

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY February 07, 2023—7:00pm  
IN-PERSON and ONLINE (VIA ZOOM)  
AGENDA (Version 2)**

**ZOOM Link: (see full Zoom Link on Page 4)**

<https://us02web.zoom.us/j/81506963638?pwd=L29pOFAwY3dIVWVyeWZyYlBQQnVCZz09>

**1.0 CALL TO ORDER and INDIGENOUS LANDS ACKNOWLEDGMENT**

**1.1 Agenda for the Regular Council meeting of Tuesday January 17, 2023, 7:00pm**

1.2 **Recommendation/s:** THAT Council approves the agenda for the Regular Council meeting of Tuesday February 07, 2023, as circulated.

1.3 Citizens Personal Events Acknowledgement (Mayor Coleman)

**2.0 MINUTES**

2.1 **Recommendation/s:** THAT Council approves the minutes for the Regular Council meeting of Tuesday January 17, 2022, as circulated.

**3.0 DELEGATIONS AND PRESENTATIONS-NIL**

**4.0 CORRESPONDENCE**

4.1. Wells Barkerville Community Forest (pages 12 to 14)

4.2. Island Mountain Arts (pages 10 to 11)

4.3 2023 January 17<sup>th</sup>--Telus Presentation Slide Deck (pages 15 to 17)

**5.0 UNFINISHED BUSINESS**

5.1 Strategic Priorities and Special Projects Spreadsheet—Gary Nason, Municipal Advisor (pages 18 to 21)

**(An extensive amount of work has occurred on this Project, and a full update will be presented at the 2023 February 21<sup>st</sup> Council meeting)**

5.2 **Recommendation/s:** THAT Council receives the updated Strategic Planning and Special Projects Spreadsheet as per changes made during to December 6, 2022, and that no additional changes were added January 3, 2023.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY February 07, 2023—7:00pm  
IN-PERSON and ONLINE (VIA ZOOM)  
AGENDA (Version 2)**

**6.0 Reports (Staff Reports are once a month)**

**6.1 Councillor Funk and Trotter-Wanner—Select Committee for District of Wells Community Buildings and Lands—Highlights and any Recommendations from Minutes (pages 22 to 26)**

**Motions Approved at the District of Wells Community Buildings and Lands Select Committee Meeting of February 1, 2023 to forward to Council**

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1. Note - The first three items were discussed and *agreed to* at the January 11, 2023 Committee Meeting. They were brought forth as *formal motions* at the February 2, 2023 Committee meeting to provide clarity on decisions made.

**4.2a. Master Plan for Wells-Barkerville Community Culture and Recreation Centre green space**

**23-7 MOVED** Julia Mackey, Seconded Elyssia Sasaki THAT the Community Buildings and Lands Select Committee recommend a Master Plan for the green space around the Wells-Barkerville Community Culture and Recreation Centre, and that funding for a landscape architect be added to the budget of the revised Master Plan for the building.

Carried unanimously

**4.2b. Master Plan for all community green spaces**

**23-8 MOVED** Elyssia Sasaki, Seconded Julia Mackey THAT The Community Buildings and Lands Select Committee recommend Master Plans for all green spaces under the scope of the Committee.

Carried unanimously

**4.2c. Updating the Wells Community Hall Master Plan**

**23-9 MOVED** Elyssia Sasaki, Seconded Jules Mackey THAT the Community Buildings and Lands Select Committee recommend the 1999 Management Plan for the Wells Community Hall be updated.

Carried unanimously

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2. Formal motion discussed and adopted at the February 2, 2023 Meeting of the Committee.

**4.3 Official Community Plan – Draft 2, Fall 2022**

**23-10 MOVED** by Judy Campbell, Seconded Julia Mackey, THAT the Buildings and Lands Committee support Motion 23-4 from the Vision and Planning Committee Meeting of January 19, 2023, requesting that Council acquire from consultant Urban Systems, and share with the V&P Committee, the complete package (whether categorized or not) of Community Feedback solicited on behalf of Council’s public input process for the Official Community Plan, AND that public feedback relevant to the scope of Buildings and Lands be forwarded to our Committee.

Carried unanimously

**6.2 Recommendation/s: THAT Council receives the report.**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**  
**TUESDAY February 07, 2023—7:00pm**  
**IN-PERSON and ONLINE (VIA ZOOM)**  
**AGENDA (Version 2)**

**6.3 Councillor Lewis and Van Stralen—Select Committee for *Vision & Planning—Highlights and any Recommendations from Minutes (pages 27-29)***

There are 3 (out of 4) motions to bring to Council’s attention. The 3rd motion requests action from Council.

1. **23-2 MOVED** by Councillor Lewis to add SELECT to Committee title,  
Seconded by Elyssia Sasaki.  
Carried unanimously.
2. **23-3 MOVED** by Councillor Lewis THAT the Committee inaugurate a new term,  
Seconded by Judy Campbell  
Carried unanimously.
3. **23-4 MOVED** by Judy Campbell THAT the Committee make request of Council to acquire from Urban Systems (and share with the Committee), the complete package of Community Feedback that was solicited on behalf of Council’s Public Input Process for the OCP. That would include all submissions collected by Urban Systems, whether categorized or not.  
Seconded by Julia Mackey.  
Carried unanimously.

**6.4 Recommendation/s:** THAT Council receives the report.

**6.5 Mayor’s Report (and verbal updates)**

- Concise Business Plan—Version 4.0 (will posted on [www.wells.ca](http://www.wells.ca) “home” page.)
- Engine 12 Fire Truck Replacement
- Meeting Dates:
  - 2023 February 09—1:00pm to 4:00pm Final In-Camera Strategic Priorities Planning with Gary Nason, Municipal Advisor (in-person and Zoom with Consultant)
  - 2023 February 16—10:30am—Select Committee for Vision & Planning
  - 2023 February TBD— OCP Meeting for Mayor & Council and Standing Committees with Urban Systems
  - 2023 February 21, Regular Council Meeting
  - 2023 February 22, Joint Lhtako Dene Nation Chief and Council and DOW Mayor and Council Lunch’in Meeting at “The Mill” in Quesnel (may include Power Line update)
- Staffing Update—CAO Recruitment, EDO Recruitment, and Public Works staffing
- Fitness Centre Plan
- Wells Wheels ATV Club and Wells Snowmobile Club Support Letter Issued (page 30)
- Barkerville Historic Town & Park Discussions Topics Identified by Council (verbal)
- Destination Activities in Wells—Brainstormed List by Council (verbal)

**6.2 Recommendation/s:** THAT Council receives the verbal Mayor’s report.

**7.0 INFORMATION AND ANNOUNCEMENTS**

- 7.1 Council
- 7.2 Staff
- 7.3 Public Gallery – Questions relating to the agenda.

**8.0 ADJOURNMENT**

8.1 Adjournment of the Regular Council meeting of Tuesday February 07, 2022.

**Recommendation/s:** THAT Council at \_\_\_\_\_ PM adjourns the Regular Council meeting for Tuesday January 3<sup>rd</sup>, 2023

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**  
**TUESDAY February 07, 2023—7:00pm**  
**IN-PERSON and ONLINE (VIA ZOOM)**  
**AGENDA (Version 2)**

Mayor Ed Coleman is inviting you to a scheduled Zoom meeting.

Topic: Mayor Ed Coleman's Zoom Meeting--Regular Council Meeting  
Time: Feb 7, 2023 07:00 PM Vancouver

Join Zoom Meeting

<https://us02web.zoom.us/j/81506963638?pwd=L29pOFawY3dIVWVyeWZyYlBQQnVCZz09>

Meeting ID: 815 0696 3638

Passcode: 600136

One tap mobile

+13863475053,,81506963638#,,,,\*600136# US

+14086380968,,81506963638#,,,,\*600136# US (San Jose)

Dial by your location

+1 386 347 5053 US

+1 408 638 0968 US (San Jose)

+1 507 473 4847 US

+1 564 217 2000 US

+1 646 876 9923 US (New York)

+1 646 931 3860 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

Meeting ID: 815 0696 3638

Passcode: 600136

Find your local number: <https://us02web.zoom.us/j/81506963638?pwd=L29pOFawY3dIVWVyeWZyYlBQQnVCZz09>



**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY, JANUARY 17, 2023  
IN-PERSON AND ONLINE (VIA ZOOM)  
MINUTES**

**ATTENDANCE:** Mayor Ed Coleman; Councillors Dorothea Funk; Jenn Lewis; Josh Trotter-Wanner; Dirk Van Stralen

**STAFF:** Corporate Officer and District Clerk Angela Ward

**SPECIAL GUESTS:** Municipal Advisor Gary Nason; Mascon by TELUS General Manager Steve Jenkins; Cariboo Regional District Solid Waste Management Supervisor Tera Grady

**PUBLIC GALLERY:** 10 on Zoom and two in-person

**1.0 CALL TO ORDER AND INDIGENOUS LANDS ACKNOWLEDGEMENT: 7:06 PM**

1.1 Agenda for the Regular Council meeting of Tuesday January 17, 2023, as circulated.

**23-06 MOVED** Councillor Van Stralen, Seconded Councillor Lewis THAT Council approve the Agenda for the Regular Meeting of Tuesday January 17, 2023

Carried Unanimously

**2.0 MINUTES**

2.1 Minutes of the Regular Council Meeting of January 3, 2023

**23-07 MOVED** Councillor Van Stralen, Seconded Councillor Lewis THAT Council approves the Minutes of the Regular Council Meeting of Tuesday January 3, 2023, as circulated.

Carried Unanimously

**3.0 DELEGATIONS AND PRESENTATIONS**

3.1 Tera Grady, supervisor of Solid Waste Management, Cariboo Regional District with a Solid Waste Management Plan Update and Presentation. (*Presentation is available on [www.wells.ca](http://www.wells.ca)*)

**23-08 MOVED** Councillor Lewis, Seconded Councillor Van Stralen THAT Council receives the Solid Waste Management Plan update by Tera Grady.

Carried Unanimously

**3.2 Steve Jenkins, General Manager, Mascon by TELUS, Internet Service Changes**

- Mr. Jenkins outlined the change in Internet services from ABC Communications, which Mascon by Telus acquired in 2020, to TELUS, from its new cell tower.
- After his presentation, Mr. Jenkins answered a number of questions from Council and the gallery. Some key points: all Wells ABC customers are eligible for TELUS service even if they have not yet received email notification; about half of the customers have switched over, though some have gone to Starlink; service is not at 5G yet and won't be in 2023; goldcity.net addresses can continue to be used for now, though changing to a different address at some point is advised since older domains won't have the same security; and that arrangements will be made for customers to return ABC equipment at no cost. Councillor Funk agreed to be the Council contact person regarding changes to TELUS Internet service.

*(Mr. Jenkins' slide presentation with contact information attached to the Minutes).*

**MOVED 23-09** Councillor Jenn Lewis, Seconded by Councillor Dorothea Funk THAT Council receives the presentation from Steve Jenkins.

Carried Unanimously

**4.0 CORRESPONDENCE**

**4.1 Province of BC Rural Policy and Programs Branch**

- The Branch has received the District's application for funding to support a \$1.1 million project at the Community Culture and Recreation Centre (school building). Mayor Coleman reported we may know sooner than the March 31, 2023 decision date noted in the email.

**5.0 UNFINISHED BUSINESS**

**5.1 Strategic Priorities and Special Projects Spreadsheet**

**MOVED 23-10** Councillor Van Stralen, Seconded Councillor Funk THAT Council receives the updated Strategic Planning and Special Projects Spreadsheet as per changes made during December 6, 2022 and that no additional changes were added January 3, 2023

Carried Unanimously

## 6.0 REPORTS

### 6.1 Mayor's Report

- The Mayor has contacted the provincial Heritage Branch re. funding for a new firetruck (which also serves Barkerville) since Engine 12's certification capability has expired and needs repairs. The cost would be between \$725,000 and \$850,000. He described it as a complex, urgent problem for which there is an action plan and he appreciated the co-operation of everyone involved.
- The District is still on a water advisory and bottled water is available at the Community Hall. He said while tests generally show low lead levels, there is natural lead in the lines and he recommends residents continue to flush their lines at home or install a Pur water filter.
- Select Committee and other Meeting dates are posted on wells.ca.
- Staffing: District Clerk Angela Ward has been promoted to a combined position of Corporate Officer and District Clerk. She will also be in charge of the Visitor Centre. A task analysis is being done in developing the Chief Administrative and Economic Development Officer positions which he hopes can be filled by May. In the meantime, Gary Nason will continue as Special Municipal Advisor to the end of May, and Doug Chapman as Interim Chief Financial Officer (both part-time, as needed) to the end of March, 2024. Former Wells CAO Gary Champagne will be asked to help out with the 2023 municipal taxes.
- Planning for the move of the fitness centre from the Community Hall to the school building continues, with more information at the February 6, 2023 Council Meeting.
- Interim CFO Doug Chapman is working on the 2022 Audit and building the 2023 Budget, which he hopes to have ready in March.
- Osisko has released its Feasibility Study (700+ pp.).
- Information is being gathered on charging station options for electric vehicles, where a longer-charge option might make sense for Wells/Barkerville (cost \$2/hour = \$6/three-hour charge).

**MOVED 23-11** Councillor Lewis, Seconded Councillor Van Stralen THAT Council receives the verbal Mayor's report.

Carried Unanimously

- The Mayor's Report included an update from the January 11, 2023 Community Facilities Building Committee Meeting and motions recommended for approval.

**23-12 MOVED** Councillor Lewis, Seconded Councillor Van Stralen THAT Council receives the January 11, 2023 Community Facility Building Committee Meeting update.

Carried Unanimously

**23-13 MOVED** Councillor Funk, Seconded Councillor Trotter-Wanner THAT Council renames the Community Facility Building Select Committee to the ‘District of Wells Community Buildings and Lands Select Committee.’

Carried Unanimously

**23-14 MOVED** Councillor Lewis, Seconded Councillor Van Stralen THAT Council add Elyssia Sasaki of Island Mountain Arts to the District of Wells Community Buildings and Lands Select Committee.

Carried Unanimously

- Early expense approvals requested by the Chief Financial Officer.

**23-15 MOVED** Councillor Funk, Seconded Councillor Trotter-Wanner THAT Council approves a motion to endorse the expenditure of an All-Fridge and All-Freezer for the kitchen in the Wells Community Hall. and the purchase of a projector for use in the Council Chamber for meetings, and for other events.

Carried Unanimously

## 7.0 INFORMATION AND ANNOUNCEMENTS

### 7.1 Council

- Councillor Funk said she would be attending meeting of the Cariboo/Chilcotin/Lillooet Regional Advisory Committee for Northern Development Trust (NDIT) in 100 Mile House on Tuesday, Jan. 24, as the District’s representative.
- Councillor Jenn Lewis said Gourmet Ski event is sold out and ready to go at February 18, 2023.

### 7.2 Staff

- Corporate Office Angela Ward said the Wells Winter Wonder Carnival is on March 3, 4, 5 and the Wells video commercial from SnowSeekers is going live on January 20, 2023.

### 7.3 Public Gallery

- Julia MacKey thanked the presenters for their great presentations. The performance *Blindside* is coming to the Sunset Theatre January 28. There will also be popup dates for the Sunset Café.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**  
**TUESDAY February 07, 2023—7:00pm**  
**IN-PERSON and ONLINE (VIA ZOOM)**  
**AGENDA (Version 2)**

- Dave Jorgenson spoke of the need of an Economic Development Officer from the outlook of a business owner. He also provided information and offered to work together with DoW on EV charging stations and grants available.
- Kathy Landry responded to Ms Grady's presentation on solid waste management. During her presentation, Ms Grady said the waste at the Wells landfill worked out to more than 1000 kg/person/year, based on the Wells population of 218 (2021 census). The CRD average in 2020 was 657 kg/person/year. Ms. Landry says the entire population from Bowron Lake to Troll should be used in Wells landfill calculations, and that people from Quesnel are also dumping here.
- Bob Campbell asked why lead levels in Wells' drinking water seemed to be higher. It was explained that testing has increased in recent years. Also, the maximum acceptable lead level was lowered in 2019 by Health Canada from 0.010 mg/ltr to 0.005 mg/ltr. A municipal water sample last fall tested 0.0834 mg/litre (between the previous and current Canadian standards). Subsequent municipal water tests have been below 0.005 mg/ltr, but the advisory remains in place as a precaution, given the presence of natural lead in domestic lines.

#### **7.4 New Council Picture**

- Corporate Officer Angie Ward will be taking the picture of the New Council to put on the wall in Chambers right after the meeting.

#### **8.0 Adjournment**

8.1 Adjournment of the Regular Council meeting of Tuesday, January 17, 2023.

**23-16 MOVED** Councillor Lewis, Seconded Councillor Funk THAT Council at 9:46PM adjourns the Regular Council Meeting of Tuesday January 17, 2023

Carried Unanimously

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Ed Coleman, Mayor

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Angela Ward, Corporate Officer and  
District Clerk

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**  
**TUESDAY February 07, 2023—7:00pm**  
**IN-PERSON and ONLINE (VIA ZOOM)**  
**AGENDA (Version 2)**

February 3rd, 2023



**ISLAND MOUNTAIN ARTS**  
*An Art-full life is possible.*  
Secwépemc and Dakelh Territory • Wells-Barkerville, B.C.

TO: Mayor Coleman, Clerk Ward, Councillors Funk, Lewis, Trotter-Wanner and Van Stralen

Re: Island Mountain Arts request for Letter of Support from The District of Wells for upcoming Quesnel Community Foundation Grant.

Island Mountain Arts is seeking a letter of support from the District of Wells in regards to a proposed infrastructure improvement project for The Nest (4234 Sanders Ave).

In alignment with our constitutional mandate to:

- provide facilities for education and instruction in the visual, performing and literary arts;
- provide improved opportunities for the expression of creative artistic talent;
- advance the development of the visual, performing and literary arts, and;
- acquire such property and construct such buildings as may be required for the purposes aforesaid;

Island Mountain Arts (IMA) is proposing an infrastructure improvement project that will enhance our organization's capacity to host year-round artist residencies through the conversion of existing space into studio space, the development of a secondary second-floor egress, and updated emergency infrastructure including visual fire/CO alarms for guests that are Deaf or Hard-of-hearing.

Given the pending infrastructure upgrades of the studio spaces in the WBCRC, the development of this space will allow for our organization's continued artist residency activities, regardless of municipal infrastructure upgrades we do not have timeline control over.

With the secondary egress, this space will also be available to artists utilizing accommodations on the main floor or living in the district, allowing us to create further privacy between the main and second floors of this building, should future bookings necessitate.

Local Organizations will benefit from this project given that the scope of its completion will allow for a larger range of artists and visitors to rest comfortably in our community as we implement accessibility upgrades (Deaf + HoH emergency systems).

**Communities that will benefit from this project include:**

- Communities of artists with disabilities/exceptionalities
- The artistic community of Wells through additional low rent studio space.
- The regional communities of Quesnel and Prince George through the increase in opportunities for more diverse artist residencies, showcases, and events.

These proposed updates and use of space abide by the commercial/residential zoning bylaws for the District of Wells.

These upgrades will directly impact IMA's ability to meet organizational goals for providing artistic experiences over the coming years. It is important to note that IMA will continue to be a tenant and advocate of the WBCRC. We view the development of this autonomous space as one that will have advantageous tertiary effects on the functionality of our community cultural centre for user groups outside of IMA, increasing the facility's ongoing rental and conference potential.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY February 07, 2023—7:00pm  
IN-PERSON and ONLINE (VIA ZOOM)  
AGENDA (Version 2)**

We hope that you will be able to support this work that we believe will encourage further development of our community through a letter that ***confirms the DOW's applications for capital upgrades to the WBCRC*** and reiterates points such as point 2.11 in the ***DOW Concise Business Plan*** to “Increase Conference Potential” through the upgrading of Community Facilities, while noting our continued desire to work together in a way that will allow for amended, but continuous, arts and culture development in a time of great and necessary infrastructure upgrades within the District of Wells.

Respectfully submitted,

Elyssia Sasaki || she/her

Executive/Artistic Director for Island Mountain Arts

Shared territory of Secwépemc and Dakelh peoples

PO Box 65, Wells, BC, V0K 2R0

Island Mountain Arts [www.imarts.com](http://www.imarts.com) || ArtsWells Festival [www.artswells.com](http://www.artswells.com)

Office: | 250-994-3466 || Cell: | 647-332-1652



wbcf.ca

## Report to District of Wells Council

January 26, 2023

### **Introduction**

Logging planned for this winter in the community forest probably won't happen until later in the year because West Fraser, the buyer of the timber, has been unable to arrange a contractor to harvest the timber. In total, however, nearly 20,000 cubic meters of timber should be harvested in 2023.

Talks with the Ministry of Forests to finalize the allocation of more forest land for management by the company progressed much too slowly in 2022 but an agreement should be finalized in 2023, more than doubling the amount of timber the community forest can sell each year.

In 2023, as well, the Riverside Trail will be completed, a new recreational trail connecting Marten's Pass should be built, a long term vision for the community forest will be established, and at least one community event will be held.

### **Expansion / additional land**

Talks with the Ministry of Forests to increase the land managed by the community forest are accelerating. Lands along Rucheeon Creek and the Lower Matthew River are still under consideration as additions, but land along the 31X Road no longer is and instead land along Nolaka Creek is being considered.

These forest lands would still be considered "Crown" land by the provincial government but would be managed by Wells-Barkerville Community Forest Ltd under the terms of a new long-term agreement along with the existing community forest land.



**DISTRICT OF WELLS REGULAR COUNCIL MEETING**  
**TUESDAY February 07, 2023—7:00pm**  
**IN-PERSON and ONLINE (VIA ZOOM)**  
**AGENDA (Version 2)**

The agreement will give the company the exclusive right to harvest timber on those lands, and will increase the company's allowable annual cut from 5,000 cubic metres per year to 12,150 cubic meters per year.

The Ministry of Forests first committed to making the extra volume of timber - and the lands on which it grows - available in early 2020, but the pandemic and Ministry staff shortages delayed the Ministry's timber analysis and limited its availability for meetings with the company. Now the Ministry has agreed to talk at least weekly in 2023 until the agreement is finalized.

**2023 Logging**

Logging in the community forest that was planned for this winter has been delayed because the buyer of the standing timber, West Fraser, hasn't found a logging contractors to do the logging. Nonetheless the logging should happen before December 31 at the latest. The logging is planned for three blocks totalling 27 hectares, is primarily dead pine, will yield approximately 15,000 cubic metres of wood, and is not known to be frequented by caribou. The area is northeast of Danny and Lorraine Kozar's place and the Kozars have been consulted. Maps identifying the area where the logging is proposed were presented to the community at the June 14 forestry information session in the community hall.

In addition to this logging an additional 4,000 cubic metres should be cut somewhere in the community forest to reach the total of 25,000 cubic metres the community forest is required to cut in the current five year "cut control period", which ends December 31.

**2024-2029 Logging**

January 1, 2024 is the start of another five year cut control period. From then until the end of 2029 our agreement with the Ministry of Forests specifies we must harvest a certain volume of timber. Under the current agreement that volume is 5,000 cubic metres per year x 5 years = 25,000 cubic metres. With additional land to manage that number should increase to 60,750 cubic metres.

Until now the company has sold all its wood to West Fraser as standing timber, but the current agreement with West Fraser also expires at the end of this year. The company Directors are considering a number of options for selling timber from January 1, 2024 to December 31, 2029.

**A vision**

Logging, reforestation, road building and trail building in the near future will greatly impact the long term future of the community forest, so it is important to know what the community wants that future forest to be. The Directors have started to develop scenarios for that future forest and in the coming months will present these to the community for input.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**  
**TUESDAY February 07, 2023—7:00pm**  
**IN-PERSON and ONLINE (VIA ZOOM)**  
**AGENDA (Version 2)**

**Community event(s)**

The presentation of options for the future forest will be among the information to be presented at one or more community events this year. Other information will include a proposed process for developing a detailed long-term trail plan for the forest, and information about a new five year Management Plan for the forest. This event, or events, will be more effective in providing information than the legal formalities of any Annual General Meeting. Council waived its requirement for an Annual General Meeting in 2022 and the community forest Directors will recommend Council do the same in 2023.

**Trail development**

In September 2022 a part of the Riverside Trail was developed and the remainder of the trail should be developed in 2023. This will enable people to walk from the highway north along the east bank of the Willow River, cross the Blair Bridge, then continue down the Willow River to the boardwalk and on to the Hardscrabble Bridge. Though this is not within the community forest it will significantly improve access to the forest.

Also planned for 2023 is a trail connecting Marten's Pass with Cornish Lake, a trail that will connect with other trails to create larger trail loops for cross country skiers.

Future trail development will be considered by interested residents in the development of a long-term trail plan.

**Forest education**

During 2023 the community forest Directors will continue to support the planning and development of the new Wells secondary school.

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As always, the company Directors welcome any questions from Council or any opportunity to meet with Council to provide more detailed information and perspectives.



# District of Wells

Update - January 17, 2023



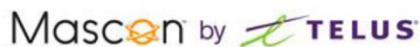
## Context



Mascon by TELUS is a fully owned entity within the TELUS family which started in 2016 with a mandate to grow by acquisition in rural/rural remote areas of BC and Alberta

Mascon by TELUS acquired ABC Communications in 2020 and have fully integrated their team and operations into Mascon

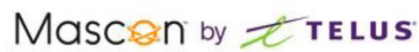
Advancements in technology require a customer migration from ABC's network to TELUS





# Benefits

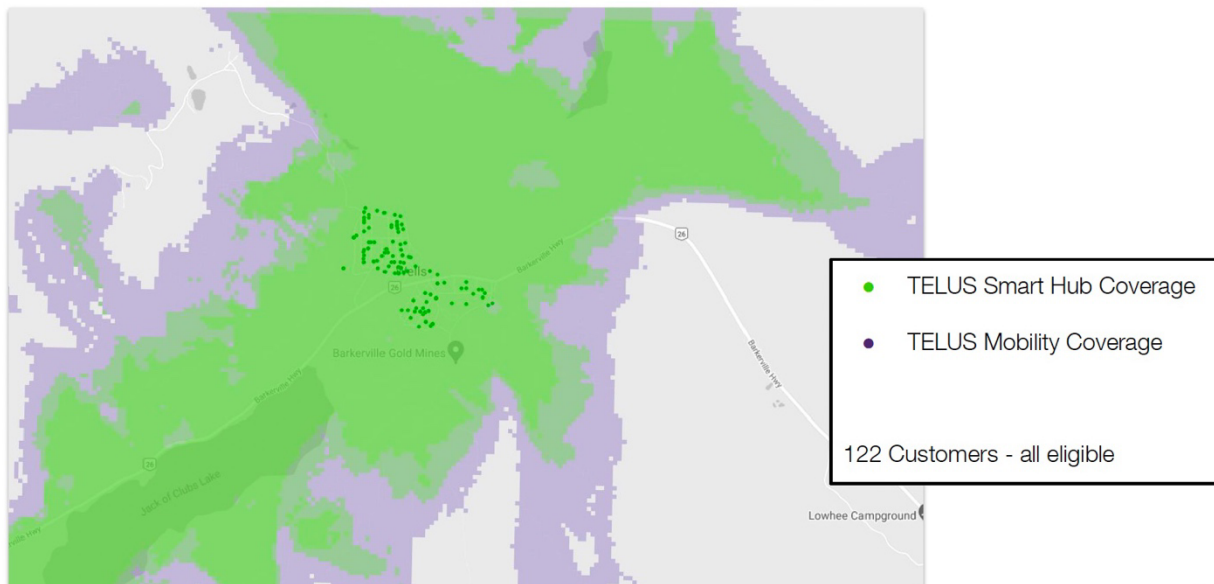
- Joining the TELUS family provides customers with access to a broader spectrum of products and services including **security** and **health**
- Customers can enjoy increased **network speeds**, **reliability** and **connectivity**
- Customers can enjoy **bundling** products and services to enjoy additional TELUS benefits & discounts



TELUS Proprietary

3

# District of Wells - Network Overlay Map



TELUS Proprietary

4



# Plans

Plan	Smart Hub 100 Current	Smart Hub 500 Future	Smart Hub 1 TB Future
2 Year plan	\$65.00	\$80.00	\$95.00
Data	100 GB	500 GB	1TB
Unlimited Data	N/A	With 2 Year plan	With 2 Year plan
Hardware	\$15 Waived for 24 mo	\$15 Waived for 24 mo	\$15 Waived for 24 mo
Activation Fee	Free - \$50 Waived	Free \$50 Waived	Free \$50 Waived
Promo Exclusive Savings*	Additional \$360 Hardware discount	Additional \$360 Hardware discount	Additional \$360 Hardware discount

TELUS Proprietary

5



# Mascon Contacts

**Janet Geddie** - Manager Community Investment  
t: 250 213 7789  
email: [janet.geddie@telus.com](mailto:janet.geddie@telus.com)

**Lauren Dillabough** - Manager Customer Service  
t: 236 586 0349  
email: [lauren.dillabough@telus.com](mailto:lauren.dillabough@telus.com)

**Steve Jenkins** - General Manager  
t: 250 306 4222  
email: [steve.jenkins@telus.com](mailto:steve.jenkins@telus.com)

[www.mascon.ca](http://www.mascon.ca)

1 866 832 6020

## ABC customers migrating to TELUS Smart Hub:

Call 1-877-554-5502 to speak to a TELUS representative.

Our representatives will assist selecting an internet package; with savings up to \$360 over a two year term.

TELUS representatives are available Monday to Friday 9am-9pm PST & Saturday's 10am-6pm PST

Visit:

<https://www.telus.com/en/internet/smart-hub>

TELUS Proprietary

6

DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY February 07, 2023—7:00pm  
IN-PERSON and ONLINE (VIA ZOOM)  
AGENDA (Version 2)

## Appendix M

### District of Wells

#### 2022 Strategic Objectives/Priorities/Goals/Special Projects

(Updated to the December 6th/22 Regular Council Meeting – Changes Highlighted in Yellow)

2022 Strategic Priority/Project/Special Work Items (Considered Outside of “Core Services” [Refer to “Core Services” Note 1 at end of Spreadsheet])	Proposed Next Steps	Principal District Contact/Project Manager/Lead
<p><b>CATEGORY 1: “Complete Prior to the End of the Current Council’s Mandate”</b></p> <ul style="list-style-type: none"> <li>• Resolve Outstanding Gas Tax Applicability Issue (Ice Rink vs. Community Cultural and Rec (School) Building Roof vs. Playground)</li> <li>• First Nations Elders Event</li> <li>• Ice Skating Rink Project</li> <li>• Various Facilities Repair/Renovations Projects <ul style="list-style-type: none"> <li>➢ Municipal Hall</li> <li>➢ Fire Hall</li> </ul> </li> <li>• Community Cultural and Rec Centre (School) Building – Roof/Paint Abatement</li> </ul>	<ul style="list-style-type: none"> <li>• Meeting with Gas Tax staff representative held on August 6<sup>th</sup>. Based on information and confirmations forthcoming from that meeting, Council has prioritized the ranking of projects to which the gas tax funding will be applied (Council Motion: Sept 27<sup>th</sup>/22 Council meeting)</li> <li>• Continue discussions with FN on scheduling and arrangements for event, and brief Council</li> <li>• Given that Council has now confirmed project prioritization for the gas tax funding, and subject to satisfactorily addressing current funding shortfall, proceed with project. Note: Ministry of Municipal Affairs has approved a requested extension to <b>August 2023</b> for completion of construction of this project. Teleposts and log kit are complete – recommence construction in April 2023 for completion by specified deadline</li> <li>• Continue with renovations projects subject to ongoing confirmation of available budgetary funds as projects proceed. Some work was undertaken by previous EDO on grant funding applications to potentially assist with Community Hall upgrades</li> <li>• <b>Council authorization has been given to proceed with REDIP Grant application. Application is the process of being finalized and will be submitted by deadline date of Jan 4/23</b></li> </ul>	<ul style="list-style-type: none"> <li>• Executive Committee (EC) of Council to monitor apportionment of funding and report to Council as required</li> <li>• Mayor and Councillor Lewis, and CAO/EDO</li> <li>• Supt of Public Works (SWP) as principal liaison/oversight of contractors; Mayor as liaison with Council and external private sector funding partners. EC to monitor and report as req’d</li> <li>• As per Ice Skating Rink Project above</li> <li>• As per Ice Skating Rink Project above. Select</li> </ul>

<p><b>CATEGORY 1 (cont’d)</b></p> <ul style="list-style-type: none"> <li>• Road Maintenance and Snow Removal Contract</li> <li>• BC Hydro – Energy Conservation Program for Wells</li> <li>• NDIT Power-line Options– HW 26 Corridor</li> <li>• Telus Pole at Fire Hall Site</li> </ul>	<ul style="list-style-type: none"> <li>• At the Nov 4<sup>th</sup>/22 Special Council Meeting Council approved contract award and insurance provision option, with Interim CFO to review, confirm and finalize financial details</li> <li>• Project successfully completed.</li> <li>• Consultant contract has been awarded for this project, and project now underway</li> <li>• Communications have been undertaken with Telus, with removal of pole imminent</li> </ul>	<p>Committee to be involved in grant application process</p> <ul style="list-style-type: none"> <li>• Supt. of Public Works as principal liaison/oversight of contractor. Interim CFO - oversight of financial details.</li> <li>• Councillor Funk as principal Council Liaison</li> <li>• EC to monitor project and report to Council as required. Mayor to be Council liaison with other external project partners as required.</li> <li>• Supt. of Public Works</li> </ul>
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## Appendix M

### District of Wells

#### 2022 Strategic Objectives/Priorities/Goals/Special Projects

(Updated to the December 6th/22 Regular Council Meeting – Changes Highlighted in Yellow)

2022 Strategic Priority/Project/Special Work Items (Considered Outside of “Core Services”)	Proposed Next Steps	Principal District Contact/Project Lead
<p><b><u>CATEGORY 2: “Commence, or Continue to Expend Resources and Staff Time to Further Advance the Project Prior to the End of the Current Council’s Mandate, but Not Necessarily Complete by End of Mandate or by Year End 2022”</u></b></p> <ul style="list-style-type: none"> <li>• Community Transition Response/Table</li> <li>• Wildfire <u>Structure</u> Protection Plan</li> <li>• Official Community Plan Update</li> </ul>	<ul style="list-style-type: none"> <li>• Project ongoing, and meetings proceeding involving multiple partners</li> <li>• Project is in process in conjunction with Provincial Fire Commissioners Office. <b>Draft report is being finalized and will be scheduled for future Council meeting for presentation in early 2023.</b></li> <li>• Council motion (Sept 27<sup>th</sup>/22) to <u>not</u> proceed with readings of OCP Bylaw pending election of new Council; draft OCP document was received for information only and matter referred to incoming new Council for determination of next steps. Council motion (Nov 22/22) to schedule joint meeting of Council and Select Committee in late Jan ’23 for presentation of draft OCP document, overview by consultants and determination of next steps. <b>Meeting date to be confirmed.</b></li> </ul>	<ul style="list-style-type: none"> <li>• Mayor and Council Liaison (to be determined). EC to monitor progress and report to Council as req’d</li> <li>• EC/Fire Chief; Council liaison for project to be designated after draft consultant’s report is reviewed by EC and presented to Council</li> <li>• EC and designated representative(s) from Select Committee</li> </ul>

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**  
**TUESDAY February 07, 2023—7:00pm**  
**IN-PERSON and ONLINE (VIA ZOOM)**  
**AGENDA (Version 2)**

<p>CATEGORY 2 (cont'd)</p> <ul style="list-style-type: none"> <li>• Various Related Housing Initiatives – i.e. Release of Crown Land/Application to BC Housing/Housing Needs Assessment Report (subject to grant funding)</li> <li>• Wells/Osisko Development – Memorandum of Understanding/Community Agreement</li> <li>• Highest Priority Issues Related to Sewer Treatment Facility/Senior Government Compliance</li> <li>• Playground Project</li> <li>• Community Wildfire Resiliency Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Mayor to update Council in detail on current status of these various initiatives and proposed next steps, and obtain Council direction as required</li> <li>• Mayor to keep Council briefed on current status, and once proposed terms of draft Community Agreement are received from Osisko, obtain Council direction as required on next steps. Draft Community Agreement is currently at the Osisko Board level and anticipated for receipt in near future</li> <li>• Consultants currently undertaking a feasibility study for the required upgrades to the wastewater facility, and ongoing external technical support has been confirmed. Communications have been established with Ministry of Environment regarding requirement for an Environmental Assessment Study of the proposed project. Joint meeting with both Ministries of Municipal Affairs and Environment now proposed as next step</li> <li>• Given that Council has now confirmed project prioritization for the gas tax funding, and subject to satisfactorily addressing current funding shortfall, proceed with project.</li> <li>• Draft report summary presentation was given at the December 6<sup>th</sup>/23 Regular Council Meeting. Report to be finalized and final version of report to be submitted imminently.</li> </ul>	<ul style="list-style-type: none"> <li>• Mayor, in consultation with EC</li> <li>• Mayor and Councillor Funk as principal Councillor liaisons, and EC</li> <li>• EC/Supt of Public Works in consultation with and direction from Council as required</li> <li>• Supt of Public Works (SWP) as principal liaison/oversight of contractors; Mayor as liaison with Council and external private sector funding partners. EC to monitor and report as req'd</li> <li>• EC/Fire Chief; Council liaison for project to be designated after consultant's report finalized</li> </ul>
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## Appendix M

### District of Wells

#### 2022 Strategic Objectives/Priorities/Goals/Special Projects

(Updated to the December 6th/22 Regular Council Meeting – Changes Highlighted in Yellow)

2022 Strategic Priority/Project/Special Work Item (Outside of "Core Services")	Proposed Next Steps	Principal District Contact/Project Lead
<p><b>CATEGORY 3: "No Further Work or Progress Proposed During the Current Council's Mandate, Unless Other Competing Higher Priorities and Available Resources Permit – Refer Item to New Council"</b></p> <ul style="list-style-type: none"> <li>• Issues Related to Water Treatment Plant</li> <li>• Matters Related to Unightly Premises Bylaw</li> <li>• New Community Poster Board/Bulletin Boards for District Office</li> <li>• Installation of New LED (Street) Lights in Conjunction with BC Hydro</li> <li>• Review of District Bylaws re. Financial Sustainability</li> <li>• Issues Related to Cemetery</li> <li>• Joint Partnership Project with Local First Nation</li> <li>• Community Round Table</li> <li>• Bear Aware Signs</li> </ul>	<ul style="list-style-type: none"> <li>• Project completed</li> </ul>	

Note 1: The Principal "Core Services" Activities and Projects Which Will Require the Active and Direct Attention of the Transition Team (Executive Committee (EC), Interim CFO and Municipal Advisor) Prior to the End of the Current Council's Mandate Are:

- a. Day to day operational (administrative and financial) oversight of District services
- b. Corporate Officer function (i.e. Preparation of Council Agendas, Minutes, Correspondence)
- c. Staffing/human resource matters (i.e. recruitment and selection of new staff; training of staff)
- d. Statutory follow-up and filings flowing out of the 2022 general local election
- e. Interim Chief Financial Officer - Reconciliation and update of current status of 2022 Budget and Five Year Financial Plan
- f. Interim Chief Financial Officer - 2022 statutory municipal filing requirements (in particular the 2021 Annual Report; 2021 Audited Financial Statements (proposed for presentation at November 22<sup>nd</sup>/22 Regular Council Meeting); 2021 SOFI Report; 2021 LGDE Financial Form; Other miscellaneous required periodic filings with various senior government ministries and agencies (e.g. for skating rink improvements, water treatment plant).
- g. Interim Chief Financial Officer - Progress towards preparation of the 2023 (Provisional) Budget
- h. Completion and submission, if possible, of any grant applications which were commenced and in-progress by previous CAO and EDO

DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY February 07, 2023—7:00pm  
IN-PERSON and ONLINE (VIA ZOOM)  
AGENDA (Version 2)

**WELLS-BARKERVILLE COMMUNITY FACILITY BUILDING COMMITTEE MEETING  
THURSDAY, JANUARY 11, 2023, 10:00AM  
VIA ONLINE (ZOOM)  
MINUTES / SUMMARY**

**IN ATTENDANCE:** Councillor Dorothea Funk (co-chair); Councillor Josh Trotter-Wanner (co-chair); Angie Ward (District Clerk); Committee Members Judy Campbell; Dawn Leroy; Hayley Archer; Julia Mackey

**GALLERY:** Councillor Dirk Van Stralen; Councillor Jenn Lewis; Cam Beck

**1.0 CALL TO ORDER**

Co- Chair Funk called the meeting to order at 10:09AM

1.1 Meeting is being recorded.

1.2 Recording Secretary to draft Meeting Summary – Angie Ward

**2.0 APPROVAL OF AGENDA**

**MOVED** Dawn Leroy, Seconded Hayley Archer THAT the Committee approve the Agenda for January 11, 2023.

Carried Unanimously

**3.0 MEETING SUMMARIES/ MINUTES**

**3.1** July 14, 2022 Committee Meeting

**MOVED** Judy Campbell, Seconded by Dawn Leroy THAT the Committee approve the Minutes/Summary of the Community Facility Committee Meeting of July 14, 2022, as circulated.

Carried Unanimously

**3.2** December 1, 2022 Committee Meeting

**MOVED** Julia Mackey, Seconded Hayley Archer THAT Committee approve the Minutes/Summary of the Community Facility Committee Meeting of December 1, 2022, as circulated.

Carried Unanimously

**4.0 BUSINESS**

**4.1a New Committee Name**

A new name for the Wells-Barkerville Community Facility Building Select Committee is required following approval of its increased scope at the December 6, 2022 DoW Council Meeting (Motion 22-247).

**MOVED** Julia Mackey, Seconded Judy Campbell THAT the Committee approve recommending 'District of Wells Community Buildings and Lands Select Committee' as its new name, to reflect its expanded scope.

Carried Unanimously

- The recommendation will go to the next Council Meeting on January 17, 2023 for approval.

#### **4.1b Scope of Committee**

- Dorothea asked about possibly adding other areas to the Committee's scope, such as the lot on Highway 26 used for the Recycling Centre, and the meadow/bog (wetlands) where some trails are located.
- Judy & Josh explained these are Crown properties and we cannot add lands not owned by the District.

#### **4.2 Draft Official Community Plan**

- Background: The District of Wells has embarked on developing a new Official Community Plan (the current OCP is from 2010). A second draft OCP by consultant Urban Systems was made public in the fall of 2022. The next step is an in-person meeting with Urban Systems sometime in February with Council, and the two Select Committees – Community Facility Building (to be renamed Community Buildings and Lands) and Vision and Planning.
- During the discussion, Judy Campbell (former Councillor involved in the 2010 OCP) explained that:
  - 1) the *OCP* is your vision for what you want in your community, designating areas best suited for different uses, e.g. commercial, industrial, multi-family housing, etc.
  - 2) *Zoning*, which flows from an OCP, is the legality, it doesn't always reflect the vision in the OCP '...and the challenge for Council, if it receives a rezoning application, is to steer it in the direction of the OCP's vision.'
- Also, it was explained, a new OCP wouldn't change zoning where it exists presently.

- It was agreed to have another Committee meeting before the proposed joint meeting with the consultant to give members more time to look at the September 2022 OCP draft.

#### **4.3 Master planning for green spaces**

- Dawn Leroy -- there needs to be a plan for the green space around the Community Culture and Recreation Centre (school building), designed, with community consultation, 'in a way that's functional, aesthetically pleasing, and meets the needs of the community so that anything that happens moving forward is an alignment with with that plan.' She recommended hiring a landscape architect for the green space at the school, and that this be included as a line item in the revised Business Plan for the WBCRC.
- The committee also briefly discussed whether master plans for all green spaces is a good idea, e.g. Visitor Centre area at Jack of Clubs Lake, the ball diamonds, etc. Dawn said such plans could provide economic and conservation opportunities, address climate change mitigation, and help members in their roles on this Committee.
- There was general agreement with this idea.

#### **4.7 - Community Hall Management Plan**

- Dorothea brought Item 4.7 forward to this part of the discussion as it was a fit.
- (A Community Hall Management Plan, dated 1998, was part of the Agenda package).
- Judy pointed out that the Wells Community Hall is a legislated heritage building in the District's Heritage Bylaw (1999). The Management Plan is the guiding document, passed by previous Council, and any changes to the Hall need to be done in light of that plan. The Heritage Bylaw also includes specifics of what aspects of the building should be maintained.
- Judy has a 1999 version of the Management Plan she will provide the Committee.
- Committee members felt the Community Hall Management Plan should be a living document, and also needs to be updated.

#### **4.4 Public Toilet access in winter.**

- Dorothea said there is some public demand for the outhouses at the Visitor Centre being open year-round.
- Dawn said the outhouses were open when the snowmobile club used the VC to sell sled passes a number of years ago, adding that while there are some issues with winter opening, it's do-able.

**DISTRICT OF WELLS REGULAR COUNCIL MEETING**  
**TUESDAY February 07, 2023—7:00pm**  
**IN-PERSON and ONLINE (VIA ZOOM)**  
**AGENDA (Version 2)**

- Angie explained that her discussion with the Mayor, he has said he would like to make the outhouses operational to where viruses are less of a risk (e.g. flush toilets).
- In general, Committee members felt year-round public access is advisable, whatever option is chosen.

**4.5 Updated WBCRC Business Plan – next steps**

- As discussed above (4.4), Committee members support adding a budget line for a master plan for the green space around building in the update.

**4.6 REDIP application** for funding for the Wells-Barkerville Cultural and Recreational Centre submitted January 3, 2023, by Mayor Ed Coleman (information item).

**4.7 Community Hall Management Plan.**

- Discussed with 4.3. (See above).
- Josh reminded Committee members that he has created a Google Drive folder for the Committee where minutes and other reference documents are stored.

**4.8 Committee Membership**

- Dorothea said she would be recommending at the January 17, 2023, Regular Council Meeting that Elyssia Sasaki of IMA be added to the Committee.

**4.9 Volunteer recognition re. new rink** (additional agenda item)

- Dawn raised the idea of naming the upgraded rink after the late Rick Schmode, who spent a lot of volunteer hours flooding the rink across from his house (e.g. Ricks Rink). Or perhaps a plaque. She said while Council makes decisions on naming buildings, though the Committee could make a recommendation.
- Josh liked the idea of a plaque, or some similar kind of acknowledgement, that tells a story, since the story is important.
- Committee members agreed that some kind of recognition was warranted for Rick Schmode's volunteer work at the rink either, by name or a plaque, or similar.

**5.0 Priority topics for next meeting**

- Draft OCP

**6.0 Date of next meeting** – Wednesday, February 1, 2023 at 10:00 AM by Zoom.

**7.0 Adjournment**

**DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY February 07, 2023—7:00pm  
IN-PERSON and ONLINE (VIA ZOOM)  
AGENDA (Version 2)**

**MOVED** Julia Mackey, Seconded Hayley Archer THAT at 11:19AM the District of Wells Community Facility Building Committee Meeting of January 11, 2023 be adjourned.

Carried Unanimously

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Councillor Dorothea Funk  
Committee Co-Chair

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Councillor Josh Trotter-Wanner  
Committee Co-Chair

1

## **Wells Community Vision & Planning Select Committee**

Thursday, January 19, 2023 10:00 AM  
via Online (Zoom)

### **MINUTES**

**ATTENDANCE:** Elyssia Sasaki, Julia Mackey, Ian Douglas, Judy Campbell, Cam Beck, Councillor Jenn Lewis (co-chair), Councillor Dirk Van Stralen (co-chair),

**GALLERY:** Dave Jorgenson, Cheryl Macarthy, Councillor Dorothea Funk

**1.0 CALLED TO ORDER** at 10:48 AM

#### **2.0 APPROVAL OF AGENDA**

- *Councillor Lewis noted that two additional items (Judy Campbell and Dorothea Funk) have been added to the Correspondence section of the agenda.*

**23-1 MOVED** by Julia Mackey, THAT the amended agenda be approved for the January 19 Vision & Planning Select Committee.  
Seconded by Elyssia Sasaki

Carried unanimously.

#### **3.0 MEETING MINUTES/SUMMARY**

No known summary/minutes from June 28, 2022

#### **4.0 BUSINESS**

**4.1 Review the Committee's Terms of Reference:**

**23-2 MOVED** by Councillor Lewis to add SELECT to Committee title,  
Seconded by Elyssia Sasaki.

Carried unanimously.

- Committee Members agreed that the scope of the Terms of Reference should be expanded to include 50-year planning vision, including the District's soon to be developed, Integrated Community Sustainability Plan
- The Committee agreed to restart the Committee on a new 2 year term (since the old Terms of Reference expire Feb 23, 2023)

DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY February 07, 2023—7:00pm  
IN-PERSON and ONLINE (VIA ZOOM)  
AGENDA (Version 2)

2

**23-3 MOVED** by Councillor Lewis THAT the Committee inaugurate a new term,  
Seconded by Judy Campbell.

Carried unanimously.

- Committee re-affirmed necessity of adhering to an annual report to Council

**4.2** Committee membership review and discussion on missing expertise

- As a result of attrition, the Committee agreed to expand / replace members (up to a maximum of 12). The following list arose from Committee discussion:
  1. Barkerville (contact, Kate Cox)
  2. Cheryl McCarthy (Tourism)
  3. Eric Anderson (EA Works)
  4. Osisko Development
  5. Lhtako Dene interest?
  6. Cam Beck (as the Community Forest rep?)
  7. Youth Member or Ex-officio (Ziggy Danes)

**4.3** A Roundtable Q & A on the Official Community Plan (Draft 2, Fall 2022)

- In general, the Committee was in agreement that a number of concerns have yet to be fully addressed in the OCP.
- Current map designations are of shared concern by the Committee including, but not limited to, the maps needing to be larger and include more detail (Schedule A&B in the draft OCP); that the portion of Bonanza Ledge that is in the DoW boundary - be included in Schedule A & B; designation of rural resource outdoor recreation / commercial areas and zoning implications; open space and park land; and as desire to compare similar terms / usage in other municipalities
- That Urban Systems share ALL collected Community feedback with Council and with the V&P Committee

**23-4 MOVED** by Judy Campbell THAT the Committee make request of Council to acquire from Urban Systems (and share with the Committee), the complete package of Community Feedback that was solicited on behalf of Council's Public Input Process for the OCP. That would include all submissions collected by Urban Systems, whether categorized or not. Seconded by Julia Mackey.

Carried unanimously.

- The Committee recommends Council actively directs Urban Systems' work.



3

## 5.0 CORRESPONDENCE

**5.1** Letters from Dave Jorgenson, Judy Campbell and an email compilation of public comments to the 2021 Draft OCP from Urban Systems in advance of the June 28, 2023 Committee Meeting from Councillor Funk, all received by the Committee.

## 6.0 TOPICS TO CARRY FORWARD

- Conduct a gap analysis of the OCP draft process, to date
- A deeper, more informed exploration of potential land use.
- A detailed content & data review of the Draft OCP
  - A LOT has already changed over the years
- Inclusion of long-standing Community groups and activities
- The Committee agreed to solicit the interest of new Committee members for recommendation to Council for potential approval during the 26th Special Council meeting.

## 7.0 NEXT MEETING DATE

Thursday, February 2, 2023, 10:30 AM via Zoom.

## 8.0 ADJOURNMENT

**23-5 MOVED** by Elyssia Sasaki, Seconded by Julia Mackey, THAT the Wells Community Vision & Planning Select Committee adjourn at 12:21 PM

Carried unanimously.

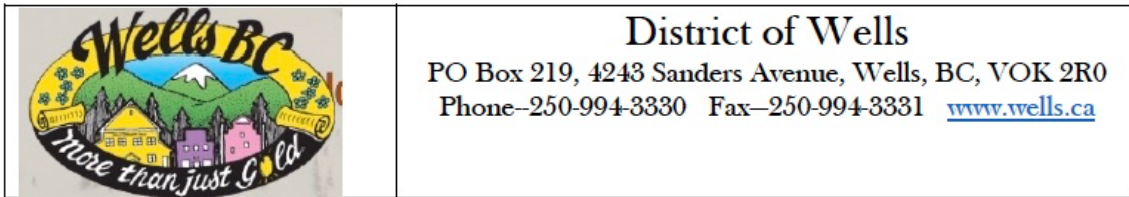
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Councillor Jenn Lewis, Co-Chair

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Councillor Dirk Van Stralen, Co-Chair

DISTRICT OF WELLS REGULAR COUNCIL MEETING  
TUESDAY February 07, 2023—7:00pm  
IN-PERSON and ONLINE (VIA ZOOM)  
AGENDA (Version 2)



2023 February 03

Dear Wells Wheels ATV Club and Wells Snowmobile Club,

On behalf of the District of Wells, I am writing to express our strong support for your application to the Destination Development Fund. The District of Wells recognizes the significance of outdoor recreation opportunities in driving tourism and economic growth in our community.

The proposed project aligns with our objectives of promoting and supporting activities that have a positive impact on the local economy. We believe that this project will bring a range of economic benefits to the Wells region, including job creation, increased revenue for local businesses, and improved destination development.

We are confident that your organization has the experience and expertise to carry out this project and achieve the desired outcomes. Your commitment to improving the outdoor adventure and recreation opportunities for visitors and residents will have a positive impact on the entire community.

The District of Wells fully supports your application to the Destination Development Fund, and we hope that your proposal will be granted the necessary support.

Yours sincerely,



Ed Coleman

Mayor, District of Wells