



District of Wells

NOTICE OF PUBLIC HEARING

District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022

Tuesday June 21, 2022 at 7:00 PM

Via Zoom Online Platform

NOTICE is given pursuant to Section 892 of the Local Government Act that the District of Wells Council is considering amendments to the District of Wells Zoning Bylaw No. 26, 2000. A Public Hearing on the proposed amendments (District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022) is scheduled for Tuesday, June 21, 2022 commencing at 7:00 pm via zoom online platform.

The purpose of the proposed Zoning Bylaw amendments, if adopted, is:

THAT "DISTRICT OF WELLS ZONING AND TREE PROTECTION BYLAW No. 26, 2000" be amended by adding the following:

**4.41 (a) iii Single Family Residential Dwelling on subject property: 12566 Barkerville Highway
(Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007)**

Written submissions regarding the proposed amendments may be submitted to the District of Wells Municipal Office until **Thursday, June 16, 2022, 12:00 pm** to be included in the meeting agenda. Written submissions will be read at the Public Hearing. Oral and written submissions will also be received at the Public Hearing.

Please note all correspondence submitted to the District of Wells in response to this Notice will form part of a public record and will be published in a meeting agenda when this matter is presented to Council. The District considers the author's address relevant to Council's consideration of this matter and may discuss this personal information. The author's telephone number and email address are not relevant and should not be included in the correspondence if the author does not wish this information disclosed.

Take note, no further information or representations from the public can be considered by the District of Wells Council after the public hearing has concluded.

A copy of District of Wells Zoning Bylaw No. 26, 2000 Amendment Bylaw No. 208, 2022 may be inspected at request by emailing admin1@wells.ca or calling the District Office (250) 994-3330. A copy of Bylaw No. 208, 2022 can also be inspected on the District of Wells website: www.wells.ca.

Donna Forseille,
Chief Administrative Officer

DISTRICT OF WELLS – PUBLIC CONSULTATION
District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022
Tuesday June 21, 2022 at 7:00 PM
Via Zoom Online Platform

AGENDA

This public consultation is being convened pursuant to Section 892 of the Local Government Act that the District of Wells Council is considering amendments to the District of Wells Zoning Bylaw No. 26, 2000. A Public Hearing on the proposed amendments (District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022).

1. CALL TO ORDER

- 1.1 Agenda for the Public Consultation/s for June 21, 2022

Recommendation/s: THAT Council

Approves the agenda for the Tuesday June 21, 2022, Public Consultation, as circulated.

2. PUBLIC CONSULTATION PROCEDURE AND GUIDELINES:

1. Mayor Coleman to Read aloud Procedure and Guidelines for Public Consultation Statement

3. District of Wells proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022

Recommendation/s: THAT Council

Receives the District of Wells Proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and all attached information on the zoning application.

4. CORRESPONDENCE:

1. Letter from Barb Cirotto

Recommendation/s: THAT Council

Receives the correspondence from Barb Cirotto regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

2. Letter from Dave Jorgenson

Recommendation/s: THAT Council

Receives the correspondence from Dave Jorgenson regarding the proposed Zoning

Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

3. Letter from Cam Beck

Recommendation/s: THAT Council

Receives the correspondence from Cam Beck regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

4. Letter from Cheryl McCarthy

Recommendation/s: THAT Council

Receives the correspondence from Cheryl McCarthy regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

5. Letter from Judy Campbell

Recommendation/s: THAT Council

Receives the correspondence from Judy Campbell regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

5. COMMENTS AND STATEMENTS FROM THE PUBLIC:

[FOR THE RECORD, EACH PERSON TO STATE THEIR NAME, ADDRESS, COMPANY REPRESENTED (IF APPLICABLE) AND THEN THEIR COMMENTS]

6. ADJOURNMENT:

Recommendation/s: THAT Council

At _____ PM adjourned the Tuesday June 21, 2022 Public Consultation.



District of Wells

Public Consultation Statement provided by the Mayor

Public Consultation dated June 21, 2022 commencing at 7:00PM

Held Online via Zoom

4243 Sanders Avenue, Wells, BC

Re: District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022

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**4.41 (a) iii Single Family Residential Dwelling on subject property: 12566 Barkerville Highway
(Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007)**

This Public Consultation is being conducted for Council to receive input on the proposed District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022.

At this meeting, any person present who believes that he or she may be affected by the proposed District of Wells District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 shall be given the opportunity to give input for Council consideration prior to third and final readings of the proposed zoning amendment Bylaw No. 208, 2022. Members of Council may if they so wish ask questions of you following your presentation. However, the main function of the Council members this evening is to listen to the views of the public.

Everyone who deems his or her interest to be affected shall be given the opportunity to be heard at this meeting. No one will be, or should feel, discouraged, or prevented from making his or her views known.

After this meeting has concluded, Council may, without further notice, give whatever effect Council believes proper to the representations made. During the public consultation people sometimes tend to become enthusiastic or emotional. Regardless of whether you favour or oppose any part of the bylaw, please refrain from applause or other expressions of emotion. Restraint enables others whose views may or may not coincide with your own to exercise their right to express their views and enables all views expressed to be heard in as an impartial a forum as possible.

P.O. Box 219, Wells, BC V0K 2R0 T: 250-994-3330 E: admin1@wells.ca



District of Wells

NOTICE OF PUBLIC HEARING

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Tuesday June 21, 2022 at 7:00 PM

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Donna Forseille,
Chief Administrative Officer



**DISTRICT OF WELLS
BYLAW NO. 208, 2022**

A BYLAW TO AMEND THE “DISTRICT OF WELLS ZONING AND TREE PROTECTION BYLAW No. 26, 2000”.

WHEREAS a report on the status of housing in the District of Wells has identified the need to affect changes to municipal bylaws in order to facilitate the potential development of additional housing options within the municipality; and

WHEREAS the District Council desires to take proactive steps to alleviate the seasonal shortage of housing in the community; and

WHEREAS the District Council has undertaken a process of public consultation regarding the proposed Zoning Bylaw amendment in accordance with legislated requirements

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

1. **THAT** “DISTRICT OF WELLS ZONING AND TREE PROTECTION BYLAW No. 26, 2000” be amended by adding the following:

4.41 (a) iii Single Family Residential Dwelling on subject property:

12566 Barkerville Highway

(Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007)

2. This bylaw may be cited for all purposes as the “District of Wells Zoning and Tree Protection Amending Bylaw No. 208,2022”

READ A FIRST TIME this 7th day of June 2022.

READ A SECOND TIME this 7th day of June 2022.

PUBLIC CONSULTATION HELD on the ____day of JUNE 2022.

READ A THIRD TIME this ____day of _____, 2022.

FINALLY READ AND ADOPTED this ____day of _____, 2022.

Certified that this is a true and correct copy of District of Wells Bylaw No 208, 2022 Amending "District of Wells Zoning and Tree Protection Bylaw No. 26, 2000" adopted by Council Resolution #_____dated the ____ day of _____, 2022.

Ed Coleman, Mayor

Donna Forseille, Chief Administrative Officer

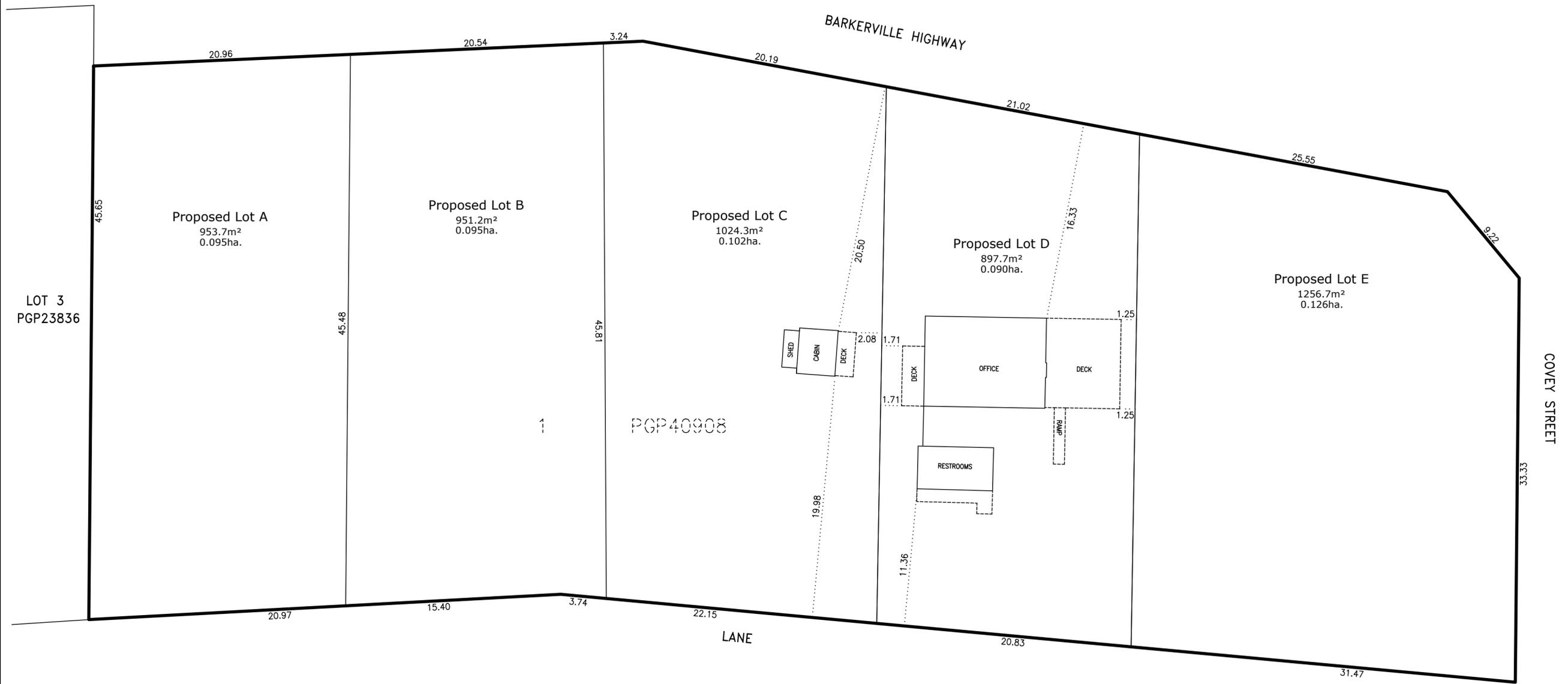
PROPOSED SUBDIVISION PLAN OF
 LOT 1 DISTRICT LOT 131 CARIBOO DISTRICT
 PLAN PGP40908

93H.013



All distances are in metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250.



THIS PLAN IS BASED ON THE FOLLOWING LAND TITLE AND SURVEY
 AUTHORITY OF BC RECORDS:
 PGP40908

THIS PLAN LIES WITHIN THE DISTRICT OF WELLS.
 THIS PLAN LIES WITHIN THE CARIBOO REGIONAL DISTRICT.
 DRAFTED ON THE 19th DAY OF OCTOBER, 2021



#100-275 Lansdowne St.
 KAMLOOPS, BC, V2C 1X8
 TEL:250-374-5331
 DRAWN BY: SK
 DRAWING NO: 2102325-Proposed Sub
 FILE NO: 2102325
 FB: -- P: --

Application Summary

eDAS File Number: 2022-02322

Approval Application:

Approval Type: Zoning Bylaw
Selected Office: Quesnel Area Office
Applicant File Number:
Project Description: Rezoning application from commercial to residential 1 to support future subdivision of residential lots.
Other Information:

Location:

Order Location

Property Address: 12566 Barkerville Highway, Quesnel
Map: 1296113,908740
Legal Description: Lot 1, District Lot 131, Cariboo District, Plan PGP40908

Approval Application Details:

Local Government: District of Wells
Existing Zoning: Commercial **Bylaw Number:** 26
Intended Zoning: Residential 1
Existing Land Use: RV Campground
Intended Land Use: Residential
 Conform with Official Community Plan/Official Settlement Plan?
 In Agricultural Land Reserve (ALR)?

Attachments:

Filename	File Description	Classification
5.1c-2102325-Proposed Sut	Proposed Future Subdivision	Design Drawing
5.1c-Agent Authorization - 1	Agent Authorization	Document
5.1c-PIF-12566 barkerville h	Project Information Form	Document
5.1c-Rezoning Application fc	Rezoning Application	Application
7.1g - Bylaw No. 106-2010	Bylaw No. 106-2010 Schedule B 1 OCP Townsite Map	Map
7.1h - Bylaw No. 26 - Zoning	Bylaw No. 26 - Zoning Bylaw Schedule A	Document
7.1i-Bylaw No. 158, 2018 an	Bylaw No. 158, 2018 amending Bylaw No. 26, 2000 Zoning & Tree	Document
7.1j- Bylaw No. 26 - Zoning	Bylaw No. 26 - Zoning Bylaw Schedule B 1 - Map	Map
Zoning Amenment App-1256	Cover Letter	Communication

Approval Application Parties:

Type	Name/Company	Address	Role
Applicant	Forseille, Donna - DISTRICT OF WELLS	4243 Sanders Avenue PO Box 219, Wells, British Columbia V0K2R0	

From: Piche, Ardell TRAN:EX <Ardell.Piche@gov.bc.ca>

Sent: Thursday, April 28, 2022 11:50:27 AM

To: Chief Administrative Officer <Admin1@wells.ca>

Subject: RE: Referral Request for Zoning Amendment Application-12566 Barkerville Highway

Good morning,

The Ministry has no objection in principle to the proposed rezoning amendment for 12566 Barkerville Highway. It does not appear that access for each proposed residential lot is indicated, so please be advised that Barkerville Highway is a controlled access highway and any proposed residential access will need to be reviewed and approved by Ministry of Transportation and Infrastructure through a permit application process. All access is limited on controlled access highways and, in most cases, it is preferable for residential lots to be accessed off a side road or frontage road. Please note, this in no way constitutes subdivision approval and items to be considered at the subdivision stage may include but are not limited to:

- Access
- Road Construction
- Drainage
- Right of way dedication

If you require more information or have any questions, please do not hesitate to contact me directly.

Thank you,

Ardell Piche | Development Officer

Ministry of Transportation & Infrastructure

Cariboo District – Quesnel

Phone (250) 985-2023 Fax (250) 992-7223

Ardell.Piche@gov.bc.ca

[Highway Use Permits](#)

[Subdividing Land Outside a Municipality](#)



LHTAKO DENE NATION

(RED BLUFF INDIAN BAND)



LDN Referral # assigned:
Please quote on any future requests or updates.

2022-985

Referral Response Form

Referral Sent By

Name: Donna Forseille

Email: admin1@wells.ca

Proponent Information

Proponent: Dawn Leroy of Realize It

Email: _____

Contact

Name: _____

Phone: _____

Date Received: _____

Closure Date: _____

Received: April 26, 2022

Date: May 26, 2022

Referral Information:

Type of Referral: Land Use

Referral Letter Ref #: _____

Proposal:

Zoning Amendment Application Referral Request Referral Address: 12566 Barkerville Highway

Legal Info: Lot 1 DL 131 PID: 014-73-002 Present Zoning: CW (Commercial)

Requested Amended Zoning: R1 (Residential) Reference Number: Ministry of Transportation and Infrastructure/20220419-04-05

Response(s) Listed below

1. No Concerns identified at this time

2.

3.

4.

5.

6.

Comments:

Empty box for comments.

Any questions or concerns maybe directed to:

W. Bruce McDonald, RFT
Lands & Natural Resource Manager
Cell: 250-983-2244 Email: bruce@lhtako.com

Response Date(s):

Original Date: May 24, 2022
Last Update: _____
Today's Date: May 24, 2022

District of Wells Zoning Bylaw

Schedule B

Zoning Maps
Bylaw #26

Legend

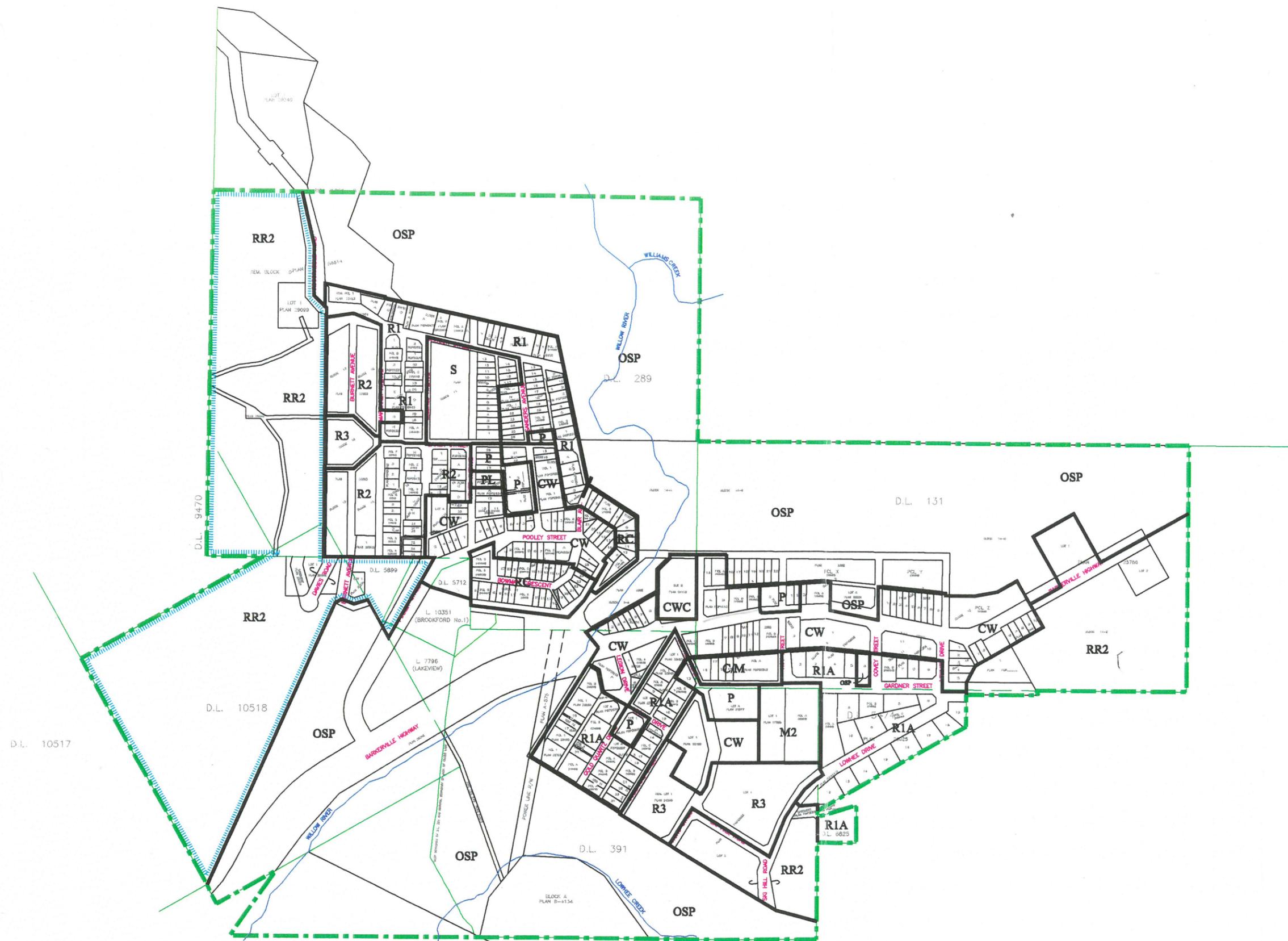
- - - - - Town Centre Boundary
- ||||| Tree Protection Area Boundary
- CW** Wells Commercial District
- CWC** Wells Commercial District-Casino/Cabaret
- C/M** Commercial Service/Light Industrial
- RC** Residential - Commercial
- M2** General Industrial
- M3** Heavy Industrial
- P** Institutional
- R1** Residential 1
- R1A** Residential 1A
- R2** Residential 2
- R3** Multi-Family Residential
- R4** Mobile Home Park
- RR1** Rural 1
- RR2** Rural 2
- RR3** Rural 3
- OSP** Open Space, Parkland
- R/A** Resource Area
- B2** Barkerville Satellite & Protected Areas
- S** School



Prepared for:
District of Wells

Prepared by:
URBAN SYSTEMS.

Date:
July 2001

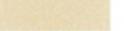
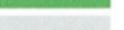


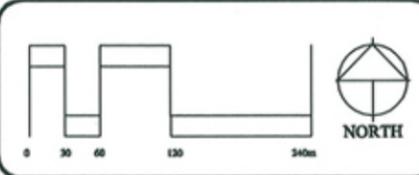
SCHEDULE "B" (MAP)

District of Wells Official Community Plan

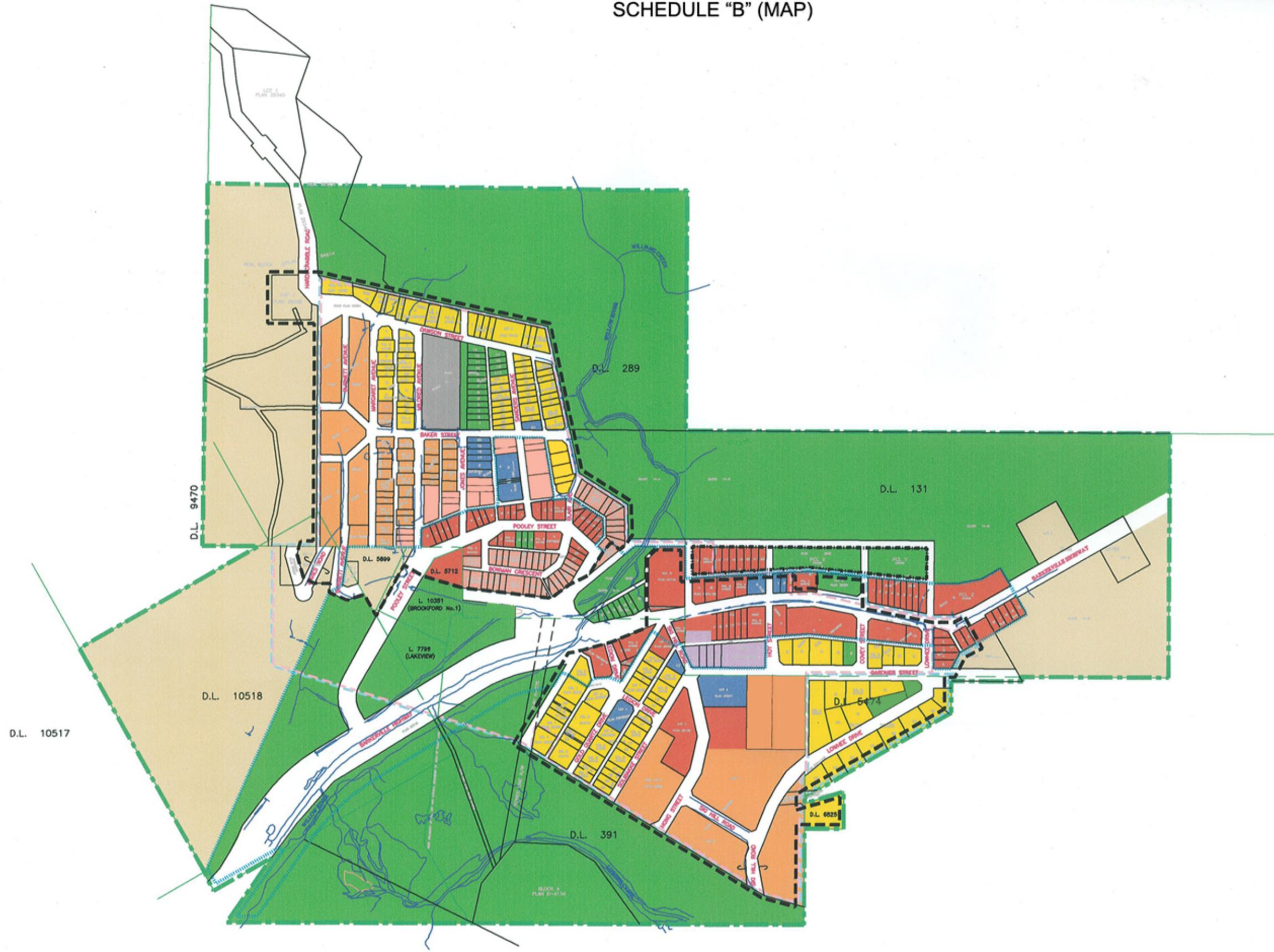
Schedule B Official Community Plan Map

Legend

-  Town Centre Boundary
-  Single Family Residential
-  Multi-Family Residential
-  Rural Residential
-  Residential -Commercial
-  Wells Commercial District
-  Commercial Service/
Light Industrial
-  Industrial
-  Institutional
-  Parkland/Recreational Area
-  Educational
-  1930's Mining Town
Development Permit Area
-  Recreational Vehicle
Park Development
-  Water Specified Area
-  Water Specified Boundary
Extension Area
-  Sewer Specified Area



Prepared for:
District of Wells
prepared by:
URBAN SYSTEMS.
date:
Sept, 2001



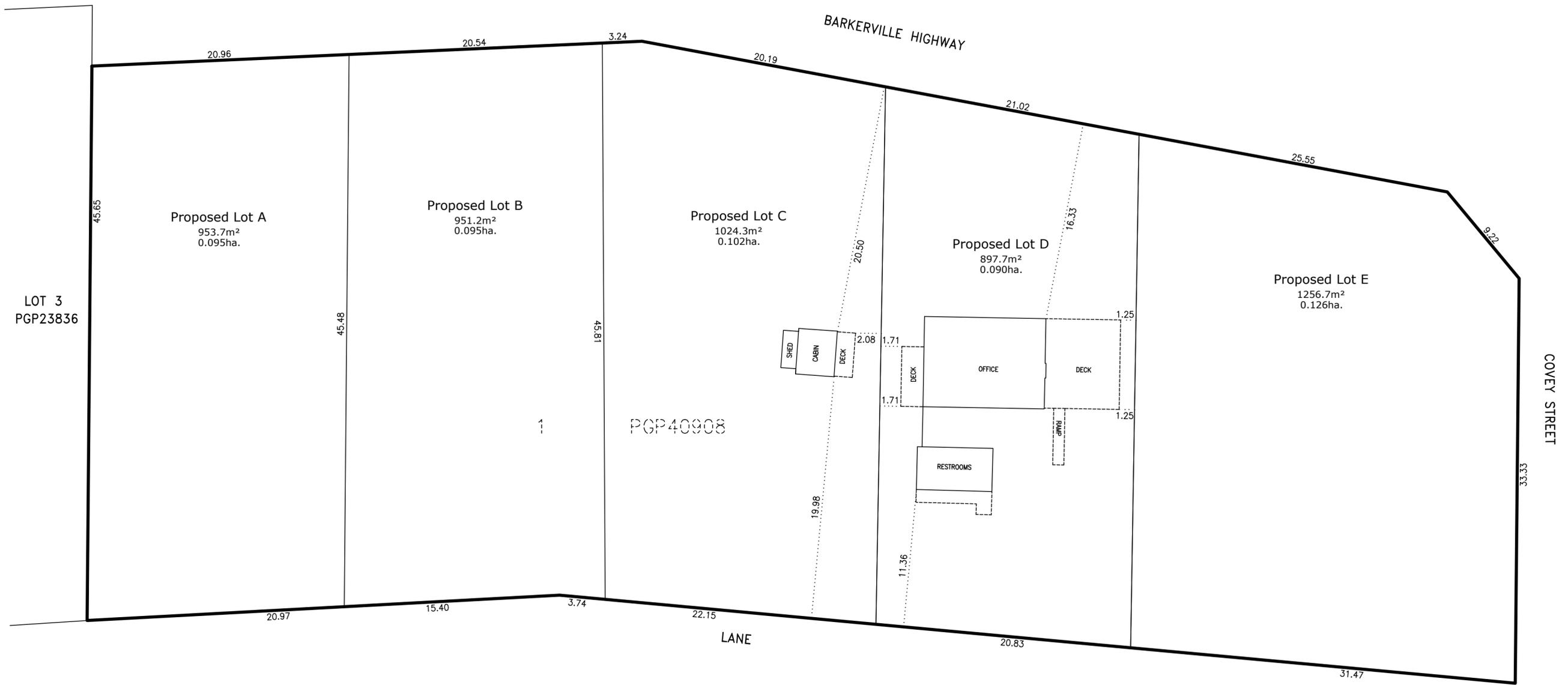
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 DRAFTED ON THE 19th DAY OF OCTOBER, 2021



#100-275 Lansdowne St.
 KAMLOOPS, BC, V2C 1X8
 TEL:250-374-5331
 DRAWN BY: SK
 DRAWING NO: 2102325-Proposed Sub
 FILE NO: 2102325
 FB: -- P: --

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(RED BLUFF INDIAN BAND)



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Contact

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Date

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3.	4.
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Any questions or concerns maybe directed to:

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Lands & Natural Resource Manager
Cell: 250-983-2244 Email: bruce@lhtako.com

Response Date(s):

Original Date: May 24, 2022
Last Update: _____
Today's Date: May 24, 2022

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7.1i-Bylaw No. 158, 2018 an	Bylaw No. 158, 2018 amending Bylaw No. 26, 2000 Zoning & Tree	Document
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Zoning Amenment App-1256	Cover Letter	Communication

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Ministry of Transportation & Infrastructure

Cariboo District – Quesnel

Phone (250) 985-2023 Fax (250) 992-7223

Ardell.Piche@gov.bc.ca

[Highway Use Permits](#)

[Subdividing Land Outside a Municipality](#)



June 15, 2022

Hi Everyone,

As requested I have provided information regarding the development plans for the Cariboo Joys lot, hopefully, this can provide you with some context for the zoning amendment application. I've cc'd Chris Lodder so he can provide any input or clarification if needed.

The rezoning application for 12566 Barkerville Hwy (Cariboo Joys) is the preliminary requirement to allow a subdivision application to create five residential lots.

The vision of this property is to allow for the construction of 4 additional single-family homes. Currently, there are no plans or drawings for what these homes will look like; however, they will be smaller 2 – 3-bedroom homes that will suit the setting of the property.

The lots will be subdivided in accordance with the DOW zoning bylaws (min 300 sq meters) and positioned within the required setbacks: Front yard: 4.5 meters, exterior: 4.5 meters, interior: 1.25 meters, rear: 3 meters. Maximum lot coverage 50%. The intention is to retain as many trees as possible for privacy and to keep a park-like setting.

I've attached the preliminary subdivision plan. Driveway access will be off the lane, and the surveyor is currently adding these for the subdivision application. If feasible, there may be additional driveway access for proposed lot E off Covey Street, and the existing driveway off the Barkerville Hwy will remain in place. The lane currently exists and will be upgraded as part of the construction.

The development of this property is in addition to plans to build on the existing properties that BGM has purchased. Their current goal is to utilize the purchased properties to renovate or construct 15 – 20 single-family homes. The intent is to build new homes to encourage their employees to live in the community.

As far as I am aware, the construction and renovation of these properties will most likely be gradual, beginning in 2023/24 or 2024/25. This rezoning application is one of the initial steps required for the residential development of this property. Further planning will take place and will be available as we move through the process.

Please let me know if you have any further questions

--

Dawn Leroy

Realize It Project Development

250-255-6655

PO Box 253, Wells BC

—
Realize It
Project Development



**DISTRICT OF WELLS
BYLAW NO. 208, 2022**

A BYLAW TO AMEND THE “DISTRICT OF WELLS ZONING AND TREE PROTECTION BYLAW No. 26, 2000”.

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(Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007)

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PUBLIC CONSULTATION HELD on the ____day of JUNE 2022.

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FINALLY READ AND ADOPTED this ____day of _____, 2022.

Certified that this is a true and correct copy of District of Wells Bylaw No 208, 2022 Amending "District of Wells Zoning and Tree Protection Bylaw No. 26, 2000" adopted by Council Resolution #_____dated the ____ day of _____, 2022.

Ed Coleman, Mayor

Donna Forseille, Chief Administrative Officer

District of Wells Zoning Bylaw

Schedule B

Zoning Maps
Bylaw #26

Legend

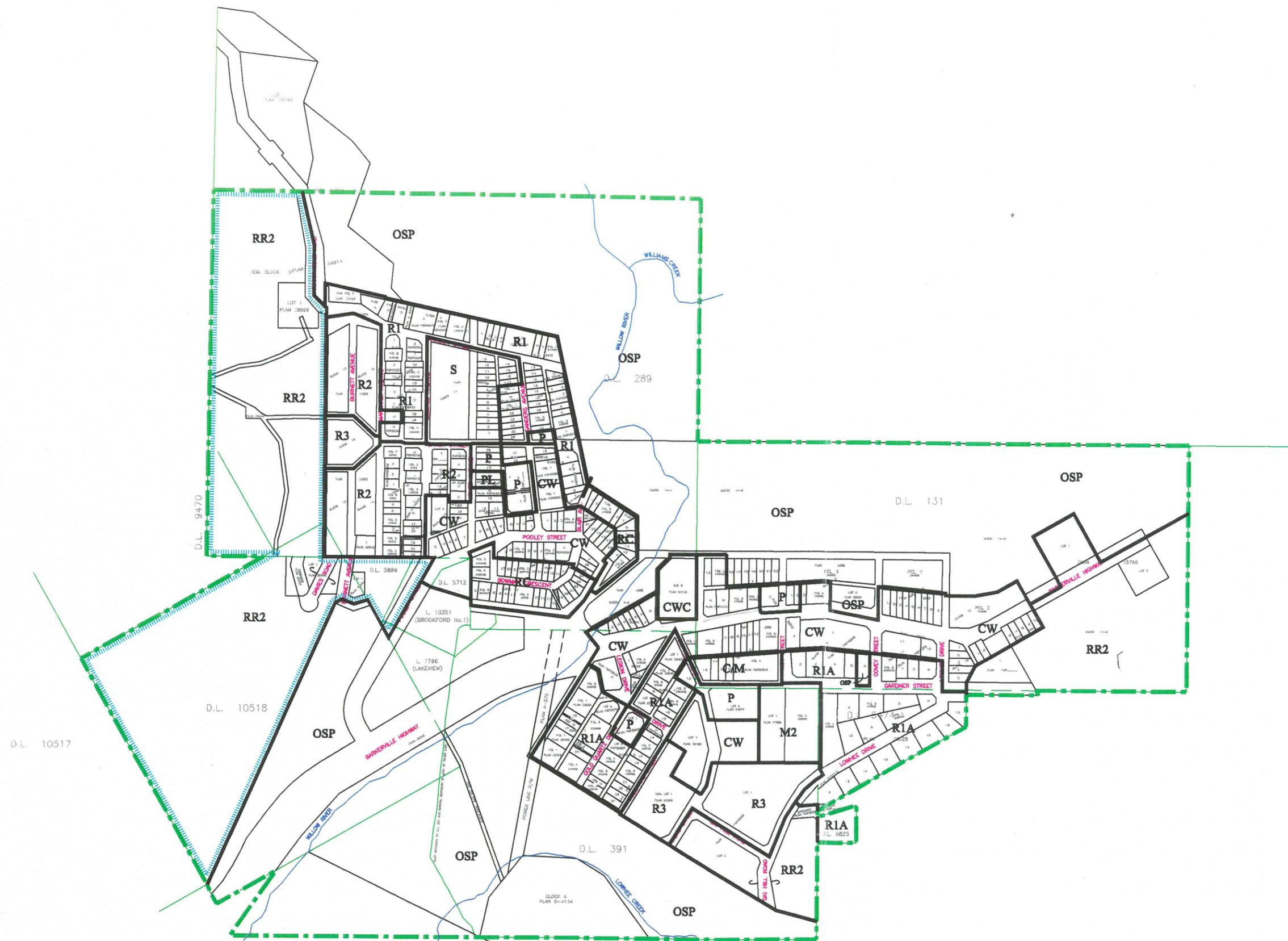
- - - - - Town Centre Boundary
- ||||| Tree Protection Area Boundary
- CW** Wells Commercial District
- CWC** Wells Commercial District-Casino/Cabaret
- C/M** Commercial Service/Light Industrial
- RC** Residential - Commercial
- M2** General Industrial
- M3** Heavy Industrial
- P** Institutional
- R1** Residential 1
- R1A** Residential 1A
- R2** Residential 2
- R3** Multi-Family Residential
- R4** Mobile Home Park
- RR1** Rural 1
- RR2** Rural 2
- RR3** Rural 3
- OSP** Open Space, Parkland
- R/A** Resource Area
- B2** Barkerville Satellite & Protected Areas
- S** School



Prepared for:
District of Wells

Prepared by:
URBAN SYSTEMS.

Date:
July 2001

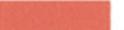


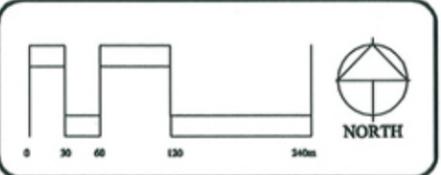
SCHEDULE "B" (MAP)

District of Wells Official Community Plan

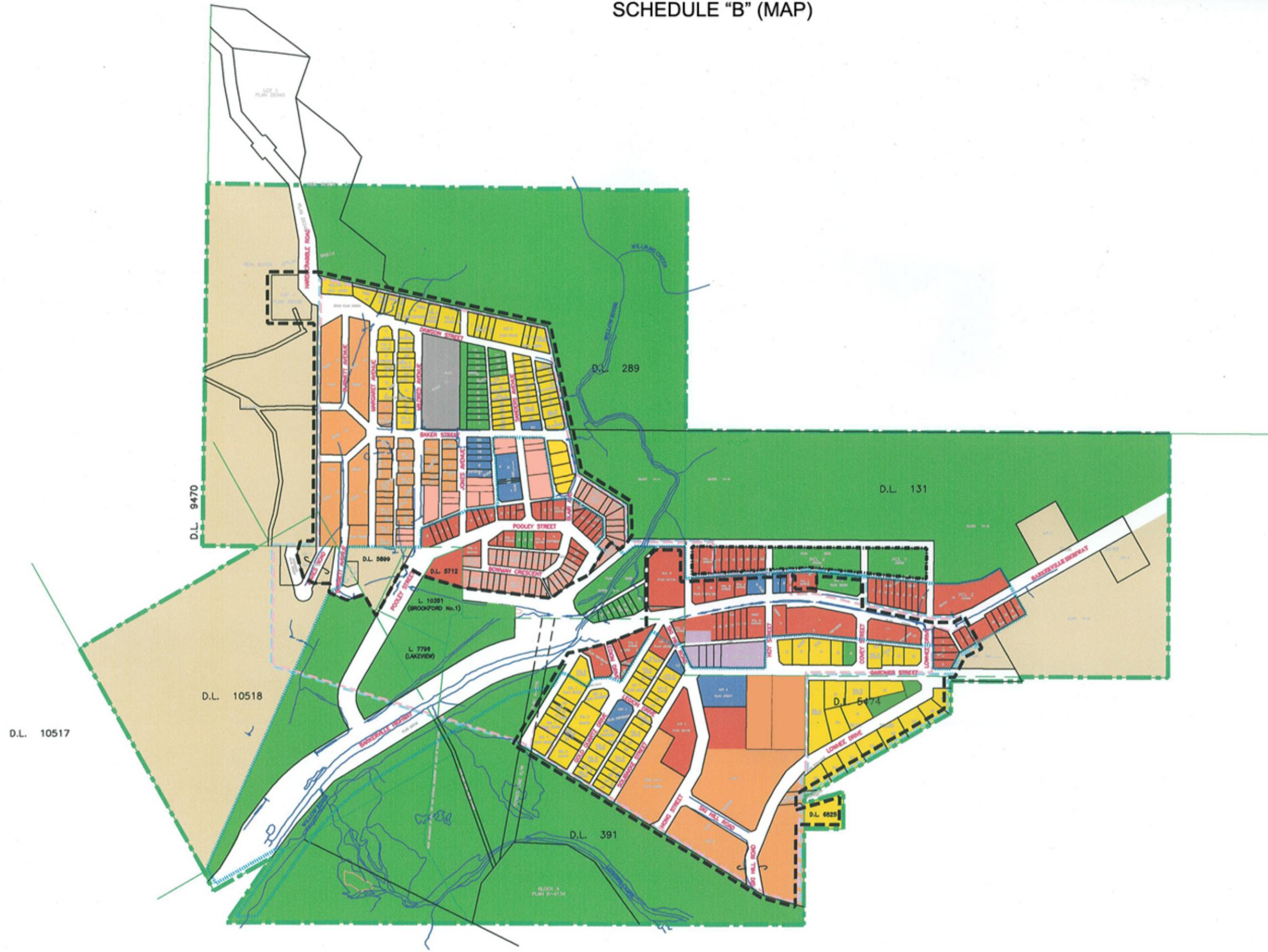
Schedule B Official Community Plan Map

Legend

-  Town Centre Boundary
-  Single Family Residential
-  Multi-Family Residential
-  Rural Residential
-  Residential -Commercial
-  Wells Commercial District
-  Commercial Service/
Light Industrial
-  Industrial
-  Institutional
-  Parkland/Recreational Area
-  Educational
-  1930's Mining Town
Development Permit Area
-  Recreational Vehicle
Park Development
-  Water Specified Area
-  Water Specified Boundary
Extension Area
-  Sewer Specified Area



Prepared for:
District of Wells
prepared by:
URBAN SYSTEMS.
date:
Sept, 2001



Wednesday, June 15, 2022

Subject property – 12566 Barkerville Highway

Greetings Mayor and Council,

Regarding your public notice for submissions to the proposed above noted amendment to the zoning bylaw, it was unclear as to which email to send a written response. I hope this gets to council.

I am firmly opposed to changing the zoning of this property from commercial to residential. I feel it is important to continue to encourage small independent business in our community. We have lost two major business that cater to visitors both the hotel and motel. In order for us to continue to grow in a positive direction we need a variety of business. I do not think that we should just cater to the wants and needs of just one big business.

Considering our water and sewer system is out dated and inadequate for our current population, improving the present infrastructure with a solid plan of growth in mind would better our future as a community.

Thank you for taking the time to request input from your residents.

Barbara Cirotto

This is a written submission regarding the proposed rezoning of (Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007) from CW to Single Family.

For 25 years we have bought built, renovated and restored various commercial and residential property in Wells, supporting a diversified economy, and growing the tourism economy in our community. As well, I am a director of the CCCTA Destination Development Advisory Committee, past President and current Secretary/Treasurer of the Wells Chamber of Commerce. With our own experience and with an eye to the future of our community, and an ear to the Official Community Plan, I can definitely say that the proposal to rezone this property at this time will result in negative effects for the economy of the community of Wells. I am opposed to this change in zoning for the following reasons. The detailed reasoning is followed by a short summary of effects.

1. The Proposal will have minimal impact on affordable housing

With regard to the 'Whereas' statement of Bylaw 208, regarding the "status of housing in Wells, and facilitating potential development of additional housing options, it is worth noting the following: There is already a great deal of undeveloped residential lots in Wells. Some of those lots may be tied up by Crown Lands but the city should continue its efforts to release them to public bidding. This is the most effective way to create seasonal and affordable housing in Wells. As the attached map shows, a much higher proportion of the much smaller, CW zone, has also reverted to crown. That means that CW also has a fragile opportunity for growth.

If Osisko expands, and residency increases and tourism grows, Wells will need new commercial activities as well as new residential developments. Removing developed serviced commercial inventory at this time will negatively impact our ability to commercially grow in concert with our population and activities. Although the zoning map looks like we have a lot of CW, current industrial usurping of retail space, park and gov't services intrusions, and the two large crown areas west of the Jack and east of the recycle depot that require significant investment in site development, and all seriously impinge the remaining develop-able land.

BGM's proposed development of this commercial area will only add 4 new houses to the existing market. However, since it's not clear that Osisko/BGM is entering the real estate market as a seller, they will not actually facilitate the production of affordable housing for the general population.

2. CW zoning is also the most flexible and affordable residential zoning category.

It's essential to note that the CW zone also already allows residential construction. This means that all CW is already a functioning residential zone as well. Importantly, CW zoning already meets bylaw 208's goal of providing flexible housing options, because commercial property can be purchased for sustainable businesses, while allowing developers the option to also live in the zone. This increases affordability by reducing owner/operator total capital investment in land in Wells, and also leaves residential space available for the general population. In addition, the Development Permit Area applied to Hwy 26, and protects the streetscape with appropriate streetside design. Unfortunately, R1 is exempt from this planning constraint.

3. This is the only single CW lot with the capacity for a large commercial enterprise.

Also note that the lot (Cariboo Joys) is the only lot in this area of the commercial zoning that is suitable for an un-amalgamated purchase of a single lot for a larger commercial operation such as a motel, or an RV park. (see map). Given that Wells has lost two developed motel infrastructures, and this RV park infrastructure to industrial owners, subdividing this lot further and also permanently removing it from the commercial inventory would be a development blow to the entire tourism economy in the community and regionally, (including Barkerville Historic Town). The pre-existence of developed

tourism infrastructure including office, house, rv hookups, make this lot even more desirable for commercial interests.

4. The proponent owns vacant R1 property worthy of municipal support for development.

It's worth noting that the proponent already has vacant housing and vacant residential land including a vacant house at the former Hubs Motel, a vacant house at the former 'Wayside Lot', two new vacant houses on Blair Ave, a suitable empty residential building site on Blair Ave, and a large serviced multifamily residential lot on Hong Street stretching all the way to the east side of Lowhee Drive. The Lot on Hong street is the largest RR2 lot in Wells encompassing three streets, in a private location, adjacent to their other holdings and zoned for the desired use. As a result, by rejecting this variance, the proponent is not constrained from building residential buildings on their own property.(See map)

5. The new zoning would affect our ability to achieve the goals of the Development Permit Area.

Since 1987 the Wells community Plan has included Hwy 26 as part of a municipal Development Permit Area (DPA). This was enshrined in District of Wells Official Community Plan Bylaw 106 of 2010 and clarified with Bylaw 126 in 2013.

In part the bylaw reads: *"The development permit designation is required to ensure that this design theme is carried out consistently and it is a vehicle to protect the investments made in the heritage resources. The intent of the DPA is to preserve the heritage character of the community and to provide attractive visual landscape to encourage visitors to stop and increase tourism."*

Under the CW zoning, residential/retail dwellings are controlled by the design parameters set by the DPA. However, R1 areas are exempt from the DPA, so its conceivable that the entire street could be developed with heritage values, with an un-controlled residential block of indeterminate current or future designs disrupting the goals of the OCP. Regardless of any immediate quality assurance by the current proponent for the zoning change, once the zoning is changed, there will be a permanent exemption in place, in a highly visible location in the middle of the DPA zone.

6. Accessible developed commercial infrastructure is rapidly shrinking in Wells.

Although the commercial designation remains in place for some CW property purchased by Osisko, it's worth noting that the total retail commercial space in Wells is rapidly shrinking under Industrial development. The Whitecaps Motel, the Hubs Motel and Osisko Lot C have permanently removed useful, developed infrastructure from the retail economy. Adding in the Cariboo Joy RV Park and permanently removing even more commercial retail space, while so much of the rest of the space already remains industrially locked up is not in the best interest of growing or supporting a diversified economy.

7. Hwy 26 is not suitable for R1 residential lifestyles.

With 25 years experience living on the side of the highway, raising a family, and owning pets, we can say with confidence, that Hwy 26 is not actually a good place for residential living. I'm confident that the authors of the goals of the OCP and the original zoning, understood this reality. There is increased traffic danger, noise and activity, significant hwy dust, industrial activity from logging, mining, and hwy maintenance, and seasonal access and egress issues. As the town grows, or if the mine expands, these detriments to residential-only living will increase. That is what makes temporary stays such as motels, vacation homes, RV parks and other retail services the more desirable use of this area. Those seeking the benefits of living in a R1 residential neighbourhood will be disappointed by the results of rezoning highway frontage.

In Summary:

From a short term point of view:

1. The CW commercial district also suffers from the same development issues regarding crown land availability as the residential district. This currently act as an impediment to expansion.
2. CW land in Wells is already capable of supporting housing, on average, at a density higher than most of the R1 land in South Wells. (See map re average lot size)
3. Currently, a significant portion of the CW land that could be developed for retail is in the hands of Industrial users, further constraining commercial development at this time.
4. Although the proposal could create 4 new residences, the 'housing shortage' is offset by the fact that the proponent has at least 4 free-standing residential houses already vacant at the current time. (two on Hwy 26 and two on Blair Ave)
5. The proponent has no shortage of alternative developable land at this time, with two large residentially zoned properties with municipal services. These properties could be developed to the betterment of the OCP, and a better future for residential living. (R1 on Blair Ave and R2 on Ski Hill Road)

From a long term point of view:

To Quote the Municipal OCP (1) General Policy **The District does recognize the need for a compact, well-designed commercial area in Wells in order to capitalize on tourism development opportunities, to ensure compatibility with adjacent uses, and to preserve the heritage values of the community.**

1. Zoning residential in the middle of a Development Permit Area threatens the heritage goals of the OCP. The existing CW zoning already allows residential, but protects the DPA. In this regard, purely residential lots along the highway, besides its negative effect on the Development Permit Area, and future commercial growth, does not support Goal 2.1 of the OCP: 2.1 To accommodate, encourage and guide community development in Wells in a manner that will enhance the quality of life and respect the natural environment, give equal consideration to social, aesthetic, cultural and economic impacts
2. Rezoning also does not support the OCP Objectives: 2.2a: To encourage the preservation and restoration of the distinctive architectural style of Wells and the development of a 1930's mining town theme and to ensure that new development is compatible with the heritage environment, or OCP Objective 2.2k To preserve and protect the environmental and aesthetic qualities of the District of Wells and area.
3. Rezoning this lot to solely residential uses does not support the OCP General Policy statement (1): **Tourism is seen as the major growth industry with logging and mining as companion industries. Wells has been named a 'Gateway' community which will focus significant resources towards developing links between front country and backcountry tourism enterprises, resource stewardship, marketing and the integration of natural and cultural tourism products. (emphasis added)**
4. This is the largest and only single commercial lot of its size on the main street suitable for large scale retail infrastructure such as an RV park or Motel, and it has appropriate infrastructure already developed for at least of those uses. (see attached map)
5. Commercial space will need to grow as the town grows.
6. Rezoning negatively affects the OCP objectives 3.13 regarding "Arts and Culture Policies", and supporting the development of the Arts and Culture sector of Wells. By restricting tourism accommodation options it will negatively affect the economy of Barkerville Historic Town, Bowron Lake Provincial park, and our community's ability to capture traffic to return tourism dollars to the Arts and Culture sector. Restricting tourism opportunity in Wells also restricts the ability to achieve Arts and Culture Policy.

Please vote to reject this re-zoning proposal at this time.

Dave Jorgenson

12415 Barkerville Hwy, Wells, BC

The Need for Vision

A submission to the June 21 2022 public hearing
on the proposed rezoning of the “Cariboo Joy” property
(Lot 1, Plan PGP40908, District Lot 131, Land District 05. PID: 023-677-007)

Cam Beck June 16 2022

The community of Wells needs a vision for the future. In the absence of such a vision, the proposed rezoning of land from commercial district (CW) to residential (R1) would be extremely short-sighted and irresponsible.

Mineral exploration and mining activity have brought new residents to Wells, and will probably bring more. External pressures and economic diversification initiatives will probably bring more as well. While this requires the development of more housing, it also will create the opportunity -- and the need -- for more commercial development.

Wells already has land available for residential development that is zoned for that purpose. On the other hand there is only a limited amount of land available for -- and zoned -- for commercial development, particularly along the highway.

For many years the commercial properties along the highway have been, arguably, underdeveloped. But: what has been is not what will always be.

More residents will require more goods and services provided by existing and new retailers. Increasing numbers of visitors to the community will also require more goods and services, particularly accommodation and food services.

The demand for goods and services: external pressures

In developing a vision for the community we must consider external pressures that could increase the number of residents and visitors.

These pressures include the rapid increase in the lack of affordable housing in most other communities in the province, and the more extended periods of hot weather that are prompting people to look for cooler summer weather.

These pressures also include the long overdue reconciliation initiatives that will encourage Lhtako Dene to reengage with Wells and perhaps cause some members of that community to again live in Wells, as the late Geneva Irwin, a former Chief of Lhtako, once did.

This submission doesn't explore the impacts those pressures may have in the coming years. The point of this submission is to simply identify the need to develop a vision and a plan to absorb those pressures before -- not after -- any premature rezoning of scarce commercial land.

The demand for goods and services: economic diversification

In developing a vision we must consider, as well, the need for, and the opportunities for, economic diversification.

In fact we have many opportunities to greatly increase the numbers of visitors to the community who come for forest recreation, for our heritage values, and for research and education. Most would spend a little, and some would spend more, for accommodation, meals, and other goods and services at enterprises along the highway through Wells.

Recreation opportunities for visitors include use of the expanding trail system by cross country skiers, snowshoers, hikers and mountain bikers, mountain biking in the alpine areas around Wells, spelunking (caving) attractions, rafting and canoeing on the Cariboo River, and much more.

Many people also travel to visit and learn about heritage sites, as is indicated by the number of people who visit Barkerville most years. But the Wells – Barkerville area can offer much more if the heritage is properly designated, preserved and marketed. Barkerville represents one period of time in the development of gold mining in the area, while Wells can represent subsequent phases. Additionally many people are simply attracted to the 1930s mountain mining town architecture of Wells.

Increasing numbers of people travel to learn about Indigenous history and culture and, though it is a dark chapter in our history, the story of the Bear Lake Dakelh is one that should be told, ideally at an interpretive centre.

Research in the community forest and surrounding area, and the proposed Wells destination secondary school, offer further opportunities for economic diversification and for an increasing demand for commercial enterprises.

Again, it is not the purpose of this submission to even begin to develop a vision and plan for economic diversification. The point of this submission is simply this: developing a vision and plan for economic diversification should come before, not after, any rezoning of scarce commercial land.

The immediate need for more housing

There is an immediate need for more housing, particularly affordable housing, in Wells.

There are, however, enough vacant lots in Wells to meet the immediate need and, probably, the need for at least the next decade. The applicant for rezoning the Cariboo Joy property actually owns some of that vacant land and could develop those properties rather than the Cariboo Joy property.

Unfortunately the applicant isn't planning to develop affordable housing. That need will have to be addressed separately.

But: any increase in housing, whether affordable or market housing, will increase the demand for the goods and services offered by new and existing commercial enterprises along the highway through Wells.

Conclusion

The number of residents in Wells, and visitors to Wells, will undoubtedly increase. The development of a vision and plan for economic diversification would add to that increase.

As a consequence, commercial development along the highway will increase if land is available.

The Cariboo Joy property is one of largest, if not the largest, properties currently zoned for commercial development along the highway. It is the most suited for a larger development.

The applicant requesting the rezoning of the Cariboo Joy property from commercial to residential has other properties it could develop that are already zoned for residential development.

Any rezoning should happen only after, and not before, the development of a vision and economic diversification plan. A failure to consider future needs would be irresponsible.

Hello mayor, Councillors and Staff

I have seen the erosion of accommodation over the last 4-5 years, most of it along the hwy – tourism corridor, and have experienced the negative effects greatly. The Whitecaps motor in , slightly off the hwy, The Hubs Motel, and now the only RV park that has been running continuously for over 20 years(outside of the pandemic) now out of the mix. These are all large commercial and /or/residential commercial properties that have seriously eroded our ability to service tourism in the Wells/Barkerville and Bowron lakes.

As a business owner,I have worked hard to combat the lack of accommodation for tourism while it keeps getting smaller. We are maximized out and have been turning away guests in increasing numbers over the past several years, including the pandemic years. I am at the end of my capability to provide more accommodation, both by personal dollars,and property . it would be a mammoth effort to build a motel anywhere in Wells, without serious \$'s and available commercial property. I simply can't keep up with the erosion.

It is disheartening to see the growing numbers of visitors having to stay in Quesnel and decide that they don't need to drive back into the area for a second day of exploring. or to turn people away when they're looking for a place to stay in our area.

As the RV traffic increases as it has exponentially, does it not make more sense to support there stay instead of cutting the services out for them?

The Bear's Paw closed it's doors and will not open again as there are few over night visitors to support it. This was a business that ran 7 days a week till 9-10 pm nightly with a staff of 5-8 people. Gone!

The Frog On The Bog has shortened it's operating hours from 9pm down to 7pm daily as there is very little visitor traffic in Wells in the evening to support what should be a vibrant time of the day. Shorter hours for my staff.

Our business was supported heavily by Cariboo guests, The Hubs and our own guests. it has become an empty highway, a virtual ghost town in the later afternoon.

I recognise we need housing but wouldn't it make more sense to keep Cariboo Joys as the RV park it was, put seasonal trailers on the property for housing for seasonal workers and have more overnight visitors.

I believe the proponent that wants to turn an active commercial property into 4-5 houses has not exhausted our more suitable properties for housing and should be advised to do so.

I believe this would be a major set back and not in the best interest of a town that has a large tourism sector. It's important for the council to not have to react to immediately to the desires

of big business that could effectively create another huge dent in our economy and ability to grow in a diversified economy.

Do the responsible thing and deny this or table it till all avenues have been exhausted.

Thank you, Cheryl Macarthy

Cheryl Macarthy/Dave Jorgenson

Frog on the Bog Gifts

Whitegold Adventures/Mountain Thyme Getaway

St. George Hotel, Barkerville

Box 206, Wells, BC, V0K 2R0

Phone: 1-250-994-2345

<http://www.frogonthebog.ca/>

<http://www.whitegold.ca/>

<http://www.stayinwells.ca/>

http://www.stayinbarkerville.ca

Mayor and Council
District of Wells
Wells, BC, V0K 2R0

June 15, 2022

**Re: Proposed rezoning of Cariboo Joy's Campground from CW to Residential
(Lot 1, Plan PGP40908, District Lot 131, Land District 05. PID: 023-677-007)**

Please consider this a formal submission to the June 21, 2022 public hearing on the above rezoning application.

In my opinion, a rezoning with such potential impact is ill-considered at this time, given that a new OCP is in progress. The new OCP will necessitate a new zoning bylaw. This process which encapsulates the vision of the community should be completed before significant zoning applications are considered.

While residential development is sorely needed, if expansion to the community occurs so will the demand for commercial properties. There is a limited number of highway commercial properties available and some of them are already being used for other purposes. If the proposed residences are built along the tourism corridor, this will permanently remove these properties from the possibility of future commercial development, which could severely limit economic growth.

I think it will be important to consider the impacts of snow plowing and directing traffic along the alley. This alley is narrow and has never been included in DoW's snow plowing contract. There is already a shortage of snow storage in this area, so it would be prudent to determine where this additional snow is to be stored before approving this application, rather than assuming that this is a detail to be worked out later. It would also be prudent to consider if this addition will trigger a price increase in the contract cost.

In addition, the line feeding the hydrant at the corner of the alley and Covey St. has frozen up in the past. This was presumed to be because of traffic around the hydrant driving the frost further down in the ground. If the development goes ahead will that hydrant need to be moved?

I am concerned about the many unanswered technical questions surrounding this development. The attitude that the details of a development can be worked out after a re-zoning is misinformed. Generally, when a developer applies for re-zoning, a detailed development plan is presented with all of the technical questions answered. In this case the developer has provided a simple sketch drawing containing very little information. To make a decision without a detailed plan from the developer would be, in my opinion as a professional planner, irresponsible. Similarly, to withdraw land from the commercial land base without first studying the potential economic impacts would be ill-considered.

Respectfully,



Judy Campbell, MEDES (Planning)

Wells, BC