

**DISTRICT OF WELLS**  
**Official Community Plan Amendment Bylaw No. 36, 2001**

SCHEDULE "A"

1. Section 3.2.b Policies is amended as follows:

**(1) General Policy**

1930's Mining Town Map Designation

By adding the abbreviation (DPA) after Development permit Area.

**Justification**

By adding "The intent of the DPA is to preserve the heritage character of the community and to provide attractive visual landscape to encourage visitors to stop and increase tourism."

**(2) Guidelines**

- i) The distinctive character of the original commercial buildings on Pooley Street, Sanders Avenue and Highway 26 should be preserved and restored.
- ii) by adding "Prefabricated buildings and trailers will generally not meet these requirements due to their shape, siding material and the placement and treatment of their windows and doors. The design submitted must clearly indicate how the treatment of the structure will ensure that it is in keeping with the heritage area."
- iii) Exterior design guidelines shall apply to the parts of a building visible from the street(s). Council may exempt from the guidelines, parts of the building which do not have a significant visual impact on the streetscape. False facades, decorative cornices, heritage fascias and other appropriate embellishments will be encouraged.
- iv) A commercial building may be constructed of any material acceptable under the building code with the front and visible sides covered by appropriate siding such as horizontal, narrow profile (3"-6" wide) wood siding with vertical corner boards, wood shingles, asphalt shingles, or logs. Aluminum or vinyl siding, imitation brick or stone, concrete block, plywood, cardboard sheet and rough wood siding will be discouraged. Windows should be wood framed and many paned. Doors should be made of wood and should be framed. The overall design should be cohesive and representative of a commercial building in the 1930's.

- (vi) There is no requirement to follow a heritage colour scheme. However, the innovative use of colour such as has been used by other resort communities such as Silver Star is encouraged. Multi-colour paint schemes are encouraged.

**2. Section 3.3. Policies are amended by adding:**

**6. Commercial Recreation Areas**

Section 3.3.a. notwithstanding, the District realizes that some commercial development is more suitable at locations remote from the town core. This may include commercial outdoor recreation facilities, theme parks or tourist amusement facilities such as “dude mining” facilities.

**3. Section 3.6 b Policies are amended by adding:**

**(1) Open Space**

Such policies and provisions shall not be inconsistent with Section 17 of the Forest Land Reserve Act.

**4. Section 3.11 is added as follows:**

**3.11 Education and Human Resource Development**

**3.11.a Objectives**

- (i) The District will encourage the development of a culture of life-long learning through the provision of both public and private education opportunities to serve a broad range of interests and age groups.

**3.11.b Policies**

- (i) The policy of the District is to support the retention of the Wells Barkerville Bowron Community School as a vital element in the community’s current and future development. The school is to be maintained in recognition of its important role in our community’s development.
- (ii) The District will ensure safe, direct access to school sites
- (iii) The District will promote the ongoing liaison and mutual cooperation with School District #28 on matters of mutual interest, including the efficient use of resources in site development and existing facilities, in searching for innovative solutions to the provision of educational facilities and in the potential siting of new schools.
- (iv) The District recognizes the link between business and education in the training and development requirements of the

labour force. It supports the development of the education facilities of Wells Barkerville Bowron Community School and other educational institutions in conjunction with business and economic development.

5. Section 4.0 Plan Map Designations is hereby amended to add:

(p) Commercial/Recreation

The Commercial/Recreation designation is intended to identify sites and locations which are more suitable for such developments as commercial outdoor recreation facilities, theme parks or tourist amusement facilities such as “dude mining” facilities