

**DISTRICT OF WELLS
SPECIAL COUNCIL MEETING
Tuesday May 10, 2022
Via Zoom (Online)**

AGENDA

- A. CALL TO ORDER AND AGENDA ADOPTION:
1. Agenda for Special Council Meeting Tuesday May 10, 2022
Recommendation/s: THAT Council approves the Agenda for the Special Council Meeting of Tuesday, May 10, 2022, as circulated.
- B. ADOPTION OF MINUTES:
1. Minutes for the Special Council meeting of Thursday April 28, 2022
Recommendation/s: THAT Council approves the Thursday April 28, 2022 Special Council Meeting Minutes, as circulated.
- C. UNFINISHED BUSINESS:
1. 2022 Provisional Budget
Recommendation/s: THAT Council approves the amended 2022 District of Wells Budget, as circulated.
 2. District of Wells 2022- 2026 Five-Year Financial Bylaw No. 204, 2022
Recommendation/s: THAT Council gives Final Reading to the amended District of Wells 2022-2026 Five-Year Financial Bylaw No. 204, 2022, as circulated.
 3. District of Wells 2022 Tax Rate Bylaw No. 205, 2022
Recommendation/s: THAT Council gives Final reading to the amended District of Wells 2022 Tax Rate Bylaw No. 205, 2022, as circulated.
 4. Mayors verbal report:
 - i) Road Drainage, surfaces and culverts
 - ii) Cariboo Regional Trails Program
 - iii) Wells projects update
 - iv) Public Works rolling stock
- D. ADJOURNMENT:
- Recommendation/s: THAT**, the Special Council meeting of Tuesday May 10, 2022 be adjourned at _____AM



District of Wells

2022 to 2032 *Draft* Concise Business Plan

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

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

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Executive Summary

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

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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



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Organization Chart

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

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

Respect Statement

(See also Appendix B—Respect Policy)

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

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



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District of Wells Quick Facts

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

Council

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

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

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



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Staff

Name	Title	Communication
Cripps, Lala	District Clerk	Clerk@wells.ca
Chard, Carrie	Fire Chief	Carrie.Chard@barkerville.ca
Forseille, Donna	Chief Administrative Officer	Admin1@wells.ca
Stroud, Clint	Public Works Superintendent	pbworks@wells.ca
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	



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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	



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Committees

- Committee of the Whole—Council for Executive, Finance, Public Meetings, Other
- Wells Community Vision and Planning Committee—Select Committee (including New Official Community Plan)
 - **Co-Chair Councillor Shannon McDonagh**
 - **Co-Chair Mayor Ed Coleman**
 - Councillor Jenn Lewis
 - Kelsey Dodd (Barkerville Gold Mines)
 - 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



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

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

Permits

- Building Permits
- Development Permits
- Demolition Permits

Provincial Links

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

Community Charter

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

Local Government Act

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

CivicInfoBC

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

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

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



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Important Publications and Information

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

Major Projects

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

Council Meeting Dates

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



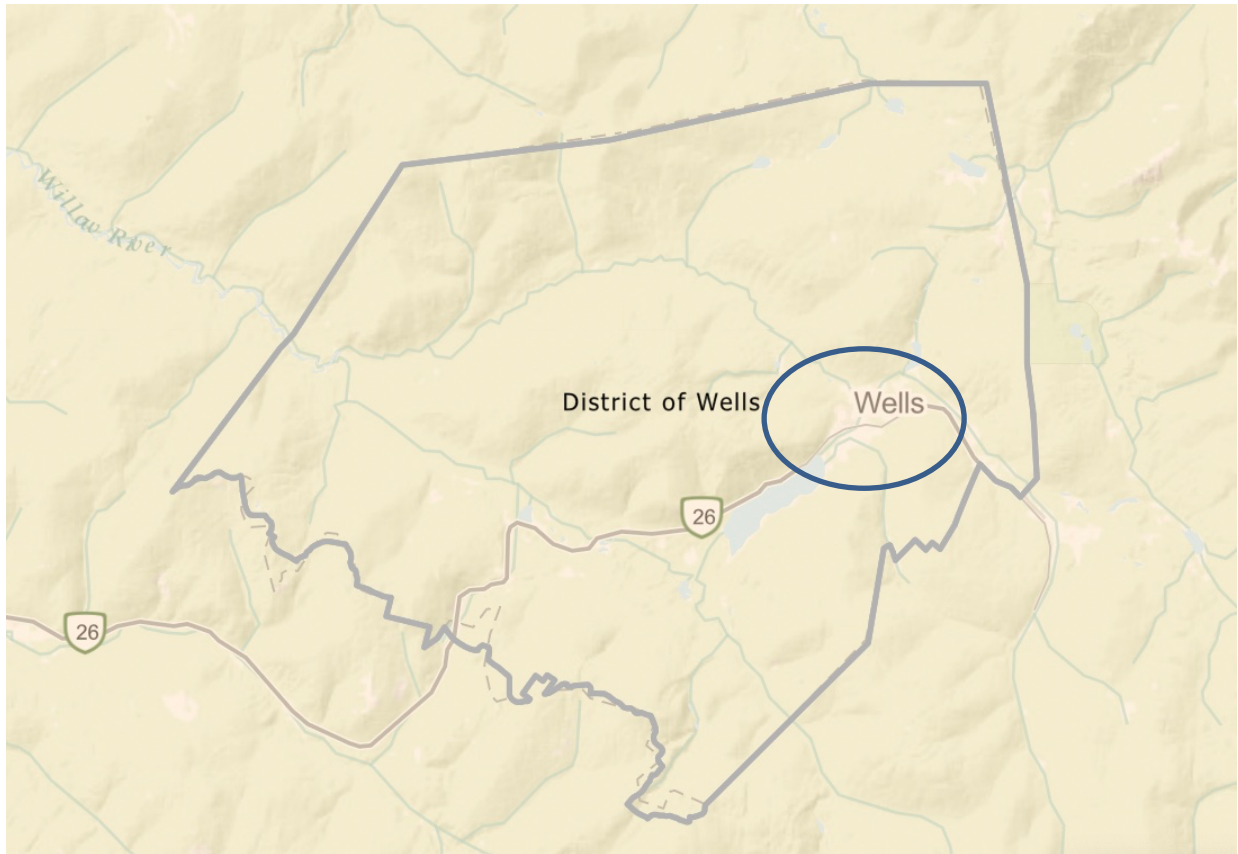
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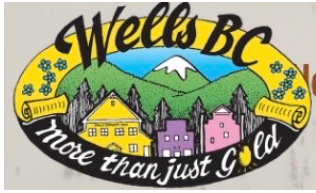
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District of Wells Map and Boundaries—Sample Only

(Land Area: 158.09 square kilometres.)





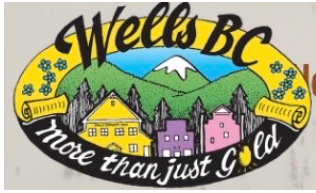
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Wells Basic Map—Sample Only





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Cariboo Regional District Map and Boundaries—Sample Only

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





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Indigenous Nations

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

“Cariboo” Indigenous Languages

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

“Cariboo” Indigenous Nations

- [?Esdilagh First Nation](#)
- [Canim Lake](#)
- [Esk'etemc](#)
- [Lheidli T'enneh First Nation](#)
- [Lhoosk'uz Dene Nation Formerly known as Kluskus](#)
- [Lhtako Dene Nation](#)
- [McLeod Lake Indian Band](#)
- [Nazko First Nation](#)
- [Stswecem'c Xgat'tem First Nation](#)
- [Tl'esqox Formerly Known as Toosey Band](#) (*preferred: Tl'esqox*)
- [Tl'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](#)



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Wells, BC and District of Wells Short History Timeline

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

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

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

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

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



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District of Wells Annual Operating Cycle

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

Partners and MOUs

MOUs are 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



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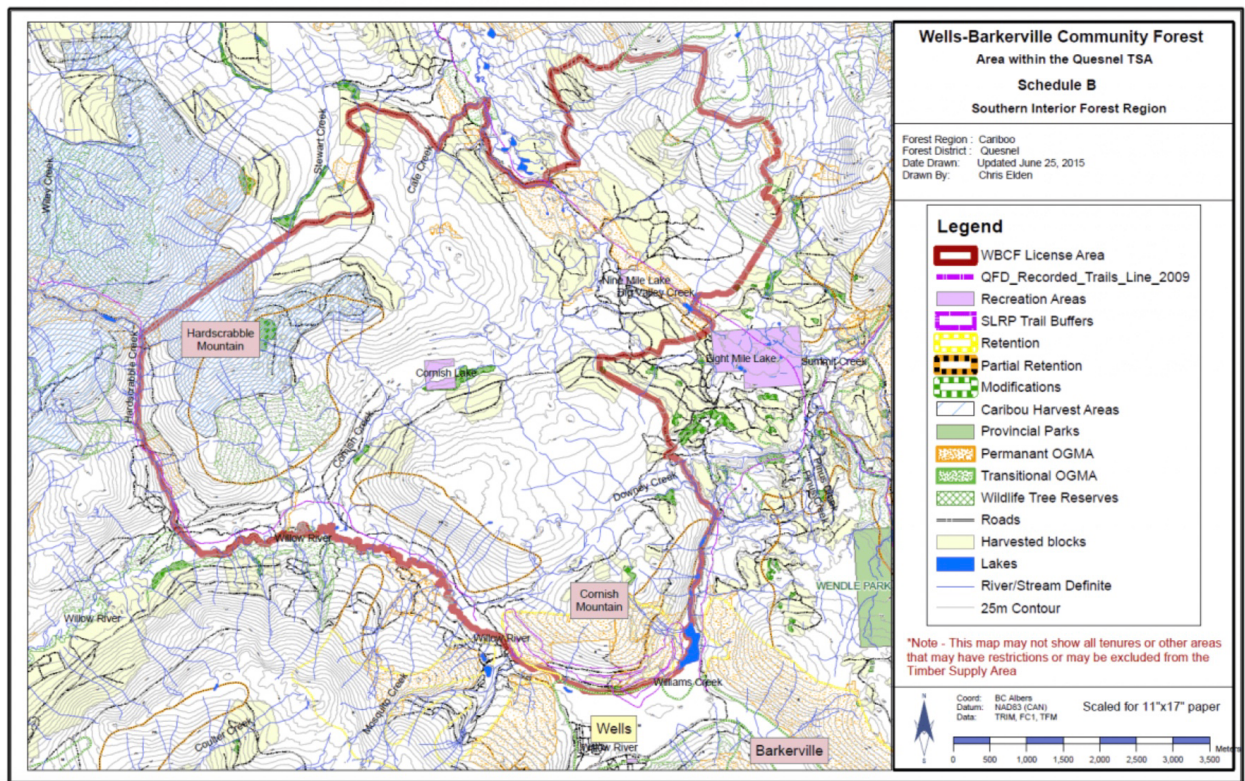
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Wells Barkerville Community Forest

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

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

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





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Draft General Operating Practices

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



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Consolidated Statement of Financial Position

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

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



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Consolidated Statement of Operations

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

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



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Budgets (under development and in-progress)

Item	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



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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



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Finances—Mil Rates Calculation (under development)

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

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

Mil Rate Categories Table

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

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

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



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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



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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.



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Wells Branding—2023 to 2030 (in-progress)

Branding Steps:

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

Logo
Original Logo developed by Marie Nagel in 1998.

Marketing Opportunities

<ul style="list-style-type: none"> • Partnerships • Regional & Provincial Networking • Social Media, Website, and Internet • Business Cards; Key Message Cards • Donor Envelope Packages 	<ul style="list-style-type: none"> • Newspaper • Radio • Billboard • Exhibits • TV • Annual Report • Newsletter (and use of others' newsletters) 	<ul style="list-style-type: none"> • Specialty Magazine • Target Market Events • Specialty Promotions • Brochures and Guides • Prospective Major Donor Briefing Packages (good management, prior support, benefits, support levels, professional presentation)
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2021 to 2024 Goals, Objectives, and Actions

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

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

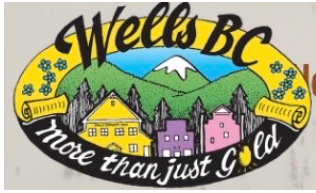


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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1.4	<p>Increase Healthcare Access</p> <p>Options: doctor or nurse practitioner on scheduled basis, telehealth, and relocate office and expand to 2nd office.</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>		



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1.7	<p>Overall Plan for Community Facility (School Building)</p> <p>Options: revitalize, sell or transfer ownership to not-for-profit, health and safety concerns, risk management, school needs, IMA needs, board & conference rooms.</p> <p>Considerations: school—revitalize in current 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>		



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



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



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



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



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



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
3.3	<p><i>Three-Phase Power</i></p> <p><i>Considerations: incorporate into 5-year financial plan, and continue to work with Osisko.</i></p>		
3.4	<p><i>Pave Streets</i></p> <p><i>Considerations: incorporate into 5-year financial plan, and continue to work with Osisko..</i></p>		
4	<p>Enhance Finances</p> <p><i>How to measure: social media metrics and other.</i></p>		
4.1	Reduce Debentures		
4.2	<p>Re-build Financial Reserves</p> <p>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>		



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Ref	2021 to 2024 Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
5.3	<p>Forest Fires</p> <p>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>		



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2022 to 2030 Additional Goals and Actions Notes

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

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

Ref	Action	P	G	ID	PL	IP1	IP2	IP3	CP	CA	E
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Ref	Draft 2022 to 2032 Additional Goals and Actions Notes	Priority 1 to 3 1=high	Projected Completion YY-MM
1A	Develop and Implement Indigenous Projects and Partnerships <i>How to measure:</i>		
2A	Develop and Approve Memorandums of Understanding (MOUs) with Mayor Partner Businesses and Organizations <i>How to measure:</i>		
3A	Development an Improvements List, Plan, and Implementation <i>How to measure:</i>		
4A	Flood and Water Shed Assessment and Plan <i>How to measure:</i>		
5A	Extreme Weather Assessment and Plan <i>How to measure:</i>		



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Appendix A--Partners

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



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Appendix B—Draft District of Wells Respect Policy

Respect is required at the District of Wells.

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

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

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



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Appendix C—Draft Memorandum of Understanding Template

Between: “Entity”

And: District of Wells

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

Whereas:

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

Principles:

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

General Objectives:

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

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

Term and Termination:

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

Now Therefore,

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

Signatures

District of Wells

Signatures

“Entity”

Template courteously shared with DOW, by the City of Quesnel



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Appendix D—Past Councils and Administration

Past Councillors	Past Mayor	Years
Virginia Wilkins, 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

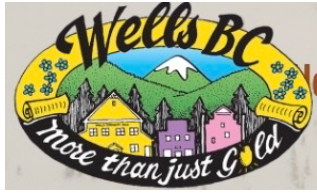


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Appendix F—Topics List

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

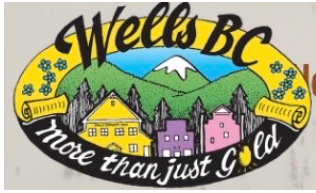


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	<ul style="list-style-type: none"> • Highway 26 Safety • RCMP • Ambulance • Structural Fire • Wildfire • Power 	
5	<p>Events</p> <ul style="list-style-type: none"> • Dog Sled Mail Run—2022 Feb. 25 to 27 • IMA Events • Other Not-for-Profit Events •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



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



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



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	<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	



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Appendix G--Facilities Upgrades List

Ref	Items District of Wells Office	Status (good, fair, poor)	Mitigation Estimate
1	Roof	Fair	
2	Foundation	Fair	
3	Outside Membrane and Siding	Fair	
4	Interior Membrane and Coverings	Fair	
5	Structural—Framing, Concrete, Rafters, Trusses and other	Fair	
6	Exterior Paint	Fair	
7	Interior Paint	Fair	
8	Floor Coverings	Poor	
9	Heat, Air, and Cooling Systems	Fair	
10	Hot Water System	Fair	
11	Plumbing	Fair	
12	Electrical	Fair	
13	Sewer	Fair	
14	Water	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:		



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



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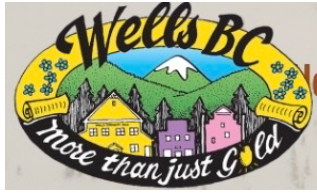
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Appendix G—Facilities Upgrades List

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



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Appendix G--Facilities Upgrades List

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



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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:		



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Ref	Building	Item	Cost	Solution
	C Hall	Electrical--Inspection Report Work		
	C Hall	De-clutter and Clean-up		
	C Hall	Rear Roof Snow Brakes		
	C Hall	Bathroom Fans Inspection, Replacement, Cleaning and Venting Piping Pathway to Outside		
	C Hall	Refinish Gym Floor and Lines Repainting		
	C Hall	Interior Wall Covering Repairs and Painting		
	C Hall	Projection Screen		
	C Hall	Rear Right Back Exit Reconstruction/Repair		
	C Hall	Dance Hall Right Exit Blockage		
	C Hall	Health Office Heat and Sound Proofing		
	C Hall	Kitchen Stoves Replacement		
	C Hall	Kitchen Stoves Venting to Code		
	C Hall	Kitchen Cooler Status		
	C Hall	Furnace Room to Fire Code		
	C Hall	ABC Communications Access Door Replacement		
	C Hall	Access Doors Snow Protection		
	C Hall	Windows Maintenance		
	C Hall	Hot Water Room Ceiling Repair to Fire Code		
	C Hall	Rear Entrance Metal Railing Repair		
	C Hall	Wheelchair Washroom To-Code		
	C Hall	Status of Hydro Masts with Snow Load		
	C Hall	Chimney Removal or Repair		
	C Hall	Rear Entrance Retaining Walls Review and Repair		



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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:		



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Ref	Building	Item	Cost	Solution
	C Centre & School	Renovation Reports Implementation		
	C Centre & School	De-clutter and Clean-up		
	C Centre & School	Roofs Drainage		
	C Centre & School	Teacherage/Teaching Staff Housing Discussion		
	C Centre & School	Concrete Lime Emulsion Treatment		
	C Centre & School	Worksafe Ongoing Maintenance Records and Minor Items Requirements		
	C Centre & School	Gym Crawl Space Moisture Remediation		
	C Centre & School	Electrical--Inspection Report Work		



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Appendix H—By-Laws List

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



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

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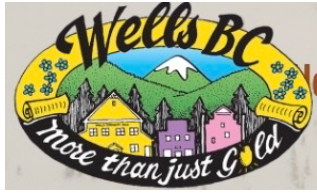
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Appendix H—By-Laws List

(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



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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



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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



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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



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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



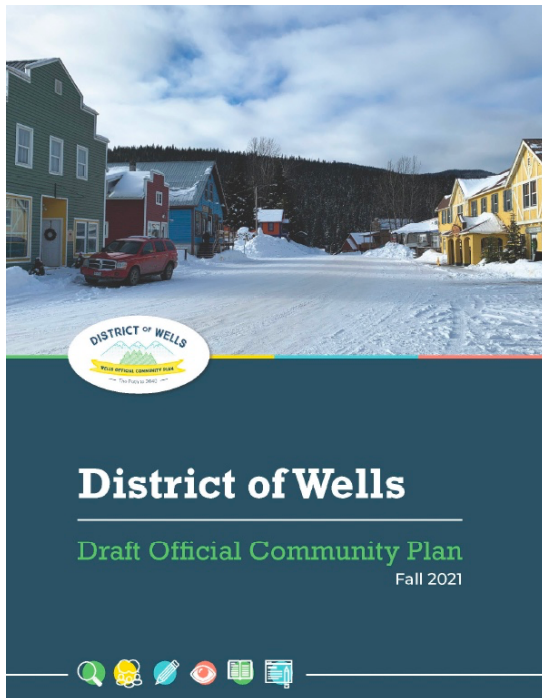
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Appendix I—Draft New Official Community Plan

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

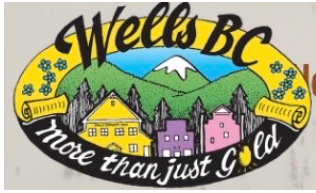


Draft New Official Community Plan (OCP) Contents

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

Figures

Schedules

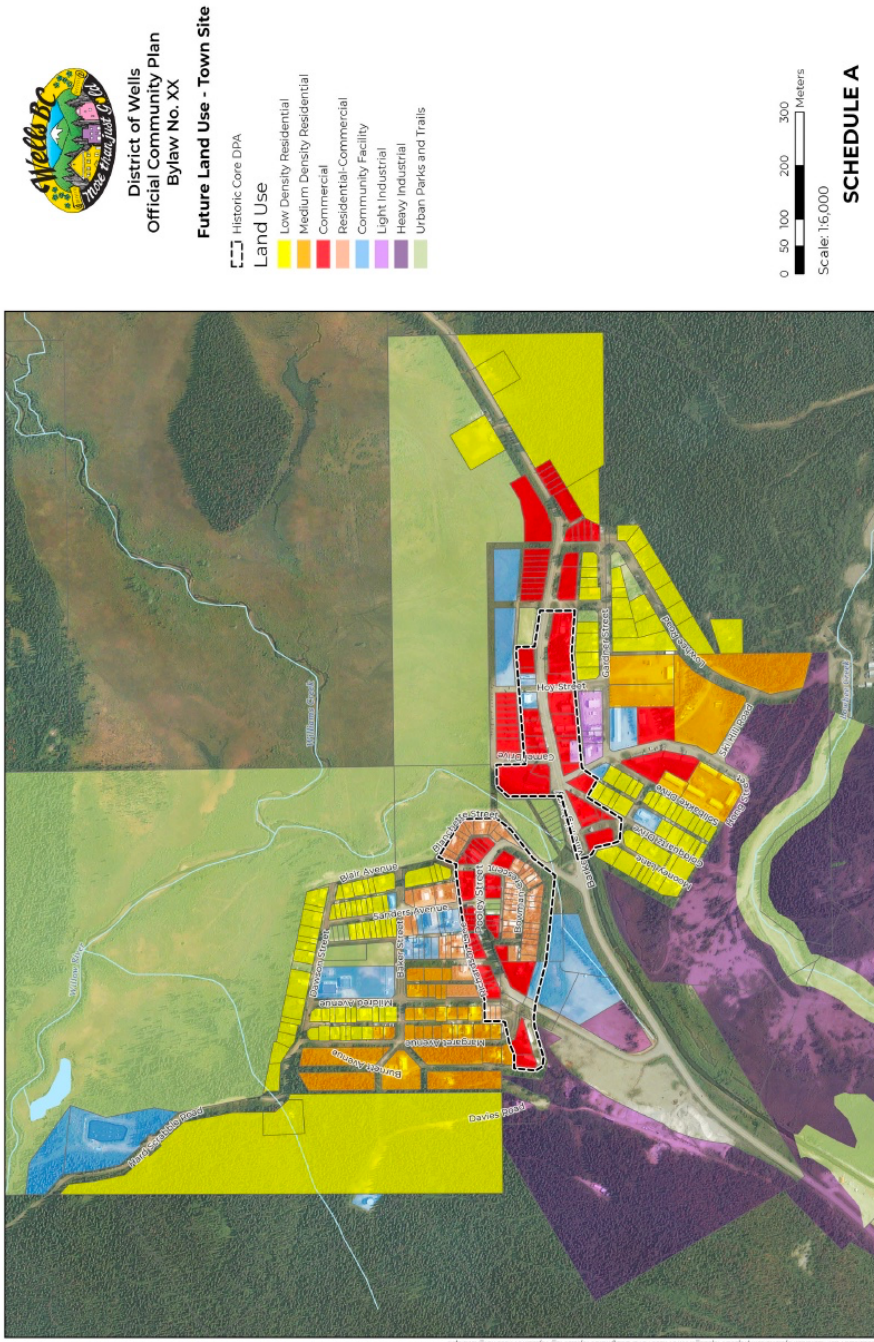


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Appendix I—Draft New Official Community Plan





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Appendix J—Draft Wildfire Risk Map



District of Wells
Official Community Plan
Bylaw No. XX
Hazards

--- Municipal Boundary

Slope

20-30%

>30%

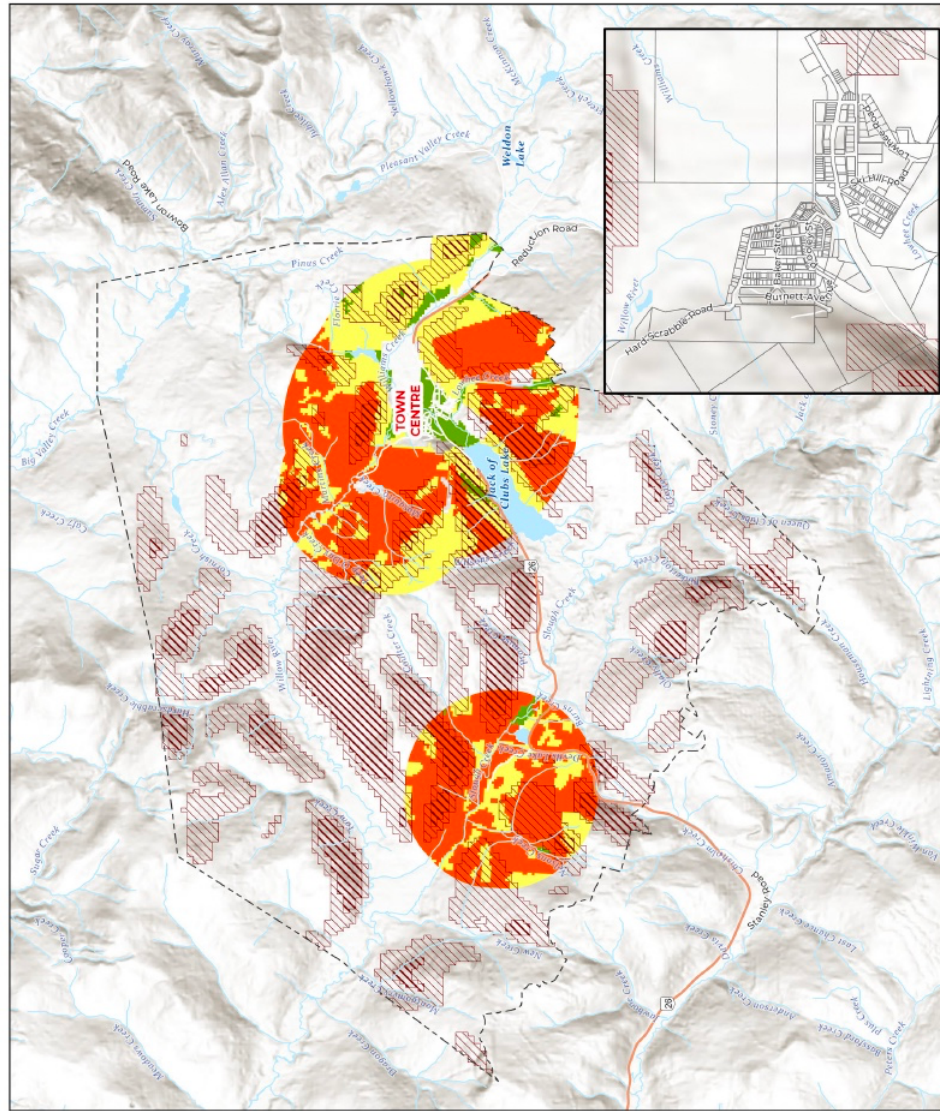
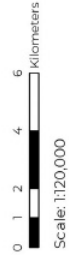
Fire Threat

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





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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

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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	

**DISTRICT OF WELLS
SPECIAL COUNCIL MEETING
Tuesday May 10, 2022
Via Zoom (Online)**

AGENDA

- A. CALL TO ORDER AND AGENDA ADOPTION:
1. Agenda for Special Council Meeting Tuesday May 10, 2022
Recommendation/s: THAT Council approves the Agenda for the Special Council Meeting of Tuesday, May 10, 2022, as circulated.
- B. ADOPTION OF MINUTES:
1. Minutes for the Special Council meeting of Thursday April 28, 2022
Recommendation/s: THAT Council approves the Thursday April 28, 2022 Special Council Meeting Minutes, as circulated.
- C. UNFINISHED BUSINESS:
1. 2022 Provisional Budget
Recommendation/s: THAT Council approves the amended 2022 District of Wells Budget, as circulated.
 2. District of Wells 2022- 2026 Five-Year Financial Bylaw No. 204, 2022
Recommendation/s: THAT Council gives Final Reading to the amended District of Wells 2022-2026 Five-Year Financial Bylaw No. 204, 2022, as circulated.
 3. District of Wells 2022 Tax Rate Bylaw No. 205, 2022
Recommendation/s: THAT Council gives Final reading to the amended District of Wells 2022 Tax Rate Bylaw No. 205, 2022, as circulated.
 4. Mayors verbal report:
 - i) Road Drainage, surfaces and culverts
 - ii) Cariboo Regional Trails Program
 - iii) Wells projects update
 - iv) Public Works rolling stock
- D. ADJOURNMENT:
- Recommendation/s: THAT**, the Special Council meeting of Tuesday May 10, 2022 be adjourned at _____AM

Provisional Budget Report



Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
MUNICIPAL TAXES LEVIED			
01-1-110-010	GEN.& DEBT - RESIDENTIAL	-58,595	0
01-1-110-020	GEN.& DEBT - UTILITIES	-3,149	0
01-1-110-050	GEN.& DEBT - BUSINESS/OTHER	-30,371	0
01-1-110-080	GEN.& DEBT - TAX ADJUSTMENTS	-2,921	0
Total MUNICIPAL TAXES LEVIED		-95,036	0
FRONTAGE TAXES			
01-1-130-010	SEWER PARCEL TAXES	-39,795	0
01-1-130-020	WATER PARCEL TAXES	-46,745	0
01-1-130-030	GARBAGE PARCEL TAXES	-3,935	0
Total FRONTAGE TAXES		-90,475	0
1 % TAXES			
01-1-140-001	B C TELEPHONE (SECT 353)	-7,900	0
01-1-140-005	B C HYDRO (SECT 353)	-18,000	-184
Total 1 % TAXES		-25,900	-184
GRANTS IN LIEU OF TAXES			
01-1-210-002	GIL -FEDERAL GOVERNMENT	-7,365	0
01-1-210-003	GIL - PROVINCIAL GOVERNMENT	-7,500	0
Total GRANTS IN LIEU OF TAXES		-14,865	0
SERVICES PROVIDED TO OTHER GOV'TS			
01-1-320-001	BARKERVILLE FP MUTUAL AID	-4,000	0
01-1-320-004	CRD FIRE PROTECTION TAX TRANSFER	-1,569	0
01-1-320-005	STREET LIGHTING - PROV. GOVERNMENT	-505	0
Total SERVICES PROVIDED TO OTH		-6,074	0
GARBAGE COLLECTION SERVICES			
01-1-500-005	COMMERCIAL GARBAGE COLLECTION FEES	-7,394	0
01-1-500-006	RESIDENTIAL GARBAGE COLLECTION FEES	-6,427	0
Total GARBAGE COLLECTION SERVI		-13,821	0
LICENCES & PERMITS			
01-1-510-004	BUILDING/PLUMBING PERMITS	-10,500	-230
01-1-510-005	SUB-DIVISION/REZONE/VARIANCE FEES/PERMIT	-2,500	0
Total LICENCES & PERMITS		-13,000	-230

Provisional Budget Report



Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
RENTALS			
01-1-530-004	COMMUNITY HALL RENTALS	-3,500	-3,044
01-1-530-005	CRD LIBRARY AGREEMENT	-5,985	0
01-1-530-006	WELLS-BARKERVILLE SCHOOL RENTALS	-7,500	-1,260
01-1-530-007	SCHOOL DIST 28 AGREEMENT	-7,500	0
Total RENTALS		-24,485	-4,304
INVESTMENT INCOME			
01-1-550-001	INTEREST ON INVESTMENTS	-1,400	0
Total INVESTMENT INCOME		-1,400	0
PENALTIES & INTEREST ON TAXES			
01-1-560-002	PENALTY ON CURRENT TAXES	-3,000	0
01-1-560-003	INTEREST ON ARREARS TAXES	-2,900	0
01-1-560-004	INTEREST ON DELINQUENT TAXES	-2,900	0
Total PENALTIES & INTEREST ON		-8,800	0
OTHER INCOME			
01-1-590-003	SALE OF DISTRICT PINS, FLAGS, ETC.	-200	0
01-1-590-011	Love Wells Project	-1,200	0
01-1-590-012	COOP MARKETING	-1,000	0
01-1-590-015	FITNESS CENTRE MEMBERSHIPS	-500	80
01-1-590-025	MISCELLANEOUS REVENUE	-230,550	-500
01-1-590-105	PROPERTY TAX SEARCHES	-600	0
01-1-590-106	COMMUNITY FOREST DIVIDEND	-228,859	-228,860
Total OTHER INCOME		-462,909	-229,280
UNCONDITIONAL GRANTS			
01-1-620-001	PROV GOV'T - SMALL COMMUNITY PROT.GRANT	-435,000	0
Total UNCONDITIONAL GRANTS		-435,000	0
CONDITIONAL GRANTS			
01-1-710-001	NDIT ECONOMIC DEV GRANTS	-50,000	0
01-1-710-007	NDIT MARKETING GRANT-MAP & BROCHURES	-3,500	0
01-1-710-012	S. WELLS INFRASTRUCTURE STUDY GRANT	-5,619	0
01-1-710-013	NDIT GRANT WRITER GRANT	-8,000	0
01-1-710-016	VISITOR INFORMATION CENTRE	-10,000	0
01-1-710-115	BC CLIMATE ACTION GRANT	-2,849	0

Provisional Budget Report



Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
01-1-710-120	FEDERAL FUEL TAX TRANSFER GRANT	-64,263	0
Total CONDITIONAL GRANTS		-144,231	0
COLLECTIONS FOR OTHER GOV'TS			
01-1-980-991	PROVINCIAL SCHOOL TAX	-60,455	0
01-1-980-992	REGIONAL HOSPITAL	-22,611	0
01-1-980-993	MUNICIPAL FINANCE AUTHORITY	-7	0
01-1-980-994	B C ASSESSMENT AUTHORITY	-1,316	0
01-1-980-995	REGIONAL DISTRICT (ADMIN & LIBRARY)	-17,368	0
01-1-980-996	RURAL REFUSE - CRD	-14,719	0
01-1-980-998	POLICING COSTS RECOVERY TAX	-10,435	0
Total COLLECTIONS FOR OTHER GO		-126,911	0
Total REVENUES		-1,462,907	-233,998
EXPENDITURES			
LEGISLATIVE COSTS			
01-2-110-090	COUNCIL REMUNERATION	16,729	10,205
01-2-110-100	COUNCIL INCIDENTALS	11,225	0
01-2-110-207	MEMBERSHIPS & SUBSCRIPTIONS	1,500	679
01-2-110-234	COUNCIL TRAVEL & CONFERENCES	5,200	2,619
01-2-110-900	COUNCIL CONTINGENCY & HOSTING	1,200	0
Total LEGISLATIVE COSTS		35,854	13,503
ADMINISTRATION (HUMAN RESOURCES)			
01-2-120-110	STAFF SALARIES	410,000	126,488
01-2-120-120	MEDICAL & INSURANCE PREMIUMS	25,000	4,827
01-2-120-207	COMPOSITE LABOR LOAD	35,000	1,950
01-2-120-208	MEMBERSHIPS	3,500	155
01-2-120-234	TRAVEL & CONFERENCES	7,500	1,930
01-2-120-302	STAFF TRAINING	7,500	0
01-2-120-303	RECRUITMENT EXPENSES	500	157
Total ADMINISTRATION (HUMAN RE		489,000	135,507
ADMINISTRATION (GENERAL)			
01-2-150-212	COPY MACHINE SERVICE CONTRACT	4,000	839
01-2-150-213	TELEPHONE AND INTERNET	5,000	740

Provisional Budget Report



Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
01-2-150-221	STATUTORY ADVERTISING	2,500	2,170
01-2-150-225	OFFICE SUPPLIES	6,500	3,873
01-2-150-229	VADIM LEASE & SERVICE CONTRACT	9,800	0
01-2-150-240	AUDIT FEES	15,000	0
01-2-150-242	LEGAL FEES	20,000	10,897
01-2-150-250	LIABILITY INSURANCE	9,200	36,558
01-2-150-251	FIRE INSURANCE	24,191	0
01-2-150-292	GENERAL EXPENSE, POSTAGE, FREIGHT	3,100	499
01-2-150-294	TAX SALE COSTS	600	0
Total ADMINISTRATION (GENERAL)		99,891	55,576
ELECTIONS & REFERENDA			
01-2-160-450	ELECTION EXPENSES	10,000	5,209
Total ELECTIONS & REFERENDA		10,000	5,209
COMMUNITY HALL			
01-2-190-120	OCP-Urban Systems (in-kind from BGM)	30,550	13,550
01-2-190-522	WCH BUILDING REPAIRS & MAINTENANCE	40,000	18,218
01-2-190-525	WCH TELEPHONE	6,000	740
01-2-190-585	WCH ELECTRICITY	8,000	4,447
01-2-190-586	WCH FUEL	28,000	9,050
Total COMMUNITY HALL		112,550	46,005
MUNICIPAL HALL			
01-2-195-522	TOWN HALL BUILDING REPAIRS & MAINTENANCE	110,000	0
01-2-195-585	TOWNHALL ELECTRICITY	5,000	1,527
01-2-195-586	TOWN HALL FUEL	25,000	2,804
Total MUNICIPAL HALL		140,000	4,331
WELLS/BARKERVILLE SCHOOL			
01-2-196-296	FITNESS CENTRE EXPENSES	500	0
01-2-196-521	GEOHERMAL MONITORING & PHONE	500	0
01-2-196-522	SCHOOL MAINTENANCE	30,000	938
01-2-196-585	SCHOOL ELECTRICITY	19,000	12,760
01-2-196-586	SCHOOL FUEL	55,000	19,543
Total WELLS/BARKERVILLE SCHOOL		105,000	33,241
VISITOR INFORMATION CENTRE			

Provisional Budget Report



Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
01-2-197-505	VIC OPERATIONS	2,500	979
01-2-197-522	VIC REPAIRS AND MAINTENANCE	1,000	0
01-2-197-585	VIC ELECTRICITY	500	56
Total VISITOR INFORMATION CENT		4,000	1,035
FIRE BRIGADE- GENERAL			
01-2-230-213	FIREHALL TELEPHONE	2,000	740
01-2-230-225	FIRE HALL SUPPLIES & EQUIP.	5,000	4,461
01-2-230-234	FIRE DEPT TRAVEL & CONFERENCES	2,000	0
01-2-230-283	FIRE PRACTICE AND TRAINING	17,000	0
01-2-230-395	GROUP LIFE/WCB FOR VOLUNTEERS	2,400	0
Total FIRE BRIGADE- GENERAL		28,400	5,201
FIRE BRIGADE -COMMUNICATIONS			
01-2-236-516	COM GEAR REPAIRS & REPL.	1,200	0
01-2-236-570	RADIO LICENCE	820	846
Total FIRE BRIGADE -COMMUNICAT		2,020	846
FIRE BRIGADE - FIRE HALL			
01-2-240-522	FIREHALL BUILDING REPAIRS & MAINTENANCE	68,000	0
01-2-240-580	FIREHALL PROPANE	15,000	6,750
01-2-240-585	FIREHALL ELECTRICITY	1,000	0
Total FIRE BRIGADE - FIRE HALL		84,000	6,750
FIRE BRIGADE -VEHICLES			
01-2-244-190	FIRE TRUCK INSPECTION AND CERTIFICATION	550	0
01-2-244-250	FIRE TRUCK INSURANCE	1,620	1,443
01-2-244-450	FIRE TRUCK FUEL	500	322
01-2-244-510	FIRE TRUCK MAINT & REPAIRS	500	0
Total FIRE BRIGADE -VEHICLES		3,170	1,765
BUILDING INSPECTION			
01-2-260-110	BUILDING INSPECTION SERVICE CONTRACT	14,000	4,888
Total BUILDING INSPECTION		14,000	4,888
PUBLIC WORKS -GENERAL			
01-2-300-302	PUBLIC WORKS ROAD MAINT CONTRACT	96,000	29,804
01-2-300-303	PUBLIC WORKS CONTRACT EQUIPMENT	10,000	0

Provisional Budget Report



Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
01-2-300-304	PW CONTRACT EQUIPMENT-SNOW	5,000	878
01-2-300-450	PW SUPPLIES & EQUIPMENT	12,000	1,923
01-2-300-452	DITCHING AND DRAINAGE	1,000	0
01-2-300-453	CUSTODIAL SUPPLIES	1,500	576
Total PUBLIC WORKS -GENERAL		125,500	33,181
PUBLIC WORKS- STREET LIGHTING			
01-2-328-585	ST. LIGHT ELECTRICITY	8,500	2,836
Total PUBLIC WORKS- STREET LIG		8,500	2,836
PUBLIC WORKS -GARBAGE COLLECTION			
01-2-400-350	GARBAGE COLLECTION CONTRACT	15,212	4,429
Total PUBLIC WORKS -GARBAGE CO		15,212	4,429
PUBLIC WORKS -SPRING CLEANUP			
01-2-420-350	ANNUAL CLEANUP CAMPAIGN	1,000	0
Total PUBLIC WORKS -SPRING CLE		1,000	0
ECONOMIC DEVELOPMENT			
01-2-620-309	CO-OPERATIVE MARKETING	5,000	4,438
01-2-620-310	GRANT WRITER SERVICES (GRANT)	8,000	0
01-2-620-311	MARKETING AND ADVERTISING	3,000	656
01-2-620-312	LOVE WELLS (GRANT)	1,200	0
Total ECONOMIC DEVELOPMENT		17,200	5,094
COMMUNITY PLANNING			
01-2-640-268	OCP COMMUNITY PLANNING (GRANT)	-77,107	1,695
01-2-640-269	SOUTH WELLS INFRASTRUCTURE STUDY (GRANT)	-5,912	0
01-2-640-274	RURAL DF- MUN BOUNDARY EXP STUDY (GRANT)	-85,000	0
Total COMMUNITY PLANNING		-168,019	1,695
COMMUNITY DEVELOPMENT			
01-2-670-003	PHOTO VIDEO	500	0
01-2-670-004	WEBSITE MAINTENANCE	1,100	326
01-2-670-021	BARKERVILLE CEMETERY	500	0
01-2-670-221	MARKETING AND ECONOMIC DEVELOPMENT	6,000	0
01-2-670-225	COMMUNITY BUS (GRANT)	23,000	6,161
01-2-670-227	POST SECONDARY SCHOOL BURSARY	1,000	0

Provisional Budget Report



Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
01-2-670-260	COMMUNITY EVENTS	1,500	0
01-2-670-270	LOCAL GRANTS IN AID	10,000	0
Total COMMUNITY DEVELOPMENT		43,600	6,487
GATEWAY PROJECT			
01-2-671-120	CERIP- Ice rink Revitalization (grant)	428,851	325,000
Total GATEWAY PROJECT		428,851	325,000
DEBT SERVICES			
01-2-800-010	INTEREST & BANK CHARGES	1,200	0
Total DEBT SERVICES		1,200	0
COLLECTIONS FOR OTHER GOV'TS			
01-2-870-990	PROV SCHOOL TAX HOG CLAIMED	60,455	0
01-2-870-992	REGIONAL HOSPITAL	22,611	0
01-2-870-993	MUNICIPAL FINANCE AUTHORITY	7	0
01-2-870-994	B.C. ASSESSMENT AUTHORITY	1,316	0
01-2-870-995	REGIONAL DISTRICT (ADMIN. & LIBRARY)	17,368	0
01-2-870-996	REGIONAL DISTRICT - RURAL REFUSE	14,719	0
01-2-870-998	BC SCHOOL/ POLICE TAXES	10,435	0
Total COLLECTIONS FOR OTHER GO		126,911	0
Total EXPENDITURES		1,727,840	692,579
Total GENERAL OPERATING FUND		264,933	458,581
02 GENERAL CAPITAL FUND			
REVENUES			
GOVERNMENT & OTHER GRANTS			
02-1-450-007	BC3 GRANT (INTERNET)	0	-117,000
02-1-450-016	CERIP - ICE RINK FUNDING	-428,851	0
02-1-450-019	JOB OPPORTUNITIES PROGRAM	-4,385	0
Total GOVERNMENT & OTHER GRANT		-433,236	-117,000
OTHER REVENUE SOURCES			
02-1-451-008	DONATIONS FOR PLAYGROUND	-28,150	0
Total OTHER REVENUE SOURCES		-28,150	0
Total REVENUES		-461,386	-117,000

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Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
EXPENDITURES			
EQUIPMENT PURCHASES			
02-2-401-302	CAPITAL OFFICE EQUIPMENT	2,000	0
02-2-401-305	COMPUTER EQUIPMENT	2,000	0
02-2-401-309	GROUNDSKEEPING EQUIP	2,000	0
Total EQUIPMENT PURCHASES		6,000	0
EMERGENCY PROGRAM PROJECTS			
02-2-411-303	COMMUNICATIONS EQUIPMENT	3,500	0
02-2-411-304	WELLS AND AREA EMERGENCY PREPAREDNESS	8,500	1,830
Total EMERGENCY PROGRAM PROJEC		12,000	1,830
MISC. PROJECTS			
02-2-415-507	PLAYGROUND DEVELOPMENT	28,150	0
Total MISC. PROJECTS		28,150	0
Total EXPENDITURES		46,150	1,830
Total GENERAL CAPITAL FUND		-415,236	-115,170
03	WATER CAPITAL FUND		
REVENUES			
Total REVENUES		0	0
EXPENDITURES			
Total EXPENDITURES		0	0
Total WATER CAPITAL FUND		0	0
04	SEWER CAPITAL FUND		
REVENUES			
Total REVENUES		0	0
EXPENDITURES			
Total EXPENDITURES		0	0
Total SEWER CAPITAL FUND		0	0
05	WATER FUND		

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Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
REVENUES			
SALE OF SERVICE			
05-1-100-100	WATER USER FEES	-54,560	0
05-1-100-400	WATER SERVICE CONNECTION FEES	-7,200	0
Total SALE OF SERVICE		-61,760	0
OTHER REVENUE			
05-1-300-100	WATER SERVICE ON & OFF CHARGES	-300	0
Total OTHER REVENUE		-300	0
TRANSFERS FROM OWN SOURCES			
05-1-700-100	GENERAL REVENUE - PARCEL TAXES-WATER	-48,003	0
Total TRANSFERS FROM OWN SOURC		-48,003	0
Total REVENUES		-110,063	0
EXPENDITURES			
ADMINISTRATION			
05-2-100-234	UTILITY CONFERENCE, TRAVEL & TRAINING	4,500	0
05-2-100-570	WATER PERMITS & LICENCES	1,500	0
05-2-100-800	VEHICLE GAS, INSURANCE, ETC	15,690	2,067
Total ADMINISTRATION		21,690	2,067
DISTRIBUTION SYSTEM			
05-2-200-302	NEW SERVICE CONNECTION -WATER	5,000	0
05-2-200-452	WATER DIST. MATERIALS	6,500	1,188
05-2-200-453	WATER DIST. MAINTENANCE	8,500	0
05-2-200-455	WATER SYSTEM TESTING	1,000	0
Total DISTRIBUTION SYSTEM		21,000	1,188
WATER SYSTEM FACILITIES			
05-2-300-213	WATER FACILITIES TELEPHONE	1,200	340
05-2-300-214	WATER SYSTEM ALARM MONITORING	350	115
05-2-300-300	WATER FACILITY REPAIRS AND MAINT.	31,500	0
05-2-300-585	WATER PUMP HOUSE ELECTRICITY	10,000	3,733
Total WATER SYSTEM FACILITIES		43,050	4,188
HYDRANTS			
05-2-600-450	HYDRANT MAINTENANCE	3,000	0

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Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
	Total HYDRANTS	3,000	0
	Total EXPENDITURES	88,740	7,443
	Total WATER FUND	-21,323	7,443
06	SEWER FUND		
	REVENUES		
	SALE OF SERVICE		
06-1-100-100	SEWER UTILITY USER FEES	-48,710	0
06-1-100-400	SEWER SERVICE CONNECTION FEES	-7,200	0
	Total SALE OF SERVICE	-55,910	0
	TRANSFERS FROM OWN SOURCES		
06-1-700-100	SEWER PARCEL TAXES	-37,790	0
	Total TRANSFERS FROM OWN SOURC	-37,790	0
	Total REVENUES	-93,700	0
	EXPENDITURES		
	ADMINISTRATION		
06-2-100-570	SEWER PERMITS & LICENCES	600	150
06-2-100-800	VEHICLE GAS, INSURANCE, ETC	15,690	2,167
	Total ADMINISTRATION	16,290	2,317
	COLLECTION SYSTEM		
06-2-200-120	NEW SEWER CONNECTION CHARGES	5,000	0
06-2-200-302	SEWER LINE ANNUAL FLUSHING	3,500	0
06-2-200-450	SEWER SYSTEM REPAIRS & MAINT.	206,664	3,593
	Total COLLECTION SYSTEM	215,164	3,593
	SEWER SYSTEM FACILITIES		
06-2-275-213	SEWER FACILITIES TELEPHONE	1,000	340
06-2-275-214	SEWER FACILITY ALARM MONITORING	350	115
06-2-275-510	SEWER LIFT STATION REPAIR AND MAINT.	10,000	762
	Total SEWER SYSTEM FACILITIES	11,350	1,217
	SEWER SYSTEM FACILITIES		
06-2-300-250	SEWER LAGOON REPAIRS & MAINT.	7,500	516
06-2-300-325	SEWER FACILITIES ELECTRICITY	10,000	3,031

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Date : May 09, 2022

Time : 1:12 pm

Account Code	Account Description	2022 Provisional Budget	2022 Actual Value
06-2-300-455	SEWER -ENVIRONMENTAL TESTING	5,000	0
	Total SEWER SYSTEM FACILITIES	22,500	3,547
	Total EXPENDITURES	265,304	10,674
	Total SEWER FUND	171,604	10,674



DISTRICT OF WELLS
BYLAW NO. 204,2022

A BYLAW OF THE DISTRICT OF WELLS TO ESTABLISH THE FINANCIAL PLAN FOR THE YEARS 2022 to 2026.

WHEREAS Section 165 (1) of the Community Charter requires the District Council to have a financial plan that is adopted by bylaw; and

WHEREAS the District Council has undertaken a process of public consultation regarding the proposed financial plan in accordance with Section 166 of the Community Charter.

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

1. That Schedule "A", as attached hereto and made part of this bylaw, is hereby adopted as the 5-year Financial Plan of the District of Wells for the years 2022 to 2026.
2. That Schedule "B", as attached and made part of this bylaw, is hereby adopted as the 5-year Capital Expenditure program of the District of Wells for the years 2022 to 2026.
3. That Schedule "C", as attached and made part of this bylaw, is hereby adopted as the 5-year Financial Plan Statement of the District of Wells for the years 2022 to 2026.
4. This Bylaw may be cited for all purposes as the "District of Wells Financial Plan Bylaw No. 204, 2022".

READ FIRST READING this 19th day of April, 2022.
 READ SECOND READING this 19th day of April, 2022.
 READ THIRD READING this 19th day of April, 2022.
 PUBLIC HEARING held this 3rd day of May, 2022.
 READ FINAL READING this ____ day of _____, 2022.

Donna Forseille, CAO

Ed Coleman, Mayor

Certified that this is a true and correct copy of District of Wells Five Year Financial Plan Bylaw No. 204, 2022 as adopted by Council Resolution # _____ dated the ____ day of _____, 2022.

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	\$ 208,056	\$ 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	\$ 117,656	\$ 120,009	\$ 122,409	\$ 124,858	\$ 127,355
Wells Community Forest Revenues	\$ 228,859	\$ 104,740	\$ 104,740	\$ 104,740	\$ 104,740
Government Grants	\$ 1,006,851	\$ 5,443,460	\$ 435,000	\$ 3,435,000	\$ 435,000
Other Grants	\$ 265,705	\$ 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	\$ 2,346,632	\$ 8,688,701	\$ 1,339,118	\$ 4,302,865	\$ 1,316,951
EXPENDITURES	2022	2023	2024	2025	2026
General Government Services	\$ 587,335	\$ 599,081	\$ 580,937	\$ 592,556	\$ 604,407
Protective Services (WVFB & Hall)	\$ 199,590	\$ 109,590	\$ 111,782	\$ 114,017	\$ 116,298
Public Works	\$ 150,212	\$ 153,216	\$ 156,280	\$ 159,406	\$ 162,594
Development Services & Planning	\$ 365,262	\$ 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	\$ 254,000	\$ 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	\$ 2,340,544	\$ 8,553,935	\$ 1,133,640	\$ 4,156,326	\$ 1,179,465
Balance	\$ 6,088	\$ 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

Accumulated Surplus (Gen Reserve)	\$ -	\$ -	\$ -	\$ -	\$ -
Surplus tranferred to Future Year	\$ 6,088	\$ 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
Cemetary 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
DISTRICT OF WELLS
Bylaw No. 204, 2022

Schedule "B"

5 YEAR CAPITAL PLAN

REVENUES						
Revenues	2022	2023	2024	2025	2026	TOTAL
Gen. Operating Fund	\$190,000					\$190,000
Water Operating Fund						\$0
Sewer Operating Fund						\$0
Reserve Funds & Surplus						\$0
Project Grants	\$428,851	\$7,413,000		\$3,000,000		\$10,841,851
Local Improvement Levy						\$0
Short Term Borrowing						\$0
Long Term Borrowing						\$0
Federal Fuel Tax Contributions	\$64,236	\$64,236	\$64,236	\$64,236	\$64,236	\$321,180
						\$0
TOTAL REVENUE	\$683,087	\$7,477,236	\$64,326	\$3,064,236	\$64,236	\$11,453,031
EXPENDITURES						
Expenditures	2022	2023	2024	2025	2026	TOTAL
PLANNING & DEVELOPMENT						
Community Planning/Dev.						\$0
Community Forest						\$0
Water Utility						\$0
Sewer Utility						\$0
Land and Civic Buildings						\$0
Public Works						\$0
TOTAL PLANNING	\$0	\$0	\$0	\$0	\$0	\$0
LAND & BUILDINGS						
Civic Buildings	\$130,000			\$3,000,000		\$3,130,000
Fire Dept. & EOC	\$60,000					\$60,000
Public Works						\$0
Land						\$0
Recreation	\$428,851					\$428,851
TOTAL BUILDINGS	\$618,851	\$0	\$0	\$3,000,000	\$0	\$3,618,851
ENGINEERING STRUCTURES						
Streets						\$0
Sidewalks						\$0
Water		\$701,000				\$701,000

DISTRICT OF WELLS

Sewer		\$6,200,000				\$6,200,000
Storm Drainage						\$0
Misc. Public Works						\$0
Parks						\$0
TOTAL ENGIN. STRUCT.		\$6,901,000			\$0	\$6,901,000
SUBTOTAL PROJECTS		\$6,901,000			\$0	\$6,901,000
EQUIPMENT						
Public Works						
Office/Recreation						
Fire Department						
SUBTOTAL EQUIPMENT		\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$618,851	\$6,901,000		\$3,000,000		\$10,519,851

DISTRICT OF WELLS

Bylaw 204, 2022

Schedule "C"

2022 FINANCIAL PLAN STATEMENT

General Summary

In the past, the District of Wells enjoyed a period of relative financial security resulting from a number of positive contributing factors. Beginning in 2013, however, it was projected that increasing operational and capital costs would result in the District facing a deficit that would, in the absence of new sources of revenue, increase annually. The District has a financial reserve which could be used to help address this shortfall; however, continuous deficits over an extended period of time for the municipality is not sustainable. In 2017, the municipality had begun to receive new revenues from the Wells-Barkerville Community Forest Limited company which it owns. Those revenues were interrupted due to the decline in the Forestry Market resulting in no annual harvest of the Community Forest in 2019 to 2021 with the anticipation of further possibility of no annual harvests until the Forest Market improved. In late 2020, the District was advised that Community Forest Harvests would once again commence as the Forest market had improved. In early 2021 the District received revenues of \$96,662 (or 50% of the Harvest profits). At the start of 2022, the District received revenues of \$228,859.00, which exceeded the anticipated \$96,662 budgeted. These revenues are also dependent on many factors and could be adversely affected by unforeseen events such as wildfires. Caution should therefore be exercised so that the District of Wells is not completely dependent on revenues from the Wells-Barkerville Community Forest. It is important too that the District of Wells continue to seek creative solutions to help address its financial requirements.

The District of Wells also owns many heritage buildings and aging infrastructure that are all starting to show a need for upgrades and major renovations. The District of Wells continues to see an annual loss of revenues due to the operational expense and limited rental revenues of at least two of these properties. The challenge is that the two properties are of vital importance to the Community as they are the Community HUBS. However, they are also the two largest heritage properties the District owns and therefore the most expensive to maintain and operate.

In efforts to find more creative sources of revenue for the municipality, staff and Select Committee members are currently working on new business models for future sustainability of these properties owned by the municipality. District Select Committees have applied for Canada Infrastructure funding to help revitalize the Community Facility Building and its surrounding green space. While the District was not successful in its applications for funding to repair and upgrade the building, staff have received official approval of funding to go towards the revitalization of the Community Outdoor Ice Arena and will continue to source funding streams in efforts of revitalizing the Community Cultural and Recreation Facility Building. Council may need to also consider the addition of higher property taxes to offset the costs of continuing to operate and maintain these Community buildings. Should extra revenues from these properties not be found regardless of grant awardments for their improvements, then

DISTRICT OF WELLS

the District may need to investigate going back to Core Essential Services only as to secure future sustainability of the Municipality.

Due to the challenges associated with the ongoing COVID-19 pandemic the District of Wells also anticipates a potential loss in ability to collect full property taxes during the financial hardships faced these past two years. The challenge of the unknowns has resulted in the Financial plan anticipating collection of full property taxes.

A further loss in rental revenues on municipally owned properties such as the Community Cultural and Recreation Facility Building and Community Hall have also resulted due to the pandemic and the current laws on Social Distancing and group gatherings.

Economic Recovery efforts once a “new normal” occurs after this pandemic is going to be crucial for our small municipality.

In the future additional steps should be considered to maintain the municipality for the long-term including:

1. In 2021 and thereafter continue the practice of implementing a 3% municipal tax increase every two to three years;
2. Review the District's Water and Sewer Specified Area User Rates Bylaws in order to more accurately reflect the cost of providing those services every two to three years;
3. Annually review the District's Comprehensive Fees and Charges Bylaw in order to more accurately reflect municipal costs for providing services;
4. Regularly review and amend the Garbage Collection Bylaw in order to accurately reflect the cost of providing that service;
5. Secure revenues from the Wells-Barkerville Community Forest within each harvest period to support the continued operation of the District;
6. Seek cost efficiencies to reduce municipal expenditures where feasible
7. Review and upgrade the Building Bylaw/s to reflect a higher rate for fees to build in the Community as to help offset the increased costs on the District for building inspections and statutory advertising; and
8. Moving forward the District should operate in a more economical model of the local government including trimming costs where possible and simplifying operations.

As the District strives for long-term financial sustainability future year cost reductions and revenue increases will be considered. Of particular importance is the continuation of the District's practice of undertaking capital projects only where substantial costs can be covered by external grants.

It should be noted that development of this plan requires making assumptions regarding the stability of future municipal revenues and expenditures and most importantly, the continuation of the British Columbia Small Communities Protection Grant program. Should any of these inputs vary substantially it will be necessary to make corresponding changes to the plan in future years.

DISTRICT OF WELLS

Proportion of Total Revenue from Each Funding Source

Table 1 below shows the proportion of total revenue to be raised under the Plan from each funding source in 2022. At 70.7 percent, grants continue to be the largest and most important source of revenue for the municipality. Comparatively, property value taxes, parcel frontage taxes, and grants in lieu of taxes in 2022 will account for a combined total of 12.5 percent of the District's revenue requirements. User fees for municipal services such as water and sewer utilities will account for an additional 4.8 percent. Transfers from Previous Year surplus amount to 0.00 percent of the District's annual expenditure. Other revenue from services provided to other levels of government, rentals and misc. charges make up the remaining 7.0 percent.

The above combination of grants, property taxes, user fees, and other revenue together will provide funding for the District in 2022. For matters of capital funding, it should be noted that most District capital projects are based around external funding opportunities such as grant programs which minimize the impact of capital works on local taxpayers. This requires flexibility when planning projects and traditionally has allowed a small community like Wells to undertake major projects that could not otherwise be funded. An exception to the requirement for flexible planning is the Federal Fuel Tax Program which provides stable annual funding for allowable capital projects.

Revenues from the Wells-Barkerville Community Forest (WBCF) are anticipated for the 2022 through 2025 years given the recent Forest Market improvements. The District does expect that over the current five-year harvest period the District can expect a 50/50 split of revenues as the principal shareholder. This anticipated amount was estimated in 2020 to be \$687,500 over the five-year term.

Table 1. Proportions of Total Revenue by Source

Revenue Source	% Total Revenue
Grants	70.7%
Property Value Taxes	7.0%
Parcel Frontage Taxes	5.0%
Utility fees and charges	4.8%
Grants in Lieu of Taxes	0.5%
Proceeds from borrowing	0%
Transfers from Previous Year Surplus	0%
Community Forest	5.0%
Other Revenue	7.0%
TOTAL	100.0%

Distribution of Property Taxes among Property Classes

Table 2 illustrates the percentage of total property value tax revenue to be collected from each property class in 2022.

Table 2. Percentage of Total Property Value Tax by Property Class

Property Class	% Property Value Taxes
Residential (Class 1)	58.0%
Utilities (Class 2)	2.8%
Major Industry (Class 4)	
Business (Class 6)	38.9%
Recreation/Non-Profit (Class 8)	0.3%
TOTAL	100.0%

Use of Permissive Tax Exemptions

The Annual Municipal Report for 2020 contains a list of permissive exemptions granted for the five-year (2020 to 2025) taxation years and the amount of tax revenue foregone. The list demonstrates the policy of Council that permissive exemptions are granted to registered not-for-profit organizations that form a valuable part of our community. These include historical societies, recreational and service organizations, and cultural institutions.

Tax Policy Statements

Policy Statement #1

Recognizing the fundamental requirement for the District of Wells to maintain a sustainable long-term financial position it is the policy of the District that property tax increases over the span of the Five-year Financial Plan should be the minimum necessary to meet that requirement.

Objective: The District of Wells will increase municipal taxes at the rate of 3% in each of the 5 years of the Financial Plan commencing in 2021.

Policy Statement #2

Within the context of the Financial Plan, Council recognizes that the District of Wells, having one of the smallest municipal tax bases in British Columbia, cannot unilaterally support municipal operations without substantial external sources of revenue. Furthermore, without the annual unrestricted Provincial Small Community Protection Grant and other sources of external revenue (e.g. Wells-Barkerville Community Forest) the District of Wells will be unable to financially sustain itself in the long term. Therefore, in order to sustain the municipality, it is the policy of the District to be a strong proponent for the continuation of senior government funding programs such as the B.C. Small Communities Protection Grant.

Objective: Over the five-year period of this financial plan, the District will be a strong proponent for the continuation of senior government funding programs for small municipalities in British Columbia and in particular for continuation of the B.C. Small Communities Protection Grant.

Policy Statement #3

The District of Wells shall actively pursue external grants and sources of revenue to fund existing operational programs and capital projects to minimize property tax impacts.

Objective: Over the five-year period of this financial plan, the District will minimize new operational and capital programs and projects that cannot be funded in whole or substantially by external funding and grant programs.

Policy Statement #4

The District shall endeavor to minimize negative impacts arising from future changes to the proportional relationship between the property classes for tax purposes.

Objective: To reduce impacts to the Community from drastic changes to property classes and taxation revenues.

Policy Statement #5

Council will continue to support permissive tax exemptions for eligible properties owned by local registered non-profit organizations.

Objective: Assist local registered non-profit organizations in the community through the administration of permissive tax exemptions for eligible properties.

Policy Statement #6

The District will seek cost efficiencies to reduce municipal expenditures where feasible.

Objective: To reduce municipal expenditures where feasible.



District of Wells

BYLAW No. 205,2022

A Bylaw for the Levying of Tax Rates for Municipal, Regional Hospital, and Regional District purposes for 2022

WHEREAS the Community Charter allows a Municipal Council to impose rates on all taxable land and improvements according to their assessed value to provide the money required for various lawful purposes:

AND WHEREAS the District of Wells is required to collect taxes and other levies imposed on taxable land and improvements according to their assessed value on behalf of the Cariboo Regional District, and the Cariboo Chilcotin Regional Hospital District:

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

1. The following rates are imposed and levied on all taxable land and improvements for the year 2022:
 - (A) For the general purposes of the District of Wells on the General Taxable values of land and improvements, the rates appearing in Column "A" of Schedule "A" attached hereto and forming a part hereof;
 - (B) For the general purposes of the Cariboo Regional District on the Hospital Taxable values of land and improvements, the rates appearing in Column "B" of Schedule "A" attached hereto and forming a part hereof;
 - (C) For the rural refuse purposes of the Cariboo Regional District on the General Taxable values of land and improvements, the rates appearing in Column "C" of Schedule "A" attached hereto and forming a part hereof;

For the general purposes of the Cariboo Chilcotin Regional Hospital District on the Hospital Taxable values of land and improvements, the rates appearing in Column "D" of Schedule "A" attached hereto and forming a part hereof.

2. The minimum amount of taxation upon a parcel of real property shall be One Dollar (\$1.00).

3. This Bylaw shall be cited for all purposes as "Tax Rates Bylaw No. 205, 2022".
4. Alternative Tax Collection Scheme for the 2022 year

Pursuant to Section 235 of the Community Charter a municipality may opt for an alternative tax collection scheme, which allows for changing the due dates and/or penalty dates to annual property taxes.

(a) Due Dates for 2022 property taxes will be returning to the normal annual due date of July 4, 2022 ;

(b) Late payment penalties for property tax on all Classes of property taxes will be added July 5, 2022. *All taxes are due by 4:00pm July 4, 2022 to avoid penalties.*

READ FIRST READING this 19th day of April, 2022

READ SECOND READING this 19th day of April, 2022

READ THIRD READING this 19th day of April, 2022

READ FINAL READING this ___ day of _____, 2022

DonnaForseille, CAO

Ed Coleman, Mayor

Certified that this is a true and correct copy of District of Wells Tax Rates Bylaw No. 205, 2022 as adopted by Council Resolution #____dated the____day of _____ 2022.

DISTRICT OF WELLS BYLAW No. 205, 2022
SCHEDULE "A"
SCHEDULE OF TAX RATES FOR THE YEAR 2022

TAX RATES IN DOLLARS PER \$1000 OF ASSESSMENT

		<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
PROPERTY CLASSIFICATION		GENERAL MUNICIPAL	CRD ADMIN	CRD REFUSE	REGIONAL HOSPITAL
1	Residential	2.45456	0.52827	0.39023	0.68775
2	Utility	24.23881	1.84896	3.85353	2.40712
4	Major Industry	11.14371	1.79613	1.77165	2.33835
5	Light Industry	11.14371	1.79613	1.77165	2.33835
6	Business/other	9.69552	1.29427	1.54141	1.68498
7	Managed Forest	2.45456	1.58482	0.39023	2.06325
8	Rec/non-profit	2.45456	0.52827	0.39023	0.68775
9	Farm	2.45456	0.52827	0.39023	0.68775



NOTICE OF SPECIAL COUNCIL MEETING

Pursuant to Sections 126, 127 and 128 of the Community Charter (BC) public notice is hereby given that the District of Wells Council will hold a Special Council Meeting (which may include Council member/s participation by teleconference) on Tuesday, May 10, 2022 at 9:00AM.

The purpose of the Special Council Meeting is to:

1. Conduct Final Reading for the District of Wells 2022 to 2026 Five-Year Financial Bylaw No. 204, 2022;
2. Conduct Final Reading for the District of Wells 2022 Tax Rate Bylaw No. 205, 2022; and
3. Approve the District of Wells 2022 Provisional Budget

MEETING PLACE: Online meeting via Zoom

Meeting On: May 10, 2022

Meeting Time: 9:00 AM

For more information, please contact the District of Wells Municipal Office at (250) 994-3330.

A handwritten signature in blue ink, appearing to read "D. Forseille".

Donna Forseille, Chief Administrative Officer
District of Wells, May 5, 2022