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## 2026 Business Plan Lac La Hache Sewer (1770)

*Kelly McDonald, Manager of Utilities*

***Working in partnership with communities large and small to offer local, sub-regional and regional services to ensure that the Cariboo Chilcotin is a socially, economically, and environmentally desirable region.***

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### Department Services

- The Cariboo Regional District (CRD) owns and operates the Lac La Hache Community Sewer System.

### Background Information

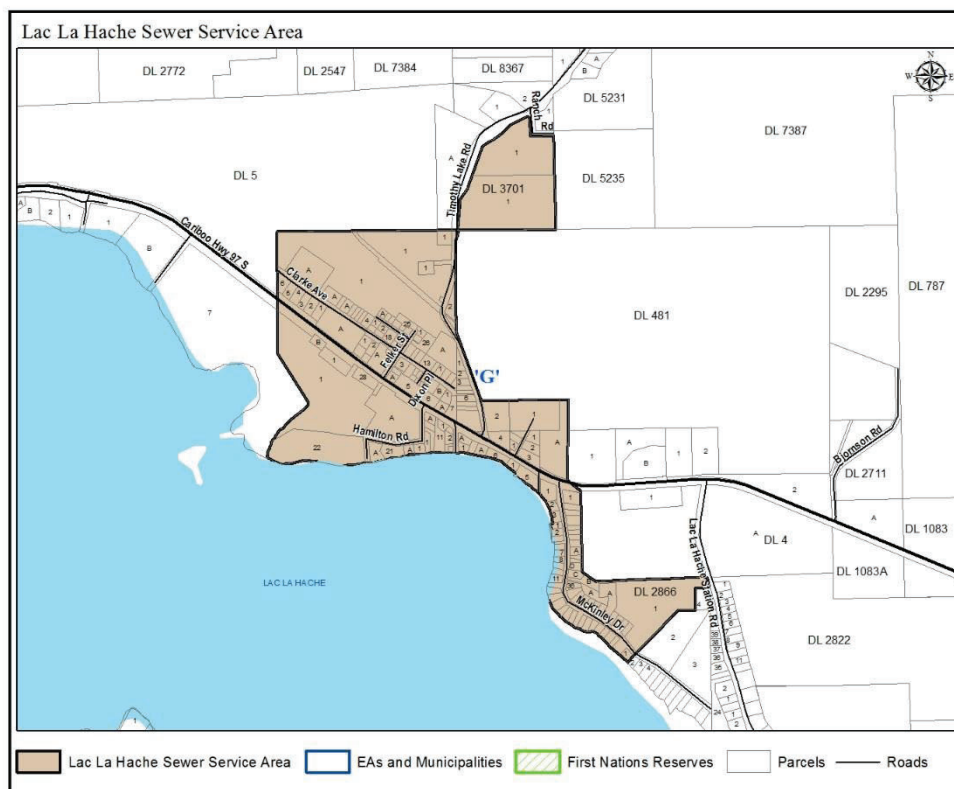
- The Lac La Hache Sewer function was established in 1976 and now services approximately 150 land parcels.
- The system is comprised of 4 lift stations, sewage lagoons and associated sewer piping.
- Regular inspection and maintenance of system components is undertaken to ensure continuous operations.

### Operations

Function authority is provided by the Lac La Hache Specified Area Sewer Management Bylaw No. 1905.

Bylaw 5430 authorizes the CRD to cover the costs of the service by way of taxation of assessed property, parcel tax and user fees.

As Electoral Area G is the only stakeholder, and the *Local Government Act* requires more than one vote, the entire Board is responsible for the governance of this service.



## Significant Issues & Trends

Aging infrastructure is becoming increasingly challenging and time consuming. McKinley Lift Station is the #1 destination for after-hours operator callouts. Significant repairs and upgrades to this system will need to be undertaken in the next few years. Options for McKinley Lift Station and the high-risk force main at Hamilton Lift Station remain a priority.

The Public Sector Accounting Board (PSAB) requires local governments to report and record tangible capital assets. In the future, local governments may also be required to amortize these assets over their useful lives. To support this, the Cariboo Regional District (CRD) is currently developing master plans, as well as asset management inventories and software, to facilitate future budgeting and financial planning.

## Business Plan Goals, Objectives & Strategies

1. **Goal:** Determine options for refurbishment or replacement of McKinley (“Main”) Lift Station to increase capacity for current and future growth and replace aging infrastructure.

**Rationale:** As the population of Lac La Hache continues to grow, it is crucial to explore options for extending the lifespan or replacing the Main Lift Station. Prior to investing in repairs or component replacements, it is recommended to assess cost estimates for either a full replacement or refurbishment of the station. The current holding tank, which fills in approximately 30 minutes under average peak flow conditions, is undersized and poses a significant risk in the event of mechanical failure. This challenge is expected to worsen as further residential development occurs in the area. Potential solutions include upgrading the Hamilton and Beach Lift Stations to eliminate the reliance on the Main Lift Station. Alternatively, expanding or replacing the holding tank at the current location and relocating mechanical components above the tank could be considered. *This latter option would mitigate the risk of pressurized head leaks affecting electronic equipment.*

**Strategy:** Complete a feasibility study to explore options for replacement or refurbishment of McKinley Lift Station.

**Estimated Cost:** \$60,000.



2. **Goal:** Continue to build up capital reserves to replace infrastructure as needed or recommended by asset management.

**Rationale:** The system is generally in excellent operating condition; building up capital reserves will ensure we are prepared as infrastructure reaches end of life.

**Strategy:** Divert more funds to capital reserves.

**Estimated Cost:** At the Board's discretion.

3. **Goal:** More staffing to provide a better level of service as well as increased preventative maintenance.

**Rationale:** Our sewer systems are operating with below minimum staffing recommendations, as we increase our preventative maintenance and more staff are needed. This will reduce staff turnover and provide an increased level of service.

**Strategy:** Contribute funds based off system size to the wage of one more operator in the Southern Region.

**Estimated Cost:** Slightly increased operating costs will lead to overall reduction in reactive maintenance costs in the long run.

**4. Goal:** Replace Hamilton Lift Station Force Main.

**Rationale:** This force main is a high probability and high criticality asset.

**Strategy:** Submit an RFP. Options include trenchless pipe bursting or conventional trenching.

**Estimated Cost:** \$200,000. This estimate is very high-level and based on many assumptions. Funding does not need to be committed until proposals are received, and a decision is made to go forward.

### **Overall Financial Impact**

The projected capital reserve for 2026 is \$458,380.

Taxation is collected by way of a parcel tax of \$267.33 per year.

The current residential user fee is \$234 per year and may increase in 2026 to match inflation and the growing needs of the system.

### **Financial Considerations**

The studies and designs specified in this Business Plan, as with all CRD Utilities, may or may not proceed without appropriate grant funding approvals.



## 2026 Business Plan Pine Valley Sewer (1772)

*Kelly McDonald, Manager of Utilities*

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### Department Services

- The Cariboo Regional District (CRD) owns and operates the Pine Valley Community Sewer System.

### Background Information

- The Pine Valley Sewer function was established in 1979 and now services 71 land parcels as well as the Williams Lake Airport area.
- The system is comprised of two sewage lagoons, a mechanical pre-treatment plant, one lift station and associated sewer piping.
- Regular inspection and maintenance to system components is undertaken to ensure continuous operations.

### Operations

Function authority is provided by the Pine Valley Specified Area Sewer Management Bylaw No. 1806 & 4418.

Bylaw 5366 authorizes the CRD to cover the costs of the service by way of taxation of assessed property, parcel tax and user fees.

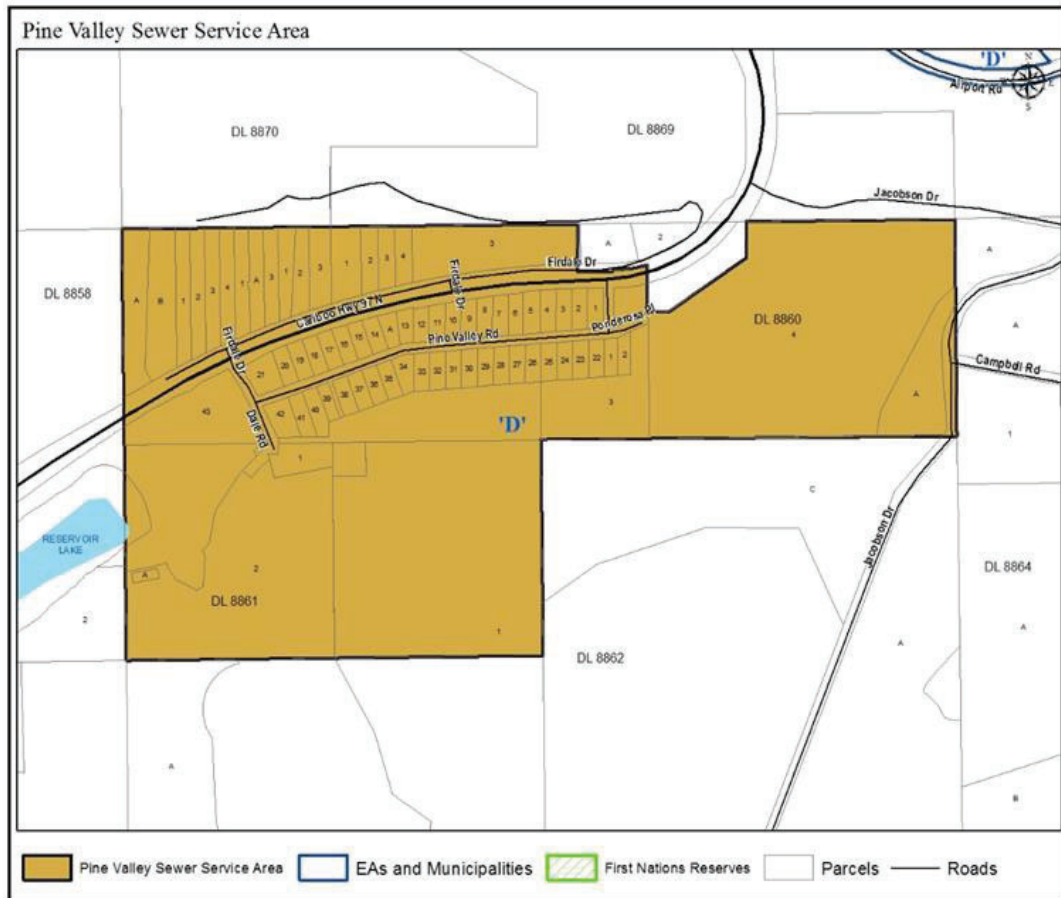
No parcel tax is currently being collected for this location.

#### Brush Clearing (2025) Pine Valley



The current residential user fee is \$679 per year.

As Electoral Area D is the only stakeholder, and the *Local Government Act* requires more than one vote, the entire Board is responsible for the governance of this service.



### Significant Issues & Trends

The pre-treatment plant that services the Pine Valley System has passed its expected lifespan, showing significant signs of deterioration. The pre-treatment is needed by our permit due to effluent irrigation using the treated lagoon water, requiring more stringent guidelines for compliance. Installing equipment to monitor flow from the Williams Lake Airport is required to calculate their contribution to the total. This should be installed near the point of entry so that infiltration of the main line is considered.

## Business Plan Goals, Rationale & Strategies

1. **Goal:** A reliable method of flow monitoring near the Williams Lake Airport area effluent *point of entry*.

**Rationale:** The CRD currently has a service agreement with the City of Williams Lake that defines charges for use of the Pine Valley Sewer System to service the Williams Lake Airport. Increased development (Fire Centre) and passenger numbers has resulted in significant flows to the sewer system. The terms and conditions of the agreement should be reviewed to ensure fees and charges are adequate. An accurate way to measure flow will allow this.

**Strategy:** Have engineered drawings done for the CRD to move forward with the construction of a flow measurement installation for the Williams Lake Airport effluent at the point of entry.



2. **Goal:** Design for the Pine Valley Pre-Treatment Plant replacement.

**Rationale:** Advance toward a shovel-ready design for grant applications. Having this step pre-planned will ensure we are prepared when the appropriate grant opportunity is opened for application. If it is deemed unnecessary due to potential lagoon options, drawings for a bypass will be prepared instead.

**Strategy:** Initiate a feasibility study for replacement/refurbishment options and high-level cost estimates. Once an option is chosen, move forward with a shovel-ready design.

## Overall Financial Impact

The projected capital reserve for 2026 is \$10,738.

No parcel tax is currently being collected for this location.

The current residential user fee is \$679 per year and may increase in 2026 to match the growing needs of this service and inflation.

The studies and designs specified in this Business Plan, as with all CRD Utilities, may or may not proceed without appropriate grant funding approvals.



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## 2026 Business Plan Wildwood Sewer (1773)

*Kelly McDonald, Manager of Utilities*

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### Department Services

- The Cariboo Regional District (CRD) owns and operates the Wildwood Community Sewer System.

### Background Information

- The Wildwood Sewer function was established in 1979 and now services approximately 161 land parcels.
- The system is comprised of aerated sewage lagoons, two lift stations and associated sewer piping.
- Regular inspection and maintenance of system components is undertaken to ensure continuous operations.

### Operations

Day-to-day operations include checks on the pump stations, cleaning tanks and monitoring the lagoons by way of visual checks and lab sampling of effluent.

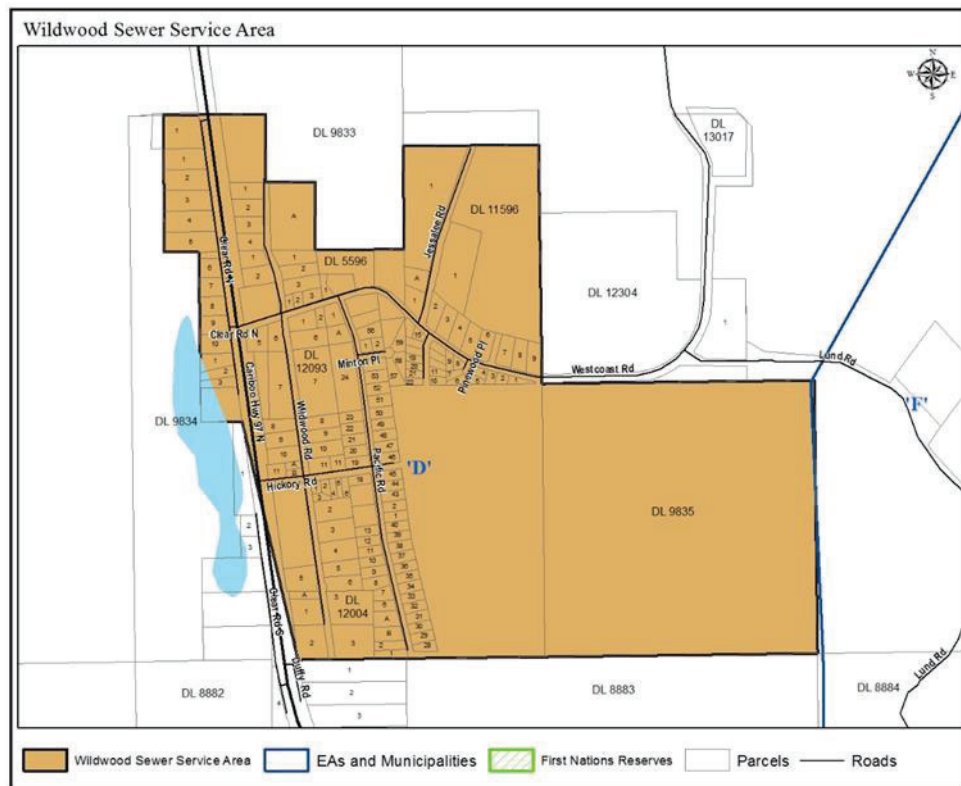


**Wildwood Lagoon Blower Replacement (2025)**

Function authority is provided by the Wildwood Specified Area Sewer Management Bylaw No. 2141.

Bylaw 5365 authorizes the CRD to cover the costs of the service by way of taxation of assessed property, parcel tax and user fees.

As Electoral Area D is the only stakeholder, and the *Local Government Act* requires more than one vote, the entire Board is responsible for the governance of this service.



## Significant Issues & Trends

The Public Sector Accounting Board (PSAB) requires local governments to report and record tangible capital assets. In the future, local governments may also be required to amortize these assets over their useful lives. To support this, the Cariboo Regional District (CRD) is currently developing master plans, as well as asset management inventories and software, to facilitate future budgeting and financial planning.

## Business Plan Goals, Objectives & Strategies

1. **Goal:** Continue to build up capital reserves to replace infrastructure as needed or recommended by asset management.

**Rationale:** The system is generally in excellent operating condition; building up capital reserves will ensure we are prepared as infrastructure reaches end of life.

**Strategy:** Divert more funds to capital reserves.

**Estimated Cost:** At the Board's discretion.

2. **Goal:** Flush system mainlines to prevent potential sewer backup.

**Rationale:** Maintain the system to prevent potential costly sewer backups and unnecessary damage.

**Strategy:** Secure a flushing truck company to clean Wildwood sewer mains.

### **Overall Financial Impact**

The projected capital reserve as of 2026 is \$57,562.

Taxation is collected by way of a parcel tax of \$113.37 per year.

The current residential user fee is \$271 per year and may increase in 2026 to match the growing needs of this service and inflation.



## 2026 Business Plan Alexis Creek Sewer (1774)

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### Department Services

- The Cariboo Regional District (CRD) owns and operates the Alexis Creek Community Sewer System.

### Background Information

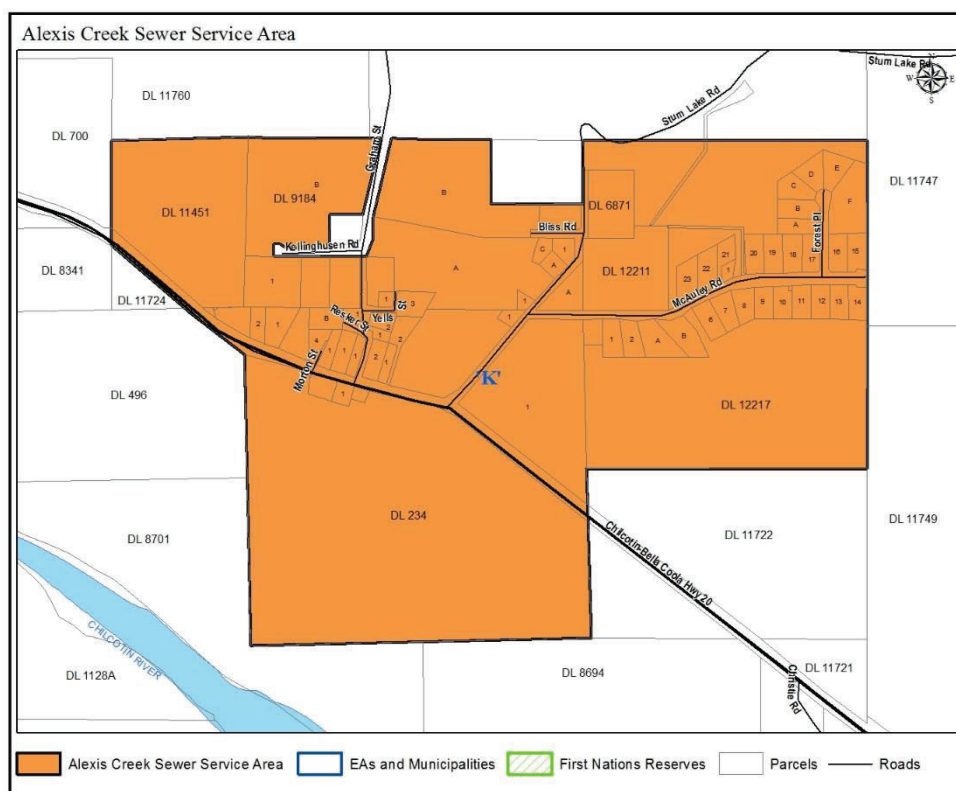
- The Alexis Creek Sewer function was established in 1982 and now services 96 land parcels.
- The gravity system is comprised of sewer mains, manholes, and an aerated lagoon. Regular inspection and maintenance to system components is undertaken to ensure continuous operations.

### Operations

Function authority is provided by the Alexis Creek Specified Area Sewer Management Bylaw No. 2240.

Bylaw 5367 authorizes the CRD to cover the costs of the service by way of taxation of assessed property, parcel tax and user fees.

As Electoral Area K is the only stakeholder, and the *Local Government Act* requires more than one vote, the entire Board is responsible for the governance of this service.



## Significant Issues & Trends

The Public Sector Accounting Board (PSAB) requires local governments to report and record tangible capital assets. In the future, local governments may also be required to amortize these assets over their useful lives. To support this, the Cariboo Regional District (CRD) is currently developing master plans, as well as asset management inventories and software, to facilitate future budgeting and financial planning.

## Business Plan Goals, Objectives & Strategies

1. **Goal:** Continue to build up capital reserves to replace infrastructure as needed or recommended by asset management.  
**Rationale:** The system is generally in excellent operating condition; building up capital reserves will ensure we are prepared as infrastructure reaches end of life.  
**Strategy:** Divert more funds to capital reserves.  
**Estimated Cost:** At the Board's discretion.
2. **Goal:** Flush main lines.  
**Rationale:** Preventative maintenance has not been done in the last few years.  
**Strategy:** Contract sewer main line flushing.

### Overall Financial Impact

The projected capital reserve for 2026 is \$306,850.

No parcel tax is currently being collected for this location.

The current residential user fee is \$183 per year and may increase in 2026 to match the growing needs of this service and inflation.

Clearing Vegetation (2025)  
Alexis Creek Lagoons





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## 2026 Business Plan Red Bluff Sewer (1775)

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### Department Services

- The Cariboo Regional District (CRD) owns and operates the Red Bluff Community Sewer System.

### Background Information

- The Red Bluff Sewer System was established in 1982 and services approximately 2,230 land parcels, including a portion within the City of Quesnel boundaries.
- The system collects sewage through the provision of numerous lift stations, 64.8 kilometres of sewer piping and a pre-treatment plant. Once collected, the sewage is discharged to sewage treatment lagoons owned and operated by Cariboo Pulp. Treatment of the sewage by Cariboo Pulp occurs under a long-term contractual arrangement.



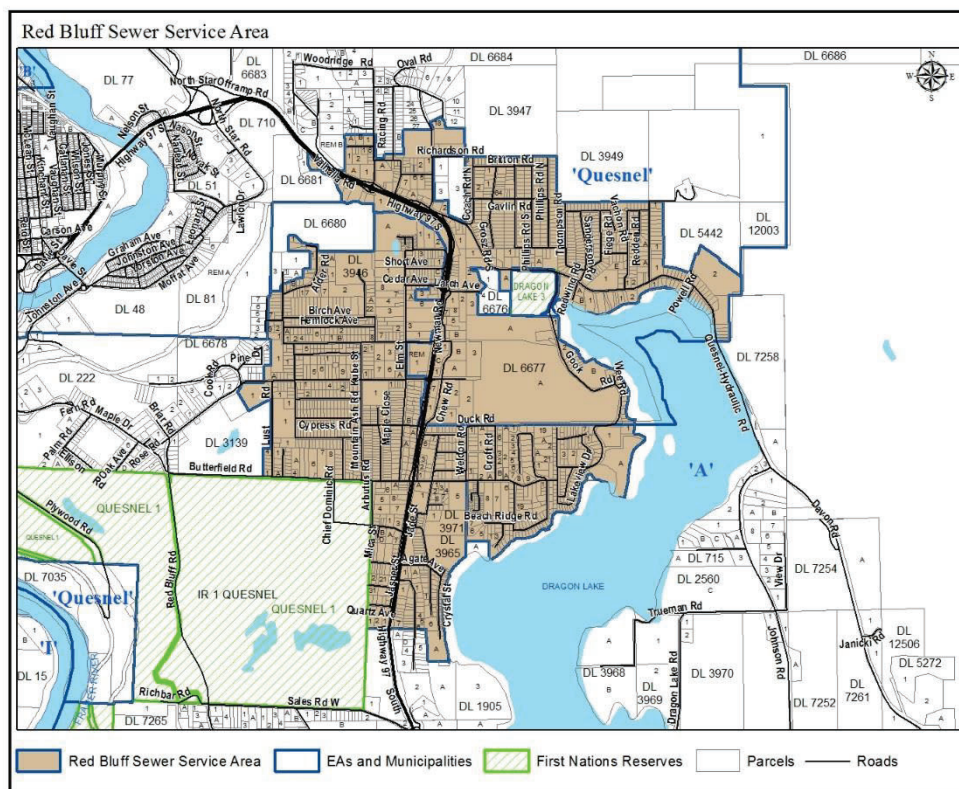
Cariboo Pulp and Paper Lagoons

## Operations

Establishment Bylaws 4935 and 5368 authorize the CRD to cover the costs of the service by way of taxation of assessed property, parcel tax and user fees. No limit has been set on the level for taxation by assessment.

No parcel tax is currently being collected for this location.

As Electoral Area A is the only stakeholder, and the *Local Government Act* requires more than one vote, the entire Board is responsible for the governance of this service.



## Significant Issues & Trends

The recent hydraulic capacity assessment of the Red Bluff sewer system indicates that it has ample capacity to accommodate all potential developments permitted under the current zoning regulations. However, with the recent approval of carriage houses in the Cariboo Regional District (CRD) and the City of Quesnel, it is essential to evaluate the impact of these additional flows on the system as well.

The Public Sector Accounting Board (PSAB) requires local governments to report and record tangible capital assets. In the future, local governments may also be required to amortize these assets over their useful lives. To support this, the Cariboo Regional District

(CRD) is currently developing master plans, as well as asset management inventories and software, to facilitate future budgeting and financial planning.

### Business Plan Goals, Objectives & Strategies

1. **Goal:** Increased effluent storage to lower probability of a sewer overflow into the environment.

**Rationale:** Currently, two lift stations are of concern in the event of a pump failure. The underground fiberglass holding tanks fill up within minutes during peak flow. The installation of a secondary equalization tank would give operators more time to react to a potential mechanical issue and lessen the chances of overflow into a water body.

**Strategy:** Obtain cost estimates and drawings for the installation of an equalization tank for lift station 6-1 and/or 3-3.

2. **Goal:** More staffing to provide a better level of service as well as increased preventative maintenance.

**Rationale:** Our water systems are operating with below minimum staffing recommendations, as we increase our preventative maintenance and more staff are needed. This will reduce staff turnover and provide an increased level of service.

**Strategy:** Contribute funds based off system size to the wage of one more operator in the Southern Region.

**Estimated Cost:** Slightly increased operating costs will lead to overall reduction in reactive maintenance costs in the long run.



**Overall Long-Term Goal for the Red Bluff Sewer System**

The primary objective for the Red Bluff Sewer System is to transition from a reactive maintenance approach to a proactive model focused on ongoing maintenance and timely replacement. Significant progress has been made in 2025. This strategic shift will ensure the long-term viability of the system while minimizing future expenses. Although short-term costs may rise to facilitate essential upgrades and replace aging infrastructure, this investment will ultimately lead to significant savings and enhanced reliability for our community.

**Overall Financial Impact**

The projected capital reserve as of December 2025 is \$67,000.

No parcel tax is currently being collected for this location.

The current residential user fee is \$299 per year and may increase in 2026 to match the growing needs of this service and inflation.