

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY SEPTEMBER 08, 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—2026 September 08—3:15pm to 4:30pm—
Regular Council Meeting**

Time: Sep 8, 2026 03:15 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/84405190044?pwd=df0066kkaKjnxI4Z8kNbr1g8Vg7IND.1>

Meeting chat link

<https://us02web.zoom.us/jc/84405190044>

Meeting ID: 844 0519 0044

Passcode: 241703

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday September 08, 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 September 08, 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 August 11, 2026, as circulated.

3.0 CORRESPONDENCE--NIL

4.0 DELEGATIONS AND PRESENTATIONS--NIL

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5.0 UNFINISHED BUSINESS

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); there will be one more update before 2022 October 31st.
- Strategic Priorities Grid Update to Version 11; there will be one more update before 2022 October 31st.
- 2026 Government of Canada Census Update



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The 2026 Census

Census collection is now closed. Thank you for participating in the 2026 Census!

Every five years, Canadians are invited to participate in the census.

The Census of Population helps paint a statistical portrait of Canada's diverse population and the places where we live by collecting demographic, social and economic information from households across Canada.

The Census of Agriculture is conducted at the same time and collects information about every agricultural operation in Canada.

- 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, 2025 (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

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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 16, 2026
August 11, 2026	September 8, 2026	October 6, 2026	Municipal Elections Voting Date October 17, 2026
October 22, 2026 Final Meeting of the Current Council	November 03 or 10, 2026 Swearing In of New Council	November 24, 2026 New Council	December 8, 2026 New Council

Regular Council Meeting Dates 2027

January 5, 2027	January 19, 2027	February 2, 2027	February 16, 2027
March 2, 2027	March 16, 2027	April 6, 2027	April 20, 2027
May 4, 2027	May 18, 2025	June 8, 2025	June 22, 2027
July 13, 2027	August 17, 2027	September 7, 2027	October 5, 2027
October 19, 2027	November 2, 2027	November 16, 202	December 7, 2027

- Select Committees' Short Updates

6.2 CAO Reports (Page 32)

- 6.2.1 General Updates and Other
- 6.2.2 Staffing Updates
- 6.2.3 Public Works Update
- 6.2.4 Fall Elections Key Dates and Elections Bylaw
- 6.2.5 District Office Hours
- 6.2.6 Bylaws Refinements—Elections Procedures; Noise; Nuisance; Fees; Traffic and Street; Zoning; Light Pollution; Tax Rates; Financial Plans; Dogs; Land Use, and other to start

New District of Wells Public Office Hours:

9:00am – 1:00pm Monday through Thursday; Closed Fridays

Subject to staff availability, appointments may be arranged in

advance from Monday to Thursday, between 1:00pm and 4:00pm

Ph: 250-994-3330

general@wells.ca

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2026 General Local Election. Notice of Nomination 2026 Election. District of Wells Nomination Package

Key dates

Milestone	Date
Election period begins	January 1, 2026
Expense limits published	May 31, 2026
Conseil scolaire francophone nomination period begins	July 18, 2026
Pre-campaign period begins	July 20, 2026
Deadline to apply to register an elector organization	July 31, 2026
Close of Conseil scolaire francophone nomination period	August 4, 2026
Deadline for voter registration with Elections BC (Voters may still register with their local government)	August 18, 2026
Nomination period begins	September 1, 2026
Labour Day (Elections BC closed)	September 7, 2026
Close of nominations	September 11, 2026
Campaign financing arrangement deadline	September 18, 2026
Campaign period begins	September 19, 2026
National Day for Truth and Reconciliation (Elections BC closed)	September 30, 2026
Thanksgiving Day (Elections BC closed)	October 12, 2026
General Voting Day	October 17, 2026
Disclosure statement filing deadline	January 15, 2027
Late filing deadline for disclosure statements (with \$500 fee)	February 16, 2027

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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 September 08, 2026.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday September 08, 2026.

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DISTRICT OF WELLS REGULAR COUNCIL MEETING

TUESDAY August 11, 2026, 3:15pm

IN-PERSON AND ONLINE (VIA ZOOM)

MINUTES

Council Members Present:

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

Staff Members in Attendance:

CAO Jerry Dombowsky

Public Gallery:

Rocky Nenka, Mischele Stevens, Kathy Landry, Dave Jorgenson (joined 3:28pm)

Online: 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 August 11, 2026, 3:15 – 4:30pm

1.3 Call to Order

26-267 THAT Council approves to call the August 11, 2026, Regular Council meeting to order at 3:18 pm

Carried

1.3 AGENDA

26-268 THAT Council approves the August 11, 2026, Regular Council agenda to order as circulated.

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Carried

2.0 MINUTES— July 16, 2026, Minutes

Councillor Funk flagged the following corrections:

Minutes from July 16th were approved with the following corrections:

- Page 4: remove "with amendments" — recording confirmed no amendments were made to the agenda.
- Page 5: clarify the \$750,000 figure references the previous three-year agreement dated October 10th, 2025, now superseded
- Page 6: Greg Perrins spelling corrected
- Page 7: clarify Councillor Funk is co-chair of the Community Buildings and Lands Select Committee and proposed the committee review the parks and rec draft before it goes to council
- Page 8: Councillor Van Stralen (not Councillor Lewis) raised the out-of-jurisdiction concern; Councillor Funk raised the mail ballot option
- Page 12: "vertical drill" corrected to "horizontal drill" for the outfall line
- Page 16: FireSmart coordinator Brendan Bailey's name spelling corrected

26-269 THAT Council approves the July 16, 2026, Regular Council minutes as circulated with amendments.

Carried

3.0 CORRESPONDENCE – NIL

4.0 UNFINISHED BUSINESS - NIL

4.1 STRATEGIC PRIORITIES PROJECTS - Incremental Information Only

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

Mayor Ed Coleman reported:

- P002 – Wastewater project is near substantial completion — outfall connected via horizontal drill, new fencing installed around lagoons as well as fencing repairs, road widened, and a sheltered gate being added; CAO and mayor will do a formal reset on the project with funds remaining for the next council, with the full Phase 2 new system still estimated at \$32M
- P079 – Lowhee Creek: P004 – Phase 2 - permit was approved the Friday before the meeting — work will proceed using \$500,000 in available funding, with a potential additional draw once a ~\$250,000 GST return clears from the federal government. \$1.9M applied for through the Build Canada Fund (joint federal-provincial) for the

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Sediment Trap, which has been separated from the berm project; goal is to clean up the full corridor before snow, so it's usable for skiing, walking, and cycling

- P014.1 – FireSmart: FireSmart coordinator Brendan Bailey is working with West Fraser on mapping and potential treatment of the new private land above the historical hospital; draft fire-smart plan and route expected for the September council meeting
- P017 – Osisko Topics Table: •Osisko/Cariboo Gold community meeting is tentatively planned for mid-to-late September; Greg Perrins (VP, Community Relations) is the primary contact for both the Mayor and CAO
- P020 – Community Forest: • Forest Ministry meeting rescheduled to August 21st at 10:30 AM in the council chambers to discuss BC Timber Sales, wildfire threat, and potential partnership
- P030 – Contaminated Sites: Contaminated sites update is pending — Brendan Bailey is writing his master's thesis on the topic in partnership with the Contaminated Sites Branch of the province, and a presentation is being prepared by Contaminated Sites; for late Fall 2024
- P031 – Water: No new updates until Sarah Harrison (VP Permitting & Compliance with Osisko) returns; water management plan (90% complete) posted to the website and shared with Barkerville and Lhtako Dene Nation as partners
- Remaining council meeting dates: September 8th, October 6th, and a final meeting October 22nd; swearing-in set for November 3rd, with subsequent meetings November 24th and December 8th
- New council orientation/training session scheduled for November 10th (morning and afternoon) — not a formal council meeting

26-270 THAT Council receive the Strategic Priorities reporting as presented.

Carried

5.0 REPORTS

5.1 MAYOR'S REPORT (and verbal updates)

- Concise Business Plan—Version 5.1 – Mayor to complete one final update before Council term ends
- Strategic Priorities Grid – Mayor to complete one final update before Council term ends

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- No information as yet on Census uptake
- Council meeting schedule has been updated to reflect October 22, 2026 (Thursday) as an additional meeting to allow the current council to tidy up any outstanding items after the October 17 election.

5.2 COUNCIL ITEMS and SELECT COMMITTEE REPORTS

- Community Buildings and Lands Select Committee meeting confirmed for Monday, August 17th at 4:00 PM, in person and online; CAO is confirming whether consultants will attend

5.3 CAO'S REPORT (and verbal updates)

- Council approved a budget amendment recognizing \$750,000 in new revenue from the BGM (Osisko) agreement, with \$278,000 in new expenditures and ~\$472,000 directed to reserves (figures reflect a mix of full-year and partial-year costs)

New expenditures approved:

- Part-time front office receptionist (9 AM–1 PM, Mon–Thu) to cover open hours and free up the finance clerk — full-year cost ~\$25,000, estimated ~\$8,000 for the remainder of 2026; job postings ready to go out August 12th
- Janitorial contract to free up public works capacity (at lower cost than public works staff rates)
- Skid steer/Bobcat lease or purchase for snow removal, replacing a contractor who left the community — to be stored in the existing generator building with a new roll-down door; first winter will determine whether a larger setup (loader, backhoe) is needed
- SCADA water/wastewater management system to automate morning and weekend checks, saving an estimated 10 hours/week of public works staff time
- Community hall painting and cladding — full scrape, minor wood repairs, repaint with high-grade paint, plus seamless metal cladding on the lower 3–

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4 feet to protect against snow damage — one-time cost of \$137,000; color scheme and cladding details subject to Community Buildings and Lands Select Committee approval

- New website — first phase focused on meeting management portal and public data/bylaw portal, estimated at \$10,000 for 2026; CAO is in exploration phase with demos from multiple vendors, including Civic Web
- CAO noted the intention to present a separate capital budget starting next year, now that a capital reserve is being established
- School interior lead ceiling sealing and painting, and the business center room upstairs, are separate projects that may proceed using existing grant funds once the 2024–25 audit is complete
- Playground replacement is a possibility this year if the PAC secures matching funding — the district has ~\$60,000 of the total needed and could contribute from the Barkerville Gold Mine agreement funds

26-271 THAT Council approve a budget amendment be made to recognize the \$1,000,000 revenue from Osisko and the proposed operating and capital budget items as described in the CAO's report..

Carried

Fall election

- Elections bylaw received final approval 4–1 — Councillor Funk voted opposed on principle over the absence of a mail-in voting option
- Mail-in voting was not possible for this election — the bylaw change would have needed to be adopted by July 7th (56 days before the September 1st nomination period), and no public requests had been received; Councillor Funk wants this raised by May 2030 if it's to be considered for the next election
- An additional advance voting day was also not possible for the same 56-day bylaw amendment deadline reason

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- Voting eligibility clarified: resident electors need only be a resident as of voting day (no minimum duration); the 30-day prior ownership requirement applies only to non-resident property-owning electors
- Multiple property owners are still limited to one vote regardless of how many properties they own; joint tenants collectively get one vote
- Key election dates:
 - Nomination period: September 1st–11th
 - Campaign period begins: September 19th
 - Chief Elections Officer declaration (acclamation or election): September 18th
 - Advance voting: October 7th
 - General voting day: October 17th
 - Declaration: October 18th

26-272 THAT Council give final approval to Wells Elections Bylaw No. 205, 2026.

Carried

Bylaw refinements

- Noise bylaw is the priority to bring to the current council before the term ends; no firm commitment on timing
- Brendan Bailey was hired as both FireSmart coordinator and bylaw officer — his Level 1 bylaw officer training starts in November and concludes in January, after which bylaw review and enforcement work will begin in earnest
- Many existing bylaws were adopted carte blanche from the Cariboo Regional District and need a full enforceability review; the planning bylaw needs a complete rework

26-273 THAT Council receive the Mayor's report, Council Items and Select Committee report and CAO's reports as presented.

Carried

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7.0 INFORMATION AND ANNOUNCEMENTS

7.1 ANNOUNCEMENTS

- Rocky Nenka announced his intended candidacy for Mayor of Wells
- Wells Historical Society online auction is running until Friday, August 14th — bids via the Wells Historical Society Auction 2026 Facebook page; museum numbers are down but donations have been good
- Contractor has been installing screw posts for the Island Mountain Dry/Drive Building project; the Dry/Drive Building is expected to be moved onto the screw posts later in August
- Upcoming events:
 - Jake's Gift at the Sunset Theatre Thursday–Saturday (Aug 13–15) at 8 PM;
 - Harp Instructor's concert tonight (Aug 11th);
 - Potluck on Friday, August 14th;
 - Sunset Theatre performance on August 20th;
 - Sam's birthday party (Well's Hotel cat) at the hotel August 20th;

7.2 PUBLIC and COUNCIL

- Kathy Landry raised that the Osisko mental health contact info posted on the Community Hall only has a QR code — no phone number — and wants Osisko notified that a phone number is needed for accessibility
- Dave Jorgenson requested that the speed board system be installed on Hwy 26.
 - CAO responded that the District's radar speed signs cannot be installed on Highway 26 — they are not on the Ministry of Transportation's approved products list, and a permit application would not be approved
 - Signs are functional (batteries recharged) and public works manager suggested installing them near the school, though Councillor Funk raised concerns about light impact on nearby residents and the need for consultation before any placement
 - CAO has had an outstanding request to the Ministry of Transportation for 2 years to install ministry-approved speed signs in the area — no action as yet
 - Dave Jorgenson suggested placing signs on adjacent private property, but the Ministry of Transportation has jurisdiction over signage within 800 meters of the highway, requiring a permit regardless.

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8.0 ADJOURNMENT

8.1 Adjournment of the Regular Council meeting of Tuesday August 11, 2026.

26-274 THAT Council at 5:04pm adjourns the Regular Council meeting for Tuesday August 11, 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 Province 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.

OPTION 1 – FREE WATER SURFACE WETLAND

This option is a three-step treatment process. Step 1 uses the current lagoon for flow attenuation and primary treatment and constructs a new identical lagoon in parallel to satisfy the municipal wastewater regulation (MWR) redundancy requirements. This will allow Wells operations staff to isolate and dewater each cell to handle operation and maintenance as required.



Figure 1: Option 1 - Free water surface wetland

OPTION 2 (REVISION 1) - ROTATING BIOLOGICAL CONTACTORS

Option 2 uses rotating biological contactors (RBCs) as the main treatment method. Raw wastewater flows through a screening system to remove any large objects, then proceeds directly to the RBCs. In terms of mechanical wastewater treatment, RBCs are a simple treatment solution that can achieve very good effluent quality. No settling is provided beforehand to minimize heat loss from the wastewater, which has been measured to be seasonally very cold in Wells.

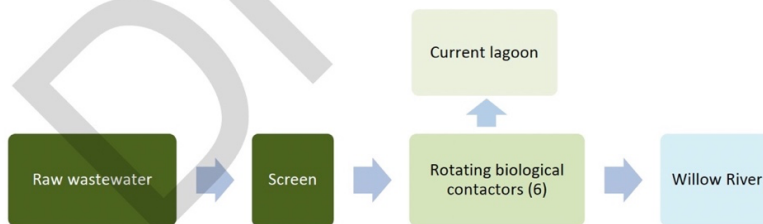
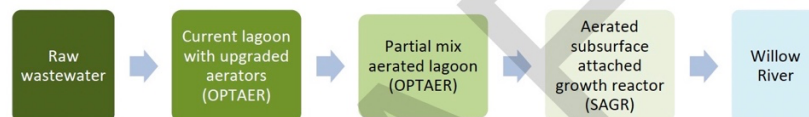


Figure 2: Option 2 – RBC process

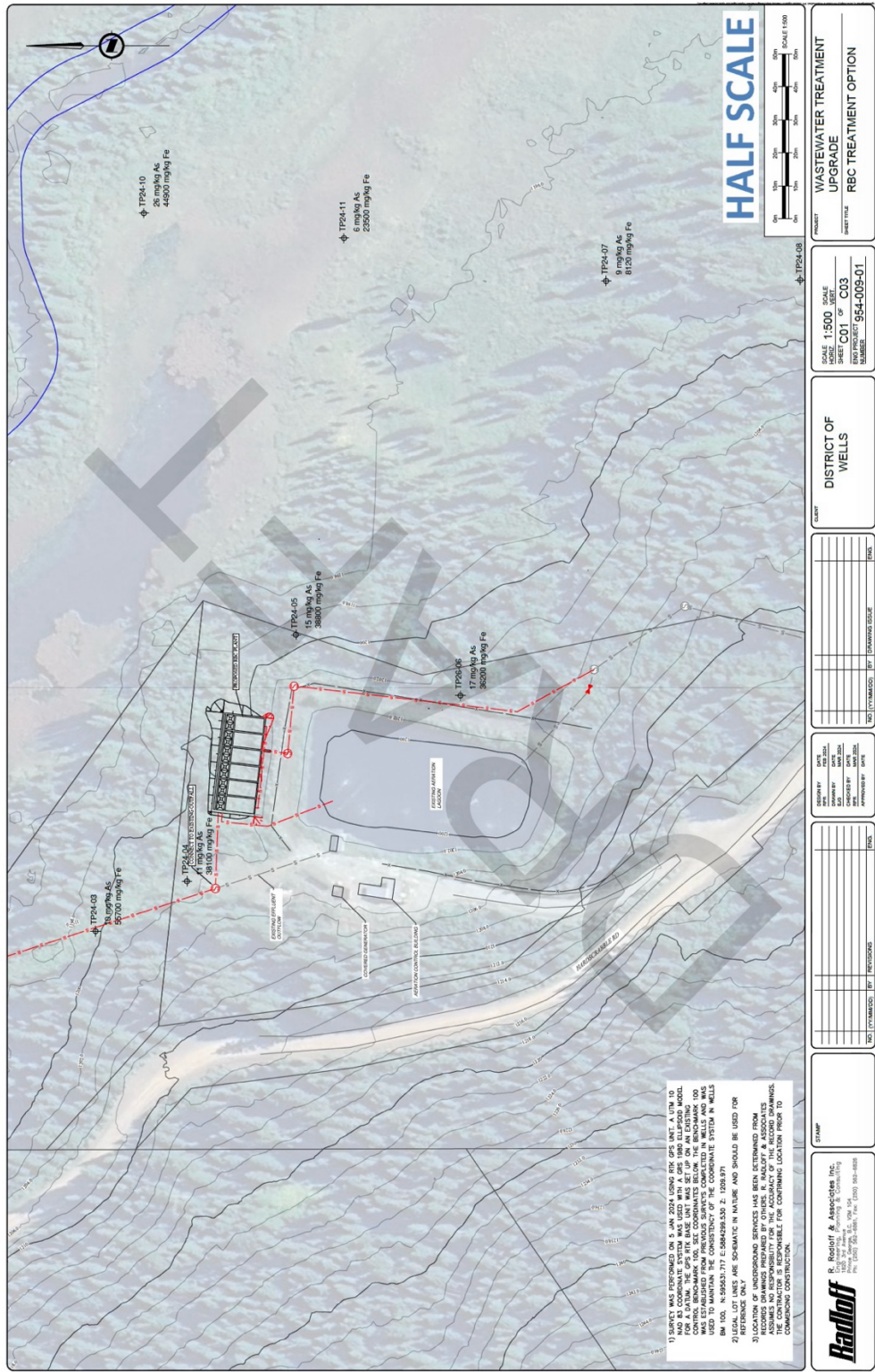
OPTION 3 (REVISION 1) – AERATED LAGOONS AND AERATED SUBSURFACE NITRIFICATION BED

This option involves refurbishing the current lagoon with a new liner and aerators, adding a second larger lined aerated lagoon, and installing a subsurface aerated gravel bed covered with a layer of mulch. A new building would be constructed to house the blowers for the aeration system, replacing the existing structure.

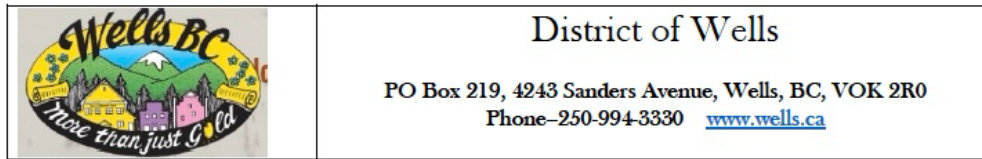


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Press Release

2025 November 28, 12:50pm—Final

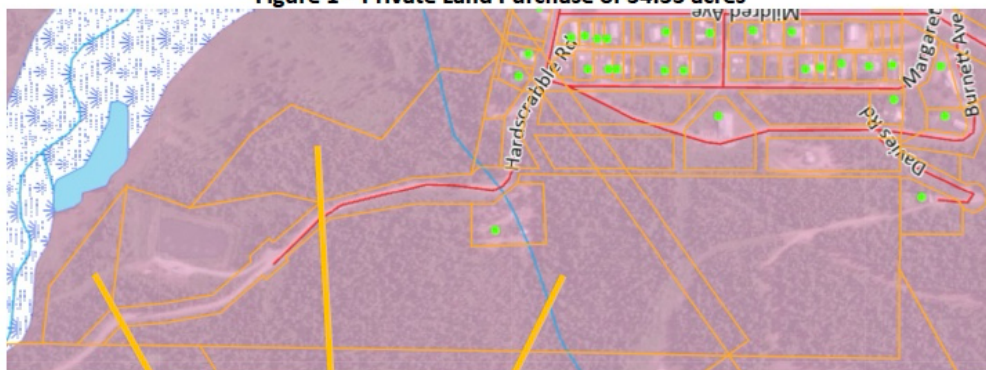
The District of Wells Purchases Private Land in Wells, BC for Infrastructure, Potential Future Subdivision, and Wildfire Interface Protection

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

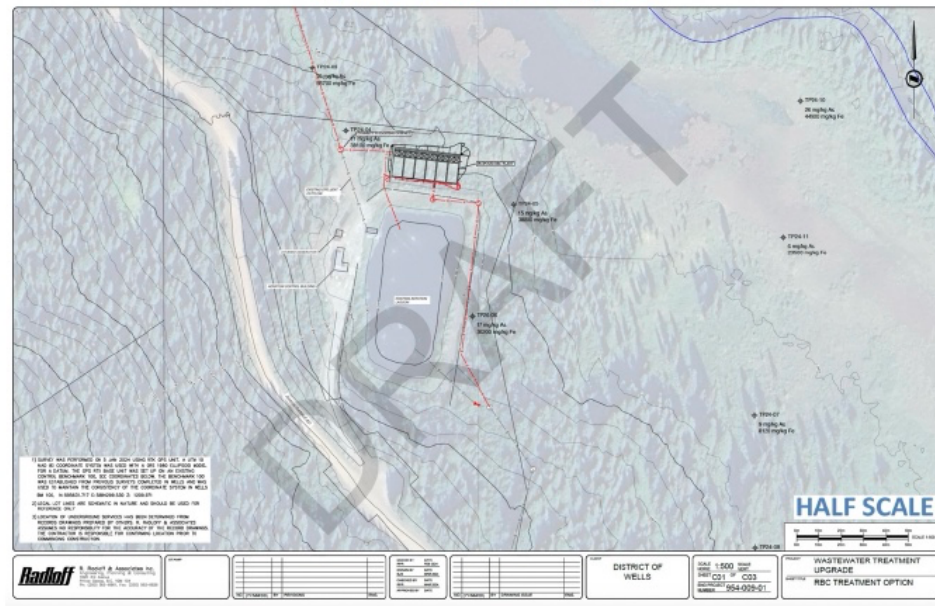


Figure 3—Potential Subdivision and new Waste Water Force Main



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

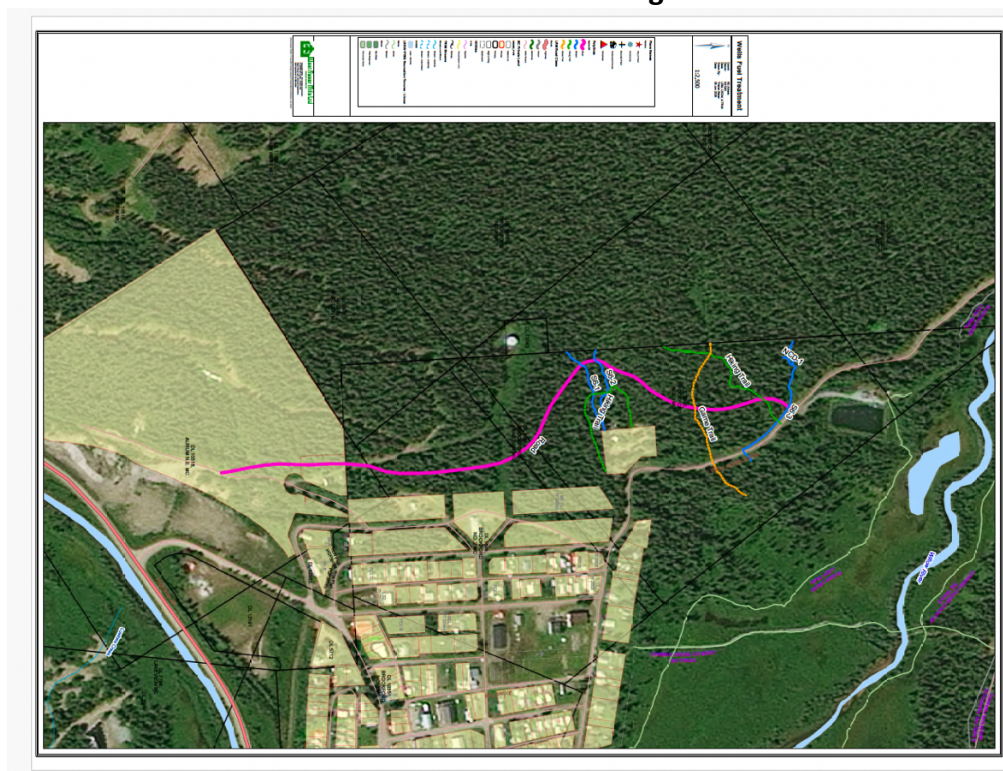
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- **P004—WBCCRC—Playground.** Funds have been transferred from Barkerville Heritage Trust to the District of Wells from the “Gas Tanks Fund” and placed in-trust for the eventual Playground. The combined previous fund raising and “Gas Tank Funds” total \$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 and Wildfire Branch; \$100,000 advance received for DOW. \$100,000 advance received by Lhtako. Limited Yellow highlighted funds available Province-wide. FireSmart Coordinator Hired—Brendan Baily. **Reporting being completed for the 2025/2026 Year.**

○ **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					

Wildfire Fuel Treatment Planning for New Land



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- **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”.**
- **2026 July 22nd--4:00pm--The District of Wells and Barkerville Gold Mines/Osisko Gold, sign a three-year \$3 million Support and Benefits Agreement.** [Click here for Details](#)
- **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](#)



ACTIVITY UPDATE

August 21, 2026

We would like to make the community aware of the following activities we have planned over the coming weeks:

- The Lake Geotechnical Program that began on August 10 will be wrapping up shortly. As a reminder that there will be no public access to the lake pull-out while the crane is moving the barge. Please follow posted signage.
- Work is expected to begin around August 22 on building the approach pads for the Willow River Bridge.

Please note: there is currently no set start date for the construction of the bridge and associated piling; we will provide a further update once timing is confirmed.

As always, if you have any questions or concerns, please contact us at feedback@osiskogold.ca or our Community Relations Office at 4270 Sanders Avenue (Mon. to Fri. from 8 AM-4 PM).

 **CONNECT WITH US AT**
CARIBOOGOLD.COM



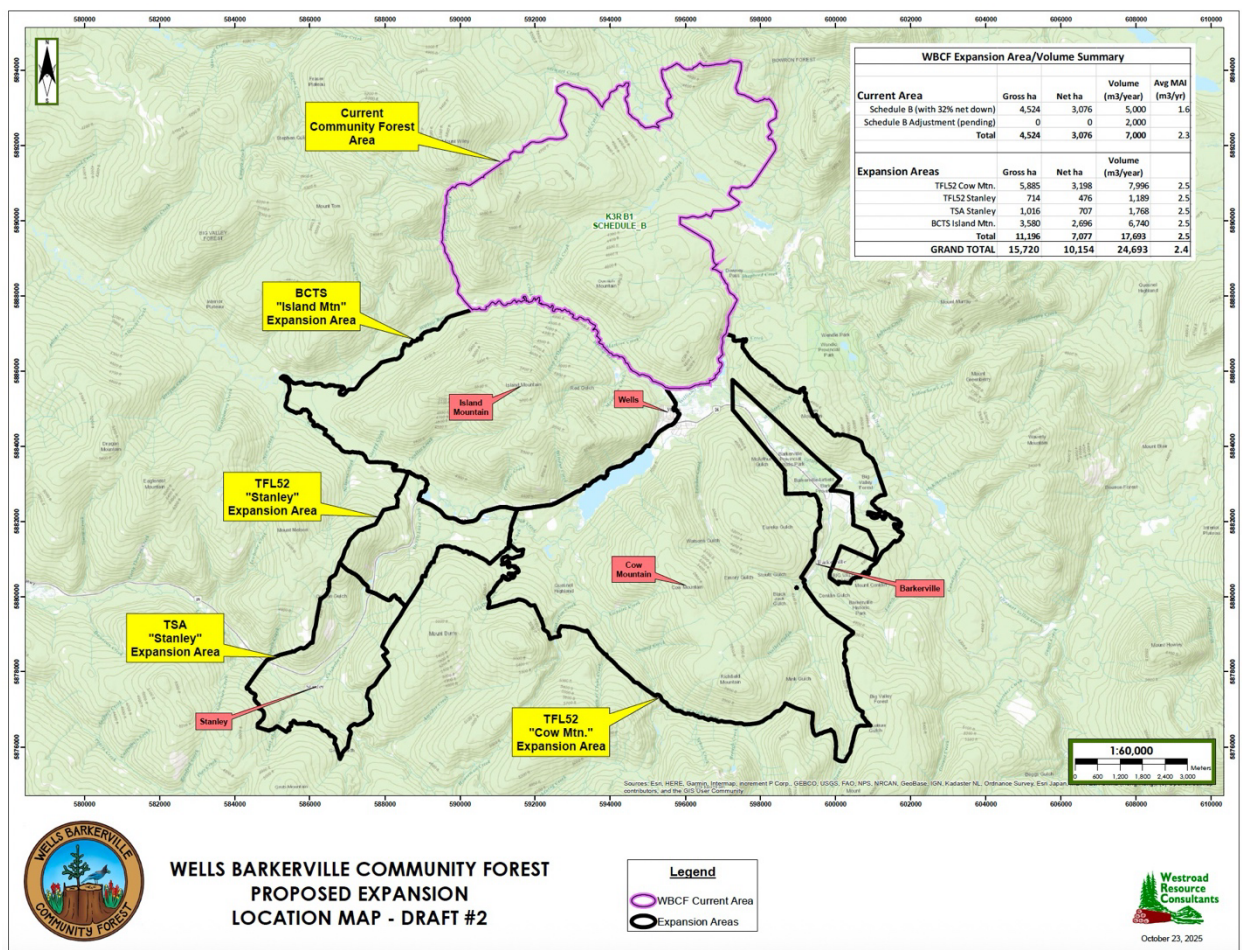
**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY SEPTEMBER 08, 2026—3:15PM TO 4:30PM
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AGENDA**

P017--Topics Table

	A	B	C	D
1	DOW and BGM/Osisko Topics Table			
2				
3				<i>Last Updated: 2026 September 08, 3:12pm--Version 1.7</i>
4				
5	Ref 1	Ref 2	Action(s)	Topic
6	Number	Status	Occuring	1=Urgent; 2=Important; 3=In-progress; 4=Stable
7	1	3	Yes	Lowhee Creek
8	2	2		Concentrator Buildings
9	3	2		Camp Buildings
10	4	2	Yes	Mental Health Support Worker for Public and Staff
11	5	3	Yes	DOW Community Liason Position(s)
12	6	3		Health Services
13	7	1	Yes	Tourism EA Requirements
14	8	2	Yes	Hig+D25hway 26
15	9	2	Yes	EA New Water Source Commitment
16	10	2	Yes	Structural and Wildfire Fire Equipment and Services
17	11	4	Yes	WBCCRC Contributions
18	12	1	Yes	Taxation and BC Assessment
19	13	2	Yes	Emergency Preparedness—Flooding, Wildfire, Routes, Other
20	14	2	Yes	Asset Improvements
21	15	2	Yes	Osisko Leadership Framework
22	16	2	Yes	Upgrading of Existing Osisko Homes and Properties
23	17	3	Yes	Feasibility Study Updates
24	18	1	Yes	Housing
25	19	2	Yes	BC Hydro Power Capacity
26	20	2	Yes	K to 12 Education and Daycare Services
27	21	2	Yes	DOW and ODV Facilities Investments
28	22	2	Yes	Land Use
29	23	2		Permitting
30	24	1	Yes	Environmental Certificate and Amendments
31	25	2	Yes	Community Affects Management Plan
32	26	2	Yes	Contaminated Sites Prov of BC
33	27	2	Yes	Economic Development Plans and Planning
34	28	1	Yes	Sound and Noise
35	29	2	Yes	Light and Light Pollution
36	30	4	Yes	Community Support & Benefits Agreement Short Term
37	31	1	Yes	Highway 26 Through Wells--Speed, Parking, Idling
38	32	1	Yes	Industrial Traffic In Wells Concerns and Potential Bypasses
39	33	2	Yes	Turn Around Time for Response of Concerns
40	34	2	Yes	Concerns that Repeat
41	35	2	Yes	Community Support & Benefits Agreement Long Term
42	36	2	Yes	Cell Tower Temporary Fiber Optics Line & Power Support Line
43	37	4	Yes	Future of Historical Headframe
44	38	4	Yes	Old Large Cement Wall on Main Construction Site
45	39	2	Yes	Repairs of North Wells Access Roads
46	40	2	Yes	Construction Litter & Highway Litter
47	41	2	Yes	Harts Gravel Road Upgrades
48	42	2	Yes	Evenutal View Scapes and Current View Scapes on Main Site
49	43	1	Yes	Property, Businesses, and Buildings Acquisition Impacts and Security and Maintenance of the Sites
50	44	4	Yes	Industrial Traffic Parking while waiting for Piloting
51	45	2	Yes	Regular Community Meetings in an Optimal Needs format
52	46	1	Yes	Alcohol and Drug Policies on and off Shift
53	47	2	Yes	Air Quality Management from Industrial Activity
54	48	2	Yes	Concerns and Complaints Tracking System
55	49	2	Yes	Inspections and Compliance Reports: Actions and Follow-up
56	50	1	Yes	Tourism Accommodation Needs and Impacts of Lost Accommodation
57	51	1	Yes	Dust Control on Highway 26 and Ongoing Speeding Concerns

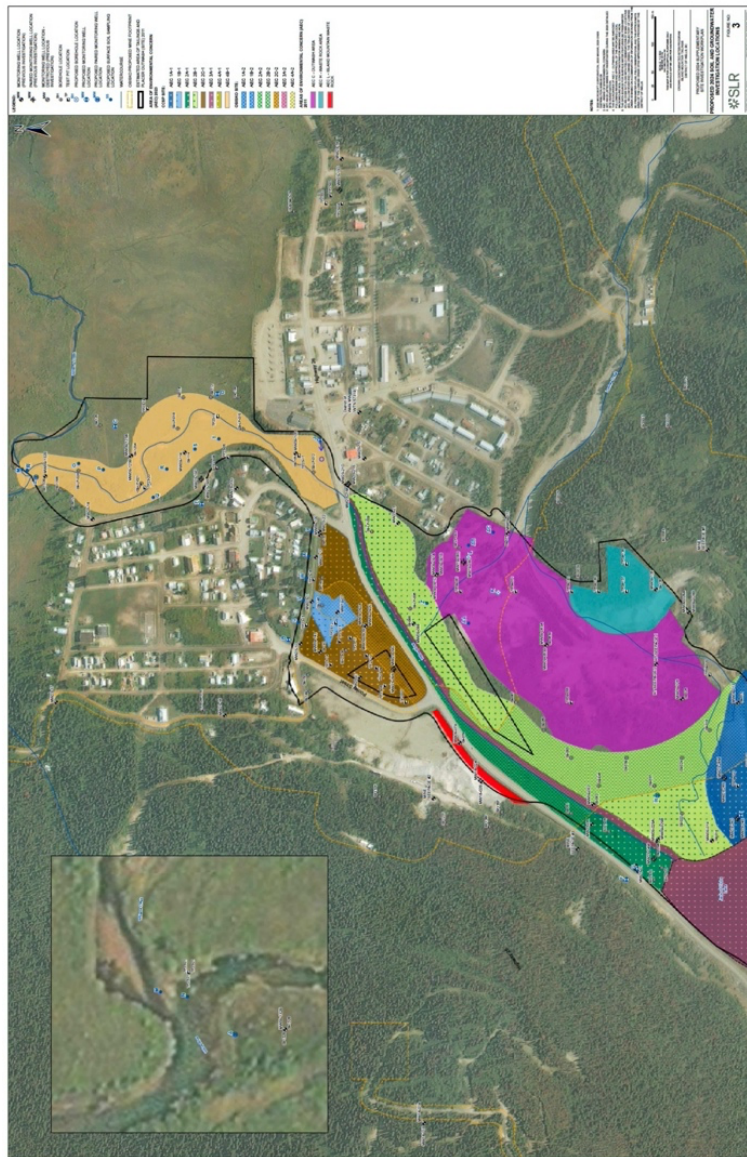
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- P020—Community Forest and Community Forest Expansion. Expansion discussions continue; results on expansion consensus may be completed by 2026 June. Process to completion confirmed. Focus of Community Forest Board on Current and Cow Mountain. *Additional 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. **Next Meeting held with BC Timber Sales (BCTS)-- Island Mountain 2026 August 21st at 10:00am. BCTS is drafting an MOU with District of Wells & Community Forest and Lhtako Dene Nation for review; it will outline various opportunities to cooperate together.***



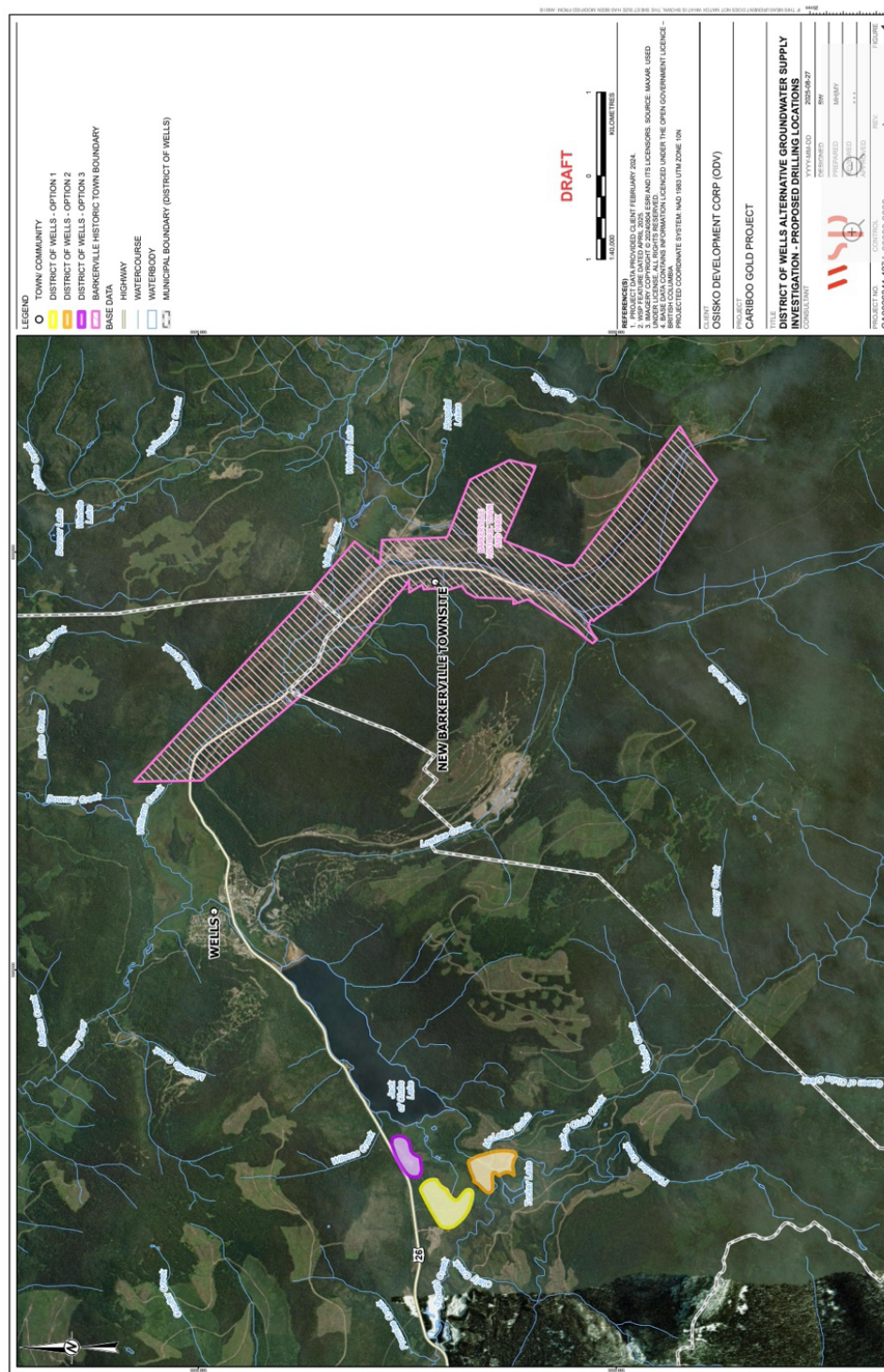
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- P030--PROV Island Mountain and Jack of Clubs Lake & Area Reclamation Project— Provincial and Northern Health Authorities monitoring progress. Regulated Data analysis in progress, with community reporting expected in **fourth** quarter of 2026.
-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

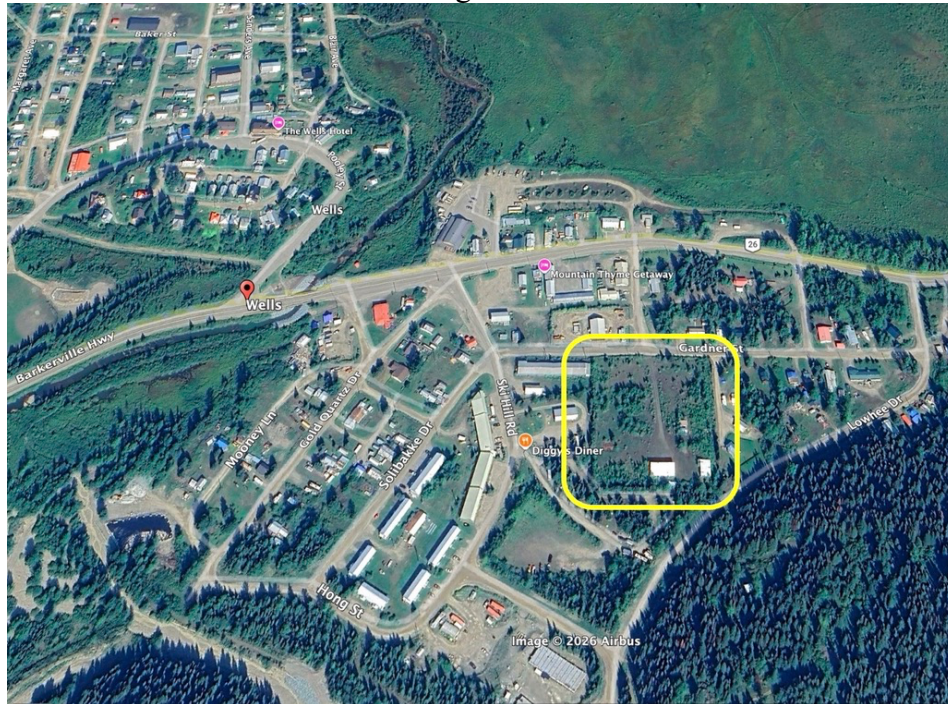
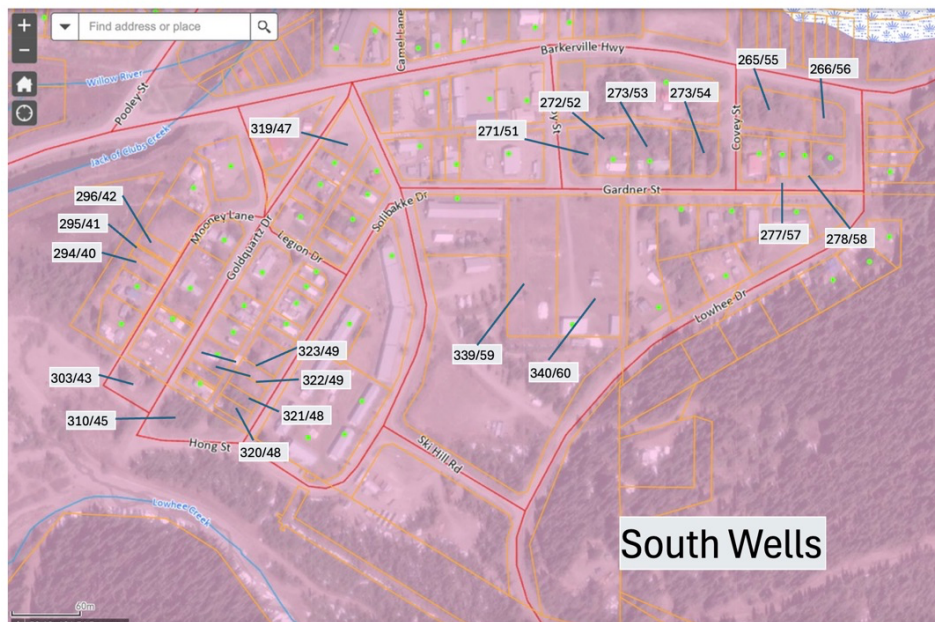
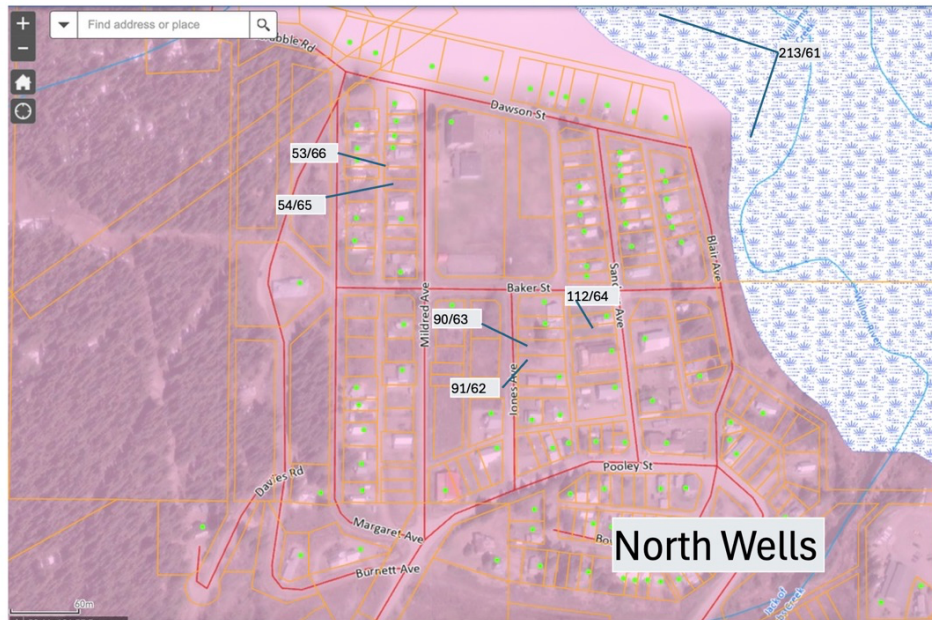


Figure 2



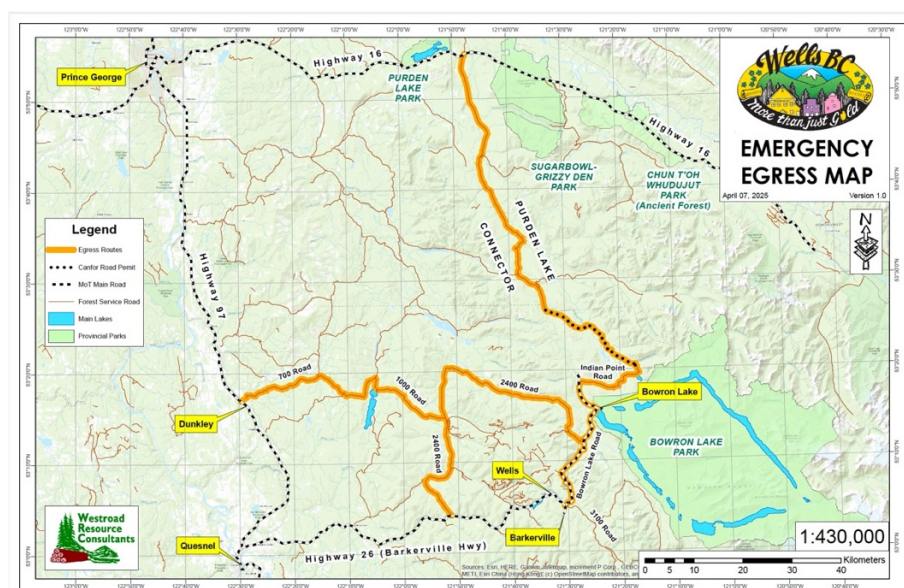
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Figure 3



- 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



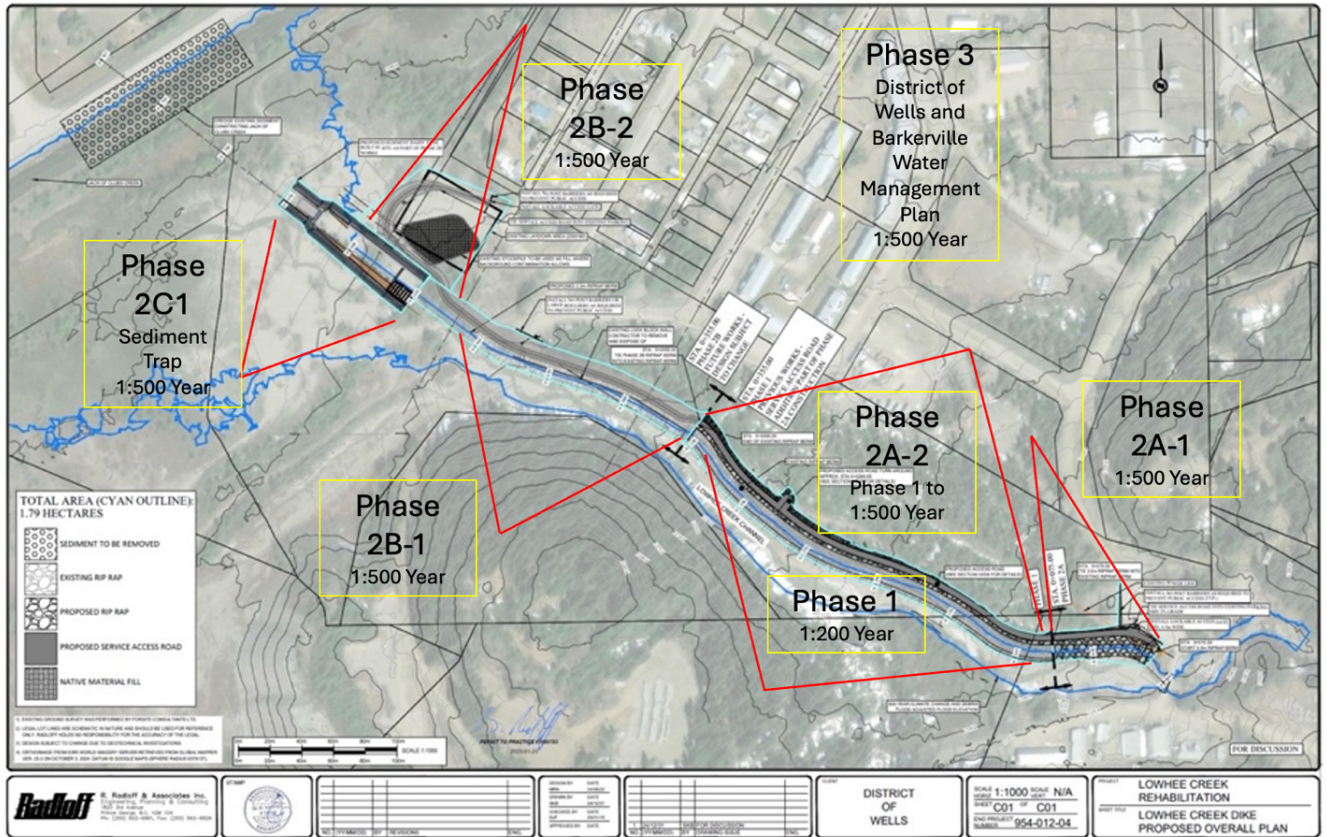
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- **P042—Emergency Operation Centre—2026 & 2027** Planning ongoing for Water Management and Wildfires.
- **P050—Lhtako Dene Nation Active Discussions and Partnerships.** Charter signed. (see Strategic Priorities section of the of agenda for Charter)
- **P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation Approved**
- P083—\$300,000--Category 1 & 2 Approved: Water Management **Report for Barkerville and Wells is in Final Draft Stage:** [Draft--District of Wells Regional Flood Hazard Assessment Report](#)
- P082—\$5 million Category 3 Approved: Cash Flow approved and received for Lowhee 2B-2 and proceeding well.



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- The Lowhee Sediment Trap now a separate project which is Lowhee 2C-1. A separate submission for the Project has been sent to the Provincial Government.



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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



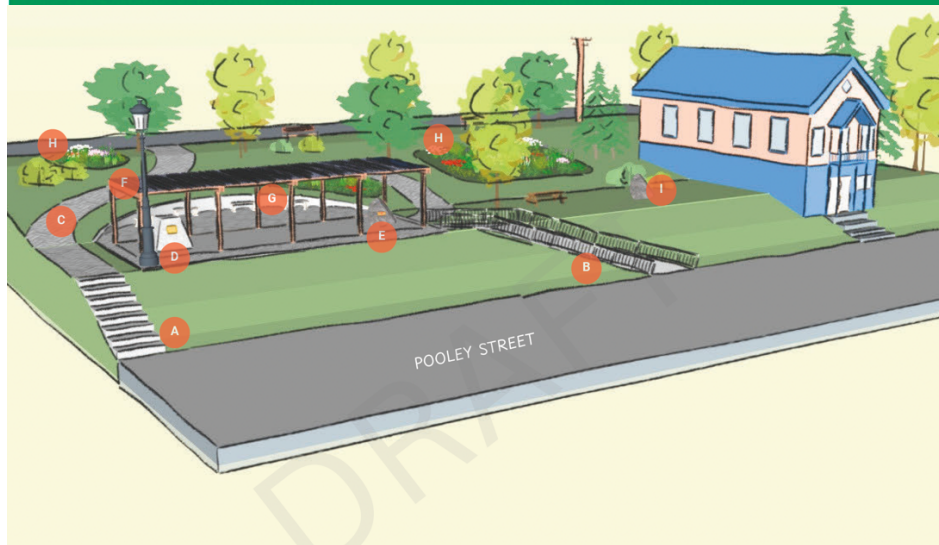
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**P107-- Facilities, Parks and Recreation Master Plan—Committee
Reviewing Final Draft—Examples of draft concepts below:**



LEGEND

- | | |
|---|---|
| A. Shared bike/pedestrian multi-use sidewalk | G. Painted pickleball lines inside the outdoor rink |
| B. Parallel street parking | H. Surface parking lot |
| C. Paved multi-use pathways | I. Event lawn with outdoor stage/pavilion |
| D. Public washrooms | J. Passive community green space |
| E. Outdoor multi-sport court | K. New playground |
| F. Rubber surface connecting skate shed to rink | L. Serenity garden with updated green house |



LEGEND

- | | |
|--|---|
| A. Stairs from Pooley Street | F. Covered gazebo & updated street lamp |
| B. Accessible ramp with hand rail from Pooley Street | G. Circular platform |
| C. Hard surfaced multi-use pathways | H. Landscaping |
| D. Fred Wells cairn | I. Existing workers memorial rock to remain |
| E. Cenotaph | |

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Overall Strategic Priorities Planning

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

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

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

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Overall Strategic Priorities Planning

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

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

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



Report to Council

Date: August 11, 2026
To: Council
From: Chief Administrative Officer
Subject: 2026 Budget Amendment
Department: Administration

Recommendation:

THAT Council receives the 2026 Budget Amendment report for information;
AND THAT Council authorizes a budget amendment for the 2026 fiscal year recognizing additional revenue in the amount of \$750,000 and approves the new expenditures detailed herein totaling \$278,000, resulting in a net budget increase of \$472,000;
AND THAT Council directs staff to bring forward the necessary amendment bylaw and financial plan update in accordance with sections 162 and 165 of the Community Charter.

Purpose:

The purpose of this report is to seek Council's authorization for a budget amendment to recognize an increase in revenue of \$750,000 and to approve a series of new expenditures identified during the current fiscal year. These expenditures address operational needs and capital improvements that were not anticipated when the 2026 Financial Plan was originally adopted.

Background:

During the current fiscal year, the District of Wells has experienced an increase in revenue exceeding the amounts projected in the 2026 Financial Plan adopted by Council. This increase is attributable to the Support and Benefits Agreement recently entered into with Barkerville Gold Mines Ltd.

In conjunction with this revenue increase, several expenditure requirements have been identified that were not included in the original budget. These include operational staffing and contract requirements, essential equipment for public works, critical infrastructure upgrades for utility systems, facility maintenance, and improvements to public-facing digital services.

Under sections 162 and 165 of the Community Charter, a municipality must adopt a financial plan for each fiscal year and may amend the plan during the year. Section 162 requires that the financial plan be balanced—proposed expenditures and transfers to reserves must not exceed proposed revenues and transfers from reserves. This

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amendment maintains compliance with that requirement.

Discussion: Revenue increase

Total additional revenue recognized: \$750,000.

The revenue increase of \$750,000 reflects additional funding from Barkerville Gold Mines Ltd. Staff have verified these amounts and confirmed they are receivable within the current fiscal year. The additional revenue provides the fiscal capacity to address the expenditure needs outlined below without requiring a property tax increase or drawing on operating reserves.

Discussion: New expenditures

The following six new expenditures have been identified as priorities requiring budget approval. Each item is discussed in detail below.

Expenditure Item	Category	Cost	Frequency
Front Office Administrative Staff Position	Operating	\$25,000	Annual
Janitorial Contract	Operating	\$18,000	Annual
Lease/Purchase — Bobcat/Skid Steer (Snow Removal)	Operating	\$28,000	Annual
SCADA Water/Wastewater System	Capital	\$60,000	One-Time
Painting/Cladding — Community Hall	Capital	\$137,000	One-Time
New Website Setup	Capital	\$10,000	One-Time
TOTAL EXPENDITURES		\$278,000	

1. **Front Office Receptionist Staff Position — \$25,000/year**
Funding is requested for a new front office Receptionist staff position to improve customer service capacity at the municipal office. The position will support reception, records management, public inquiries, front-counter services, and other basic support. The annual cost of \$25,000 reflects a part-time position, with a pro-rated expenditure of \$8,000 in 2026. This is a recurring operating expenditure.
2. **Janitorial Contract — \$18,000/year**
A contract for janitorial services is proposed to ensure consistent and professional cleaning of municipal facilities. The annual contract value of \$18,000 covers the District Office, Community Hall, Fire Hall, and Wells Barkerville Community Cultural and Recreation Centre. The annual cost of \$18,000 reflects a part-time position, with a pro-rated expenditure of \$6,000 in 2026. This replaces the previous ad hoc arrangement and provides a reliable service level agreement. This is a recurring operating expenditure.
3. **Lease/Purchase of Bobcat/Skid Steer for Snow Removal — \$28,000/year**
A bobcat/skid steer is required for snow removal and seasonal maintenance operations. The proposed arrangement, at \$28,000 per year, will be structured as a lease or lease-to-own / purchase financed 60 month arrangement. This equipment is essential for maintaining safe roadways, parking areas, and municipal properties during winter months. The annual cost includes equipment financing, maintenance, and insurance, with optional service contract under consideration. The annual cost of \$28,000 produces a

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pro-rated expenditure of \$9,000 in 2026. This is a recurring operating expenditure.

4. **SCADA Water/Wastewater System — \$60,000 (One-Time)**
A Supervisory Control and Data Acquisition (SCADA) system is required for the water and wastewater utility infrastructure. The \$60,000 one-time capital cost covers system design, hardware, software licensing, and installation. The SCADA system will provide real-time monitoring and control of water and wastewater treatment processes, improving operational efficiency, regulatory compliance, and the ability to respond rapidly to system alerts. This is a one-time capital expenditure.
5. **Painting/Cladding — Community Hall — \$137,000 (One-Time)**
The Community Hall requires exterior painting and/or cladding to address weathering, protect the building envelope, and extend the service life of the facility. The \$137,000 cost includes surface preparation, materials, labour, and any required scaffolding or lift equipment. This project has been identified by Council as a priority to prevent further deterioration and more costly repairs. This is a one-time capital expenditure.
6. **New Website — \$10,000 (One-Time Setup)**
A new municipal website is proposed to replace the current outdated / limited website platform. The \$10,000 setup cost covers design, development, content migration, and initial configuration. An improved website will enhance public access to municipal information, online services, and communications, and will ensure compliance with accessibility standards. Ongoing hosting and maintenance costs will be included in future operating budgets. This is a one-time capital expenditure.

Financial Implications:

The following table summarizes the financial impact of the proposed budget amendment:

Increase in Revenue	\$750,000
Total New Expenditures	(\$278,000)
Net Increase to Budget	\$472,000

The net increase to the budget of \$472,000 will be directed to reserves / applied to future capital projects / used to offset other operating pressures as directed by Council. The amendment maintains a balanced budget in accordance with section 162 of the Community Charter, as total proposed expenditures and transfers remain within total proposed revenues and transfers from reserves.

Legal/Statutory Considerations:

The budget amendment process is governed by Part 6 of the Community Charter. Specifically:

- Section 165 requires that the financial plan include all proposed expenditures and transfers to reserves, and that these must not exceed proposed revenues and transfers from reserves (balanced budget requirement).
- Section 165 also provides that a municipality may amend its financial plan during the fiscal year. An amended financial plan must be adopted by bylaw.
- Section 166 requires that the financial plan be made available for public inspection before adoption.

Staff will prepare the necessary amending bylaw and present it for first three readings in conjunction with this

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report's recommendation. A public consultation period will be provided as required by the Community Charter.

Strategic Implications:

The proposed expenditures align with the District's strategic priorities, including improving public services, maintaining critical infrastructure, ensuring public safety, and enhancing community facilities. The new receptionist position and janitorial contract support service delivery, the bobcat/skid steer supports public safety and road maintenance, the SCADA system supports utility reliability and regulatory compliance, the Community Hall painting/cladding preserves a valued community asset, and the new website improves public engagement and transparency.

Summary and recommendation:

The revenue increase of \$750,000 provides the fiscal capacity to address six identified expenditure needs totalling \$278,000, while maintaining a balanced budget. Staff recommend that Council approve the budget amendment as presented and direct staff to bring forward the necessary amending bylaw for the 2026 Financial Plan in accordance with the Community Charter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'J. Dombowsky', with a stylized, cursive script.

J. Dombowsky, Chief Administrative Officer

2026 GENERAL LOCAL ELECTIONS

The next general local elections will be held on October 17, 2026.

What are general local elections

General local elections include elections for:

- mayors and municipal councillors
- regional district directors
- school boards trustees
- specified parks boards
- local community commissions, and
- the Islands Trust.

Key dates

Milestone	Date
Election period begins	January 1, 2026
Expense limits published	May 31, 2026
Conseil scolaire francophone nomination period begins	July 18, 2026
Pre-campaign period begins	July 20, 2026
Deadline to apply to register an elector organization	July 31, 2026
Close of Conseil scolaire francophone nomination period	August 4, 2026
Deadline for voter registration with Elections BC (Voters may still register with their local government)	August 18, 2026
Nomination period begins	September 1, 2026
Labour Day (Elections BC closed)	September 7, 2026
Close of nominations	September 11, 2026
Campaign period begins	September 19, 2026
National Day for Truth and Reconciliation (Elections BC closed)	September 30, 2026
Thanksgiving Day (Elections BC closed)	October 12, 2026
General Voting Day	October 17, 2026
Disclosure statement filing deadline	January 15, 2027
Late filing deadline for disclosure statements (with \$500 fee)	February 16, 2027



Report to Council

Date: July 16, 2026
To: Council
From: Chief Administrative Officer
Subject: Wells Elections Procedures Bylaw 205, 2026
Department: Administration

Recommendation:

THAT Council receives for information, the report from the Chief Administrative Officer dated July 16, 2026, with respect to the Wells Elections Procedures Bylaw 205, 2026;

AND THAT Council approve the Wells Elections Procedures Bylaw as presented;

AND THAT Council direct staff to proceed with the necessary public notice and implementation procedures.

Purpose:

The purpose of this report is to present the proposed Municipal Elections Procedures Bylaw for consideration and adoption by Council. This bylaw outlines the procedures for conducting municipal elections and ensures compliance with the Local Government Act and other relevant legislation.

Background:

The Local Government Act, R.S.B.C. 2015, requires municipalities to establish bylaws governing the conduct of elections and referenda.

The proposed bylaw includes the following key provisions:

- **Voter Eligibility:** Defines who is eligible to vote in municipal elections, including age, citizenship, and residency requirements.
- **Voting Methods:** Specifies that voting will be conducted in person at designated polling places on General Voting Day and during Advance Voting Opportunities. Mail-in voting is not included in this bylaw.
- **Advance Voting Opportunities:** Establishes dates and times for advance voting, ensuring voter access to the election process.
- **Election Administration:** Designates the Chief Election Officer (CEO) as responsible for overseeing the election process, maintaining the voters list, and ensuring compliance with the bylaw.

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- **Use of Provincial Voters List:** Authorizes the use of the Provincial Voters List to ensure accuracy and efficiency in the electoral process.

Council's approval of the Bylaw and authorization for the Chief Elections Officer (CEO) to proceed is respectfully requested.



J. Dombowsky, Chief Administrative Officer

Financial/Budgetary Considerations:

- The implementation of the Wells Election Procedures Bylaw will incur costs associated with election administration, including staffing, materials, and voter outreach efforts. These costs have been accounted for in the approved 2026 budget.

Attach.

Wells Elections Bylaw No 205, 2026

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THE DISTRICT OF WELLS
BYLAW NO. 205
2026 ELECTIONS BYLAW

A Bylaw to Provide for the Determination of Various Procedures for the Conduct of Local Government Elections and Other Voting

WHEREAS the Council of the District of Wells is authorized under the Local Government Act, to establish regulations for the conduct of elections and referenda;

AND WHEREAS the Council deems it necessary to provide for the conduct of municipal elections and referenda in a manner that ensures fair and transparent practices;

NOW THEREFORE the Council of the District of Wells in open meeting assembled enacts as follows:

1. TITLE

This bylaw may be cited as "Wells Elections Bylaw No. 205, 2026"

2. DEFINITIONS

In this bylaw:

- **“Election”** means a municipal election held for the purpose of electing a Mayor and Councillors.
- **“Voter”** means a person who is registered on the local government or provincial voters list and is eligible to vote in the election.
- **“Advance Voting Opportunity”** means a period prior to the general voting day when voters may cast their ballots.
- **“General Voting Day”** means the day established for the election as specified in the election notice.

3. ELECTION ADMINISTRATION

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The Chief Election Officer (CEO) shall be responsible for the administration of the election, including:

- Preparing and maintaining the voters list.
- Establishing voting locations.
- Ensuring all voting procedures comply with applicable laws and regulations.

4. VOTING METHODS

Voting shall be conducted by the following methods:

- **In-Person Voting:** Voters may cast their ballots in person at designated voting locations on General Voting Day and during Advance Voting Opportunities.

5. ADVANCE VOTING OPPORTUNITIES

Advance Voting Opportunities shall be held on the following dates and times:

- On the 10th day before General Voting Day at the Wells District Office.
- Within voting hours from 8:00 AM to 8:00 PM.

6. GENERAL VOTING DAY

The General Voting Day shall be set for October 17, 2026. Voting shall take place from 8:00am to 8:00pm at a designated polling place.

7. ELIGIBILITY TO VOTE

To be eligible to vote, a person must:

- Be a Canadian citizen;
- Be at least 18 years of age on General Voting Day;
- Be a resident of the jurisdiction where you are voting (resident elector) or the owner of real property in the jurisdiction where you are voting for at least 30 days prior (non-resident elector); and
- Not be disqualified by law from voting.

8. VOTER IDENTIFICATION

Voters must provide acceptable identification to vote, which may include:

- A driver's license;
- A government-issued identification card;
- Any other identification that contains the voter's name and residential address.

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9. BALLOTING PROCEDURES

- Voters shall receive a ballot upon verification of their identity and eligibility.
- Voters must mark their ballot in privacy and deposit it into the ballot box.

10. NUMBER OF SCRUTINEERS AT VOTING PLACES

- Pursuant to the Local Government Act the number of scrutineers at a voting place shall be limited to one for each candidate for each ballot box in use.

11. NAMES AND ORDER OF NAMES ON BALLOT

- In accordance with the Local Government Act the full name of each candidate must appear on the ballot except when the candidate has specified that their usual name appear on the ballot instead in which case the usual name of the candidate will appear on the ballot.
- In accordance with the Local Government Act the names of candidates on the ballot must be arranged alphabetically by their surnames.

12. RESOLUTION OF TIE VOTES AFTER JUDICIAL RECOUNT

- In the event of a tie vote after a judicial recount, the tie vote will be resolved by conducting a lot in accordance with the Local Government Act.

13. PROCEDURES AFTER THE CLOSE OF VOTING ON GENERAL VOTING DAY

- After the close of voting on general voting day, the chief election Officer in accordance with the Local Government Act shall:
 - seal the ballot boxes.
 - place spoilt ballots into an envelope, seal the envelope and place in the results box.
 - seal the results box.
 - place completed administrative forms into the election materials box; and transport sealed ballot boxes, unused ballots, voting books, results box election materials box and all other equipment and materials to election headquarters.

14. RECOUNT PROCEDURE

- If a recount is required, it shall be conducted under the direction of the Chief Elections Officer in accordance with the Local Government Act.

15. GENERAL

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- Any enactment referred to herein is a reference to an enactment of British Columbia and regulations thereto, as amended, revised, consolidated, or replaced from time to time.
- If any part, section, sentence, clause, phrase, or word of the Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder, which shall continue in full force and effect and be construed as if the Bylaw had been adopted without the invalid portion.

16. REPEAL OF WELLS ELECTION PROCEDURES BYLAW NO. 206, 2022

- District of "Wells Election Procedures Bylaw No. 206, 2022" is hereby repealed.

17. BYLAW CITATION

- This bylaw shall be cited as " Wells Elections Bylaw No. 205, 2026"

READ A FIRST TIME this 16th day of July 2026

READ A SECOND TIME this 16th day of July 2026

READ A THIRD TIME this 16th day of July 2026

ADOPTED by Council this 11th day of August, 2026

Jerry Dombowsky

Chief Administrative Officer

Ed Coleman

Mayor

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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			

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5.8	P016	PROV BC--Housing & BC Housing Project		2	19-04	OG	x	x				
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				

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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

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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

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LHTAKO DENE NATION
(RED BLUFF INDIAN BAND)



Charter *between:*

Lhtako Dene Nation and District of Wells

Seven Generations of Decision Making



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

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

Projects

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

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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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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 District of Wells Office	Cost	Status
	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 • 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 • 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 • 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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Appendix G--Facilities Upgrades List

Ref	Building	Items Community Hall	Cost	Solution
	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 Repairs		

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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 Community and Cultural Recreation Centre	Cost	Solution
	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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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 • 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 contributiions 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		