

District of Wells

2022 to 2032 Concise Business Plan

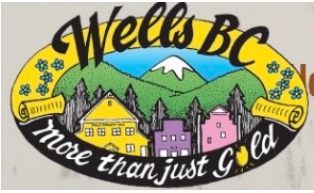
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Executive Summary

The District of Wells (DOW) is a community in the Province of BC; its mandate is to serve the citizens of Wells, BC, CANADA. DOW was incorporated 1998 June 29. DOW is part of the North Cariboo Region of British Columbia.

The District of Wells is located in the shared ancestral territories of the Lhatko 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, Xat’sùll, Simpcw, and Lheidli. Evidence of early indigenous settlement in the region dates back over 10,000 years.

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Context and Contact Information

This Business Plan is updated weekly, then quarterly; it documents planning, priorities and practices. Our Mayor and Chief Administrative Officer (CAO) are our main contacts for our organization. **Changes since last revision: Projects list updated and other minor edits.**

Council consists of Mayor and 4 Councillors. For more information about this plan, contact our Jerry Dombowsky our CAO at 250-991-1155 or jerry.dombowsky@wells.ca or Ed Coleman, Mayor at 250-991-9034 or edcoleman@wells.ca

Vision, Mission, and Values

Vision

(Where you want to be in 10 years.)

Wells is a self-sustaining cohesive community.

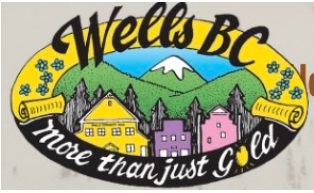
Mission

(How business is done.)

Wells works with its citizens and partners cooperatively to sustain and improve the community for all.

Values

- Responsible
- Ethical
- Sustainable Growth
- Integrity
- Giving
- Diversity
- Collaboration
- Thriving
- Health and Wellness
- Leadership
- Equity and Equality
- Fairness
- Consensus
- Creative
- Openness
- Sustainable
- Affordability
- Peacefulness
- Artistic
- Respect
- Inclusiveness
- Volunteerism
- Community
- Dignity
- Environmentally Responsible



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District of Wells—Strategic Priorities Projects Tracking Grid

Version 7.0—2024 11 19

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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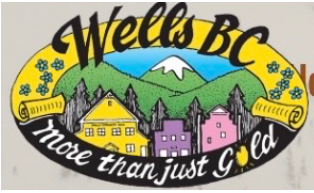
C=Category (1 to 3) **SD**=start date yy-mm **CA**=Contract(s) Awarded **E & A ED**=Estimated and Actual end date yy-mm **ID**=idea identified **PL**=planning **IP**=implementation phases
E=complete/evaluation (1 to 10) **OG**=Ongoing
IPr=in-progress **TBD**=to be determined **Ref**=a number to quickly 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	Indigenous Partnerships	Mayor & Councillor Lewis	1		22-04	OG	x	x	x			
1.1	P050	Lhtako Dene Nation Partnerships		1		23-11	OG	x	x	x			
1.2	P050.1	Lhtako Dene Nation Partnerships-- Crownlands		2		24-02		x	x	x			
1.3	P050.2	Lhtako Dene Nation Partnerships-- Water Management		1		24-02		x	x	x	x		
1.4	P050.3	Lhtako Dene Nation Partnerships-- Community Forest		1		23-06		x	x	x			
2	P017	Osisko MOU and Community Agreement	Mayor and Councillor Funk			22-06	OG	x	x	x	x		
2.1	P017.1	WBCCRC Investments	Part 1--In-trust: \$256,000	1	CA in steps	22-04		x	x	x	x		
2.2	P017.2	Land Use		1		23-06		x	x	x			
2.3	P017.3	Taxation		1		24-08		x	x	x			
2.4	P017.4	Community Liaison Position and Contract		1		24-08		x	x	x	x	x	



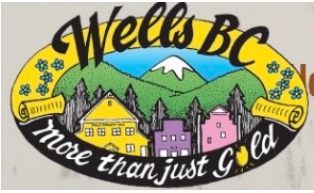
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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3		DOW & Partners-- Emergency and Prevention Planning & Implementation				24-02		x	x	x			
3.1	P073	Local States of Emergency, Emergency Operations Centre, and Emergency Support Services		1		23-04	OG	x	x	x			
3.2	P076	PROV BC-- Disaster Risk Reduction-- Phase 1-- Lowhee Emergency Dike Repair	\$2,100,000 In-trust-- EMCRBC Transfer 1 \$1,555,277.89 Transfer 2 Transfer 3	1	x	23-06	24-04	x	x	x	x	x	9.5
3.2.1	P083	Category 1 & Category 2-- Consulation and Small Projects Planning	\$150,000 In-trust UBCM Transfer 1 \$150,000	1		24-01		x	x				
3.2.3	P082	Category 3-- Lowhee Phase 2	\$5,000,000 In-trust UBCM Transfer 1 \$2,500,000	1		24-01		x	x				
3.3	P042	2024 UBCM-- Emergency Operations Centres Equipment & Training	\$40,000	1		23-01	25-03	x	x	x			
3.4	P065	2024 UBCM-- FireSmart Community Funding Supports	Deadline is 2024 September 30	1		24-01		x	x				

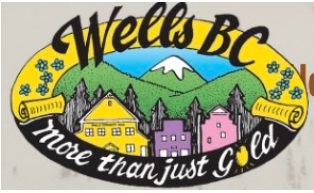


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Ref	Project #	Project Title and Actions	\$ and In-Kind	C	CA	SD	E & A ED	ID	PL	IP1	IP2	IP3	E
3.5	P022	DOW & Partners-- Emergency Response Plan	At Version 7.3	1		22-06	OG	x	x	x	x		
3.6	P014	UBCM-- Community Wildfire Protection Plan	\$123,500 Part 1-\$40,000 Accounts Receivable Part 2-\$83,500 In-Trust Transfer 1 \$61,000	1	x	21-04	24-03	x	x	x	x	x	
3.7	P058	MULTI-PARTNER-- Highway 26 Wildfire Fuel Mitigation Project		2		22-11		x	x				
3.8	P023	UBCM--Fire Equipment & Training Grant	\$30,000 Intrust Part 1-\$15,000 Part 2-\$15,000 Accounts Receivable	1	x	22-11	24-03	x	x	x	x	x	
3.9	P039	PROV BC-- Engines 11, 12, & 14 Fire Truck Replacements	GCF \$300,000+ Interim Unit Heritage Branch \$60,000 1,300,000+ Future New Units	1/2	x	22-12	25-03	x	x	x	x		
3.10	P040	2024 UBCM-- Public Notification & Evacuation Routes Planning	\$30,000 In-trust	1		23-01	TBD	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
3.12	P030	PROV BC Contaminated Sites Reclamation Project Jack of Clubs Lake & Area Phase 2 Mitigation Estimated 5,000,000+	Phase 1 Signage-\$59,313 Fish Study-Project \$108,953 Investigation, Assessment, Water Standards \$588,023 Phase 2 In-progress	1	x	22-08	26-03	x	x	x	x		
3.13	P100	PROV BC EMCR 2024 District of Wells Flooding Project	\$232,000 In-trust Transfer In-Progress		x	24-06	24-11	x	x	x			
3.14	P101.1	PROV BC EMCR 2024 Wildfires		1		24-05		x	x	x	x		
3.15	P101.2	PROV BC EMCR 2025 Wildfires		2									
3.16	P103	Wildfire Fuel Treatment		1		22-02		x	x				
4		Infrastructure											
4.1	P002	PROV BC, DOW & Partners Sewer System Assessment and Upgrade (CWWF) \$26,000,000 Esimtated Engineering & Construction	\$290,000 + In-kind Complete \$5,000,000 \$2,500,000+ investments in progress	1	x x/TBD	20-04	26-03	x	x	x			
4.2	P018	PROV BC, DOW & Partners--Water System Treatment Upgrade (SCF-MAH)	PROV BC & GOV CAN \$426,572 In-Trust DOW-\$213,286 (UBCM Community Works Funds) See also P31	1	x	19-04	24-03	x	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
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		Planning, Housing, Community, Facilities Economic											
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	24-12	x	x	x	x		
5.3	P035	UBCM Economic Development Plan	\$55,000 In-Trust	1	x	18-04	24-12	x	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		24-02							



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5.4	P056	PROV BC-- District of Wells Boundary Expansion Evaluation	\$85,000 In-trust	1		18- 05	24- 12	x	x	x	x		
5.5	P057	UBCM-- Housing Strategy Revision	\$15,000 In-trust	1		21- 01	24-12	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	P029	PROV BC-- REDIP WBCCRC Project	1,100,000 See also P004 Submission 1 --\$1,100,000 not approved Submission 2 --\$750,000 not approved Submission 3--submitted, decision 2025 March	1		22 11	27- 03	x	x				
5.9	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	Councillor Lewis (see also P017) 2023 & 2024 Transfers \$324,481 \$50,799	1		18- 04	OG	x	x	x	x		



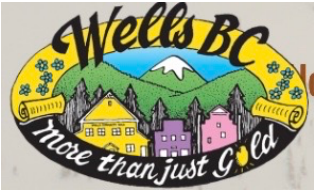
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5.11	P063	PROV BC Growing Communities Fund	\$588,000 Fire Truck WBCCRC Roof Fitness Centre Other	2		23-03	24-10	x	x	x			
5.12	P046	DOW & Partners--Barkerville Topics		1		23-01	OG	x	x	x			
5.13	P016	PROV BC--Housing & BC Housing	\$7,500,000	2		19-04	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	2024-\$20,000 2025--\$20,000	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 2024--TBD	2		18-04	OG	x	x				
5.21	P047	PROV BC--Destination Development		3		23-01	x	x					



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5.22	P062	DOW, Barkerville, Wells Chamber of Commerce Fuel Tanks Partnership	\$26,269 In-Trust at Barkerville	2		05-01	23-09	x	x	x	x		
5.23	P102	PROV BC--LGCAP	\$41,000 per year 2022 to 2026 Transfer 1 \$41,000 Transfer 2 \$41,000 Transfer 3 \$120,373	2		22-03	26-07	x	x	x	x		
A		Appendix A--Complete											
A.1	P001	PROV BC Outdoor Ice Rink (\$441,600)	1,054,175 PBC \$441,600 GAS-T \$186,500 In-kind from West Fraser, Osisko, Fallon	C	x	20-04	23-09	x	x	x	x	x	8/10
A.2	P061	BC HYRDO--LED Steet Lighting	35,000	C		20-10	22-11	x	x	x	x	x	7/10
A.3	P010	BC Hydro Community Energy Project	\$15,000	C	x	22-04	23-03	x	x	x	x	x	9/10
A.4	P079	2024 UBCM--Disaster Risk Reduction--Climate Adaptation Application (See P082 & P083)	Submitted \$5,600,000 Approved \$5,300,000	C	x	24-01	24-09	x	x	x	x	x	10/10

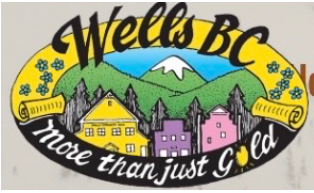


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A.5	P015	PROV BC-- Community Structural Fire Protection Plan	\$30,000 In-kind Complete (see also P014)	C	x	22- 04	23-11	x	x	x	x	x	8/10
B		Appendix B-- Operations											
B.1	P044	DOW-- Operations & Governance Improvement Plan		1/2		23- 01	OG	x	x	x			
B.2	P044.1	Operations Financial, Policy, Communication,, Data, and Filing Systems Improvement		1/2		23- 01		x	x	x			
B.3	P044.2	Pooley Street Retaining Wall		1									
B.4	P044.3	DOW Public Works Garage and Shop	TBD	2		22- 11	23- 12	x	x				
B.5	P044.P071	Mooney 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	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	
B.11	P044.P075	2023 to 2025 Supplements	Review at each Council Meeting	2/3		23- 01		x	x	x			

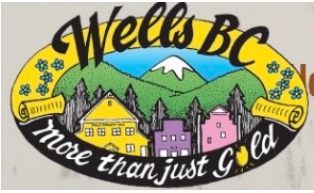


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B12	P048	DOW & Partners—EV Charging Stations		2		23-01	OG	x	x	x			
B13	P044.4	Novaks Land Use				22-08		x	x				

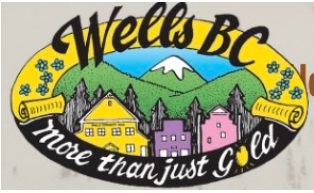


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Appendix L--District of Wells Risk Management Chart (Version 9.0)

Risk Assessment Levels								
	Low	Moderate			High	Extreme		
Ref	Item					Immediate Cost	Planned & Deferred Cost	Needs and Risk(s)
1	Waste Water Collection & Treatment					5,000,000	21,500,000	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					5,000,000	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 Options
10	Highway 26					10,000,000	10,000,000	Short and Long-term Plan
11	Flooding					8,000,000	10,000,000	Community Flooding Assessment Flood Mitigation
12	DOW Roads					250,000	6,000,000	Drainage, Ditching, Culverts Grading, Top Dressing, Pavement, Curbing
13	Cemetery					100,000	500,000	Land and Facilities
14	Contaminated Sites					1,200,000	Unknown	Research, Planning, and Remediation
15	Totals					\$37,065,000	\$97,685,000	



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Organization Chart

We work in a leadership environment of equality, respect, continuous improvement, and working effectively with: citizens; community organizations; indigenous nations; businesses; industries—arts, forestry, mining, tourism, & other; partners; local, regional, provincial, and federal governments; and other.

- ***Citizens***
 - Access to Mayor, Councillors, and CAO
 - Access to Staff for Information and Services
- ***Mayor & Councillors***
 - Responsible to Citizens
 - CAO takes direction from Mayor and Council
- ***Chief Administrative Officer & Staff***
 - CAO Reports to Mayor & Council
 - CAO Communicates with Citizens and Partners
 - Under direction of CAO, Staff Communicates with, Mayor and Council, Citizens, and Partners
- ***Partners and Partnerships***
 - Communicates with Mayor and Council
 - Communicates with CAO
 - Participates on Committees and Public Engagement

Respect Statement

(See also Appendix B—Respect Policy)

Respect is required at the District of Wells. Respect practices apply to all who work for, or are accessing the District of Wells services. High respect levels are critical to creating and sustaining a safe services and employment experiences.

Respect can be measured by levels of: patience, communication, tolerance, active listening, kindness, trust building, on-going improvement, openness, absence of ego, outreach, use of language, honesty, voice volume and tone, and non-verbal or body language.



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Council

Council consists of Mayor and 4 Councillors; they, are selected by the Citizens of the District of Wells, by Election. Mayor and Councillors serve, 4-year terms; 3 members form a quorum.

Name	Original Term Start	Current Term End	Position & Communications	Background
Council				
Coleman, Ed	2022 Nov 8	2026 Oct	Mayor edcoleman@wells.ca 250-991-9034	Business, Industry, Not-for Profits, and Education
Funk, Dorothea	2022 Nov 8	2026 Oct	Councillor dfunk@wells.ca	Media, Arts, Library Science, & Community
Lewis, Jenn	2022 Nov 8	2026 Oct	Councillor jlewis@wells.ca	Entertainment Industry, Arts, Business & Community
Trotter-Wanner, Josh	2022 Nov 8	2026 Oct	Councillor josh@wells.ca	Industry and Engineering
Van Stralen, Dirk	2022 Nov 8	2026 Oct	Councillor vanstralen@wells.ca	Business and Arts
Previous Term (after February 2022 By-Election)				
Coleman, Ed	2022 Feb	2022 Oct/Nov	Mayor edcoleman@wells.ca 250-991-9034	Business, Industry, Not-for Profits, and Education
Funk, Dorothea	2022 Feb	2022 Oct/Nov	Councillor dfunk@wells.ca	Media, Arts, Library Science, & Community
Kilsby, Mandy	2018 Nov	2022 Oct/Nov	Councillor kilsby@wells.ca	Museum & Heritage
Lewis, Jenn	2022 Feb	2022 Oct/Nov	Councillor jlewis@wells.ca	Entertainment Industry, Arts, Business & Community
McDonagh, Shannon	2022 Feb	2022 Oct/Nov	Councillor smdonagh@wells.ca	Business and Retail

Acting Mayor Schedule—Year 2024: 2024 January—Councillor Funk; 2024 February, March & April—Councillor Lewis; 2024 May, June, & July—Councillor Van Stralen; 2024—August, September, & October—Councillor Trotter-Wanner; 2024 November & December—Councillor Funk

Acting Mayor Schedule—Year 2025: 2025 January—Councillor Funk; 2025 February, March & April—Councillor Lewis; 2025 May, June, & July—Councillor Van Stralen; 2025—August, September, & October—Councillor Trotter-Wanner; 2025 November & December—Councillor Funk



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Staff

Name	Title	Communication
Almond, Haleigh	Deputy Fire Chief	
Brown, Sarah	Economic Development Officer and Chief Financial Officer	sarahbrown@wells.ca
Doerksen, Tyler	Facilities, Lands, and Infrastructure Manager	tylerdoerksen@wells.ca
Douglas, Ian	Part-time Facilities, Lands, and Infrastructure Worker	iandouglas@wells.ca
Dombowsky, Jerry	Chief Administrative Officer	jerrydombowsky@wells.ca
Teodori-Clark, Jaggar	Seasonal Facilities, Lands, and Infrastructure Worker	jaggarteodorick@wells.ca
Dombowsky, Maria	Administrative Assistant	maria.dombowsky@wells.ca
Additional Seasonal & Casual Staff	For Facilities, Lands, and Infrastructure and Visitors' Centre	
Posted	District of Wells Cariboo Gold Liaison	

Wells Barkerville Community Forest Board (WBCFB)

Ref	Name	Position	Communication
	Bensted, Tony	Director	
	Koekemoer, Daryl	Director	
	Lewis, Jenn	Council Representative	
	MacDonald, Ian	President	
	Matzner, Eric	Forestry Consultant	
	Rutherford, Annie	Adminstator	



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Other Services

Ref	Name	Position	Communication
	McKay, Deb	Librarian (CRD) at Community Hall	
		Seniors Room at Community Hall	

Emergency Services

Structural Fire

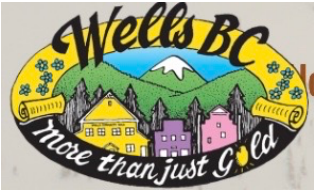
Ref	Name	Title	Communication
	Almond, Haleigh	Deputy Fire Chief	

Police

Ref	Name	Position	Communication
	Cody Brown	Constable--Wells Detachment	250-994-3314
	Pelletier, Steven	Corporal--Rural Policing--Quesnel	250-992-9211
	Weseen, Richard	Sargent--Operations NCO--Quesnel	250-992-9211

Ambulance and Health

Ref	Name	Position	Communication
	Hunter, Jody	Head EMT	
	Nielsen, Barb	Nurse Practitioner	250-992-8321



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Wildfire (see also Appendix J–Draft Wildfire Risk Map)

Ref	Name	Position	Communication
	Dombowsky, Thomas	Fire Warden	
	Salewski, John	Manager, Blackwater Wildfire Division, Quesnel (Wildfire Response)	
	Lui, Vincent Green, Tyrone	Land & Resource Coordinator (Fuel Mitigation)	

Utilities–Communications and Power

Ref	Name	Position	Communication
	Dillabough, Julia	Telus Manager, Community Service and Excellence	
	Mosure, Dave	BC Hydro Coordinator–Northern Community Relations	

Standing Services and Contractors

Ref	Name	Services
1	TD Canada Trust (Quesnel)	Bank
2	Integris Quesnel	Bank
3	FBB Chartered Professional Accountants (Quesnel)	Auditor
	Four Seasons Bobcat Service	Fencing
4	James & Sons Electric	Electrical
5	Canadian Western Mechanical	HVAC and Plumbing
6	Algonquin Contracting	Carpentry and Construction
7	EA Works	Snow Removal and Infrastructure Support
8	Two Boys Contracting	Snow Removal & Backhoe Services
9	Cariboo Propane	Propane
10	R. Radloff and Associates Engineering, Core 6, and BGC	Engineering Consulting
11	Urban Systems	Planning Consulting
12	Clear Course Consulting	Business Plans Support
13	Fresno Construction	Infrastructure Works
14	Wilkinson Family (Dave)	Infrastructure Works



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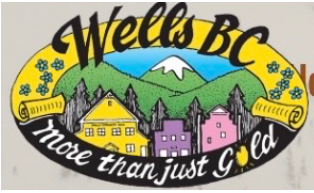
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Committees

- Committee of the Whole—Council for Executive, Finance, Public Meetings, Other
- Wells Community Vision and Planning Committee—Select Committee
 - **Co-Chair Councillor Jenn Lewis**
 - **Co-Chair Councillor Dirk Van Stralen**
 - Hayley Archer (Osisko Development)
 - Elyssia Sasaki (Island Mountain Arts)
 - Judy Campbell
 - Julia Mackey
 - Cheryl McCarthy
 - Stu Cawood (Barkerville Historic Town & Park)
 - Ziggy Danes
 - Ian Douglas
 - Cam Beck
 - Thomas Dombowsky
 - Public can attend, other Council Members can attend non-voting members.
- Wells Community Buildings and Lands Committee—Select Committee
 - **Co-Chair—Councillor Dorothea Funk**
 - **Co-Chair—Councillor Josh Trotter-Wanner**
 - Judy Campbell
 - Elyssia Sasaki (Island Mount Arts)
 - TBD (Barkerville Historic Town & Park)
 - Alison Galbraith
 - Dawn Leroy
 - Julia Mackey
 - Hayley Archer (Osisko Developments)
 - Public can attend, other Council Members can attend as non-voting members.



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Committees continued

- Emergency Preparedness Committee—Fire Chiefs, RCMP, Ambulance, Staff, Businesses, Wildfire Branch, Osisko Developments, West Fraser Mills, Barkerville, Ministry of Highways & EMCON, BC Hydro, Telus, Emergency Management & Climate Readiness BC, Northern Health, Quesnel Search and Rescue, North Cariboo Highway Rescue, Other. See Emergency Management Plan Version 7.3 for more details.
 - **Co-Chair—Mayor Ed Coleman**
 - **Co-Chair—Councillor Josh Trotter-Wanner**
- Housing and Heritage—TBD

Bylaws, Policies, and Practice *(See also Appendix H—Bylaws List)*

- Council Procedures Bylaws
- Emergency Services Bylaws
- General Regulations Bylaws
- OCP & Planning Bylaws
- Taxation and Fees Bylaws
- Operating Policies and Practices
- Governance Policies and Practices

Permits

- Building Permits
- Development Permits
- Demolition Permits
- Tree Removal Permits

Provincial Links

The District of Wells runs under the laws of the Community Charter and Local Government Act.

Community Charter

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/03026_00

Local Government Act

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/r15001_06#section227

CivicInfoBC

<https://www.civicinfo.bc.ca/>



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Important Publications and Information

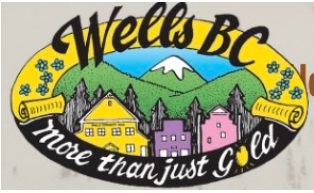
Ref	Title	Last Revised Date
1	Official Community Plan	2024 Fall
2	Annual Audited Statements of Financial Information and Annual Budget and Five Year Financial Plan	Spring of Each Year
3	Wells Barkerville Community Cultural and Recreation Centre Plan	2022 Fall Revised 2024 April Budget Revision
5	CivicInfoBC Online Information-- https://www.civicinfo.bc.ca/	
6	Wells Barkerville Community Forest Business Plan	
7	Wells Community Foundation Business Plan	
8	Structural Fire Protection Plan	2022 November
9	Wildfire Protection Plan	2022 November
10	Waste Water System Assessment (and ongoing)	Ongoing
11	Water System Assessment (and ongoing)	Ongoing
12	Emergency Management Plan	2024 April
13	Economic Development Plan	2024 December
14	Integrated OCP & Boundary Expansion Plan	2024 December
15	P44--DOW Functions and Tasks Chart	2024 November
16	P44--Bylaws List	Being Updated
16	P44--DOW Operations Improvement Plan	2024 February
17	Highway 26 Power Transmission Update Report	2023 May

Regular Council Meeting Dates 2024

January 9, 2024	January 23, 2024	February 6, 2024	February 20, 2024
March 5, 2024	March 19, 2024	April 9, 2024	April 23, 2024
May 7, 2024	May 21, 2024	June 4, 2024	June 18, 2024
July 16, 2024	August 20, 2024	September 10, 2024	September 24, 2024
October 8, 2024	October 22, 2024	November 5, 2024	November 19, 2024
December 10, 2024			

Draft Regular Council Meeting Dates 2025

January 7, 2025	January 21, 2025	February 4, 2025	February 18, 2025
March 4, 2025	March 18, 2025	April 8, 2025	April 22, 2025
May 6, 2025	May 20, 2025	June 3, 2025	June 17, 2024
July 15, 2025	August 19, 2025	September 9, 2025	September 16, 2025
October 7, 2024	October 21, 2025	November 4, 2025	November 18, 2025
December 9, 2025			



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District of Wells Map and Boundaries—Sample Only (Land Area: 158.09 square kilometres.)





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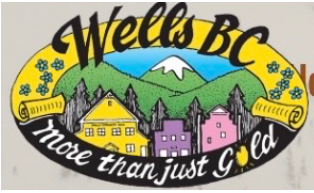
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Wells Basic Map—Sample Only





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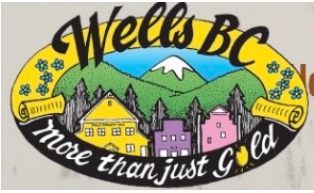
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Cariboo Regional District Map and Boundaries—Sample Only

Cariboo Regional District Attributes: Extensive Indigenous history; cultural diversity; strong sense of community; high proportion of pioneer/multi-generational families; generous communities, conscious of risk populations, consistent economy; fluctuating employment with forestry, wood processing, mining, ranching, farming, tourism, and other.





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Indigenous Nations

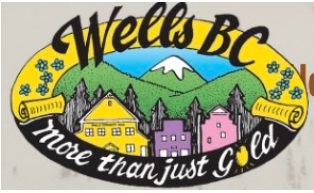
Indigenous Nations have been established for millennia in the Cariboo and District of Wells areas. Unfortunately, one Indigenous Nation located at Bear/Bowron Lake & Area, was completely lost due to disease in the mid-1800s. Below is a list of identified Indigenous Nations in the Cariboo by the British Columbia Assembly of First Nations (BCAFN), *sourced from www.bcafn.ca* There were several additional Nations involved in the 1800s and early 1900s in the Trading and Mining Economies. The United Nations declaration on the Rights of Indigenous People (UNDRIP) helps guides relationship development with Indigenous Governments, Nations, and Peoples.

“Cariboo” Indigenous Languages

- Tsilhqot'in
- Secwepemctsin
- Dakelh
- Tse'khene

“Cariboo” Indigenous Nations

- [?Esdilagh First Nation](#)
- [Canim Lake](#)
- [Esk'etemc](#)
- [Lheidli T'enneh First Nation](#)
- [Lhoosk'uz Dene Nation Formerly known as Kluskus](#)
- [Lhtako Dene Nation](#)
- [McLeod Lake Indian Band](#)
- [Nazko First Nation](#)
- [Stswecem'c Xgat'tem First Nation](#)
- [Tl'esqox Formerly Known as Toosey Band](#) (preferred: *Tl'esqox*)
- [Tl'etingox Government](#)
- [Tsideldel Formerly Known as Alexis Creek](#) (preferred: *Tsideldel*)
- [Ulkatcho Indian Band](#) (preferred: *Ulkatcho*)
- [Williams Lake Indian Band](#) (preferred: *Williams Lake First Nation*)
- [Xat'sull formerly known as Soda Creek Indian Band](#) (preferred: *Xat'sull*)
- [Xeni Gwet'in First Nations Government](#)
- [Yunesit'in Government](#)



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Wells, BC and District of Wells Short History Timeline

Year	Item
Millennia Before Present	Indigenous Nations Established
1858	Cariboo Gold Rush
1933	Wells Established, including the Wells Townsite Company
1967	Wells Improvement District Established, and later some services with Cariboo Regional District
1998	District of Wells Incorporated

Wells, BC Short History Overview (1920s to 1930s)

(Excerpts from Teachers' Resource Guide, Wells Historical Society.)

Wells is named after Fred Marshall Wells. When Fred Marshall Wells came to the Barkerville area in the early 1920s, there was nothing at the future site of his town except a sawmill and a roadhouse that had been there since the 1890s. Wells, a prospector with experience all over Canada, formed the Cariboo Gold Quartz Mining Company in 1926 with W.R. Burnett to investigate a series of claims on Cow Mountain.

The Wells Townsite Company was incorporated in 1933. Burnett, Solibakke and Wells were directors; the balance of shares was held by Cariboo Gold Quartz. The objectives were to provide the necessary services for the town by clearing, laying out, and selling lots, providing water and electrical services, erecting houses for sale or lease, erecting a hospital, school, and community hall, and encouraging construction of churches, recreational facilities, hotels, stores, and other commercial establishments. It was clear from the beginning that the Townsite Company would encourage private enterprise to develop the commercial district.

District of Wells Quick Facts

- Wells Established in the 1933.
- District of Wells Established 1998 June 29
- Serves a population of 218 (2021 Census).
- Land Area: 158.09 square kilometres.
- Annual Budget of over \$1 million.
- 5-person Council.
- 4 to 9 Staff (full-time, part-time, seasonal, and casual)
- Fiscal Year: January to December.
- Gateway to Barkerville Historic Town & Park and Bowron Lakes Provincial Park
- Infrastructure: Water, Sewer, Roads, Power, Communications, Facilities (see Appendix L)



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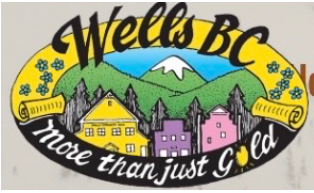
District of Wells Annual Operating Cycle

- Budget Development Range—November to March, including Public Meeting
- Budget Approval Range—February to April
- Annual External Previous Year Audit Range—March to July
- Provincial Government Reporting Requirements—Year-round
- Snow Removal—October to April (and sometimes including other months)
- Flood Watch—April to July (and sometimes including other months)
- Wildfire Watch—May to September (and sometimes including other months)
- Extreme Weather Events—Year-round
- Facilities Maintenance—Year-round
- Strategic Plans Implementations—Year-round
- External Grant Applications and Implementation—Year-round
- Elections—every four years on Provincial Cycle, by-elections at-times for resignations

Partners and MOUs

MOUs are being considered for various partners, see Appendix C—Draft Memorandum of Understanding Template. Council will review priority and suitability of MOU opportunities over-time—see Appendix A for Partners List:

- Trails MOUs—WATS and Province of BC
- Osisko Developments—BGM (Barkerville Gold Mines)—MOU Established
- Indigenous Nations
- Fraser Head Waters—MOU Established
- Barkerville and Cottonwood—Common Functions Chart



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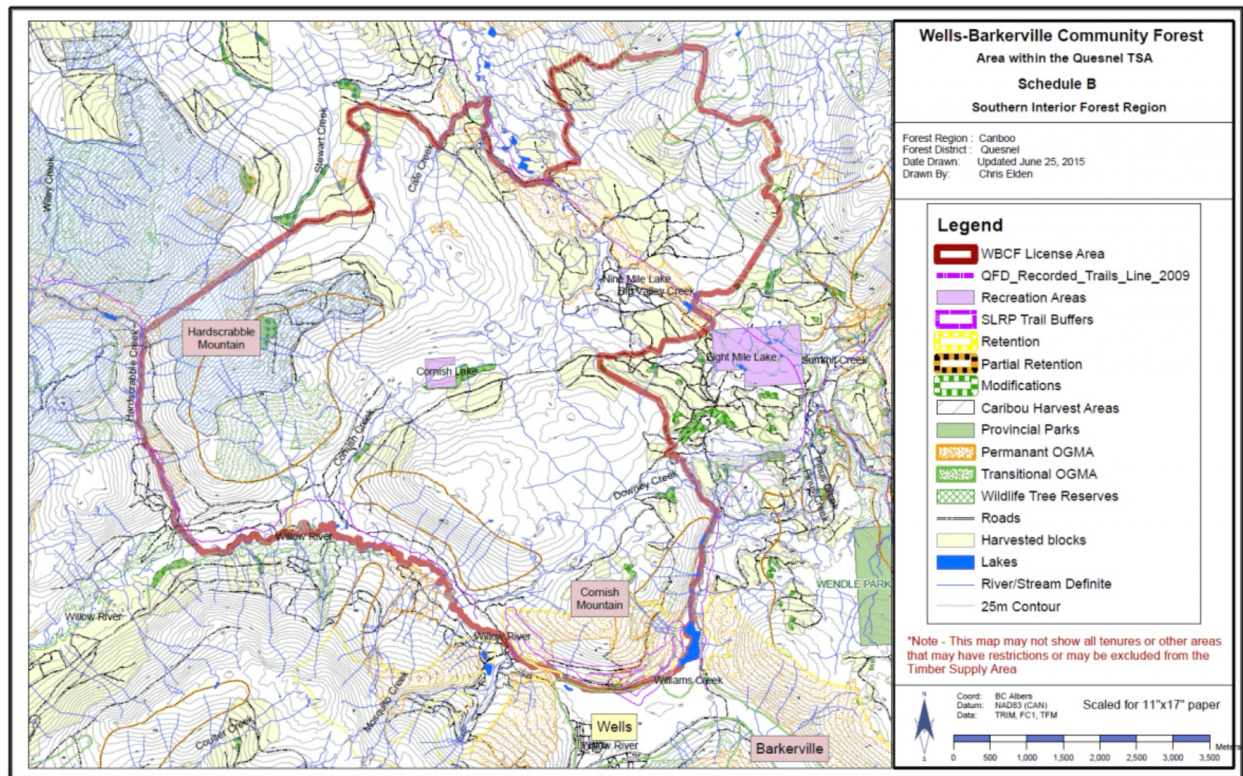
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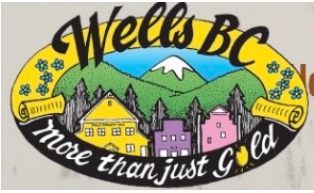
Wells Barkerville Community Forest

The Wells Barkerville Community Forest was approved and granted to the Wells Barkerville Community Forest Corporation in 2014 by the Province of BC. The forest covers approximately 4300 hectares to the north of the town of Wells.

The Wells-Barkerville Community Forest Ltd (WBCF) is governed by a Board comprised of up to seven Directors. It is a Corporation that has a single shareholder, which is the District of Wells. The WBCF is committed to managing the forest in a sustainable way while also benefiting the local community.

Being right on the edge of town, the WBCF contains some of the area's recreation trails, forms part of the town's viewscape, is a popular non-timber forest product harvesting area, and contains one local home. The WBCFC is committed to being open, providing information to the community, and listening to public input.





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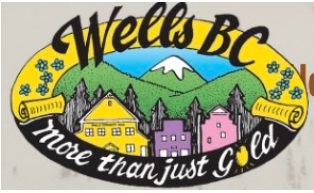
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General Operating Practices

- Respect and understanding are key operating principles.
- Communication occurs through the “Chair” at any meeting, with an efficient speakers list to manage a good flow on discussions.
- Mayor and the CAO are the main contacts for the District Municipality.
- Committees and Select Committees are assigned as required.
- Councillors have specific responsibilities and community assignments.
- Mayor and CAO are the main liaisons for auditors.
- Committee Chairs report at Council meetings as required.
- The CAO and Staff are evaluated annually.
- Goals and Actions are reviewed annually.
- Annual Report completion occurs after annual audit.
- Communications to the Community and Partners are effective and accountable.
- Finances:
 - Records are updated and maintained.
 - Financial reporting takes place monthly.
 - Timely banking and government reporting occurs.
 - An annual Budget is created, approved by the Council, and monitored.
 - An annual Audit occurs as per Provincial Government regulations with a Chartered Professional Accountants Firm
 - The T3010 Charities Report to Revenue Canada is completed with 180 days of the end of Fiscal.
 - Annual Financial Statements are presented and are publicly available.



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Consolidated Statement of Financial Position

(2023 coming 2025 January; 2024 Coming 2025 April)

(Audited by FBB Chartered Accountants LLP of Quesnel, see full SOFI Report for details.)

<i>(for the year ending December 31st)</i>	Audited 2022	Audited 2021	Audited 2020 Amended	Audited 2019
Financial Assets				
Cash and Investments	\$767,261	\$ 1,093,897	\$ 623,873	\$ 273,243
Taxes and Accounts Receivable	181,283	196,518	322,000	185,700
Investment in Wholly Owned Subsidiary	350,030	242,407	242,407	170,107
Total Financial Assets	1,298,574	1,937,713	1,188,280	629,050
Financial Liabilities				
Accounts Payable and Accrued Liabilities	132,523	\$ 54,724	\$ 58,405	\$ 91,743
Liability for Contaminated Site	6,177,029	6,195,000	-	42,375
Deferred Revenue	144,951	121,951	113,625	94,925
Total Financial Liabilities	6,521,823	6,371,675	172,030	229,043
Total Net Financial Assets	(5,223,249)	(4,433,962)	1,016,250	229,043
Non-Financial Assets				
Property Acquired for Taxes	10,163	10,163	10,163	10,163
Prepaid Expenses	3,174	6,753	2,803	2,672
Tangible Capital Assets	6,434,973	6,171,599	6,282,956	6,418,033
Total Non-Financial Assets	6,448,310	6,188,515	6,295,922	6,430,868
Total Accumulated Surplus	\$1,225,061	\$1,754,553	\$7,312,172	\$6,830,875



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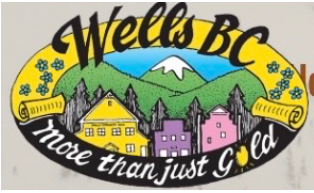
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Consolidated Statement of Operations

(2023 coming 2025 January; 2024 Coming 2025 April)

(Audited by FBB Chartered Accountants LLP of Quesnel, see full SOFI Report for details.)

<i>(for the year ending December 31st)</i>	Audited 2022	Audited 2021	Audited 2020	Audited 2019
Revenue				
Government Grants	\$ 705,543	\$ 577,956	\$ 801,053	\$ 565,962
Taxation	193,428	206,392	208,192	205,851
Other Revenue	107,725	137,245	67,091	68,650
Utility User Fees	99,576	107,460	100,944	108,401
Other Grants	51,200	516,533	170,219	101,481
Sale of Services	13,339	18,069	14,899	14,130
Equity (loss) Income from Subsidiary	(68,408)	404,891	168,962	(36,915)
Deferred Revenue from Previous Year		113,625	113,625	335,787
Deferred Revenue from Following Year		(113,625)	(113,625)	(85,475)
Total Revenue	1,102,403	1,968,546	1,531,360	1,277,772
Expenses				
Amortization	159,507	157,043	153,919	199,372
Government Services	1,209,979	996,091	716,685	1,038,397
Protective Services	137,367	27,099	26,055	18,164
Contaminated Sites Remediation		6,195,000		
Water Utility Operations	38,744	98,527	68,522	84,520
Sewer Utility Operations	63,298	52,405	56,732	80,340
Total Expenses	1,608,895	7,526,165	1,021,913	1,420,793
Annual (deficit) Surplus	(529,492)	(5,557,619)	509,447	(143,021)
Accumulated surplus, beginning of year	1,754,553	7,340,322	6,830,875	
Prior period adjustment		(28,150)	(28,150)	
Accumulated surplus, beginning year, as restated		7,312,172	6,802,725	
Accumulated surplus, end of year	\$1,225,061	1,754,533	7,312,172	



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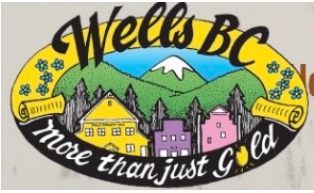
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SCHEDULE OF TAX RATES FOR THE YEAR 2024 TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT

TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT								
	A	B	C	D	E	F	G	H
PROPERTY CLASSIFICATION	GENERAL MUNICIPAL	SCHOOL TAX	CRD ADMIN	CRD REFUSE	REGIONAL HOSPITAL	MFA	BCAA	POLICE TAX
1 Residential	2.22102	2.2997	0.57382	0.34865	0.7405	0.0002	0.0347	0.3352
2 Utility	21.93255	12.11	2.00837	3.4429	2.59173	0.0007	0.4359	1.1732
3 Supportive Housing	2.22102	0.1	0.57382	0.34865	0.7405	0.0002	0	0.1
4 Major Industry	20.00027	1.36	1.95099	3.13957	2.51768	0.0007	0.4359	1.1396
5 Light Industry	10.08342	3.39	1.95099	1.58286	2.51768	0.0007	0.0963	1.1396
6 Business/other	8.77302	3.39	1.40586	1.37716	1.81421	0.0005	0.0963	0.8212
7 Managed Forest	2.22102	1.87	1.72146	0.34865	2.22149	0.0006	0.2268	1.0056
8 Rec/non-profit	2.22102	2.11	0.57382	0.34865	0.7405	0.0002	0.0347	0.3352
9 Fam	2.22102	7.15	0.57382	0.34865	0.7405	0.0002	0.0347	0.3352

Tax Exemptions for 2023 and 2024—Pending and to be determined

- Wells Historical Society (2 folios)
- Island Mountain Arts Society (3 folios)
- Wells Recreation Society (1 folio)
- Royal Canadian Legion Branch 128 (1 folio)



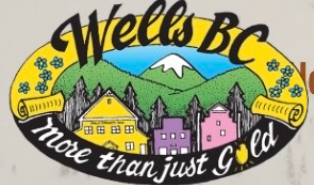
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Wells Branding--2023 to 2030 (in-progress)

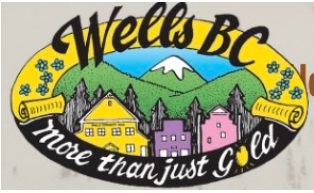
Branding Steps:

- Audience Needs;
- Attributes of the Organization;
- Brand: Purpose, Promise, Essence, Checklist;
- Visual Identity: Logo, Colours, Iconography, Photography & Video, Tone, Notional Applications, Typography.
 - Brand Promise
 - Logo Set

Logo
Original Logo developed by Marie Nagel in 1998.


Marketing Opportunities

<ul style="list-style-type: none"> • Partnerships • Regional & Provincial Networking • Social Media, Website, and Internet • Business Cards; Key Message Cards • Donor Envelope Packages 	<ul style="list-style-type: none"> • Newspaper • Radio • Billboard • Exhibits • TV • Annual Report • Newsletter (and use of others' newsletters) 	<ul style="list-style-type: none"> • Specialty Magazine • Target Market Events • Specialty Promotions • Brochures and Guides • Prospective Major Donor Briefing Packages (good management, prior support, benefits, support levels, professional presentation)
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2022 to 2030 Goals and Actions

In addition to previous planning work, this section begins to suggest additional goals and a new format for Goals and Actions. Goals will be SMART Goals—(Specific, Measurable, Achievable, Realistic, and Anchored in a Timeline). The Goals cycle has the following components:

P=priority (1 to 3) G=Goals Alignment Number ID=idea identified PL=planning
 IP=implementation phases CP=planned completion CA=actual completion E=evaluation (1 to 10)

Ref	Action	P	G	ID	PL	IP1	IP2	IP3	CP	CA	E
-----	--------	---	---	----	----	-----	-----	-----	----	----	---

Ref	(Draft) 2022 to 2032 Additional Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1A	Develop and Implement Indigenous Projects and Partnerships <i>How to measure:</i>	1	
2A	Develop and Approve Memorandums of Understanding (MOUs) with Major Partner Businesses and Organizations <i>How to measure:</i>	2	
3A	Establish a Strategic Priorities and Deferred Infrastructural Framework and review at every Regular Council Meeting <i>How to measure:</i>	1	
4A	Develop and Implement an Operations Improvement Plan	1	

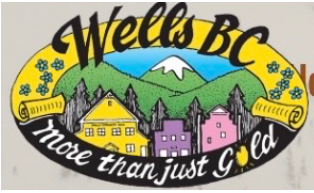


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Appendix A--Partners

Ref	Partners	Degrees Of Engagement
1	Indigenous Organizations & First Nations/Indigenous Bands	
2	Barkerville Historic Town & Park and Cottonwood House Historic Site	
3	Bowron Lakes Provincial Park and Businesses	
4	Business and Industry	
5	Cariboo Regional District	
6	Citizens and Residents	
7	College of New Caledonia	
8	City of Quesnel	
9	Community Foundations of Canada	
10	District of Wells	
11	Government of Canada	
12	Island Mountain Arts Society	
13	Museums & Archives	
14	Northern Development	
15	Northern Health Authority	
16	Not-for-Profits	
17	Osisko Developments	
18	Quesnel & District Chamber of Commerce	
19	Quesnel Community Foundation	
20	Province of BC	
21	Rotary Club--Quesnel	
22	School Districts 28	
23	Royal Canadian Legion Branch 128	
24	University of Northern British Columbia	
25	Troll Ski Resort	
26	Vancouver Foundation	
27	Wells and Area Community Association	
28	Wells Chamber of Commerce	
29	Wells Destination High School	
30	West Fraser Timber	
31	Wells Historical Society	
32	Wells and Area Trails Society	



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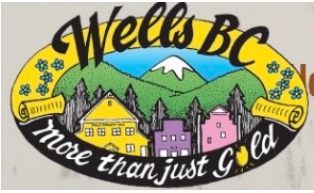
Appendix B—District of Wells Respect Policy

Respect is required at the District of Wells.

This policy applies to all who work for or contract to the District of Wells or access its services. High respect levels are critical to creating and sustaining a safe and positive working and/or service experience.

Respect can be measured by levels of: patience, communication, tolerance, active listening, kindness, trust building, on-going improvement, openness, absence of ego, outreach, use of language, honesty, voice volume and tone, and non-verbal or body language.

Ref	Guidelines
1	Respect is to be <i>practiced</i> at all times. A respect breach is determined by the receiver of a communication or action.
2	Professional communication (verbal, non-verbal or action) is to be practiced at all times.
3	Follow respectful communication protocol: First: Individual to Individual. Then, if necessary: Second: CAO or Mayor or “Approved Representative” to problem solve. Then if necessary: Third: Mayor and Council In-Camera Meeting. Then if necessary: Fourth: Legal Councils or Provincial Ombudsperson.
4	Practice high standards of work ethic. Work ethic can be understood through performance standards of tasks and time worked, equals time claimed.
5	No Bullying or Harassment. Follow WorksafeBC Standards and Guidelines
6	Follow the Employment Standards Act.
7	Follow the Employment Agreements.
8	Follow Professional Standards of Internet Use. Seek clarification when unsure.
9	Follow Professional Conflict of Interest Standards. Seek clarification when unsure.
10	Follow Professional Confidentiality Standards. Seek clarification when unsure.
11	Practice High Standards of Safety and Security to WorksafeBC and Public Health standards. Seek clarification and training when unsure.
12	Gain approval for use of the District of Wells buildings, lands, equipment and resources.
13	The Citizen’s and Partner’s suggestions and concerns are of “high-value”. Seek support from the CAO or Mayor, when problem solving is needed for “difference of opinion”.
14	Follow all Laws. Seek clarification when unsure.
15	Provide improvement suggestions; this will help toward common Vision.
16	Substance free in the workplaces, facilities, and lands will be followed.



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Appendix C—Draft Memorandum of Understanding Template

Between: “Entity”

And: District of Wells

This Memorandum of Understanding (“MOU”) is dated for Reference the XX Day of Month, 2022

Whereas:

1. “Entity” and District of Wells have a common interest in cooperative relations (*add intergovernmental for certain MOUs*).
2. “Entity” and District of Wells have engaged in meaningful dialogue with a view toward seeking partnership opportunities based on mutual respect (*add recognition and reconciliation for certain MOUs*).
3. “Entity and the District of Wells recognize that working together pursuant to a cooperative relationship will facilitate the sharing of information, improve communications, and establish substantial and worthwhile projects and procedures to promote cooperative relationship building.

Principles:

1. Mutual respect for each Party’s respective areas of jurisdictions;
2. Mutual respect for each Party’s mandates and policies and that this Memorandum does not fetter the individual mandates and policies of the Parties;
3. Cooperation in the exchange, development, and distribution of information that is relevant to the establishment and consolidation of the relationship between Parties;
4. Collaborative actions in development and implementation of meaningful projects of mutual interest; and
5. Acknowledgement that good relations between neighbours are required for all citizens to benefit.

General Objectives:

The “Entity” and the District of Wells have the following mutual objectives:

1. Promote understanding of functions, responsibilities, and interests of both Parties, both locally and in a province wide context, including in each other’s events where possible;
2. Provide opportunities for relationship building between Parties, such as regular scheduled meetings, which allow dialogue between leaders in areas of common interest. This may include economic development, natural resource management, efficient and affordable service delivery, and cooperative land use planning where possible, and
3. Encourage and promote effective methods of dispute resolution between parties.

Term and Termination:

The Parties acknowledge and agree that this MOU will take effect upon the adoption of authorizing resolutions by the “entity” and the by the Council of the District of Wells, and will remain in effect unless terminated by either Party on at least thirty (30) days prior written notice to the other Party.

Now Therefore,

The Parties have entered into this Memorandum of Understanding dated “Month” DD, YYYY, to attest to their mutual commitment to promote cooperative relationship building.

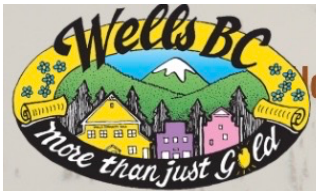
Signatures

District of Wells

Signatures

“Entity”

Template courteously shared with DOW, by the City of Quesnel



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Appendix D—Past Councils

Past Councillors	Past Mayor	Years
Virginia Wilkins, Dave Hendrixson, Robin Sharpe, Barbara Cirotto, Carol McGregor, Judy Campbell	Joseph Jourdain	1998-1999
Virginia Wilkins, Jason Griffin, Robin Sharpe, Kathy Landry, Carol McGregor, Judy Campbell	Dave Hendrixson	1999-2003
Virginia Wilkins, Robin Sharpe, Judy Campbell, Carol McGregor	Dave Hendrixson	2002-2005
Neil Ferrier, Richard Wright, Virginia Wilkins, Judy Campbell	Jay Vermette	2005-2008
Aleta Wallace, Richard Wright, Virginia Wilkins, Judy Campbell	Jay Vermette	2008-2011
Mike Wallace, Richard Wright, Virginia Wilkins, Judy Campbell	Robin Sharpe	2011-2014
Virginia Wilkins, Lorraine Kozar, Mandy Kilsby, Richard Wright	Robin Sharpe	2014-2017
Mandy Kilsby, Birch Kuch, Lorraine Kozar, Lindsay Kay	Robin Sharpe	2017
Birch Kuch, Lindsay Kay, Mandy Kilsby, Dianne Andreesen	Jay Vermette	2017-2018
Chris Cooley, Kysenya Dorwart, Mandy Kilsby, Jordan Rohatynski	Gabe Fourchalk	2018-2021

Appendix E—2021 Government of Canada Census

Wells, District municipality (DM) ^③ British Columbia [Census subdivision]	
Counts	
Characteristic	Total
Population and dwellings	
Population, 2021 ^①	218
Population, 2016 ^①	217
Population percentage change, 2016 to 2021	0.5
Total private dwellings ^②	156
Private dwellings occupied by usual residents ^③	113
Population density per square kilometre	1.4
Land area in square kilometres	158.09

Appendix F—See P044—Bylaws List (being updated)



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Appendix G—Major Topics and Information Table

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

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



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Appendix G--Topics and Information Table

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

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