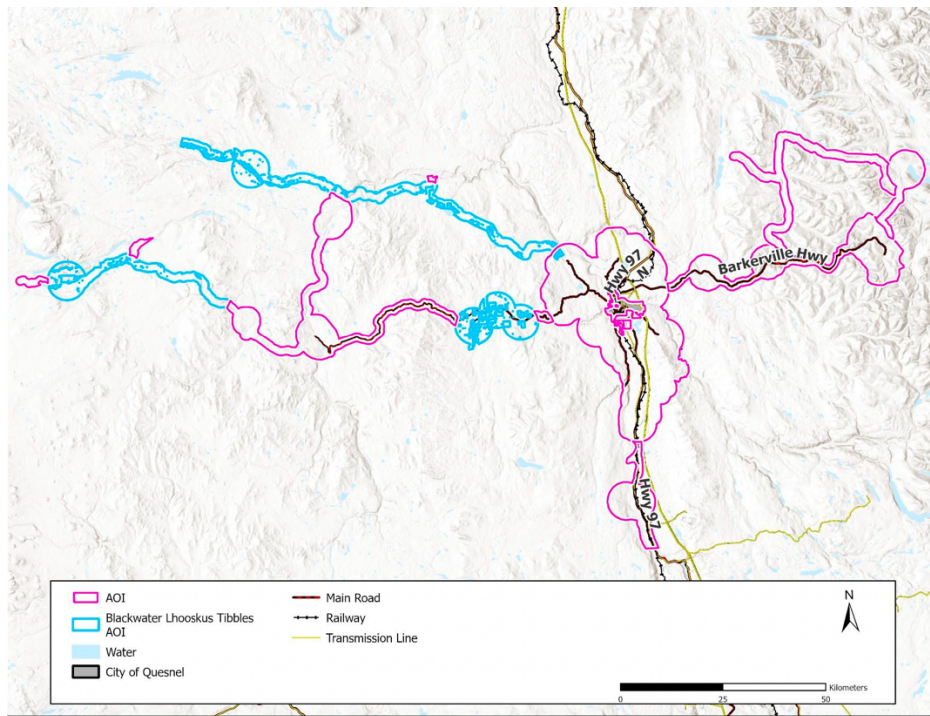
- P103—Wells, Barkerville, and Highway 26 Wildfire Fuel Treatment—Multi-partner Project (**boundary of treatment draft below, and will be expanded**)
 - Lhtako Dene Nation
 - Wells-Barkerville Community Forest
 - Ministry of Forest—Wildfire Branch and Structure Protection Specialist Team
 - Ministry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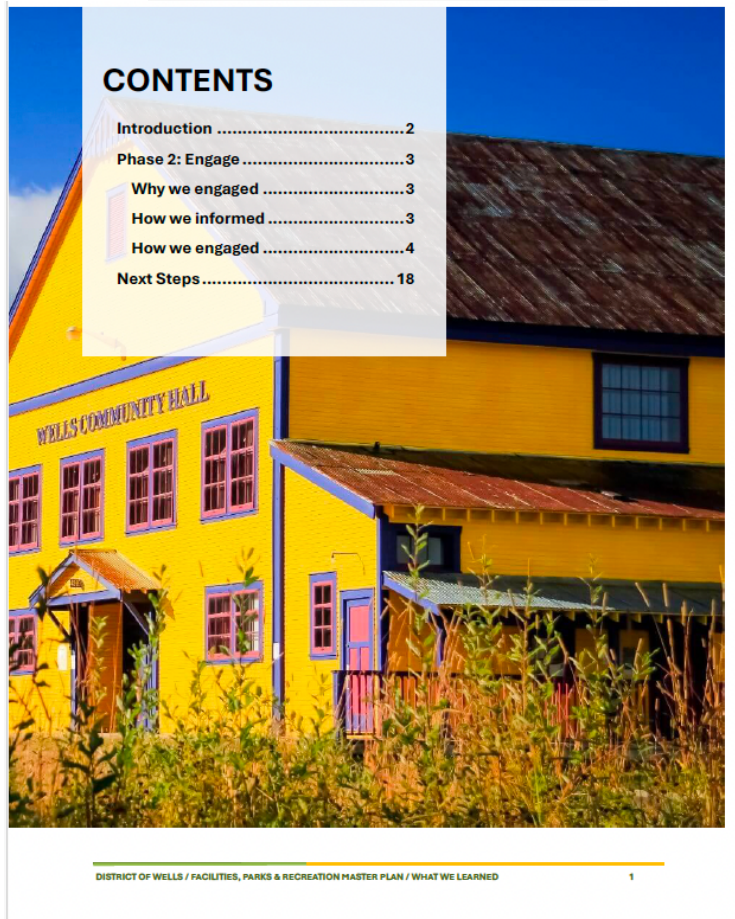
P107-- Facilities, Parks and Recreation Master Plan

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]																					
1.2	Prepare Communications & Engagement Strategy	[Yellow bar]																					
1.3	Technical Review of Background Information	[Yellow bar]																					
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]																					
2.2	Community Open House	[Yellow bar]																					
2.3	Workshops	[Yellow bar]																					
2.4	Engagement Summary	[Yellow bar]																					
Phase 3: Create																							
3.1	Create Master Plan																						
3.2	District Review of Draft #1																						
3.3	Community Survey to Review Draft & Engagement Summary																						
3.4	Provide updates to Draft #1 & finalize document																						
Phase 4: Finalize Plans & Adoption																							
4.1	In-person Council Presentation (June 16th)																						

Task Description		2026																								
		January				February				March				April				May				June				
		5	12	19	26	2	9	16	23	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22
Phase 1: Start-up & Information Gathering																										
1.1	Project Start-Up Meeting (virtual)																									
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P107-- Facilities, Parks and Recreation Master Plan continued



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AGENDA**

Overall Strategic Priorities Planning

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

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

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

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Overall Strategic Priorities Planning

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

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

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

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**North Central Local Government Association 2026 AGM & Conference
May 20-22, 2026 Prince George**

Report by Councillor Dorothea Funk, District of Wells

=====

Summary: The North Central Local Government Association (NCLGA) is made up of elected officials from the northern two-thirds of the province. This is the first convention attended by anyone from the current term of the District of Wells Council. It was a great opportunity to learn about and discuss common issues faced as municipalities, especially given many are small, rural and remote communities and therefore ‘closer to home’. The NCLGA 2026 conference was hosted by the City of Prince George, the Lheidli T’enneh First Nation, and the Regional District of Fraser-Fort George

Sessions Attended:

Northern Health Forum

A three-hour session highly relevant session including:

- Seniors’ Services and Mental Health & Substance Use, with break-out sessions.
- Understanding Health System Pressures in the North: Current & Future Responses which include:
 - Supporting Quality of Life in Facility-Based Care – including 288 long-term beds coming in 2028/29 in Quesnel (221 new, 67 replacement beds)
 - Higher level of care for complex mental health and drug abuse concerns with ‘Tier 4’ services in Prince George
- Strategic Plan Engagement Session.

Healthy Aging:

- Of particular interest was information on a government-funded United Way program *Healthy Aging*, with programs designed to help aging British Columbians remain active, connected, and engaged in their existing communities.¹

- I was told this program included possible support for Wells, via the North Cariboo Seniors’ Council (to be followed up on).²

Public Safety Operations Building – Future home of 9-1-1 in northern BC – tour

- Starting later in 2026, the Regional District of Fraser-Fort George will take over handling 9-1-1 calls for the north and central interior (four regional districts and their municipalities, including Wells).
- For a number of years, calls have been handled by the Vancouver-based E-Comm system. With the move to the north, under RDFFG jurisdiction, calls will be handled from the Public Safety Operations Building in Prince George.
<https://www.rdffg.ca/news/fraser-fort-george-9-1-1-take-over-answering-9-1-1-calls>

¹ <https://uwbc.ca/program/healthy-aging/>

² <http://caribooseniorscouncil.org/>

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- Setting up a new regional 911 service is quite involved, especially with newer technology where cell phones are replacing landlines.

Prince George ESS Reception Centre

- The tour included a visit to the Prince George Emergency Support Services (ESS) Reception Centre which consists of trailers set up at the back of the Kin Centre, as part of an initiative for a permanent reception centre for the months ahead.³
- ESS provides basic supports like accommodation, food, clothing and other temporary supports during an evacuation or other emergencies and has seen increased usage in recent years, in particular because of wildfires.

Keynote Speech – Dr. Daniel Sims, UNBC

- Associate Professor of First Nations Studies
- An accomplished scholar, Dr. Sims was born and raised in Prince George and is a member of the Tsay Keh Dene First Nation (who lost lands and cultural heritage when the W.A.C. Bennett Dam was built).
- His areas of Indigenous studies are broad, including identity, treaty and land claims, history, and reconciliation.
- Dr. Sims provided NCLGA attendees a comprehensive history lessons on BC aboriginal treaty.

Concurrent Sessions – Tourism

Speaker: Clint Fraser, CEO Northern BC Tourism

- He spoke on the economic benefits tourism brings to northern communities.
- Travel motivations include business and work travel; conferences; cultural events; visiting friends and relatives; medical. These are all part of the tourism economy.
- Communities compete for tourists on ‘quality of place’, creating experiences of a place.
- It’s about building liveable places: “A great place to live is a great place to visit”.
- Tourism supports other parts of the economy.
- Travel motivator: ‘What is the story’? Be authentic.
- E.g. - a trail isn’t just a trail; trail development is intentional, good for residents and a tourism asset.
- Global shift following Covid for uncrowded spaces, authenticity, wilderness, etc. Which creates an opportunity.

Concurrent Session: Stream & Corridor Restoration

Speaker: Chelton Van Geloven, Lheidli T’enneh First Nation (LTFN)

- He provided a fascinating overview of restoration work on the ~~Chilako~~ **Chilako** River, led by LTFN and with other partners, which include bank stabilization, restoring salmon habitats, and monitoring.

³ <https://www.princegeorge.ca/city-hall/news-notices/emergency-reception-centre-ready-go-2025>

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- Bank stabilization included nature-based solutions such as tying bunches of willow branches to large wooden stakes on the [river banks](#), providing spaces for salmon to lay eggs. In spring and summer, it also allows willow branches to grow into the river, helping to prevent flooding.⁴
- More info, with pictures here: [Restoring the Chilako with Lheidli T'enneh First Nation](#)

Resolutions

NCLGA is an advocacy group and a large part of the conference dealt with resolutions on issues facing the north, such as:

- The need for expanded health care – 18 resolutions, including expansion of Nurse Practitioner services and better access to publicly-funded mental health services.
- Housing – 14 resolutions, including expanded and affordable seniors' housing and rental housing.
- Road and highway improvements and safety – 7 resolutions, including improved safety, better maintenance, and expanded infrastructure of Highway 97.
- Northern and Rural Area Homeowner Benefit – [petitioning the Province](#) to reinstate the grant effective January 1, 2027.
- NCLGA resolutions for 2026 and other years can be searched here:

Summary

Attending the North Central Local Government Association AGM & Conference was worthwhile, in my view, and I recommend future District of Wells conference travel budgets including attending this north and central BC focussed event.

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Other info:

- *NCLGA gathering kicks off at Civic Centre Prince George Citizen*
- *NCLGA delegates chime in on Alberta separation referendum – Prince George Citizen*
- *2026 NCLGA convention a success for Prince George – City of Prince George*

⁴ This 2025 news article provides a good overview: <https://www.princegeorgecitizen.com/local-news/bc-water-minister-tours-chilako-river-restoration-project-south-of-prince-george-10077191>

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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

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



Report to Council

Date: June 16, 2026
To: Council
From: Chief Administrative Officer
Subject: Development variance – Wells Historical Society
Department: Administration

Recommendation:

THAT Council receives for information, the report from the Chief Administrative Officer dated June 16, 2026, with respect to the variance approval request from the Wells Historical Society;

AND THAT Council approve the variance application by the Wells Historical Society for Plan of Lot 1, District Lots 5899 and 10518, Cariboo District, Plan 32374.

Purpose:

The Wells Historical Society is requesting a variance to reduce the required setback from the property line to permanently re-locate the "The Dry" - a historically significant building which is being temporarily stored on site. This adjustment is necessary to accommodate the unique characteristics of the lot.

Background:

In British Columbia, a Development Variance Permit (DVP) is issued by a local government by resolution, usually following an application from a landowner. This permit allows for specific variances (relaxations) to certain requirements of local bylaws, such as zoning or sign bylaws, for a particular property.

With respect to this variance request from the Wells Historical Society, the historically significant building known as "The Dry" has been temporarily located on skids on the subject lot. The Society intends to move the building to a permanent location which due to the shape of the lot would create a side yard that does not meet the minimum 7.6 metre setback required in the Rural 2 (RR2) Zoning.

After careful consideration, it has been determined that granting this variance would have no significant negative impacts on the surrounding properties or the community at large. The adjacent lot impacted by the setback variance is also owned by the Wells Historical Society and houses the Wells Museum located well away from the proposed site of the building to be relocated. Additionally, the proposed development is expected to provide positive benefits to the neighborhood, including aesthetic improvement, and visitor growth as this will support

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establishment of an additional exhibit for the Wells Museum which enhances the visitor experience.

Financial/Budgetary Considerations:

None.



J. Dombowsky, Chief Administrative Officer

Attach.

Appendix "A" Site Plan

RR2 Zoning bylaw

Letter of request for variance

From: annelaing37@gmail.com <annelaing37@gmail.com>

Sent: May 12, 2026 9:25 AM

To: Jerry Dombowsky, CAO <jerrydombowsky@wells.ca>

Cc: Maria Dombowsky <mariadombowsky@wells.ca>; Ed Coleman, Mayor <edcoleman@wells.ca>; Judy Campbell <barkervillepiper@gmail.com>; 'Mandy Kilsby' <Mandy.Kilsby@barkerville.ca>

Subject: WHS request for a variance

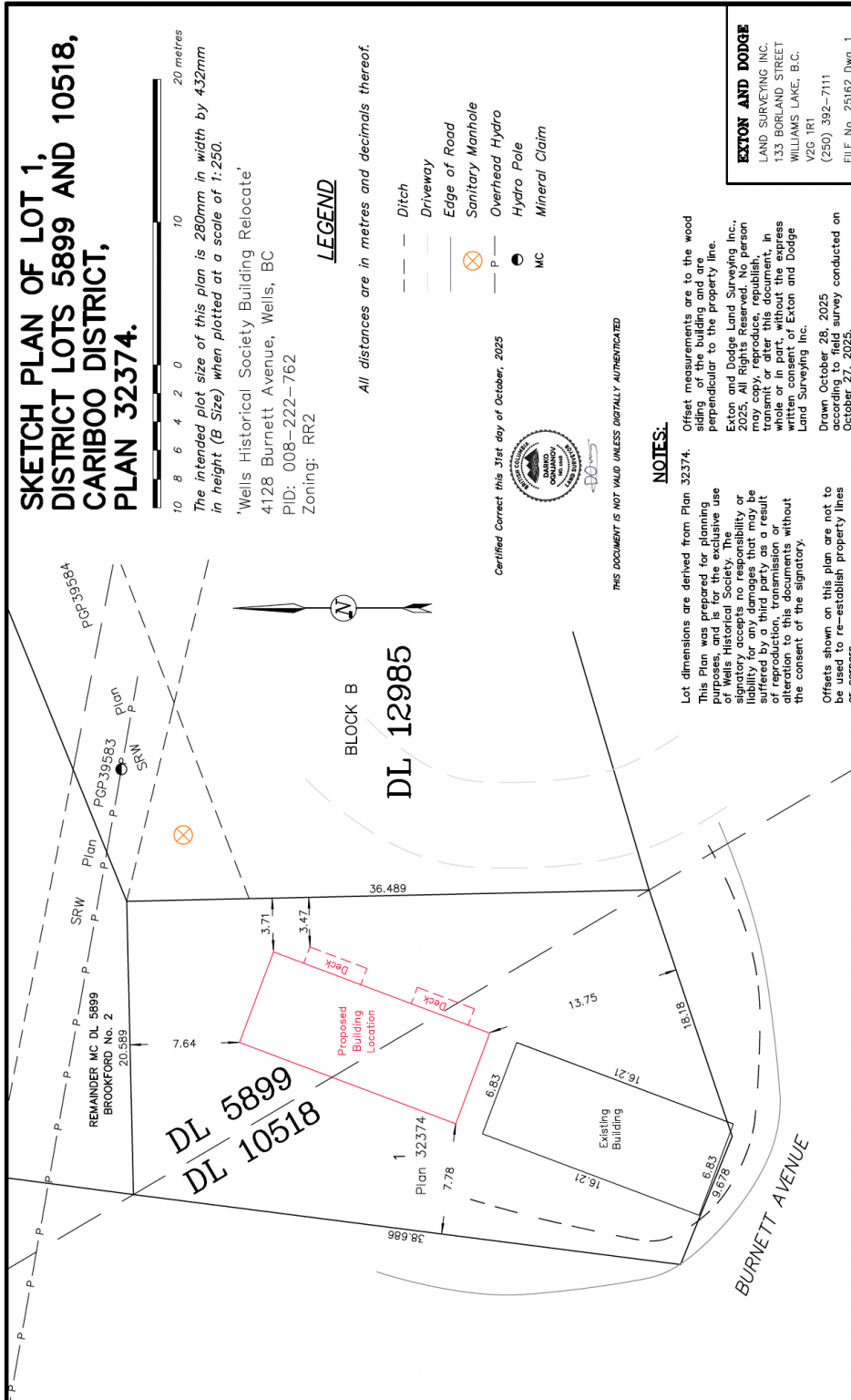
District of Wells Mayor and Council,

In July, the Wells Historical Society wants to proceed with moving the Island Mountain Dry building onto a new foundation directly behind where it is now located. We understand that a variance is required because, once the building is on its new site, the setback on the east side of the lot (Plan of Lot 1, District Lots 5899 and 10518, Cariboo District, Plan32374) won't meet the minimum zoning setback of 7.6 metres. Please see attached.

We want to move the building because one corner of the building is currently over the southern lot line and too close to the road. It is also situated in a very marshy spot because of seasonal runoff from the hill above. Because the WHS owns the adjacent lot, where the museum sits, we don't foresee any conflicts with the IM Dry's relocation.

Thank you,
Anne Laing
WHS President

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IN-PERSON AND ONLINE (VIA ZOOM)
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4.14 RURAL 2 (RR 2) ZONE

4.14.1 USES PERMITTED

No person shall, within any RR 2 zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following RR 2 uses, namely:

- (a) **RESIDENTIAL USES:**
- i) a single-family residential dwelling; or
 - ii) a two-family residential dwelling; or
 - iii) a temporary dwelling unit in conjunction with a single-family residential dwelling.
- (b) **NON-RESIDENTIAL USES:**
- i) a community facility, including a community hall, fire hall, library, school, church, medical clinic or first aid station, and buildings associated with the operation and maintenance of an airplane landing strip or helicopter pad;
 - ii) airplane landing strip or helicopter pad;
 - iii) a public use, including public utility buildings and structures;
 - iv) parks, playgrounds and outdoor recreation facilities of a non-commercial nature;
 - v) a home occupation or a home industry ancillary to a permitted residential use;
 - vi) bed and breakfast accommodations or rooming and boarding accommodations ancillary to a permitted residential use;
 - vii) museum, historic site, or cemetery;
 - viii) refuse disposal site;
 - ix) kennel;
 - x) agricultural operations, including horticulture, silviculture, livestock, intensive livestock operation, stockyard, beekeeping and aquaculture;
 - xi) slaughtering and butchering ancillary to a permitted residential use or agricultural operation, providing such slaughtering and butchering is limited to only those animals reared on the property, or conducted for personal consumption by the owner;
 - xii) logging and forestry activities, excluding the manufacture of wood products;
 - xiii) portable sawmill, providing such activities are located no closer than 305 metres (1,000 feet) from an existing residential use on an adjacent or nearby property;

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- xiv) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities;
- xv) temporary construction, exploration or logging camp operated by or on behalf of a government agency or department, or by a registered company, for the temporary living accommodation of its employees, provided the method by which sewage is to be disposed of is satisfactory to the Medical Health Officer. On completion of the project concerned, the camp shall be removed and the site restored to a satisfactory condition;
- xvi) trapping and guide camps, except main lodges;
- xvii) ancillary buildings.

4.14.2 ZONE PROVISIONS

No person shall, within any RR 2 zone, use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

- (a) LOT AREA (minimum): = 2 hectares (4.94 acres)
- (b) REQUIRED YARDS (minimum):
 - i) Front Yard - Setback = 7.6 metres (24.9 feet)
 - ii) Exterior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iii) Interior Side Yard - Setback = 7.6 metres (24.9 feet)
 - iv) Rear Yard - Setback = 7.6 metres (24.9 feet)
- (c) LOT COVERAGE (maximum): = 20%
- (d) HEIGHT OF BUILDINGS (maximum): = 10.67 metres (35 feet)
- (e) WATER FRONTAGE (setback): = 45.5 metres (149.3 feet)

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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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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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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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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix G—Facilities Upgrades List

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

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P075—2022 to 2025 Supplements

Appendix Q—2023 to 2026 Budget Items List

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

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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		