



CHERRY CREEK WATERWORKS DISTRICT

Governance and Conversion Overview



FINAL REPORT
August 2023



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Governance and Conversion Overview

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Contact:

Dan Huang, RPP, MCIP
Principal

CONNECTIONS PLANNING ASSOCIATES LTD.

Victoria, British Columbia

 250.380.8138

 dan@connectionsplanning.ca

 <https://connectionsplanning.ca>

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1. INTRODUCTION

In early 2023, Connections Planning Associates Ltd. (CPAL) was commissioned by the Cherry Creek Waterworks District (CCWWD) to undertake a high-level overview of its current governance structure, as an improvement district within the Province of British Columbia. Consideration of such a governance change is becoming more common in British Columbia in recent years due to aging infrastructure, rising costs (construction and other), reduced capacity (both staff and elected officials), inability to access senior government grants, and potential economies of scale.

This document represents the beginning of more fulsome research and discussions with the Board of Trustees, improvement district staff and Cherry Creek residents, as the CCWWD explores the potential of converting its two local services (namely water and fire protection) into the Alberni-Clayoquot Regional District (ACRD).

2. IMPROVEMENT DISTRICT BACKGROUND

Improvement districts are a form of local government that have been providing services to British Columbia residents for over 100 years. They were first established in the 1920s to manage large irrigation systems in the Okanagan Valley. They were originally subject to the provisions of the *Water Act* under the responsibility of the now Ministry of Environment and Climate Change Strategy. In 1979, the legislative provisions relating to improvement districts were transferred to the now Ministry of Municipal Affairs (“the Ministry”) and are regulated through the *Local Government Act* (“LGA”).

Improvement districts provide one or more local community services within a defined service area, described in a document known as Letters Patent, which is passed through an Order of Cabinet. Specific services usually include potable water and often fire protection, but can also include local parks, street lighting, community buildings and other facilities (e.g. docks). Improvement districts are governed by an elected Board of Trustees with three-year terms, who have the ability to assess and collect tolls and taxes, acquire and dispose of land, borrow monies for capital works, and pass resolutions and bylaws to carry out its functions.

In 1965, the provincial government introduced a new form of local government in British Columbia with the creation of regional districts. Not only are regional districts responsible for region-wide planning and services, but they are also the de facto local government and service provider for all of the unincorporated areas within their boundaries, which are divided into electoral areas. Each electoral area has an elected Area Director who serves a four-year term, similar to the elected municipal officials in the region. Today, there are 27 regional districts in the province, as well as one regional municipality (Northern Rockies) and one remote area in northwestern BC still under provincial jurisdiction (Stikine Region).

With the advent of regional districts now providing the bulk of local government services to unincorporated areas, since 1989 the Ministry has been discouraging the creation or expansion of improvement districts and

encouraging the use of regional districts as the primary rural area servicing vehicle.¹ For example, the provincial government introduced a policy whereby improvement districts could not apply directly for capital grant funding, but it had to be submitted by a regional district (or municipality) on their behalf. This policy was enacted to encourage improvement districts to convert to a municipal or regional district service area. Where there once was as many as 327 improvement district in the province in 1983, four decades later that number was reduced to 189 in 2023. A list of current improvement districts and their service functions is provided in **Appendix A**.

2.1 Cherry Creek Waterworks District

The Cherry Creek Waterworks District (CCWWD) was incorporated in June 1957 as an improvement district, in order to provide potable water service as well as fire protection to the residents of Cherry Creek, near Port Alberni, BC. CCWWD is currently governed by a five-member Board of Trustees who meet monthly, and are elected to serve a staggered three-year term. Recent elections were held on April 19, 2023, and the CCWWD Board is currently comprised of the following trustees: Dana Forrester (Chair), Jennifer Smith (Vice-Chair), Robert Babych (Secretary), Wayne Smith and Wendy Johnston.

The Cherry Creek water system provides potable drinking water to approximately 790 homes, through approximately 38 kilometres of water mains of varying size, age and condition. The water system was constructed in 1958 under a provincially funded program to provide water to rural areas.² The main water supply is from Cold Creek with headwater storage at Lacy Lake (which is dammed to provide reservoir storage), which is then treated through chlorination before entering the distribution system. In 2006, Island Health adopted the *4-3-2-1 Drinking Water Treatment for Surface Water Policy*, which sets the minimum treatment standards for surface water drinking systems in British Columbia. Since that time, Island Health has required CCWWD to review and enhance its level of water treatment for the community. In 2012, residents of Cherry Creek voted in favour of treating the current Lacy Lake water source to a higher level, and have since been working on feasibility and design options for a new water treatment plant (see **Appendix B**). As noted above, as an improvement district the CCWWD would not be able to apply directly for senior government grants and would have to finance the entire amount from Cherry Creek residents.

The Cherry Creek Fire Department began in the early 1960s with two fire trucks and eighteen (18) volunteer members. Over the next 60 years, it has grown to include five fire apparatus and a roster of approximately twenty-four (24). The department responds to a number of scenarios including, but not limited to: structure fire, wildland fire, motor vehicle incidents, first responder services, and mutual aid response with the other 3 local fire departments. In 2007, a *Fire Station Feasibility Study* was conducted and determined that the existing fire hall was inadequate for seismic and other requirements. In April 2023, the CCWWD conducted an information vote to determine the level of community support to finance up to \$1.5 million for a proposed new 6,500 sq.ft.

¹ Ministry of Community Services, Improvement District Governance: Policy Statement, 2006, page 6.

² McGill and Associates Engineering Ltd., Cherry Creek Waterworks District Waterworks Infrastructure Assessment, 2016, page 2.

fire station, estimated at \$2.0 million plus \$0.5 million for contingencies (see **Appendix C**). The community vote was generally positive, with 201 votes in favour (78%) and 58 votes against (22%).

Annual operating expenditures to provide water and fire protection services to Cherry Creek residents are approximately \$811,000 (in 2022), and include approximately 2.8 FTEs (full-time equivalents) including an Office Administrator, contracted water operator and Fire Chief, along with the complement of volunteer firefighters. The majority of capital infrastructure is found in the CCWWD water system. In 2022, the Net Book Value of tangible capital assets was approximately \$3.0 million (\$2.7 million for water and \$0.3 million for fire protection), including utility infrastructure, fire equipment, buildings and land. Note that the net book value is the amortized value of the assets, and does not represent the replacement value which is significantly higher. As the infrastructure continues to age, managing the inevitable replacement of the assets becomes critical. In 2022, the CCWWD had approximately \$2.4 million in its reserve accounts, although some of these reserves are earmarked for immediate capital needs (e.g. fire hall replacement).

3. OTHER LOCAL SERVICE PROVIDERS

While residents of Cherry Creek receive potable water service as well as fire protection from the Cherry Creek Waterworks District, most of their local services are provided from other agencies. A list of local services and their service providers are provided in **Table 1** and further described below.

3.1 *Alberni-Clayoquot Regional District*

The Alberni-Clayoquot Regional District (ACRD) was established in 1966, and is one of 27 regional districts within the Province of British Columbia. It provides both regional and local government services to its member municipalities (3), Treaty First Nations (4), and electoral areas (6). The ACRD has land located within the traditional territory of ten First Nations. Cherry Creek is located within Electoral Area “F”, and the current representative is Director Mike Sparrow, who was elected in a recent by-election on March 11, 2023.

A regional district provides a number of local government services to unincorporated areas in the province. For Cherry Creek, this includes services such as: building inspection, land use planning, community parks, regional parks and trails, solid waste management, electoral area water systems (outside improvement districts), animal control, and regional and electoral area general government administration. New local services are established through bylaw with the assent of the electors receiving the service.

3.2 *Province of British Columbia*

Although the primary function of the Province of BC is to provide services at the provincial level, it does provide local services to unincorporated areas throughout BC, including Cherry Creek. Most notably, the Ministry of Transportation and Infrastructure (MOTI) maintains all rural roads in unincorporated areas, and is also the Approving Officer for all subdivisions. The province also collects property taxes in unincorporated/electoral areas

and approves septic systems through the various health authorities. Other services provided by the Province to Cherry Creek residents include policing (through the Provincial Rural RCMP force), schools (through School District #70), and health care (through Island Health).

Table 1 – List of Local Service Providers in Cherry Creek

Service	CCWWD	ACRD	Province / Other
Cherry Creek Water – treatment and distribution	•		
Cherry Creek Fire Protection	•		
Regional and Electoral Area General Government		•	
Regional / Electoral Area Planning		•	
Building Permits and Inspection		•	
Regional Parks and Trails		•	
Community Parks Services		•	
Regional Hospital District		•	
Transit (custom service / feasibility studies)		•	
Emergency Planning and Preparedness		•	
Water Systems (outside improvement districts)		•	
Solid Waste Management		•	
Environment and Climate Action		•	
Animal Control		•	
Airport Facilities		•	
Policing (RCMP contract)			•
Schools (School District 70)			•
Health Care (Island Health)			•
Septic Requirements (Island Health)			•
Subdivision Approval (MOTI)			•
Roads and Highways (MOTI contract)			•
Provincial Parks			•
BC Assessment Authority			•
Municipal Finance Authority			•
Property Tax Collection			•

Abbreviations:

CCWWD – Cherry Creek Waterworks District

RCMP – Royal Canadian Mounted Police

ACRD – Alberni-Clayoquot Regional District

MOTI – Ministry of Transportation and Infrastructure

In general, the services described in this section that are currently provided by the ACRD and the Province/Others would not change due to the conversion of the Cherry Creek Waterworks District from an improvement district to a local service of the ACRD. Only CCWWD water and fire protection services would be affected.

4. REASONS TO CONSIDER CONVERSION

There are many reasons why residents and trustees of an improvement district may wish to consider looking at conversion of their local services to a regional district. As identified in the provincial *Improvement District Conversion Guide*, typical issues include the following:

- difficulty in getting volunteers to commit to serving as a trustee, because of the time commitment and the increasing complexities of the operation and administration of improvement district services;
- limited financial resources and difficulty in securing trained, technical staff;
- meeting higher expectations of residents for the level of services;
- limited resources and financial tools to deal with aging or substandard infrastructure (improvement districts are restricted from participating directly in government grant programs);
- conflict with other local government services, such as land-use planning;
- criticisms by residents regarding accountability of trustees;
- liability concerns particularly with respect to water supply and quality issues;
- increasing costs of complying with enhanced provincial regulations and standards particularly in terms of the *Drinking Water Protection Act*;
- difficulty and/or expense in obtaining insurance; and
- dealing with development pressures.³

Specific to the CCWWD, the main drivers for considering conversion include the following:

- cost of new infrastructure requirements, namely the proposed water treatment plant and fire hall replacement;
- lack of senior government grants to fund new capital infrastructure (e.g. water treatment plant);
- access to lower borrowing/financing costs through the Municipal Finance Authority (MFA);
- increasing operating costs, specifically insurance premiums; and
- potential economies of scale – staff expertise, administration and overhead, operational systems.

In recent years, the CCWWD has become increasingly concerned about the long-term financial sustainability of its operations due to the above key drivers. It is for these reasons that consideration of conversion of the CCWWD to the ACRD is on the table for discussion. Although municipal incorporation or annexation may achieve similar outcomes to the above key drivers, both of these governance models have much greater complexities

³ Ministry of Community, Aboriginal and Women's Services, *Improvement District Conversion Guide*, February 2004, page 2.

than conversion – administrative, financial, and political – and should be discussed in more detail with Cherry Creek residents if either of those two pathways is to be considered in the future.

5. CONVERSION STUDY PROCESS

If the Cherry Creek community decides to undertake a conversion study, there are number of guiding principles for the process as outlined by the Ministry in their *Improvement District Conversion Guide*, as follows:

- If there is going to be a review process, it should be locally directed and provide unbiased information on which to make an informed decision;
- the review may be led by the improvement district, the regional district or an independent party, but whoever leads the review must recognize it is a joint process;
- the decision on conversion must consider the opinion of local residents;
- all interests in the community must be considered;
- there should be no significant changes to the service area at conversion;
- any outstanding debt at the time of conversion remains the obligation of the same residents to repay; and
- any improvement district reserve funds will transfer to a regional district at conversion and be reserved for the same purpose as they were raised.⁴

Typically a conversion study is an unbiased, technical review often undertaken by a third-party consultant, and explores a number of issues related to the proposed governance change: service issues, organizational issues, financial issues, and political representation. The technical review provides a “before and after” snapshot of the above issues as they relate to the conversion of the Cherry Creek Waterworks District to a local service area of the ACRD. In addition to the technical component, a robust public engagement and consultation program is usually involved to ensure that residents have a fulsome understanding of the potential impacts and considerations of the proposed governance change. This is due to the fact that the decision will likely involve a referendum vote of Cherry Creek residents, as the Minister of Municipal Affairs (who makes the final decision) wants to know that the governance change is supported by the residents most affected.

As the provincial government has a vested interest in ensuring the long-term viability of local governments in British Columbia, the Ministry often provides funding support to assist communities in exploring the conversion process. In this case, we understand that the ACRD has applied for and received funding of \$35,000 to conduct the conversion study, which would follow both the technical and consultation processes outlined in Ministry guidelines. Depending on the structure and terms of reference of the conversion study, a generalized timeline would be approximately six to nine months from project start to report completion. Following receipt of the

⁴ Ministry of Community, Aboriginal and Women's Services, *Improvement District Conversion Guide*, February 2004, page 3.

report, a decision would then be made by the CCWWD Board of Trustees to undertake a referendum by eligible Cherry Creek voters whether or not to support conversion of water and fire services to the ACRD.

6. CLOSING / NEXT STEPS

There are undoubtedly many more questions and details for consideration that are not addressed in this high-level overview report, but would be reviewed and analyzed as part of a formal conversion study. With the appropriate funding in place, it seems timely for the CCWWD Board of Trustees to consider undertaking this detailed study, in order to understand the potential impacts of conversion and help the residents of Cherry Creek make an informed decision about the future of water and fire services in their community.

APPENDIX A

List of Improvement Districts (January 2023)

Improvement Districts		Objects	Regional District
1	Albion Dyking District	DR DYK	Metro Vancouver
2	Allison Lake Improvement District	WW	Okanagan-Similkameen
3	Armstrong Bay Improvement District	WW	Central Kootenay
4	Atlin Community Improvement District	FP SL GAR SQ DR WW LUA	Stikine
5	Avola Improvement District	WW	Thompson-Nicola
6	Barrowtown Waterworks District	WW	Fraser Valley
7	Basque Improvement District	WW IRR	Thompson-Nicola
8	Beaver Falls Waterworks District	WW	Kootenay Boundary
9	Bennett Bay Waterworks District	WW	Capital
10	Black Mountain Irrigation District	IRR WW DR	Central Okanagan
11	Blue River Improvement District	FP SL COM GAR	Thompson-Nicola
12	Bonnington Improvement District	WW PP	Central Kootenay
13	Boundary Line Irrigation District	WW	Okanagan-Similkameen
14	Bourke Creek Improvement District	WW IRR	Central Kootenay
15	Bowser Waterworks District	WW	Nanaimo
16	Braithwaite Estates Improvement District	WW	Cowichan Valley
17	Brandon Waterworks District	WW	Central Kootenay
18	Brew Bay Improvement District	WW	qathet
19	Bridestville Waterworks District	WW	Kootenay Boundary
20	Brilliant Waterworks District	WW	Central Kootenay
21	Buckhorn Improvement District	WW	Fraser-Fort George
22	Campbell-Bennett Bay Improvement District	WW	Capital
23	Canyon Alpine Improvement District	WW	Fraser Valley
24	Canyon Waterworks District	WW	North Okanagan
25	Casino Waterworks District	WW	Kootenay Boundary
26	Cawston Irrigation District	SL IRR WW DR	Okanagan-Similkameen
27	Chase Irrigation District	IRR WW	Thompson-Nicola
28	Cherry Creek Waterworks District	FP WW	Alberni-Clayoquot
29	Clayton Creek Improvement District	WW	Central Kootenay
30	Clearbrook Waterworks District	WW	Fraser Valley
31	Cobble Hill Improvement District	WW	Cowichan Valley
32	Comox Fire Protection District	FP	Comox Valley
33	Courtenay Fire Protection District	FP	Comox Valley
34	Covert Irrigation District	IRR DR WW	Kootenay Boundary
35	Cowichan Bay Improvement District	FP	Cowichan Valley

Improvement Districts		Objects	Regional District
36	Cowichan Bay Waterworks District	WW	Cowichan Valley
37	Cranberry Fire Protection District	FP PP	Nanaimo
38	Creston Dyking District	DYK DR WW IRR	Central Kootenay
39	Darfield Irrigation District	IRR	Thompson-Nicola
40	Deadman's Creek Improvement District	IRR	Thompson-Nicola
41	Deep Bay Improvement District	FP WW	Nanaimo
42	Deep Creek Improvement District	DYK DR	North Okanagan
43	Dewdney Area Improvement District	DYK DR	Fraser Valley
44	Diamond Improvement District	FP SL WW COM	Cowichan Valley
45	Dodge Cove Improvement District	FP SL WW PP	North Coast
46	Duck Lake Dyking District	DYK DR IRR	Central Kootenay
47	El Camino Improvement District	WW	East Kootenay
48	Fairview Heights Irrigation District	WW IRR	Okanagan-Similkameen
49	Fanny Bay Waterworks District	WW	Comox Valley
50	Fletcher Creek Improvement District	WW IRR	Central Kootenay
51	Gabriola Fire Protection District	FP	Nanaimo
52	Galiano Estates Improvement District	WW	Capital
53	Genelle Improvement District	WW GAR	Kootenay Boundary
54	Georgina Improvement District	WW SEW	Capital
55	Gillies Bay Improvement District	FP SL WW	qathet
56	Glade Irrigation District	IRR WW	Central Kootenay
57	Glen Valley Dyking District	DYK DR	Fraser Valley
58	Glenmore-Ellison Improvement District	WW IRR DR	Central Okanagan
59	Gossip Island Improvement District	WW	Capital
60	Grand Forks Irrigation District	IRR	Kootenay Boundary
61	Grandview Waterworks District	WW	North Okanagan
62	Greystoke Improvement District	WW	Central Okanagan
63	Harbour View Improvement District	WW	Capital
64	Harrison Bay Improvement District	WW	Fraser Valley
65	Hedley Improvement District	FP SL WW	Okanagan-Similkameen
66	Heffley Creek Waterworks District	WW	Thompson-Nicola
67	Heffley Irrigation District	WW IRR	Thompson-Nicola
68	Hopkins Landing Waterworks District	WW	Sunshine Coast
69	Independent Waterworks District	WW	Cariboo
70	Kaleden Irrigation District	WW IRR CEM	Okanagan-Similkameen
71	Kemp Lake Waterworks District	WW	Capital
72	Keremeos Irrigation District	WW IRR	Okanagan-Similkameen
73	Kitchener Improvement District	WW	Central Kootenay

Improvement Districts		Objects	Regional District
74	Krestova Improvement District	WW	Central Kootenay
75	Laird Improvement District	WW	North Okanagan
76	Leecrest Improvement District	WW	Central Kootenay
77	Lighthouse Point Waterworks District	WW	Capital
78	Little Qualicum Waterworks District	WW	Nanaimo
79	Logging Ditch Improvement District	DR IRR	Metro Vancouver
80	Lower Nicola Waterworks District	SL WW	Thompson-Nicola
81	Lower Nipit Improvement District	LI	Okanagan-Similkameen
82	Lund Waterworks District	WW PP	qathet
83	Maple Ridge Road Thirteen Dyking District	DYK DR	Metro Vancouver
84	Mayne Island Improvement District	FP GAR HC	Capital
85	Meadow Valley Irrigation District	IRR	Okanagan-Similkameen
86	Meadowbrook Waterworks District	WW	East Kootenay
87	Meredith Road Improvement District	WW	Cowichan Valley
88	Mill Bay Fire Protection District	FP	Cowichan Valley
89	Mill Bay Waterworks District	WW DR	Cowichan Valley
90	Montague Improvement District	WW	Capital
91	Mount Belcher Improvement District	WW	Capital
92	Mount Parke Estates Improvement District	WW	Capital
93	Mountain Fire Protection District	FP SL COM	Nanaimo
94	Mountain View Waterworks District	WW	North Okanagan
95	Mud Bay Dyking District	DYK DR	Metro Vancouver
96	Nasookin Improvement District	WW	Central Kootenay
97	Nicks Island Dyking District	DYK DR WW IRR	Central Kootenay
98	Nicomen Island Improvement District	DYK DR RBP	Fraser Valley
99	Noosatsum Waterworks District	FP WW	Central Coast
100	North Canyon Improvement District	WW IRR	Central Kootenay
101	North Cedar Improvement District	FP SL WW	Nanaimo
102	North Nicomen Dyking District	DYK DR	Fraser Valley
103	North Salt Spring Waterworks District	WW/ Contract Services	Capital
104	Oasis Waterworks District	SL WW GAR	Kootenay Boundary
105	Ocean Falls Improvement District	FP SL WW SEW GAR CEM PP HO	Central Coast
106	Oceanview Improvement District	WW	Cowichan Valley
107	Oliver Fire Protection District	FP	Okanagan-Similkameen
108	Ootischenia Improvement District	WW IRR	Central Kootenay
109	Orde Creek Improvement District	WW IRR	Central Kootenay
110	Osoyoos Irrigation District	IRR WW DR	Okanagan-Similkameen
111	Osoyoos Rural Fire Protection District	FP AMB	Okanagan-Similkameen

Improvement Districts		Objects	Regional District
112	Otter Lake Waterworks District	WW	North Okanagan
113	Pemberton Valley Dyking District	IRR DYK	Squamish-Lillooet
114	Pender Harbour Fire Protection District	FP	Sunshine Coast
115	Philimore Point Improvement District	WW BLD	Capital
116	Piers Island Improvement District	FP WW BLD	Capital
117	Pine Tree Place Improvement District	WW	qathet
118	Pineview Improvement District	WW	Fraser-Fort George
119	Playmor Junction Improvement District	WW	Central Kootenay
120	Poupore Improvement District	WW	Central Kootenay
121	Pritchard Waterworks District	WW	Thompson-Nicola
122	Procter Creek Improvement District	WW	Central Kootenay
123	Ptarmigan Flats Drainage District	DR	North Okanagan
124	Qualicum Bay-Horne Lake WWD	WW	Nanaimo
125	Rayleigh Waterworks District	WW SEW	Thompson-Nicola
126	Razor Point Improvement District	WW	Capital
127	Reclamation Dyking District	DYK DR IRR	Central Kootenay
128	Ridgewood Improvement District	WW	Central Kootenay
129	Robson-Raspberry Improvement District	WW IRR	Central Kootenay
130	Rockyview Improvement District	WW	East Kootenay
131	Rolling Hills Waterworks District	WW IRR	Okanagan-Similkameen
132	Rutland Waterworks District	WW	Central Okanagan
133	Rykert Irrigation District	IRR WW DR	Central Kootenay
134	Salt Spring Island Fire Protection District	FP	Capital
135	Saturna Shores Improvement District	WW	Capital
136	Savary Shores Improvement District	WW	qathet
137	Savona Improvement District	FP SL GAR CEM PP	Thompson-Nicola
138	Schmidt Improvement District	WW	Comox Valley
139	Scott Point Waterworks District	WW	Capital
140	Sechelt Fire Protection District	FP	Sunshine Coast
141	Secret Island Waterworks District	WW	Capital
142	Shawnigan Improvement District	FP SL PP	Cowichan Valley
143	Ships Point Improvement District	FP WW	Comox Valley
144	Shuswap River Fire Protection District	FP	North Okanagan
145	Similkameen Improvement District	IRR WW	Okanagan-Similkameen
146	Sion Improvement District	WW IRR	Kootenay Boundary
147	Sitkum Creek Improvement District	WW	Central Kootenay
148	Skaha Estates Improvement District	WW PP	Okanagan-Similkameen
149	Slocan Park Improvement District	WW IRR	Central Kootenay

Improvement Districts		Objects	Regional District
150	Sointula Waterworks District	WW	Mount Waddington
151	South Canyon Improvement District	WW IRR	Central Kootenay
152	South Lake Erroch Improvement District	WW	Fraser Valley
153	South Quadra Fire Protection District	FP	Strathcona
154	South West Extension Waterworks District	WW	Nanaimo
155	Spanish Hills Improvement District	WW PP	Capital
156	Spences Bridge Improvement District	FP SL	Thompson-Nicola
157	St. Mary's Prairie Irrigation District	WW IRR	East Kootenay
158	Steele Springs Waterworks District	WW	North Okanagan
159	Stepney Waterworks District	WW	North Okanagan
160	Stillwater Waterworks District	WW	qathet
161	Sunset Improvement District	WW	Cowichan Valley
162	Sutherland Creek Waterworks District	WW	Kootenay Boundary
163	Sylvania Improvement District	WW	Cowichan Valley
164	Taghum Improvement District	WW IRR	Central Kootenay
165	Thetis Island Improvement District	FP	Cowichan Valley
166	Traders Cove Waterworks District	WW	Central Okanagan
167	Trethewey-Edge Dyking District	DYK DR	Metro Vancouver
168	Trincomali Improvement District	WW	Capital
169	Trout Lake Improvement District	WW	Columbia Shuswap
170	Tsawwassen Waterworks District	WW	Metro Vancouver
171	Van Anda Improvement District	FP SL WW GAR	qathet
175	Vaseux Lake Improvement District	WW	Okanagan-Similkameen
173	Vaucroft Improvement District	WW PP	Sunshine Coast
174	Vermilion Irrigation District	IRR WW DR	East Kootenay
175	Village Point Improvement District	WW	Capital
176	Vinsulla Irrigation District	IRR	Thompson-Nicola
177	Voykin Improvement District	WW	Central Kootenay
178	Wace Creek Improvement District	WW	Cowichan Valley
179	Wasa Lake Land Improvement District	LI LLC WTQ MC	East Kootenay
180	Whaling Station Bay Improvement District	WW	Strathcona
181	Whiskey Point Improvement District	WW	Strathcona
182	Whitehead Waterworks District	WW IRR	Central Kootenay
183	Williams Springs Waterworks District	WW	Nanaimo
184	Wilmer Waterworks District	WW IRR	East Kootenay
185	Wise Island Improvement District	WW	Capital
186	Wolfe Waterworks District	WW	Cariboo
187	Woodlynn Improvement District	WW	qathet



Improvement Districts		Objects	Regional District
188	Wynndel Irrigation District	IRR WW DR	Central Kootenay
189	Yarrow Waterworks District	WW	Fraser Valley

Legend			
AMB	Ambulance	LCC	Lake Level Control
BLD	Boat Launch/Docks/Floats	LI	Land Improvement/Acquisition
CEM	Cemetery	LUA	Land Use Advisory
COM	Community Hall/Recreation	MC	Mosquito Control
DR	Drainage	PP	Parks and Playgrounds
DYK	Dyking	RBP	River Bank Protection
FP	Fire Protection	SEW	Sewerage
GAR	Garbage	SL	Street Lighting
HC	Health Centre	SW	Sidewalks
HO	Housing	WTQ	Water Treatment/Quality Monitoring
IRR	Irrigation	WW	Waterworks

APPENDIX B

Water Treatment Public Information Sheet



Water Treatment

In 2006 the Drinking Water Treatment Objectives in BC were updated to include higher levels of treatment for surface water. These Objectives require us to design and construct a water treatment plant or find a compliant water source. In 2012 the residents of Cherry Creek voted in favour for the treatment of Lacey Lake and Cold Creek water (our current water source). Since then, Cherry Creek has been working with Golder Engineering on designing a water treatment process to meet these regulations.

We have received final treatment design drawings and have been working with McGill Engineering to estimate the overall cost of the completed project. We are nearing the point where we will be seeking the public's thoughts and approval once again. As we begin to gather all the information for public engagement, we ask that residents begin thinking about our two options listed below.

This information sheet will be the first of many provided throughout this process. We encourage all residents to voice their concerns and ask questions. Please email ccww.info@shaw.ca with any queries you may have.

What options do we have?

Option 1

Build a Treatment Plant

- Project continues with final building design and costing
- Water source remains Lacey Lake, with a higher level of treatment
- New Plant will include provisions for future expansion
- Tax will increase to fund this project
- Cost of water is determined by the demands of the service
- This option could be supported by both governance models (Improvement District and ACRD)

Option 2

"Bulk Water" option would require endorsement from the City of Port Alberni

- Requires an in-depth engineering review of infrastructure on both sides
- Water source is China Creek and Bainbridge, requires confirmation this source will facilitate the addition of Cherry Creek
- Will require a "Bulk Water Agreement" with the city (like Beaver Creek)
- Cost of water is regulated by the city of Port Alberni
- This option could be supported by both governance models (Improvement District and ACRD)

CHERRY CREEK WATERWORKS DISTRICT

RESIDENTS, PLEASE READ

Governance

Cherry Creek has been at a *Governance** crossroad for some time now. We are currently governed under the Improvement District model, however the Government of British Columbia has been encouraging Improvement Districts all over BC to convert their services to the Regional District. Under an Improvement District, the burden of funding falls with the residents of Cherry Creek. With the Regional District *governance* model, the burden of funding is also with the residents of Cherry Creek but the province has a number of grants available that are not available to the Improvement District. In addition to access to grants, there are greater possible savings through the elimination of duplicated expenses as well as through lower borrowing costs for capital improvements. We aim to have details available to you as part of our public engagement and we will also be enlisting third-party consultation to help address any questions and concerns that you may have. **Both options below allow Cherry Creek to remain Cherry Creek.**

This information sheet will be the first of many provided throughout this process. We encourage all residents to voice their concerns and ask questions. Please email ccww.info@shaw.ca with any queries you may have.

What are the options?

Option 1

Remain an Improvement District

- Remains the Cherry Creek Improvement District
- Would remain a 5-trustee board, with 1 Area Director on the Regional District board
- Trustee nominations accepted every 3 years
- The board remains solely accountable to our residents
- Current staffing would increase
- No access to Provincial Grants and funding
- Both options support the residents' decision on water treatment

Option 2

Conversion to ACRD Model

- Services would become part of the Alberni Clayoquot Regional District keeping the title of Cherry Creek (like Beaver Creek & Sproat Lk)
- Retains a 5-member *advisory committee*, with 1 Area Director on the Regional District board
- Director elections are held every 4 years
- Director would remain accountable to the entire ACRD Board as well as residents of Cherry Creek
- Staffing would increase and gain access to the full range of ACRD staffing
- Gain access to Provincial Grants and funding
- Both options support the residents' decision on water treatment

**The Local Government Act has been created for the following purpose, which helps define governance:*

(a) to provide a legal framework and foundation for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities,

(b) to provide local governments with the powers, duties and functions necessary for fulfilling their purposes, and

(c) to provide local governments with the flexibility to respond to the different needs and changing circumstances of their communities.

APPENDIX C

Fire Hall Public Information Sheet



A MESSAGE FROM YOUR FIREFIGHTERS

We are excited to present!

What's Going On?

The present cinder block constructed fire station has served the department for 61 years. In 2007 a Fire Station Feasibility Study was conducted; it was found that the existing fire hall is inadequate. Unfortunately, it does not meet today's seismic requirements and cannot guarantee the safety of around 4 million dollars' worth of equipment and fire truck apparatus. The ramifications of a structural collapse are more severe and long lasting than one might think. Responding to calls in our community during such a disaster would be impossible with the loss of 4 apparatus. It is also important to note, households not covered by fire protection over the 2–3-year rebuilding process could see a minimum of \$2,500 increase to their annual home insurance during that period.

We have utilized the fire hall to its full capacity, a new facility is essential for the continued safety and well-being of our community. It provides our firefighters with the facilities required for a quick and effective response, reducing the risk of property damage, injury, and potential loss of life.

What's The Plan?

Our goal is to construct a 6,500+ square foot, steel fabricated fire station with 5 bays. The facility will feature essential support rooms such as a workshop, utility room, offices, and training room. The objective of this project is to design a building that is resilient in disaster scenarios.

We are currently in the process of finalizing our building budget of \$2 million. Cherry Creek will receive \$600,000 in GasTax funding support from the Alberni-Clayoquot Regional District (ACRD), which needs to be spent by March 2024 or we risk losing this grant. The department has \$400,000 in savings from working for the province during the wildfire season, bringing our total to \$1 million. We will be seeking residential support to finance up to \$1.5 million in debt. The extra \$500,000 of potential borrowing would be a contingency should construction costs exceed the budget. BC fire departments can finance capital projects through low-interest tax requisitions, which would result in a projected yearly increase of approximately \$125-to-\$165 on individual provincial property tax in Cherry Creek. The loan would expire on completion of payment at 10 years and the province would stop collecting for this project.

What Does it Mean to You?

The Cherry Creek residents have always taken great pride in our community. We are demonstrating a commitment to the future and ensuring the continued success of Cherry Creek, a community that we can all be proud of. Please send any questions, positive or negative thoughts to ccwww.info@shaw.ca.

Please Join us for our AGM at the Cherry Creek Community Hall April 19th at 7pm to vote on financing our new fire station.

CHERRY CREEK FIRE DEPARTMENT

