

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, April 5, 2022
ONLINE (VIA ZOOM) – COVID-19**

AGENDA

1.0 CALL TO ORDER

1.1 Agenda for the Regular Council meeting of Tuesday April 5, 2022

Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday April 5, 2022, as circulated.

2.0 MINUTES

2.1 Minutes for the Regular Council meeting of Tuesday March 22 22, 2022

Recommendation/s: THAT Council approves the Regular Council meeting minutes of Tuesday March 22, 2022, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS- NIL

4.0 CORRESPONDENCE

4.1 Letter of Request from the Wells-Barkerville Community Forest Board (WBCFB)

Recommendation/s: THAT Council

1. Receives the letter of request from the Wells-Barkerville community Forest Board to Waive the appointment for an annual auditor and to waive the requirement for an Annual General Meeting.
2. Resolves:
 - That WBCFB have an annual financial review with PMT; and
 - That WBCFB have an annual general meeting in the Fall of each year.

4.2 Letter of Request from the Wells-Barkerville Community Forest Board – UBCM Resolution

Recommendation/s: THAT Council receives the letter and sample resolution regarding Stumpage rates for the Union of BC Municipalities (UBCM).

4.3 New Pathways to Gold Society Letter of Request

Recommendation/s: THAT Council

1. Receives the letter from New Pathways to Gold regarding a request for support; and
2. Resolves *That pursuant to the request of the New Pathways to Gold Society (NPTGS) in their letter dated March 2, 2022, Council send a letter of support for the NPTGS work and investments in the region's Gold Rush/Spirit Trails heritage tourism corridor to Premier John Horgan, TACS Minister Melanie Mark and Indigenous Relations and Reconciliation Minister Murray Rankin urging them to continue providing the NPTGS with the stable, ongoing core funding needed for them to continue providing this valuable service.*

5.0 UNFINISHED BUSINESS

5.1 Memorandum of Understanding (MOU) with Barkerville Gold Mines

Recommendation/s: THAT Council receives the signed Memorandum of Understanding (MOU) Between the District of Wells and Barkerville Gold Mines.

5.2 Staff Report and update on the Development Applications submitted for zoning amendments

Recommendation/s: THAT Council receives the staff report for update and information regarding the submitted Development applications for requested zoning amendments with potential Official Community Plan (OCP) Bylaw amendments as well.

5.3 Change of Co-Chair appointment to the Select Vision and Planning Committee

Recommendation/s: THAT Council considers Councillor Lewis's request to change the co-Chairs of the Select Vision and Planning Committee meeting from being herself and Councillor McDonagh to Mayor Coleman and Councillor McDonagh, allowing Councillor Lewis to stay as a continued select committee member.

6.0 NEW BUSINESS

6.1 Mayor's Written (Draft Concise Business Plan) and Verbal Report (Emergent Items)

Recommendation/s: THAT Council
Receives the Mayor's written and verbal report.

6.2 Wells-Barkerville Community Forest Board Appointment

Recommendation/s: THAT Council
Appoints Councillor Lewis to the Wells-Barkerville Community Forest Board.

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

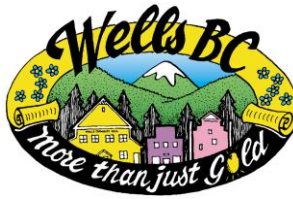
7.2 Staff

7.3 Public Gallery – **Questions relating to the agenda.**

9.0 ADJOURNMENT

9.1 Adjournment of the Regular Council meeting of Tuesday April 5, 2022.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday April 5, 2022.



**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, March 22, 2022
ONLINE (VIA ZOOM) – COVID-19**

MINUTES

ATTENDANCE: Mayor Ed Coleman, Councillors Dorothea Funk, Mandy Kilsby, Jenn Lewis, and Shannon McDonagh

STAFF: Chief Administrative Officer, Donna Forseille; Fire Chief, Carrie Chard; and District Clerk, Lala Cripps

PUBLIC GALLERY: 25

1.0 CALL TO ORDER AT 7:05PM

1.1 Agenda for the Regular Council meeting of Tuesday March 22, 2022

22-15 MOVED Councillor Lewis, seconded Councillor Funk THAT Council defer items 4.2 and 7.1 to April 5, 2022, Regular Council Meeting.

Carried Unanimously

22-16 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council approves the agenda as amended for the Regular Council meeting of Tuesday March 22, 2022, as amended.

Carried Unanimously

2.0 MINUTES

2.1 Minutes for the Regular Council meeting of Tuesday February 22, 2022

22-17 MOVED Councillor Kilsby, seconded Councillor Funk THAT Council approves the Regular Council meeting minutes of Tuesday February 22, 2022, as circulated.

Carried Unanimously

2.2 Minutes for the Special Council meeting of Tuesday March 15, 2022

22-18 MOVED Councillor Lewis, seconded Councillor Kilsby THAT Council approves the Special Council meeting minutes of Tuesday March 15, 2022, as circulated.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS

3.1 MLA Coralee Oakes

MLA Oakes congratulated the new Mayor and Council and Councillor Kilsby for all the hard work done when she was the only council member left. She stated she is excited to work with and see everyone in person now that COVID19 restrictions are being lifted. She stated she is looking forward to working with Mayor, Council and Staff. She thanked Mayor Coleman for the chance to speak.

22-19 MOVED Councillor McDonagh, seconded Councillor Lewis THAT Council receives the welcome from MLA Coralee Oakes.

Carried Unanimously

3.2 Presentation from Barkerville Gold Mines – Update to Mayor and Council at 7:12 PM
See presentation slides attached to minutes.

Chris Lodder introduced himself as the President of Osisko Development the owner of Barkerville Gold Mines in charge of the Cariboo Gold Project and Bonanza Ledge Mine.

22-20 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council receives the presentation and update from Barkerville Gold Mines.

Carried Unanimously

3.3 Presentation from Sydney Redpath of CCCTMA at 7:27 PM

See presentation slides attached to minutes.

Sydney Redpath introduced herself as the Director of Marketing for Cariboo Chilcotin Coast Tourism for the past 3 year.

Councillor Funk thanked Sydney for the presentation and the request for a letter of support. Councillor Lewis thanked Sydney for the presentation and opportunity.

22-21 MOVED Councillor McDonagh, seconded Councillor Funk THAT Council receives the presentation from Sydney Redpath regarding the Municipal and Regional District Tax (MRDT) Renewal.

Carried Unanimously

22-22 MOVED Councillor Funk, seconded Councillor McDonagh THAT Council supports the District of Wells be included in the regional program in application for the Municipal and Regional District Tax (MRDT) renewal.

Carried Unanimously

4.0 CORRESPONDENCE

4.1 Annual Report from the Wells-Barkerville Community Forest Board (WBCFB)

22-23 MOVED Councillor Lewis, seconded McDonagh THAT Council receives the letter from the Wells-Barkerville Community Forest Board regarding their annual report.

Carried Unanimously

4.2 Letter of Request from the Wells-Barkerville Community Forest Board (WBCFB)

DEFERRED to APRIL 5, 2022, Regular Council Meeting

4.3 Wells-Barkerville Community Forest Board (WBCFB) Letter regarding Dividend Funds to the District of Wells

Councillor Funk thanked the Wells-Barkerville Community Forest Board for the wonderful dividends.

Mayor Coleman thanked the Wells-Barkerville Community Forest Board and commented that we are very fortunate.

22-24 MOVED Councillor Funk, seconded Councillor Lewis THAT Council receives the letter from the Wells-Barkerville Community Forest Board informing Council and the Community of the recent dividends in the sum of \$228, 859.63 issued to the municipality on March 17, 2022, for the 2021 year.

Carried Unanimously

5.0 NEW BUSINESS

Mayor Coleman stated he has had lots of meeting and has been updating Council as the meetings happen. He thanked Council and staff for helping embrace the Draft Concise Business Plan that is currently in revision 1.9. He stated that if anyone would like to discuss the plan, he is available to talk and explain so please contact him or CAO Forseille and they will be happy to make time to meet you to go over any questions or concerns. Public engagement will also be done in the near future on the plan. He stated further assessments are being completed on the facility buildings and he thanked staff and past council for work done to date.

Councillor Lewis thanked Mayor Coleman and stated is has been an honour working on the plan, and it was a great job being done.

5.1 Mayor's Written (Draft Concise Business Plan) and Verbal Report (Emergent Items)

22-25 MOVED Councillor Lewis, seconded Councillor Kilsby THAT Council receives the Mayor's written and verbal report.

Carried Unanimously

5.2 Cariboo Regional District (CRD) Board Appointments

22-26 MOVED Council McDonagh, seconded Councillor Lewis THAT Council appoints Mayor Coleman to the Cariboo Regional District Board with Alternate Councillor Dorothea Funk.

Carried Unanimously

5.3 Northern Development Initiative Trust (NDIT) Board Appointments

22-27 MOVED Councillor Lewis, seconded Councillor Funk THAT Council appoints Mayor Coleman to the Northern Initiative Trust Board (NDIT).

Carried Unanimously

5.4 Signing Authorization for Mayor

22-28 MOVED Councillor Funk, seconded Councillor Lewis THAT Council subject to consultation with the District of Wells auditors, approves Mayor Coleman to be added as signing authority to the TD Canada Trust Bank.

Hereby Resolved:

THAT Mayor Ed Coleman, Councillor Mandy Kilsby, as elected officials of the District of Wells (herein called the "Corporation"), be and are hereby authorized as signing authority for and on behalf of the Corporation to make deposits with TD CANADA TRUST (the "Bank"), for credit to the Corporation's account and any cheques and other orders for the payment of money, and for that purpose to endorse the same on behalf of the Corporation either in writing or by rubber stamp;

AND THAT Chief Administrative Officer, Donna Forseille, hereby remain as signing authority on behalf of the District of Wells (herein called the "Corporation")

AND THAT all cheques of the Corporation be drawn in the name of the Corporation and be signed on its behalf by Mayor Ed Coleman, Councillor Mandy Kilsby AND/OR either Donna Forseille, Chief Administrative Officer;

Carried Unanimously

5.5 Draft Memorandum of Understanding (MOU) with Barkerville Gold Mines

Councillor Funk stated she is happy that a MOU will be signed with Barkerville Gold Mines and is hopeful that will help pave the way to working towards an agreement between the District of Wells and Barkerville Gold Mine. She stated she does have issue with the name of the company in the MOU as Osisko Development Corporation is the name with Barkerville Gold Mine being a subsidiary of Osisko Development. She stated the name is a concern and she wants to be sure that the MOU is done correctly.

Mayor Coleman stated that the agreement is correct, and that the District of Wells is dealing with the company that is the legal minutiae that is licensed in British Columbia and that is who are dealing with. He stated if anything changes than the MOU changes and the document can also be terminated within thirty (30) days.

Councillor Lewis question if mayor and council are doing their due diligence if it is not presented to our legal team for review. She stated that the drilling program falls under Osisko Development Corp not Barkerville Gold Mine.

22-29 MOVED THAT Council receives the draft Memorandum of Understanding (MOU) with Barkerville Gold Mines.

Carried Unanimously

22-30 MOVED Councillor Funk, seconded Councillor Kilsby THAT the MOU be signed with Barkerville Gold Mines signing authority Chris Lodder, President and the District of Wells Mayor Coleman and Acting Mayor Councillor McDonagh before Friday March 25, 2022.

Motion failed.

22-31 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Chief Administrative Officer Forseille take the MOU to our legal team to review and advise on the legal name of the Company affects our relation on the MOU.

Carried Unanimously

22-32 MOVED Councillor Funk, seconded Councillor Kilsby THAT feasible wording on points one (1) and five (5) be amended in the MOU to **Whereas:**

1. Barkerville Gold Mine is the owner of mineral tenures and other assets located in and around Wells, British Columbia.

and

5. Barkerville Gold Mine and the District of Wells wish to enter into this MOU to formalize their mutual understandings in respect of Osisko Development's activities in and around Wells, including the Cariboo Gold Project.

Carried Unanimously

22-33 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council approved the MOU per all amendments to change points 1 and 5 wording (*as per Resolution 22-32*).

Carried Unanimously

5.6 Board of Variance Appointments required

22-34 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council defer 5.6 to the April 5th, 2022, Regular Council Meeting.

Carried Unanimously

6.0 STAFF REPORTS

6.1 2022 Proposed Provisional Budget

Mayor Coleman stated a lot of work that needs to be completed on the budget and that budget at this time is not completed but wanted to present what has been discussed to date.

Councillor Funk stated that she appreciates that the budget is being presented at this time and also feels there is more work to go into the budget still.

CAO Forseille stated that the approved budget needs to be completed as soon as possible and requires at least ten (10) day notice prior to public consultation, then the approved budget must go to the auditor and must also be done to ensure Statutory required reports due in May 2022 can be completed on time.

22-35 MOVED Councillor Funk, seconded Councillor Lewis THAT Council receives the staff report regarding the proposed 2022 Provisional Budget and direct staff to conduct Public Consultation on the 2022 Provisional Budget at the April 19th, 2022, Regular Council Meeting.

Carried Unanimously

6.2 Support Request to West Fraser Timber for the Ice Rink Revitalization Project

22-36 MOVED Councillor Lewis, seconded Funk THAT Council approves a letter to West Fraser Timber requesting materials support for the Ice Rink Revitalization Project. (This will take place in consultation with the Wells-Barkerville Community Forest Board)

Carried Unanimously

6.3 Sewer Feasibility Study RFP Request

22-37 MOVED Councillor McDonagh, seconded Councillor Lewis THAT Council approves Staff issuing a Request for Proposal and/or invitation to Bid on the Sewer Feasibility study.

Carried Unanimously

7.0 BYLAWS

7.1 Development Variance application/s for Zoning and OCP Bylaw Variances

Deferred to April 5th, 2022 Regular Council Meeting.

8.0 CONSENT CALENDAR -NIL

9.0 INFORMATION AND ANNOUNCEMENTS

9.1 Council

No comments.

9.2 Staff

No comments.

9.3 Public Gallery – **Questions relating to the agenda.**

No comments.

10.0 ADJORNMENT

10.1 Adjournment of the Regular Council meeting of Tuesday March 22, 2022.

22-38 MOVED Councillor Lewis, seconded McDonagh THAT Council at 8:22 PM adjourns the Regular Council meeting for Tuesday March 15, 2022.

Carried Unanimously

Donna Forseille, CAO

Ed Coleman, Mayor



INSIDE

HISTORY OF MRDT

WHAT WE'VE DONE

OUR 2023-28 PLAN

CARIBOO
CHILCOTIN
COAST 

2018-2023 MRDT RESULTS

TO-DATE (2022)

HISTORY OF MRDT

Municipal & Regional District Tax (MRDT) is an up to 3% consumer tax applied to sales of short-term accommodations (including online accommodation providers) within designated collection areas. The full 3% of MRDT collected within the Cariboo Chilcotin Coast is allocated to tourism marketing.

In 2019, over \$74 MILLION in MRDT dollars was collected and used by destinations throughout British Columbia to market tourism to their respective communities.

The Cariboo Chilcotin Coast Tourism Marketing Association, headquartered in Williams Lake, began collecting MRDT in 2018. This regional approach was identified by our tourism businesses as being the most effective way to compete against larger destinations on behalf of our smaller communities and rural areas.

The process to enable and renew the collection of MRDT occurs every 5 years, and is contingent on the signed support of our tourism businesses, municipalities and regional districts.

We are looking for your support to renew this crucial source of tourism marketing dollars to continue the growth and fostering of the Cariboo Chilcotin Coast region.



WHAT WE'VE DONE

WE'VE INVESTED...

\$2.5 MILLION in MRDT Dollars
leveraged into
**\$4.4 MILLION of marketing to Cariboo Chilcotin Coast
tourism businesses.**

RESULTING IN...



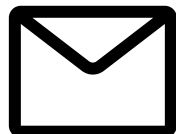
250,000,000+ Impressions



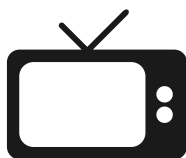
105,000+ Direct Referrals to Tourism Businesses



1,000,000+ Website Visits



27,000+ Emails Sent



20,600,000+ Television Impressions
across 1,500+ Commercials Placed

OUR 2023-28 PLAN

1. Promote targeted campaigns to our domestic and international markets to yield greater return-on-investment.
2. Refine our regional identity to further prioritize our natural, outdoor recreational spaces.
3. Implement and disseminate research and performance monitoring to our businesses.
4. Utilize marketing program data to determine campaign conversion and economic impact.
5. Work with Indigenous Tourism BC to promote and support Indigenous tourism.
6. Work with stakeholders and community groups to leverage the Destination BC Co-Op program.
7. Increase individual stakeholder digital literacy capacities.
8. Protect our region's natural environment by educating and attracting responsible visitors.
9. Support our sport, meetings, events and incentives markets.





QUESTIONS?

SYDNEY REDPATH, DIRECTOR OF MARKETING

E: SYDNEY@LANDWITHOUTLIMITS.COM

C: 250-617-4954



PO Box 69
Wells BC V0K 2R0

March 16, 2022

By email
c/o Admin1@wells.ca

Mayor and Council
District of Wells
4243 Sanders Street
PO Box 219
Wells BC V0K 2R0

Re: Wells-Barkerville Community Forest Ltd. Annual General Meeting and Annual Financial Audit

As in the past two years, the Directors of Wells-Barkerville Community Forest Ltd. recommend the shareholder, the District of Wells, waive, by resolution, the appointment of an auditor to review the financial transactions of Wells-Barkerville Community Forest Ltd. for the year 2021, with the understanding the company will engage PMT Chartered Accountants in Quesnel to conduct a full review of those financial transactions. This financial review engagement is considerably less costly than a full audit but completely meets the requirements of the District of Wells.

Similarly, as in the past two years, the Directors of Wells-Barkerville Community Forest Ltd. recommend the shareholder, the District of Wells, waive, by resolution, the requirement for an annual general meeting of Wells-Barkerville Community Forest Ltd. for the year 2022. The primary business of an Annual General Meeting is the election of Directors, but the sole shareholder, the District of Wells appoints the Directors, making a subsequent Annual General Meeting an unnecessary but time consuming formality.

As always we will be pleased to address any questions or concerns about our recommendations.

Sincerely,

Ian Macdonald, President



PO Box 69
Wells BC V0K 2R0

March 30, 2022

By email
c/o Admin1@wells.ca

Mayor and Council
District of Wells
4243 Sanders Street
PO Box 219
Wells BC V0K 2R0

Re: Maintaining the price we pay the Province for timber harvested in the community forest

A potential increase is looming in the fee paid to the Province for timber logged in the community forest.

This fee, called “stumpage”, is currently paid by BC community forests in BC at a price determined by a tabular rate system. This lower fee recognizes the eight unique goals of BC’s community forest program, the higher costs these goals impose on community forests, and the benefits of community forests.

In June 2021 the Province issued *Modernizing Forest Policy in British Columbia: Setting the Intention and Leading the Forest Sector Transition*, generally referred to as “the intentions paper”.

Among the intentions identified in the paper:

Currently there is a disparity between stumpage rates applied to Woodlot Licences (WLs), Community Forest Agreements (CFAs), and First Nation Woodland Licences issued to Indigenous communities. We will harmonize the rate structures, consistent with our market-based pricing system, while being mindful that smaller tenure ownership is impacted by economies of scale.

Community forests across BC are asking local governments, through the UBCM resolution process, to urge the Province to maintain tabular stumpage rates for community forests.

A draft resolution is attached for your consideration.

Please contact me if you have any questions about the draft resolution or other possible impacts of the Province's intentions paper.

Sincerely,

Cam Beck, Coordinator

cc BC Community Forest Association

Sincerely,

Cam Beck, Coordinator

2022 UBCM Resolution submitted by the (Insert name of the local government here)
Pricing Policy for Community Forests

WHEREAS

The tabular stumpage rate system that currently applies to community forest agreements provides the means through which community forests innovate, operate in contentious areas, invest in long-term forest stewardship and provide jobs and other benefits to their communities;

AND WHEREAS

The ability of community forests to innovate and invest in community priorities including climate change adaptation, wildfire risk reduction, ecosystem restoration, old growth management, recreational infrastructure development, and community economic development relies upon the current stumpage rates;

AND WHEREAS

Any change in the current tabular stumpage policy that results in an increased stumpage rates and additional administrative burden for community forest tenures will greatly reduce and undermine the capacity of community forests to provide key socio-economic benefits to the communities that they support. The tabular stumpage policy enables community forest agreement holders to implement modernized forest policies and to meet the full range of community objectives while operating viable businesses.

THEREFORE BE IT RESOLVED that the Province of British Columbia maintain the tabular rate structure for community forest agreements.

From: DON HAUKA <ddclauka@shaw.ca>

Sent: Wednesday, March 30, 2022 2:10 PM

To: DONALD/DON HAUKA <ddclauka@shaw.ca>

Subject: Request for a motion of support from the New Pathways to Gold Society



Dear Civic Partner:

A few weeks ago, we wrote to ask for your support in our campaign to secure additional funding from the provincial government in order to keep the New Pathways to Gold Society (NPTGS) operating past June. We are happy to say that some of you have already expressed your support. On March 22, Williams Lake City Council passed this motion:

That pursuant to the request of the New Pathways to Gold Society (NPTGS) in their letter dated March 2, 2022, Council send a letter of support for the NPTGS work and investments in the region's Gold Rush/Spirit Trails heritage tourism corridor to Premier John Horgan, TACS Minister Melanie Mark and Indigenous Relations and Reconciliation Minister Murray Rankin urging them to continue providing the NPTGS with the stable, ongoing core funding needed for them to continue providing this valuable service.

The Quesnel City Council passed an almost identical motion at their March 15 meeting. We thank these civic partners for sending a message to the provincial government that NPTGS is a valuable organization dedicated to Reconciliation and economic development via heritage tourism and Multiculturalism.

If you have not done so already, we ask that you put a similar motion of support on the agenda of your next meeting. Let the BC Government know that you want the Society to keep on making the difference in the lives of the people living the length of the Gold Rush/Spirit Trails. And tell them how much it means to your community to have the government continue to invest in the heritage tourism assets in your area.

We thank you in advance. We know that by working together as we have since 2007, we can continue to help build local economies in Indigenous and non-Indigenous communities from Hope to Barkerville. We hope that this finds you well and safe!

Sincerely,

**Cheryl Chapman, Indigenous Co-Chair
Terry Raymond, Co-Chair**

**For more information, please contact
Don Hauka,
Executive Director,
New Pathways to Gold Society
Email: ddclauka@shaw.ca
Cell: 604-787-9155**

Memorandum of Understanding

This Memorandum of Understanding ("MOU") is made as of March 23, 2022 ("Effective Date")

Between: Barkerville Gold Mines Ltd. ("BGM")

And: District of Wells

Whereas:

1. BGM is the owner of mineral tenures and other assets located in and around Wells, British Columbia.
2. BGM and District of Wells have a common interest in cooperative relations.
3. BGM and District of Wells have engaged in meaningful dialogue with a view toward seeking partnership opportunities based on mutual respect.
4. BGM 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.
5. BGM and the District of Wells wish to enter into this MOU to formalize their mutual understandings in respect of Osisko Development Corp.'s activities in and around Wells, including the Cariboo Gold Project.

Principles:

1. Mutual respect for each party's respective areas of jurisdiction;
2. Mutual respect for each party's mandates and policies and that this MOU 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:

BGM 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 both parties entering into this MOU and the adoption of authorizing resolutions 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 MOU on the Effective Date, to attest to their mutual commitment to promote cooperative relationship building.

DISTRICT OF WELLS




Mayor



Acting Mayor

BARKERVILLE GOLD MINES LTD.



Chris Lodder, President & CEO



District of Wells

Meeting Date	April 5, 2022
Report Date:	March 30, 2022
Memo to:	Mayor and Council
From:	Donna Forseille, Chief Administrative Officer
Subject:	Development Application – Zoning Amendments

Purpose/Issue:

The purpose of this report is to inform Council of the recent Development Application received by staff and update Council.

At the Regular Council meeting for Tuesday March 22, 2022, Council deferred item 7.1 – Staff Report- Development Application to be brought forward at tonight’s (April 5, 2022) Council meeting.

Since the March 22, 2022 Regular Council meeting, staff have had the opportunity to meet with the City of Quesnel Staff in efforts of clarifying the requirements of the requested Zoning amendment requests (as well as potential OCP amendment requirements) for the two (2) current applications staff have received.

The first application is for 12566 Barkerville Highway, which is currently zoned “CW” (Commercial), to have an approved zoning amendment to allow for “R1” (Residential) zoning. The property currently consists of a single-family residential home with RV lots. The applicants wish to subdivide the property into five (5) residential lots to allow for Residential dwellings on each lot.

The second application is for 3810 Ski Hill Rd., which is currently zoned “RR2” (Rural Residential) zoning, to have an approved zoning amendment to allow for “M2” (General Industrial). The property currently has a Temporary Use Permit (TUP) to allow for onsite storage of existing fuel tank. The applicants wish to amend the zoning to allow for the transition of the TUP into regular usage for light commercial and camp fuel storage continuance.

The Zoning amendment process consists of the following:

1. Pre-Application Meeting
2. Zoning Amendment Application Submission - If does not comply with Official Community Plan (OCP) also requires OCP amendment.
3. Report to Council requesting authorizing draft amendments
4. Council authorizes (proceed to #5) or Council rejects (Do NOT proceed)
5. Application referred to internal departments and external agencies for review and comment
6. Report to Council introducing draft amendments and obtaining consultation requirements
7. 1st reading of amendment bylaw
8. 2nd reading of amendment bylaw
9. Public Consultation

10. Public Hearing - After the Public Hearing Council may not hear any new discussion before making a decision.
11. 3rd reading of amendment bylaw
12. Additional Signatures required obtained (i.e. Transportation)
13. Final reading of bylaw

At this time steps 1 and 2 have been completed.

Staff have reached out to the applicants to update them on the process and discuss the next steps forward. Step 3 will be for Council to authorize staff to draft the amendments to the Zoning Bylaw. As part of step 5 the municipality will require referrals from external agencies including but not limited to Ministry of Transportation (MOTI) and utility companies. (Any zoning changes or land use changes within 800 m of the Highway requires referral to MOTI).

Staff anticipate requesting Council's authorization to proceed to steps 4 and 5 at the next Council meeting on April 19, 2022.

Legal Considerations:

District of Wells OCP Bylaw No. 106,2010 and Zoning Bylaw No. 26, 2000

Options / Recommendations:

1. Receives the staff report regarding the applications for zoning amendment/s and potential Official Community Plan Bylaw amendment/s to support the applicants desired use of the properties.

Respectfully submitted by

Donna Forseille
Chief Administrative Officer



...an Official British Columbia
Gateway Community

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

Street Address: 3810 Ski Hill rd

Legal Description: Lot 2 DL 391 Cariboo District Plan PGP 35856

DOW Roll # 391: 01480.025

Parcel ID#: 017-589-517

Zoning: RR2

Land Use: Room & Board, Fuel tank storage.

Please Print:

Property Owner: Barkerville Gold Mines Ltd

Property Owner: _____

The undersigned, registered property owners of the above noted property, do hereby authorize

Dawn Leroy, of Realize It
(Contractor/Agent) (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

365 Bay Street, Suite 400 Toronto Ontario

Telephone: 604 722 6496

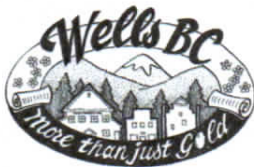
We hereby certify that the above information submitted in this application is true and accurate to the best of my/our knowledge.

Authorized Signature

[Signature]
Authorized Signature

Date

Date



District of Well
 Mail: PO Box 219
 Address: 4243 Sanders Ave.
 Wells, BC V0K 2R0

Tel: (250) 994-3330
 Fax: (250) 994-3331
 email: clerk@wells.ca

DEVELOPMENT APPLICATION FORM

1. APPLICATION TYPE – Please select one of the following:

- | | |
|---|--|
| Official Community Plan Amendment
Zoning Amendment
Combined Official Community Plan & Zoning Amendment
Development Permit
Development Variance Permit | Land Use Contract Amendment
Subdivision
Strata Title Subdivision
Temporary Industrial Use Permit
Temporary Commercial Use Permit |
|---|--|

2. REGISTERED OWNER(S)/APPLICANT INFORMATION

Applicant: Registered Owner Authorized Agent
 Applicant Name: Dawn Leroy
 Address: PO Box 253, Wells BC
 Signature: Dawn
 Phone: 250 994 6803
 Postal Code: V0K 2R0
 Date: Nov 1, 2021

NOTE: If the applicant is not Registered Owner, then a letter authorizing the agent or the Registered Owner' information and signature shall be provided below.

Registered Owner's Name: Barkerville Gold Mines Ltd Phone: 250 994 0002
 Address: 365 Bay St, Suite 400, Toronto, ON Postal Code: M5H 2V1
 Signature: _____ Date: _____

3. PROPERTY INFORMATION

Subject Property Address: 3810 SKi Hill road
 Legal Description: Lot 2 DL 391 Cariboo District Plan PGP 35856 PID 017-589-517
 Roll Number: 39101480.025 Present Zoning: Residential RR2
 Present Official Community Plan Designation: _____
 Present Use: Light Commercial, Camp Fuel storage, Quonset

4. APPLICATION INFORMATION

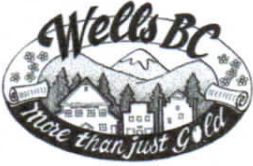
Description of the Application: Zoning Amendment to M2 General Industrial
 Reasons and comments in support of the application (use a separate sheet if necessary):
To allow for onsite storage of existing Fuel tank
Transition from temporary use permit

5. ATTACHMENTS: As stated in the Project Information Form, the required plans are to be submitted with the application.

For Office Use Only:

Application No: _____	Date: _____
Application Fee: _____	Receipt No: _____
Received By: _____	Signature: _____

Schedule Terms



District of Well
 Mail: PO Box 219
 Address: 4243 Sanders Ave.
 Wells, BC V0K 2R0

Tel: (250) 994-3330
 Fax: (250) 994-3331
 email: clerk@wells.ca

DEVELOPMENT APPLICATION FORM

1. **APPLICATION TYPE** – Please select one of the following:
- Official Community Plan Amendment
 - Zoning Amendment
 - Combined Official Community Plan & Zoning Amendment
 - Development Permit
 - Development Variance Permit

- Land Use Contract Amendment
- Subdivision
- Strata Title Subdivision
- Temporary Industrial Use Permit
- Temporary Commercial Use Permit

2. **REGISTERED OWNER(S)/APPLICANT INFORMATION**

Applicant: Registered Owner Authorized Agent
 Applicant Name: Dawn Leroy
 Address: PO Box 253, Wells BC
 Signature: Dawn

Phone: 250 994 6803
 Postal Code: V0K 2R0
 Date: Nov 1, 2021

NOTE: If the applicant is not Registered Owner, then a letter authorizing the agent or the Registered Owner' information and signature shall be provided below. Text

Registered Owner's Name: Barkerville Gold Mines Ltd
 Address: 365 Bay St, Suite 400, Toronto, ON
 Signature: [Signature]

Phone: 250 994 0002
 Postal Code: M5H 2V1
 Date: Nov 8 2021

3. **PROPERTY INFORMATION**

Subject Property Address: 3810 SKi Hill road
 Legal Description: Lot 2 DL 391 Cariboo District Plan PGP 35856 PID 017-589-517
 Roll Number: 39101480.025 Present Zoning: Residential RR2
 Present Official Community Plan Designation: _____
 Present Use: Light Commercial, Camp Fuel storage, Quonset

4. **APPLICATION INFORMATION**

Description of the Application: Zoning Amendment to M2 General Industrial

Reasons and comments in support of the application (use a separate sheet if necessary):

To allow for onsite storage of existing Fuel tank
 Transition from temporary use permit

5. **ATTACHMENTS:** As stated in the Project Information Form, the required plans are to be submitted with the application.

For Office Use Only:

Application No: _____
 Application Fee: _____
 Received By: _____

Date: _____
 Receipt No: _____
 Signature: _____

Zoning and OCP Amendment Map of property:





District of WELLS

P.O. Box 219
Wells, B.C. V0K 2R0
Tel: (250) 994-3330
Email clerk@wells.ca

PROJECT INFORMATION FORM

for Development Permits, Development Variance Permits, and Temporary Use Permits

The information requested in this form is required to expedite the application and assist the staff in preparing a recommendation.

1. DESCRIPTION OF THE APPLICATION

Present use of the site: Light Commercial, Temp Camp, Fuel Storage, Quonset

Please give a full description of the proposed use/development: To allow for onsite storage of existing fuel tanks
Transition from Temporary Use Permit

Approximate Commencement Date of Proposed Project: December 1, 2021

2. ATTACHMENT PLANS

The applicant shall confirm with the District which of the following attachments are required. If additional information is required the applicant shall be notified.

This section to be filled out in consultation with Development Services staff

Yes No A dimensioned Sketch Plan drawn to a scale of _____ to _____ showing the location of existing building structures and uses.

Yes No A dimensioned Site Development Plan to a scale of _____ to _____ showing the proposed use, existing building structures, highway access, etc.

Yes No A Contour Map (Plan) drawn to a scale of _____ to _____ with contour interval of _____, of the subject site or a dimensional cross-section sketch of the property.

Yes No Dimensional elevations of the building facades which face the street or alley at a scale of _____ to _____.

Yes No A dimensioned Sketch Plan drawn to a scale of _____ to _____ of the proposed subdivision, where subdivision (small or large) is contemplated.

Yes No Technical information or reports and other information required to assist in the preparation of the application, listed below:

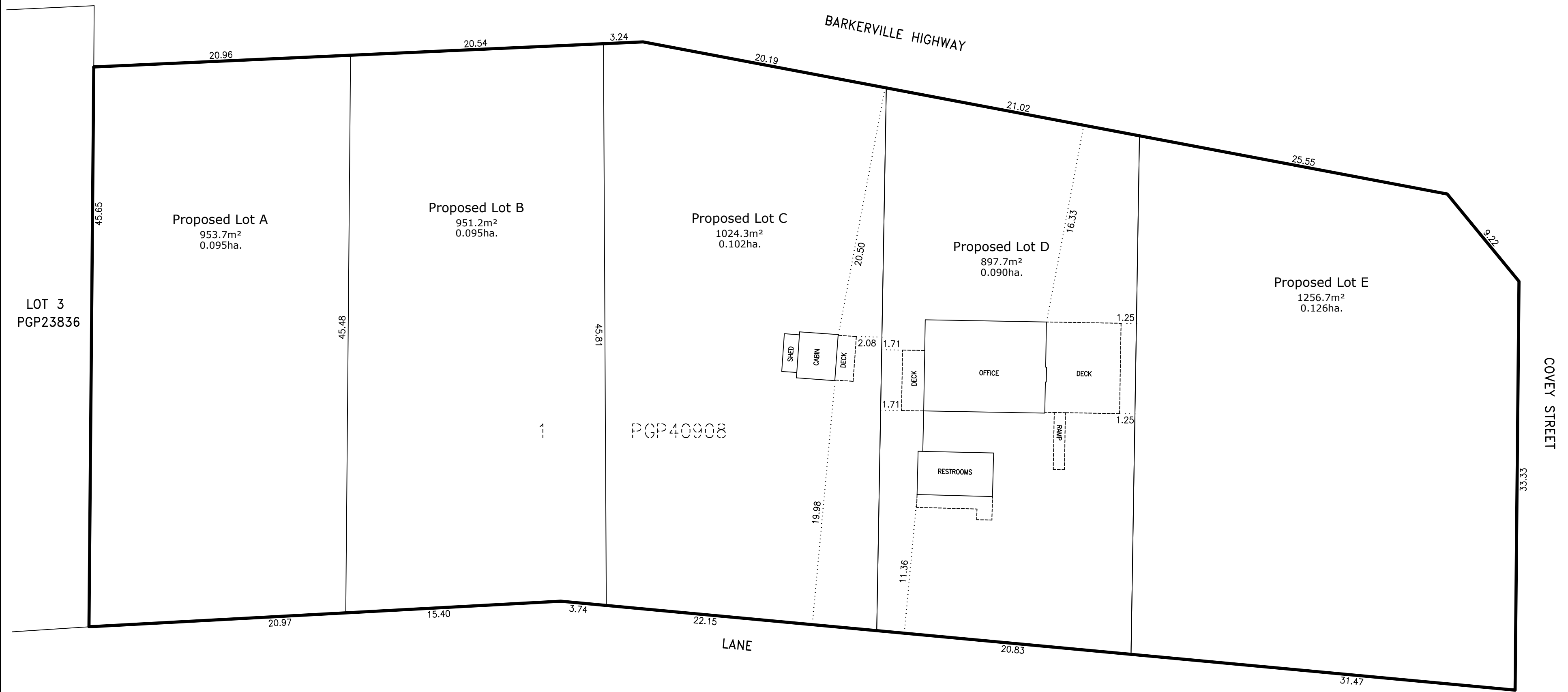
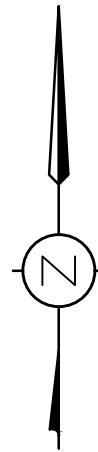
PROPOSED SUBDIVISION PLAN OF
 LOT 1 DISTRICT LOT 131 CARIBOO DISTRICT
 PLAN PGP40908

93H.013



All distances are in metres

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



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

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



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



...an Official British Columbia
Gateway Community

AGENT AUTHORIZATION FORM

PROPERTY LEGAL DESCRIPTION:

Street Address: 12566 Barkerville Hwy

Legal Description: Lot 1 DL 131 Cariboo District Lot 131 Plan PGP 40908

DOW Roll # 391: 01473.002

Parcel ID#: 003 677 007

Zoning: Commercial

Land Use: 1sty house & RV Park

Please Print:

Property Owner: Barkerville Gold Mines Ltd

Property Owner: _____

The undersigned, registered property owners of the above noted property, do hereby authorize

Dawn Leroy, of Realize It
(Contractor/Agent) (Name of consulting firm)

to act on my behalf and take all actions necessary for the processing, issuance and acceptance of this permit or certification and any and all standard and special conditions attached.

Property Owner's Address (if different than property above):

Suite 300-1100 Avenue Des Canadiens-de Montreal Qc

Telephone: 604 722 6496

We hereby certify that the above information submitted in this application is true and accurate to the best of my/our knowledge.

Authorized Signature

Chris Ludke

Authorized Signature

Date

Date



District of WELLS

P.O. Box 219
Wells, B.C. V0K 2R0
Tel: (250) 994-3330
Email clerk@wells.ca

PROJECT INFORMATION FORM

for Development Permits, Development Variance Permits, and Temporary Use Permits

The information requested in this form is required to expedite the application and assist the staff in preparing a recommendation.

1. DESCRIPTION OF THE APPLICATION

Present use of the site: Single Family Home and RV Campground

Please give a full description of the proposed use/development: Development of 4 additional single family homes

Approximate Commencement Date of Proposed Project: June 1st 2022, subject to subdivision process completion

2. ATTACHMENT PLANS

The applicant shall confirm with the District which of the following attachments are required. If additional information is required the applicant shall be notified.

This section to be filled out in consultation with Development Services staff

- Yes No A dimensioned Sketch Plan drawn to a scale of _____ to _____ showing the location of existing building structures and uses.
- Yes No A dimensioned Site Development Plan to a scale of _____ to _____ showing the proposed use, existing building structures, highway access, etc.
- Yes No A Contour Map (Plan) drawn to a scale of _____ to _____ with contour interval of _____, of the subject site or a dimensional cross-section sketch of the property.
- Yes No Dimensional elevations of the building facades which face the street or alley at a scale of _____ to _____.
- Yes No A dimensioned Sketch Plan drawn to a scale of _____ to _____ of the proposed subdivision, where subdivision (small or large) is contemplated.
- Yes No Technical information or reports and other information required to assist in the preparation of the application, listed below:



District of Well
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 Address: 4243 Sanders Ave.
 Wells, BC V0K 2R0

Tel: (250) 994-3330
 Fax: (250) 994-3331

email: clerk@wells.ca

DEVELOPMENT APPLICATION FORM

1. APPLICATION TYPE – Please select one of the following:

- Official Community Plan Amendment
- Zoning Amendment
- Combined Official Community Plan & Zoning Amendment
- Development Permit
- Development Variance Permit

- Land Use Contract Amendment
- Subdivision
- Strata Title Subdivision
- Temporary Industrial Use Permit
- Temporary Commercial Use Permit

2. REGISTERED OWNER(S)/APPLICANT INFORMATION

Applicant: Registered Owner Authorized Agent
 Applicant Name: Dawn Leroy
 Address: 4389 Blair Ave, Wells
 Signature: Dawn

Phone: 250 994 6805
 Postal Code: V0K 2R0
 Date: Nov 18, 21

NOTE: If the applicant is not Registered Owner, then a letter authorizing the agent or the Registered Owner' information and signature shall be provided below.

Registered Owner's Name: Barkerville Gold Mines Phone: 250 994 0002
 Address: Suite 300-1100 Ave Des Canadiens Postal Code: H3B 2S2
 X Signature: [Signature] Chris Lodder Date: Nov 18, 2021

3. PROPERTY INFORMATION

Subject Property Address: 12566 Barkerville Hwy
 Legal Description: Lot 1 DL 131 Cariboo Regional District Plan
 Roll Number: 014 73 002 Present Zoning: Commercial (CW)
 Present Official Community Plan Designation: CW
 Present Use: Single Family Home and RV campground

4. APPLICATION INFORMATION

Description of the Application: Rezoning From Commercial (CW) to Residential (R1)

Reasons and comments in support of the application (use a separate sheet if necessary):

To support Application For subdivision for single Family homes residential development

5. ATTACHMENTS: As stated in the Project Information Form, the required plans are to be submitted with the application.

For Office Use Only:

Application No: _____
 Application Fee: _____
 Received By: _____

Date: _____
 Receipt No: _____
 Signature: _____



District of Wells

2022 to 2032 *Draft* Concise Business Plan

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0

Phone--250-994-3330 Fax--250-994-3331 www.wells.ca

2022 03 21--Version 1.9

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. DOW is located within Indigenous Unceded Lands and Territory.

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District of Wells 2022 to 2032 *Draft Concise Business Plan*

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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: *grammatical improvements and other updates are highlighted in yellow.*

Council consists of Mayor and 4 Councillors. For more information about this plan, contact our CAO Donna Forseille at 250-994-3330 or admin1@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. (from draft new OCP)

Previous most recent Vision Statement will be added.

Mission

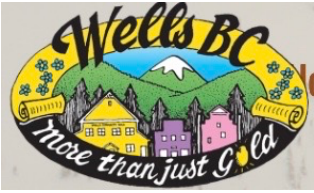
(How business is done.)

Wells works with its citizens and partners cooperatively to sustain and improve the community for all. (attempted wording from reading the draft new OCP)

Previous most recent Mission Statement will be added.

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



District of Wells 2022 to 2032 *Draft Concise Business Plan*

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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 applies 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.



District of Wells 2022 to 2032 *Draft Concise Business Plan*

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0
 Phone--250-994-3330 Fax--250-994-3331 www.wells.ca
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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 Staff.
- Fiscal Year: January to December.
- Gateway to Barkerville Historic Town & Park and Bowron Lakes Provincial Park
- Infrastructure: Water, Sewer, Roads, Power, Communications, Facilities

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
Current				
Coleman, Ed	2022 Feb	2022 Oct	Mayor edcoleman@wells.ca 250-991-9034	Business, Industry, Not-for Profits, and Education
Funk, Dorothea	2022 Feb	2022 Oct	Councillor dfunk@wells.ca	Media, Arts, Library Science, & Community
Kilsby, Mandy	2018 Nov	2022 Oct	Councillor kilsby@wells.ca	Museum & Heritage
Lewis, Jenn	2022 Feb	2022 Oct	Councillor jlewis@wells.ca	Entertainment Industry, Arts, Business & Community
McDonagh, Shannon	2022 Feb	2022 Oct	Councillor smcdonagh@wells.ca	Business and Retail
Previous--Current Term				
Cooley, Chris	2018 Nov	2021 Nov	Councillor	Tourism & Heritage
Dorwart, Kysenya	2018 Nov	2021 Nov	Councillor	Arts, Tourism & Heritage
Fourchalk, Gabe	2018 Nov	2021 Nov	Mayor	Industry
Rohatynski, Jordan	2018 Nov	2021 Nov	Councillor	Business & Tourism

Acting Mayor Schedule--Year 2022): Kilsby (Jan-Feb), McDonagh (March-April), Lewis (May-June), Funk (July-August), Kilsby (September-October)



District of Wells
2022 to 2032 *Draft Concise Business Plan*

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Staff

Name	Title	Communication
Cripps, Lala	District Clerk	Clerk@wells.ca
Chard, Carrie	Fire Chief	Carrie.Chard@barkerville.ca
Forseille, Donna	Chief Administrative Officer	Admin1@wells.ca
Stroud, Clint	Public Works Superintendent	pbworks@wells.ca
Reinhardt, Lauren	Community Marketing and Economic Development Officer	marketing@wells.ca
Other TBD	Custodial and Labourer	
Other TBD	Visitors' Centre	

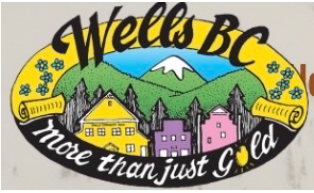
Wells Barkerville Community Forest Board (WBCFB)

Ref	Name	Position	Communication
	Beck, Cam	Coordinator/Manager	
	Bensted, Tony	Director	
	Graham, Rod	Director	
	MacDonald, Ian	President	

Emergency Services

Structural Fire

Ref	Name	Position	Communication
	Chard, Carrie	Fire Chief	Carrie.chard@barkerville.ca



District of Wells
2022 to 2032 *Draft* Concise Business Plan

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 Phone--250-994-3330 Fax--250-994-3331 www.wells.ca
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Police

Ref	Name	Position	Communication
	McCleary, Mike	Constable	
	Nelson, Mike	Constable	

Ambulance and Health

Ref	Name	Position	Communication
	Hunter, Jody	Head EMT	
	Nielsen, Barb	Nurse Practitioner	

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

Ref	Name	Position	Communication
	Bailey, Brendan	Fire Warden	
	Lees, Matt	Cariboo Fire Centre Williams Lake	
	Salewski, John	Manager, Blackwater Wildfire Division, Quesnel (Wildfire Response)	
	Taylor, Bob	Land & Resource Coordinator (Fuel Mitigation)	



District of Wells 2022 to 2032 *Draft Concise Business Plan*

PO Box 219, 4243 Sanders Avenue, Wells, BC, VOK 2R0

Phone--250-994-3330 Fax--250-994-3331 www.wells.ca

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Committees

- Committee of the Whole—Council for Executive, Finance, Public Meetings, Other
- Wells Community Vision and Planning Committee—Select Committee (including New Official Community Plan)
 - **Co-Chair Councillor Shannon McDonagh**
 - **Co-Chair Mayor Ed Coleman**
 - **Councillor Jenn Lewis**
 - Kelsey Dodd (Barkerville Gold Mines)
 - Kate Cox (Barkerville Heritage Trust)
 - Elyssia Sasaki (Island Mountain Arts)
 - Cindy Davies (The Wells Hotel)
 - Judy Campbell
 - Julia Mackey
 - Ian Douglas
 - Josh Trotter-Wanner
- Wells Community Facility Building Committee—Select Committee (building also known as Wells Barkerville Cultural and Recreation Centre)
 - **Co-Chair—Dorothea Funk**
 - **Co-Chair—Mandy Kilsby**
 - Mayor Ed Coleman
 - Judy Campbell
 - Alison Galbraith
 - Dawn Leroy
 - Julia Mackey
 - Josh Trotter-Wanner
 - Hayley Archer
 - Donna Forseille-CAO
- Emergency Preparedness Committee—Fire Chief, RCMP, Ambulance, Staff, Businesses, Wildfire Branch, Osisko, Barkerville, Other
- Housing and Heritage—Councillor Mandy Kilsby
- Other



District of Wells 2022 to 2032 *Draft Concise Business Plan*

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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

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/>

Standing Services and Contractors *(under development, see also Appendix F--Topics)*

Ref	Name	Position
	TD Canada Trust (Quesnel)	Bank
	Integrus Quesnel	Bank
	FBB Chartered Professional Accountants (Quesnel)	Auditor
	Other	TBD



District of Wells 2022 to 2032 *Draft Concise Business Plan*

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Important Publications and Information

Ref	Title	Last Revised Date
1	Draft New Official Community Plan	2021 Fall
2	Annual Audited Statements of Financial Information (SOFI)	Expected 2022 May
3	Draft Wells Barkerville Cultural and Recreation Centre Plan	2020 September 30
5	CivicInfoBC Online Information-- https://www.civicinfo.bc.ca/	
6	Wells Barkerville Community Forest Business Plan	
7	Wells Community Foundation Business Plan	

Major Projects

Ref	Title	Completion Date
1	Outdoor Covered Ice-Rink	2022 Fall
2	Wells Barkerville Cultural and Recreation Centre or Community Centre and School	TBD
3	Osisko Developments--Cariboo Gold Project	Ongoing
4	BC Housing Investment in Community	TBD
5	Wildfire Protection Assessment and Plan	In-progress
6	Structural Fire Protection Assessment and Plan	TBD
7	Official Community Plan Revision	In-progress
9	Well Community Forest Plans	Ongoing
10	Infrastructure Assessments	In-progress
11	Green Infrastructure Project	In-progress

Council Meeting Dates

January 2022 Cancelled	February 8, 2022 Cancelled Due to By-Election	February 22, 2022	March 15, 2022 Strategic Planning
March 22, 2022	April 5, 2022	April 19, 2022	May 3, 2022
May 17, 2022	June 7, 2022	June 21, 2022	July 12, 2022
August 16, 2022	September 13, 2022	September 20, 2022	October 11, 2022
October 25, 2022	November 8, 2022	November 22, 2022	December 6, 2022



District of Wells 2022 to 2032 *Draft* Concise Business Plan

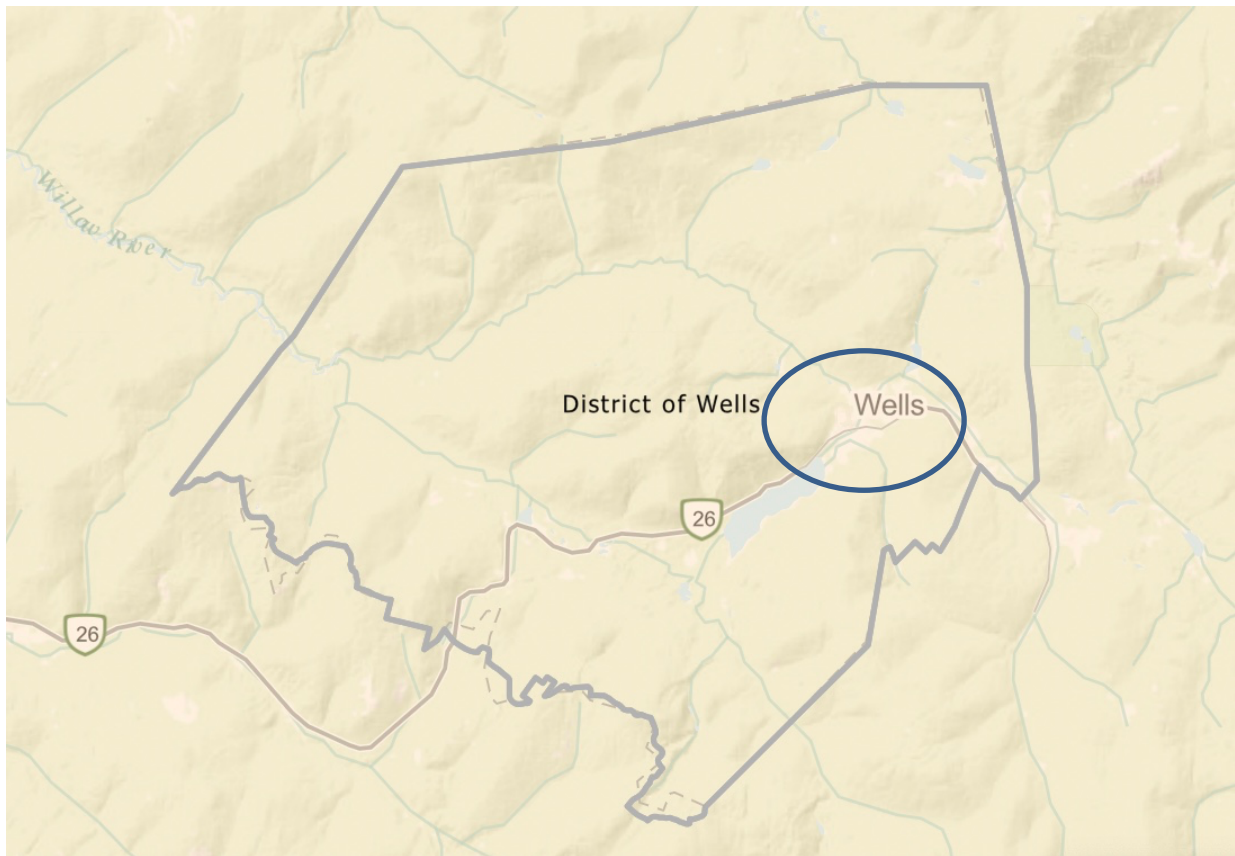
PO Box 219, 4243 Sanders Avenue, Wells, BC, VOK 2R0

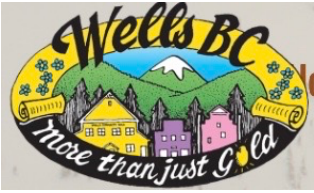
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District of Wells Map and Boundaries—Sample Only

(Land Area: 158.09 square kilometres.)





District of Wells 2022 to 2032 *Draft* Concise Business Plan

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Wells Basic Map—Sample Only





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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.





District of Wells 2022 to 2032 *Draft Concise Business Plan*

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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.



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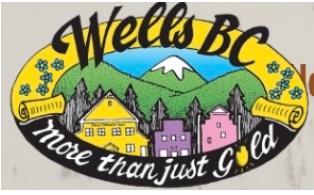
District of Wells Annual Operating Cycle

- 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 or under development, see Appendix C—Draft Memorandum of Understanding Template). Below is a list of potential example MOUs, **Council will review priority and suitability of MOU opportunities over-time:**

- Wells Barkerville Community Forest
- Trails MOUs—WATS and Province of B (see Appendix A)
- City of Quesnel & Cariboo Regional District
- Barkerville Historic Town & Park
- Osisko Developments—BGM (Barkerville Gold Mines)—MOU In-Progress
- West Fraser Timber
- Indigenous Nations
- Not-for-Profit (see Appendix A)
- Province of BC
 - Transportation
 - Forests
- School District 28
- Fraser Head Waters—MOU Established



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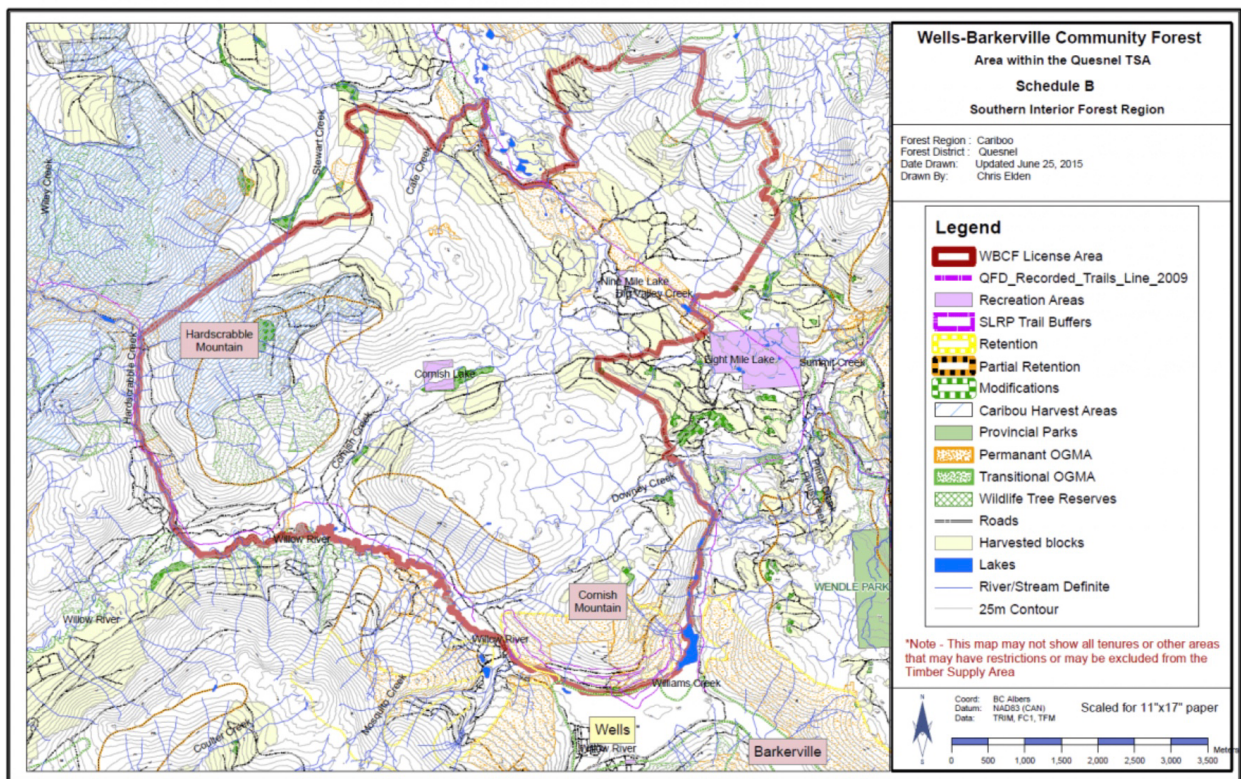
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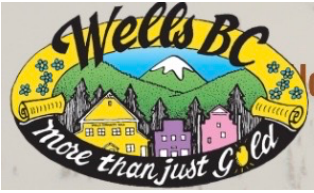
Wells Barkerville Community Forest

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 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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Draft 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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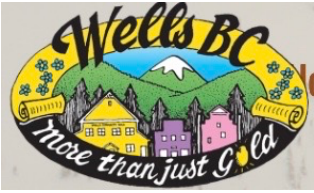
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Consolidated Statement of Financial Position

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

<i>(for the year ending December 31st)</i>	Audited 2021	Audited 2020	Audited 2019
Financial Assets			
Cash and Investments		\$ 623,873	\$ 273,243
Taxes and Accounts Receivable		322,000	185,700
Investment in Wholly Owned Subsidiary		242,407	170,107
Total Financial Assets		1,188,280	629,050
Financial Liabilities			
Accounts Payable and Accrued Liabilities		\$ 58,405	\$ 91,743
Liability for Contaminated Site		-	42,375
Deferred Revenue		85,475	94,925
Total Financial Liabilities		143,880	229,043
Total Net Financial Assets		1,044,400	229,043
Non-Financial Assets			
Property Acquired for Taxes		10,163	10,163
Prepaid Expenses		2,803	2,672
Tangible Capital Assets		6,295,956	6,418,033
Total Non-Financial Assets		6,295,922	6,430,868
Total Accumulated Surplus		7,340,322	6,830,875



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Consolidated Statement of Operations

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

<i>(for the year ending December 31st)</i>	Audited Actual 2021	Audited Actual 2020	Audited Actual 2019
Revenue			
Government Grants		\$ 801,053	\$ 565,962
Taxation		208,192	205,851
Other Revenue		67,091	68,650
Utility User Fees		100,944	108,401
Other Grants		170,219	101,481
Sale of Services		14,899	14,130
Equity (loss) Income from Subsidiary		168,962	(36,915)
Deferred Revenue from Previous Year		85,475	335,787
Deferred Revenue from Following Year		(85,475)	(85,475)
Total Revenue		1,531,360	1,277,772
Expenses			
Amortization		153,919	199,372
Government Services		716,685	1,038,397
Protective Services		26,055	18,164
Water Utility Operations		68,522	84,520
Sewer Utility Operations		56,732	80,340
Total Expenses		1,021,913	1,420,793
Annual (deficit) Surplus		509,447	(143,021)



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Budgets (under development and in-progress)

Item	2022 Provisional	2021 Actual Unaudited
Revenue		
Municipal Tax Levied	117581	92723
Frontage Taxes	90475	87844
1% Taxes (Hydro and Telus)	0	25825
Grants in Lieu of Taxes	14865	16010
Services Supplied to other Governments	6074	4000
Garbage Collection Services	13821	13419
Licences and Permits	13000	10414
Rentals	20985	20915
Investment Income	1400	1427
Penalties & Interest on Taxes	8800	619
Other Income	330712	230887
Unconditional Grants	435000	435000
Conditional Grants	145231	169075
Collections for Other Governments	145246	77383
OCP In-Kind Donation	17300	-82700
Transfers from old Integris Fund		-112576
Gen. Cap Fund--Government	440851	451781
Water Fund--Sales and Other	110063	-56570
Sewer Fund--Sales and Other	93700	50891
Total Revenue	1970504	1436367
Expenses		
Legislative Costs	54379	35315
Administration (HR)	440790	366692
Administration (General)	99891	99430
Utility Administration	0	0
OCP Re-Write (In-kind donation)	30550	69450
Community Hall	52000	107245
Municipal Hall	35000	7459
Wells School	105000	42543
Visitor Info Centre	4000	9676
Fire Brigade-General	25900	30039
Fire Brigade-Communications	2020	818
Fire Brigade-Fire Hall	24000	21883
Fire Brigade-Vehicles	3170	2233
Building Inspections	14000	5214
Public Works-General	125500	125741
Public Works-Street Lights	8500	8149
Public Works-Garbage Collection	15212	14897
Public Works-Spring Clean-up	1000	0



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Budgets (under development and in-progress)

Expenses continued		
Economic Development	17200	9015
Community Planning	-90912	13250
Community Development	40100	36604
Debt Services (Bank Fees)	1200	528
Collections for Other Governments	126494	110226
General Capital Fund-Equipment	6000	4860
Emergency Program Projects	9000	8291
Water Capital Fund	0	0
Water Fund Administration	21690	28667
Water Fund Distribution	21000	56427
Water System Facilities	19550	10937
Water System-Emergency Water	0	9781
Water System-Hydrants Maintenance	3000	0
Sewer-Admin	16290	3826
Sewer-Collection System	208500	32826
Sewer-Facilities	11350	1460
Sewer-Lagoon Facility	22500	11962
Total Expenses	1473874	1285444



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Finances–Mil Rates Calculation (under development)

During the annual budget process, Council approves the amount of revenue required to operate the District Municipality (exclusive of grants, licences, or permits).

Amount Raised	X	1,000	=	Mil Rate
Total Tax Assessment				

Mil Rate Categories Table

Category	2020 Mil Rates	2021 Mil Rates	Assessment 2020	Assessment 2021
All			19,247,450	20,104,500
Residential				
Major Industry				
Light Industry				
Business & Other				
Recreation Not-for-Profit				

Tax Exemptions for 2020
(\$14,447 total exemptions)

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

Five-year Financial Plan
(to be added)



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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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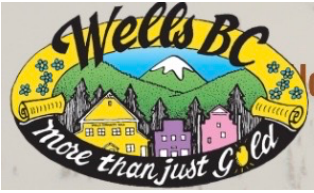
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2021 to 2024 Goals, Objectives, and Actions

The following **2021 to 2024 Goals, Objectives, and Actions** were developed by the 2018 October to 2021 November Council. This work to-date will be reviewed by the current 2022 February to 2022 October Council. (See *North Vancouver Best Practice for Goals classification: Provide, Partner, Facilitate, and Advocate*)

Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1	Enrich Community. <i>How to measure:</i>		
1.1	Increase Housing <i>Options: new construction, and land available for potential development.</i> <i>Considerations: work with partners for proactive solutions, facilitation by DOW, Crown Lands release, BC Housing applications, fast track of zoning and permits, municipal properties for affordable and seniors housings</i>		
1.2	Decrease Absentee Landlords <i>Options: examine how to increase in-town ownership</i> <i>Considerations: examine other municipalities or jurisdiction's actions</i>		
1.3	Increase Transit and Transportation <i>Options: twice a week to Quesnel and back, versus just once, and consider bus stops between Wells and Quesnel.</i> <i>Considerations: Stops to consider--Bowron, Barkerville, Stanley, Troll, and Cottonwood.</i>		



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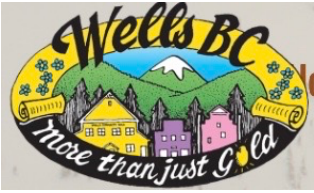
Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1.4	<p>Increase Healthcare Access</p> <p><i>Options:</i> doctor or nurse practitioner on scheduled basis, telehealth, and relocate office and expand to 2nd office.</p> <p><i>Considerations:</i> talk to Northern Health about expansion past once a month, implement telehealth, and fitness centre and health offices in same location.</p>		
1.5	<p>Improve Wells Outdoor Parks & Facilities</p> <p><i>Options:</i> revitalize green space at Mildred, Jones, Baker, and Dawson, complete ice rink project, maintain pavilion, upgrade playground, and implement sports at Pooley Street ball diamond.</p> <p><i>Considerations:</i> outdoor rink (roof, boards, surface, lighting, seating, mini-Zamboni (2021 Feb grant approved for \$441,600), new safe playground, implement (snow ball, OLT tourneys, soft ball, disc golf), bmx track or skate park, market winter carnival & outdoor concerts & movies, and farmers' markets</p>		
1.6	<p>Revitalize Wells Community Hall</p> <p><i>Options:</i> repairs and upgrades</p> <p><i>Considerations:</i> outside paint, new windows, new roofing, new banquet room fridge and freezer, move fitness centre out of banquet room, indoor pickleball, indoor walking club, seniors indoor floor curling & chair yoga, youth arts, dance & yoga, pool table from WHS in a room beside banquet room, ping pong, and other games for all ages.</p>		



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1.7	<p>Overall Plan for Community Facility (School Building)</p> <p>Options: revitalize, sell or transfer ownership to not-for-profit, health and safety concerns, risk management, school needs, IMA needs, board & conference rooms.</p> <p>Considerations: school—revitalize in current or build new, current high costs to operate, funding partners—Osisko, Ministry of Education, Barkerville, Bowron, CRD, and including EDUCO potential programming linked for forest trail system.</p>		
1.8	<p>Revitalize Fire Hall</p> <p>Options: investigate solutions and funding</p> <p>Considerations: potential partnerships with Osisko and Barkerville.</p>		
1.9	<p>Volunteer Recruitment and Retention</p> <p>Options: recognition night with dinner and awards, and more resident participation.</p> <p>Considerations: organize dinners & awards, and fund raising for Community Hall and Wells Volunteer Fire Department</p>		
1.10	<p>Safe Community</p> <p>Options: increase dialogue & communications with RCMP, street lighting, neighbourhood watch, and green & red “check” program</p> <p>Considerations: RCMP attendance at Council, and BC Hydro to install LED lighting.</p>		



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1.11	<p>Green Community</p> <p><i>Options: community garden energy reduction, outdoor recreation green spaces.</i></p> <p><i>Considerations: build year-round greenhouses, include energy in public buildings review, and new playground.</i></p>		
1.12	<p>Heritage Values</p> <p><i>Options: ensure the heritage values of the community are protected.</i></p> <p><i>Considerations: examine the need to update the bylaw for protecting heritage buildings, and recommend and encourage new developments be historical looking with energy efficient buildings.</i></p>		
2	<p>Promote the Local Economy</p> <p><i>How to measure: track joint initiatives and projects.</i></p>		
2.1	<p>Promote New Business Investment in Wells</p> <p><i>Options: target early retirees, artists, crafts people, investment & business owners with location flexibility, and promote Wells as an opportunity for new ventures in a unique environment.</i></p> <p><i>Considerations: marketing focus.</i></p>		
2.2	<p>Re-development of Casino Property</p> <p><i>Options: encourage entrepreneurs to invest in re-starting up a casino in the area.</i></p> <p><i>Considerations: be flexible with Zoning for CWC area.</i></p>		



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
2.3	<p>Accommodations Tax</p> <p><i>Options: re-apply for the hotel tax (MRDT).</i></p> <p><i>Considerations: re-apply for MRDT.</i></p>		
2.4	<p>Attract a large 4-star Hotel to the Community</p> <p><i>Options: attract a large 4-star Hotel to the community.</i></p> <p><i>Considerations: be flexible with zoning requirements, promote land availability, and attract investors with the potential of the Cariboo Gold Project</i></p>		
2.5	<p>Promote Four Season Trail Use</p> <p><i>Options: create new outdoor recreation maps for winter and summer trails with historical information, and make trail network more accessible.</i></p> <p><i>Considerations: produce new maps with grants from outside organizations.</i></p>		
2.6	<p>Promote Four Season Recreation Activities in the Area</p> <p><i>Options: develop consistent quality trails funded by grants and fees, develop and promote tourism packages, trail passes, and meal packages.</i></p> <p><i>Considerations: District and local groups (WATS and Snowmobile Club) to apply for applicable grants, Chamber to develop packages, place packages on applicable portion of www.wellsbc.com website and create dedicated marketing and literature.</i></p>		

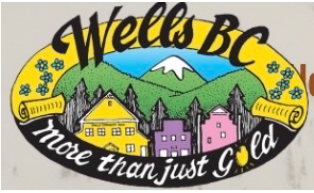


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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
2.7	<p>Encourage Property Owners to Paint/Clean-up Residences and Businesses</p> <p><i>Options:</i> repeat property improvement contest to provide incentive to clean-up untidy premises, and enforce unsightly premises bylaw.</p> <p><i>Considerations:</i> hold an annual spring clean-up campaign and façade improvement project, and enact unsightly premises bylaw.</p>		
2.8	<p>Develop Festival Site Band Shell at Ball Diamond</p> <p><i>Options:</i> secure additional funding, and determine type of stage.</p> <p><i>Considerations:</i> research possible funding grants.</p>		
2.9	<p>Increase Tourism</p> <p><i>Options:</i> encourage all outdoor spaces, recreational trails, events, activities, new watercraft rentals, new pavilion, and new musical playgrounds, and promote the new Community Forest trail system and Educational Forest.</p> <p><i>Considerations:</i> VIC—continue swag bags, add over the water deck with seating for picnics, and look at adding another pavilion close to the beach.</p>		
2.10	<p>Open Crown Land for Sales</p> <p><i>Options:</i> work with Integrated Land Management to coordinate sales and marketing of Crown property.</p> <p><i>Considerations:</i> request help from local MLA to help speed-up the process.</p>		



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
2.11	<p><i>Increase Conference Potential</i></p> <p><i>Options:</i> upgrading of facilities, increased marketing, and WBCF Board Meetings.</p> <p><i>Considerations:</i> complete work on Wells Community Hall, and create conference specific marketing.</p>		
2.12	<p><i>Market Community</i></p> <p><i>Options:</i> execute a broad-based marketing plan with budget for Wells and area, and coordinate consistent opening hours for tourism related businesses in Wells.</p> <p><i>Considerations:</i> fund and implement plan, and letter from council to encourage Chamber of Commerce to work closely with local businesses to coordinate hours.</p>		
2.13	<p><i>Creation of Circular Route to Wells</i></p> <p><i>Options:</i> continue to lobby for year-round circular route (Bowron River Road to Highway 16), and secure a funding contribution from CCBAC towards route construction.</p> <p><i>Considerations:</i> work with local MLA, work with Ministers at UBCM, emphasize security/secondary route aspect, lobby CCBAC board/CCCTA.</p>		
2.14	<p><i>Community Poster Board</i></p> <p><i>Options:</i> install new community poster board to publicize local events.</p> <p><i>Considerations:</i> staff have a new enclosed free standing board and need to install it in the spring.</p>		



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
2.15	<p>Prepare for Post COVID</p> <p><i>Options: ensure access to grants.</i></p> <p><i>Considerations: maintain EDO position, and continue community retention and resiliency programs in efforts of economic recovery.</i></p>		
2.16	<p>Ensure Adequate Staffing for Municipality</p> <p><i>Options: keep options open for staffing in future.</i></p> <p><i>Considerations: ensure competitive salaries and benefits, emphasize small town lifestyle and low cost of living, and housing?</i></p>		
3	<p>Improve Utility Infrastructure</p> <p><i>How to measure: evidence of plans and implementation.</i></p>		
3.1	<p>Water Quality & Capacity</p> <p><i>Options: new purification, new distribution, upgrades, back-up well, and expansion.</i></p> <p><i>Considerations: operating costs, plant design, location, chlorine treatment requirement, funding partners, and u-fill station—reverse osmosis, incorporate into 5 year financial plan, and continue to work with Osisko..</i></p>		
3.2	<p>Sewer Treatment Facility</p> <p><i>Options: Upgrade current system, and additional system capacity for growth.</i></p> <p><i>Considerations: Consultant assessment of current and future, and funding, incorporate into 5-year financial plan, and continue to work with Osisko.</i></p>		

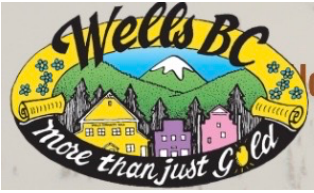


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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
3.3	<p><i>Three-Phase Power</i></p> <p><i>Considerations: incorporate into 5-year financial plan, and continue to work with Osisko.</i></p>		
3.4	<p><i>Pave Streets</i></p> <p><i>Considerations: incorporate into 5-year financial plan, and continue to work with Osisko..</i></p>		
4	<p>Enhance Finances</p> <p><i>How to measure: social media metrics and other.</i></p>		
4.1	Reduce Debentures		
4.2	<p>Re-build Financial Reserves</p> <p><i>Options: minimize the use of reserve funds.</i></p> <p><i>Considerations: increase financial reserves, and risk management of current aging assets—i.e., old school building and community hall.</i></p>		
5	<p>Prepare for Climate Change</p> <p><i>How to measure: monitor improvements and efficiency with feedback from Directors and Coordinator.</i></p>		
5.1	<p>Energy Use</p> <p><i>Options: consolidation of public building functions, and alternative energy possibilities.</i></p> <p><i>Considerations: public buildings review, and geothermal heating review.</i></p>		
5.2	<p>Emergency Back-up</p> <p><i>Options: new generators.</i></p>		



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
5.3	<p>Forest Fires</p> <p><i>Options: Wildfire Protection Plan and funding.</i></p> <p><i>Considerations: 2021—received \$125,000 grant for Community Fire Smarting inclusive of a new Fire plan.</i></p>		
5.4	<p>Snow Storage</p> <p><i>Options: review of snow storage locations.</i></p> <p><i>Considerations: snow storage plans.</i></p>		



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2022 to 2030 Additional Goals and Actions Notes

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>		
2A	Develop and Approve Memorandums of Understanding (MOUs) with Mayor Partner Businesses and Organizations <i>How to measure:</i>		
3A	Development an Improvements List, Plan, and Implementation <i>How to measure:</i>		
4A	Flood and Water Shed Assessment and Plan <i>How to measure:</i>		
5A	Extreme Weather Assessment and Plan <i>How to measure:</i>		



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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	College of New Caledonia	
7	City of Quesnel	
8	Community Foundations of Canada	
9	District of Wells	
10	Government of Canada	
11	Island Mountain Arts Society	
12	Museums & Archives	
13	Northern Development	
14	Northern Health Authority	
15	Museums & Archives	
16	Not-for-Profits	
17	Osisko Developments	
18	Quesnel & District Chamber of Commerce	
20	Quesnel Community Foundation	
21	Province of BC	
22	Rotary Club--Quesnel	
23	School Districts 28	
24	Rotary Club--Quesnel	
25	Royal Canadian Legion Branch 128	
26	University of Northern British Columbia	
27	Troll Ski Resort	
28	Vancouver Foundation	
29	Wells and Area Community Association	
30	Wells Chamber of Commerce	
31	West Fraser Timber	
32	Wells Historical Society	
33	Wells and Area Trails Society	



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Appendix B—Draft 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 CEO 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 and Administration

Past Councillors	Past Mayor	Years
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

Appendix E—2021 Government of Canada Census

▶ Add a geography Wells, District municipality (DM) ¹ 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 ²	113
Population density per square kilometre	1.4
Land area in square kilometres	158.09



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Appendix F--Topics List

Ref	Topic	Timeline
1	Select Committees and Appointments <ul style="list-style-type: none"> • Status of Committees • Needed Committees • Re-instatement of Committees • CRD • NDIT • Wells Barkerville Community Forest Board 	March
2	Fitness Centre <ul style="list-style-type: none"> • Operation • Location <ul style="list-style-type: none"> ○ Ventilation ○ Proprietary or Shared Space 	March
3	Facilities Assessment <ul style="list-style-type: none"> • Condition Assessment <ul style="list-style-type: none"> ○ Detailed Review of Critical Items (Class C Estimates) • Functional Life Cycle • Suitability in Relation to Needs • Accessibility Feasibility • Repair or Replace 	March
4	Services <ul style="list-style-type: none"> • Water (New Water Source Desired) • Sewer (Critical) • Permits • Drainage • Snow Removal • Garbage • Recycling 	



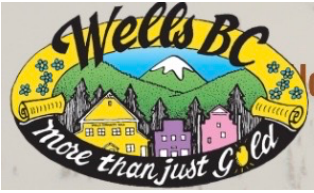
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	<ul style="list-style-type: none"> • Highway 26 Safety • RCMP • Ambulance • Structural Fire • Wildfire • Power 	
5	<p>Events</p> <ul style="list-style-type: none"> • Dog Sled Mail Run--2022 Feb. 25 to 27 • IMA Events • Other Not-for-Profit Events • Sponsored Business Events 	
6	<p>Ice Rink</p> <ul style="list-style-type: none"> • Osisko Structural Foundation Support • West Fraser Logs and Wood Support • Budget 	
7	<p>Hiring Practices</p> <ul style="list-style-type: none"> • Local Casual Staff for Labour and Minor Maintenances • Community Outreach for Postings 	
8	<p>CAO Annual Evaluation</p>	
9	<p>Osisko</p> <ul style="list-style-type: none"> • MOU In-Progress • Taxation Planning and Use of Funds • "Community Benefits Agreement" (CBA) or the new term "Length of Project Benefits Agreement" (LOPBA) • Gas Tank Permit • Zoning Amendment for New Homes and Subdivision • List of Contributions To-Date • Understanding of Camp Safety Policies and Practices for preventing harassment, violence, assaults... • Tours of Existing and Potential Future Sites 	



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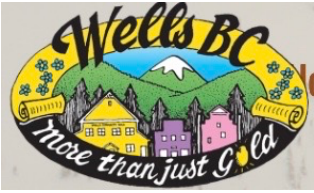
	<p>EPIC</p> <ul style="list-style-type: none"> • 2022 June Report to the Community from EPIC—Katherine St. James, Project Assessment Director, and subsequent public input as well as Technical Advisory Committee (TAC), Community Advisory Committee (CAC), and Impacts Benefits Agreement with Indigenous Nations—Lhatko Dene Nation, Xat’sull First Nation, Williams Lake First Nation 	
10	<p>Standing Contractors</p> <ul style="list-style-type: none"> • Banking Services • Audit Services • Carpentry and Construction • HVAC and Plumbing • Electrical • Snow Removal • Garbage Removal • Recycling • Wildfire Fuel Treatment • Vehicle and Equipment Servicing 	
11	<p>Cemetery</p> <ul style="list-style-type: none"> • Heritage Branch Status 	
12	<p>Cell Tower Status</p> <ul style="list-style-type: none"> • Fiber Optic Line Installation 	
13	<p>Office of the Fire Commissioner</p> <ul style="list-style-type: none"> • Fire Department Status and Structural Assessment Support • New Fire Truck • Used Fire Truck • Additional Fire Truck Garage Space 	



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14	Donations Capacity <ul style="list-style-type: none"> • Tax Receipting 	
15	Security Cameras <ul style="list-style-type: none"> • Required Locations • Community Privacy 	
16	Snow Removal, Storage, and “Run-off” of Snow Melt	
17	External Communications Methods <ul style="list-style-type: none"> • Website • Facebook • Main Phone Number of 250-994-3330 • Email Directory • Communication Turn-around • Hours DOW Office Operation • Council Agenda—File Sizes, Posting Mediums, and other 	
18	Procurement Standards and Methods	
19	Recycling <ul style="list-style-type: none"> • WAACA • CRD 	
20	Operations Review <ul style="list-style-type: none"> • Staffing Levels • Public Access Times • Communications • Staff Resource Needs • Council Expectations • Staff Expectations • Accounting Systems 	



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21	<p>Barkerville and Cottonwood Topics</p> <ul style="list-style-type: none"> • Affordable Housing • Structural Fire Protection • Structural Fire Protection Assessments with Office of the Fire Commissioner • Trail Systems • Infrastructure—Three-Phase Power • Cemetery—License/Permits with Consumer Protection and Heritage Branch 	
20	<p>School</p> <ul style="list-style-type: none"> • Ongoing Meetings with PAC • Sustain K to 7 • Review 8 and 9 Opportunities with SD28 and PAC • School Facility and Spaces Upgrades • Shared Use Policy and Practices • Tours for Council of the School Facility • School District Invitation to meet with Mayor 	
21	<p>Well and Area Community Association Trust Account Confirmed</p>	
22	<p>Grants Management</p> <ul style="list-style-type: none"> • Rural Dividend • Infrastructure—Water and Sewer • Northern Development Trust 	
23	<p>West Fraser Mills Potential Skating Rink Contribution</p>	
24	<p>City of Quesnel and CRD</p> <ul style="list-style-type: none"> • Best Practice Sharing • MOUs • Highway 26 Power Line Discussions 	



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Appendix G--Facilities Upgrades List

Ref	Items District of Wells Office	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Fair	
2	Foundation	Fair	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Fair	
7	Interior Paint	Fair	
8	Floor Coverings	Poor	
9	Heat, Air, and Cooling Systems	Fair	
10	Hot Water System	Fair	
11	Plumbing	Fair	
12	Electrical	Fair	
13	Sewer	Fair	
14	Water	Fair	
15	Drainage: Buildings and Property	Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Poor	
19	Living Space(s)	N/A	
20	Cabinets	Poor	
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	Fair--TBD	
28	Mold or Moisture Damage	Fair--OK	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		

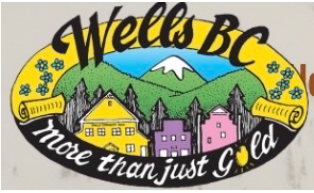


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Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	DOW Off	De-clutter and Clean-up		
	DOW Off	Basement Use, Furnace Room Fire Rated, and Completion of Construction		
	DOW Off	Duct Cleaning and Furnace & Electrical Cleaning		
	DOW Off	Interior Building Ventilation Review and Improvement		
		Electrical <ul style="list-style-type: none"> • Inspection Report Work • Baseboard Heaters Updating & Safety 		
	DOW Off	Exterior Paint		
	DOW Off	Broken Glass Panes Replacement		
	DOW Off	Propane Furnace Exhaust Review		
	DOW Off	Entrances Snow Protection		
	DOW Off	Flooring <ul style="list-style-type: none"> • Remove Old Carpets • Wood Flooring Refinishing • Industrial Laminant 		
	DOW Off	Interior Painting		
	DOW Off	Maintenance Shop Replacement		
	DOW Off	Concrete Lime Emulsion Treatment on Concrete		
	DOW Off	Bob Cat and Attachments Rental?		
	DOW Off	Snowmobile Rental?		
	DOW Off	Quad Snow Plow?		
	DOW Off	Generators Upgrades--Buildings, Sewer, Water		
	DOW Off	Radio Antenna Mast Repair		



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Appendix G--Facilities Upgrades List

Ref	Items Firehall	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Poor	
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	Poor to Good	
7	Interior Paint	Poor to Good	
8	Floor Coverings	Poor	
9	Heat, Air, and Cooling Systems	Poor to Good	
10	Hot Water System	Fair to Good	
11	Plumbing	Fair to Good	
12	Electrical	Poor to Good	
13	Sewer	Fair	
14	Water	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	Poor	
21	Doors (interior and exterior)	Poor 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	Poor to Good	
30	Appliances and Fixtures	Poor	
31	Clutter and Disposal Items	Fair	
22	Other:		



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Appendix G--Facilities Upgrades List

Ref	Building	Item	Cost	Solution
	Firehall	Relocation of Telus Pole in-front of Bay 2		
	Firehall	Concrete Lime Emulsion Treatment on Concrete		
	Firehall	Electrical <ul style="list-style-type: none"> • Inspection Report Work • Lighting in Crawl Space 		
	Firehall	De-clutter and Clean-up		
	Firehall	Duct Cleaning and Furnace & Electrical Cleaning		
	Firehall	Old Section Bay Doors Replacement		
	Firehall	Old Section Main Door Replacement		
	Firehall	Old Section Roof Replacement		
	Firehall	Old Section Vermiculite Containment or Removal		
	Firehall	Old Section Hose Room Subfloor		
	Firehall	Old Section Loft Carpet Removal		
	Firehall	Old Section Loft Flooring Refinishing or Replacement		
	Firehall	Old Section Loft Gyprock Repairs		
	Firehall	Old Section Structural Review of Subfloor		
	Firehall	Complete New Washroom		
	Firehall	Install New Washroom and Showers		
	Firehall	Additional Truck Garage Space		



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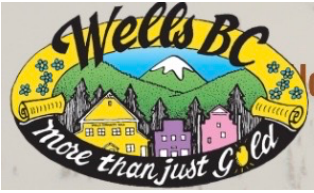
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Appendix G--Facilities Upgrades List

Ref	Item Community Hall	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Good	
2	Foundation	Fair to Good	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Poor to Fair	
7	Interior Paint	Fair	
8	Floor Coverings	Fair to Good	
9	Heat, Air, and Cooling Systems	Fair	
10	Hot Water System	Fair to Good	
11	Plumbing	Fair	
12	Electrical	Fair	
13	Sewer	Fair	
14	Water	Fair	
15	Drainage: Buildings and Property	Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Fair	
19	Living Space(s)	N/A	
20	Cabinets	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	N/A	
26	Storage	Fair to Good	
27	Asbestos	Good	
28	Mold or Moisture Damage	Good	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	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		
	C Hall	De-clutter and Clean-up		
	C Hall	Rear Roof Snow Brakes		
	C Hall	Bathroom Fans Inspection, Replacement, Cleaning and Venting Piping Pathway to Outside		
	C Hall	Refinish Gym Floor and Lines Repainting		
	C Hall	Interior Wall Covering Repairs and Painting		
	C Hall	Projection Screen		
	C Hall	Rear Right Back Exit Reconstruction/Repair		
	C Hall	Dance Hall Right Exit Blockage		
	C Hall	Health Office Heat and Sound Proofing		
	C Hall	Kitchen Stoves Replacement		
	C Hall	Kitchen Stoves Venting to Code		
	C Hall	Kitchen Cooler Status		
	C Hall	Furnace Room to Fire Code		
	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		
	C Hall	Rear Entrance Metal Railing Repair		
	C Hall	Wheelchair Washroom To-Code		
	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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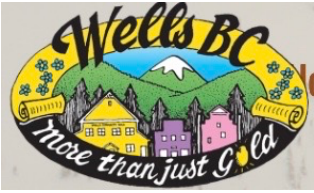
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Appendix G--Facilities Upgrades List

Ref	Item Community Centre & School	Status (good, fair, poor)	Mitigation Estimate
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	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 Centre & School	Renovation Reports Implementation		
	C Centre & School	De-clutter and Clean-up		
	C Centre & School	Roofs Drainage		
	C Centre & School	Teacherage/Teaching Staff Housing Discussion		
	C Centre & School	Concrete Lime Emulsion Treatment		
	C Centre & School	Worksafe Ongoing Maintenance Records and Minor Items Requirements		
	C Centre & School	Gym Crawl Space Moisture Remediation		
	C Centre & School	Electrical--Inspection Report Work		



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Appendix H--By-Laws List

Bylaw #	Short Name	Final Reading Date
2015-146	Tax Exempting 2016	15.10.20
2016-147	Tax Rates 2016	16.05.12
2016-148	Five Year Financial Plan 2016-2020	16.05.12
2016-149	Tax Exempting 2017	16.10.20
2017-150	Tax Rates 2017	17.05.11
2017-151	Five Year Financial Plan 2017-2021	17.05.11
2017-152	Zoning and Tree Protection Bylaw. Amendment	17.07.11
2017-153	Off-Highway Recreational Vehicle Reg.	17.08.08
2017-154	Temporary Use Permit Policy	18.02.06
2017-155	Tax Exempting 2018	17.10.26
2017-156	Comprehensice Fees and Charges	
2017-157	Garbage Collection Regulation	17.12.14
2018-158	Zoning and Tree Protection Amendment	18.04.25
2018-159	Wells Sewer Sepcified Area User Rates	18.05.22
2018-160	Wells Water Specified Area User Rates	18.05.22
2018-161	Comprehensice Fees and Charges	18.05.22
2018-162	Snow Removal & Ice Control	
2018-163	Five Year Financial Plan 2018-2022	18.04.27
2018-164	Wells Election Procedures	18.07.04
2018-165	Tax Rates 2018	18.04.27
2018-166	Council Renumeration and Expenses	18.06.26
2018-167	Amend DOW OCP Designation Bylaw 106, 2010	18.10.23
2018-168	Amend the DOW Zoning and Tree Protection No. 26, 2000	18.10.23
2018-169	Amend the DOW OCP Desingation Bylaw No. 106, 2010	18.10.23
2018-170	Vehicle from Streets	18.10.23
2018-171	2018 Permissive Tax Rate	18.10.30



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Appendix H--By-Laws List

Bylaw #	Short Name	Final Reading Date
2018-172	Council Renumeration and Expenses	
2018-173	Officer Positions	
2019-174	Establish Financial Plan for 2019 to 2023	19.05.14
2020-177	Establish Financial Plan for 2020 to 2024	20.05.26
2020-178	Levying of Tax Rates for Municipal, Regional Hospital, and Regional District purposes for 2020	20.05.26
2020-179	2020-2025 Permissive Tax Exempting	20.02.25
2020-180	Council Prodedure	20.11.03
2020-181	Fire Service	20.12.08
2021-199	Comprehensice Fees and Charges	21.04.13
2021-200	Tax Rate 2021	
2021-201	Financial Plan for 2021 to 2025	21.05.11
2021-202	Noise & Nuisance	21.07.20
2021-203	Determination of Various Procedures for Conduct of Local Government Elections and Other Voting	21.11.23



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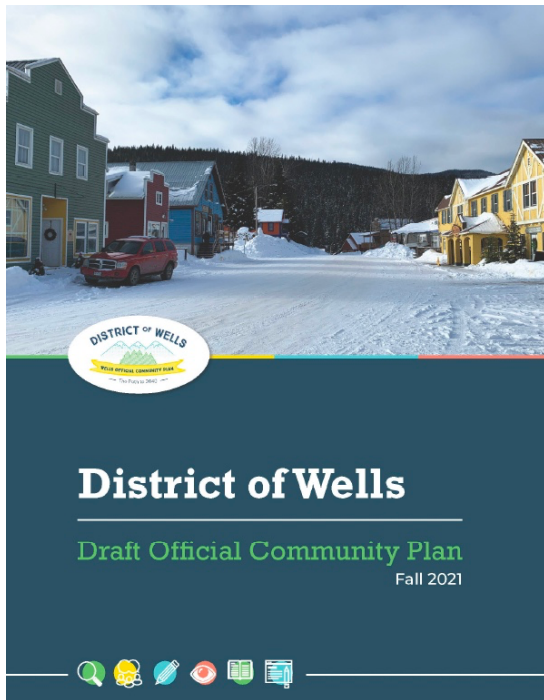
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Appendix I--Draft New Official Community Plan

The goal is to finalize the OCP and any new By-Laws in early June 2022.



Draft New Official Community Plan (OCP) Contents

- 1.0 Introduction
- 2.0 Background and Planning Context
- 3.0 The Planning Process
- 4.0 Land Use Designations
- 5.0 Objectives and Policies for Future Development
- 6.0 Development Permit Areas & Temporary Use Permits
- 7.0 Implementation

Figures

Schedules

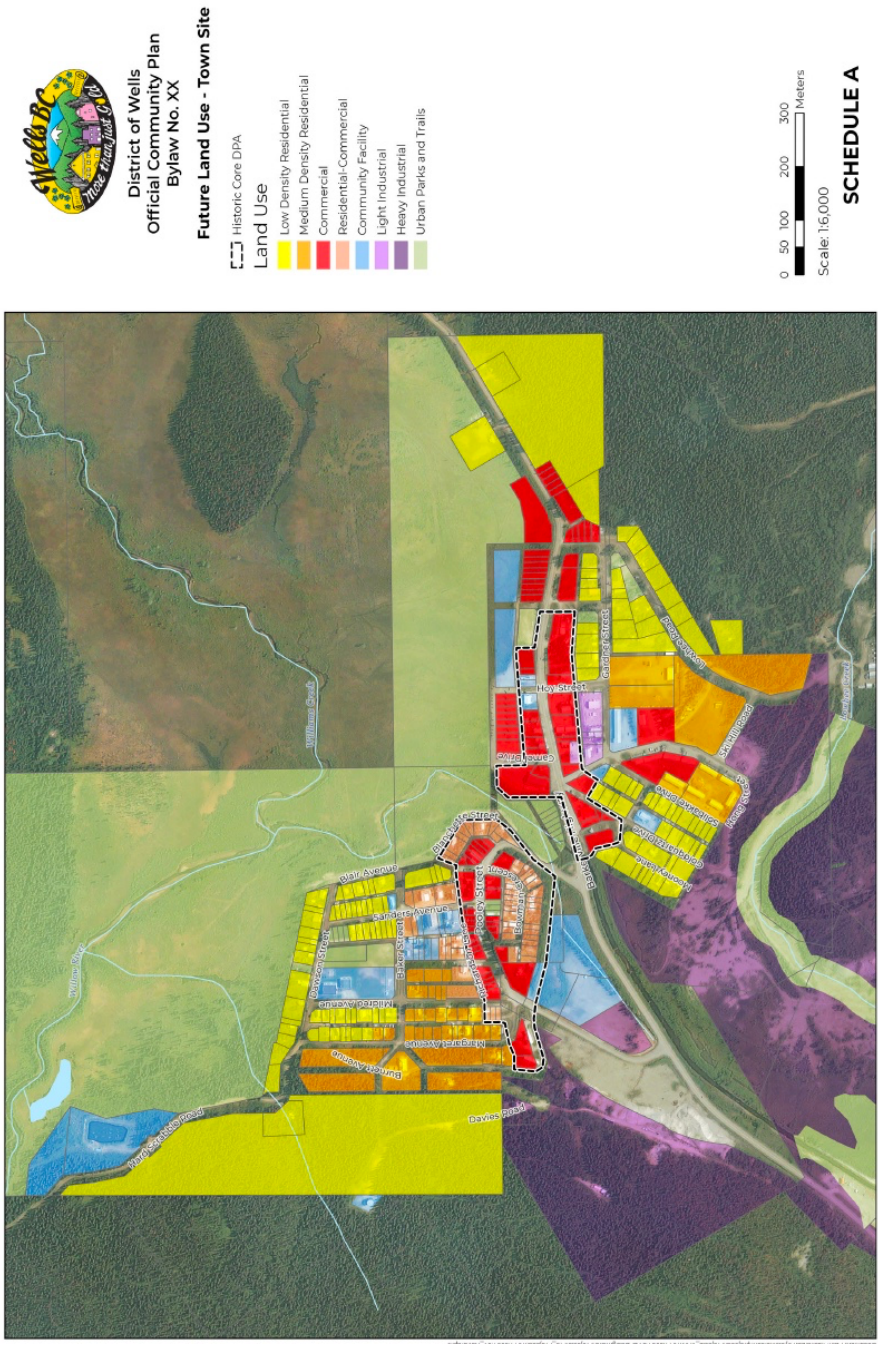


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Appendix I--Draft New Official Community Plan





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Appendix J—Draft Wildfire Risk Map

