

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY 2024 APRIL 09, 7:00PM to 8:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**ZOOM Link: (see full Zoom Link on Page 6)**

<https://us02web.zoom.us/j/82277483942?pwd=bGRZWUFhaFBmblcxMTlJQ256c1lDQT09>

**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, Xatsúll, 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.*

**1.1 Call to Order and Agenda for the Regular Council meeting of Tuesday April 09, 2024, 7:00pm**

**1.2 Recommendation/s:** THAT Council approves to call the meeting to order (date and time).

**1.3 Recommendation/s:** THAT Council approves the agenda for the Regular Council meeting of Tuesday April 09, 2024, as circulated.

**2.0 MINUTES**

**2.1 Recommendation/s:** THAT Council approves the minutes for the Regular Council meeting of Tuesday March 19, 2024, as circulated.

**2.2 Recommendation/s:** THAT Council approves the minutes for the Special Open Council Meeting of Tuesday March 25, 2024, as circulated.

**3.0 DELEGATIONS AND PRESENTATIONS—NIL**

**4.0 CORRESPONDENCE--NIL**

**5.0 UNFINISHED BUSINESS**

**5.1 Strategic Priorities Projects**

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

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY 2024 APRIL 09, 7:00PM to 8:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

- **UBCM Extensions—Preliminary Approval for most Projects for Extensions.**
  - P027 UBCM Integrated OCP extended to 2024 December 31<sup>st</sup>
  - P035 UBCM Economic Development Plan extended to 2024 December 31<sup>st</sup>
- **UBCM Local Government Program Services Grants**
  - P079—2024 UBCM Disaster Risk Reduction—Climate Adaptation
    - P083—Category 1: Water Management Plan
    - P084—Category 2: Water Management and Indigenous Partnerships
    - P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair and P081—Sewer Line Crossing and Highway 26 Bridge—Flood Protection

## Disaster Risk Reduction-Climate Adaptation Funding (DRR-CA)

### Category 1: Foundational Activities

- **Risk Mapping:** allows a community to determine its vulnerabilities more accurately in relation to natural hazards
- **Risk and Resilience Assessments:** identify the social, economic, and environmental impacts that events will have on the community (e.g., natural hazards, climate-related risks)
- **Planning:** must address natural hazards and climate-related risks through the prioritizing of options and development of recommendations to reduce current and/or potential impacts

### Category 2: Non-structural Projects

- **Land Use Planning and Education:** supports community resilience by using data, building partnerships, and supporting long-term disaster risk reduction-climate adaptation at the community level.
- **Temporary Mitigation Equipment:** reduces community risk from natural hazards and climate-related disasters in situations where no long-term structural solutions are readily available or where a community needs more time to find a long-term structural solution.

### Category 3: Small-Scale Structural Projects

- Includes new construction and/or modification or reinforcement of existing publicly, provincially, and First Nations owned Critical Infrastructure, First Nations owned buildings or publicly owned buildings, including natural infrastructure, in order to reduce the risks of natural hazards and climate-related disasters.

2  
District of Wells DRR-CA Funding Application



Category 1—P083	Category 2—P084	Category 3—P085
DOW \$150,000 Lhtako \$150,000	DOW \$150,000 Lhtako \$150,000	DOW \$5,000,000

- P002—Sewer/Waste Water—EIS (Environmental Impact Study) (continues), generators and concrete pads are next for the pump station and lagoon blowers (complete), outflow measuring station (engineering and planning), sewer person holes and lines under repairs and assessment, Lift Station replacement (design phase, estimated at \$1.7 million). Dual Lagoons Planning, then Tertiary Treatment Plan or Tertiary Greenfield. Early estimates of all work in total is \$11,500,000 with contingency for managing any contaminated soils.

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- P017--Osisko MOU and Community Agreement—MOU established, Agreement Table established, Project Liaison for District of Wells (posting being drafted and contract with Osisko being drafted), Funding and Investment discussions. Topics to date have included:

<ul style="list-style-type: none"> <li>• Lowhee Creek</li> <li>• Concentrator and Camp Buildings</li> <li>• Social Worker Position</li> <li>• DOW CG Liason Position</li> <li>• Health Services</li> <li>• Tourism EA Requirements</li> <li>• Highway 26</li> <li>• EA New Water Source Commitment</li> <li>• Structural and Wildfire Fire Equipment and Services</li> <li>• WBCRC Contributions</li> </ul>	<ul style="list-style-type: none"> <li>• Housing</li> <li>• BC Hydro Power Capacity</li> <li>• K to 12 Education and Daycare Services</li> <li>• DOW and ODV Facilities Investments</li> <li>• Land Use</li> <li>• Local Government Industrial Taxation Discussions</li> <li>• Permitting</li> <li>• EA Schedule A—Community Affects</li> </ul>
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- P018--PROV BC, DOW & Partners Water System Treatment Upgrade (SCF-MAH). Interior work completed; Generator and Fencing—May/June
- P050—Lhtako Dene Nation Active Partnerships
  - Crownlands
  - Disaster Risk Reduction—Climate Adaptation
  - Community Forest
- P075—2023 to 2025 Supplements—see *P075.1 2024 detailed approved list in this Agenda Package*.
- P076— PROV BC—Disaster Risk Reduction--Phase 1—Lowhee Emergency Dike Repair (100% complete). Claims and final reporting in-progress.

**6.0 Reports**

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

- Concise Business Plan—Version 4.7 (posted at Wells.ca)
- Staffing Update—CAO Recruitment (complete), EDO Recruitment (complete), Facilities, Lands, and Infrastructure Manager (complete), DOW Cariboo Gold Liaison (posting being drafted)
- Finance and Budget Overview
- Meeting Dates:
  - 2024 April 09—In-camera Osisko—1:00pm to 4:00pm
  - 2024 April 09—In-camera Council—4:00pm to 5:30pm
  - 2024 April 09-- Regular Council Meeting—7:00pm to 8:30pm
  - 2024 April 16—Select Committee for Buildings and Lands—1:00pm

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- 2024 April 23-- Regular Council Meeting—9:00am to 10:30am by Zoom
- 2024 April 23—City of Quesnel and DOW Staff (3:00pm to 4:00pm and 5:30pm to 6:00pm)
- Select Committees' Short Updates

**Finance and Budget Process Overview**

**Functions**

Staff

- CAO—Chief Administration Office
- EDO & CFO—Economic Development and Chief Financial Officer
- FLIM—Facilities, Lands, and Infrastructure Manager
- DC/CO—District Clerk and Corporation Officer
- CGP-CL—District of Wells Cariboo Gold Community Liason
- Labourer(s) and Casual Staff

Facilities and Lands

- Wells Community Hall
- Wells Barkerville Community Cultural and Recreation Centre
- Wells District Office
- Wells Fire Hall
- Wells Visitors Centre
- Public Works and Facilities--Shops and Storage Buildings
- Outdoor Covered Ice Rink and Washroom Facility
- Ball Diamond and Other

Infrastructure

- Water
- Sewer
- Roads, Drainage, and Snow Removal

Supplies, Vehicles, and Equipment

Utilities

- Power and Back-up Power
- Communications—cell, phone, satellite, other

Projects

- Small
- Medium
- Large

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**Finance and Budget Process Overview continued**

**Funds (to be revised)**

- 01 General Government
- 02 General Capital
- 03 Water Capital
- 04 Sewer Capital
- 05 Water Operating
- 06 Sewer Operating
- 10 Projects

**Budget Process**

- 2022 Audit
- 2023 Audit
- Operating Budget and Five Year Financial Plan
- Projects Budget
- 2024 04—Committee of the Whole Budget Meeting
- 2024 04—Regular Council Meeting and Budget Meeting
- 2024 04—Budget Public Hearing
- 2024 05—Regular Council Meeting and Budget—Three Readings & Taxation Rates
- 2024 05—Regular Council Meeting—Budget Final Reading and Tax Rate Adoption

**Known Revenue Sources to support Operating Budget**

- Operating Budget Community Grant
- Frontage Taxes
- Municipal Tax Levi
- Community Forest
- UBCM Community Works
- Other Revenues

**6.2 CAO Reports**

**6.2.1.** Young-Anderson Land Use Letter

**6.3 P075—2023 to 2025 Budget Supplements Discussions**

- **Fire Brigade Equipment and Renovations Supplements List**
- **Facilities, Lands & Infrastructure Equipment Renovations, Equipment, and Maintenance Supplements List**
- **Governance and Operations Furniture and Renovations Supplements List**

**6.4 Recommendation/s:** THAT Council receives all reports.

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**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 April 09, 2024.

**Recommendation/s:** THAT Council at \_\_\_\_\_ PM adjourns the Regular Council meeting for Tuesday April 09, 2024.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY 2024 APRIL 09, 7:00PM to 8:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Mayor Ed Coleman's Zoom Meeting—Regular Council Meeting  
Time: Apr 9, 2024 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/82277483942?pwd=bGRZWUFhaFBmblcxMTIJQ256c1lDQT09>

Meeting ID: 822 7748 3942

Passcode: 919625

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Dial by your location

- +1 689 278 1000 US
- +1 719 359 4580 US
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 346 248 7799 US (Houston)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)

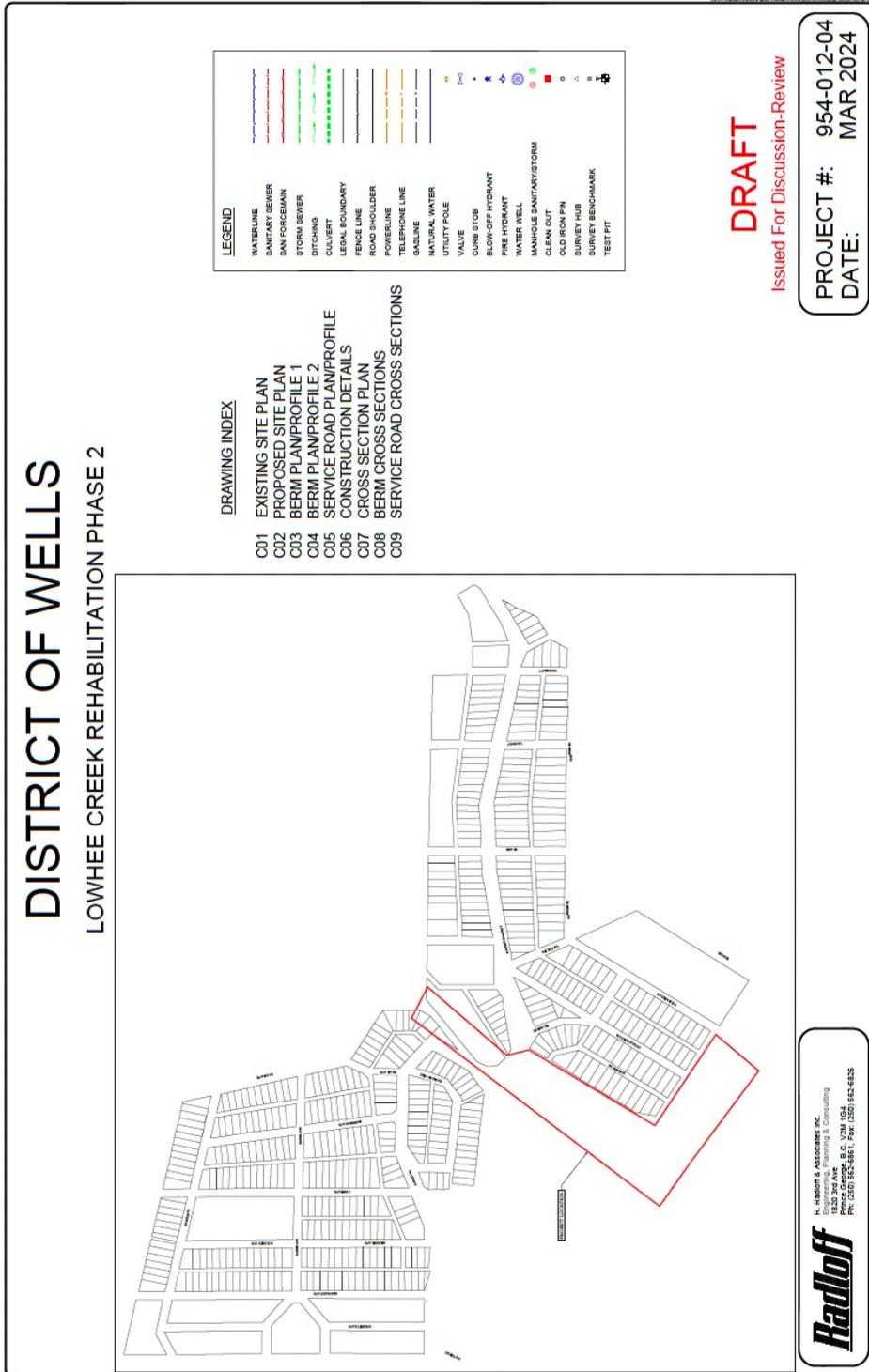
Meeting ID: 822 7748 3942

Passcode: 919625

Find your local number: <https://us02web.zoom.us/u/kbQaW2n3fm>

DISTRICT OF WELLS REGULAR COUNCIL MEETING  
 TUESDAY 2024 APRIL 09, 7:00PM to 8:30PM  
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P085—Category 3: Water and Flooding Phase 2—Lowhee River Dike Repair





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**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY MARCH 19, 2024  
IN PERSON AND ONLINE (VIA ZOOM)  
MINUTES**

**ATTENDANCE:** Mayor Ed Coleman, Councillor Dorothea Funk, Councillor Josh Trotter-Wanner, Councillor Dirk Van Stralen, Councillor Jenn Lewis (via zoom).

**STAFF:** CAO Jerry Dombowsky, Corporate Officer/District Clerk Angela Ward, CFO/EDO Sarah Brown, Fire Chief Brendan Bailey.

**PUBLIC GALLERY:** Neil Vant and 5 online.

**1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT**

1.1 Call to Order for the Regular Council meeting of Tuesday March 19, 2024.

**24-49 MOVED**

Councillor Josh Trotter-Wanner, seconded by Councillor Jenn Lewis THAT Council calls to order the Regular Council meeting of Tuesday March 19, 2024, at 7:00pm.

Carried Unanimously

1.2 Approval of the Agenda for the Regular Council meeting of March 19, 2024.

**24-50 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council approves the agenda for the Regular Council meeting of Tuesday March 19, 2024 with the CAO Reports (6.2) moved forward to follow the Minutes (2.1).

Carried Unanimously

**2.0 MINUTES**

2.1 Approval of the Minutes for the Regular Council meeting of March 5, 2024.

**24-51 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT Council approves the minutes from the Regular Council meeting of March 5, 2024, with friendly amendments.

Carried Unanimously

**6.2 CAO AND CFO REPORTS**

*(Reports were given in revised order to allow CFO timelines)*

6.2.1 Wells Credit Card Council Policy

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY 2024 APRIL 09, 7:00PM to 8:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**24-52 MOVED** Councillor Dorothea Funk, seconded by Councillor Dirk Van Stralen THAT Council receives for information the report from the Chief Administrative Officer dated March 19, 2024 with respect to a proposed District of Wells Credit Card Council Policy.

Carried Unanimously

6.2.2 Approval of the new Wells Credit Card Council Policy

**24-53 MOVED** Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council adopt the Credit Card Use Policy as a formal Council Policy for immediate application.

Carried Unanimously

In response to Councillor questions:

- The credit card limit is currently \$5,000. Any larger amounts need CAO approval.
- Councillors do not receive a credit card; instead they submit expenses for reimbursement later.
- This policy is part of a plan to develop District policies in accordance with accepted local government practices.
- Thanks to former CAO Gary Champagne for his assistance.

6.2.3 Food Hub Update

CAO Jerry Dombowsky gave an update on the food hub request by explaining that they had a meeting with Alyssia Requena and Candice Helgerson on Thursday and asked them to bring back more info liability and to confirm the operation as a satellite hub of the GreenHope Society. When he has all the information he will be giving a full report to Council.

6.2.4 Legal Opinion

CAO Jerry Dombowsky reported that they have received a legal opinion from the Young Anderson Law Firm on the authority of Local Governments with respect to mining activity within its boundaries. A summary of the opinion is ~~proposed~~ to be posted on the District website. The summary opinion is proposed to be received by Council at the April 9, 2024, regular Council meeting.

**24-54 MOVED** Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council will receive on the April 9<sup>th</sup> regular Council Meeting the summary of the land jurisdiction opinion from Young and Anderson in addition to posting it on the website following the March 19<sup>th</sup> meeting.

Carried Unanimously

6.2.5 EOC Grant

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY 2024 APRIL 09, 7:00PM to 8:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

CAO Jerry Dombowsky announced that application to the UMBC Emergency Operations Centre Grant for \$30,000 has been accepted and that successful applications will be announced on April 19, 2024.

6.2.6 Council receives the CAO reports

**24-55 MOVED** Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the CAO Reports.

Carried Unanimously

**3.0 DELEGATIONS AND PRESENTATIONS – NIL**

**4.0 CORRESPONDENCE**

4.1 Letter from the Ministry of Jobs, Economic Development, and Innovation regarding the District’s unsuccessful Rural Economic Diversification and Infrastructure Program (REDIP) application.

- Mayor Coleman noted there are other funding opportunities that can be pursued.

**24-56 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council receives the letter from the Ministry of Jobs, Economic Development, and Innovation.

Carried Unanimously

**5.0 UNFINISHED BUSINESS**

5.1 Strategic Priorities Projects

**UMBC Extensions – Preliminary Approval for most Projects for Extensions.**

- P027 UBCM OCP and Integrated OCP extended to December 31, 2024.
- P035 UBCM Economic Development Plan extended to 2024 December 31, 2024.

**UBCM local Government Program Services Grants**

- P079 – UBCM Disaster Risk Reduction – Climate Adaptation
- P083 – Water Management Plan up to \$300,000
- P084 - Water Management Plan up to \$300,000 and partnered with Lhtako Dene Nation.
- P085 – Water and Flooding Phase 2 – Lowhee River Dike Repair and P081 – Sewer Line Crossing and Hwy 26 Bridge – Flood Protection -submitting for a grant for 5 million by March 28<sup>th</sup>. The council has scheduled a Special Open Council meeting on Monday March 25, 2024, to receive the blueprints to be submitted and pass a supporting motion. Grant will be cover 1 million to armour the dike and the second part is to armour the Hwy 26 bridge and sewer lines at a cost of \$ 1 million.

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- P017 – Osisko Agreement table – after a 4.5-hour meeting today they are getting very close to bringing decisions to the public and are getting very close to agreeing to and posting the Community Liaison position for the District of Wells. An additional item of discussion is the Community Effects Management Plan (part of the Environmental Certificate conditions).
- P075 - 2023 to 2025 supplements have been updated.

**24-57 MOVED** Councillor Jenn Lewis, seconded by Councillor Dirk Van Stralen THAT Council receives the updated Strategic Priorities Projects Grid.

Carried Unanimously

**6.0 REPORTS**

6.1 Mayor's report

1. Concise Business Plan – Version 4.6 is posted on Wells.ca.
2. Dow Cariboo Gold Community Liaison position is 95% ready and will be posted soon.
3. The mayor thanked Gary Champagne for assisting the CAO, CFO, and Mayor with the budget and audit and taxation work.

Meeting Dates:

- March 25, 2024, Special Open Council Meeting – 11am (zoom)
- April 9, 2024, Regular Council Meeting – 7pm and In-camera with Osisko – 1pm to 4pm
- April 16, 2024, Select Committee for Buildings and Lands -1pm
- April 23, 2024, Regular Council Meeting – 11am to 12:30pm by zoom.
- April 23, 2024, City of Quesnel Staff and DOW Staff (3pm to 4pm) and 5:30pm to 6:00pm to meet Council.

On behalf of the Buildings and Lands Committee, Councillor Dorothea Funk reported that the response from the community to the resurfacing of the Hall gym floors has been fantastic and thanked everyone involved for making it happen.

Councillor Dirk Van Stralen, on behalf of the Vision and Planning Committee reported that Urban Systems was in touch with them with plans to develop a workplan for the Integrated Community Stability Plan.

6.3 Council receives the Mayor's report.

**24-58 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council receives the mayor's report.

Carried Unanimously

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**7.0 INFORMATION AND ANNOUNCEMENTS**

7.1 Council

*Councillor Dorothea Funk announced that, as the mayor's alternate, she will be attending the CRD Committee of the Whole meeting on Thursday March 21, 2024, in Williams Lake and the CRD Board of Directors meeting on Friday March 22<sup>nd</sup>. She will also be attending the NDIT Cariboo-Chilcotin/Lillooet Regional Advisory Committee meeting in 100 Mile House on March 26<sup>th</sup>.*

*Councillor Trotter-Wanner reminded us that the Northern Exposure Summit begins on Thursday March 21, 2024.*

7.2 Staff

*Fire Chief Bailey gave a ~~small~~ report.*

- *The Chief's will be attending the IMA Northern Exposure Conference as Presenters on Thursday.*
- *A CRD Category 3 Burn occurring at the Wells Transfer Station on Wednesday, March 20<sup>th</sup>.*
- *Ongoing Hall renos are going well and thanks to FLIM and DOW for coordinating.*
- *Chiefs attended the CRD Regional Fire Chiefs Meeting on March 18<sup>th</sup>.*
- *Pagers have arrived, been inventoried, and distributed.*
- *ETV from Northern Fire Apparatus will be here next week to conduct annual engine pump testing and certification.*
- *SCBA Annual Flow and Component Testing and certification scheduled for mid-April with Rocky Mountain Phoenix.*
- *The last two weeks we have had 3 more volunteer onboards, including our regular seasonal member, Stan Hack, this puts the volunteer team at 15 members, meeting the OFC standard.*
- *3 Brigade members re-certified their OFA Level 3 on March 8<sup>th</sup>.*
- *2 Brigade members certified their OFA Level 3 on March 8<sup>th</sup> for the first time. Congratulations!*
- *Next Brigade training session with Quesnel is still undecided but will likely be in April or June.*

*Corporate Officer Angela Ward announced that the Wells Winter Carnival will be happening on March 30, 2024. Due to weather conditions, it will be more of an Easter Egg Hunt. Nominees for*

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*the Royalty will be at the Wells Hotel on Friday March 29<sup>th</sup>. Easter Egg Hunt will be at Ice Rink area.*

7.3 Public Gallery

*Neil Vant told the District to keep up the Good Work!*

**8.0 ADJOURNMENT**

8.1 Adjournment of the Regular Council Meeting of Tuesday March 19, 2024.

**24-59 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Josh Trotter-Wanner THAT Council adjourns at 7:58pm the Regular Council meeting of Tuesday Marc 19, 2024.

Carried Unanimously

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Mayor Ed Coleman

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Corporate Officer Angela Ward

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY 2024 APRIL 09, 7:00PM to 8:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA**

**DISTRICT OF WELLS SPECIAL OPEN COUNCIL MEETING  
MONDAY MARCH 25, 2024  
ONLINE (VIA ZOOM)  
MINUTES**

**ATTENDANCE:** Mayor Ed Coleman, Councillor Jenn Lewis, Councillor Dorothea Funk, Councillor Dirk Van Stralen, Councillor Josh Trotter-Wanner.

**STAFF:** CAO Jerry Dombowsky, Corporate Officer and District Clerk Angela Ward

**PUBLIC GALLERY:** 7

**1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT**

1.1 Call to Order

**24-60 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Jenn Lewis THAT Council at 11:03am calls to order the Special Open Council Meeting of Monday March 25, 2024.

Carried Unanimously

1.2 Approval of the Agenda for the Special Open Council Meeting of Monday March 25, 2024.

**24-61 MOVED** Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council approves the agenda for the Special Open Council meeting of Monday March 25, 2024.

Carried Unanimously

**2.0 MINUTES – NIL**

**3.0 DELEGATIONS AND PRESENTATIONS – NIL**

**4.0 CORRESPONDENCE – NIL**

**5.0 UNFINISHED BUSINESS**

5.1 Strategic Priorities Projects

• **UBCM Local Government Program Services Grants:**

- P079 – 2024 Disaster Risk Reduction – Climate Adaptation
- P083 – Water Management Plan (in partnership with Lhtako Dene Nation) – Foundation Activities- \$150,000 DOW; \$150,000 Lhtako
- P084 – Water Management Non-structural Projects - \$150,000 DOW ; \$150,000 Lhtako
- P085 – Water and Flooding Phase 2 – Lowhee River Dike Repair and Dike work- small scale structural projects.
- P081 – Sewer Line Crossing and Highway 26 Bridge – Flood Protection – Small scale structural projects.

**24-62 MOVED** Councillor Jenn Lewis, seconded by Councillor Dorothea Funk THAT Council receives the updated Strategic Priorities Projects Grid.

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Carried Unanimously

5.2 Approval of the submission to 2024 UBCM Disaster Risk Reduction – Climate Adaptation funding program

Discussion and questions from Council and the Public Gallery:

- Mayor Coleman explained it will a low profile berm along Lowhee Creek.
- Dave Jorgenson cited a UNBC study for strategies to enhance Wells’ tourism assets including the little park near the Highway 26 Bridge, suggesting a nice walking bridge where the sewer line crosses the Willow River.

**24-62 MOVED** Councillor Funk, Seconded Councillor Lewis THAT Council approves a \$5.6 million submission to the 2024 UBCM Disaster Risk Reduction-Climate Adaptation funding program by the March 28, 2024 deadline, for Categories 1, 2 and 3, and that Category 3 is for Lowhee Creek Phase 2 – Emergency Dike Repair and Dike Work.

Carried Unanimously

**6.0 REPORTS**

6.1 Mayor’s report

Meeting Dates:

- March 25, 2024, Special Open Council Meeting – 11am online (via Zoom)
- April 9, 2024, Regular Council Meeting – 7pm and In-camera with Osisko – 1pm to 4pm
- April 16, 2024, Select Committee for Buildings and Lands - 1pm in-person or online (via Zoom)
- April 23, 2024, Regular Council Meeting – 11am to 12:30pm online (via Zoom)
- April 23, 2024, City of Quesnel Staff to meet with DOW Staff in Quesnel (3pm to 4pm) and to meet with Quesnel City Council 5:30pm to 6:00pm.

**24-63 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Josh Trotter-Wanner THAT Council receives the Mayor’s report.

Carried Unanimously

**7.0 INFORMATION AND ANNOUNCEMENTS – NIL**

**8.0 ADJOURNMENT**

8.1 Adjournment of the Special Open Council meeting of Monday March 25, 2024.

**24-64 MOVED** Councillor Dirk Van Stralen, seconded by Councillor Dorothea Funk THAT at 11:59am Council adjourns the Special Open Council meeting of Monday March 25, 2024.

Carried Unanimously

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Mayor Ed Coleman

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Corporate Officer Angela Ward

DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY 2024 APRIL 09, 7:00PM to 8:30PM  
IN-PERSON AND ONLINE (VIA ZOOM)  
AGENDA



REPLY TO: VANCOUVER OFFICE

VIA EMAIL: [jerrydombowsky@wells.ca](mailto:jerrydombowsky@wells.ca)

March 5, 2024

Jerry Dombowsky  
Chief Administrative Officer  
District of Wells  
PO Box 219  
Wells, BC V0K 2R0

Dear Mr. Dombowsky:

**Re: Jurisdiction over Mining Activities  
Our File No. 00260-0108**

You have requested our opinion on the extent of municipal jurisdiction in respect of gold mining activities proposed within District boundaries by Osisko Development Inc. These activities are described in detail in Osisko's permit application to the Ministry of Energy, Mines and Low Carbon Innovation and the Ministry of Environment and Climate Change; the Environmental Assessment Report prepared by the B.C. Environmental Assessment Office dated September 2023; the Environmental Assessment Certificate issued by the Ministers of Energy, Mines and Low Carbon Innovation and Environment and Climate Change on October 10, 2023; and the University of Victoria Environmental Law Centre's October 2022 report on "Legal Issues Related to the Proposed Gold Mining Project in Wells, B.C.".

**Environmental Law Centre Report**

The ELC concludes on page 26 of its report as follows:

*Wells has authority to regulate the use of land within their boundaries through zoning bylaws and regulating activities. Although mines and minerals are excluded from this jurisdiction and under the exclusive jurisdiction of the province, this limitation is confined to activities which are essential to mining. Municipalities can regulate some secondary mining and processing activities. In our view, the evidence shows that these municipal powers extend to the Concentrator Building in this case.*

**Our Opinion**

As we will explain below, it's our opinion that these conclusions are incorrect. They appear to result from misinterpretation of the case law on municipal jurisdiction over mining activities, particularly the B.C. Court of Appeal's most recent decision in *O.K. Industries v. Highlands (District)* 2022 BCCA 12. In our view, the District's jurisdiction over land use management would not extend to the proposed concentrator building if its operation is within the scope of the operator's permit issued under the *Mines Act* (which seems likely if a permit is issued). Further, whether any particular activity is "essential" or "integral" to

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1416 - 808 Nelson Street, Box 12147 Nelson Square, Vancouver, BC V6Z 2H2 | tel: 604.689.7400 | fax: 604.689.3444 | toll free: 1.800.665.3540  
201 - 1456 St. Paul Street, Kelowna, BC V1Y 2E6 | tel: 250.712.1130 | fax: 250.712.1180

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the extraction of minerals from the ground, the question to which ELC devotes the bulk of its report, is not the key criterion for exclusive provincial jurisdiction that the B.C. Court of Appeal has identified in the most recent case law.

Broadly speaking, the focus of the case law on jurisdictional issues related to mining and quarrying has been on the meaning of the term “use of land” in s. 479 of the *Local Government Act*, the zoning power, and particularly on the meaning of the word “land”, which has a statutory definition (in the *Community Charter*) that applies to the interpretation of s. 479. The definition is as follows (underlining added for emphasis):

*(a) for the purposes of assessment and taxation, means land as defined in the Assessment Act, and*

*(b) for other purposes, includes the surface of water, but does not include*

- i. improvements,*
- ii. mines or minerals belonging to the Crown, or*
- iii. mines or minerals for which title in fee simple has been registered in the land title office;*

If land is statutorily excluded from the definition of “land”, then the municipal authority to regulate “the use of land” by means of a zoning bylaw cannot be exercised in relation to that land. In a series of cases beginning in 1995 and culminating in the Court of Appeal’s most recent pronouncement on these issues in *O.K. Industries Ltd. v. District of Highlands*, the interpretation of the “mines or minerals” exclusion has been expanding, resulting in a corresponding reduction in the scope of the zoning power and other municipal powers that may be exercised in relation to “land”.<sup>1</sup> The current state of the law is expressed in this key passage from the Court of Appeal’s *O.K. Industries* decision (at para. 100):

*The zoning power of the District, prescribed by the Local Government Act and the Community Charter, is exercisable only in relation to the use of land. Given the legislative history outlined above, it is my opinion that the exclusion of “mines” from the definition of “land” in those empowering statutes should be construed in relation to the comprehensive legislative scheme enacted in the current Mines Act, the [Health and Safety Reclamation] Code, the Mineral Tenure Act and related statutes. I consider such an interpretation to be consistent with both Cobble Hill and Pumice, both of which recognized that the meaning of “mines or minerals” in these municipal statutes must be related to the statutory regime governing the mining industry. Interpreting “mines” in a manner consistent with the definition of “mine” now contained in the Mines Act provides a*

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<sup>1</sup> This includes the prohibition on the alteration of land in a development permit area unless a development permit is obtained (s. 489 of the *Local Government Act*).

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*coherent and consistent expression of overall legislative intent in the context of today's mining industry.*

The *Mines Act* definition of "mine" to which the Court of Appeal refers is as follows (underlining added for emphasis):

*In this Act "mine" includes*

- a) *a place where mechanical disturbance of the ground or any excavation is made to explore for or to produce coal, mineral bearing substances, placer minerals, rock, limestone, earth, clay, sand or gravel,*
- b) *all cleared areas, machinery and equipment for use in servicing a mine or for use in connection with a mine and buildings other than bunkhouses, cook houses and related residential facilities,*
- c) *all activities including exploratory drilling, excavation, processing, concentrating, waste disposal and site reclamation,*
- d) *closed and abandoned mines, and*
- e) *a place designated by the chief inspector as a mine;*

Thus, excluded from local government jurisdiction to regulate the "use of land" is any "mine" as defined in the *Mines Act*, including any activity that is specifically included in subsection (c) of the definition, which includes processing and concentrating activities, and that is authorized by a *Mines Act* permit. This most recent approach to the interpretation of the scope of the zoning power represents a significant shift from an interpretation based on the history of the statutory definition of "land" and historical usages of mining terms, to a purposive interpretation importing contemporary mining legislation including the *Mines Act* and its very broad definition of a "mine".

We trust that this opinion will be helpful to the District in dealing with the Osisko project.

Sincerely,

YOUNG ANDERSON



Bill Buholzer

[buholzer@younganderson.ca](mailto:buholzer@younganderson.ca)

BB/jms

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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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Ref	Building	Item	Cost	\$ Source and Status
P075.2	Commity Hall	Community Hall and Health Centre Floor Refinishing (Growing Communities Fund)	\$45,000+	GC Fund
	75.2.1	Asbestos and Lead Paint Assessment		
	75.2.2	Health Centre baseboards removal		
	75.2.3	Health Centre Sanding (40 to 200 grit in stages)		
	75.2.4	Health Centre Sealant		
	75.2.5	Heath Centre Bono Coating (2 to 3 coats depending)		
	75.2.6	Community Hall baseboards removal		
	75.2.7	Community Hall Sanding (40 to 200 grit in stages)		
	75.2.8	Community Hall Sealant		
	75.2.9	Community Hall Sport/Recreation Stripes (as per Council and Community Needs)		
	75.2.10	Community Hall Bono Coating (2 to 3 coats depending)		
	75.2.11	Community Hall baseboards put back in-place		
P075.3	District Office	Office Furniture, Presentation Technology, Other (Operating Budget Fund and GCFund)	\$20,000	Operating Budget & GCFund
	75.3.1	Ergonomic Office Furniture (four upstairs offices—tables and ergo-chairs) (\$10,000)		
	75.3.2	Presentation Technology and wiring for Board Room and Council Room (\$5,000)		
	75.3.3	Complete gyprock in basement (\$2,000)		
	75.3.4	Complete led lighting and wiring upgrade (\$3,000)		
P075.4	P018	Confirm District Share of Water Treatment Plant Upgrade from Community Works Funds (short term \$125,000 to current status, generator and fencing under negotiation with Province to determine if Osisko cash contributions can be included in DOWs contribution). \$639,858 total project—1/3 each DOW, PROVBC, and CANADA	\$125,000 now  \$111,000 later in 2024	CWFund
P075.4	P004	WBCCRC—Geothermal System Upgrade from Community Works Funds or WBCCRC Osisko Funds or Community Works	\$75,000	CWFund or other

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P075–2024 Supplements Details 2024 02 05–Version 1.0				
Ref	Building	Item	Cost	\$ Source and Status
P075.5	P034	Fitness Centre Area Completion	\$25,000	Operating Budget and CWFund
	P034.1	Asbestos and Lead Paint Assessment		
	P034.2	Remove electrical from interior wall		
	P034.3	Remove interior wall		
	P034.4	Modify hallway wall to be new interior wall		
	P034.5	Re-panel hallway wall—gyprock or other		
	P034.6	Re-locate current door in hallway wall		
	P035.6	Install second access door in hallway wall near stairwell		
	P035.6	Re-locate electrical to hallway Fitness Room wall.		
	P035.6	Receive and supervise installation of Fitness Equipment Order		

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

*Version 6.0—2024 04 06*

**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 2024.”, or continue active work on the project if the project is multi-year and will carry-over to 2025 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 2024 and carry forward to 2025 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 2025 or later in the remainder of the Council mandate—2024 to 2026)

**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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**C**=Category (1 to 3) **SD**=start date yy-mm **CA**=Contract(s) Awarded **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=2024 or early 2025 Completion; Category 2–2024 Depending on Budgets & Staffing;  
Category 3–Reconsider but defer to 2025 or later

Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
1	P006	<b>Indigenous Partnerships</b>	<b>Mayor &amp; Councillor Lewis</b>	1		22-04	OG	x	x	x			
1.1	P006.P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P006.P050.1	Lhtako Dene Nation Partnerships– Crownlands		2		24-02		x	x				
1.3	P006.P050.2	Lhtako Dene Nation Partnerships– Water Management		1		24-02		x	x				
1.4	P006.P050.3	Lhtako Dene Nation Partnerships– Community Forest		1		23-06		x	x				
2	P017	<b>Osisko MOU and Community Agreement</b>	<b>Mayor and Counsellor Funk</b>	1		22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1: \$256,000	1		22-04		x	x				
2.2	P017.2	Land Use		1		23-06		x	x				
2.3	P017.3	Taxation		1		24-08		x	x				
2.4	P017.4	Community Liason		1		24-08		x	x				
3	P092	<b>DOW &amp; Partners– Emergency and Prevention Planning &amp; Implementation</b>		1		24-02		x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.1	P092.P073	Local States of Emergency, Emergency Operations Centre, and Emergency Support Services		1		23-04	OG	x	x	x			
3.2	P092.P076	PROV BC– Disaster Risk Reduction–Phase 1–Lowhee Emergency Dike Repair	\$2,100,000 In-trust–EMCRBC	1	x	23-06	24-04	x	x	x	x	x	9.5
3.2	P092.P079	2024 UBCM– Disaster Risk Reduction– Climate Adaptation	Submitted \$5,600,000	1		24-01		x	x				
3.2.1	P092.P083	Category 1– Planning	\$300,000	1		24-01		x	x				
3.2.2	P092.P084	Category 2– Consulation and Small Projects	\$300,000	1		24-01		x	x				
3.2.3	P092.P085	Category 3– Lowhee Phase 2	\$5,000,000	1		24-01		x	x				
3.3	P092.P042	2024 UBCM– Emergency Operations Centres Equipment & Training	\$40,000 In-Trust	1		23-01	25-03	x	x	x			
3.4	P092.P065	2024 UBCM– FireSmart Community Funding Supports	Deadline is 2024 September 30	1		24-01		x	x				
3.5	P092.P022	DOW & Partners– Emergency Response Plan	At Version 7.3	1		22-06	OG	x	x	x	x		
3.6	P092.P014	UBCM– Community Wildfire Protection Plan	\$123,500 Part 1–\$40,000 Accounts Receivable Part 2–\$83,500 In-Trust	1	x	21-04	24-03	x	x	x	x	x	
3.7	P092.P058	MULTI-PARTNER– Highway 26 Wildfire Fuel Mitigation Project		2		22-11		x	x				

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.8	P092.P023	UBCM–Fire Equipment & Training Grant	\$30,000 Part 1- \$15,000 Part 2- \$15,000 Accounts Receivable	1	x	22-11	24-03	x	x	x	x	x	
3.9	P92.P039	PROV BC--Engines 11, 12, & 14 Fire Truck Replacements	CGF \$300,000+ Interim Unit  \$60,000 Heritage Branch  1,300,000+ Future New Units	2	x	22-12	25-03	x	x	x	x		
3.10	P092.P040	2024 UBCM–Public Notification & Evacuation Routes Planning	Deadline is 2024 April 26	1		23-01	TBD	x					
3.11	P092.P015	PROV BC--Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	2	x	22-04	23-11	x	x	x	x	x	23-11 8/10
3.12	P030	PROV BC Jack of Clubs Lake & Area Reclamation Project  Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage-Area \$59,313 Fish Study-Project \$108,953 Investigation, Assessment, Water Standards \$588,023	1	x	22-08	26-03	x	x	x	x		
<b>4</b>		<b>Infrastructure</b>											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF)  \$11,500,000 Engineering & Construction	\$290,000 + In-kind Complete  \$500,000 Planning and Emergency Upgrades	1	x  x  x/TBD	20-04	26-03	x	x	x			

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
4.2	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH)	PROV BC & GOV CAN \$426,572 In-Trust DOW- \$213,286 (may include other partner cash contributions) See also P31	1	x	19-04	24-03	x	x	x	x		
4.3	P031	DOW & Partners--Water System Replacement Test Drilling Program & New Water Plant	\$500,000 (In-kind Osisko Development) 7,000,000	2	x  x	22-12	26-06	x	x	x			
5		<b>Planning, Housing, Community, Facilities Economic</b>											
5.1	P003	DOW & Partners--New OCP	In-kind Osisko \$100,000 Complete \$30,000 UBCM In-trust (see also P027)	1	x	20-04	24-03	x	x	x	x	x	
5.2	P027	UBCM ICSP and OCP Alignment Project	\$77,000 In-Trust with some contribution to P003) (Integrated OCP) (See also P003)	1	x OCP  x ICSP	18-04	24-03	x	x	x			
5.3	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-03	x	x	x	x		
5.3.1	P035.1	Dark Sky Project		2				24-02					
5.3.2	P035.2	Heritage Protection Zone(s)		2									

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.4	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust (this project is under discussion with the PROV BC)	1		18- 05	OG	x	x				
5.5	P057	UBCM--Housing Strategy Revision	\$15,000 In-trust	1		21- 01	TBD	x					
5.6	P064	PROV BC-- LGHI Fund-- Lands and Housing	\$150,975	1		24- 01		x					
5.7	P004	DOW & Partners-- Wells Barkerville Community Cultural & Recreation Centre	See also P29 Roof Upgrade GCF (\$118,000)	1/2	x	20- 04	24- 12	x	x	x			
5.8	P004.P029	PROV BC-- REDIP WBCCRC Project	1,100,000 See also P004 Submission 1--not approved Submission 2--submitted	1		22 11	26- 03	x	x				
5.9	P004.P005	DOW & Partners-- Playground	\$230,000 \$28,000+ in trust	2		20- 04	24- 10	x	x				
5.10	P020	DOW Wells Community Forest and Community Forest Expansion	Counsellor Lewis	1		18- 04	OG	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners—Barkerville Topics		3		23-01	OG	x	x				
5.13	P016	PROV BC—Housing & BC Housing	\$7,500,000	2		19-04	OG	x	x				
5.14	P011	NDIT Highway 26 Power Line Project	\$20,000 Accounts Receivable	1	x	22-06	23-11	x	x	x	x	x	
5.15	P025	NDIT—2023 Economic Development Officer Funding	2023/2024—50,000 2024/2025 50,000	1		22-11	24-03	x	x	x			
5.16	P045	NDIT—Grant Writer Program	10,500	2		22-11	24-03	x	x				
5.17	P093	NDIT—Economic Infrastructure		3									
5.18	P094	NDIT—Community Places		3									
5.19	P095	NDIT—Business Facade		1		24-01		x	x	x			
5.20	P037	UBCM—Community Works Funds (was Gas Tax Fund)	2021—\$65,000 2022—\$67,431 2023—\$35,419	2		18-04	OG	x	x				
5.21	P047	PROV BC—Destination Development		3		23-01	x	x					
5.22	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust	2		05-01	23-09	x	x	x	x		

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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
<b>A</b>		<b>Appendix A– Complete</b>											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 West Fraser, Osisko, Fallon	C	x	20-04	23-09	x	x	x	x	x	8
A.2	P061	BC HYRDO– LED Steet Lighting	35,000	C		20-10	22-11	x	x	x	x	x	7
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	x	22-04	23-03	x	x	x	x	x	23-03 9/10
<b>B</b>		<b>Appendix B– Operations</b>											
B.1	P044	DOW– Operations & Governance Improvement Plan		1/2		23-01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2									
B.3	P044.2	Polley Street Retaining Wall		1									
B.4	P044.3	DOW Public Works Garage and Shop	TBD	2		22-11	23-12	x	x				
B.5	P044.P071	Money Lane House Fire		1		22-06		x	x	x	x	x	
B.6	P044.P038	DOW–Fitness Centre Upgrades and Location Decision	2023–25,000	1		22-11	23-04	x	x	x			
B.7	P044.P019	PROV BC & DOW–Cemetery	See also P36	2		22-06	OG	x	x				
B.8	P044.P007	DOW Municipal Hall Upgrades	2022– \$80,000 2023– \$50,000	1		22-04	24-12	x	x	x	x	x	
B.9	P044.P008	DOW Firehall Upgrades	2022– \$90,000 2023– \$85,000	1		22-04	23-12	x	x	x	x	x	
Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E

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B.10	P044.P072	Rural Roads Events—Sugar Creek	EMBC	1		23- 04		x	x	x	x	x	
B.11	P044.P075	2023 to 2025 Supplements	Review at each Council Meeting	2/3		23- 01		x	x				
B12	P048	DOW & Partners—EV Charging Stations		2		23- 01	OG	x					

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**Appendix L—District of Wells Risk Management Chart (Version 8.0)**

Risk Assessment Levels							
Low		Moderate		High		Extreme	
Ref	Item				Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Sewer				500,000	11,500,000	Collection and Treatment
2	Water				630,000	7,000,000	Treatment, Collection, Storage, Distribution
3	Facilities				2,500,000	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				200,000	6,000,000+	Equipment Building to Store Equipment Fuel Treatment
6	Affordable Housing					7,500,000	Various Formats
7	Power				3,000,000	20,000,000	Reliable Power Three Phase Power
8	Snow Removal				185,000	185,000	Improved Plan, Equipment
9	Emergency Evacuation Routes				200,000	6,000,000	Forest Service Roads Purden Connector
10	Highway 26				2,000,000	20,000,000	Short and Long-term Plan
11	Flooding				8,000,000	10,000,000	Community Flooding Assessment Flood Mitigation
12	Roads				250,000	6,000,000	Drainage, Ditching, Culverts Grading, Top Dressing, Pavement, Curbing
13	Cemetery				100,000	500,000	Land and Facilities
14	Contaminated Sites				1,000,000	75,000,000	Research, Planning, and Remediation
15	<b>Totals</b>				<b>19,565,000</b>	<b>172,865,000</b>	

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*(this Appendix will be updated for the 2024 April 09 Council Meeting)*

**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Items District of Wells Office</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
1	Roof	Fair	
2	Foundation	Fair	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Fair	
7	Interior Paint	Fair	
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	Poor to 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	Workshop	Poor	
26	Storage	Poor/Fair	
27	Asbestos	Good	
28	Mold or Moisture Damage	Good	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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**Appendix G--Facilities Upgrades List**

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

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**Appendix G--Facilities Upgrades List**

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

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Ref	Building	Items Fire Hall	Cost	Solution
2023	Firehall	Relocation of Telus Pole in-front of Bay 2		C
	Firehall	Concrete Lime Emulsion Treatment on Concrete		IP
2023 2024	Firehall	Electrical <ul style="list-style-type: none"> <li>• Inspection Report Work</li> <li>• Lighting in Crawl Space</li> <li>• Relocate Service</li> </ul>	3,000	
	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	
	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	
2023	Firehall	Old Section Structural Review of Subfloor		C
2023	Firehall	Install New Washroom and Showers in New Section	10,000	
	Firehall	Additional Truck Garage Space		
2024	Firehall	HVAC	15,000	

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**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Item Community Hall</b>	<b>Status (good, fair, poor)</b>	<b>Mitigation Estimate</b>
1	Roof	Good	
2	Foundation	Fair to Good	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Poor to Fair	
7	Interior Paint	Fair	
8	Floor Coverings	Fair to Good	
9	Heat, Air, and Cooling Systems	Good	
10	Hot Water System	Fair to Good	
11	Plumbing	Fair	
12	Electrical	Fair	
13	Sewer	Fair	
14	Water	Poor to 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	Poor to Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

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**Appendix G--Facilities Upgrades List**

Ref	Building	Item	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		Estimating
	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		
	C Hall	Rear Entrance Retaining Walls Review and Repair		

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**Appendix G--Facilities Upgrades List**

<b>Ref</b>	<b>Item</b> <b>Community Cultural &amp; Recreation Centre</b>	<b>Status</b> <b>(good, fair, poor)</b>	<b>Mitigation Estimate</b>
1	Roof	Poor	
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	Poor to Fair	
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--TBD	
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	Item	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
	C & R Centre	Fitness Room Renovation and HVAC	20,000	IP
	C & R	Fitness Room Washrooms	10,000	
	C & R	Fitness Room Doors	2,000	IP

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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	Pre-Approved	2023	C
3	Ergonomic Office Furniture for DOW Offices	10,000	1,2		2023, 2024	
4	Locking Steelcase Cabinets and File Cabinets for Community Hall and DOW Office	5,000	1,2		2023, 2024	
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	
22	First Aid Rooms	4,000	1		2023	
23	Ice Rink Washroom	TBA	1		2023, 2024	
24	WBCCRC Propane Tank Relocation	3,500	1		2023	
25	Move Ball Field Shop	TBA	1		2023	