



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

MINUTES

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

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

PUBLIC GALLERY: 10

1.0 CALL TO ORDER AT 7:01PM

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

22-69 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council approves the agenda for the Regular Council meeting of Tuesday May 3, 2022, amended adding item 6.3 JDS Energy & Mining Inc. bid evaluation for Feasibility Study for the upgrade of the wastewater treatment facility for the District of Wells.

Carried Unanimously

2.0 MINUTES

Councillor Funk requested a change on page 7 of the minutes to reflect that one resident was unhappy not happy as the minute's state.

Councillor Lewis requested a change to page 8 to reflect that she said industrial not commercial, and that one resident did not reside in the area that had been consulted.

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

22-70 MOVED Councillor Funk, seconded Councillor McDonagh THAT Council approves the Regular Council meeting minutes of Tuesday April 19, 2022, as circulated as amended.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE

4.1 Letter to Mayor and Council from Judy Campbell

22-71 MOVED Councillor Lewis, seconded Councillor Kilsby THAT Council receives the letter to Mayor and Council regarding the zoning amendment application for 3810 Ski hill Rd.

Carried Unanimously

22-72 MOVED Councillor McDonagh, seconded Councillor Funk that Judy Campbell's letter be referred to the Vision and Planning Committee meeting.

Carried Unanimously

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

- 22-73 MOVED** Councillor Lewis, seconded Councillor McDonagh THAT Council receives the letter of support to Island Mountain Arts for the BC Community Gaming Grant - IMA 2022 Application - Due May 9th, 2022 and directs staff to write a letter of support to Island Mountain Arts for the BC Community Gaming Grant - IMA 2022 Application -Due May 9th, 2022.
Carried Unanimously

5.0 UNFINISHED BUSINESS

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

- 22-74 MOVED** Councillor Lewis, seconded Councillor Kilsby THAT Council receives the Zoning amendment application and supporting documents for 3810 Ski Hill Rd. for discussions.
Carried Unanimously

- 22-75 MOVED** Councillor Funk, seconded Councillor Lewis THAT Council does not approve the 3810 Ski Hill Rd. to move further in the consultation process.
Carried, Mayor opposed the motion

6.0 NEW BUSINESS

6.1 Mayor's Report (verbal updates)

- 22-76 MOVED** Councillor McDonagh, seconded Councillor Kilsby THAT Council receives the mayor's verbal updates and Draft Version 2.1 of the "Concise Business Plan".
Carried Unanimously

- 22-77 MOVED** Councillor Lewis, seconded Councillor Kilsby THAT Council will work to revitalize and restore the existing District of Wells four historic structural assets before demolition or rebuilding, keeping an eye to any new build opportunities were feasible.
Carried Unanimously

6.2 Gas Tax Funding (staff verbal report)

- 22-78 MOVED** Councillor McDonagh, seconded Councillor Kilsby receives the staff verbal report regarding the unspent Gas Tax Funds.
Carried Unanimously

- 22-79 MOVED** Councillor Funk, seconded Councillor Kilsby THAT Council approves, in principle, to prioritize Gas Tax Funds for the replacement of the Wells Community Culture and Recreation Facility Building Community Playground.
Carried Unanimously

22-80 **MOVED** Councillor Funk, seconded Councillor Kilsby THAT Council directs staff to bring forward within a staff report the next steps and procedures in moving forward with the Community playground replacement to the May 17th, 2022, Regular Council Meeting.

Carried Unanimously

6.3 JDS Energy & Mining Inc. bid evaluation for Feasibility Study for the upgrade of the wastewater treatment facility for the District of Wells.

22-81 **MOVED** Councillor Lewis, seconded Councillor Funk THAT Council approve JDS Energy and Mining Inc.'s recommendation to award the contract to undertake and to complete a FS and Capital Cost Estimate covering the necessary modifications of the existing District of Wells Wastewater Treatment Facility and the installation of new wastewater treatment equipment to R. Radloff & Associates Inc. based out of Prince George, BC.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

9.1 Council

Councillor Lewis stated that May 9th is the fire smart presentation (evening) at the Sunset Theatre. May 10th is West Fraser's Annual Community Meeting from 3-8 at the Community Hall. May 20th is Spring's Wells at the Sunset, Sarras & IMA gallery. This is an amazing evening of people and music. May 21 is the community garage sale-details are still unfolding but it's looking like Saturday only. May 22 is Dan Cryderman (Trombonissimo) at Sarras. Local favourite Bob Campbell is opening. Pay what you can. June 3rd JP Winslow will present an 1 Man chamber performance of a Sherlock Holmes story at Sarras. June 17 singer songwriter Naomi Shore (formerly of the group "Twin Peaks") at Sarras. The Sunset plans to continue to show films during these months as well. Keep an eye on the Facebook pages for those announcements. Pickleball games have shifted slightly but are both now from 6-8 pm on Thursday and Sunday each week.

Councillor Funk stated that it is great to see so many activities again. May 4th and Thursday May 6th she is registered for the NCLGA which she will be attending online.

Mayor Coleman asked if attending councillors to the NCLGA could make a report on the information they have learned from those meetings.

9.2 Staff - no comments

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

Alison Galbraith, Wells, BC questioned if the gas tax funds could be used for the roof on the community facility building instead of the playground equipment.

CAO Forseille stated that the funds can only be used for projects that can start and complete in the same year, in addition to that can not be used with additional funds or grants and the roof does not qualify the parameters of funding allowances.

Mayor Coleman thanked Alison for her question and assured her the roof for the community facility building is a priority.

Elyssia Sasaki, Wells, BC questioned if there was an update on when the basement work will be done in the Community Facility building. She questioned if Appendix K of the Concise Business plan will be sent out to public for consultation and input.

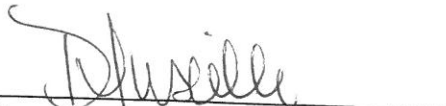
Mayor Coleman assured that the Appendix K will be sent out to the public via online portals to be able to consult.


8.0 ADJOURNMENT

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

22-82 MOVED Councillor Lewis, seconded Councillor Kilsby THAT Council at 8:43PM adjourns the Regular Council meeting for Tuesday May 3, 2022.

Carried Unanimously



Donna Forseille, CAO

Ed Coleman, Mayor

DISTRICT OF WELLS – PUBLIC CONSULTATION

**District of Wells 2022 Provisional Budget
And
District of Wells 2022-2026 Five-Year Financial Bylaw No. 204, 2022**

**Tuesday May 3, 2022 at 6:30PM
Via Zoom**

MINUTES

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

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

PUBLIC GALLERY: 2

This public consultation is being convened pursuant to Section 166 of the Community Charter in order to consider both the District of Wells proposed 2022 Budget for approval and the District of Wells 2022-2026 Five Year Financial Plan Bylaw No. 204, 2022 for public input prior to final reading of the bylaw.

1. CALL TO ORDER AT 6:35PM

1.1 Agenda for the Public Consultation/s for May 3, 2022

PC22-01 **MOVED** Councillor Lewis, seconded Councillor McDonagh THAT Council approves the agenda for the Tuesday May 3, 2022, Public Consultation, as circulated.

Carried Unanimously

2. PUBLIC CONSULTATION PROCEDURE AND GUIDELINES:

1. Mayor Coleman to Read aloud Procedure and Guidelines for Public Consultation Statement

3. PART ONE- **DISTRICT OF WELLS PROPOSED 2022 PROVISIONAL BUDGET**

PC22-02 **MOVED** Councillor McDonagh, seconded Councillor Lewis THAT Council receives the District of Wells Proposed 2022 Provisional Budget as amended to reflect Public input received by staff to date.

Carried Unanimously

3a. CORRESPONDENCE:

1. Letter from Gary Champagne regarding input on the 2022 proposed Budget and Five-year Financial Bylaw

PC22-03 **MOVED** Councillor Forseille, seconded Councillor Kilsby THAT Council receives the correspondence from Gary Champagne regarding the 2022 proposed Budget and Five-year Financial Bylaw

Carried Unanimously

3b. COMMENTS AND STATEMENTS FROM THE PUBLIC:

District of Wells Public Consultation May 3, 2022

No comments were received.

4. PART TWO- DISTRICT OF WELLS 2022-2026 FIVE YEAR FINANCIAL BYLAW NO. 204, 2022

PC22-04 **MOVED** Councillor Funk, seconded Councillor Kilsby THAT Council receives the District of Wells 2022-2026 Five Year Financial Bylaw no. 204, 2022, as amended to reflect public input received by staff to date.

Carried Unanimously

4a. CORRESPONDENCE:

Refer to 3a.1. Letter from Gary Champagne


5. COMMENTS AND STATEMENTS FROM THE PUBLIC:

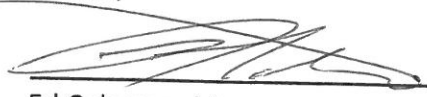
No comments were received.

6. ADJOURNMENT:

PC22-05 **MOVED** Councillor Lewis, seconded Councillor Kilsby Recommendation/s: THAT Council at 6:44PM adjourned the Tuesday May 3, 2022, Public Consultation.

Carried Unanimously



Donna Forseille, CAO

Ed Coleman, Mayor

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, MAY 17, 2022
ONLINE (VIA ZOOM)**

MINUTES

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

STAFF: Chief Administrative Officer, Donna Forseille; and Fire Chief, Carrie Chard

PUBLIC GALLERY: 13

1.0 CALL TO ORDER AT 7:00PM

1.1 Agenda for the Regular Council meeting of Tuesday May 17, 2022

22-83 MOVED Councillor McDonagh, seconded Councillor Lewis THAT Council approves the agenda for the Regular Council meeting of Tuesday May 17, 2022, as circulated.
Carried Unanimously

2.0 MINUTES

2.1 Minutes for the Public Consultation meeting of Tuesday May 3, 2022

22-84 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council approves the Public Consultation meeting minutes of Tuesday May 3, 2022, as circulated.
Carried Unanimously

2.2 Minutes for the Regular Council meeting of Tuesday May 3, 2022

22-85 MOVED Councillor McDonagh, seconded Councillor Kilsby THAT Council approves the Regular Council meeting minutes of Tuesday May 3, 2022, as amended to reflect Councillor Lewis's requests of the following:

- Council had general discussions regarding the NCLGA Convention;
- Public Gallery: Dawn Leroy asked about the contaminant test results for the Municipal Hall, Mayor Coleman responded that thus far two of the three tests came Negative; and

Dawn Leory asked if staff would be allowed to use a new work truck as a daily commuter should Council purchase a new truck. Mayor Coleman responded while it was ultimately up to the Administrator, Council could implement policies for Municipally owned rolling stock.

Carried Unanimously

2.3 Minutes for the Special Council meeting of Tuesday May 10, 2022

- 22-86** **MOVED** Councillor Lewis, seconded Councillor Kilsby THAT Council approves the Special Council meeting minutes of Tuesday May 10, 2022, as circulated.
Carried Unanimously

Mayor Coleman announced a Special In-Camera meeting to be held on Tuesday, May 24, 2022 from 1-4pm regarding Human Resource discussions, staff, and final planning priorities for the municipality given the General Election is vastly approaching.

3.0 DELEGATIONS AND PRESENTATIONS

Mayor and Council thanked Ms. McHarg and Dr. Collins for presenting to Council.

3.1 Wells High School Masters student presentation to Council

- 22-87** **MOVED** Councillor Lewis, seconded Councillor Funk THAT Council receives the presentation by the Wells High School Masters Student, Christy McHarg and Dr. Phil Mullins regarding the Wells Destination High School initiative.
Carried Unanimously

- 22-88** **MOVED** Councillor McDonagh, seconded Councillor Kilsby THAT Council endorses this project Regarding a Wells Destination High School initiative study.
Carried Unanimously

4.0 CORRESPONDENCE

4.1 Letter from Wells-Barkerville Community Forest Board (WBCFB) – Request for support

- 22-89** **MOVED** Councillor McDonagh, seconded Councillor Funk **THAT Council**

1. Receives the request for a letter of support from Wells-Barkerville Community Forest Ltd and Wells and Area Trails Society; and
2. That pursuant to the request from Wells-Barkerville Community Forest Ltd and Wells and Area Trails Society (WATS), Council send a letter of support to Northern Development Initiative Trust (NDIT) for the funding application submitted by WATS for trail development and the construction of two overnight cabins on Cornish Mountain.

Carried Unanimously

5.0 UNFINISHED BUSINESS

5.1 Cariboo Regional District Trail Project

- 22-90** **MOVED** Councillor McDonagh, seconded Councillor Lewis THAT Council directs staff to write a letter in support of the proposed Cariboo Regional District Trails project and proposed new bylaw.

Carried Unanimously

5.2 District of Wells Rolling Stock

Carried Unanimously

- 22-92** **MOVED** Councillor Funk, second Councillor Lewis THAT staff to conduct a financial Analysis regarding the purchase of a new work truck for public works and bring back Forward to Council.

Carried Unanimously

5.3 District of Wells Community Playground

Mayor and council had general discussions. Council agreed to direct staff to commence Public consultation to receive input regarding a potential new playground. However, Council also would like staff to consider other potential projects to be considered with the Gas Tax Funds.

- 22-93** **MOVED** Councillor Kilsby, seconded Councillor Lewis THAT Council receives the staff report regarding the Wells Community Culture and Recreation Facility replacement playground and playground designs with quotes.

Carried Unanimously

- 22-94** **MOVED** Councillor Kilsby, seconded Councillor Lewis THAT Council directs staff to request Community input on the proposed playground designs and quotes.

Carried Unanimously

5.4 Wells Community Reminder on Water and Pilot Program

Staff announced the individual tap filtration PUR units to be tested at the Community Culture and Recreation Facility Building as a pilot project. Staff will be testing the Taps with filters regularly and keeping the community posted. In the meantime, Bottled water will be continually supplied, and user groups are requested to continue not Consuming tap water until staff inform them otherwise.

If successful, District staff will purchase more filtration PUR units for ALL Municipal Buildings.

Mayor Coleman reminded everyone to continue flushing their cold-water lines until cold. He also suggests that residents and businesses test their own water lines regularly and/or Consider filtration systems/upgrading their plumbing lines themselves.

- 22-95** **MOVED** Councillor Funk, seconded Councillor McDonagh THAT Council receives the staff report regarding a friendly reminder to Wells residents on Water

7.0 INFORMATION AND ANNOUNCEMENTS

9.1 Council

Councillor Lewis reminded community members of the upcoming community Events:

Spring S'Wells May Melt Away- Friday May 20th, 2022 at 6:30PM; and
Sarras- Trombonissimo- May 22nd, 2022 at 230pm by donation

Councillor Funk stated that the recent NCLGA Convention was interesting. She was glad Council was able to participate.

9.2 Staff -

Fire Chief, Carrie Chard stated that someone lit a fire at the landfill, and no one reported it. She wished to remind everyone that you cannot burn at the dump. Her and Lauren Reinhardt (Economic Development Officer for the municipality) Attended the BC FireSmart Conference in Kamloops this past week. Wells has a Tremendous amount of work to do in efforts of fire smarting the Community.

Residents are reminded to store flammables at least 1.5 metres away from your Homes. This includes, firewood, paints, solvents.....We are in a very high-risk area and Community members need to be aware of where embers may fall should a wildfire Threaten the community.

Fire Chief Chard also recommends staff consider a potential future bylaw to enforce How combustibles are stored in town.

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

Dawn Leroy asked the following questions:

1. Have the Gas Tax Funds been considered for any other projects besides a Playground? If so, what other projects? Has the ice rink been considered?
2. What is the current budget overrun on the ice rink?
3. Rolling Stock- If a new vehicle is purchased will staff be using it as a commuter Vehicle?

Mayor Coleman responded that the gas tax funds were considered for other projects. The CAO responded that when speaking with the program officer she asked questions and was told that many projects suggested would not qualify. (The new roof on the community hall was covered but only because it was a building designated by bylaw as a heritage building in Wells)

Mayor Coleman stated that he does not consider the budget "overrun" on the ice rink project. He has reached out to both West Fraser Mills and Barkerville Gold Mines to become partners and will be having conversations as to what supports the municipality may need for this project.


Mayor Coleman responded that any new public works truck purchased would be for the benefit of staff in town to get around. We currently have a single cab truck which inhibits employee abilities throughout town as at times not all of the employees fit in one vehicle. The general intent of the unit in Wells is to use the truck in Wells, however it is ultimately up to the CAO.


8.0 ADJOURNMENT

10.1 Adjournment of the Regular Council meeting of Tuesday May 17, 2022.

22-100 MOVED Councillor McDonagh, seconded Councillor Funk THAT Council at 8:43PM adjourns the Regular Council meeting for Tuesday May 17, 2022.

Carried Unanimously


Donna Forseille, CAO


Ed Coleman, Mayor

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, June 7, 2022
ONLINE (VIA ZOOM)**

MINUTES

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

STAFF: Chief Administrative Officer, Donna Forseille; and Fire Chief, Carrie Chard

PUBLIC GALLERY: 12

1.0 CALL TO ORDER AT 7:03PM

1.1 Agenda for the Regular Council meeting of Tuesday June 7, 2022

22-101 MOVED Councillor McDonagh, seconded Councillor Lewis THAT Council approves the agenda for the Regular Council meeting of Tuesday June 7, 2022, as circulated.

Carried Unanimously

2.0 MINUTES

Councillor Lewis requested to amend the minutes of Tuesday May 17, 2022 to include Councillor discussions on the NCLGA, and the questions and responses in the Public Gallery From Dawn Leroy and Mayor Coleman concerning the proposed new truck purchase for Public Works and the Municipal Hall Renovations (testing for contaminants)

2.1 Minutes for the Regular Council Meeting of Tuesday May 17, 2022

22-102 MOVED Councillor McDonagh, seconded Councillor Kilsby THAT Council approves the Regular Council meeting minutes of Tuesday May 17, 2022, as amended.

Carried Unanimously

2.2 Minutes for the Special Council meeting of Tuesday May 24, 2022

22-103 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council approves the Special Council meeting minutes of Tuesday May 24, 2022, as circulated.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS – NIL

4.0 CORRESPONDENCE -NIL

5.0 UNFINISHED BUSINESS

5.1 Zoning Amendment Application Referrals- 12566 Barkerville Hwy

General Discussions were had regarding the Zoning Amendment application and Public Consultation Process. Councillor's Lewis and Funk shared their concerns with the zoning amendment and had Inquiries regarding the details of the future proposed subdivision which would require this zoning Amendment to allow residential housing to be built by the property owners. Mayor Coleman Expressed his frustration stating that Council had plenty of time to ask the staff these questions prior To tonight.

The CAO reminded Council that the subdivision and plans would go back forward for public input as it is An entire process of its own requiring the referral process again as well, tonight Council is only considering the zoning amendment application, proposed Amending Bylaw, and directing staff to move forward with public consultation.

22-104 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council receives the referrals staff received from Ministry of Transportation and the Lhtako Dene Nation.

Carried Unanimously

22-105 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council receives the amending Bylaw No. 208, 2022 for first and second reading consideration (Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007) to allow for the current zoning of CW(Commercial) to be changed to R1 (residential) zoning.

Carried Unanimously

22-106 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council gives First and Second Readings to the amending Bylaw No. 208, 2022 (Legal: Lot 1 Plan PGP40908 District Lot 131 Land District 05 PID: 023-677-007) to allow for the current zoning of CW(Commercial) to be changed to R1 (residential) zoning.

Carried Unanimously

22-107 MOVED Councillor Kilsby, seconded Councillor McDonagh THAT Council directs staff to hold a Public consultation for public input on the proposed District of Wells Bylaw No. 208,2022 Amending "District of Wells Zoning and Tree Protection Bylaw No. 26, 2000", on June 21, 2022.

Carried Unanimously

5.2 Mayor's report (verbal updates)

* Version 2.5 of the "Concise Business Plan"

* Mayors and Regional District Chairs meeting with Minister's Conroy—Forestry and Cullen –Municipal Affairs

- Meeting with the Wells Barkerville School Principal Robyn Anderson- update
- Conference call with Gary Nason, BC Government Consultant
- Update on Municipal Office Renovations
- CRD-Board on the Road and Community Picnic
- Staffing Urgency

22-108 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council receives the Mayor's verbal report.

Carried Unanimously

6.1 Wells Volunteer Fire Brigade Fire Hall- Health and Safety Renovations

22-109 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council receives the staff Regarding an update on the Wells Fire Hall Renovations for Health and Safety.
Carried Unanimously

22-110 MOVED Councillor Lewis, seconded Councillor Kilsby THAT Council approves staff direct Rewarding the contract to Algonquin Contracting Ltd. For work to be done at the Wells Fire Hall.

Carried Unanimously

6.2 Wells Emergency Planning Committee Chair Appointment

22-111 MOVED Councillor Kilsby, seconded Councillor McDonagh THAT Council appoints co-chairs Councillor Funk and Councillor Lewis to the Wells Emergency Planning Committee.

Carried Unanimously

7.0 BYLAWS

7.1 District of Wells Elections Procedure Bylaw No. 206, 2022

22-112 MOVED Councillor Lewis, seconded Councillor Funk THAT Council gives Final Reading to the District of Wells Elections Procedure Bylaw No. 206, 2022.

Carried Unanimously

7.2 Proposed District of Wells Mail Ballot Authorization and Procedure Bylaw No. 207, 2022

22-113 MOVED Councillor Funk, seconded Councillor Lewis THAT Council gives Final reading To the District of Wells Mail Ballot Authorization and Procedure Bylaw No. 207, 2022.

Carried Unanimously

7.0 INFORMATION AND ANNOUNCEMENTS

7.1 Council

Councillor Funk thanked Barkerville Gold Mines for the site tours held this week. She is appreciative to the mine for arranging the tours.

Tomorrow is the session for the proposed Transmission lines- Thank you to Kelsey and Francois of Osisko Development/Barkerville Gold Mines for arranging Everything.

She announced that the Facility Building Committee has resumed meetings and Public are invited to request a zoom link.

Councillor Lewis echoed Councillor Funk. Stating it was a fantastic experience.

Mayor Coleman stated that the Vision and Planning Committee has also commenced meetings, and met with Urban Systems. The next meeting will be June 28th 2022 at 11am.

Mayor Coleman thanked the Chief Administrative Officer for the amount of work she has been doing especially in the current staffing shortages.

7.2 Staff

Fire Chief, Carrie Chard, noted that Category 3 (Open Burning) is restricted in the Cariboo area. The Forest is extremely dry. She reminded everyone to clean their chimneys.

Chief Administrative Officer, Donna Forseille, stated that she encouraged locals to apply for the current open positions with the municipality.

7.3 Public Gallery – Questions relating to the agenda.

Dawn Leroy stated that the application for re-zoning the property known as Cariboo Joy's RV Site is to support the housing in town. It would potentially create 5 single family dwellings. (The Original home plus four new homes). Homes would be "Cottage style" and the project would be done thoughtfully with the Community in mind.

Jules Mackey announced that the Sunset had recently been closed for two weeks due to Covid. The Sunset will re-open tomorrow, June 8, 2022. The café will be open Wednesday, Thursday and Sunday.

The Sunset's AGM will be June 16, 2022.

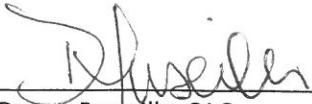
She will post information on hours of operation and the AGM meeting on Face Book.

8.0 ADJOURNMENT

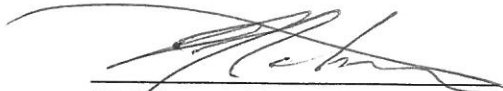
8.1 Adjournment of the Regular Council meeting of Tuesday June 7, 2022.

22-114 MOVED Councillor McDonagh, seconded Councillor Funk **THAT Council** at 8:25PM adjourns the Regular Council meeting for Tuesday May 17, 2022.

Carried Unanimously



Donna Forseille, CAO



Ed Coleman, Mayor

DISTRICT OF WELLS – PUBLIC CONSULTATION
District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022
Tuesday June 21, 2022 at 7:00 PM
Via Zoom Online Platform

MINUTES

This public consultation is being convened pursuant to Section 892 of the Local Government Act that the District of Wells Council is considering amendments to the District of Wells Zoning Bylaw No. 26, 2000. A Public Hearing on the proposed amendments (District of Wells Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022).

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

STAFF: Chief Administrative Officer, Donna Forseille; Public Works Supervisor, Niel Doerksen; District Clerk, Angela Ward; and Fire Chief, Carrie Chard

Special Guest: Gary Nason, Provincial Consultant

PUBLIC GALLERY: 13

1. CALL TO ORDER AT 7:04PM

- 1.1 Agenda for the Public Consultation/s for June 21, 2022

PB22-06 **MOVED** Councillor Lewis, seconded Councillor McDonagh THAT Council Approves the agenda for the Tuesday June 21, 2022, Public Consultation, as circulated.

Carried Unanimously

2. PUBLIC CONSULTATION PROCEDURE AND GUIDELINES:

1. Mayor Coleman to Read aloud Procedure and Guidelines for Public Consultation Statement
3. District of Wells proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022

PB22-07 **MOVED** Councillor Funk, seconded Councillor McDonagh THAT Council receives the District of Wells Proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and all attached information on the zoning application.

Carried Unanimously

4. CORRESPONDENCE:

1. Letter from Barb Cirotto

PB22-08 **MOVED** Councillor Lewis, seconded Councillor Funk THAT Council

Receives the correspondence from Barb Cirotto regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

Carried Unanimously

2. Letter from Dave Jorgenson

PB22-09 **MOVED** Councillor McDonagh, seconded Councillor Lewis THAT Council Receives the correspondence from Dave Jorgenson regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

Carried Unanimously

3. Letter from Cam Beck

PB22-10 **MOVED** Councillor Lewis, seconded Councillor McDonagh THAT Council Receives the correspondence from Cam Beck regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

Carried Unanimously

4. Letter from Cheryl Macarthy

PB22-11 **MOVED** Councillor McDonagh, seconded Councillor Funk THAT Council Receives the correspondence from Cheryl Macarthy regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

Carried Unanimously

5. Letter from Judy Campbell

PB22-12 **MOVED** Councillor Funk, seconded Councillor Lewis THAT Council Receives the correspondence from Judy Campbell regarding the proposed Zoning Bylaw No. 26, 2000, Amendment Bylaw No. 208, 2022 and zoning amendment application for Property located at 12566 Barkerville Highway, Wells, BC.

Carried Unanimously

5. COMMENTS AND STATEMENTS FROM THE PUBLIC:

[FOR THE RECORD, EACH PERSON TO STATE THEIR NAME, ADDRESS, COMPANY REPRESENTED (IF APPLICABLE) AND THEN THEIR COMMENTS]

Dave Jorgenson of Wells, BC

- He noted that Residential dwellings were already permitted in a CW Zone.
- Many others in town live in a commercial zoned area

Duncan MacDonald of Wells, BC

- Asked if the property could be zoned Residential-Commercial?

The Mayor responded they would look into that

Dawn Leroy of Wells, BC

- As a resident of Wells, she supports this application. There are a lot of small lots in Wells and not larger ones such as this property known as "Cariboo Joys". Residential housing has been an ongoing shortage for years.

Carrie Johnson of Wells, BC

- This property was originally a Forest Service Building.
- The intent for this property in her opinion was always to bring people into town.
- She feels it is a lovely area for residential properties.
- She does not feel the property was ever intended to be Commercially used.

Chris Pharness of Wells, BC

- As a representative for Osisko/Barkerville Gold Mines he added to what Dawn Leroy and Carrie Johnson were saying. The school relies on having family here and to bring families into the town there is a need for residential housing.

Councillor Kilsby asked if the Cariboo Gold project was not to go ahead would housing still be built? Mr. Pharness replied it would be unlikely, but was not 100% sure.

Councillor Lewis asked what the timeline was for potential housing to be built? And when would a subdivision application be made?

Mr. Pharness responded that if zoning happens, they hope to build for 2023.

Dawn Leroy responded that the subdivision application is at the District office but she was told by staff that it would not commence until the zoning amendment application was finalized. The subdivision application is also a lengthy process so the hope is to move forward with that asap.

Councillor Funk asked Mr. Pharness if the zoning amendment was not approved would they find alternative areas for housing?

Mr. Pharness answered yes.

Dawn Leroy noted that the goal is to have 15-20 family homes, so not just this one property.

6. ADJOURNMENT:

PB22-13 **MOVED** Councillor Lewis, seconded Councillor Kilsby THAT Council at 7:34PM adjourned the Tuesday June 21, 2022 Public Consultation.

Carried Unanimously



Donna Forseille, CAO



Ed Coleman, Mayor

**DISTRICT OF WELLS REGULAR COUNCIL MEETING
TUESDAY, June 21, 2022
ONLINE (VIA ZOOM)**

MINUTES

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

STAFF: Chief Administrative Officer, Donna Forseille; Public Works Supervisor, Niel Doerksen; District Clerk, Angela Ward; and Fire Chief, Carrie Chard

Special Guest: Gary Nason, Provincial Consultant

PUBLIC GALLERY: 13

1.0 CALL TO ORDER AT 7:35PM

1.1 Agenda for the Regular Council meeting of Tuesday June 21, 2022

22-114 MOVED Councillor Lewis, seconded Councillor Kilsby THAT Council approves the agenda for the Regular Council meeting of Tuesday June 21, 2022, as amended to add staffing updates and Osisko Development Letter.

Carried Unanimously

2.0 MINUTES

2.1 Minutes for the Regular Council Meeting of Tuesday June 7, 2022

22-115 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council approves the Regular Council meeting minutes of Tuesday June 7, 2022, as circulated.

Carried Unanimously

3.0 DELEGATIONS AND PRESENTATIONS

3.1 Presentation from BC Hydro regarding the Energy Conservation Pilot Program for the District.

Dave Mosure presented to Council the details of the proposed Energy Conservation Pilot Program. Council made inquiries on qualifying for the program as well as the amount of time anticipated in each home required to conduct the assessment.

Mr. Mosure will look into eligibility requirements for the Row Housing in town and residents who have multiple homes, secondary suites in their homes with tenants and/or separate hydro accounts and get back to staff and/or Council with the answers.

22-116 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council
Receives the presentation from BC Hydro regarding the Energy Conservation Pilot Program for

The District of Wells.

Carried Unanimously

22-117 MOVED Councillor Funk, seconded Councillor McDonagh THAT Council endorses Community participation in the BC Hydro Energy Conservation Pilot Program.

Carried Unanimously

3.2 Presentation from Provincial Consultant, Gary Nason, regarding governance

(The Chief Administrative Officer had reached out to the province to get supports due to recent Elected official resignations, the byelection, and the resource challenges both staff and financially the municipality has as well as the governance support to clarify to newly elected officials their roles and responsibilities)

Gary Nason gave a quick briefing of his background in local government for the past 40 years. His consulting services were obtained by the province to assist the CAO with advice, provide Surge support to the municipality, resource supports to staff, and governance support to the new Council. He has provided a 6 page governance information on roles and responsibilities, which is Boiler plate just as the prior orientation package the CAO gave to each elected official. Tomorrow He will lead Council in a prioritizing Special Council meeting session to get a better appreciation For the priorities, projects, resource challenges and priorities of the municipality. His first impressions are that Council has an extremely ambitious list. Tomorrow's session will hopefully assist in identifying the most pressing priorities and potential completion during this Council's mandate before the General Election in the fall. Core Items have a potential to trump other desirables to do in such a limited time. The current projects, multiple upgrades needed to all infrastructure and owned properties, the OCP update, Snow Removal contract expiration and General Election is significant on staff. Staff are also being recruited and need to be trained by the CAO.

22-118 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council receives the presentation on local government governance from provincial consultant, Gary Nason.

Carried Unanimously

4.0 NEW BUSINESS

4.1 Mayor's Report (verbal updates)

* v2.6 Concise Business Plan review

* Hybrid Council Meeting discussions

* Letter from Osisko Development (late item added)

* Staffing update by the Chief Administrative Officer (late item added)

The Mayor requested the CAO give an update on staff. Niel Doerksen, Chris Johnston and Ian Douglas Were welcomed to the public works staff team of the municipality, Angela Ward was welcomed as the

New District Clerk. The District Clerk is also continuing part time at the Visitor Information Centre until New staff for the VIC can be recruited. Office Hours will remain temporary until we find more staff. The Municipal Office will be open Tuesdays, Wednesdays and Thursdays from 930am to 1230pm. Staff will reassess these temporary hours in early July.

Niel Doerksen gave a quick introduction to himself and then updated Council on what public works has been up to. Roads will be graded on Friday potentially into Monday. Bear safe Garbage cans have been placed, public works has begun catching up on groundskeeping and cleaning up the streets. He is excited to be apart of the municipal staff team and looks forward to working for the community.

Angela Ward introduced herself. She is really excited about this new opportunity for her.

Mayor Coleman gave an update on the recent announcement of Barkerville Gold Mines layoffs. At this time 2 employees laid off were from Wells and 18 employee layoffs were from Quesnel area. The Rest of the layoffs were re-deployed on other projects. The province has reached out to the Mayor for a Community Transition plan. Osisko/Barkerville Gold Mines has been very positive and supportive on this process. The District of Wells will be the initiator for this community transition plan, which will be inclusive of Mayor Simpson from Quesnel, CRD Area C Director, John Massier, and the First Nations. It may also involve Prince George, Williams Lake and 100 Mile House. The initial meeting is set for July 7, 2022 at 130pm.

22-119 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council establishes a Community Transition Table in partnership with the City of Quesnel, Cariboo Regional District, And First Nations with participation under the Province of British Columbia.
Carried Unanimously

4.2 Economic Development Officer-request for letter of resolution

22-120 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council receives the report from the Economic Development Officer regarding the need for a resolution to support a proposed Housing Needs Reports Program.
Carried Unanimously

22-121 MOVED Councillor Lewis, seconded Councillor McDonagh THAT Council approves submitting an application to the UBCM for a Housing Needs Reports Program grant for \$15,000.00.
Carried Unanimously

5.0 INFORMATION AND ANNOUNCEMENTS

5.1 Council

Councillor Lewis stated that tomorrow night (Wednesday June 22, 2022) there is a movie at the Sunset Theatre. Pickleball is outdoors at the ice rink Sundays and Thursdays.

...meeting which is now scheduled at the same time.
She gave a big welcome to all the new staff.

Mayor Coleman announced a Vision and Planning Committee meeting at 11am on June 28, 2022. He states that the committee is close to final draft completion on the Official Community Plan (OCP).

He also announced that the Ministry of Forests has approved Wells and Barkerville for a structural fire plan at no cost to either the municipality or Barkerville.

5.2 Staff

Fire Chief, Carrie Chard, announced that the brigade unloaded 2000 pounds of potatoes and they are all gone! A huge Thank you to the Quesnel Green Hope Society.

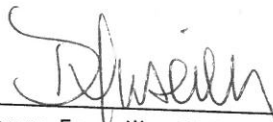
5.3 Public Gallery – **Questions relating to the agenda.**

Carrie Johnson announced that the Theatre Royal opens July 1, 2022. The merchants in Barkerville commence operating until 6pm. The Chinese Restaurant (Lung Duck Tong) opens until 7pm. Wells and Bowron Lake residents are free of charge to enter into the park.

8.0 **ADJOURNMENT**

6.1 Adjournment of the Regular Council meeting of Tuesday June 21, 2022.

22-122 MOVED Councillor McDonagh, seconded Councillor Lewis THAT Council at **9:01PM** PM adjourns the Regular Council meeting for Tuesday June 21, 2022.
Carried Unanimously



Donna Forseille, CAO



Ed Coleman, Mayor