

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, MAY 03, 2022
ONLINE (VIA ZOOM)**

AGENDA

1.0 CALL TO ORDER

1.1 Agenda for the Regular Council meeting of Tuesday May 3, 2022

Recommendation/s: THAT Council approves the agenda for the Regular Council meeting of Tuesday May 3, 2022, as circulated.

2.0 MINUTES

2.1 Minutes for the Regular Council meeting of Tuesday April 19, 2022

Recommendation/s: THAT Council approves the Regular Council meeting minutes of Tuesday April 19, 2022, as circulated.

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE

4.1 Letter to Mayor and Council from Judy Campbell

Recommendation/s: THAT Council

Receives the letter to Mayor and Council regarding the zoning amendment application for 3810 Ski hill Rd..

4.2 Letter of Support to Island Mountain Arts for the BC Community Gaming Grant - IMA 2022 Application -Due May 9th, 2022

Recommendation/s: THAT Council

1. Receives the letter of support to Island Mountain Arts for the BC Community Gaming Grant - IMA 2022 Application -Due May 9th, 2022
2. Directs staff to write a letter of support to Island Mountain Arts for the BC Community Gaming Grant - IMA 2022 Application -Due May 9th, 2022

5.0 UNFINISHED BUSINESS

5.1 Zoning Amendment application for Barkerville Gold Mines for 3810 Ski Hill Rd

Recommendation/s: THAT Council

1. Receives the Zoning amendment application and supporting documents for 3810 Ski Hill Rd. for discussions; and

2. Directs staff as to what next steps they wish to proceed with regarding this application.

6.0 NEW BUSINESS

6.1 Mayor's Report (verbal updates)

Recommendation/s: THAT Council

Receives the Mayor's verbal updates and Draft Version 2.1 of the "Concise Business Plan".

6.2 Gas Tax Funding (staff verbal report)

Recommendation/s: THAT Council

1. Receives the staff verbal report regarding the unspent Gas Tax Funds; and
2. Approves, in principle, to prioritize Gas Tax Funds for the replacement of the Wells Community Culture and Recreation Facility Building Community Playground; and
3. Directs staff to bring forward within a staff report the next steps and procedures in moving Forward with the Community playground replacement to the May 17th, 2022, Regular Council Meeting.

7.0 INFORMATION AND ANNOUNCEMENTS

9.1 Council

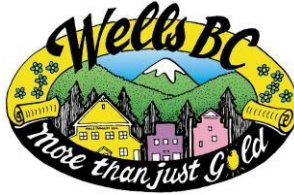
9.2 Staff

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

8.0 ADJOURNMENT

10.1 Adjournment of the Regular Council meeting of Tuesday May 3, 2022.

Recommendation/s: THAT Council at _____PM adjourns the Regular Council meeting for Tuesday May 3, 2022.



DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, April 19, 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; and District Clerk, Lala Cripps

PUBLIC GALLERY: 17

1.0 CALL TO ORDER at 7:03 PM

Mayor Coleman acknowledged that we are meeting on the indigenous unceded territory.

1.1 Agenda for the Regular Council meeting of Tuesday April 19, 2022

22-51 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council approves the agenda for the Regular Council meeting of Tuesday April 19, 2022, as circulated.

Carried Unanimously

2.0 MINUTES

2.1 Minutes for the Regular Council meeting of Tuesday April 05, 2022

22-52 MOVED Councillor Funk, seconded Councillor Lewis THAT Council approves the Regular Council meeting minutes of Tuesday April 05, 2022, as circulated.

Carried Unanimously

2.2 Minutes for Tuesday April 5, 2022, Special Council meeting

22-53 MOVED Councillor McDonagh, seconded Councillor Lewis THAT Council approves the Special Council meeting minutes of Tuesday April 05, 2022, as circulated.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS

See attached letter for presentation from Darron Campbell.

3.1 Presentation from Darron Campbell of Cariboo Regional District regarding the proposed regional trails program.

22-54 MOVED Councillor Funk, seconded Councillor McDonagh THAT Council receives the presentation and update from Darron Campbell regarding the proposed regional trails program.

3.2 Presentation from Katherine St. James – Environmental Assessment Office – Cariboo Gold Project EAO update

Katherine St. James thanked everyone for allowing her time to update the District on the Environmental Assessment process for the Cariboo Gold Project, she is the project lead and based out of Victoria. She has an extensive team that helps her with the project. Primarily her roll is to assess all the different impacts the proposed project may have which include social, economic, environmental and health. The environmental assessment process is the first stage in a series permitting in determining what a major project would need, but in some ways it is an over arching concepts to look at all the different impacts the project may have. These environmental assessments go on for typically 2.5 years, it is an extensive process. Interest and concerns are looked at from all different groups. There are a series of technical advisors to help understand the potential impacts of all the different components. On this project there is a Community Advisory Committee, consists of 25 people who are members of the community primarily in Wells who are concerned about the impacts of the project or being involved in the environmental assessment, so they are being consulted. In addition, there is an extensive engagement process with the Indigenous Nations and seek consensus with them on major milestones throughout the process and a series of public engagements. Currently about a year and three quarters into the process and there was a series of early processes and planning for the environmental assessment all the way to Osisko Development Corp submitting their application. Very large document approximately seventeen thousand pages of all their assessments and details and baseline study to try to understand the potential impacts of their project and how they might mitigate those impacts. We have had technical advisors, the public and the community advisory committee look at that document as well as the District of Wells although during this review the application is when there is turnover in Council. She stated if you want to talk about the project or if you had any concerns, she would like to talk to you about that and address those concerns. The EAO will be writing up a report to show all the concerns that have been raised and see the story of how they were resolved or maybe led to a condition that the EAO will put on the proponent if the project is approved. This report and the series of draft conditions is a really important stage and wraps up the process and that is what goes to the Minister of Environment and the Minister of Energy and Mines for decisions. The draft conditions documents will be coming late summer. Getting Councils input on those documents will be really important and working with them directly on any conditions that will be put on the proponent if they are successful in receiving their environment assessment certificate would be helpful to make sure the needs of the District of Wells and its residents are satisfied to the best of their abilities. She encourages people to reach out to her if you have questions or concerns. Mayor Coleman requested a little more clarity on the timeline for the draft conditions document stating concerns of the next election coming in October.

Katherine St. James stated that might be possible to get the draft conditions pertaining to the District of Wells concerns to them as quickly as possible.

Councillor Funk thanked Katherine for the presentation and being willing to meet with new council. She questioned Katherine about revised application that is expected this spring, and if there will be public input period after that.

Katherine St. James clarified that there will be no public input on the application being submitted in late June as there is no new information on that application, just addresses concerns that have already been made and are to be addressed. The next public consult will be on the draft assessment report and conditions that EAO is writing.

22-55 **MOVED** Councillor Lewis, seconded Councillor McDonagh THAT Council receives the presentation from Ms. St. James regarding the proposed Cariboo Gold Project and the EAO process update.

Carried Unanimously

4.0 CORRESPONDENCE

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

22-56 **MOVED** Councillor Lewis, seconded Councillor McDonagh THAT Council approve the 2022 UBCM Resolution submitted by the District of Wells 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.

Carried Unanimously

4.1 Letter from the Wells Barkerville Community Forest regarding Proposed Riverwalk Trial

22-57 **MOVED** Councillor Lewis, seconded Councillor Kilsby THAT Council receives the letter from the Wells Barkerville Community Forest Board regarding Proposed Riverwalk Trial.

Carried Unanimously

22-58 **MOVED** Councillor Lewis, seconded Councillor Funk THAT Council provides the Wells Barkerville Community Forest Board a letter of support on the Proposed Riverwalk Trail.

Carried Unanimously

5.0 UNFINISHED BUSINESS

5.1 Zoning Amendment applications for Barkerville Gold Mines

Councillor Funk requested that the applications be split into two motions.

CAO Forseille clarified for Mayor and Council that this is the second time they are seeing these applications and staff are looking to see if Council will approve the District moving forward to start reaching out for the referrals that are required.

Mayor Coleman questioned if the three recommendations need to be dealt with separately and questioned if the councillors need any clarification on the recommendations.

Councillor Funk stated she felt they do need to proceed with the applications separately and that the motions should be separated. Those steps need to be divided up as well.

CAO Forseille clarified that moving forward she agreed the applications could be separated but at this stage she is just looking to have Council's generalized yes for moving forward with so staff can commence forward on both these applications to get the referrals needed.

Councillor Funk stated these are different applications with different view points, that she has.

Mayor Coleman stated they will separate after this motion.

Councillor Funk apologized but stated she is not at the stage that she is prepared to do that with one of the applications and felt that the applications had to be decided separately, because for point number three if one of us has the eye view that one of them should not proceed than that should be dealt with separately tonight.

CAO Forseille clarified that decision would not be made tonight, that would be decided separately after public consultation and moving forward.

Councillor Lewis stated she was confused about that as well.

Mayor Coleman requested an explanation and stated that we are trying to keep both the applications moving through their full cycle which includes public engagement and all the parameters and legal requirements.

CAO Forseille stated she was correct and that this is the very beginning and we are not looking to approve anything tonight other than just allowing staff to reach out to get the required referrals for both applications separately so that we get those opinions in.

Councillor Lewis questioned what a referral was.

CAO Forseille stated that the Ministry of Transportation on the Barkerville Highway application and then all the utility companies, First Nations, Cariboo Regional District.

Councillor Lewis questioned if we are on Step 3 of the plan that was obtained in Quesnel CAO Forseille stated that yes it was Step 3-5 of the checklist.

Councillor Lewis stated Step 3 was to proceed or don't proceed and we are talking about two things which are to proceed or not proceed together and that is confusing. That means if we want one and not the other, we cancel both.

CAO Forseille stated you could change recommendation number two to proceed with the applications separately, that is up to Council.

Mayor Coleman stated he is willing to entertain that and cautioned Council that this is an area that will take additional expertise and it is in the preliminary budget and parts of this are beyond the capacity we have with staff. Because we are not in-depth planners. This proponent has been waiting a long time to get the steps rolling to get into proper public

consultation and proper referrals. He stated that the items can be split and that both applications are going to need referrals regardless and that the three resolutions can be kept as one. After that the projects will turn into separate flows.

CAO Forseille stated that if Council are going to separate them, she would recommend that first Council receive the staff report and applications and then just do them each separately, to make it clearer for everyone.

- 22-59 MOVED** Councillor Kilsby, seconded Councillor McDonagh THAT Council 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.

Carried Unanimously

5.1 (a) Zoning Amendment application 12566 Barkerville Highway for Barkerville Gold Mines

- 22-60 MOVED** Councillor Kilsby, seconded Councillor McDonagh THAT Council authorizes proceeding 12566 Barkerville Highway which is currently zone to CW for Commercial to move forward with the application to investigate a zoning amendment to allow for residential zoning R1.

Carried Unanimously

- 22-61 MOVED** Councillor Kilsby, seconded Councillor McDonagh THAT Council for the commercial land to be turned into a subdivision authorizes staff to issue referrals to external agencies for their review and comments on the named property as appropriate.

Carried Unanimously

5.1 (b) Zoning Amendment application 3810 Ski Hill Road for Barkerville Gold Mines currently zoned RR2 (rural residential) to have zoning amended to M2 (general industrial)

MOVED Councillor Kilsby, **no seconder** THAT Council Authorizes proceeding with the application; and authorizes staff to issue referrals to external agencies for their review and comments on each separate property as appropriate.

Motion Failed

6.0 NEW BUSINESS

6.1 Mayor's Report (verbal updates)

Mayor Coleman gave his verbal report highlighting that Revision 2.0 of the Concise Business Plan may occur within 3 weeks and will be published in a Council meeting and on the District website. Revision 1.9 is the current guideline that we are working in. He started discussion framework of an Agreement with Barkerville Gold Mines to prioritize for Wells and for Barkerville Gold Mines. Some topics still need more in-depth discussions. He stated the plan is to be a transparent in this process as possible what is being discussed. The cell tower seems to be working but we are waiting for information from TELUS Head office in Calgary. Facility assessments have been completed with class C estimates. Some items need to be acted upon immediately for safety reasons. He announced he will be in discussion with the School District on April 25th, 2022. All safety items are a top priority for all municipal buildings. Updates will be coming. Sewer and water are also top priorities. Snow removal is in the top 5, he would like to

consider looking at snow removal as a public engagement to receive input on what is working, what is not working, what has worked in the past, etc. The City of Quesnel, Cariboo Regional District, as well as, First Nations met with him about a potential Highway 26 Powerline and will be having a partnered meeting with NDIIT on April 27, 2022 in efforts of receiving funding to hire a consultant to assess a potential 3 phase power line down the Highway 26 as opposed to the backcountry.

- 22-62 MOVED** Councillor Lewis, seconded Councillor McDonagh THAT Council receives the Mayor's verbal updates.

Carried Unanimously

- 22-63 MOVED** Councillor Lewis, seconded Councillor Funk THAT Council meets for a Special In-Camera Meeting on April 28, 2022, at 9:00 AM.

Carried Unanimously

- 22-64 MOVED** Councillor Lewis, seconded Councillor Funk THAT the District of Wells submits a Special Circumstances request to the Northern Development Initiative Trust for \$20,000 for a consultant to immediately prepare a Highway 26 Powerline Options Report to present to the Ministry of Energy, Mines, and Low Carbon Innovation and BC Hydro. If the approval is successful, the District of Wells will host the funds on behalf of the City of Quesnel, Cariboo Regional District, and other Partners.

Carried Unanimously

6.2 District of Wells 2022 proposed provisional budget

- 22-65 MOVED** Councillor Lewis, seconded Councillor Funk THAT Council receives the report from District Staff regarding the 2022 Provisional Budget for the District of Wells; and directs staff to publish notice of Public Consultation for the 2022 District of Wells budget to be held May 3, 2022, in advance of the Regular Council meeting that evening.

Carried Unanimously

7.0 BYLAWS

7.1 District of Wells Five Year Financial Bylaw

- 22-66 MOVED** Councillor McDonagh, seconded Councillor Lewis THAT Council receives the proposed District of Wells 2022-2026 Five Year Financial Bylaw No. 204, 2022, as circulated; and gives First, Second and Third Readings to the District of Wells 2022-2026 Five Year Financial Bylaw No. 204, 2022; and directs Staff to publish notification of Public Consultation on the District of Wells 2022 – 2026 Five Year Financial Bylaw No. 204, 2022 to be held at the next Regular Council Meeting of Tuesday May 3, 2022.

Carried Unanimously

7.2 District of Wells 2022 Tax Rate Bylaw No. 205, 2022

22-67 MOVED Councillor Lewis, seconded Councillor Kilsby THAT Council receive the District of Wells 2022 Tax Rate Bylaw No. 205, 2022 and gives First, Second and Third Readings to the District of Wells 2022 Tax Rate Bylaw No. 205, 2022.

Carried Unanimously

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.**

Dawn Leroy requested a rationale from Councillors on not moving forward on Item 5.1 for the 3810 Ski Hill Road application so that she could go back to her client with a full explanation.

Councillor Funk stated that the original application was for a temporary use permit of maybe one to two years and then after two years the Company asked for a two year extension and got one year so three years in total, which expired in January of this year. She stated she did look at the original application in January 2019, it was a three page letter with some supporting documents and some pictures. At the time this was going to be a temporary use only and she was not clear in tonight's application what had changed so that a permanent re-zoning to industrial was required. She stated that she could not support the change from being a residential area to in industrial area in our townsite. In the section of our current Official Community Plan about industrial development policies section 3.4 says to facilitate development of industrial activities in appropriate locations in Wells and she stated she did not believe this was an appropriate location. She further stated that she was in contact with some of the residents in the apartment building across the road to get feedback and there is a lot of opposition, not unanimous but a lot felt that those that were ok with the site were just ok with it and not jumping up and down. For public record she would like to share some of the comments she heard:

- *Happy with Temporary use permit but we are willing to live with it if it was temporary but don't want it permanent and felt there has been ample time to come up with an alternative solution.*
- *Talk about the increased traffic and idling vehicles problem and concerns that could get worse with permanent zoning.*
- *Winter brought snow clearing sometimes at three am or four am in the morning with backup alarms.*
- *Vehicles can be idling for thirty minutes at a time. Increase in traffic and it can be over the speed limit and there are seven children who live in the apartments and even if the mine activity is slowed down, they still see significant traffic because of needing access to the tanks.*
- *Don't think it is in the best interest of Wells or its residents to allow for this re-zoning and it is also noted that the Company has a substantial set up at the Ballarat it would make more sense for the fuel tank to move out there rather than remove the few residential zones that we do have in Wells.*

- *Felt current activity was okay if it didn't get worse and they would like to see more maintenance on the roads with all the use. Ski Hill and Hong streets are brutal year-round and Solibakke is pretty rough as well because a lot of mine employees live in the one bedroom apartments and it gets to be full of potholes as well.*

Councillor Funk stated these comments related to the larger issues and is why she choose not to proceed with this application or why she thought it should not be proceeded with further.

Councillor Lewis stated she felt that she could not support the change from being a residential area to a commercial area after talking to some residents that live close to the site. Very similar comments that Councillor Funk stated inclusive of lights in windows at weird times of the day, a lot of idling vehicle concerns and child safety concerns. She also heard concerns that the area is of prime residential area and is the reason it was zoned as such.

Dawn Leroy thanked the Councillors for their rationales.

Judy Campbell questioned Mayor Coleman about his verbal report and the Agreement with Osisko. She wanted to know why the discussion was made not to consult the public on the list of topics only to present the topics and she felt that would have been a prime opportunity for the public consultation. Mayor Coleman responded that there will be full public consultation. All that has been done is a draft of the internal list of topics for any kind of agreement discussion and to start to feel out some of Osisko Development Corp. needs. It can go to public after a full review has been done in-camera to establish that nothing has been missed. He stated then the public will be consulted for further feedback on that same draft list. He mentioned that this was just building the list, anything else the public would like to see in the agreement topics list would be considered with a council motion and then see if there are mutual opportunities on those topics with Osisko Development Corp.

Judy Campbell further questioned that once the draft list of the agreement was created would the public be consulted and help choose which items, they deem necessary first and would the public be able to add items to the agreement.

Mayor Coleman assured Judy that yes, the public would be consulted and could add items at that time. He stated that council wants the process to be as transparent as possible.

Councillor Lewis stated it is also about public hearing for weighting of the issues. Input of not just what the problems are but what your opinion is of those weightings.

10.0 ADJOURNMENT

10.1 Adjournment of the Regular Council meeting of Tuesday April 19, 2022.

22-68 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council at 8:47 PM adjourns the Regular Council meeting for Tuesday April 19, 2022.



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.

Date: 30/03/2022

To: District of Wells, Mayor and Council

And To: Donna Forseille, Chief Administrative Officer

From: Darron Campbell, Manager of Community Services, Cariboo Regional District

Date of Meeting: April 5, 2022

File: [Click here to enter text.](#)

Short Summary:

Proposed Establishment of a Regional Trails and Parks Service

Background:

The following is background on the proposed establishment of a Regional Trails and Parks function for the Cariboo Regional District, which would provide benefit to and include all 12 electoral areas and four municipalities in the Region.

This information was initially presented to Cariboo Regional District Board in July 2020, which directed staff to engage with municipal partners and determine level of support and procure a participating resolution as possible.

To date, the Regional District has received a response from the District of 100 Mile House Council, which resolved not to be a participating area of the proposed regional service. The District of 100 Mile House represents about 4.2% of the regional requisition for the new service.

The City of Quesnel Council also passed a resolution in September 2021 not to participate in a regional service as proposed, but is willing to participate a sub-regional service focused on the north Cariboo subject to the governance and management model. Quesnel represents about 14.4% of the proposed regional requisition.

This presentation has also been received by City of Williams Lake Council and follow-up meetings with city and regional district staff are planned to continue the discussion and clarify details. The City of Williams Lake represents about 15.2% of the regional requisition for the service.

For context, the District of Wells represents 0.22% of the overall regional taxable assessment and this would amount to a contribution of about \$415 towards the initial proposed \$200,000 budget for the new regional trails service.

The information as follows is intended to be 'guiding principles' for a Regional Trails and Parks function that will assist in the service development process and is brought forward to support understanding and confirmation of area participation prior to final service establishment by the Regional District Board.

Currently, the Regional District has no mandate, service structure or budget for supporting the development and management of trails and parks, except within sub-regional recreation functions that exist immediately surrounding the municipalities of Quesnel, Williams Lake and 100 Mile House. Some limited project-based support from the Regional District has been provided through grants and various economic development budgets, but this structure is not efficient or sustainable nor is it adequate to properly facilitate significant growth and management of regional trail networks.

Legislative Requirements for Service Establishment

A majority of Regional Districts in BC have regional parks and trails functions – but there are very different service levels depending on the number of properties, overall purpose and corporate priority. Most areas seem to have regional park functions that were established by letters patent in the 1970's and then were transitioned to establishment bylaws through a basic administrative process. None of the other Regional Districts contacted required or utilized a public assent process for establishment of their services.

The neighbouring regional districts to the Cariboo have parks and trails functions including Fraser Fort George, Thompson Nicola, Bulkley Nechako and Peace River. Well-developed regional functions are also common in the Okanagan and Kootenays.

The legislative background and process for establishing a regional trails and parks service is contained in the Local Government Act and also through consultation and experience with Ministry of Municipal Affairs staff.

From the LGA, a regional trails and parks function does not require a tax requisition limit in the establishment bylaw.

As a no requisition limit bylaw, establishment of the service does not require public assent, such as a region-wide referendum or alternative approval process.

Consent for the proposed establishment bylaw can be given by participating electoral area directors and through council resolution for member municipalities.

Although not directly clarified in the LGA, it is standard practice that regional trails and parks are free for public use, for example, there can't be a charge for access to cross country skiing or hiking. Most sites are day-use only without overnight camping and some regional parks do have fees and charges for special event bookings such as weddings or film-making.

Guiding Principles for establishing a Cariboo Regional District Trails and Parks Service

It is intended that the establishment of a regional function include all electoral areas and municipalities of the Regional District. This broad scope avoids future development location limitations as well as budget conflict regarding where taxation is occurring and where it is not when compared to residents, businesses and user groups benefiting from services provided.

It is intended that the new regional function avoid as much as possible overlap and duplication with trail support services currently included under existing sub-regional recreation functions, such as the mountain bike networks in the north and central Cariboo and at individual properties such as Kostas Cove and Claymine in the north Cariboo and Scout Island in the central Cariboo. It is expected these situations will be dealt with on a case-by-case basis to determine if they are more appropriately under sub-regional recreation or managed as part of the regional function - as long as it's not both.

Avoiding duplication while working in partnership with Rec Sites and Trails BC and with existing municipal trail systems is also important.

Staff recommend taking a moderate, 'organic' approach to the long-term development of a regional trails and parks service. In other words, the establishment process would not begin with an all-encompassing master plan process that seeks out properties and projects to create, which raises expectations and creates confusion with stakeholders.

Rather, the function could be established quickly and simply and the budget and staffing resources acquired to address the immediate priorities that are driving the current discussion. These immediate project priorities would be:

1. The initial focus is on development and ongoing management of regional trails as well as connecting and growing existing trail networks.

This is consistent with the scope other regional districts have undertaken, particularly when utilizing old rail bed corridors. The Cariboo is reasonably well served by smaller, localized trail networks, such as the mountain bike or motocross networks, that are managed by specific user groups while providing broader benefits. Longer trails that cover extensive geography and cross many jurisdictions are much more difficult to establish and maintain and would be a unique priority for the proposed regional trails service.

2. A second focus is on expansion and management of the growing regional wheelchair accessible wilderness trail network.

These trail projects have been coordinated and funded by grants acquired by the Regional District since 2008. To date, all trail project locations have required a community partner to hold land tenure and/or undertake regular maintenance of the completed trail. With a trails and parks service, the Regional District could hold these tenures directly as well as provide contract maintenance funding as required. This would remove significant barriers that currently limit expansion of the low mobility trails concept.

3. A third focus is awareness and planning through engagement of key recreation organizations to determine support and priorities for activities such as cycling, equestrian, hiking and motorized trail use. All areas of the region have active non-profit groups that can be contacted and engaged.

4. A fourth priority is engaging First Nations to develop partnerships both at the concept and strategic level as well as the ground-level with respect to construction and maintenance. Several First Nation communities are also developing trail networks and training crews for ongoing maintenance. A regional trails function is an excellent opportunity to build positive relationships with various First Nation communities.

Longer term goals for future consideration

1. The current proposal is not being driven by public requests for more parks or day-use picnic sites and the region is well served by properties managed by Rec Sites and Trails BC and BC Parks. If regional park opportunities do arise, they can be individually reviewed for feasibility and considered for inclusion and development on a case-by-case basis.

2. At this time, the primary function and mandate of the service is regional recreation trails and not point-to-point active transportation routes, which are designed to offer an alternative to motor vehicle travel. Although these alternative travel options are a public desire in many areas of the region, it is also an unresolved mandate concern, particularly with the Ministry of Transportation and Infrastructure, which is provincially responsible for the safe movement of people within road right-of-way corridors, particularly along major highways and in rural areas.

3. Similar to the issue with active transportation routes, boat launches and public access points to lakes and rivers currently fall under the provincial mandate of either the Ministry of Transportation or Rec Sites and Trails BC. Many MOTI access points were established during land subdivision and then gradually developed into semi-functional boat launches, despite the fact that neither adequate parking nor proper launching infrastructure is in place. Many of these locations represent a significant liability and a specific feasibility review should be undertaken prior to regional district involvement through the trails and parks function. That said, there may on occasion be the opportunity for new property development for lake access that can be connected to a regional park or trail asset, which is appropriately within the mandate of the parks and trails function.

4. The service may also acquire lands set aside to the Regional District during the property subdivision process. Development and management of these lands will not be an immediate priority but can be considered a potential long-term goal.

Business Plan Goals and Budget

If the establishment of a new trails and parks service is in place for 2023, the following goals and actions could be included in the initial budget.

There are several funding contribution arrangements which make logical sense to be transferred from an existing function to a new trails and parks service.

These administrative items proposed to be transferred to the new regional budget include: The trail maintenance contribution agreement with the Williams Lake Cycling Club (\$20,000 per year) which is currently in Central Cariboo Recreation and the agreement with the Gold Rush Cycling Club (\$15,000 per year) which is in North Cariboo Recreation.

The trail development contribution with community groups in the east Cariboo, such as Likely, Horsefly and Big Lake (up to \$10,000 total per year) which is currently in the Central Cariboo Economic Development budget.

The tourism site infrastructure (outhouses and garbage cans) maintenance contributions with groups in the north Cariboo (\$5,000 per year), which is currently in the North Cariboo Economic Development budget.

The highway rest stop park contribution to the Lone Butte historical site and washrooms (\$3,000 per year), which is currently in the South Cariboo Economic Development budget.

Delivery of the new trails and parks service will require a new staff position and the estimated full cost for this is \$100,000 including wages, travel, technology and basic operating budget.

Along with these budget items, funding for specific goals may be included to help make progress on key strategic goals. These costs are primarily targeted at utilizing consulting services or for grant-matching requirements.

Specific budget goals:

1. Engagement, development and operational support for a cross regional cycling trail (\$20,000).
2. Review and engagement on other cross regional trails such as the Cariboo Waggon Road concept, snowmobile routes, dog sled runs and backcountry horse trails. (\$20,000).
3. Wheelchair accessible wilderness trails – identifying new opportunities for development that were previously limited without a regional trails function (\$10,000).
4. Review of public access points and boat launches on popular lakes for logical opportunities that complement and don't conflict with the mandate of Rec Sites and Trails BC or MOTI. Budget (staff time only as a first step).

The budget total for the goals and actions detailed above is \$188,000, with flexibility for increasing contribution agreements and consideration of contingency, it is recommended that the 2023 budget for a new trails and parks service be established at \$200,000 per year.

With this requisition level established over the entire Regional District, including member municipalities and based on land and improvements, the residential tax rate would be less than \$1.65 per \$100,000 of assessed value.

If the municipalities of 100 Mile House and Quesnel do not participate in the new service, the residential tax rate for the remaining areas would be about \$2.00 per \$100,000 of assessed value.

Attachments:

None.

District of Wells
Mayor and Council
Via email

April 26, 2022

Dear Mayor and Council

I have been doing a lot of thinking since the last meeting and I wanted to write to compliment Council.

First, I was very impressed that Councillors had done their due diligence in speaking with their constituents and gathering their opinions on items that were coming before Council. Residents want to know that Councillors are considering their ideas when making decisions. This sort of outreach will really build trust with the community and shows a growing maturity in our political process.

Secondly, I was impressed that Council refused to even consider the request by BGM to make permanent their temporary use permit for fuel storage across from existing multi-family housing. In a larger community, with a professional planning department, such a request may well have been defused at the staff level. Council's decision reflects the opinions of previous Councils. The original permit was only granted very reluctantly and after much debate, and only because it was promised to be temporary. The renewal permit was similarly debated and reluctantly granted. There has never been any signal given by Council that it would ever be appropriate to have a permanent installation of that type in that location.

But these discussions have led me to consider the broader issue of where industrial zoning should be located within the District of Wells. As a professional planner with a graduate degree in planning and a long career in small community development in BC and the Yukon, I have never seen a situation either in the textbook or in real life where it was considered desirable or even acceptable to locate industrial activities next to residential areas.

I have been involved in the development of all our Official Community Plans beginning with the 1988 plan developed with the Cariboo Regional District. The plans have evolved with the community, and I am looking forward to getting back to work on our current revision.

An OCP lays out the vision of the community and should reflect the highest and best use of land within our community. There is a reason that the previous plans have not included any industrial zoning. This was not an oversight. Previous Councils have deemed it inappropriate to include such uses within the townsite proper. Given the land base we have to work with, there is ample room for industrial activity to occur outside the main townsite and away from residential areas.

To allow industrial use and its associated auxiliary support activities to occur within or near the main 'town centre' areas of north or south Wells, would be a serious departure from previous plans, and also would not reflect the considerable community input received during the consultation process for our upcoming plan.

Thank you Council for standing firm and supporting the work of your predecessors and the opinions of your constituents.

Respectfully,

A handwritten signature in black ink that reads "Judy Campbell". The signature is written in a cursive, flowing style.

Judy Campbell
Box 181,
Wells, BC



ISLAND MOUNTAIN ARTS

An experience like no other.

Re: Letter of Support to IMA for the BC Community Gaming Grant - IMA 2022 Application - Due May 9th, 2022

To the District of Wells Mayor, Council and Staff:

Island Mountain Arts is requesting a letter of support from the District of Wells for our 2022/23 programming through the Community Gaming Grant

It is our hope that through this next funding cycle, our programming through the Community Gaming Grant will include further development of the Summer Art + The Forest Programming with the Wells Barkerville Community Forest, and Fall and Winter programming in the arts that includes an expansion on the Youth and Community Hip-hop program we have been running, additional workshops around the IMA exhibits, and with visiting Artists-in-Residence; outdoor concerts that are free or pay-what-you-can and new partnerships and programs with the Wells Community Library, among other non-profits in Wells. It is our belief that artistic encounters are one of the most fundamental ways in which we 1. get to know ourselves; and 2. experience persuasive and profound growth and change as a result of what we learn. There is boundless learning and growth potential through the implementation of accessible arts programming.

Ideally in a brief letter of support, the District would be able to outline:

A: Elements from the past Official Community Plan that outline the District's commitment to Arts and Culture as an important economic and community-wellness driver, particularly regarding the empowerment of non-profits such as IMA to deliver this type of programming, and;

B: The discounts and support provided to IMA as a non-profit for us to carry-out our activities (which includes but is definitely not limited to reduced rental rates for our studio and workshop spaces and grant-in-aid programs).

I hope this request can be brought to the council meeting dated May 3rd, 2022 for consideration. It is my hope to submit this letter to the Community Gaming Branch no later than May 9th, 2022.

For reference, I have included a previous letter of support that IMA has received from the District for the Community Gaming Grant program.

Thank you for your time and consideration for this letter for Island Mountain Arts. Please do not hesitate to get in contact if you have any further questions.

Box 65, Wells, BC, V0K 2R0, Canada

Phone 1-250-994-3466

www.imarts.com info@imarts.com



ISLAND MOUNTAIN ARTS

An experience like no other.

Sincerely,

Elyssia Sasaki | she/her/hers

For Island Mountain Arts

Shared territory of Secwépemc and Dakelh peoples

PO Box 65

Wells, BC, V0K 2R0

Island Mountain Arts www.imarts.com

ArtsWells Festival www.artswells.com

Locally at | 250-994-3466

Whatsapp at | 647-332-1652

Box 65, Wells, BC, V0K 2R0, Canada

Phone 1-250-994-3466

www.imarts.com info@imarts.com



District of Wells

April 4, 2017

Island Mountain Arts
PO Box 65
Wells, BC V0K 2R0

Attn: Julie Fowler, Executive Director

Dear Ms. Fowler:

Re: Letter of Support for Island Mountain Art's Gaming Grant Application

On behalf of the District of Wells, I am pleased to provide this letter of support for Island Mountain Arts (IMA) Gaming Grant application through the Province of BC's Community Gaming Grants Program. As you know the District of Wells Council passed a resolution of support for IMA's application on March 28, 2017 (Resolution #17-91).

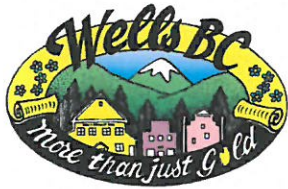
The citizens of, and visitors to, Wells greatly value the seasonal and year round programs and events developed and supported by Island Mountain Arts. Those offerings help support our community in numerous positive, educational and artistic ways, and do so for all ages.

On behalf of the District of Wells, we wish you success with your application to the Province of BC's Community Gaming Grants Program. We greatly appreciate the tremendous work that Island Mountain Arts does in support for our Community. Thank you.

Yours truly,

A handwritten signature in black ink that reads 'Robin Sharpe'.

Robin Sharpe
Mayor, District of Wells



District of Wells

April 4, 2017

Island Mountain Arts
PO Box 65
Wells, BC V0K 2R0

Attn: Julie Fowler, Executive Director

Dear Ms. Fowler:

Re: Letter of Support for Island Mountain Art's Job Creation Partnership Program application

On behalf of the District of Wells, I am pleased to provide this letter of support for Island Mountain Arts (IMA) application to the Work BC Job Creation Partnership Program. As you know the District of Wells Council passed a resolution of support for IMA's application on March 28, 2017 (Resolution #17-90).

The citizens of, and visitors to, Wells greatly value the seasonal and year round programs and events developed and supported by Island Mountain Arts. Those offerings help support our community in numerous positive, educational and artistic ways, and do so for all ages.

On behalf of the District of Wells, we wish you success with your application to the Work BC Job Creation Partnership Program. We greatly appreciate the tremendous work that Island Mountain Arts does in support for our Community. Thank you.

Yours truly,

Robin Sharpe
Mayor, District of Wells



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:



...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
 Address: 365 Bay St, Suite 400, Toronto, ON
 Signature: _____

Phone: 250 994 0002
 Postal Code: M5H 2V1
 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

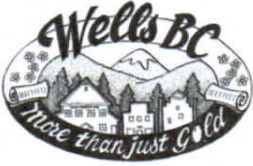
5. ATTACHMENTS: As stated in the Project Information Form, the required plans are to be submitted with the application.

For Office Use Only:

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

Date: _____
 Receipt No: _____
 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

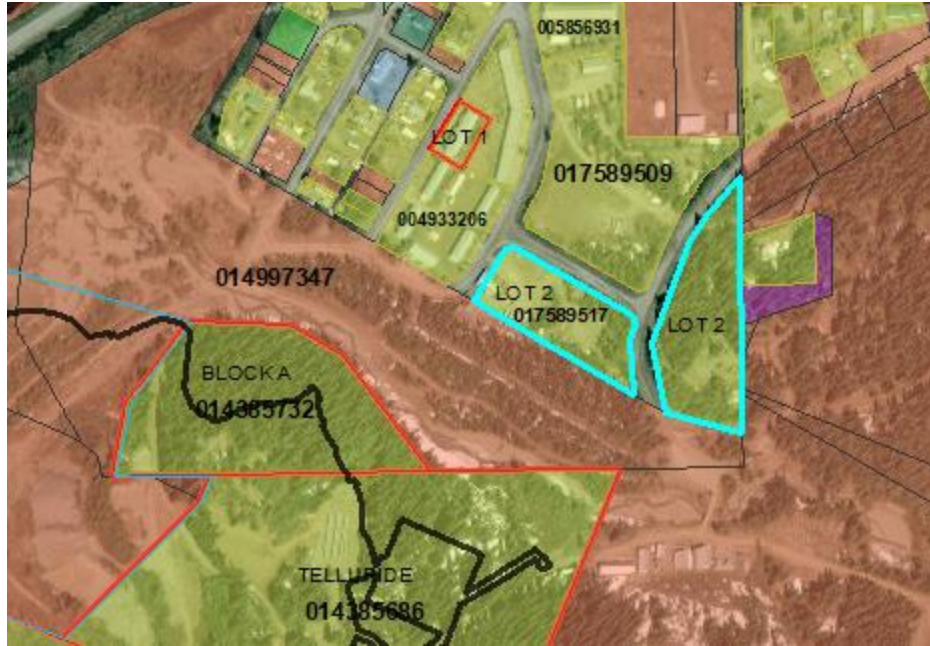
5. **ATTACHMENTS:** As stated in the Project Information Form, the required plans are to be submitted with the application.

For Office Use Only:

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

Date: _____
 Receipt No: _____
 Signature: _____

Zoning and OCP Amendment Map of property:





District of Wells

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 04 28--Version 2.1

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.

Content	Page
Executive Summary	1
Context and Contact Information	2
Vision, Mission, and Values	2
Organization Chart and Respect Statement	3
District of Wells Quick Facts	4
Council, Staff, Emergency Services & Other	4
Committees	7
Bylaws, Policies, and Practices	8
Provincial Links	8
Important Publications	9
Major Projects	9
Council Meeting Dates	9
Maps	10
Indigenous Nations	13
History	14
Operating Cycle and Partner MOUs	15
Wells Barkerville Community Forest	16
Draft General Operating Practices	17
Consolidated Financial Statements and Budgets; Mil Rates, Tax Exceptions & Five-Year Financial Plan	18
Branding and Marketing Highlights	25
Draft 2021 to 2030 Goals and Actions Notes	26
Draft 2022 to 2032 Additional Goals and Actions	36
Appendix A–Partners	38
Appendix B–District of Wells Respect Policy	39
Appendix C–Draft Memorandum of Understanding Template	40
Appendix D–Past Councils and Administration	41
Appendix E–2021 Government of Canada Census Information	41
Appendix F–Topics List	42
Appendix G–Facilities Upgrades List	44
Appendix H–By-Laws List	54
Appendix I–Draft Official Community Plan Information	60
Appendix J–Draft Wildfire Risk Map	62
Appendix K–Major Topics and Information Table	63



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 04 28--Version 2.1

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: **updated in-progress budget, Appendix K–Major Topics and Information Table, and other changes 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*

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

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

2022 04 28--Version 2.1

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
2022 04 28--Version 2.1

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*

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

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

2022 04 28--Version 2.1

Staff

Name	Title	Communication
Cripps, Lala	District Clerk	Clerk@wells.ca
Chard, Carrie	Fire Chief	Carrie.Chard@barkerville.ca
Forselle, Donna	Chief Administrative Officer	Admin1@wells.ca
Stroud, Clint	Public Works Superintendent	pbworks@wells.ca
Doerksen, Tyler	Public Works Superintendent	Mid-May 2022
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	
	Lewis, Jenn	Council Representative	

Emergency Services

Structural Fire

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

Other Services

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



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 04 28--Version 2.1

Police

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

Ambulance and Health

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

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)	

Utilities--Communications and Power

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



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

2022 04 28--Version 2.1

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)
 - 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*

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

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

2022 04 28- Version 2.1

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
	Integris Quesnel	Bank
	FBB Chartered Professional Accountants (Quesnel)	Auditor
	Other	TBD



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 04 28--Version 2.1

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



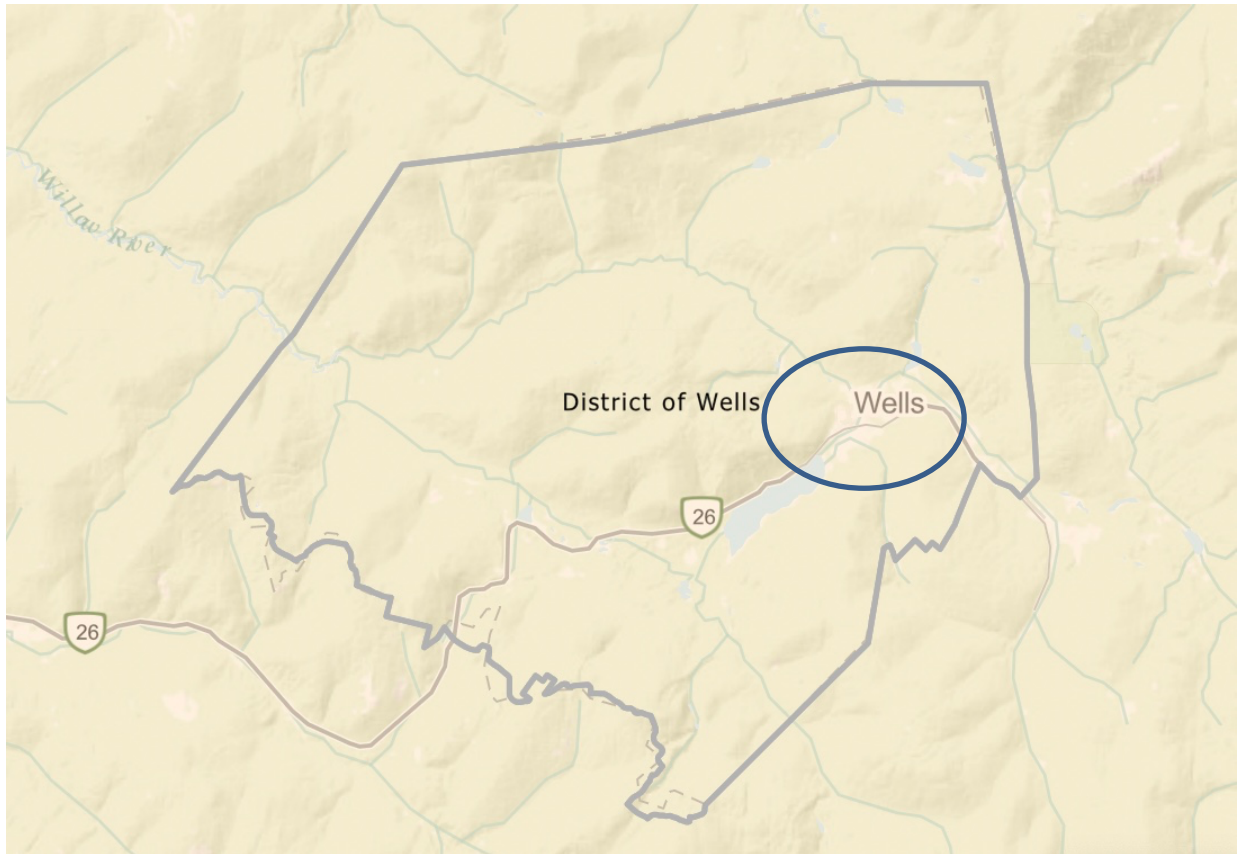
District of Wells 2022 to 2032 *Draft* Concise Business Plan

PO Box 219, 4243 Sanders Avenue, Wells, BC, VOK 2R0
Phone-250-994-3330 Fax-250-994-3331 www.wells.ca

2022 04 28- Version 2.1

District of Wells Map and Boundaries—Sample Only

(Land Area: 158.09 square kilometres.)





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 04 28--Version 2.1

Wells Basic Map—Sample Only





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 04 28- Version 2.1

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*

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

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

2022 04 28- Version 2.1

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'etinqox 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](#)



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 04 28--Version 2.1

Wells, BC and District of Wells Short History Timeline

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

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

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

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

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



District of Wells 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 04 28- Version 2.1

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 completed, being considered, under development or **considered not required**, see Appendix C—Draft Memorandum of Understanding Template. 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 **(not required)**
- Osisko Developments—BGM (Barkerville Gold Mines)—**MOU Signed**
- West Fraser Timber
- Indigenous Nations
- Not-for-Profit (see Appendix A)
- Province of BC
 - Transportation
 - Forests
- School District 28
- Fraser Head Waters—MOU Established



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

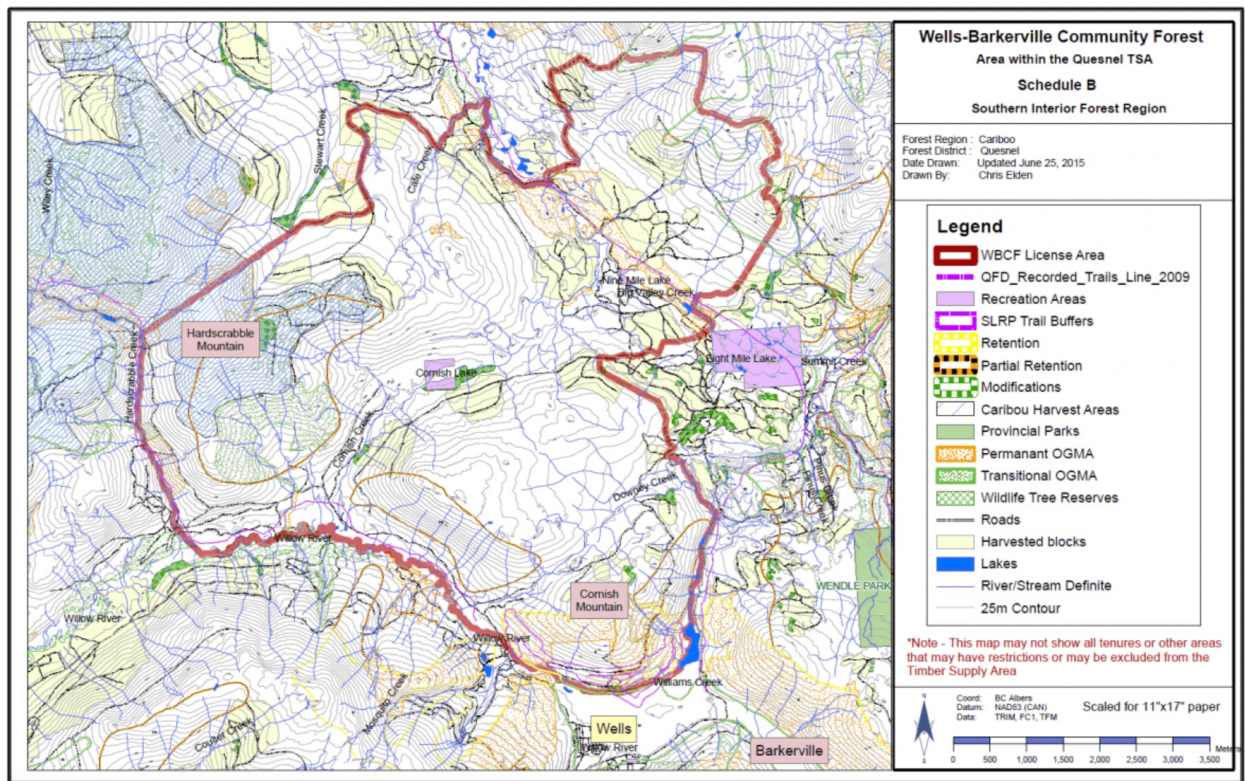
2022 04 28--Version 2.1

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.





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

2022 04 28--Version 2.1

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.



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

2022 04 28--Version 2.1

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



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

2022 04 28--Version 2.1

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)



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 04 28--Version 2.1

Budgets (under development and in-progress)

Item	2021 Provisional	2021 Actual	2022 Provisional	2022 Actual
Revenue				
Municipal Tax Levied	-90281	-92723	-95504	0
Frontage Taxes	-87464	-87844	-90475	0
1% Taxes (Hydro and Telus)	-5503	-25825	-25900	-184
Grants in Lieu of Taxes	-8032	-16010	-14865	0
Services Supplied to other Governments	-6524	-4000	-6074	0
Garbage Collection Services	-13499	-13419	-13821	0
Licences and Permits	-4812	-10414	-13000	-230
Rentals	-11200	-20915	-24485	-1260
Investment Income	-500	-1427	-1400	0
Penalties & Interest on Taxes	-5500	-619	-8800	0
Other Income	-205612	-230887	-234050	-420
Wells Barkerville Comm Forest dividends	-96662	-96662	-228859	-228859
Unconditional Grants	-461606	-435000	-435000	-117000
Conditional Grants	-149968	-169075	-144231	0
Collections for Other Governments	-127073	-77383	-157911	0
OCP In-Kind Donation	-100000	-82700	-17300	
Transfers from old Integris Fund		112576		
Gen. Cap Fund--Government	-30000	-471181	-440851	-103851
Water Fund--Sales and Other	-102305	56570	-110063	0
Sewer Fund--Sales and Other	-43690	-50891	-93700	0
DONATIONS FOR PLAYGROUND (WAACA)	-28150	-28150	-28150	-28150
Totals	-\$ 1,578,381	-\$ 1,745,979	-\$ 2,184,439	-\$ 479,954
Expenses				
Legislative Costs	53135	35315	36654	11173
Administration (HR)	407000	366692	489000	119732
Administration (General)	82795	99430	99891	55576
Utility Administration	55000	0	0	0
OCP Re-Write (In-kind donation)	100000	69450	30550	13550
Community Hall	32750	107245	82000	46005



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 04 28--Version 2.1

Budgets (under development and in-progress)

<i>Expenses continued</i>				
Municipal Hall	17500	7459	140000	4331
Wells School	66200	42543	105000	33241
Visitor Info Centre	6500	9676	4000	1035
Fire Bridgade-General	45975	30039	28400	5201
Fire Bridgade-Communications	2500	818	2020	846
Fire Bridgade-Fire Hall	14100	21883	84000	6750
Fire Bridgade-Vehciles	2950	2233	3170	1765
Building Inspections	10000	5214	14000	4888
Public Works-General	113500	125741	125500	33181
Public Works-Street Lights	8000	8149	8500	2836
Public Works-Garbage Collection	15000	14897	15212	4429
Public Works-Spring Clean-up	1000	0	1000	0
Economic Development	17700	9015	17200	5094
Community Planning	90912	13250	-148912	1695
Community Development	39500	36604	43600	6487
Debt Services (Bank Fees)	1215	528	1200	0
Collections for Other Governments	122435	110226	157911	0
General Capital Fund-Equipment	5000	4860	6000	0
Emergency Program Projects	30500	8291	12000	1830
Water Capital Fund	-85216	0	0	0
Water Fund Administration	20000	28667	21690	2067
Water Fund Distribution	28400	56427	21000	1188
Water System Facilities	35700	10937	43050	4188
Water System-Emergency Water	0	9781	0	0
Water System-Hydrants Maintenance	3000	0	3000	0
Sewer-Admin	7500	3826	16290	2317
Sewer-Collection System	15900	32826	215164	3593
Sewer-Facilities	11650	1460	11350	1217
Sewer-Lagoon Facility	19500	11962	22500	3547
Election Expenses			10000	5209
PLAYGROUND DEVELOPMENT (WAACA)	28150	0	28150	28150
Totals	\$ 1,425,751	\$ 1,285,444	\$ 1,750,090	\$ 411,121



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 04 28--Version 2.1

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)



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 04 28--Version 2.1

Draft Five-year Financial Plan

DISTRICT OF WELLS
 District of Wells Five Year Financial
 Bylaw No. 204, 2022
 Schedule "A"

DISTRICT OF WELLS: 2022-2026 Financial Plan

REVENUES	2022	2023	2024	2025	2026
Property Taxation	\$ 185,979	\$ 214,297	\$ 220,726	\$ 227,348	\$ 234,168
Grants-in-Lieu of Taxes	\$ 14,865	\$ 15,162	\$ 15,465	\$ 15,775	\$ 16,090
Services for Other Governments	\$ 6,074	\$ 6,195	\$ 6,320	\$ 6,446	\$ 6,575
Other Revenues	\$ 213,014	\$ 120,009	\$ 122,409	\$ 124,858	\$ 127,355
Wells Community Forest Revenues	\$ 228,859	\$ 104,740	\$ 104,740	\$ 104,740	\$ 104,740
Government Grants	\$ 1,036,255	\$ 5,443,460	\$ 435,000	\$ 3,435,000	\$ 435,000
Other Grants	\$ 144,231	\$ 108,200	\$ 108,200	\$ 108,200	\$ 108,200
Transfers From Restricted Reserves	\$ -	\$ -	\$ -	\$ -	\$ -
Utility Users fees	\$ 203,763	\$ 207,838	\$ 211,995	\$ 216,235	\$ 220,560
GAS TAX Funds (restricted reserve)	\$ 64,263	\$ 64,263	\$ 64,263	\$ 64,263	\$ 64,263
Donations	\$ 230,550	\$ 2,404,540	\$ -	\$ -	\$ -
Transfer From General Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Transfer From Previous Year Surplus	\$ -	\$ 0	\$ (0)	\$ 0	\$ 0
TOTAL	\$ 2,327,853	\$ 8,688,701	\$ 1,339,118	\$ 4,302,865	\$ 1,316,951
EXPENDITURES	2022	2023	2024	2025	2026
General Government Services	\$ 625,545	\$ 599,081	\$ 580,937	\$ 592,556	\$ 604,407
Protective Services (WVFB & Hall)	\$ 199,590	\$ 109,590	\$ 111,782	\$ 114,017	\$ 116,298
Public Works	\$ 163,212	\$ 153,216	\$ 156,280	\$ 159,406	\$ 162,594
Development Services & Planning	\$ 306,051	\$ 64,994	\$ 66,294	\$ 67,620	\$ 68,972
Water Utility Operations	\$ 88,740	\$ 90,515	\$ 92,325	\$ 94,172	\$ 96,055
Sewer Utility Operations	\$ 265,304	\$ 55,641	\$ 56,753	\$ 57,888	\$ 59,047
Municipal Property Operations	\$ 249,000	\$ 66,610	\$ 67,943	\$ 69,301	\$ 70,687
Debt Principal	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Interest	\$ -	\$ -	\$ -	\$ -	\$ -
Capital	\$ 428,851	\$ 7,413,000	\$ -	\$ 3,000,000	\$ -
Fiscal Charges	\$ 1,250	\$ 1,288	\$ 1,326	\$ 1,366	\$ 1,405
TOTAL	\$ 2,327,543	\$ 8,553,935	\$ 1,133,640	\$ 4,156,326	\$ 1,179,465
Balance	\$ 310	\$ 134,766	\$ 205,478	\$ 146,539	\$ 137,486
To Cemetery Restricted Reserve	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100
To Fed Fuel Tax Restricted Reserve	\$ 0	\$ -	\$ -	\$ -	\$ -

District of Wells Bylaw No. 204,2022



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

2022 04 28--Version 2.1

Draft Five-year Financial Plan

DISTRICT OF WELLS

Accumulated Surplus (Gen Reserve)	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus transferred to Future Year	\$ 310	\$ 134,766	\$ 205,478	\$ 146,539	\$ 137,486
General Reserve at year end	\$232,494	\$233,775	\$235,057	\$236,342	\$237,632
Fed Fuel Tax Reserve at year end	\$0	\$0	\$0	\$0	\$0
Cemetery Reserve at year end	\$1209	\$1,309	\$1,409	\$1,509	\$1,609
Jan 1, 2022 General Reserve:	\$232,493.87				
Jan 1, 2022 Restricted Reserve: Fuel Tax	-\$64,263				
Jan 1, 2022 Restricted Reserve: Cemetery	\$1109.32				

Capital projects are all externally funded. (see Government Grants in table)

Rewriting of the Official Community Plan commenced January 2021, ETA for completion is June 2022.

Small expansion of tax base

3% Rate Increase on annual Property Taxes (GEN MIL RATE ONLY)

2% inflation average annually (revenues and expenses)

Sewer Treatment Facility Feasibility Assessment to commence May 2022.

2023 Sewer Treatment Facility Replacement commencement (subject to funding) \$6,200,000.00

2022 Ice rink Revitalization Project commenced (Grant for \$461,000 awarded in 2021)

2022 Emergency Repairs to the Fire Hall, Municipal Hall and Wells Community Hall (Health and Safety)

Proposed Cariboo Gold Project and potential growth of Tax Base by 2025/26

Assumes no major financial costs that cannot be covered by restricted reserves.



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 04 28--Version 2.1

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)
---	---	---



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 04 28--Version 2.1

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>		



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 04 28--Version 2.1

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>Options: doctor or nurse practitioner on scheduled basis, telehealth, and relocate office and expand to 2nd office.</p> <p>Considerations: 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>Options: 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>Considerations: 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>Options: repairs and upgrades</p> <p>Considerations: 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>		



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
 2022 04 28--Version 2.1

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 and/or build new, current high costs to operate, funding partners—Osisko, Ministry of Education, 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>		



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 04 28--Version 2.1

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 focucs.</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>		



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 04 28--Version 2.1

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>		



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 04 28--Version 2.1

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>Options: repeat property improvement contest to provide incentive to clean-up untidy premises, and enforce unsightly premises bylaw.</p> <p>Considerations: 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>Options: secure additional funding, and determine type of stage.</p> <p>Considerations: research possible funding grants.</p>		
2.9	<p>Increase Tourism</p> <p>Options: 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>Considerations: 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>Options: work with Integrated Land Management to coordinate sales and marketing of Crown property.</p> <p>Considerations: request help from local MLA to help speed-up the process.</p>		



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 04 28--Version 2.1

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/second day 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>		



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 04 28--Version 2.1

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>		



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

2022 04 28--Version 2.1

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>Options: <i>minimize the use of reserve funds.</i></p> <p>Considerations: <i>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>Options: <i>new generators.</i></p>		



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 04 28--Version 2.1

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>Options: Wildfire Protection Plan and funding.</p> <p>Considerations: 2021—received \$125,000 grant for Community Fire Smarting inclusive of a new Fire plan.</p>		
5.4	<p>Snow Storage</p> <p>Options: review of snow storage locations.</p> <p>Considerations: snow storage plans.</p>		



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

2022 04 28--Version 2.1

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>		



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
 2022 04 28--Version 2.1

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	



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
 2022 04 28- Version 2.1

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.



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

2022 04 28--Version 2.1

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



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

2022 04 28--Version 2.1

Appendix D—Past Councils and Administration

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

Appendix E—2021 Government of Canada Census

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 ³	113
Population density per square kilometre	1.4
Land area in square kilometres	158.09



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

2022 04 28--Version 2.1

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 	



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 04 28--Version 2.1

	<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 	



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 04 28- Version 2.1

	<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 	



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
2022 04 28--Version 2.1

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 	
21	Barkerville and Cottonwood Topics	



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 04 28--Version 2.1

	<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	Well and Area Community Association Trust Account Confirmed	
22	<p>Grants Management</p> <ul style="list-style-type: none"> • Rural Dividend • Infrastructure—Water and Sewer • Northern Development Trust 	
23	West Fraser Mills Potential Skating Rink Contribution	
24	<p>City of Quesnel and CRD</p> <ul style="list-style-type: none"> • Best Practice Sharing • MOUs • Highway 26 Power Line Discussions 	
25	Election By-Law: mail-in ballots	
26	Laundry Mat	
27	Snow Mobile Club Building Relocation	



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

2022 04 28--Version 2.1

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	Poor to 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:		



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 04 28--Version 2.1

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		



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 04 28--Version 2.1

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	Poor to Fair	
15	Drainage: Buildings and Property	Poor to Good	
16	Bathroom(s)	Poor to Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Poor	
19	Living Space(s)	N/A	
20	Cabinets	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:		



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
 2022 04 28- Version 2.1

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		



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 04 28- Version 2.1

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	Poor to Fair	
15	Drainage: Buildings and Property	Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Fair	
19	Living Space(s)	N/A	
20	Cabinets	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Fair	
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	N/A	
26	Storage	Fair to Good	
27	Asbestos	Good	
28	Mold or Moisture Damage	Good	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Poor to Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		



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
 2022 04 28--Version 2.1

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		



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

2022 04 28--Version 2.1

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	Poor to Fair	
15	Drainage: Buildings and Property	Poor to Fair	
16	Bathroom(s)	Fair	
17	Bedroom(s)	N/A	
18	Kitchen	Fair	
19	Living Space(s)	N/A	
20	Cabinets	Fair	
21	Doors (interior and exterior)	Fair	
22	Windows	Poor to Fair	
23	Parking	Fair	
24	Garage and/or Carport	N/A	
25	Workshop	N/A	
26	Storage	Fair	
27	Asbestos	Fair--Treated	
28	Mold or Moisture Damage	Fair--TBD	
29	Age and Overall Condition	Fair	
30	Appliances and Fixtures	Fair	
31	Clutter and Disposal Items	Fair	
22	Other:		



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 04 28--Version 2.1

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		



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 04 28--Version 2.1

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



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 04 28--Version 2.1

Appendix H—By-Laws List

(this by-law will be updated and re-sorted in a future version of this Concise Business Plan)

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
2009-101	Council Indemnities	09.04.07
2009-102	Five Year Financial Plan 2009-2013	09.05.05
2009-103	Tax Rates 2009	09.05.14
2009-104	Fees and Charges Amendment	09.09.08
2009-105	Tax Exempting 2010	09.10.06
2010-106	Wells Official Community Plan	10.05.04
2010-107	Five Year Financial Plan 2010-2014	10.05.04
2010-108	Tax Rates 2010	10.05.11
2010-109	Tax Exempting 2011	10.10.05
2011-110	Garbage Collection	11.05.09
2011-111	Five Year Financial Plan 2011-2015	11.05.09
2011-112	Tax Rates 2011	11.05.09
2011-113	Election Procedures	11.06.21
2011-114	Tax Exempting 2012	11.10.04

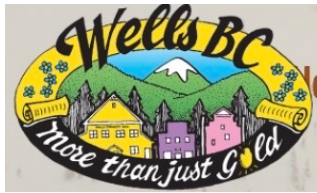


District of Wells 2022 to 2032 *Draft Concise Business Plan*

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0
Phone-250-994-3330 Fax-250-994-3331 www.wells.ca

2022 04 28--Version 2.1

Bylaw #	Short Name	Final Reading Date
2011-115	Council Indemnities	11.11.01
2012-116	Tax Rates 2012	12.05.14
2012-117	Five Year Financial Plan 2012-2016	12.05.14
2012-118	Tax Exempting 2013	12.10.02
2013-119	Fees and Charges 2013	13.04.09
2013-120	Freedom of Information 2013	13.04.09
2013-121	Five Year Financial Plan 2013-2017	13.05.07
2013-122	Tax Rates 2013	13.05.07
2013-123	Zoning Amendment	13.06.18
2013-124	Zoning Amendment	Abandoned
2013-125	Zoning Amendment	13.06.18
2013-126	Zoning Amendment	13.06.18
2013-127	District of Wells Fireworks	13.06.18
2013-128	Tax Exempting 2014	13.10.01
2013-129	Wells Sewer Specified Area Amendment	13.11.19
2013-130	Wells Sewer Specified Area Amendment	13.11.19
2014-131	Accommodation Tax (Hotel Room Tax)	14.02.18
2014-132	Five Year Financial Plan 2014-2018	14.05.13
2014-133	Tax Rate 2014	14.05.13
2014-134	Election Procedures	14.07.16
2014-135	Untidy and Unsightly Premises	14.09.16
2014-136	Council Indemnities	14.09.16
2014-137	Tax Exempting 2015	14.10.07
2015-138	Garbage Collection	15.04.21
2015-139	Tax Rate 2015	15.05.05
2015-140	2015 Five Year Financial Plan	15.05.05
2015-141	Wells Volunteer Fire Department Establishing	15.06.16
2015-142	Fire Service Bylaw	15.11.17
2015-143	Bylaw Notice Enforcement (Adjudication Process)	15.10.20
2015-144	Comprehensice Fees and Charges	15.10.06
2015-145	Municipal Ticket Information	15.10.20



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 04 28--Version 2.1

Bylaw #	Short Name	Final Reading Date
1998-01	Procedural Bylaw	98.07.14
1998-02	Appointment of Officers	98.07.14
1998-03	Payment of Indemnities	98.07.30
1998-04	Annual Budget 1999	98.07.30
1998-05	Five year Capital Plan	98.07.30
1998-06	Commercial Zoning Uses	98.09.08
1998-07	Tax Exemptions	98.10.27
1998-08	Amendment Bylaw	98.12.15
1998-09	Provisional Budget 1999	99.01.15
1999-10	Emergency Measures	99.05.18
1999-11	Application Fees and Forms	99.04.20
1999-12	Tax Rates for 1999	99.04.06
1999-13	Annual Budget 2000	99.04.06
1999-14	Five year Capital Plan	99.04.06
1999-15	Building Permit & Inspection Fees	99.06.15
1999-16	Heritage Property	99.07.20
1999-17	Rezoning	see Bylaw 26
1999-18	Election Procedures	99.09.21
1999-19	Referendum/Council Size	99.10.04
1999-20	Freedom of Information	99.10.19
1999-21	Tax Exemptions 2000	00.10.19
1999-22	Provisional Budget 2000	99.12.06
2000-23	Annual Budget	00.05.99
2000-24	Tax Rates for 2000	00.05.02
2000-25	Official Community Plan	00.06.20
2000-26	Zoning	01.10.11
2000-27	Noise	03.04.15
2000-28	Volunteer Fire Department	01.09.19
2000-29	Animal Control	NIL
2000-30	Mutual Aid Firefighting	NIL
2000-31	Community Plan Amendment	NIL
2000-32	Council Indemnities	00.10.03
2000-33	Procedural Bylaw	00.10.03



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 04 28--Version 2.1

Bylaw #	Short Name	Final Reading Date
2000-34	2001 Tax Exempting	00.10.30
2001-35	Temporary Borrowing	01.02.04
2001-36	OCP Amendment	01.10.11
2001-37	Five year Financial Plan 2001-2005	01.04.23
2001-38	Tax Rates for 2001	01.05.10
2001-39	Heritage Designation Amendment	ABORTED
2001-40	Water Issuing	01.08.13
2001-41	Financial Plan Amendment	01.08.20
2001-42	Tax Exempting 2002	01.10.25
2001-43	no bylaw - misnumbered	NIL
2001-44	Animal Control	01.12.18
2001-45	Temporary Borrowing	02.01.15
2002-46	Financial Plan 2002-2006	02.04.16
2002-47	Tax Rates for 2002	02.05.09
2002-48	Election Procedures 2002	02.05.09
2002-49	Unightly Premises	NIL
2002-50	Tax Exemption 2003	02.10.17
2002-51	Size of Council	02.09.17
2002-52	Procedural Bylaw Amendment	02.11.19
2002-53	Municipal Ticking Information	03.08.29
2003-54	Financial Plan 2003-2007	03.04.01
2003-55	Barkerville Referendum	tabled indefinitely
2003-56	Tax Rates for 2003	03.05.06
2003-57	Utility Service	03.08.05
2003-58	Traffic and Streets	03.09.02
2003-59	Tax Exempting 2004	03.10.29
2003-60	Additional Hotel Tax Levy	03.11.04
2004-61	Council Procedure	04.02.03
2004-62	Fees and Charges	04.11.16
2004-63	Financial Plan for 2004-2008	04.04.20
2004-64	Tax Rates for 2004	04.05.04
2004-65	Garbage Collection Regulations	04.05.28
2004-66	Tax Exempting 2005	04.10.19
2004-67	No Shooting	04.10.05



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 04 28--Version 2.1

Bylaw #	Short Name	Final Reading Date
2004-68	Traffic and Streets	04.12.07
2004-69	Sewer Local Services Area Amendment	04.12.07
2005-70	Council Indemnities	05.02.15
2005-71	Election Procedures 2005	05.05.30
2005-72	Tax Rates 2005	05.05.11
2005-73	Five Year Financial Plan 2005-2009	05.05.11
2005-74	Tax Exempting 2006	05.10.04
2006-75	Tax Rates 2006	06.05.09
2006-76	Wells Water User Rates	06.05.09
2006-77	Wells Sewer User Rates	06.05.09
2006-78	Financial Plan 2006-2010	06.05.09
2006-79	Council Indemnities	06.05.09
2006-80	Tax Exempting 2007	06.10.03
2006-81	Temporary Borrowing	06.12.05
2006-82	Fees and Charges	07.01.16
2007-83	Council Indemnities	07.02.20
2007-84	Tax Rates 2007	07.05.14
2007-85	Five Year Financial Plan 2007-2011	07.05.01
2007-86	Board of Variance	07.07.17
2007-87	Permissive Tax Exempting	07.10.02
2007-88	Untidy and Unsightly Premises	08.02.05
2007-89	Temporary Borrowing	07.12.04
2008-90	Wells Volunteer Fire Department Amendment	08.03.04
2008-91	Financial Plan	08.05.06
2008-92	Tax Rate 2008	08.05.06
2008-93	Noise Control	08.06.17
2008-94	Municipal Ticking	08.06.17
2008-95	Elections Procedures	08.07.17
2008-96	Tax Exempting 2009	08.10.21
2008-97	Temporary Borrowing	08.10.21
2008-98	Additional Hotel Tax Levy	09.01.20
2009-99	Delegation	09.03.17
2009-100	Council Procedure Amendment	09.04.07



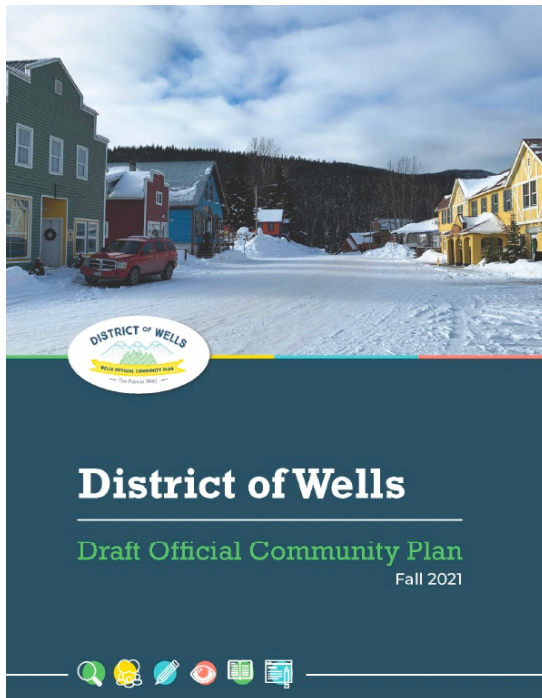
District of Wells 2022 to 2032 *Draft Concise Business Plan*

PO Box 219, 4243 Sanders Avenue, Wells, BC, VOK 2R0
Phone-250-994-3330 Fax-250-994-3331 www.wells.ca

2022 04 28--Version 2.1

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

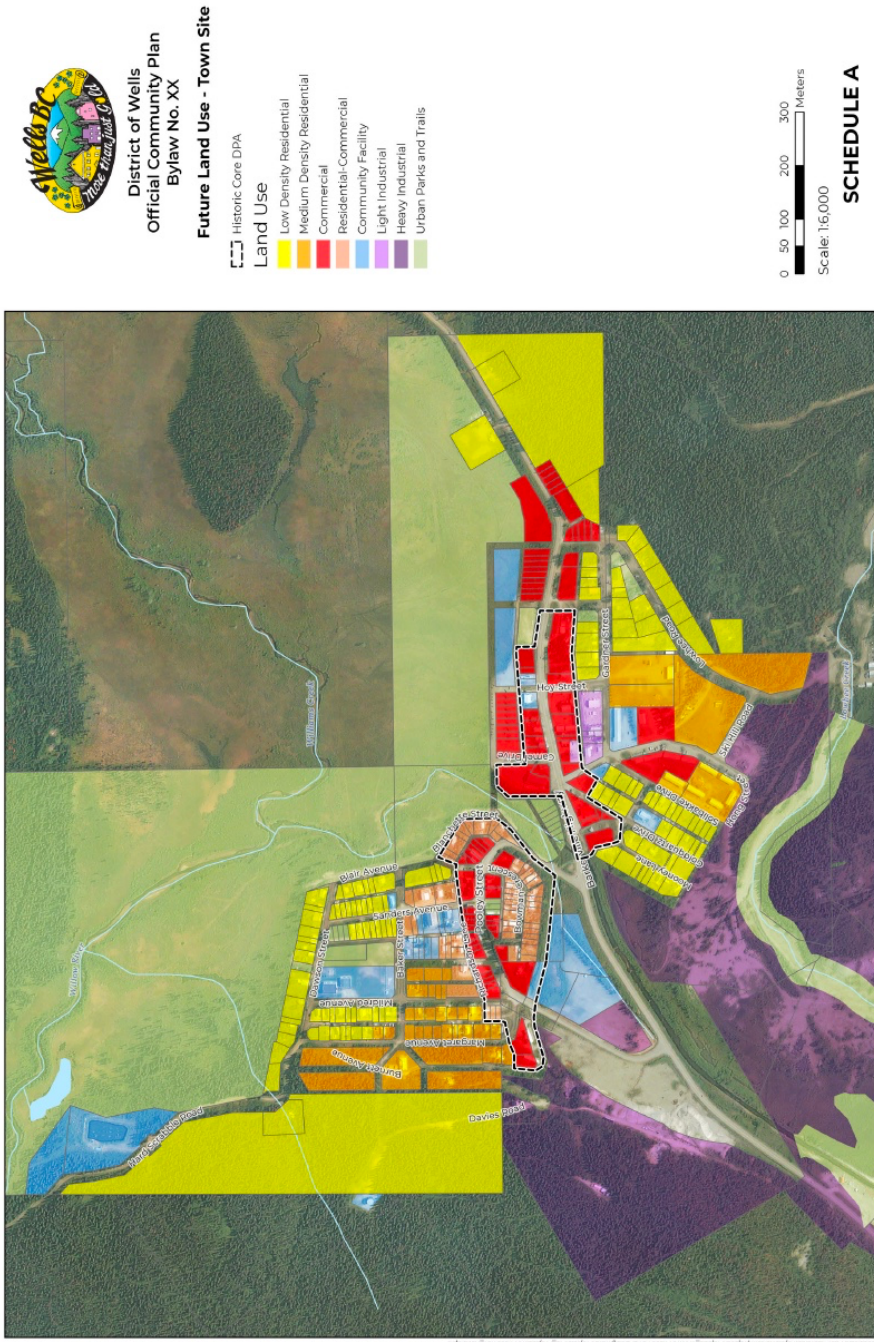


District of Wells 2022 to 2032 *Draft* Concise Business Plan

PO Box 219, 4243 Sanders Avenue, Wells, BC, V0K 2R0
Phone-250-994-3330 Fax-250-994-3331 www.wells.ca

2022 04 28--Version 2.1

Appendix I—Draft New Official Community Plan





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 04 28--Version 2.1

Appendix J—Draft Wildfire Risk Map



District of Wells
Official Community Plan
Bylaw No. XX
Hazards

--- Municipal Boundary

Slope

20-30%

>30%

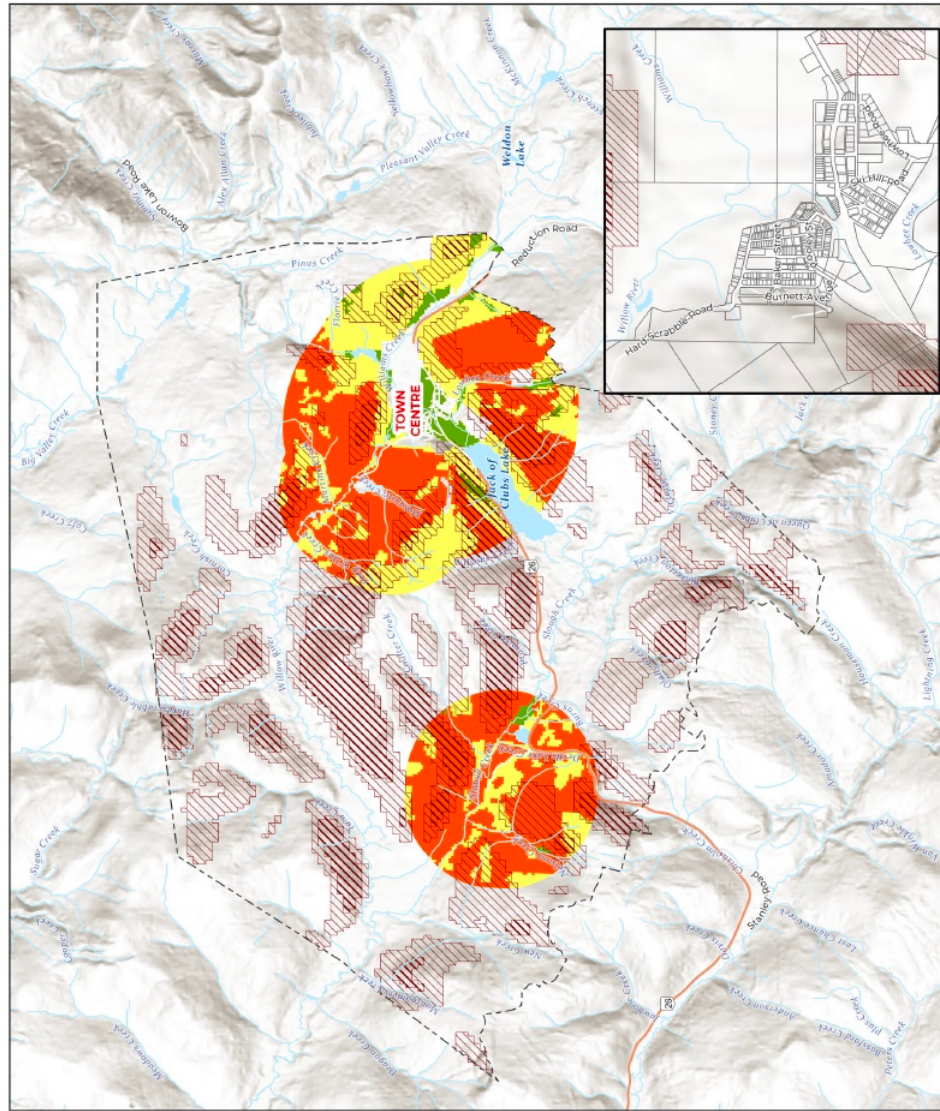
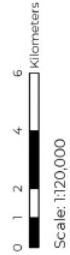
Fire Threat

Low

Moderate

High

The entire Wells area is classified as Risk Class 1 (highest risk) in the Government of BC's Wildfire Urban interface classification system





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 04 28--Version 2.1

Appendix K—Major Topics and Information Table

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

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



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 04 28--Version 2.1

Appendix K--Topics and Information Table

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

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