

# 2010

## Hafford Community Sustainability Plan



### **BYLAW 2010-08**

© 2010, Town of Hafford. All Rights Reserved.

*The preparation of this sustainable community plan was carried out with assistance from the Green Municipal Fund, a Fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are the personal views of the authors, and the Federation of Canadian Municipalities and the Government of Canada accept no responsibility for them.*

## Acknowledgements

Through a dynamic multi-year process, the residents of and neighbours to the community of Hafford together with the Hafford Town Council and its Town Administrators and staff (past and present) can take pride in the development of this document known as the Hafford Community Sustainability Plan (HCSP).

For legislative purposes, the HCSP looks, feels, and acts in every sense as the Town's Official Community Plan (OCP). For functional purposes, the HCSP is a living breathing comprehensive planning 'tool' that works to frame and guide the community's development over the next 25 years plus.

Overall, the HCSP is intended to showcase, inform, and guide the community on a sustainable course of development in keeping with being part of the internationally renowned Redberry Lake Biosphere Reserve (RLBR). With the Town's leadership in creating this designation for the wider area that takes in a number of neighbouring rural municipalities who share a watershed area, the RLBR is intended to demonstrate three functions: stewardship, livelihood, and learning. (UNESCO 2000). The HCSP will provide local direction as part of this wider complementary regional process and initiative. The Redberry Lake Biosphere Reserve Board is to be commended for their support of the HCSP.

In developing the HCSP, over 500 participants added their voice to: identify key issues for the town and area, develop a shared community vision, and outline a number of key objectives and actions that become the policies and guidelines contained in this document.

A big thank you goes out to all who contributed to this process. To the group of local bakers, philosophers, dreamers, and 'tell it like it is' working group members who volunteered month after month their time, wisdom and skill set to the making of the HCSP. Included as part of this effort is the planning team from Prairie Wild Consulting Co., who with local roots and shoots, provided the technical skills to see this report through to completion. This is truly a plan that is alive with the hearts, minds and soul of the community deeply embedded within and throughout.

The HCSP document was produced with the assistance of the Redberry Lake Biosphere Reserve, the Town of Hafford and the Green Municipal Fund, a fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities.

**Table of Contents**

**Acknowledgements** ..... 2

**Section 1: Introduction** ..... 5

    1.1 Purpose of an Official Community Plan ..... 5

    1.2 Legislative Authority ..... 6

    1.3 Beyond Legislative Authority ..... 6

    1.4 Structure of the Plan ..... 6

**Section 2: Community Voice and Engagement** ..... 8

    2.1 Community Engagement Approaches Utilized ..... 8

    2.2 Foundations for Success ..... 10

    2.3 Community Engagement Meetings ..... 10

    2.4 The Community’s Voice and Values ..... 10

    2.5 Community Vision ..... 11

**Section 3: Hafford Development Policy – A Look Forward** ..... 12

    3.1 General Sustainable Development Policies ..... 12

    3.2 Community Engagement Polices ..... 13

    3.3 Residential Development Policies ..... 14

        3.3.1 Residential General ..... 14

        3.3.2 Affordable Housing ..... 15

        3.3.3 Senior Housing ..... 15

        3.3.4 Multi-family Housing ..... 15

        3.3.5 Infill Housing ..... 16

        3.3.6 Green (Eco) Housing ..... 16

        3.3.7 Home-Based Business ..... 16

    3.4 Mixed Use Policies ..... 16

    3.5 Commercial and Industrial Development Policies ..... 17

        3.5.1 Core Commercial ..... 18

        3.5.2 Highway Commercial/Industrial ..... 19

    3.6 Community Services Policies ..... 20

        3.6.3 Education ..... 22

    3.7 Future Growth and Development Policies ..... 22

        3.7.1 Growth ..... 23

        3.7.2 Annexation ..... 24

    3.8 Public Works Policies ..... 24

        3.8.1 Maintenance ..... 25

        3.8.2 Water and Sewer ..... 25

        3.8.3 Solid Waste ..... 26

        3.8.4 Utilities ..... 26

    3.9 Ecological Resources Policies ..... 26

    3.10 Green Space Policies ..... 28

    3.11 Transportation Policies ..... 28

        3.11.1 Vehicular ..... 29

        3.11.2 Agricultural Transport ..... 29

        3.11.3 Rail ..... 29

3.11.4 Active Transportation .....30

3.12 Community Economic Development and Tourism Policies .....30

    3.12.1 Community Economic Development .....31

    3.12.2 Tourism .....31

3.13 Heritage and Cultural Resources Policies .....31

3.14 Regional and Inter-Municipal Cooperation Policies .....33

**Section 4: Plan Implementation ..... 35**

    4.1 Definitions .....35

    4.2 Zoning Bylaw .....35

    4.3 Zoning Designations .....36

    4.4 Contract Zoning .....36

    4.5 Minor Variances to the Zoning Bylaw .....37

    4.6 Subdivision and Concept Plans and Phasing of Development .....37

    4.7 Rezoning of Land .....37

    4.8 Servicing Agreement .....38

    4.9 Development Levies and Agreements .....38

    4.10 Building Bylaw .....38

    4.11 Land Acquisition .....38

    4.12 Capital Works Program .....39

    4.13 Monitoring and Amendment .....39

**Section 5: Adoption of Official Community Plan (HCSP) ..... 40**

**Appendix “A” Future Land Use Concept Plan ..... 41**

**Appendix “B” Growth Boundary Map ..... 42**

**Appendix “C” Hafford Reference Maps ..... 43**

**Appendix “D” Subdivision Concepts: Future Urban Sustainable Ecological Development (FUSED) ..... 45**

**Appendix “E” Suggested Sustainability Indicators and Action Plan Template ..... 55**

**Appendix “F” Best Practices in Sustainable Planning ..... 65**

**Appendix “G” Community Overview ..... 92**

*Hafford Yesterday – A Look Back ..... 92*

*Hafford Today – A Look Now ..... 99*

**Appendix “H” Sustainability Survey Results ..... 109**

## Section 1: Introduction

The community of Hafford celebrates the completion of its inaugural plan, the Hafford Community Sustainability Plan, hereinafter referred to as the HCSP. The HCSP is the Town of Hafford’s vision, goals, and policies to provide guidance and ensure future development is compatible and representative of the community.

Sustainable development is considered to go beyond traditional growth and development by ensuring that actions taken in the present will not jeopardize the ability of future generations to meet their own needs<sup>1</sup>. The HCSP has been developed as an Official Community Plan (OCP) with a sustainability lens toward all aspects of the community due to its position as the largest developed area in the internationally designated Redberry Lake Biosphere Reserve.

Through a fully participatory process of more than two years in the making, the Town of Hafford will have a planning tool which truly speaks through the voice of the community and looks out to the



Hafford in Canada  
Courtesy Epodunk

horizon of the next 25 years and beyond. This process marks the start of a new direction for the community, with an emphasis on sustainability of culture, social well-being, the economy and the environment.

The Town of Hafford is located in northwest Saskatchewan at the junction of Highways 40 and 340 in the RM of Redberry No. 435. The community is located ten minutes away from Redberry Lake. Appendix “G” will contain more information about the Town and surrounding community.

### 1.1 Purpose of an Official Community Plan

The purpose of an OCP is to provide a comprehensive policy framework to guide the physical, environmental, economic, social and cultural development of the municipality.

The OCP must deal with the following policy areas:

- Sustainable current and future land use and development in the municipality;
- Current and future economic development;
- The general provision of public works;



<sup>1</sup> Leke Oduwaye (2009). *Challenges of Sustainable Physical Planning and Development in Metropolitan Lagos*. Journal of Sustainable Development, March 2009.

- The management of lands that are subject to natural hazards, including flooding, slumping and slope instability;
- The management of environmentally sensitive lands;
- Source water protection; and
- The means of implementing the OCP.

The HCSP has been designed and written to serve two functions: first, to fulfill the requirements of an OCP under *The Planning and Development Act, 2007*, the document which legislates planning in the Province of Saskatchewan. Secondly, the HCSP is intended to set a new course in Saskatchewan on the integration of community planning and sustainability. This plan has been designated as sustainable based on the philosophy in which it is deeply entrenched. Beyond policy, the HCSP includes a set of sustainability indicators, policies for the inclusion of sustainability in all aspects of growth and development, and a concept for a future ecological subdivision being pursued.

### 1.2 Legislative Authority

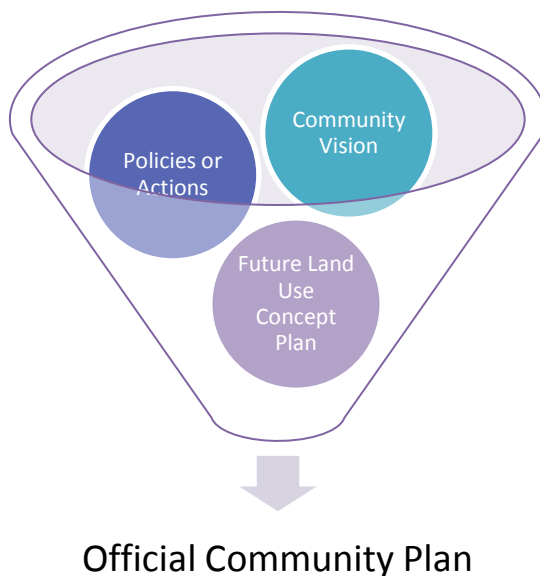
The HCSP meets the legislative requirement of an Official Community Plan as outlined by *The Planning and Development Act, 2007*. For the purpose of this document we shall refer to the OCP and the HCSP as one in the same. The HCSP has been established and adopted in accordance with the provisions of Sections 29 and 35 of *The Planning and Development Act, 2007*. As a statutory plan, it has been adopted by Town Council as a Bylaw after a mandatory public hearing.

### 1.3 Beyond Legislative Authority

The HCSP in its entirety is derived from a fully participatory process with the involvement of many residents, businesses and other community members. The non-legislative authority for the HCSP is the capacity-building that has occurred as a result of this and its direct correlation to long-term sustainability as it is considered a priority by the community of Hafford.

### 1.4 Structure of the Plan

The HCSP provides the strategic framework that will guide more detailed plans and policies. The overall



objectives and policies outlined in the HCSP will ensure development takes place in a sustainable, orderly, and rational manner. The HCSP is broad in scope and addresses not only land use and development but also matters related to the health of the environment, the vitality of the economy and social well-being of the residents of the Town of Hafford.

The **Vision** for the Community's future is articulated from the perspective of someone in the year 2035 reflecting on how the community has changed over twenty-five years. To support this vision, current social and community considerations will be highlighted.

The **Policies** of the Hafford Community Sustainability Plan are action statements intended to address particular issues and advance the community towards its vision. Policy implementation should involve appropriate levels of consultation with the public and relevant stakeholders. As future amendments to the HCSP are contemplated, consideration should be given as to how the proposed amendment conforms to the vision and themes presented in the HCSP.

**Future Land Use Concept Plan:** one of the key aspects of the HCSP is to provide an overall future land use and development concept for the Town. The “Future Land Use Concept Plan” (Appendix “A”) illustrates general land use designations which have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and other settlement features. The “Future Land Use Concept Plan” is attached to and forms an integral part of this OCP.

## Section 2: Community Voice and Engagement

Community engagement has been an essential portion of the HCSP process. In order to create a sustainable plan, it is necessary to utilize the voice of the community in determining issues to address and the directions for policy to follow. Hundreds of participants have been involved from the community of Hafford and nearby communities through meetings, consultations, events and the collection of information. The process was designed to be engaging and participatory. The objectives, priorities and policy which have been developed in the HCSP are the result of this process.

### 2.1 Community Engagement Approaches Utilized

The process for the generation of this report and the facilitation design utilized is based on best practices intended to ensure time for community capacity-building and quality results within the given time and resource parameters.

The following facilitation principles were followed:

- Every system works to some degree; seek out the positive, and *appreciate* the "best of what is.";
- Knowledge generated by the inquiry should be *applicable*; look at what is possible & relevant;
- Systems are capable of becoming more than they are and they can learn how to guide their own evolution -- so consider *provocative* challenges & bold dreams of "what might be."; and
- The process & outcome of the inquiry are interrelated and inseparable, so make the process a *collaborative* one (Cooperrider & Whitney, 1999).<sup>2</sup>

As part of the facilitative process, the following roles were outlined and shared with participants at the beginning of the HCSP development.

#### Facilitator Roles

- To prepare the process for the planning sessions and to prepare the draft plan with the community.
- To infuse some fun and interest in the session.
- To ensure everyone has an equal opportunity to participate.
- To help the HCSP planning group move through the process in a timely manner.

#### Participant Roles

- Participate and provide input into the planning process.
- Keep an open mind and participate in individual and group exercises.
- Dialogue & provide suggestions, directions for improvement & next steps.
- Trust our views are important & respected as an essential part of our success.
- Learn something new, have fun and share with others the work we are collectively doing.

---

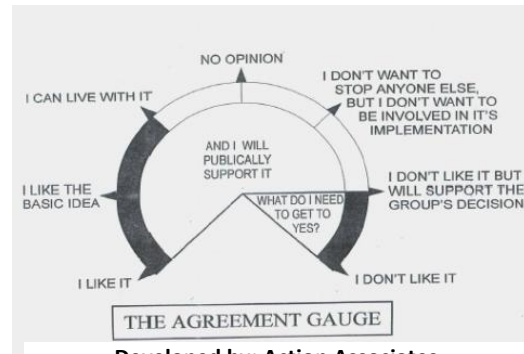
<sup>2</sup> Cooperrider, D. L., & Whitney, D. (1999). *Appreciative inquiry*. San Francisco, CA: Berrett-Koehler Publishers, Inc.



**Collaborative Decision-Making Model**

To ensure that everyone had the ability to have a “voice” a collaborative decision-making model was utilized for decision-making points during the process.

The Agreement Gauge is a mechanism for how to make decisions based on the premise of: I like it, I like the basic idea, I can live with it, no opinion, I don’t want to stop anyone else but I don’t want to be involved in its implementation, I don’t like it but will support the group’s decision.



Developed by: Action Associates

**HCSP Process Framework**

The HCSP framework provides actual policies and tangible targets, measures and outcomes to drive subsequent and on-going actions, programs/services and further policy direction. The HCSP operated through utilization of a 10-step process.

1. •Compile Background Research (e.g. collect historical information, statistics, existing studies etc.)
2. •Town launch meeting (e.g. a meeting to introduce the concept)
3. •Formation of a HCSP Working Group (that includes a diverse range of stakeholders)
4. •Create a Town Vision & Guiding Goals (circulate draft vision/goals throughout community for feedback)
5. •Map the Community’s Current Condition (e.g. using a community mapping exercise to identify strengths, challenges & opportunities)
6. •Map the Community’s Future Vision (e.g. begin outlining areas for enhancement or improvement within the various theme areas identified by the community)
7. •Provide a set of measurable indicators and targets for each of the themes (Sustainability Community Indicator Framework)
8. •Write, Present & Revise the HCSP
9. •Town Council Adopts the HCSP & Implementation Plan
10. •Monitor, Evaluate (using SMART principles – Simple, Measurable, Achievable, Realistic, and Timely) and Report on HCSP Progress

### 2.2 Foundations for Success

The HCSP process includes the creation of a list of Foundations for Success; statements of values to help make the time of both participants and facilitators as successful and productive as possible.

- Communication (speaking up)
- Participation
- Listening
- Taking action on ideas
- Creating new ideas
- Coffee, cookies, water
- Humour
- Creativity
- Equality of voice
- Timeliness
- Broad representation
- Different types of engagement (e.g. open houses, town meetings, door knocking)
- Open minded to other viewpoints
- All questions and clarifications are important
- Willingness to accept change

### 2.3 Community Engagement Meetings

The HCSP Working Group met a dozen times in two years to determine the vision, issues and highlights of the community which guide this document. Over the course of two years, a number of planning themes were discussed by the HCSP Working Group including: visioning, land use, infrastructure, housing, sustainability and indicators, safety, tourism, economic development and zoning. Each meeting was designed to include an educational component, open discussion, group work and reporting and refining of ideas and policy directions. The meetings typically lasted between 3 and 4 hours. Beyond this, there were countless informal meetings and conversations among members, Town Council and administration and the consultants involved in the process. This included specific community events and circulated newsletters.

### 2.4 The Community's Voice and Values

**The Central Value** of the Hafford Community Sustainability Plan is to develop a comprehensive framework for the municipality and community to guide its decisions and actions over the next twenty-five years.

**Core Community Value:** Town Council is committed to a fully participatory and collaborative approach with the community as its partner. A key objective of the plan will be to ensure that the community sustains its 'small town' quality of life for its residents, key stakeholders and visitors alike. The small town feel is seen as a key ingredient for sustaining community cohesion, capacity and vitality.

**Core Social Value:** Growing and sustaining social capital in the community will be incorporated as a key objective of the HCSP. This will include addressing such issues as accessibility, affordability, seniors, youth, family, volunteering, programming and provision for activities and items for such.

**Core Cultural Value:** There are deep cultural roots in the community with fourth and fifth generational families established in the area. Additionally, there is a welcoming atmosphere to new-comers where the emphasis is on providing an atmosphere and place where people can come together to celebrate, show-case and present their culture through home business craft ventures, community festivals and



other related community and economic ventures. The HCSP will work to ensure opportunities and potential for innovation in this area.

**Core Environmental Value:** The HCSP will develop a template for “green” infrastructure to address needed capacities for renewal, growth and development in areas such as land use, water conservation, energy efficiency and greenhouse gas reduction, eco-system conservation, eco-tourism, and overall sustainable development.

**Core Economic Value:** Pragmatic and investment effective projects and programs that will flow from the development of this plan will have multiplier effects for generations to come.

**Core Physical Value:** To sustain residential, commercial, industrial, mixed use and community services in an orderly fashion while providing adequate infrastructure and transportation networks.

As part of these core values, the community of Hafford identified seven main themes which are seen as issues to be addressed in the town. The policies relating to each of these themes are specifically addressed in Section 3.

### *2.5 Community Vision*

The Community Vision for Hafford was created through the HCSP process by the community members. The vision is based on the goals and aspirations of the present and is intended to guide future growth and development for the next twenty-five years.

Members of the HCSP Planning Group

*The community of Hafford is known especially for its small town friendliness, quaintness, and affordability. Located within the renowned international Redberry Biosphere Reserve, Hafford is recognized provincially, nationally, and internationally as a leader in sustainable development.*

*Appealing to individuals, families, and businesses alike-Hafford strives to balance its everyday needs with the understanding that what is decided today has a profound effect on future generations.*



*Through participatory processes that are open and accessible to all community people, Hafford grows and develops culturally, socially, environmentally and economically by considering each of these components as part of an integrated system.*

## Section 3: Hafford Development Policy – A Look Forward

### 3.1 General Sustainable Development Policies

The Town of Hafford is committed to providing a positive quality of life and experience in the community. Sustainable development is a key aspect of the Hafford Community Sustainability Plan (HCSP) and a significant priority for the Town and community. The policies in this section are general to guide the base policy direction which all other policy sections will build from.

- .1 The HCSP will provide policies related to land use, transportation, servicing and other aspects of planning that are consistent throughout the Town.
- .2 The HCSP will ensure compliance with the Building Bylaw to ensure that dwellings and buildings are constructed and maintained to acceptable and safe standards, as defined in The National Building Code of Canada.
- .3 Hafford shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public facilities. The HCSP will designate an adequate inventory of suitable lands to attract a broad range of residential, business enterprise, recreational, institutional, and industrial development to meet anticipated long-term need.
- .4 In managing growth, the Town will build and renew a comprehensive, integrated and long-term asset management plan so that the impact of growth will not place an undue strain on municipal infrastructure or public service facilities.
- .5 When reviewing applications for development, consideration shall be given to the proposal's conformity with the HCSP. A proposal shall be denied when it is detrimental to the health, safety, general welfare of persons residing or working in the area, or incompatible with existing or proposed land uses in the vicinity.
- .6 All deviations to the HCSP design and policies shall require an amendment. The "Future Land Use Concept Plan" (Appendix "A") shows the general designation of future land use. Individual properties on the boundaries may be included in the land use category depending upon individual circumstances particular to the area.
- .7 Appropriate development standards for the various uses relating to landscaping, signage, parking, building setbacks, and other relevant standards shall be administered through the Zoning Bylaw.
- .8 Development and new subdivisions shall be encouraged to locate where servicing and infrastructure are in place, or planned, to support the intensity and type of development. Development shall minimize the potential impact to drainage, landscape or other natural conditions and shall be required to mitigate on and off-site impacts.
- .9 Cumulative effects, land fragmentation, best management practices, innovative procedures, development phasing, route modification, alternative construction techniques and impacts on municipal servicing shall be considered when reviewing all developments.
- .10 Rezoning proposals for development will be considered based upon the following criteria:
  - a. Treated water availability and groundwater resources;
  - b. Cost-effectiveness relative to the provision of services;
  - c. Waste water/septic capacity vs. sewage;
  - d. Integration with natural surroundings and adjacent land uses;
  - e. Provision of green space and trails;
  - f. Provisions for public safety; and
  - g. Other criteria which support a sustainable community.
- .11 Roadway and pedestrian linkages between the Town Centre and peripheral areas are identified in Appendix "C" Transportation Network Reference Map and Community Services Reference

Map to ensure multiple modes of movement including pedestrians, bicycles and vehicles are provided with safe and efficient circulation.

- .12 Public Safety and Health requirements shall guide all development. Emergency and responsiveness plans shall be current and reflect changes in land use or activities.
- .13 Activities that generate litter, unacceptable noise, air emissions, dust, liquid and solid hazardous wastes, or that store regulated quantities of hazardous materials shall be strictly regulated and, if permitted, shall be located well away from residential uses and other natural or developed features or areas where residents may be impacted by pollution.
- .14 Vacant properties and open space areas outside maintained parks shall be kept free of litter and debris, abandoned vehicles, derelict structures, polluted soil, groundwater, and other pollution and nuisances.
- .15 Development shall be integrated with the natural surroundings and should complement the surrounding community design, landscape and vegetation. Existing trees and vegetation shall be retained where possible and incorporated into site planning. A variety of native trees and vegetation shall be encouraged to minimize maintenance and water use.
- .16 Agricultural holdings within the Town's boundary shall be encouraged to protect the natural and economic value of their soils. Topsoil shall be retained where possible to provide a rich basis for site planting and landscape development.
- .17 Sustainable policies and sustainable building design criteria such as the use of alternative building methods, recycled building products, renewable energy sources, solar orientation, innovative wastewater and water reduction strategies shall be promoted. Building materials and construction methods that conserve energy and reduce long-term operating costs shall be encouraged.
- .18 Development and subdivision plans that offer design features such as alternative energy sources, innovation in health, or environmental responsibility shall be encouraged where they are consistent with HCSP policies. Facilities and activities that encourage or enhance energy efficiency, waste reduction, re-use, or recycling of wastes shall be accommodated.

### 3.2 *Community Engagement Policies*

The Town of Hafford is committed to open and transparent processes, in order to recognize the needs and wants of the community as a whole. The Town would like to improve communications in order to have a stronger relationship among all citizens. Hafford is a vibrant and cultural community, one of its many assets, and the maintenance of this spirit will be seen as a priority. Involvement of all community members, regardless of social and economic standings, including those who live outside of the Town, will be a cause for celebration.

#### Community Engagement Objectives

- To promote stronger awareness of bylaws and regulations among residents
- To promote better communication between Town and residents, agencies and other orders of government
- To continue to engage the community in Town initiatives
- To encourage citizen participation in Town planning and development

- .1 The Town will encourage and enhance broad community engagement in planning and decision making.
- .2 The Town will regularly communicate with the community through mediums that connect the public together with municipal officials including though not limited to print, web-based, television, radio, and open forums allowing public participation.

- .3 Advisory committees will be established to solicit input on planning and development, strategic planning, social, cultural, economic, infrastructural and environmental issues.

### 3.3 Residential Development Policies

The Town of Hafford has begun to see growth after many years of population decline. In the past the community has been largely characterized by single-unit housing. To attract and retain youth and families in the community, the Town is moving in a new direction of residential development which will include a mix of multi-unit dwellings, affordable housing units, and senior housing.

As a community focused on sustainability, there are also opportunities for residents and the Town to cooperate in the creation of environmental housing design and construction. This includes utilizing energy and water efficiencies, alternative energy sources and new residential styles.

#### Residential Objectives

- To encourage a wide range of housing for new families
- To include senior housing that works to create both a sense of community while respecting people's need for their own independent sense of "home"
- To promote the construction of rental housing for families
- To provide a mixed use approach to housing that incorporates "green technologies" (e.g. wind farm by the lagoon; passive and active solar)
- To investigate ways to integrate Optimal Value Engineering standards into development
- To promote infill developments on vacant or under-utilized land
- To assess the curling rink as a potential area for redevelopment

#### 3.3.1 Residential General

- .1 The Town will identify suitable future residential development areas, outline a servicing and subdivision sequence of development and ensure that new residential development is consistent with the Town's long-term infrastructure plans.
- .2 The "Future Land Use Concept Plan" (Appendix "A") will provide for the development of residential and compatible land uses to accommodate a variety of housing forms provided for within the Zoning Bylaw.
- .3 When planning new residential areas or rezoning portions of land for residential use, the proposed development shall have regard to:
- a. Compatibility of adjacent land uses;
  - b. Avoidance of environmentally sensitive and/or hazardous areas;
  - c. The ability of the Town to provide cost-effective municipal services;
  - d. The impact on financial and capital planning by the Town of Hafford;
  - e. Zoning, subdivision design, street layout, and site planning;
  - f. The use of natural topography and drainage patterns to minimize the cost and risks associated with storm drainage; and
  - g. Provision of land for Municipal Reserve pursuant to *The Planning and Development Act, 2007*.
- .4 The Town may acquire and subdivide land for residential purposes where there is a need to expedite land for future expansion.
- .5 Redevelopment and infill residential development will be supported to maximize the use of existing infrastructure and services.

- .6 The Town shall create incentives to clean up old abandoned housing and buildings and disposal of insignificant and dilapidated buildings where needed for infill development.
- .7 Residential building construction will be regulated by the Building Bylaw to ensure a high quality of housing consistent with *The National Building Code of Canada*. The safe construction and maintenance of dwellings, along with the certification of modular homes to meet safety standards, will be enforced.
- .8 Mobile homes shall be accommodated when they can be effectively integrated with other types of dwellings within the Town. Mobile homes will be regulated by the Zoning Bylaw and must meet the requirements of the Canadian Standards Association.
- .9 RTM (ready-to-move) homes and modular housing units are suitable within any residential area if constructed to complement neighbourhood dwellings. These newer forms of pre-fabricated dwellings are required to meet the construction standards of the *National Building Code of Canada*.
- .10 Rental housing options will be encouraged to mitigate the present shortage of rental accommodation.



### 3.3.2 Affordable Housing

- .1 The Town shall support affordable housing by:
  - a. Identifying appropriate locations for its development;
  - b. Assisting in the development review process; and
  - c. Participating in affordable housing projects where appropriate and within financial capabilities.
- .2 The Town will investigate options for cooperative, co-housing, and sweat equity housing models which will enable residents to work toward becoming homeowners.
- .3 Affordable housing will be supported by the Town through investigation of subsidized options or incentives to draw new residents or families to the community.
- .4 The Town will seek opportunities to apply for grants or conditional funding from other orders of government and agencies to support the development of affordable housing.

### 3.3.3 Senior Housing

- .1 The Town will contribute to the provision of affordable senior housing units in the form of townhouses and other multi-unit dwellings through subsidies or incentives.
- .2 Seniors or special needs housing will be located within walking distance of amenities and services in order to provide better access to those with reduced mobility.

### 3.3.4 Multi-family Housing

- .1 Multi-unit dwellings will be encouraged on sites that are considered to be compatible with adjacent residential development, having regard to suitable street and vehicular access and as regulated by the Zoning Bylaw.
- .2 Condominiums, a type of ownership which provide for a number of individually owned units with shared common property, will be encouraged.

- .3 Higher density housing shall be encouraged in order to improve the sustainability of the community and to meet the market demand. Such development shall be appropriately located within proximity to local services, communal open space, and commercial facilities.

#### 3.3.5 Infill Housing

- .1 Redevelopment and infill residential development will be supported to maximize the use of existing infrastructure and services.
- .2 When possible, appropriate consideration shall be given to adaptive re-use of an existing building over new construction.
- .3 Infill and densification will consider scale and character of existing development to ensure compatibility of land use and aesthetic value.

#### 3.3.6 Green (Eco) Housing

- .1 Residential clustering to reduce land use, required infrastructure and exposure to natural elements will be considered in new development and prioritized over conventional options.
- .2 Attention will be given to solar orientation and prevailing winds with regards to placement of new housing and roadways.
- .3 The Town shall encourage new and renovated housing to utilize green technologies in the reduction of housing and energy costs.

#### 3.3.7 Home-Based Business

- .1 Home-based business is an important element in enhancing commercial enterprise and overall economic development in the community, and will be accommodated wherever possible.
- .2 Home-based businesses may be accommodated provided that they are clearly secondary to the principal residential use of the dwelling unit, are compatible with and do not change the character of the surrounding residential area and are not of a size, scale or use that would affect the viability of established commercial areas.
- .3 The Zoning Bylaw shall specify development standards for home-based businesses.
- .4 Home-based businesses will be required to comply with the Building Bylaw and *The National Building Code of Canada*.

#### 3.4 Mixed Use Policies

The ability for residents to live and work in the same space is supported by the Town of Hafford. Numerous citizens are engaged in cottage industries throughout the Town. A number of communities across Saskatchewan and elsewhere have established mixed use policies to address historic and renewed interest for live-work arrangements. Mixed use developments should facilitate the mixing, rather than separation, of land uses – residential, commercial, offices, hotels, public and semi-public, and parks, recreation, and open space – in one distinctive environment.



#### Mixed Use Objectives

- To encourage the creation of distinctive and sustainable environments in which people can live, work, shop, visit, and play
- To encourage varied choices in the location of mixed use developments
- To provide safe, efficient, and convenient vehicular and pedestrian access between the development and the Town
- To ensure that buildings in a mixed use development relate appropriately to surrounding developments and create cohesive, attractive streetscapes
- To promote commercial activities in residential areas by clustering similar activities that are compatible with residential neighborhoods

- .1 A mixed use development should contain two or more significant uses that are mutually supportive.
- .2 Mixed use developments shall be encouraged that include a residential component and allow for sufficient and varied choices in the location of mixed use developments.
- .3 A mixed use development should provide a safe, comfortable, and attractive environment to residents, pedestrians, and customers.
- .4 Developments shall preserve and integrate natural features such as vegetation, trees, topography, streams, and natural drainage patterns.
- .5 Mixed use development shall link into the Town's greenways and trails through either dedication of land, easement or right of way for multi-modal trails.
- .6 New developments shall strive to share parking facilities to lessen the impact of vehicles.
- .7 Development shall promote the assembling of small tracts to form larger, more cohesive parcels to enable well planned and orderly development to occur.
- .8 Existing natural features, as well as the common open space, should be used to create site amenities and provide physical separators and buffers from adjacent development, where needed.

### *3.5 Commercial and Industrial Development Policies*

The Town of Hafford recognizes that a strong economic atmosphere can go a long way for a community and is willing to invest back into its commercial and industrial sectors. The Town is committed to commercial infill along Main Street to keep the most significant area of business and commercial development within the historic Town core. Residential uses presently within the centre of the Town will be given due consideration, though future residential development will not be encouraged. Home-based businesses will act as a supplement to the commercial core, as well as providing opportunities for live-work spaces.

The Town also understands that highway commercial and industrial uses will provide economic diversification and can be done in a sustainable manner. The Town will encourage these uses to operate sustainably and aesthetically. Areas of consideration for future highway commercial or industrial development will be focused along Highway 40 and on the north side of the Town.

#### Commercial and Industrial Objectives

- To promote a teeming and vibrant commercial core
- To facilitate commercial infill where possible
- To maintain the character of Main Street by preserving building facades
- To designate land north of the rail line for light industrial or highway commercial development
- To encourage new industrial and eco-industrial uses by the landfill
- To encourage environmentally friendly practices in industrial areas
- To rehabilitate brownfield lands for redevelopment wherever possible
- To discourage heavy industrial uses which will harm the environment and community
- To support the re-use of the former Intensive Livestock Operation site located west of the Town

#### 3.5.1 Core Commercial

- .1 The Town will promote economic development and competitiveness by providing for an appropriate mix and range of industrial, commercial and institutional uses.
- .2 Land shown as Commercial Core area on the “Future Land Use Concept Plan” (Appendix “A”) identifies the location for future retail and other core commercial uses.
- .3 The Town shall consult with individuals, business owners and organizations to identify initiatives that would encourage businesses and enterprises to locate in the Core Commercial.
- .4 The Town may facilitate development in the Core Commercial area through the purchase or exchange of land, on a case-by-case basis, within the Town’s financial capability.
- .5 Any expansion of the Core Commercial area will be based on maintaining a continuous retail commercial area with regard to existing and adjoining land uses.
- .6 The Core Commercial area will be prioritized as a location for retail activity, professional services, government functions and cultural activities.
- .7 Community facilities around and in the Core Commercial area are supported. These facilities shall aim to complement the commercial uses, serve residential development in the area, and provide a stimulus to bring people to the commercial core day and night.
- .8 The Town will consider redevelopment of residential properties for higher density and seniors’ residential projects within or adjacent to the Core Commercial area.
- .9 Within the Core Commercial area a gradual conversion from low density residential sites to higher density residential and/or commercial uses will be encouraged.
- .10 Any application in this area for rezoning from residential to commercial will be considered.
- .11 Rezoning of commercial areas to residential will not be supported by the Town other than for higher density residential development.
- .12 Approval of a single-detached dwelling development

will be considered by the Town when it replaces an existing one-unit dwelling. Single-detached dwellings located in the core business district will be accommodated as a discretionary use in the Zoning Bylaw.



### 3.5.2 Highway Commercial/Industrial

- .1 The “Future Land Use Concept Plan” (Appendix “A”) identifies the location of future Highway Commercial/Industrial development.
- .2 A wide variety of lot sizes will be provided to ensure the availability of land for a broad range of activities. Highway Commercial/Industrial areas shall be provisioned with adequate infrastructure that can accommodate these developments in a timely, economical and environmentally sustainable manner.
- .3 The infilling of vacant industrial and commercial land or expansion of developed areas will be encouraged.
- .4 The Town will assist the appropriate agencies to identify contaminated sites that may exist in the community and cooperate in the development of appropriate mitigation plans for those sites. Incentives may be considered for redevelopment of brownfield sites so long as the development includes undertaking appropriate environmental assessments.
- .5 Highway Commercial/Industrial development will generally include uses serving the travelling public, require good vehicular access, highway exposure, and be larger sites. Service and retail commercial uses may be accommodated to provide a degree of flexibility as regulated by the Zoning Bylaw.
- .6 Highway Commercial/Industrial development shall be directed to lands readily accessible to existing transportation infrastructure to provide for efficient transportation and shipping operations. Industrial and associated commercial development shall be encouraged to cluster into nodes along established and future transportation interchanges.
- .7 The Town shall support and prioritize “green” industrial and commercial development over conventional options.
- .8 Where necessary, the Town may acquire land for industrial and commercial development through purchase or exchange of lots.
- .9 Residential development shall be discouraged in the Highway Commercial/Industrial area.
- .10 Care shall be taken in situating of industrial uses that normally create very significant land use conflicts with regard to noise, vibration, smoke, dust, odor or potential environmental contamination. Such uses shall be encouraged to find a location that maximizes separation from residential areas and shall be visually screened or otherwise buffered to protect adjacent land uses.
- .11 Use-specific industries that exhibit a potential level of hazard or environmental impact which can only be mitigated through spatial separation shall be located according to the separation distances outlined by the appropriate provincial agencies. Industries considered hazardous due to the transport, handling, bulk storage or use of hazardous materials shall be discouraged.
- .12 New Highway Commercial/Industrial development requiring rezoning of land will be evaluated based on the following factors:
  - a. Consistency with the “Future Land Use Concept Plan” and any other relevant reference maps;
  - b. Site planning and land use compatibility with existing development;
  - c. The capacity of the Town to provide efficient and economical municipal services, at a cost that can be borne by the development;
  - d. Provision for safe movement and integration of vehicular traffic on local streets and with controlled access to the highways;



- e. The site shall have direct and approved access to a major public road system; and
- f. The development shall not have adverse impacts on groundwater.
- .13 To facilitate Highway Commercial/Industrial development, the Town may acquire land for resale or development through purchase or exchange.
- .14 Industrial development areas requiring only rudimentary services may be considered and supported within the Hafford area and in consultation with the RM of Redberry.
- .15 Visual appearance standards shall include landscaping of all Highway Commercial/Industrial development. Landscaping standards shall be provided in the Zoning Bylaw.
- .16 The Town will promote and maintain an aesthetically pleasing Highway Commercial/Industrial district controlled by development guidelines and regulations provided in the Zoning Bylaw.

### 3.6 Community Services Policies

The Town is committed to providing a variety of services to its residents and to working with the neighbouring municipalities, particularly the RM of Redberry, to provide for residents outside of the Town limits as well. The Town believes a range of community services is vital to a prosperous and thriving community. This includes quality health care, emergency services, law enforcement and more.

The Hafford Special Care Centre and Primary Care Site are important to the community as a place to go for regular and consistent medical care. The Town is supportive of renewing the emergency care component of the facility and securing the stable services of a full-time physician and nurse practitioner for the Town and region. The Town expresses concern for the health care of its residents and neighbouring rural residents due to the continual pulling of services in the form of x-ray and medical technicians and other related health care services. Currently ambulance services are provided by MD Ambulance in the nearby Town of Blaine Lake and further away in the City of North Battleford.



The Town sees the value in having strong institutions like the Hafford Central School as well as multi-functioning community facilities such as the Ukrainian Hall and the Hafford & District Communiplex. It is essential that these facilities are properly maintained in order to attract residents and visitors to use them. Inter-municipal agreements are an asset by providing for economy of scale on services. The Town wishes to build upon regional partnerships with neighbouring municipalities and First Nations communities.

#### Community Service Objectives

- To support and encourage continued investment in community services that benefit the Town and surrounding area
- To provide park and outdoor recreation space that meets the diverse needs of the community
- To work cooperatively with neighbouring municipalities, community based organizations and the private sector to deliver a full range of community services and amenities
- To assemble outdoor recreational space and actives together (e.g. ball diamonds, campground and Communiplex)
- To adopt energy efficient practices in community facilities and amenities
- To maintain, celebrate and promote Hafford Central School.
- To ensure the community continues to look out for each other and their children (e.g. active participation in neighbourhood watch)

### 3.6.1 General Community Services

- .1 The Town will work with service delivery agencies, other municipalities, First Nations communities and other jurisdictions by:
  - a. Participating in activities enhancing the delivery of services;
  - b. Assisting in site planning for public service uses;
  - c. Ensuring infrastructure development that supports public service uses;
  - d. Supporting, as appropriate, the joint use of community facilities as a means of providing cost efficient services to the public;
  - e. Accommodating public service development in appropriate locations in the community compatible with existing land use as may be permitted by the Zoning Bylaw; and
  - f. Entering into collaborative inter-municipal or inter-agency agreements.
- .2 Proposed Community Service developments will be evaluated based on their location, site layout and proper vehicular access, the compatibility of land use, and the provision of adequate municipal services.
- .3 The Town will ensure that adequate land and buildings are made available to a full range of institutional, public and community services. The development of institutional, recreation or cultural facilities shall be encouraged to locate where services can be shared or have a joint use.
- .4 The Town will continue to work in partnership with other jurisdictions, First Nations communities and other agencies as a means of providing and sharing services effectively and efficiently.
- .5 The Town will monitor the adequacy of institutional services and strive to recognize and respond to the needs of a growing community. The Town will work with various community groups and organizations to determine these needs and the best methods to provide and maintain needed community facilities for youth, senior and families.
- .6 The Town will consider allocating some of its cash-in-lieu funds from the Dedicated Lands Account for the purposes of assembling and developing recreational land and facilities within the Town.
- .7 The Town will ensure publicly funded developments are safe, accessible to all and are conducive to social interaction by encouraging barrier free access design and other considerations specific to a particular development.
- .8 Neighbourhood-oriented institutional uses such as schools, churches and day care facilities may locate within the area they serve. These uses are allowed in all districts and will not require an amendment to the HCSP.
- .9 The Town will support the assembly of recreational services around the existing Communiplex area including provision for passive and active sport, recreation, camping and related amenities. The Town will investigate the possibility of building a new curling rink.
- .10 The Town will utilize energy efficiency and conservation practices in public buildings and amenities.

### 3.6.2 Emergency Services/Healthcare/Safety

- .1 The Town will continue to participate in regional emergency preparedness planning and pandemic planning.



- .2 Fire fighting requirements will be considered as a part of every rezoning application, subdivision review and servicing agreement.
- .3 The Town supports the re-establishment of 24 hour emergency services and a resident doctor in the primary care centre for the benefit of the region.
- .4 The Town will study options to improve safety in the community by implementing principles of design which enable Crime Prevention through Environmental Design (CPTED) including three key areas targeted for safety improvement: Hudek Ave East, Kinsmen Park and Railway Property.
- .5 The Town will look to improve law enforcement presence in the community to ensure local bylaws around traffic and animals are enforced.

### 3.6.3 Education

- .1 The Town supports the Hafford Central School as a vital facility in the community which is utilized for a variety of local and regional events.
- .2 The Town supports the Hafford Central School's Associated School Program of the United Nations Education Science and Culture Organization as a resource for promoting community sustainability.
- .3 The Town will continue to work cooperatively as a member of the Redberry Lake Biosphere Reserve to promote the Redberry Lake Biosphere Education Centre.



### 3.7 Future Growth and Development Policies

Sustainability is to be a focus for all future development in the Town. Development will work with the land rather than against it, and will be carefully planned and considered to ensure the best quality of life for the community as a whole.

The Town of Hafford is interested in containing future growth and development in a sustainable manner. A Future Growth Boundary has been identified to reflect this goal. The population capacity of the original town boundary was approximately 600 people. The recent purchase by the town of an 80 acre parcel to the south could facilitate population growth of approximately 400 to 700 new residents. A full build out of the subdivision and the infill of existing residential lots would provide for a total population of 1,000 to 1,300 residents. The residents support future growth and development that preserves Hafford's small town character and atmosphere.

The 80 acre subdivision concept designs (Appendix "D"), will provide a sustainable option for living in an off-grid community primarily powered by alternative energy sources located within the subdivision itself or district renewable energy. Hafford is located within the Redberry Lake Biosphere Reserve. The sustainability principles guiding this designation provide the framework for the Town's vision to be a leader in innovative sustainable development. By incorporating best practices in sustainable land development the Town will provide clarity and certainty for developers interested in pioneering new rural standards for subdivisions.

Future Growth and Development Objectives

- To be a leader in sustainable land development practices
- To encourage growth while maintaining a small town feel
- To facilitate opportunities to develop an eco-friendly subdivision
- To properly manage land use, development and subdivision along the rural-urban fringe in order to minimize land use conflict with the RM of Redberry
- To amend the Town’s jurisdictional limits within the Future Growth Boundary based on current and future needs and to provide the orderly development of land uses and services
- To consult with the RM of Redberry on land use matters and development proposals located near the fringe areas of the Town
- To maintain municipal services and prevent associated land use conflicts

3.7.1 Growth

- .1 The community of Hafford will support growth of its population to an upward range of 1000-1300 people in a sustainable manner which does not compromise its small town character.
- .2 The Town shall adopt a Future Growth Boundary to contain the physical footprint and reduce the impact of growth on surrounding areas.
- .3 All future growth in the Town will pay due attention to appropriate energy efficiency and conservation principles and measures where possible.
- .4 A Future Urban Sustainable Ecological Development designation will be applied to lands identified for a new subdivision that will provide:
  - a. Housing options that include low to higher density residential lots with opportunities for senior, special needs, and affordable housing units;
  - b. Mixed use development and support for a live-work lifestyle while promoting local and green business throughout the community;
  - c. Green space in the heart of the subdivision that provides public open space with linkages to Redberry Lake;
  - d. Community space created adjacent to the existing Communiplex to provide an amenity hub and serves to attract a variety of people for a range of formal and informal programming and services;
  - e. A modified grid system with extensions from existing road infrastructure and developed through non-conventional design and materials. Designated bike lanes and green walking trails promote means of active transportation, and a central greenway will link to the downtown; and
  - f. A district energy system utilizing solar and wind energy with potential for off-the-grid opportunities. A wide range of opportunities will exist for sustainable and efficient living.



### 3.7.2 Annexation

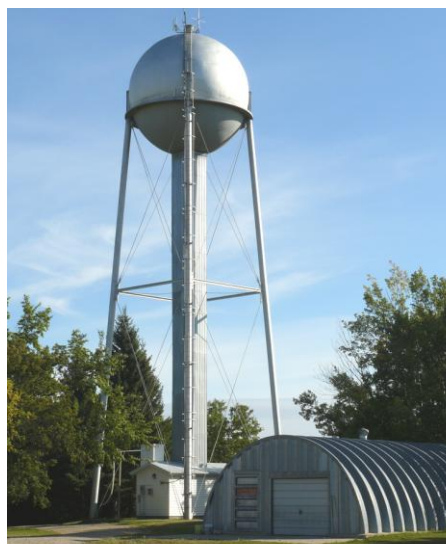
- .1 The periodic need for urban expansion through the annexation process should be logical and consistent with the policies of this Plan. Annexation shall be undertaken in a positive, orderly, timely and agreed-upon process where there is a clear and present need and development is expected to occur within a five (5) year period.
- .2 Where it is necessary to expand the boundaries of the Town, expansion should be well-integrated with the existing community structure and directed away from large acreages of prime farmland and livestock operations.
- .3 In the event of annexation where land is not currently serviced, the Town may enter into an agreement to compensate the Rural Municipality for the existing municipal portion of property taxes.

### 3.8 Public Works Policies

The Town sees a priority in the proper and adequate maintenance of public works. The water systems in the town are approaching capacity. The Town is committed to providing these services to the community in a safe and sustainable manner through investigating new and innovative green options and exploring funding for such.

Providing a safe supply of potable water is essential. The Town understands that protection and conservation of source water is crucial to the health and wellbeing of its citizens and the environment.

The Town currently utilizes groundwater as its drinking sources and receives its raw water from wells. Town Council understands that water conservation measures to increase the efficiency of the system and extend the period of expansion is crucial. Current water mains were constructed of concrete and remain in good condition.



Solid waste collection is provided by private contract.

Some recycling initiatives are being implemented in terms of a local collection depot and a waste transfer site. The Town is supportive of working toward a regional waste and recycling facility.

The stormwater is collected through a combination of catchment basins and drainage ditches depending on the area of Town. The Town is interested in exploring options for the collection of stormwater as part of an overall water resource and conservation strategy (e.g. brown water for watering or cooling).

Gas, power and communication facilities are established in the community. The cellular tower located in the 80 acre parcel south of Town will need to be moved to accommodate future growth plans.

Roads and sidewalks are aging and range from poor to adequate quality. Roads are a mix of asphalt and gravel. The Town has recently completed an inventory on the condition of their roads and sidewalks. The Town understands that it needs to repair, upgrade or replace sidewalk and roadways in some locations and is exploring the use of alternative methods and materials.



Snow removal is managed primarily by the Town. There is potential to cooperate with the RM of Redberry and Department of Highways to improve snow removal.

#### Public Works Objectives

- To provide for orderly development of municipal and provincial utility infrastructure in conformance with local land use policies and environmental regulations
- To maintain appropriate service level of all utilities in order to ensure that the potential for infill and growth is not adversely affected
- To provide an acceptable level of recycling, solid waste collection and disposal that is economical and environmentally progressive
- To maintain and upgrade the community cable channel as a means of informing and dialoguing with citizens
- To partner with the other levels of government in funding infrastructure renewal and expansion
- To maintain attractive residential, commercial and industrial areas including roads, sidewalks, sewers and water

### 3.8.1 Maintenance

- .1 The Town shall ensure proper maintenance and upkeep of public works, sewers, sidewalks, streets, maintenance yards and other public utilities.
- .2 The Town will undertake programs to complete paving of the street systems, subject to approval of the local improvement programs by the property owners.
- .3 The Town shall investigate options to provide timely snow removal services.
- .4 The community supports the maintenance of back lanes with regards to ensure access is provided.

### 3.8.2 Water and Sewer

- .1 The Town will ensure source water is protected from contamination and overconsumption.
- .2 The planning, phasing, and development of water and sewer services will be based on:
  - a. Conformance with environmental regulations;
  - b. The demand for services and the need for upgrading;
  - c. The financial resources of the Town of Hafford;
  - d. The logical extension of existing services; and
  - e. Growth trends.
- .3 The Town will promote the use of efficient, low-flow water fixtures through potential incentives or rebates.
- .4 The Town will explore the requirement of water meters for residential and commercial buildings to move towards real cost pricing of water and reduce water consumption.
- .5 The treatment and re-use of grey water will be encouraged to conserve and reduce water consumption.
- .6 The Town will work to educate residents and visitors on water and natural resource conservation to reduce over-consumption and reduce pressure on existing water infrastructure.
- .7 The Town will investigate water quality on a regular basis to ensure that potable water is healthy and free of contaminants.
- .8 All subdivision or development within new areas will require a stormwater drainage analysis in order to determine the need for stormwater retention areas which replicate natural processes including stormwater retention ponds and vegetated areas where there is poor drainage.

- .9 Stormwater capture integrated in the road and trail network with utilization of permeable materials and limited road cover will be encouraged.

### 3.8.3 Solid Waste

- .1 The Town will investigate the cost/benefit of recycling and other waste management reduction programs, including waste sorting and blue boxes.
- .2 The Town shall participate in a regional waste commission to investigate the potential for a new regional landfill in order to reduce groundwater pollution and improve the streaming of waste.
- .3 The Town shall develop demolition salvage policies that encourage the re-use of building materials.
- .4 The Town will work with organizations, agencies and adjacent municipalities in providing and enhancing effective waste management and environmental protection. The Town will support the proper management and safe disposal of domestic sewage, solid and industrial wastes.
- .5 Increasing public awareness of conservation, recycling, reduction and re-use of waste through communication and cooperation with residents is viewed as being important to the community.



### 3.8.4 Utilities

- .1 Within the established part of Town, utility services will be available.
- .2 Within future growth areas connection to district renewable energy systems will be considered in place of standard utility service connections.
- .3 The Town will cooperate with neighbouring municipalities, regional, provincial and private agencies to provide utility services.
- .4 For the subdivision of private land, the proponent will generally be responsible for all costs associated with providing municipal utility services negotiated through a servicing agreement.
- .5 The Town will encourage balanced development that effectively utilizes existing utility infrastructure for infill development while exploring new types of renewable utility systems to accommodate future land development.

## 3.9 Ecological Resources Policies

The Town values its role as part of a wider ecological area that includes the Redberry Lake Biosphere Reserve. It recognizes that its choice of development patterns can have an effect on the larger ecological system. Conversely, the Town understands that ecological changes can also have implications on the Town.

The Town is committed to being a steward of ecological resources. Managing local environmental resources that include bird and wildlife habitat and migration, trees and natural vegetation, agricultural lands, the local watershed and biodiversity are important in protecting the local environment.

The Town of Hafford is committed to environmental leadership to conserve, protect, and improve the environment for the benefit of present and future generations of Hafford and the region.

#### Ecological Resources Objectives

- To continue participating in the internationally renowned Redberry Lake Biosphere Reserve to seek to be a leader of ecological best practices.
- To commit to reducing its ecological footprint at the individual, community and regional level
- To actively engage the community in water protection and conservation practices
- To renew traditional ecological approaches to retain and sustain biodiversity e.g. growing a garden, collecting rain water and re-using water, composting, and supporting local food production

- .1 Biodiversity will be supported through native plantings including trees, shrubs and other vegetation.
- .2 A healthy stock of urban trees will be maintained by mitigating the transmission of diseases affecting trees in the community.
- .3 The removal of mature trees and vegetation will be discouraged and excessive removal will require new planting.
- .4 Native, drought-tolerant plant species shall be abundant throughout the community.
- .5 Natural methods of storm retention and drainage will be utilized to the fullest extent possible.
- .6 Future development will consider ecological design considerations and practices regarding water minimization.
- .7 Buffer strips should be maintained adjacent to water bodies. Wetlands within the Town limit shall be preserved, whenever possible, for the benefit they serve as catchment basins for drainage.
- .8 Lands in the Future Urban Sustainable Ecological Development (FUSED) area that are prone to drainage issues, slope instability, and slumping will be identified based upon historical information.
- .9 Future development will include xeriscaping practices that reduce the use of invasive non-organic pesticides and herbicides.
- .10 Maintenance methods which conserve water will be encouraged such as xeriscaping or the use of grey water.
- .11 The Town supports watershed protection as part of the Redberry Lake Biosphere Reserve and wider North Saskatchewan Watershed Region.
- .12 Identified wetland areas within the Town limit will be protected, enhanced, and integrated with recreational use and open space development where applicable.
- .13 Future development will not alter the configuration of natural areas within the Town limit other than by the addition of appropriate structures to enhance the use of the site (such as walkways, pedestrian bridges, boardwalks and retaining walls).
- .14 All future development and future subdivision plans will be required to submit a drainage plan as part of the proposal.
- .15 The Town will work with organizations, agencies and neighbouring municipalities in providing and enhancing environmental protection.



### 3.10 Green Space Policies

The Town considers green space to be an integral part of a sustainable community. Continuous green space that links a network of parks, community services, businesses and natural areas for the enjoyment of all is a priority. The Town will promote the creation and beautification of gathering spaces which attract residents to public spaces and act as a means of increasing social cohesion and community spirit. A map of pedestrian orientated parks and recreation is provided in Appendix "C".

#### Green Space Objectives

- To ensure there is a regular system of maintenance to keep parks and public spaces attractive and utilized by programming for all ages and user types
- To pay attention to urban design which promotes welcoming and beautiful streetscapes
- To maintain significant open green space in the community for informal activities, gatherings and recreation
- To minimize the removal of natural green spaces in new development

- .1 Throughout the community, linked green/open space systems will be developed to provide well connected, strategically located, highly visible and safe corridors.
- .2 Utilization of green space will be considered and created in ways such as community gardens and tree nurseries to encourage stewardship and community involvement.
- .3 New and existing green spaces in the community will be connected through a network of accessible, multi-use trails for better access.
- .4 The Town will maintain and improve park, playground, community entranceways, monuments and open space development.
- .5 Land dedication shall complement areas that provide open space recreational opportunities and development of integrated trail systems and continuous pedestrian linkages.
- .6 Subdivision applicants will be required to dedicate the full amount of Municipal Reserve owing in the forms provided for in *The Planning and Development Act, 2007*.
- .7 Strategies will be developed for the conservation of water and energy in maintaining parks and open spaces, including, but not limited to: hard landscaping, xeriscaping and controlled water techniques to reduce water consumption, indigenous vegetation and drought-resistant trees and the dedication of land in natural low areas and drainage swales.



### 3.11 Transportation Policies

The Town of Hafford is dedicated to providing a wide range of transportation options, with opportunities for the community to become largely pedestrian. A focus will be the creation and utilization of a network of multi-use trails for all seasons and people of all abilities. It is also a consideration of the community to create a multi-use trail from the Town to Redberry Lake as an eco-tourism corridor. The Town is interested in seeing an emphasis on safety and security within the community with regards to vehicular traffic. A reference map of transportation networks within the community is provided in Appendix "C".

The Town is interested in investigating options to have parking for large trucks or agricultural equipment located in the north of Town along Highway 40.

#### Transportation Objectives

- To ensure the safety of people when crossings streets and the highway
- To advocate for an accessible trail that can be linked to Redberry Lake and accommodates bikes, scooters, golf carts and other alternative forms of transportation
- To create a system of multi-use accessible trails along linked green and open space
- To encourage alternative modes of transportation, reduce local vehicular use and increase car pools
- To have a designated area north of Highway 40 for semi trucks, agriculture implements and other large transport vehicles
- To rejuvenate or provide new options for utilization of the rail line right of way

#### 3.11.1 Vehicular

- .1 Street classification of local, arterial and collector streets should be established in order to promote orderly, safe and efficient street systems. Control of access points and/or provision of service roads may be required in some instances.
- .2 Entrances and access points in key locations shall be emphasized to establish a sense of place and safety.
- .3 New roads will be planned and constructed with regard to land use and provision of suitable access. The Town will acquire property for road right-of-ways through dedication or an agreement for purchase at the time of development or redevelopment of property.
- .4 New subdivisions will be required to enter into a subdivision servicing agreement and all roads and sidewalk construction must meet requirements. Any future subdivision shall provide for the general alignment of road networks identified in any adopted concept plan.
- .5 Developments will ensure safe access and egress from adjacent roadways without disrupting their transportation function by locating on service roads, municipal streets or at existing intersections.
- .6 The Town will cooperate with provincial and other municipal governments aiming toward creation of a traffic corridor to better connect the community to the cities of Saskatoon, North Battleford and Prince Albert.



#### 3.11.2 Agricultural Transport

- .1 The Town will investigate the potential for screened heavy machinery parking to exist north of Highway 40 for short-term storage and parking.
- .2 Any temporary or permanent storage of agricultural equipment shall be considered a discretionary use and will be determined on a case-by-case basis.

#### 3.11.3 Rail

- .1 The Town will support the re-introduction of regular rail traffic through the community.

- .2 The Town will investigate options to improve aesthetic appeal and public safety and security along the rail line and right-of-way.
- .3 The Town shall support multi-modal trails along the rail line right-of-way in the community and to Redberry Lake.

3.11.4 Active Transportation

- .1 Develop a network of multi-use trails which are designed to promote mobility and connectivity.
- .2 All new development in the Future Urban Sustainable Ecological Development area should provide rights-of-way of sufficient width to accommodate a multi-modal trail.

3.12 Community Economic Development and Tourism Policies

Hafford has a number of local attractions that draw people to it in addition to its close proximity to Redberry Lake. Unique features such as its designation as a world Biosphere Reserve, Ukrainian street signs, natural wonders such as the nearby Crooked Trees, and historic churches have made the Town of Hafford attractive to visitors at an international scale.

The Town of Hafford has a good range of businesses and services to support the residents of the Town and neighbouring communities. It includes key amenities such as a grocery store, service stations, Bed and Breakfast lodging, restaurants, a Credit Union, an insurance broker, furniture manufacturer, and a number of known crafts shops and other small businesses. Hafford has strong community amenities that include a Special Care and Primary Health Care Unit, an RCMP officer residence, and a regional Communiplex that includes a hockey rink and hall facility.



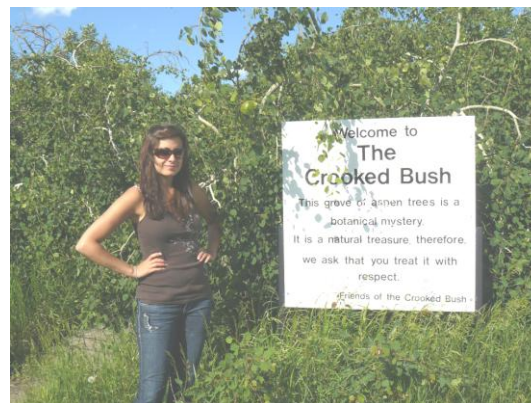
Residents and businesses alike have voiced the need for local and regional support to enhance marketing and promotional opportunities. Development of locally-based programs for skills development and retention is also viewed as important to sustaining Hafford as a community in which to live, work and play. As the closest urban centre to Redberry Lake, the core of the Biosphere Reserve, Hafford is uniquely positioned to be a regional hub of goods and services.

Community Economic Development and Tourism Objectives

- To establish attractions and themes that build on the eco-theme of the Redberry Lake Biosphere Reserve
- To maintain and expand local based celebrations and events including the Polka Fest, Winterama and Summer Sizzle
- To work with neighbourhood communities to promote events, initiatives and amenities
- To provide incentives and a welcome environment for the establishment of specialty shops that promote locally grown and made products
- To establish a farmers’ market and promote local products
- To advocate for green and local businesses
- To continue participating in the Communities in Bloom program

3.12.1 Community Economic Development

- .1 The Town will ensure an adequate supply of lands is available to sustain a variety of economic development activities.
- .2 The Town will support incentives for local or green businesses including greenhouses intending to settle in Hafford.
- .3 The Town will establish a standing committee on expanding community economic development and tourism opportunities.
- .4 The Town will work with the North West Enterprise Region to identify and develop local and regional business opportunities and supporting infrastructure.
- .5 The Town will participate as a member of the Redberry Lake Biosphere Reserve to establish a regional ecological goods and services trading area.
- .6 The Town will encourage and support the establishment of a farmers’ and local arts market to occur seasonally and to encourage support for local producers as an element of community sustainability.



3.12.2 Tourism

- .1 The Town will work with local and regional stakeholders to build on Hafford’s motto as ‘A Natural Place to Visit’ by encouraging conservation as a theme for the community.
- .2 The Town will support the development of eco-tourism and eco-themed events.
- .3 The preservation of present cultures and traditions through festivals, dances and other events will be seen as vital to the community and shall be maintained and enhanced when opportunities arise.
- .4 The Town will utilize its communication networks including a municipal operated cable network to encourage residents to be involved and volunteer in culture, tourism and sport within and around the community.
- .5 The construction of a motel for social functions and increased visitor lodging will be a priority to bring more visitors to Hafford.
- .6 The Town will work with neighbouring communities on joint events and promotions for the benefit of the region as a whole.
- .7 The development of a multi-use corridor from the Town to Redberry Lake will include elements of cultural innovation, with stories of history and sustainability.
- .8 Signage throughout the Town and on the highway will be enhanced as a means of self and regional promotion.

3.13 Heritage and Cultural Resources Policies

The history, heritage and culture of the Town of Hafford are vital to the present character of the community. The historic Ukrainian Orthodox and Ukrainian Greek Catholic Church are viewed as significant anchors of the Town’s west and east sides respectively. The Ukrainian Hall located near the downtown is understood to be a vital civic gathering place. The hotel on Main Street and the overall historic façade of the downtown are seen as



unique drawing cards for tourists and locals alike. Bilingual street signs are recognized as an international tourism draw. The Millennium Park is also viewed as a significant historical marker. Where possible, adaptive re-use of a number of private and public dwellings is understood to be in keeping with sustainability principles - culturally, socially, economically and environmentally.

The community understands the value of natural heritage elements in the region, including Redberry Lake and Crooked Trees. Intangible heritage is also viewed by its residents as crucial in the 'telling of the story' of Hafford through song, story and dance. The Town is interested in pursuing a heritage strategy that includes the preservation of both its tangible and intangible heritage.

The community is recognized for honouring both its cultural traditions and cultural diversity. Programming and events include a mix of traditional festivals such as the Polka Festival along with support for new festivals such as the recently developed Summer Sizzle. A good quality of life is strongly correlated with the Town and surrounding area's heritage and cultural elements. Raising a family and being part of the community where cultural opportunities are valued and honoured is seen as essential to the Town's success of retaining many key services and goods that are escaping other rural places.

#### Heritage and Cultural Resources Objectives

- To promote Hafford's unique heritage and cultural background which provides an opportunity to create a context where cultural and heritage resources continue to be valued, promoted and conserved
- To be responsible stewards of heritage resources ensuring a balance between urban development and heritage conservation
- To maintain the Main Street facade including the historic hotel on the corner as part of retaining the small town feel
- To ensure an inventory of buildings that include historic churches, halls and landmarks is undertaken
- To prioritize projects which promote local interest in Hafford's culture, heritage attributes and identity

- .1 The Town will work with the Provincial Heritage Resources Branch and other agencies to develop a local catalogue and criteria for local heritage buildings, sites, landmarks and districts utilizing the Parks Canada Historic Guidelines and Standards.
- .2 The Town will move forward where criteria is met, for the designation of respective building, sites, and districts either municipally, or where applicable, provincially, nationally and internationally.
- .3 The Town will demonstrate the appropriate use and treatment of properties designated through the *Municipal Heritage Property Act*, under the terms of *The Heritage Property Act*.
- .4 The Town will ensure existing heritage resources are protected from incompatible or potentially incompatible land uses which may threaten their integrity or operation.
- .5 The Town will investigate and develop a program of





- incentives, designations, heritage preservation, as well as financial and human resources.
- .6 The Town will support the development of a regional Heritage and Cultural Plan that becomes part of the integrated regional plan for the Redberry Lake Biosphere Reserve.
  - .7 The Town will cooperate with community stakeholders to identify and continually assess the significance of historic, cultural sites and special areas within Hafford. The Town will encourage partnerships among community interest groups and businesses to promote the Town's cultural assets throughout the region.
  - .8 The Town will work with community partners and agencies to educate the community of Hafford and district about the value of heritage.
  - .9 The Town will ensure development enhances the cultural well-being of residents through continuing support for art and culture programs.
  - .10 There will be a recognition that while cultural preservation is important, cultural diversity is also integral to the growth of the community. All cultures will be seen as equal and welcome.

### *3.14 Regional and Inter-Municipal Cooperation Policies*

The Town is an active leader in the on-going development and sustainability of the Redberry Lake Biosphere Reserve (RLBR). This designation recognizes that the Redberry Lake watershed area is unique in its biodiversity, opportunities for research and education, and ability to develop in an economically sustainable manner. As part of this commitment to regional sustainability the Town is working with a number of neighbouring municipalities and First Nation communities with support from the North West Enterprise Region on developing a comprehensive regional plan (District Plan) that will integrate local and regional plans and initiatives into a common framework.



The Town also understands the benefits of working with its neighbouring Rural Municipality of Redberry No. 435 and other municipalities located nearby on joint initiatives and service agreements to ensure balanced and integrated distribution of goods and services. There is a need to encourage orderly and timely development where municipality boundaries meet to ensure that all future development potential or servicing needs are not compromised and that boundaries can be altered if required to address these needs. A number of formal and informal agreements are in place with the RM of Redberry, through the wider RLBR, and participation as a municipality that is part of the Province's North West Enterprise Region for the efficient and effective delivery of goods and services and support.

#### Regional and Inter-Municipal Cooperation Objectives

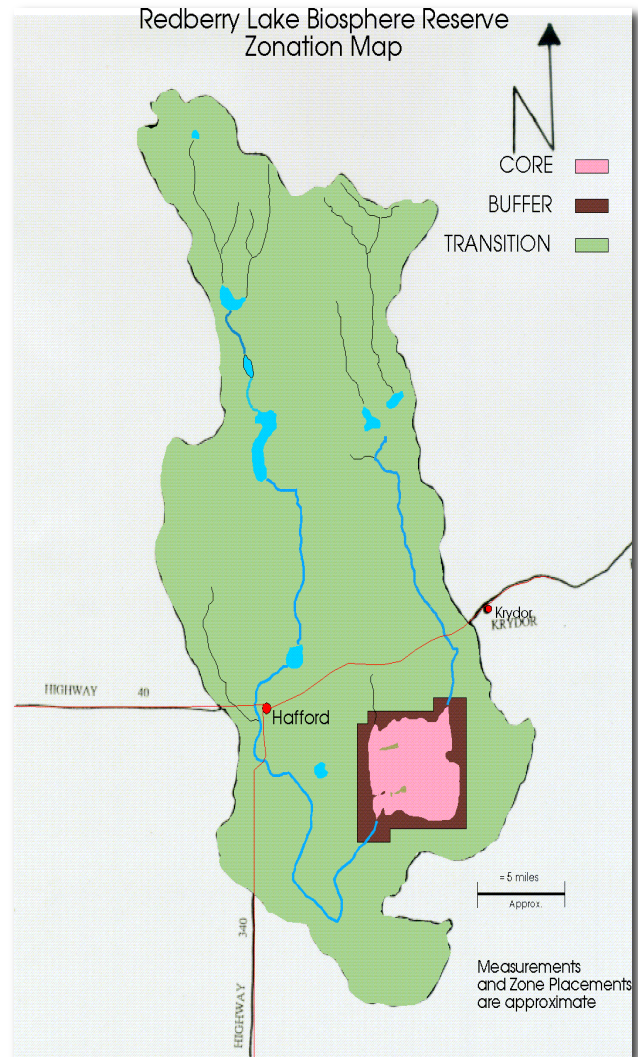
- To recognize the importance of capacity-building and involvement of all rural, urban and First Nation communities in the Redberry Lake Biosphere Reserve and wider North West Enterprise Region
- To support an integrated district planning framework within which the HCSP will be incorporated
- To advocate for regional partners to be a leader of sustainable development
- To ensure land uses are consistent and compatible with each other within a regional watershed
- To work with the region in developing inter-municipal green infrastructure which encourages renewable energy sources and recycling
- To retain the emphasis on agriculture and agri-industrial development such as value-added processing

3.14.1 Regional Cooperation

- .1 The Town will continue to liaise with municipalities who are members of the Redberry Lake Biosphere Reserve, the RM of Redberry No. 435 and other adjacent municipalities and First Nations with regards to matters of land use planning and development.
- .2 The Town shall pursue partnerships with the municipalities within the Redberry Lake Biosphere Reserve Regional Planning area to minimize potential land use conflicts for existing and proposed uses on undeveloped lands in the region.
- .3 The HCSP will be incorporated into the larger RLBR regional (district) plan that is being produced.

3.14.2 Inter-Municipal Cooperation

- .1 The Town shall pursue inter-municipal agreements to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and comprehensive approach should be used when dealing with inter-municipal planning matters including:
  - a. Managing and/or promoting growth and development;
  - b. Managing natural heritage, water, agricultural, mineral, tourism, cultural, heritage and archaeological resources;
  - c. Infrastructure, public service facilities, energy generation, and waste management systems;
  - d. Ecosystem, shoreline and watershed related issues;
  - e. Natural and human-made hazards; and
  - f. Population, housing and employment projections, based on regional market areas.
- .2 The Town shall promote inter-municipal cooperation and public/private sector initiatives that focus on a cooperative approach to providing cost efficient services that optimize financial and infrastructure resources.
- .3 Referrals from the RM of Redberry respecting development proposals on nearby rural municipal lands will be evaluated based on the following guidelines:
  - a. The potential for land use conflict and compatibility with adjacent municipal development or planned development;
  - b. The impact on future land use; and
  - c. The effect on municipal services and inter-municipal agreements for services to the rural area.



## Section 4: Plan Implementation

The HCSP is a long-term document and, as such, the vision as set forth in this document will take many years to achieve. This has particular implications for Town Council and Administration when applying the HCSP's policies in day-to-day decision-making processes. These decisions will be influenced by many factors, including:

- The need to consider both local area and municipality-wide implications with respect to any given proposal;
- The overall merits of a plan or proposal;
- The availability of human and financial resources;
- The existing municipal infrastructure and the availability/capacity of municipal services;
- Specific local conditions relating to the physical, social and economic impact of a particular development;
- The impact on environmentally sensitive areas;
- The need to minimize disruptions to existing areas; and
- Market conditions and changing growth dynamics.

The decision-making process must be flexible and remain open to emerging opportunities and changing conditions. However, at the same time, if the objectives and policies of the HCSP are to be realized in the years to come, it is important that long-term considerations become a key component in the planning and decision-making process. The HCSP is not to be utilized as a regulatory instrument to enforce the specific requirements of a development application, which is the purpose of a Zoning Bylaw. The policies and community values included in the HCSP are intended to provide guidance and direction in the evaluation of applications, and are not to be used to prescribe site-specific land use and/or design solutions.

### *4.1 Definitions*

The definitions contained in the Town of Hafford Zoning Bylaw shall apply to this Official Community Plan, referred to as the HCSP.

### *4.2 Zoning Bylaw*

The zoning controls and development standards to complement the HCSP are contained in the Zoning Bylaw of the Town of Hafford. The Town of Hafford's Zoning Bylaw is one of the most important tools for implementing the policies of the HCSP. The Zoning Bylaw establishes permitted densities, area requirements, design guidelines and standards, and general rules for development. The Zoning Bylaw is essential to define the pattern of land use and development as well as meeting community design objectives.

- .1 In conjunction with the HCSP, the Zoning Bylaw will control the use of land. The Zoning Bylaw will establish and prescribe uses for zoning districts and regulations and incorporate flexible zoning techniques. The Zoning Bylaw and amendments thereto, adopted in accordance with the provisions of the HCSP, shall provide for the regulation and control of the major land use types, all sub-categories and transitional uses, in conformity with the development patterns and policies of the HCSP.
- .2 The Zoning Bylaw shall provide clarity and certainty relative to the implementation of future land uses. Amendments to zoning regulations and requests for rezoning shall be considered in accordance with the provisions of the HCSP, as well as the following principles:

- a. Zoning is intended to foster a more rational pattern of relationships between residential, business, industrial and open space areas; and
- b. Zoning is intended to protect residential, business, industrial and open space areas alike from harmful encroachments by incompatible uses.

*4.3 Zoning Designations*

The objective of each zoning district contained in the Zoning Bylaw is described below:

Zoning District	Objective
R1 - Residential District	to provide for residential development comprised of primarily single-detached dwellings.
R2 – Multiple Dwelling Residential District	to provide an area for a broader range of residential development from single-detached, semi-detached and townhouses.
CC - Commercial Core District	to provide a concentrated area for retail commercial uses, offices, financial institutions, personal services, restaurants, hotels, as well as some cultural and recreational facilities. The uses allowed in this district will generally require smaller sites as compared with highway commercial uses.
HC/I – Highway Commercial/Industrial District	to provide for the development of commercial or industrial uses which require medium to large sites or good vehicular access and visibility to a highway or major arterial street. To provide flexibility, some commercial servicing uses may be allowed at the discretion of Council.
CS - Community Service District	to provide for and guide development of institutional, recreational, and other community service uses that are compatible with residential, commercial and industrial uses.
MU – Mixed Use District	to provide a mix of land uses including residential, commercial and community services, either vertically in the same building or horizontally adjacent.
FUSED – Future Urban Sustainable Ecological Development	future development in this district will take considerations of environmentally sustainable development and housing design. Subdivision will not be permitted except for those uses that may be allowed in the district as established by the Zoning Bylaw.

*4.4 Contract Zoning*

For purposes of accommodating a rezoning for unique development situations, Council may consider entering into rezoning agreements, pursuant to contract zoning provisions of *The Planning and Development Act, 2007*, for site specific development based on the following guidelines:

- The rezoning to permit the development will not unduly conflict with adjacent land uses that are legally permitted uses within the proposed or adjacent zoning district;
- The rezoning will be used to allow a specific use or range of uses contained within the zoning district to which the land is being rezoned; and

- The development or redevelopment of the site for the specific use will be of benefit to the immediate area and the municipality as a whole.

#### *4.5 Minor Variances to the Zoning Bylaw*

Council will allow for minor variances to the Zoning Bylaw as a means of providing flexibility in the administration of the bylaw and as a way of providing timely development decisions. The Zoning Bylaw will identify how the site standards may be varied. The Zoning Bylaw will also establish a procedure for processing and recording of minor variance applications.

#### *4.6 Subdivision and Concept Plans and Phasing of Development*

- .1 The Town directs the subdivision of land through the HCSP and Zoning Bylaw. Subdivision will be supported where it meets the requirements of the HCSP and Zoning Bylaw. Council will apply these tools to guide subdivision and lot design, street layout, location of Municipal Reserve and other dedicated lands, as well as exercise control over utility easements and leases.
- .2 Concept plans will be used to:
  - a. Provide preliminary plans for proposed development;
  - b. Guide the phasing of development;
  - c. Identify street and lot layouts;
  - d. Identify land uses and density of development;
  - e. Determine any school site and park shape and location; and
  - f. Determine the location and design of parks and pathways.
- .3 Development will proceed at a rate which meets residential, commercial and industrial land requirements. This will involve phased development that:
  - a. Occurs in an efficient and cost-effective manner, taking into consideration the Town's capital works program and financial capability;
  - b. Ensures a choice of location for building sites;
  - c. Is orderly and geographically continuous; and
  - d. Provides sufficient land so that market demands for land are met.
- .4 Whether there is a concept plan or not, Council may use a holding zone FUSED symbol to identify the zoning districts associated with future phases of development. Before removal of the FUSED symbol to allow the next phase of development, Council will consider:
  - a. The degree of completion of the previous phase;
  - b. The construction of necessary off-site infrastructure;
  - c. The completion of specified items in a servicing agreement; and
  - d. The current demand for the new development.

#### *4.7 Rezoning of Land*

- .1 Council will consider the following factors when dealing with applications to rezone, subdivide, and develop land:
  - a. Conformance with this Plan;
  - b. Suitability of the site for the proposed development;
  - c. Compatibility of existing adjacent land use;
  - d. Provision of dedicated lands as may be required for subdivision;
  - e. The Town's financial capability to support the development;
  - f. The adequate provision and timing of development of municipal services;
  - g. The completion of a servicing agreement for onsite and off-site services; and
  - h. The degree to which the proposed development will be environmentally sustainable.

#### 4.8 Servicing Agreement

- .1 Where Council requires a Servicing Agreement, the Agreement becomes a condition of approval of a subdivision by the approving authority. The Agreement will ensure that municipal standards are met for capital works and ensure that such infrastructure development costs are borne by the developer and his/her customers. A Servicing Agreement will be required unless there are no services or off-site levies required for a subdivision. Council may consider a general municipal share in the cost of off-site infrastructure where the improvement is designed to serve more than the subject subdivision.
- .2 Where a subdivision of land requires the installation or improvement of municipal services such as sewer lines, streets or sidewalks within the subdivision, the developer will be required to enter into a Servicing Agreement with the Town to cover the costs of improvements or upgrading of off-site services. Council will, by resolution, establish the standards and requirements for such agreements and charges, including the posting of performance bonds or letters of credit.
- .3 The Town will arrange to undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of off-site servicing charges.

#### 4.9 Development Levies and Agreements

- .1 Council may provide for a Development Levy Bylaw as specified in *The Planning and Development Act, 2007* where a development is proposed that is of a greater density and requires the capital upgrading of services beyond those originally provide for in the subdivision of the land, Council may by Bylaw, provide for the recovery of those capital costs.
- .2 Council may adopt a Bylaw that specifies the circumstances when these direct or indirect levies will apply to the development based on the additional capital costs for services created by that development. The Bylaw will contain a schedule of the unit costs to be applied. Before adopting the Bylaw, Council will undertake studies necessary to define the benefiting areas and the unit costs associated with required capital upgrading of off-site services. The studies will be used to determine a fair level of development levy charges in relation to the subdivision fees.

#### 4.10 Building Bylaw

- .1 In accordance with *The Uniform Building and Accessibility Standards Act*, the Town will ensure that building construction is regulated so that new construction is physically acceptable to the community. The Building Bylaw will control the minimum standard of construction through the issuance of building permits.

#### 4.11 Land Acquisition

- .1 In accordance with *The Municipalities Act*, the Town may purchase land for urban development. In this regard, the Town may consider the purchase of land for subdivision or development to:
  - a. Facilitate urban development including public facilities;
  - b. Provide affordable housing; and
  - c. Facilitate the relocation of non-conforming uses.
- .2 The Town will support the coordination of a growth strategy with surrounding municipalities that includes procedures for land annexation, in a manner that promotes regional economic development and smart growth principles.
- .3 The Town will develop detailed regulations in the Zoning Bylaw for subdivision development, thereby allowing the opportunity for private owners to pursue subdivision development in accordance with the HCSP.

*4.12 Capital Works Program*

In accordance with *The Municipalities Act*, Council will prepare a capital works plan that will be coordinated with policies of the HCSP as an Official Community Plan to ensure the effective and efficient control of development and public spending.

*4.13 Monitoring and Amendment*

The HCSP is visionary in its identification of long-term community objectives. It is also a living document that can be amended to meet changing circumstances, unforeseen problems, and policies that are not having the anticipated effect. For these and other reasons, it is essential to monitor the 'performance' of the HCSP and to amend it if required to keep it current and effective. The Sustainability Indicators and corresponding Performance Goals/Aims as noted in Appendix "E" will serve as long-term measures for the progress of the community. They will require monitoring on a regular basis.

**Section 5: Adoption of Official Community Plan (HCSP)**

Adoption of this Official Community Plan by the Town of Hafford will give it the force of law. Once adopted, no development or land use change may be carried out within the area affected by the Official Community Plan that is inconsistent or at variance with the proposals or policies set out in the Official Community Plan.

By setting out goals, objectives, and policies, the Official Community Plan will provide guidance for the Town in making decisions regarding land use, zoning, servicing extension, subdivisions and development in general. These decisions must be made in conformity with the stated objectives and policies to ensure that the goals for the future development of the Municipality will be achieved.

The application of the Official Community Plan policies is illustrated in the “Future Land Use Concept Plan” contained in Appendix “A”. This Plan is intended to illustrate the locations of the major land use designations within the Town of Hafford. This “map” should not be interpreted in isolation without consideration of the balance of the Official Community Plan. The land use designations have been determined by a number of factors including existing patterns of land use, projected land needs, resource areas, natural attributes and human-made features.

The HCSP as an Official Community Plan will be implemented, in part, by the development-related decisions that will be made in the future; however, the two most important tools available for guiding the future development of the Municipality are the Zoning Bylaw and the subdivision process, including associated agreements. The suggested Indicators and Action Plan Template also provides a complementary tool to these processes.

**Ministerial Approval**

This Bylaw is adopted pursuant to *The Planning and Development Act, 2007*, and shall come into force on the date of final approval by the Minister of Municipal Affairs.

**Council Readings and Adoption**

Read a first time this 9<sup>th</sup> day of November, 2010

Read a second time this 14<sup>th</sup> day of December, 2010

Read a third time this 14<sup>th</sup> day of December, 2010

Adoption of Bylaw this 14<sup>th</sup> day of December, 2010

MAYOR

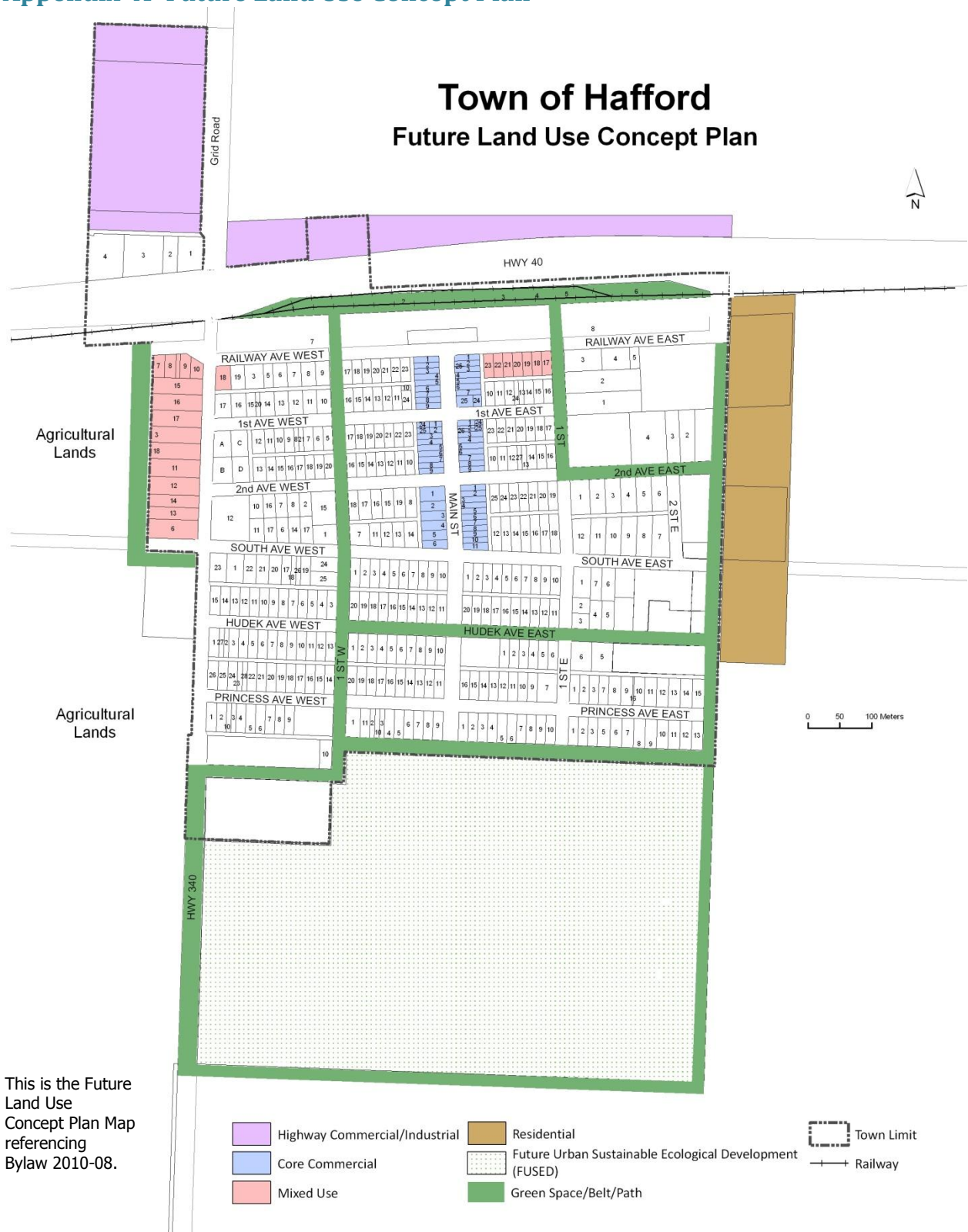
ADMINISTRATOR

Kelley D. Moore, MCIP

Lenore Swystun, MA, Provisional Member, CIP



Appendix "A" Future Land Use Concept Plan



### Appendix "B" Growth Boundary Map



This is the Growth Boundary Map referencing Bylaw 2010-08.

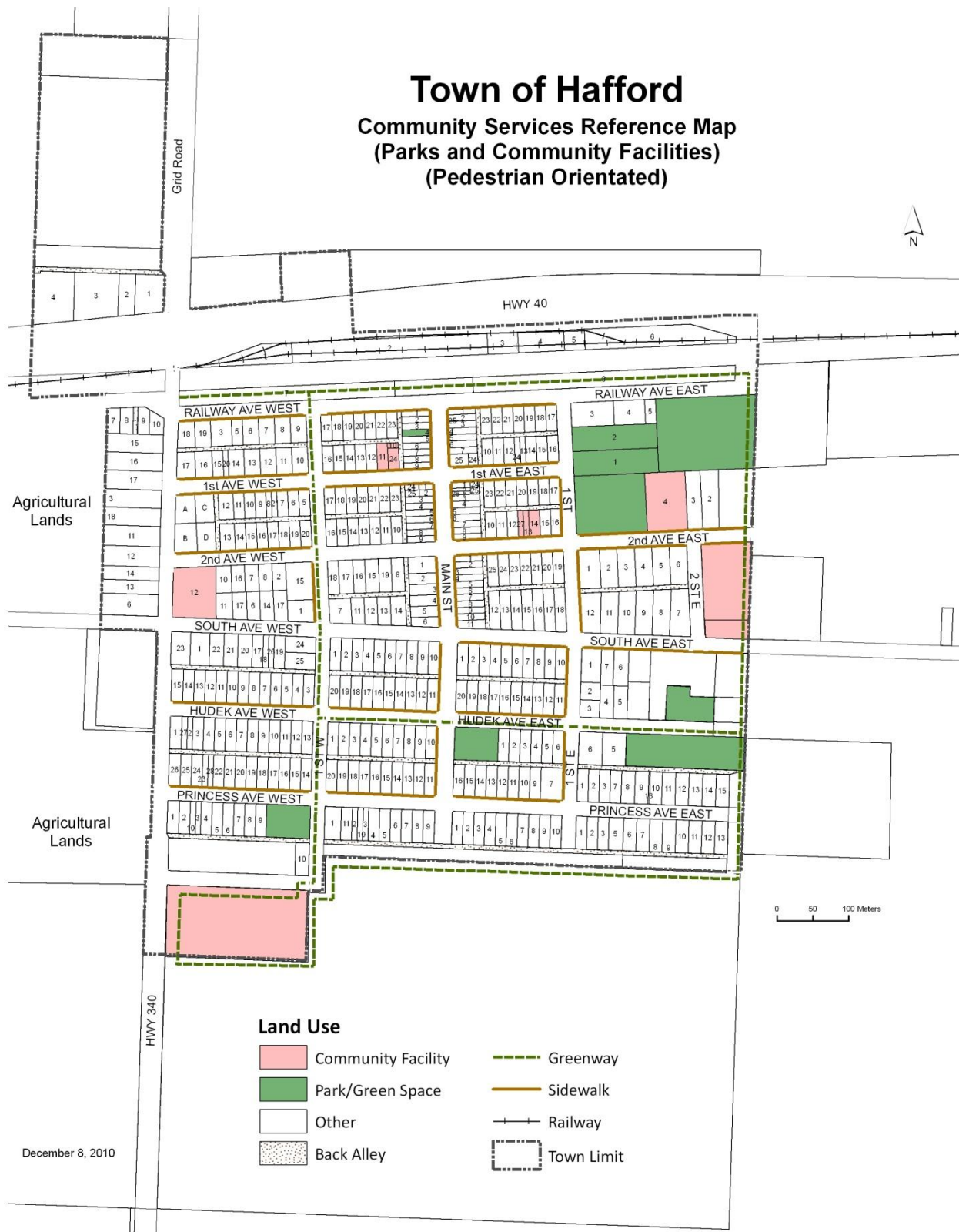
October 31, 2010

Appendix “C” Hafford Reference Maps



# Town of Hafford

## Community Services Reference Map (Parks and Community Facilities) (Pedestrian Orientated)



December 8, 2010

- Land Use**
- Community Facility
  - Park/Green Space
  - Other
  - Back Alley
  - Greenway
  - Sidewalk
  - Railway
  - Town Limit

## Appendix “D” Subdivision Concepts: Future Urban Sustainable Ecological Development (FUSED)

In 2009, the community of Hafford purchased an 80-acre parcel of land to the south of the Town to develop as a new sustainable subdivision in accordance with the Town being located within the Redberry Lake Biosphere Reserve. This subdivision has been presently referred to as the Future Urban Sustainable Ecological Development. It will provide a sustainable option for living in an off-grid community powered by alternative energy sources located within the subdivision itself.

Three potential conceptual designs for this subdivision are presented within this appendix for consideration. The ideas contained within the concepts may be used in whole, or in part synthesized with one another. The community will be involved in the decision-making process to determine the selected design. The final concept chosen will take a phased approach based on demand for development and funding sources. The community will apply for funding to sources such as the Canadian Mortgage and Housing Corporation (CMHC) and the Federation of Canadian Municipalities (FCM).

The conceptual designs for this 80-acre parcel have been developed with a focus on sustainability through best practices in Canada and elsewhere. One model for sustainable development is Smart Growth, the principles of which are shown below.

Smart Growth Principles <sup>3</sup>
1. Create Range of Housing Opportunities and Choices
2. Create Walkable Neighbourhoods
3. Encourage Community and Stakeholder Collaboration
4. Foster Distinctive, Attractive Communities with a Strong Sense of Place
5. Make Development Decisions Predictable, Fair and Cost-effective
6. Mix Land Uses
7. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas
8. Provide a Variety of Transportation Choices
9. Strengthen and Direct Development Towards Existing Communities
10. Take Advantage of Compact Building Design

These principles have been considered in the creation of the concept, in an effort to create a well-rounded and sustainable design. The subdivision concepts are based on six integrated themes, discussed below.

Conceptual Themes	
Theme	Description of Key Elements
Live	Housing options include low to medium density residential lots with opportunities for senior, special needs, and affordable housing units.
Work	Incorporates mixed use development and supports a live-work lifestyle while promoting local and green business throughout the community.
Grow	Green space in the heart of the subdivision encourages residents to make use

<sup>3</sup> National Centre for Appropriate Technology (2010). *About Smart Growth*. Accessed October 26, 2010 from (<http://www.smartgrowth.org/about/default.asp>)

	of public open space and fosters tourism in the community with linkages to Redberry Lake through a multi-use all-season trail.
<b>Gather</b>	Community space created adjacent to existing recreation centre provides an amenity hub and serves to attract a variety of people for a range of formal and informal programming.
<b>Move</b>	A modified grid system is maintained with extensions from existing road infrastructure but developed through non-conventional design and materials. Designated bike lanes and green walking trails promote means of active transportation, and a central greenway will link to the Town core.
<b>Sustain</b>	A district energy system utilizing solar and wind energy provides potential off-the-grid opportunities for in-town living. A wide range of opportunities will exist for sustainable and efficient living.

**Expanded Themes**

*Live: Housing options include low to medium density residential lots with opportunities for senior, special needs, and affordable housing units.*

In each of the three proposed scenarios, opportunities for a range of housing options are presented, including low and medium density. Specific housing units will be developed as needed to ensure proper housing for residents of all cultural, social and economic circumstances. This includes the development of options for seniors, special needs, young families, singles, and conventional family types.

The population of Hafford is approximately 400 residents and the community is interested in seeing the population grow to double or more its current size. A rough estimate has been made to determine the potential population growth with development of the 80 acre subdivision.

Assuming a blend of mixed and medium density use, a typical block, with an average household size of 2 persons per household, would range from 16 to 64 residents. Applying this calculation to the entire subdivision, the total subdivision population could range from 400-700 people. The community may choose to develop on the lower end of this estimate to provide for more open areas, green space and non-residential land. If the subdivision were fully built out the Town population could grow to 1,000 and 1,300 residents.

It will be encouraged that residential and commercial developments incorporate some form of passive solar energy design elements. Some recommended principles to achieve this are listed below:

- Orient the house within 30 degrees of due south
- Use design software to optimize passive solar heating
- Super-insulate the house
- Design the size of south glazing to meet the heat loss of the house
- Configure thermal mass to absorb sunlight
- Determine appropriate overhangs for all south glass
- Limit east, west, and north glass while providing for cross-ventilation
- Design appropriate shading strategies for east and west glass
- Calculate the backup heating and cooling required<sup>4</sup>

<sup>4</sup> Greenbuilding.com (2010). *Principles of Passive Solar Design*. Accessed October 26, 2010 from (<http://www.greenbuilding.com/knowledge-base/principles-passive-solar-design>)

It is important to note that optimal benefits for solar power use are achieved by site-specific building orientation, and therefore are not indicated here. However, primary benefits come from orienting the major axis of a building along an east/west orientation. The blocks have been laid out as such.

The most northern portion of the parcel sees a similar residential character developing, in keeping with that which currently exists in Hafford. An alley way at the rear of the properties allows for access to existing residences, and residential frontages orient southward, maximizing solar energy. Low and medium density housing blocks feature alley ways (not shown in concept sketches). Development of driveways along street frontages is not encouraged. Vehicular access to private residences is ideally by alley way access only.

Much of the housing fronts on to communal park land, and residents are encouraged to develop their private outdoor areas in accordance with stormwater management principles, as will also be incorporated into all green space as well. Ten practices of Low Impact Development around stormwater capture are listed here:

- Rain Gardens and Bioretention
- Rooftop Gardens
- Sidewalk Storage
- Vegetated Swales, Buffers, and Strips; Tree Preservation
- Roof Leader Disconnection
- Rain Barrels and Cisterns
- Permeable Pavers
- Soil Amendments
- Impervious Surface Reduction and Disconnection
- Pollution Prevention and Good Housekeeping<sup>5</sup>

Consideration for cases of medium density housing will be given to placement to ensure taller buildings do not detract from the ability of single unit houses to maximize the benefits of ideal solar orientation. Senior housing units will be designed with the understanding that many seniors would rather live in their own residential unit than a complex. Acknowledging the needs of senior citizens, this type of development will be located close to community amenities, commercial services and park space to provide for equal access and involvement.

*Work: Incorporates mixed use development and supports a live-work lifestyle while promoting local and green business throughout the community.*

The desire for mixed use development in Hafford has been expressed and is accommodated along commercial corridors that currently exist. Mixed use development is a sustainable model for land use and community integration as it can provide pedestrian access to services and amenities which share the same space as residential uses. Mixed use development can entice new residents and visitors to Hafford who may be interested in a community which enables alternative, environmentally conscious options.

---

<sup>5</sup> Natural Resources Defense Council (2010). *Stormwater Strategies: Community Responses to Runoff Pollution*. Accessed Sept 20, 2010 from (<http://www.nrdc.org/water/pollution/storm/chap12.asp>)

There will be limited commercial enterprises involved in the development of the new subdivision. While some services will be developed, the Town would like to maintain its core as the heart of commercial activity. The new subdivision will be well connected to ensure residents have the ability to access these services. In the case of businesses which do come into the new subdivision, those which are environmentally considerate or locally based will be encouraged. This includes designated locations for community gardens or a tree nursery.

A consideration for the new subdivision is the integration of live-work spaces and home-based businesses, to provide an alternative lifestyle for those who would prefer to work out of their home because of young children or the elderly, mobility or personal choice.

***Grow:** Green space in the heart of the subdivision encourages residents to make use of public open space and fosters tourism in the community with linkages to Redberry Lake through a multi-use all-season trail.*

A central park is a recurring element in each of the three scenarios. It is important to note that existing water bodies (even if ephemeral) are to be maintained and incorporated once identified by surveyors. These natural ecosystems are to be supported using native plants where possible, and by utilizing stormwater practices, as listed above, that are not a detriment to their natural systems.

Opportunities for economic growth exist within the community without hindering day to day life of residents. A proposed eco-tourism centre and accommodation is recommended within the central park. An affordable and attractive accommodation solution could be built in order to attract visitors, academics, school or recreation groups, spiritual or professional retreats, and those who are interested in exploring the Redberry Lake Biosphere Reserve but do not have access to camping gear. In addition to boosting business at local establishments, this gives visitors an opportunity to experience what Hafford has to offer in a scenic environment.

Residents will enjoy interpretive elements, walking and cycling trails, picnic areas, recreational opportunities varying with the seasons and community garden spaces, just as visitors will.

***Gather:** Community space created adjacent to existing recreation centre provides an amenity hub and serves to attract a variety of people for a range of formal and informal programming.*

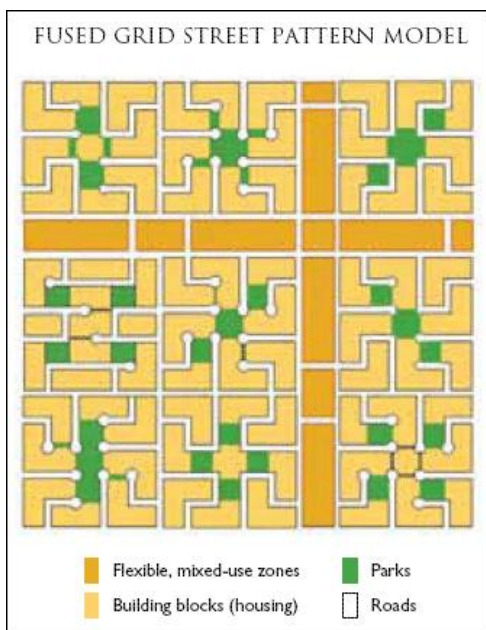
A system of sports grounds has been proposed adjacent to the existing Communiplex in all scenarios. This provides for much greater compatibility of land uses than the present location of sports grounds north of Highway 40. Furthermore, with plans to locate an RV park north of the Communiplex, this will create a hub of gathering spaces and recreation. This provides opportunities for shared parking (where possible) and accommodates larger format events that can spill out on to nearby green space when needed. Its location will provide access for residents of the subdivision as well as residents of the community as a whole.

With connectivity to the central park in the new concept design, vehicular traffic will be discouraged for local residents and visitors staying in the RV park. The series of walking trails through the community will also encourage active movement and involvement in community events. The combination of these spaces integrated with one another will provide for a variety of programming for specific age and user groups, which is a key element in the deterrent of crime.



*Move: A modified grid system is maintained with extensions from existing road infrastructure but developed through non-conventional design and materials. Designated bike lanes and green walking trails promote means of active transportation, and a central greenway will link to the Town core.*

The model for the development of this subdivision is based on the Fused Grid model, a modified grid which acts as a combination of a traditional grid system and a contemporary model of loops and cauld-sacs. The Fused Grid was designed in response to shortcomings in both systems, to achieve the connectivity of a grid with the safety and security of a suburban approach. In each section of a Fused Grid district, a grid-like network of streets meet at a communal green space or series of green spaces, as shown below.



Courtesy CMHC

The combination of continuous and discontinuous street grids:

- Optimizes the use of land for streets
- Secures tranquil and safe neighbourhoods
- Increases the potential for social interaction
- Reduces the amount of impermeable surfaces
- Optimizes infrastructure
- Assists district and regional traffic flow
- Encourages walking while positively discouraging short-distance driving
- Provides opportunities for rainwater management.<sup>6</sup>

Each of the proposed scenarios have been designed with respect to the existing grid network in Hafford. Two of the primary north/south thoroughfares have been maintained, and east/west roadways facilitate access for all residents to key features such as the community hub, park and proposed tourism centre.

While designated bike lanes are not shown on the rendering of the concept plan, they are to be included and promoted as a means of active transportation in Hafford. Bicycle lanes will be considered in the integration of both the multi-use trail network and new roadways, between vehicular traffic and sidewalks. In keeping with the character of the Town, the new division will also have sidewalks. In each scenario, the greenway through the community will extend beyond to facilitate access to Redberry Lake as a multi-modal corridor, to serve as a vital linkage and a tourism spot.

An extensive system of trails will be integrated throughout all of Hafford, linking to the new subdivision. A walking network will traverse the community green space and extend outwards across the Town to ensure accessibility by any resident who chooses to walk. The concept will consider the best practices in hiking and walking trails as documented by Hike Ontario, listed below:

- Collaboration – trail between developers and users
- Enhance trail experience – through accessibility and diversity
- Target specific population groups – to ensure all ages and mobility levels can use them
- Market the experience – through media, marketing, information

<sup>6</sup> Canada Mortgage and Housing Corporation (2010). *The Fused Grid: A Neighbourhood and District Layout Model*. Accessed Sept 20, 2010 from (<http://www.cmhc-schl.gc.ca/en/inpr/su/sucopl/fugr/index.cfm>)

- Evaluate and modify the experience – using measurable indicators<sup>7</sup>

To ensure sustainable transportation infrastructure, different approaches can be taken to the construction of roadways, trails and sidewalks. There are a variety of materials which are more sustainable as well as which allow for improved drainage such as permeable pavements. Other sustainable materials include rubber crumb and other re-used materials, which can also reduce the emissions of standard pavement creation.

*Sustain: A district energy system utilizing solar and wind energy provides potential off-the-grid opportunities for in-town living. A wide range of opportunities will exist for sustainable and efficient living.*

One of the most essential elements in making this subdivision sustainable is the district energy corridor, located along the periphery of the community, which will have the ability to power the community with renewable energy sources as an off-grid network. The key aspects of the energy corridor are wind and solar energy harnessing.

To ensure the district energy system works properly the subdivision will need to be phased in sections, beginning either Northwest by the Communiplex or Northeast along the existing residential development at the south of the previous Town limits.

Many conventional district energy systems operate from a central plant which provides heating and cooling to a range of buildings of a variety of uses, though district energy systems can also successfully provide services through harnessing alternative energy. The energy system to be developed and utilized in Hafford will provide heating, cooling and electricity to residential, commercial and institutional uses. District energy systems may reduce required infrastructure, emissions and cost<sup>8</sup>.

The specifics of implementing this corridor will be explored in more detail once the community reaches the pre-development phase.

The concept of a renewable district energy system is relatively unexplored and most district energy systems which utilize renewable energy sources also harness conventional non-renewable sources. The Neighbourhood Energy Utility in Vancouver's Southeast False Creek is a district heating system which operates from waste heat generated from untreated urban waste water with supplemental energy from solar thermal capture devices on certain buildings in the district. It is the first renewable district utility in North America. The Utility decreases greenhouse gas emissions by more than 50% compared to conventional energy, provides much greater stabilization in energy costs and allows for significant economies of scale through acting on a district rather than individual scale.<sup>9</sup>

<sup>7</sup> Hike Ontario. (2007). *Best Practices for Increasing Trail Usage by Hikers and Walkers*. Accessed July 9, 2010 from (<http://www.hikeontario.com/downloads/HO-BestPractices-Web.pdf>)

<sup>8</sup> Province of British Columbia (2010). *District Energy Systems*. Accessed Sept 18, 2010 from (<http://www.toolkit.bc.ca/tool/district-energy-systems>)

<sup>9</sup> City of Vancouver (2008). *Neighbourhood Energy Utility*. Accessed Oct 28, 2010 from ([http://vancouver.ca/greencapital/pdf/VGC\\_FCEC\\_FactSheet.pdf](http://vancouver.ca/greencapital/pdf/VGC_FCEC_FactSheet.pdf))

## **Subdivision Concepts**

### **Scenario 1**

This scenario is one of two that emphasizes the opportunity for a potential link to the Redberry Lake Biosphere Reserve. A green corridor from the Town of Hafford that provides a cycling or walking path to Redberry Lake would provide residents and tourists an opportunity to visit the lake without needing to depend on vehicular transportation.

The road network in this scenario maintains all of the north/south roadways currently existing to the north of the new neighbourhood. One cul-de-sac has been incorporated in the south east corner of the neighbourhood, for those who seek that type of residential character. The district energy system is located just south of the designated community space – making the use of alternative energies visible to all community members.

### **Scenario 2**

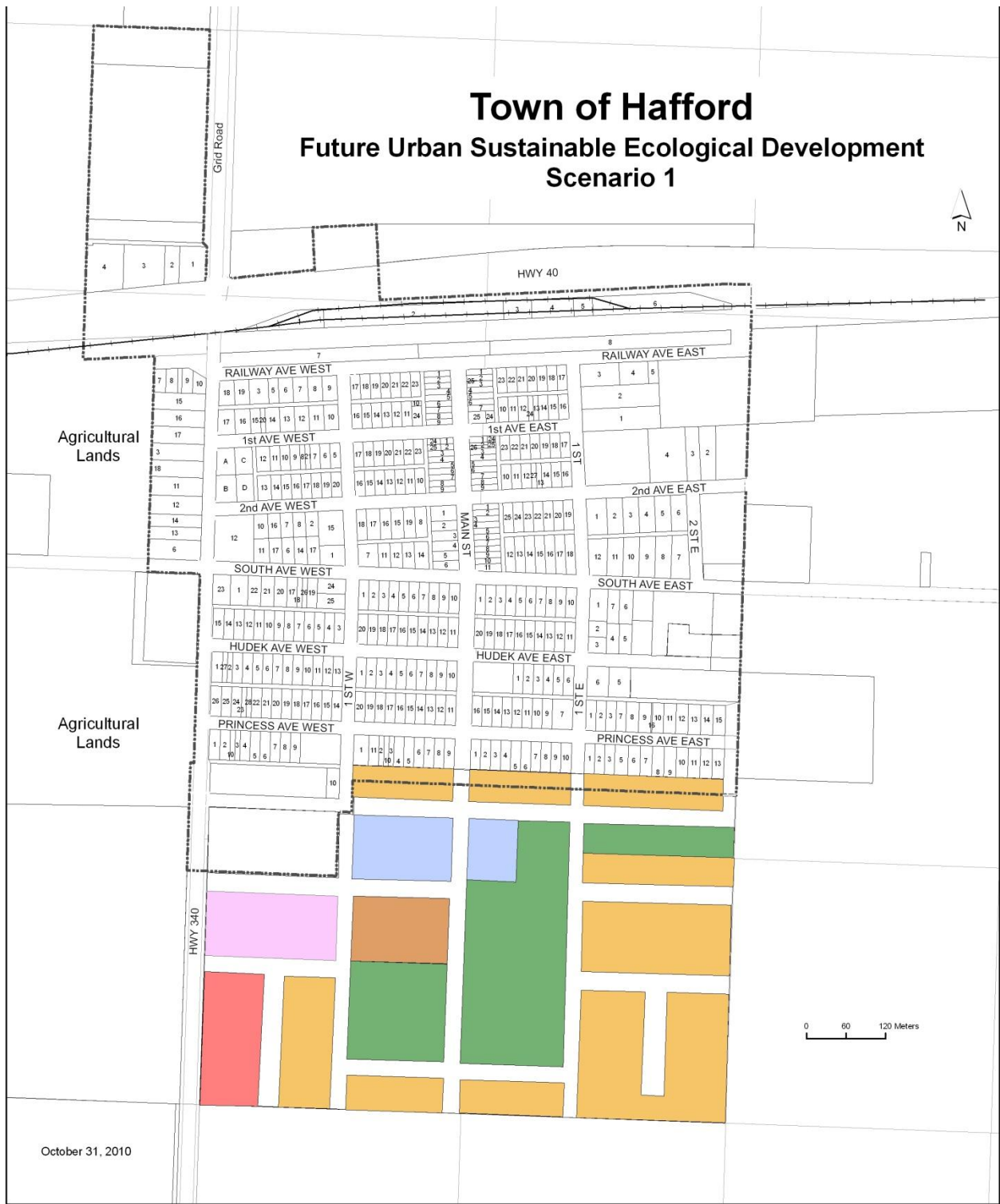
This scenario and its traditional neighbourhood character lend itself to that which currently exists in Hafford. As with each of the scenarios, the central park space is the focal point and much of the low density residential fronts on to the park space. By incorporating internal walkways on larger blocks (not shown) each resident would have quick access to the park.

One of the north/south thoroughfares terminates at the park, maintaining two of the existing roadways all of the way to the most southerly portion of the neighbourhood. Visual screening has been detailed on the perimeter of the neighbourhood to mitigate noise from the adjacent roadways. The district energy system is located on the east side of the neighbourhood and runs north/south.

### **Scenario 3**

The final scenario utilizes an organic and flowing park boundary which suggests the aims to incorporate the green space in to the day-to-day lives of all Hafford residents. A green corridor to link Hafford and Redberry Lake is also included. In this scenario, additional community space is indicated on the east side of the park, suggesting an interpretive centre or similar shared use that would benefit community members and tourists alike. Additionally, smaller community pods are seen east of the existing recreation centre.

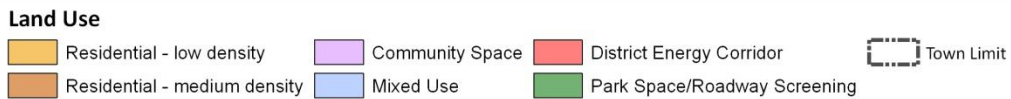
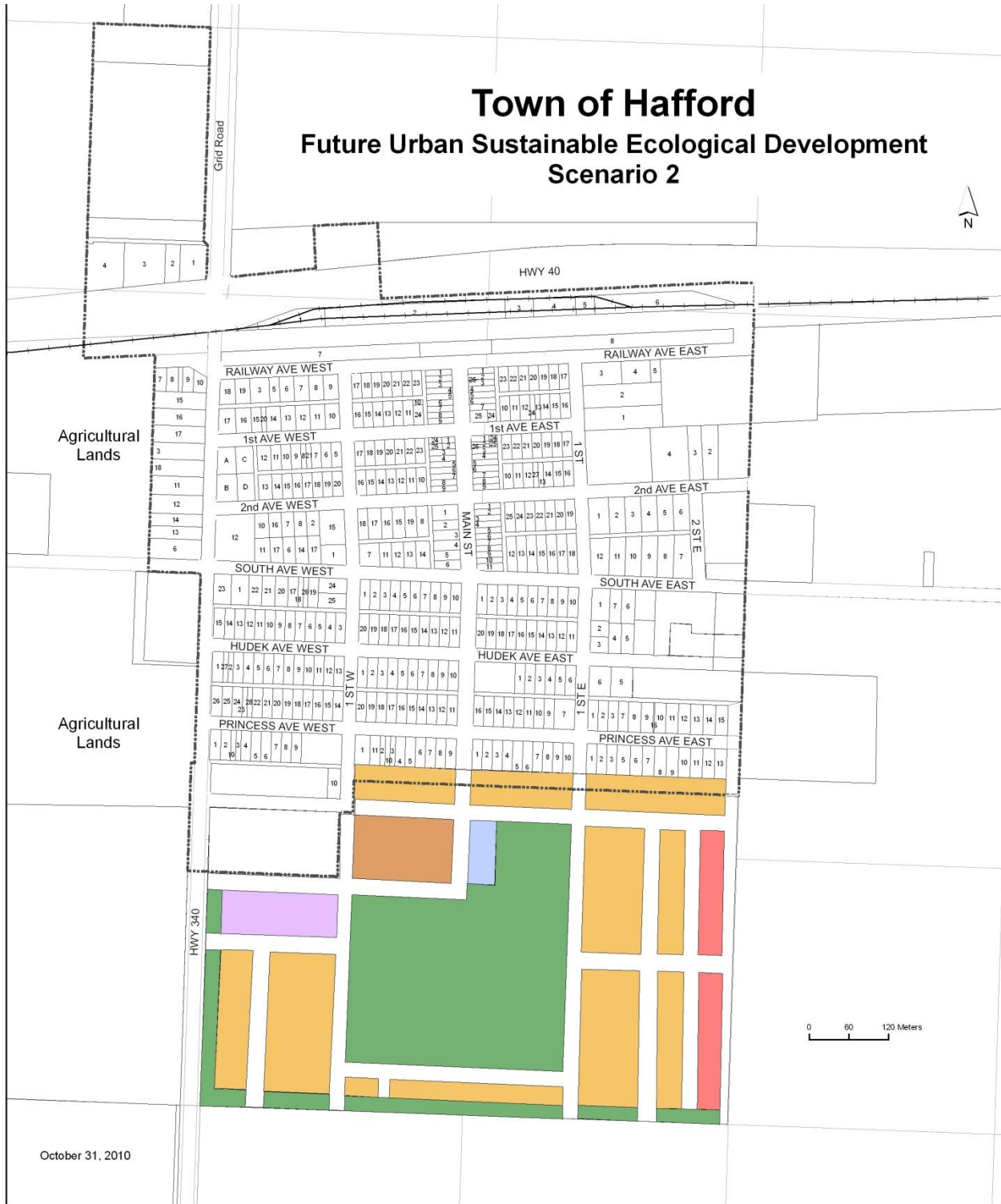
Two areas of mixed used development are shown, one adjacent to the mixed use development, and the other that fronts on to the park space on the east side. Visual screening has been detailed on the perimeter of the neighbourhood to mitigate noise from the adjacent roadways. The district energy system is located on the east side of the neighbourhood and runs north/south.

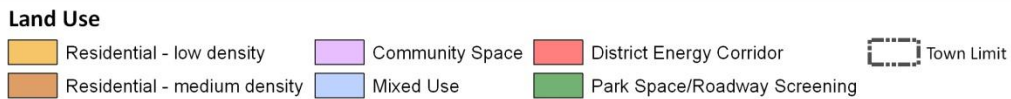
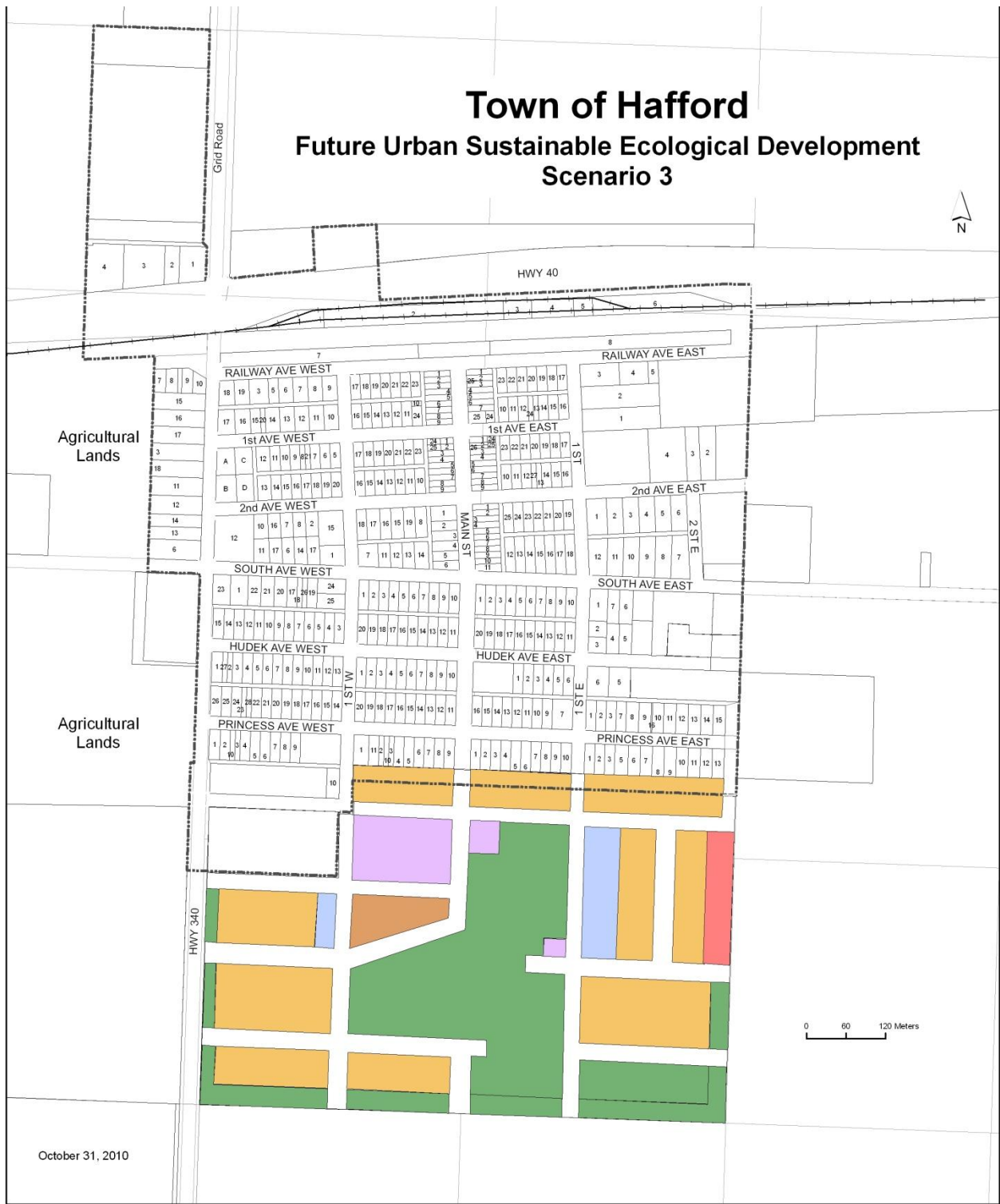


October 31, 2010

**Land Use**

- Residential - low density
- Community Space
- District Energy Corridor
- Town Limit
- Residential - medium density
- Mixed Use
- Park Space/Roadway Screening





## Appendix “E” Suggested Sustainability Indicators and Action Plan Template

In addition to the Zoning Bylaw, the following draft table of sustainability actions, indicators and goals is intended to “bring alive” the policies contained within this document.

The suggested sustainability actions, indicators and performance goals become the means by which the policies contained in the HCSP are lived in the everyday life of the community in the short, mid and long-term. By taking action and measuring the effects of these actions in relation to the Town’s vision of being a sustainable community, we learn how best to improve the quality of life for the community. The suggested set of sustainability actions, indicators and aims are intended to assist the Town and its partners, including developers, to evaluate potential options and their possible impacts and benefits from social, cultural, environmental, and economic perspectives. Indicators defining a sustainable community allow us to identify key areas where we can set a direction, measure that direction and correct our course based on the evidence of progress (or not) shown by the indicators. Indicators, as planning and implementation tools, are proven to lead to a more sustainable community.

How this table works is that each policy section in the HCSP has a number of sample sustainable actions and indicators outlined below. In some cases a suggested performance goal has been identified. In other cases this has been left open as a means of recommendation to the Town to commit to an action planning session that will assist with measuring the HCSP in the short, mid and long-term. Some of the actions are derived from the voice of the community as well as drawing from best practices in sustainability from communities elsewhere as shared in Appendix “F”.

Sustainability Indicators and Action Plan Table					Reporting Period Status Update Typically annually for most
Community Engagement					
Sustainability Action	Sustainability Indicator	Performance Goal/Aim	Policy Section	Current Status	
Stronger community involvement in decision-making	Increased voter turnout %	High Percentage of Voter turnout	Section 3.2.1		
Formation of new and working committees	Number of new committees Engaged citizens in the community	Development of committees and associations when necessary. Open to all interested residents	Section 3.2.3		
Greater involvement in community events and festivals	Engaged citizens in the community Community cohesion and spirit	Residents feel welcome and encouraged to celebrate community events	Section 3.2		

Residential Development					
Sustainability Action	Sustainability Indicator	Performance Goal/Aim	Policy Section	Current Status	Reporting Period Status Update
Conduct a housing needs assessment to determine demand	Variety of housing types Number of dwelling units	Housing assessment conducted	Section 3.3		
Implement a system of sweat equity for residents to work towards home ownership	Increased affordable housing	Sweat equity system in place for affordable housing	Section 3.3.2		
Incentives to homeowners who utilize green technologies in building or renovations	# of homes with green technology Town reduction in energy and water consumption	Increase in new eco- housing development and retrofits Development of incentives	Section 3.3.6		
Development of senior housing units and options	Residences for senior citizens Senior citizen involvement	To develop 40 units of senior housing and assisted care facility within the town	Section 3.3.3		
Re-develop or convert all vacant residential lots as infill	Infill development Number of vacant lots	All vacant residential lots converted to infill	Section 3.3.5		
To have a fair representation of single-unit and multi-unit housing options	Number of single-unit and multi-unit Town density	Provision of medium density housing options	Section 3.3.4		
Increased housing density in new development and infill redevelopment	Town density Density of new subdivision	Medium density housing provided in certain areas	Section 3.3.5		



<b>Mixed Use</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Current Status</b>	<b>Reporting Period Status Update</b>
Incentives for live-work spaces	# of live-work spaces	Development of incentive system for live-work spaces	Section 3.4		
Diversity of land use in mixed use area	Proportion of different uses of land	Increase over time of # and diversity of MU developments over time	Section 3.4		
Mixed use areas which are accessible and connected by foot	Distance of pedestrian access and accessibility in mixed use areas	Active Trail system fulfilled in town	Section 3.4		
<b>Commercial and Industrial Development</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Current Status</b>	<b>Reporting Period Status Update</b>
Proper assessments of all land considered for industrial uses	Assessments are conducted	Appropriate actions are implemented based on assessments	Section 3.5.2		
Standards for upkeep and signage for businesses	# of sign improvements	Development of signage standards	Section 3.5.1		
Designate an area north of Highway 40 for large truck parking	Usage of space Number of trucks visiting	Designated parking area for trucks established	Section 3.5.2		
Establish a set of development controls for industrial uses	Reduced industrial population and waste	Conditions for industrial development to occur sustainably	Section 3.5.2		
To aim for a wide range of businesses in the commercial core	Residents active downtown Types of businesses	Town core considered location for commercial businesses	Section 3.5.1		
Fill all vacant lots in the Main Street commercial district	Vacant lots in the core Re-developed lots downtown	All vacant commercial lots on Main Street to be utilized	Section 3.5.1		

Investigate options for re-use of former ILO site	Green energy potential Re-use of site	That the site be adaptively re-used	Section 3.5.2		
<b>Community Services</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Current Status</b>	<b>Reporting Period Status Update</b>
Development of a neighbourhood watch program	Community safety Social cohesion	Implementation of program Improved safety	Section 3.6.2		
Integrate CPTED principles into public spaces such as parks	Increased sense of safety by the community	Completion of study and integration of relevant principles	Section 3.6.2		
Improved health care in the community	Employment in the health care centre Resident health	To have a resident doctor in town And full range of emergency and primary care	Section 3.6.2		
Provision of adequate services and facilities	Usage of facilities Quality of community services	Retention of current facilities Filling of gaps in community services for youth and special needs	Section 3.6.1		
Undertake an energy audit for all civic buildings	Improved footprint and energy efficiencies	Energy audit completed Action items identified and implemented	3.6.1		
<b>Future Growth and Development</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Current Status</b>	<b>Reporting Period Status Update</b>
Renewable energy in the new subdivision	Use of renewable energy sources	Development of a renewable energy district	Section 3.7		
Future growth limited by a boundary	Sustainable and controlled growth	Creation of a future growth boundary	Section 3.7		
Urban agricultural action plan	Ecological diversity	To create a vibrant agricultural base in the town	Section 3		
<b>Public Works</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Current Status</b>	<b>Reporting Period Status Update</b>
Improved snow removal services	Accessibility Community tidiness	Cleared primary/secondary streets/sideways within 24 hours of snow fall	Section 3.8.1		

Proper maintenance and upkeep of public spaces	More attractive public spaces	Increased maintenance investment by Town	Section 3.8.1		
Micro-scale analysis of urban design elements in Town core	Residents in the core Town vibrancy	Conduct analysis and determine which elements can be integrated	Section 3.8.1		
Improvements of safety and maintenance along Hudek Ave. E, Kinsmen Park and Railway	Decrease in community concerns/complaints about areas	Visible Improvement to three priority areas	Section 3.8		
<b>Water and Sewer</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Current Status</b>	<b>Reporting Period Status Update</b>
Install low flow fixtures in civic buildings	Public water consumption	Average civic consumption decreased	Section 3.8.2.3		
Distribute flyers about water conservation to residents	Increased awareness Reduction in water consumption	Average residential consumption decreased	Section 3.8.2.6		
Offer incentives for households to install low flow fixtures	Residential water consumption Program participation	Incentive developed by Town. Average residential consumption decreased	Section 3.8.2		
Implementation of greywater systems	Conservation of potable water	Greywater systems in public buildings	Section 3.8.2.5		
Installation of water meters on all residential, commercial and institutional buildings	Reduction in water consumption Average water bill	Water meters on all buildings	Section 3.8.2.4		
Develop a volumetric rate structure for water pricing	Reduction in water consumption	Implementation of water pricing	Section 3.8.2.4		
Disallowance of potable water for irrigation or landscape maintenance	Compliance rate Reduction in outdoor potable water use	Zero potable water for irrigation	Section 3.8.2		
Install rain barrels or	Improved	Stormwater capturing methods in	Section		

cisterns in public buildings to capture rain	stormwater capture	place on all civic buildings	3.8.2		
Look into natural sustainable options for the lagoon expansion	Pressure on the lagoon Quality of wastewater treatment	Lagoon expansion with artificial wetland	Section 3.8.2		
<b>Solid Waste</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Status</b>	<b>Reporting Period Status Update</b>
Implement a curbside recycling program	Increased recycling	Recycle program available to all households	Section 3.8.3		
Investigate options for a regional landfill with nearby communities	Improved streaming of waste	Establishment of a regional landfill	Section 3.8.3.2		
Distribute a flyer on recycling and composting to residents	Increased recycling and composting Decrease in waste to the landfill	Increase in recycling and composting in the community	Section 3.8.3.5		
Salvage and re-use of materials in redevelopment of vacant lots	Re-use of building materials Reduction in material waste	Careful evaluation of materials which can be re-used	Section 3.8.3.3		
Development which uses local materials	Amount of local materials used in new development	New development to utilize local materials	Section 3.8.3		
Community events aimed at producing zero waste	Community awareness Reduction in waste to the landfill	Events which generate little to no waste	Section 3.8.3		
Distribution of re-usable shopping bags	Re-use of shopping bags Number of plastic bags used	Re-usable shopping bags to all residents	Section 3.8.3		
<b>Energy Efficiency</b>					

Sustainability Action	Sustainability Indicator	Performance Goal/Aim	Policy Section	Status	Reporting Period Status Update
Install efficient lights in civic buildings	Reduction in civic energy consumption	All lighting in civic buildings to be efficient or time/occupant controlled			
Set household targets for reduction of energy consumption	Reduction in energy consumption Resident awareness of energy conservation	Decrease in average household energy consumption			
Set incentives for the purchase of energy efficient appliances	Reduction in energy consumption	Decrease in average household energy consumption			
Conduct an energy assessment for local facilities	Reduction in energy consumption	Complex energy assessment for local facilities			
Integration of renewable energy sources	Renewable energy sources to account for a certain % of all energy used	Renewable energy use for heating and electricity			
Energy efficient street lights	Reduction in public energy consumption	All street lights to be energy efficient			
Use of non-conventional heating options in residential and commercial buildings	% of non-conventional heating options used	Identify non-conventional heating options to implement			
<b>Ecological Resource and Flood Plain Management</b>					
Sustainability Action	Sustainability Indicator	Performance Goal/Aim	Policy Section	Status	Reporting Period Status Update
Designate hazard lands as a Municipal Reserve	Amount/% of hazardous lands protected	Hazard lands designated reserve	Section 3.9		
Investigate flood, slope and slump levels for future development	Protection of hazard lands	Designated flood hazard levels	Section 3.9.12		

Limits on excessive tree removal	Growth of vegetation in the community	To plant at least one tree for each removed	Section 3.9		
Plant native, drought-tolerant trees and vegetation through the community	Number of trees planted Community ownership of natural areas	Planting of 4-6 types of native species where possible	Section 3.9		
Swales and wetlands retained for stormwater retention ponds	Improved stormwater drainage/decreased flooding/pooling	_ wetlands kept natural to allow for stormwater retention and drainage	Section 3.9		
Vegetated strips for drainage	Improved stormwater drainage//decreased flooding/pooling	_ natural areas kept for drainage	Section 3.9		
<b>Green Space</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Current Status</b>	<b>Reporting Period Status Update</b>
Develop new sports grounds south of the Communiplex	Increase in active recreation	New sports grounds developed and utilized	Section 3.10		
Planting of shade trees around parking areas	Improved aesthetic Reduction in green house gas emissions	Trees planted around all designated parking areas	Section 3.10		
Green roofs on civic facilities	Improved rain capture	Installation of green roofs on civic buildings	Section 3.10		
Adequate park and common space for community gatherings with a range of programming	Community involvement Usage of park space Increased public satisfaction with park space	Park space being actively utilized by diverse residents	Section 3.10		
<b>Transportation</b>					

Sustainability Action	Sustainability Indicator	Performance Goal/Aim	Policy Section	Current Status	Reporting Period Status Update
Develop a network of green trails throughout town	Community accessibility Pedestrian movement Reduction in vehicular use	All areas of the community are connected to trail network	Section 3.11.4		
Investigate traffic calming measures for key intersections and along the highways	Traffic speeds Decreased vehicular accidents	Traffic calming measures implemented	Section 3.11.1		
Investigate the utilization of permeable roadway materials	Improved drainage	Utilization of permeable materials in all new roads	Section 3.11.1		
Investigate options to create an idle-free zone	Reduction in greenhouse gas emissions	Designate Hafford as idle-free	Section 3.11.1		
<b>Community Economic Development and Tourism</b>					
Sustainability Action	Sustainability Indicator	Performance Goal/Aim	Policy Section	Status	Reporting Period Status Update
Development of a farmers' market during the Summer months	Consumption of local produce Support for local farmers Amount of local produce sold	Establishment of a farmers' market	Section 3.12.1.6		
Development of community gardens or tree nursery	increased local food production increased # of tree plantings	Establishment of a community garden	Section 3.12.1		
Increase in local and green business	# and growth in local and green business	Development of green business sector	Section 3.12.1.2		
Creation of a multi-modal corridor to Redberry Lake	# of meters of green link/trail built to Redberry Lake	Establishment of a multi-modal corridor to Redberry Lake	Section 3.12.2.7		
Provision of options for	Increased visitors	Increase in visitor lodging or motel	Section		

visitor lodging (B&Bs)		space	3.13		
<b>Heritage and Culture</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Status</b>	<b>Reporting Period Status Update</b>
Work with region to create heritage plans	Regional cooperation to create a heritage plan as part of RLBR District plan	Development of a regional heritage plan as part of RLBR District Plan	Section 3.13.1		
Catalogue of sites which may be considered for heritage designation	# of sites/buildings catalogued	Development of a catalogue of heritage sites	Section 3.13.3		
Obtain heritage designation for the Ukrainian Orthodox and Catholic Churches	# of heritage designations in community	Both churches are given heritage designation	Section 3.13		
Heritage status for the Ukrainian Hall	\$ and volunteer investment into preserving Hall	Ukrainian Hall is given heritage designation	Section 3.13		
Create a heritage district on Main Street with preservation of building facades and hotel	# of façade enhancements	Creation of a heritage district with designation of the hotel	Section 3.13		
<b>Regional and Inter-Municipal Cooperation</b>					
<b>Sustainability Action</b>	<b>Sustainability Indicator</b>	<b>Performance Goal/Aim</b>	<b>Policy Section</b>	<b>Status</b>	<b>Reporting Period Status Update</b>
Cooperation with neighbouring municipalities in all relevant land use and development issues	Inter-municipal relationships Improvement of services Protection of natural resources	Improvement of relationships with nearby communities	Section 3.14.2		
Actively participate in the RLBR regional planning initiative	Land use which occurs compatibly with the RLBR and its watershed	Contribution to successful completion of the RLBR regional plan	Section 3.14.1		



## Appendix “F” Best Practices in Sustainable Planning

This document is a compilation of best practices in sustainable planning from a variety of communities across Canada. Presented here are thirty top examples selected as a summary of many more initiatives in a variety of topics related to community sustainability in Canada, whether through planning or projects. The methodology for this compilation was an environmental scan of communities relatable to Hafford either through their size or some other compatible initiative which spoke to the goals and objectives of the Town.

Many of these examples are reflected in the policy section of the HCSP to ensure it acts on the most tried and sound sustainability planning in Canada, as each example serves as an affirmation that sustainable planning can happen and is happening elsewhere in Canada. This document serves to provide support and validation for the policy in the HCSP as well as to offer directions for action. The contents of this document are collected into nine categories, listed below.

### INDEX

#### Overall

Town of Milton, ON: Sustainable Development Guidelines

#### 1. Housing

- 1.1 City of Roseland, BC: Strategic Sustainability Plan
- 1.2 City of Iqaluit, NU: Plateau – Sustainable Arctic Subdivision
- 1.3 Town of Carstairs, AB: Scarlett Ranch Concept Plan

#### 2. Land Use

- 2.1 Town of Hinton, AB: Innovista Eco-Industrial Park
- 2.2 Town of Olds, AB: Olds Strategic Sustainability Project
- 2.3 Town of Oliver, BC: Smart Growth on the Ground
- 2.4 Resort Village of Fort San, SK: Official Community Plan
- 2.5 Town of Pilot Butte, SK: Official Community Plan

#### 3. Public Safety/Property Maintenance

- 3.1 Province of Newfoundland and Labrador: Tidy Towns
- 3.2 Sutherland, City of Saskatoon, SK: Neighbourhood Safety Report

#### 4. Community Economic Development

- 4.1 Town of Bridgewater, NS: Integrated Community Sustainability Plan

#### 5. Community Facilities

- 5.1 Village of Boyle, AB: Boyle and District Arena and Hall
- 5.2 City of Campbell River, BC: City Hall Green Roof

#### 6. Water

- 6.1 Town of Craik, SK: Sustainable Living Project Eco-Centre

6.2 Town of Gravelbourg, SK: Wetland Treatment System Feasibility Study

6.3 Town of Hinton, AB: Innovista Eco-Industrial Park

6.4 Town of Oliver, BC: Smart Growth on the Ground

6.5 Town of High River, AB: Water Conservation Bylaw

**7. Waste Management**

7.1 Resort Village of Whistler, BC: Whistler 2020 Plan

7.2 Parkland Regional Waste Management Authority Inc., SK: Recycling and Landfill Closure Consultant Report

7.3 Village of Ile a la Crosse, SK: Feasibility Study of Proposed Landfill

7.4 Village of McAdam, NB: Feasibility Study of Enhanced Recycling and Composting

**8. Energy Efficiency**

8.1 Town of Craik, SK: Sustainable Living Project Eco-Centre

8.2 City of Revelstoke, BC: Wood Residue Biomass Heating Plant

8.3 City of Selkirk, MB: Energy Reduction Program

8.4 Association of Manitoba Municipalities: Manitoba Municipal Efficiency Project

8.5 Town of Canmore, AB: Energy Efficient Civic Centre Building

**9. Transportation and Roads**

9.1 City of Roseland, BC: Strategic Sustainability Plan

9.2 Town of Hinton, AB: Innovista Eco-Industrial Park

9.3 Dockside Green, Victoria, BC: Development Targeting LEED Platinum

Overall		
Community Name and Sustainable Project	<b>Town of Milton, ON: Sustainable Development Guidelines</b> Pop: 53939 in 2006	Community or Project Vision: The Town of Milton, along with assistance and involvement of the Federal of Canadian Municipalities, developed a set of sustainable development guidelines for use in their eco-tech pilot project, and to act as a best practice document for other communities pursuing development in a sustainable way.
Initiation, Funding, Involvement	Initiated: to act as a document of guiding sustainability principles for other communities Involvement/Funding: Town of Milton, Federation of Canadian Municipalities	Policies and Actions: Transportation <ul style="list-style-type: none"> <li>• All roads must consider emergency and maintenance access as well as storm events</li> <li>• Roads must be constructed with lighting, street trees and benches</li> <li>• Roads of reduced width will be considered on a case-by-case basis as narrower</li> </ul>

<p>Source/Reference</p>	<p>Town of Milton (2003). Town of Milton Eco-Tech Village: Sustainable Development Guidelines. Accessed July 20, 2010 from (<a href="http://fmv.fcm.ca/files/Capacity_Building-Planning/SustDevelopmentGuidelines-PUB-e.pdf">http://fmv.fcm.ca/files/Capacity_Building-Planning/SustDevelopmentGuidelines-PUB-e.pdf</a>)</p>	<p>roads provide greater permeability and ability of street trees to provide overhang</p> <ul style="list-style-type: none"> <li>• Typical intersections replaced with roundabouts where practical to reduce traffic speeds, with naturalization of centre</li> <li>• Bike pathways will be constructed with a variety of recycled or permeable materials which do not negatively impact the groundwater source</li> <li>• Planting of native street trees which take into account growing conditions and external road effects such as salt</li> <li>• Where possible, parking areas will be made of permeable materials and shaded by trees as a barrier to wind and sun</li> </ul> <p>Stormwater</p> <ul style="list-style-type: none"> <li>• Management of stormwater will consider topography, soil type, bedrock depth, water table and drainage area</li> <li>• Infiltration techniques such as swales, bioretention cells, infiltration basins considered for local roads</li> <li>• Utilization of rain barrels connected to roof leaders</li> <li>• Wetlands and stormwater ponds to reduce erosion and increase natural drainage of stormwater</li> </ul> <p>Water Conservation</p> <ul style="list-style-type: none"> <li>• Communal greywater systems which collect discharged water from bath, shower and laundry and redistribute for flushing and irrigation</li> <li>• Use of greywater or stormwater for outdoor uses like watering and car washing</li> </ul> <p>Park Facilities and Landscaping</p> <ul style="list-style-type: none"> <li>• Plantings based on locally available native plant species based on the existence of associated plant communities</li> <li>• Establishment of available plant types based on different potential environments</li> <li>• Plant types based on historical or current presence to ensure compatibility with other environmental requirements</li> <li>• Trees and other vegetation planted with consideration to shading and blocking of prevailing winds</li> <li>• Reduction in lawn areas along with increase of xeriscaping practices</li> <li>• Recommended green roofs on commercial and institutional buildings</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>• Decreased design speed on local roads</li> <li>• Curbless local roads</li> <li>• Curves in roads</li> <li>• Roundabouts at intersections</li> </ul>
-------------------------	--	---

		<ul style="list-style-type: none"> <li>• Energy efficient street lighting</li> <li>• Permeable roadway materials</li> <li>• Swale and bioretention cells</li> <li>• Roof leader discharge and rain barrels</li> <li>• Wetlands and stormwater ponds</li> <li>• Municipally owned fixtures low flow</li> <li>• Incentive program for low flow appliances</li> <li>• Information on water conservation distributed</li> <li>• Communal greywater systems</li> <li>• Inclining water rate pricing structures</li> <li>• Sustainable tree planting and shading</li> <li>• Top soil standards</li> <li>• Xeriscaping practices</li> <li>• Green roofs and open green spaces</li> </ul>
<b>1. Housing</b>		
Community Name and Sustainable Project	<b>1.1 City of Rossland, BC: Strategic Sustainability Plan</b> Pop: 3426 in 2006	Community or Project Vision: In 2030, Rossland is a resilient alpine community and a leader in balancing social, environmental, and economic sustainability. Celebrated for its unique cultural heritage, small-town charm and world-class natural amenities, Rossland offers residents and visitors alike extensive recreational opportunities, trail networks and green spaces. The thriving, diverse economy embraces innovation and entrepreneurship, and its citizens actively contribute to a welcoming, vibrant community that is safe, inclusive and affordable.  Policies and Actions: <ul style="list-style-type: none"> <li>• Housing designed to minimize operating costs</li> <li>• Housing needs assessment based on projected growth</li> <li>• Designating land for long-term and low-income housing</li> <li>• Seniors and special needs housing close to downtown core</li> <li>• Encouragement of secondary suites in new neighbourhoods and older developments</li> <li>• Incentives provided for renovations to heritage homes</li> <li>• Establishment of growth boundaries to prevent sprawl and reduce infrastructure costs</li> <li>• Infill and retrofitting in traditional neighbourhoods</li> <li>• Densification of development in the core</li> <li>• Encouraging future development to be compact and mixed</li> </ul>
Initiation, Funding, Involvement	Initiated: to bring economic development in a sustainable and green way Funding/Involvement: Columbia Basin Trust Ministry of Community Services Red Mountain Resort Red Mountain Village Real Estate Foundation	
Source/Reference	City of Rossland (2008). Visions to Action Strategic Sustainability Plan. Accessed June 3, 2010 from ( <a href="http://cfcdmall.com/cms/fileadmin/files/VisionsToAction/PDFs/VisionstoAction_SSP_Final1.1_050808.pdf">http://cfcdmall.com/cms/fileadmin/files/VisionsToAction/PDFs/VisionstoAction_SSP_Final1.1_050808.pdf</a> )	

		<ul style="list-style-type: none"> <li>Options for collaboration among developers to reduce development costs</li> <li>Development of a long-term financial plan with options for new infrastructure</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>Housing starts by structural type</li> <li>Mix of total dwelling units by structural type</li> <li>Total occupied private dwellings by structural type</li> <li>Private dwellings occupied by usual residents</li> <li>Number of residential units associated with building permits issued</li> <li>Number of tourist accommodation units associated with building permits issued</li> <li>Percentage of households spending 30% or more of gross income on housing by tenure</li> </ul>
Community Name and Sustainable Project	<p><b>1.2 City of Iqaluit, NU: Plateau – Sustainable Arctic Subdivision</b> Pop: 6184 in 2006</p>	<p>Community or Project Purpose: To develop a new plateau of land according to sustainable development principles due to its unique topography and geography.</p>
Initiation, Funding, Involvement	<p>Initiated: due to growth in Iqaluit being the capital city of a new territory Funding from FCM Green Municipal Fund and CMHC as well as Natural Resources Canada’s Office of Energy Efficiency</p>	<p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>Orientation and terrain of the location selected provides opportunity for solar orientation of housing and roadways which work with predominant winds</li> <li>Housing needs assessment was conducted and determined most housing would be low and medium density, ground-oriented</li> <li>Medium density would be located north of low density so as not to prevent solar exposure, while smaller buildings allow for pedestrian views and access</li> <li>Each phase will have at least one cluster development with less land and servicing, a reduction in exposure and improved sense of community – includes a new cluster residential zoning district</li> <li>Lot development standards including building orientation, entrances, storage areas, shared driveways, etc. Also address influence of wind, sun and topography. Systems standards address windows, fixtures, heating and ventilation</li> <li>Approximately 15% of new housing units will be targeted towards low income</li> </ul>
Source/Reference	<p>City of Iqaluit (2004). Sustainable Arctic Subdivision Feasibility Study. Accessed July 26, 2010 from (<a href="http://www.city.iqaluit.nu.ca/i18n/english/pdf/Feasibility%20Study.pdf">http://www.city.iqaluit.nu.ca/i18n/english/pdf/Feasibility%20Study.pdf</a>)</p>	<p>Indicators: None provided.</p>

Community Name and Sustainable Project	<p><b>1.3 Town of Carstairs, AB: Scarlett Ranch Concept Plan</b> Pop: 2656 in 2006</p>	<p>Community or Project Vision: To provide a well planned residential community that meets the needs of a wide variety of people and fosters a sense of community for the enjoyment of residents."</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• To provide a wide variety of housing types</li> <li>• To provide housing for all ages and income levels</li> <li>• To increase density to improve efficiency of infrastructure</li> <li>• Maintain the value of all types of homes through carefully crafted architectural guidelines</li> <li>• Scale of Multi-unit Buildings – Set back policies in place to minimize the impact of larger multi-unit buildings to smaller dwellings</li> <li>• Apartment, townhouses and six-plex complexes must be designed as comprehensive developments or have rear lane access. Other than visitor parking stalls, no apartment parking shall be located in the front yard of the property</li> <li>• Green roof development is strongly encouraged for apartment buildings</li> <li>• Near identical elevations and colour schemes may not be repeated more often than every 4th house on the same side of the street and every 3rd house on the opposite side of the street</li> <li>• Each home in Scarlett Ranch will be required to be landscaped within one year of completion of the home. Each home in Scarlett Ranch will be required to plant a minimum of three (3) trees on the property</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>• None at this time.</li> </ul>
Initiation, Funding, Involvement	<p>Initiated: to develop an affordable and vibrant community which offers a high quality of life. Involvement/Funding: Town of Carstairs, L&amp;M Engineering Limited Planning Centre, Pollyco (Carstairs) Land Corporation</p>	
Source/Reference	<p>Town of Carstairs (2009). Scarlett Ranch Concept Plan. Accessed July 26, 2010 from (<a href="http://www.scarlettranch-carstairs.com/Templates/Scarlett_Ranch_Concept_Plan_-_FINAL_Jan._14_2009.pdf">http://www.scarlettranch-carstairs.com/Templates/Scarlett Ranch Concept Plan - FINAL Jan. 14 2009.pdf</a>)</p>	

2. Land Use		
Community Name and Sustainable Project	<p><b>2.1 Town of Hinton, AB: Innovista Eco-Industrial Park</b>                      Pop: 9961 in 2006                      Completed June 2003</p>	<p>Community or Project Vision:                      The concept of the site was based on three basic needs:</p> <ol style="list-style-type: none"> <li>1. to be economically advantageous;</li> <li>2. to be socially responsible; and</li> <li>3. to be ecologically sensitive.</li> </ol> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Sharing of materials, energy, services to reduce costs and encourage collaboration</li> <li>• Some commercial potential mixed within industrial</li> <li>• Small business incubator potential</li> <li>• Support for marketing, education, transport and logistics</li> <li>• Retail of products developed in the park</li> <li>• Centred around industrial development</li> <li>• Eco-industrial tenants to facilitate ecological networking</li> <li>• Heaviest industry in the core, light industry and accessibility on the fringe</li> <li>• Focus on value-added wood products, green energy, manufacturing, other forest products, truck washing, shipping and receiving, small business incubator</li> <li>• Utility corridors to incorporate trails</li> <li>• More than 50 acres of green space, including wildlife habitat and sensitive areas</li> <li>• Wildlife corridors to enable safe passage</li> <li>• Minimized site clearing</li> <li>• Green spaces conserved and enhanced</li> </ul> <p>Indicators:                      None provided.</p>
Initiation, Funding, Involvement	<p>Initiated: in the creation of an industrial park, with an environmental conscience                      Involvement/Funding: Town of Hinton, ERIN Consulting Ltd., Eco-Industrial Solutions Ltd., AMEC Earth and Environmental Ltd., Holland Barrs Planning Group, Lees &amp; Associates, EDA Collaborative, Government of Alberta</p>	
Source/Reference	<p>Federation of Canadian Municipalities (2003). Sustainable Industrial Park Business Plan. Accessed May 30, 2010 from (<a href="http://gmf.fcm.ca/Search/PDF/GME_F3228_CS_en.pdf">http://gmf.fcm.ca/Search/PDF/GME_F3228_CS_en.pdf</a>)                      Town of Hinton (2009). Innovista: Where the Future Works. Accessed May 30, 2010 from (<a href="http://www.eip.hinton.ca/">http://www.eip.hinton.ca/</a>)</p>	
Community Name and Sustainable Project	<p><b>2.2 Town of Olds, AB: Olds Strategic Sustainability Project</b>                      Pop: 7248 in 2006</p>	<p>Community or Project Vision:                      Town of Olds Vision Statement:                      “Olds is an environmental leader in a progressive, sustainable community providing substantial opportunities.”                      Olds Institute for Community and Regional Development (Draft) Vision Statement:                      “To be the recognized leader in sustainable community and regional economic development.”</p>
Initiation, Funding, Involvement	<p>Initiated: To provide sustainable development in certain</p>	

	<p>municipalities and serve as an example for others                  Involvement/Funding: Town of Olds Alberta Urban Municipalities Association (AUMA)</p>	<p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Large amount of urban reserve land</li> <li>• Skateboard park, skating rinks, sports fields</li> <li>• Policies and zoning for densification of residential areas</li> <li>• Majority of industrial land light industrial and beyond residential boundaries</li> <li>• Plant materials and maintenance which conserve water</li> <li>• Inventory newly annexed lands for protected area potential</li> <li>• Over 100 acres of green space and parks in the town</li> </ul> <p>Indicators:                  (Performance measures for the entire plan)</p> <ul style="list-style-type: none"> <li>• Completion of stated tactics and/or implementation of stated initiatives</li> <li>• Achievement of success (as defined in the individual components of each Strategic Cluster)</li> <li>• Time (completed within stated time frame)</li> <li>• Budget (completed within stated budget parameters)</li> <li>• Integration of sustainability principles (Green building, LEEDS, etc.)</li> <li>• Innovation (completion using innovative technology and materials)</li> <li>• Environmental responsibility</li> </ul>
<p>Source/Reference</p>	<p>Town of Olds (2010). Town of Olds: Your partner in sustainable opportunities. Accessed June 3, 2010 from <a href="http://www.olds.ca/sustain.html">http://www.olds.ca/sustain.html</a>                  Town of Olds (2008). Olds Strategic Sustainability Plan. Accessed June 3, 2010 from <a href="http://www.olds.ca/ossdp.pdf">http://www.olds.ca/ossdp.pdf</a>                  Town of Olds (2008). Sustainable Opportunities for a Growing Community: 2008-2010 Town of Olds Strategic Plan. Accessed July 13, 2010 from <a href="http://www.olds.ca/commnty/strtegy3.pdf">http://www.olds.ca/commnty/strtegy3.pdf</a></p>	
<p>Community Name and Sustainable Project</p>	<p><b>2.3 Town of Oliver, BC: Smart Growth on the Ground</b>                  Pop: 4370 in 2006</p>	<p>Community or Project Vision:                  The vision for the Oliver region strives to:</p> <ul style="list-style-type: none"> <li>• emphasize the value of an integrated planning and management strategy for the Town and Regional District,</li> <li>• reinforce the role of the Town as the primary focus for development,</li> <li>• maintain the primacy of agriculture in the rural area, and</li> <li>• retain the small town and rural character of the region.</li> </ul> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Growth to occur by infill and increase of density throughout the town</li> <li>• Future urban growth boundary to keep efficiency and pressure away from rural</li> <li>• New development to adopt feel of Main Street</li> <li>• New housing along and above existing development</li> <li>• New opportunities for affordable housing</li> <li>• Focus to develop the core</li> </ul>
<p>Initiation, Funding, Involvement</p>	<p>Initiated: to provide an example of smart growth for other communities                  Funding/Involvement:                  Design Centre for Sustainability at UBC, Real Estate Institute of BC, Smart Growth BC.</p>	
<p>Source/Reference</p>	<p>Design Centre for Sustainability (2006). Smart Growth on the Ground: Greater Oliver Concept Plan. Accessed June 3, 2010 from</p>	



	<p>(<a href="http://www.sgog.bc.ca/uplo/SGOGOLCompleteCP.pdf">http://www.sgog.bc.ca/uplo/SGOGOLCompleteCP.pdf</a>)                  Design Centre for Sustainability (2006)                  Smart Growth on the Ground: Supporting Technical Documents for Targets April 2006. Accessed July 13, 2010 from                  (<a href="http://www.sgog.bc.ca/uplo/OIBriefAppendix4STD.pdf">http://www.sgog.bc.ca/uplo/OIBriefAppendix4STD.pdf</a>)</p>	<ul style="list-style-type: none"> <li>• Concentration of consumers near businesses</li> <li>• Accommodations and other tourism</li> <li>• Strong wine-related industry</li> <li>• Industrial zone located to the fringe of the town</li> <li>• improve sidewalks, more vegetation, boulevards</li> <li>• walking and bike trails</li> <li>• keeping Okanagan river a green belt</li> <li>• restoration of ecological functions of river</li> <li>• rural conservation in key areas</li> <li>• native, drought-tolerant species</li> <li>• urban buffers to rural space</li> <li>• several large parks as well as smaller ones</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>• Public open/green space in developed areas</li> <li>• Land in Agricultural Land Reserve</li> <li>• Town housing density</li> <li>• Protected environmentally sensitive areas</li> <li>• Proximity to trail network</li> <li>• Proximity to basic services</li> </ul>
<p>Community Name and Sustainable Project</p>	<p><b>2.4 Resort Village of Fort San, SK: Official Community Plan</b>                  Pop: 328 in 2006</p>	<p>Community or Project Vision:                  “to provide goals, objectives and policies to guide the management of the use of land and its future development within the limits of the municipality.”</p>
<p>Initiation, Funding, Involvement</p>	<p>Initiated: to adopt an official community guideline to use as a tool to guide policy and development                  Funding/Involvement:                  Resort Village of Fort San                  Crosby Hanna and Associates</p>	<p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Focus on infill development</li> <li>• Home-based businesses will be accepted provided they do not oppose residential uses</li> <li>• Develop kept away from potential flood hazard areas</li> <li>• Village Centre will be the main location for new commercial development</li> <li>• Creation of a mixed use district to accommodate a variety of uses</li> <li>• Buildings must be kept well and lots landscaped</li> <li>• There will be no industrial development to occur unless suitable land is annexed, at</li> </ul>
<p>Source/Reference</p>	<p>Resort Village of Fort San (2009).                  Resort Village of Fort San Official Community Plan. Saskatoon: Crosby Hanna and Associates Landscape</p>	

	Architects	<p>which time a study will be conducted</p> <ul style="list-style-type: none"> <li>• Set aside areas in new subdivisions for green space/parks</li> <li>• Public ownership of significant natural spaces</li> <li>• Pathways and natural linkages provided</li> <li>• Flood hazard and sensitive lands set aside as public space</li> <li>• The boundaries of the resort village may expand if it is sound and beneficial to do so</li> </ul> <p>Indicators: None Provided.</p>
Community Name and Sustainable Project	<p><b>2.5 Town of Pilot Butte, SK: Official Community Plan</b> Pop: 1867 in 2006</p>	<p>Community or Project Vision: To preserve the appeal as a livable and spirited community and grow in a sustainable manner</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Community to become financially self-sufficient</li> <li>• Future development considered on a cost-benefit basis</li> <li>• Development to occur on designated areas only to avoid incompatible uses</li> <li>• Standard of development to ensure quality</li> <li>• new residential to occur North of railway</li> <li>• Core commercial to occur within industrial area</li> <li>• Highway commercial may occur on both sides of Highway 46</li> <li>• Industrial and heavy commercial to be located south of railway, zoned for either</li> <li>• Former landfill site will be re-used for light highway commercial</li> <li>• Preserve the historic and ecologically fragile butte</li> <li>• Sustainable recreation to occur along the creek, without disrupting aquifer, habitat or natural areas</li> <li>• Planting of trees will be pursued in areas where they will not affect the infrastructure</li> </ul> <p>Indicators: None provided.</p>
Initiation, Funding, Involvement	<p>Initiated: to have a development plan to guide the town Funding/Involvement: Town of Pilot Butte</p>	
Source/Reference	<p>Town of Pilot Butte (2007). Official Community Plan. Town of Pilot Butte.</p>	

3. Public Safety/Property Maintenance		
Community Name and Sustainable Project	<b>3.1 Province of Newfoundland and Labrador: Tidy Towns</b>	<p>Community or Project Vision: " To involve everyone throughout the province in a program of community pride with particular emphasis on making the most of the natural beauty of our communities, towns and cities."</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Tidy Towns is an annual competition where a team of judges visit all involved towns divided into population categories to judge tidiness</li> <li>• Based on national concept of Communities in Bloom</li> <li>• Criteria are based on Tidiness Effort, Environmental Effort, Community Involvement, Heritage Preservation, Urban Forestry, Landscaped Areas, Floral Arrangements, Turf, Groundcover Areas</li> <li>• Judges provide a detailed report on what works and what to improve on for each community</li> <li>• Each criteria for evaluation is given to the top town in that category, as well as winners in each population category</li> <li>• Competition encourages composting, recycling, avoidance of pesticides and excessive waste</li> <li>• Judges are knowledgeable and can also act as informal consultants to provide advice to communities</li> </ul> <p>Indicators: None provided.</p>
Initiation, Funding, Involvement	MNL Environmental Committee Municipalities in Newfoundland and Labrador	
Source/Reference	Municipalities of Newfoundland and Labrador (2010). Tidy Towns. Accessed July 28, 2010 from ( <a href="http://www.municipalitiesnl.com/?Content=Tidy_Towns">http://www.municipalitiesnl.com/?Content=Tidy_Towns</a> )	
Community Name and Sustainable Project	<b>3.2 Sutherland, City of Saskatoon, SK: Neighbourhood Safety Report</b> Pop: 5206 in 2006	<p>Community or Project Vision: To focus on the area as a whole, as well as specific locations, to improve safety and reduce potential for crime in Sutherland.</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Report based on utilization of Crime Prevention Through Environmental Design (CPTED) Principles</li> </ul> <p>Natural Surveillance: ability of people to see and be seen.</p> <ul style="list-style-type: none"> <li>• Installation of motion sensitive lighting to the rear of properties adjacent to open spaces such as parks for improved safety and perceptions of safety</li> <li>• Improve/update lighting to have adequately lit streets to increase traffic and</li> </ul>
Initiation, Funding, Involvement	Initiated through recommendations of the Sutherland Local Area Plan towards improved safety Funding and involvement: City of Saskatoon Neighbourhood of Sutherland	

<p>Source/Reference</p>	<p>City of Saskatoon (2010). Sutherland Neighbourhood Safety Final Report. Accessed July 20, 2010 from <a href="http://www.saskatoon.ca/DEPARTMENTS/Community%20Services/PlanningDevelopment/Documents/Neighbourhood%20Planning/Sutherland%20LAP/Sutherland_Neighbourhood_Safety_Report.pdf">http://www.saskatoon.ca/DEPARTMENTS/Community%20Services/PlanningDevelopment/Documents/Neighbourhood%20Planning/Sutherland%20LAP/Sutherland_Neighbourhood_Safety_Report.pdf</a></p>	<p>pedestrian safety</p> <p>Territoriality: clearly defined public and private spaces</p> <ul style="list-style-type: none"> <li>• House numbers in front and rear for easier access of emergency services and better show of ownership</li> <li>• Installation of a new Sutherland Park sign to identify easier as a public space and encourage resident use</li> </ul> <p>Access Control: creation of access points to encourage legitimate users of a space.</p> <ul style="list-style-type: none"> <li>• Installation of timed lighting on the basketball court for night time use until park closure in Sutherland Park due to its natural surveillance</li> <li>• Easily identifiable formal pathways into Sutherland Park at desirable locations to encourage use</li> </ul> <p>Image: largely defined by level of maintenance.</p> <ul style="list-style-type: none"> <li>• Creation of a park mural by youth on the paddling pool to encourage respect and identification</li> <li>• Graffiti and vandalism prevention through ready access of brochure in community</li> </ul> <p>Conflicting User Groups: separation of land uses to ease conflicts.</p> <ul style="list-style-type: none"> <li>• Greater knowledge in the community of police presence due to the location of several bars</li> <li>• Visible signage to encourage respect for the community in places where commercial and residential uses may conflict</li> </ul> <p>Crime Generators: nodes or areas which increase or encourage crime.</p> <ul style="list-style-type: none"> <li>• Removal of one row of bushes along CPR right of way where significant levels of crime occur</li> <li>• Repair and upkeep of wooden barriers into parks and school grounds to disallow vehicular movement and unwanted activities</li> </ul> <p>Activity Support: encouragement of appropriate uses of a space.</p> <ul style="list-style-type: none"> <li>• Formal programming and equipment in parks to increase natural surveillance</li> <li>• Review of benches and picnic tables in parks to identify if more are needed</li> </ul> <p>Indicators:  Overall safety  Level of maintenance  Public usage of space  Social cohesion</p>
-------------------------	--	--

4. Community Economic Development		
Community Name and Sustainable Project	<b>4.1 Town of Bridgewater, NS: Integrated Community Sustainability Plan</b> Pop: 7944 in 2006	Community or Project Vision: The year is 2050... In the face of global, regional and local challenges, Bridgewater has emerged as a diverse, thriving and healthy community. Settled on the historic LaHave River, this regional town is a place that brings people together. We prosper thanks to a green, self-supportive economy, in which all people are able to meet their basic needs. Our community, and especially our youth, embrace our achievements, including a complete shift to sustainable and affordable energy, transportation, housing, food, and the responsible use of our natural resources. Inspired by traditional and new values, we work together to create a community that serves the needs of current and future generations.
Initiation, Funding, Involvement	Initiated due to Nova Scotia municipalities required to do an ICSP for environmental funding. Involvement: Town and community of Bridgewater	
Source/Reference	Town of Bridgewater (2010). 2010 Integrated Community Sustainability Plan: Town of Bridgewater, Nova Scotia. Accessed July 29, 2010 from ( <a href="http://www.bridgewater.ca/images/documents/bridgewater_icsp_final_2010.pdf">http://www.bridgewater.ca/images/documents/bridgewater_icsp_final_2010.pdf</a> )	<p>Policies and Actions:</p> <p>Build a Green, Self-Supportive Local Economy</p> <p>Goal 1: Bridgewater has a diverse and resilient local economy</p> <ul style="list-style-type: none"> <li>• Diverse economy owned by local and regional small and medium sized businesses</li> </ul> <p>Goal 2: All people in our community have access to a decent livelihood and a good standard of living</p> <ul style="list-style-type: none"> <li>• Ensuring goods and services are accessible and affordable over time</li> </ul> <p>Goal 3: Goods are produced and consumed locally using environmentally responsible Practices</p> <ul style="list-style-type: none"> <li>• Support for sectors which provide innovate and sustainable practices</li> </ul> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Annual sustainability event of education, inclusion and community building</li> <li>• Buy local food campaign including local agriculture to encourage residents to buy local</li> <li>• Comprehensive review of planning documents to incorporate aspects of the ICSP into all operations of the town</li> <li>• Downtown and main street revitalization to encourage re-focus around downtown with improved access, urban design, business retention, etc.</li> <li>• Sustainable partnership program to allow businesses and residents to be involved in improving sustainability in the town</li> <li>• Alignment of the town’s purchasing policy to conform to ICSP focus areas</li> <li>• Support local campaign to encourage residents to support local business</li> </ul> <p>Regional Partnerships:</p> <ul style="list-style-type: none"> <li>• Improved community investment options with neighbouring municipalities</li> <li>• Increased opportunities for education and training with other levels of government</li> </ul>

		<ul style="list-style-type: none"> <li>• Creation of a green regional economic plan with other municipalities and community organizations</li> <li>• Increase minimum wage to a “liveable wage” standard by lobbying other levels of government</li> <li>• Involvement with other municipalities and organizations to improve opportunities for seniors who want to be more involved</li> <li>• Creation of a strategy by lobbying governments for support of green and small businesses</li> <li>• Increased investment and support of community volunteerism with other municipalities and levels of government</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>• Goal 1 : local business ownership, small business, business climate, diversity of regional economy, adult education and training</li> <li>• Goal 2: Poverty, Income equity, Employment that meets people’s needs, Adult education &amp; training, Affordable housing</li> <li>• Goal 3: Sustainable purchasing practices, Goods produced &amp; consumed locally</li> </ul>
<b>5. Community Facilities</b>		
Community Name and Sustainable Project	<b>5.1 Village of Boyle, AB: Boyle and District Arena and Hall</b> Pop: 844 in 2006	Community or Project Vision: The Village of Boyle has been successful in a grant, Building Canada Fund Top Up program to renovate the Arena and Hall in Boyle.
Initiation, Funding, Involvement	Provincial Grant \$250000 (Major Community Facility Program), \$238,046 from Communities Component (Federal), the rest was split between federal, provincial and municipal.	<p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Entire roof of arena complex to be insulated and re-roofed on top of existing metal roof</li> <li>• Existing exterior windows in the N and S walls to be replaced</li> <li>• Existing exterior vertical round lights on E exterior wall on each side of main doors to be replaced with energy-efficient pot-lights</li> <li>• Two interior doors leading from lobby into main arena space at SW corner of ice surface to be replaced with new metal, insulated doors complete with closer, latch and panic-hardware</li> </ul>
Source/Reference	Town of Boyle (2010). <i>Current and Planned Projects</i> . Accessed July 29, 2010 from ( <a href="http://www.boylealberta.com/projects.aspx">http://www.boylealberta.com/projects.aspx</a> )	<p>Indicators:</p> <p>None provided.</p>

Community Name and Sustainable Project	<b>5.2 City of Campbell River, BC: City Hall Green Roof</b> Pop: 29572 in 2006	Community or Project Vision: To become the first municipality in B.C. to install a green roof on an existing civic building.  Policies and Actions: <ul style="list-style-type: none"> <li>• The Green Roof consists of more than 1,000 shrubs, succulents, ferns, wildflowers and groundcover</li> <li>• The green roof is designed to be self-sustaining and requires little maintenance</li> <li>• Barren rooftop converted into a usable gathering space, and the City’s Green Team aims to incorporate compost and vegetable growing demonstrations in this area.</li> </ul> Indicators: <ul style="list-style-type: none"> <li>• The green roof offers twice the life-span of a conventional roof. It is expected to last up to 50 years thanks to the plants protecting the roofing membrane from UV radiation, temperature variations and physical damage.</li> <li>• Capital savings are estimated at \$90,000 over the life of the roof.</li> </ul>
Initiation, Funding, Involvement	\$489,039.83 was received from the Community Works Fund (Federal Gas Tax Fund)	
Source/Reference	City of Campbell River (2010). <i>City Hall Green Roof Wins National Award</i> . Accessed July 29, 2010 from ( <a href="http://www.campbellriver.ca/Residents/Greencity/Documents/Green%20Roof%20Wins%20National%20Award%20June-10.pdf">http://www.campbellriver.ca/Residents/Greencity/Documents/Green%20Roof%20Wins%20National%20Award%20June-10.pdf</a> )	
<b>6. Water</b>		
Community Name and Sustainable Project	<b>6.1 Town of Craik, SK: Sustainable Living Project Eco-Centre</b> Pop: 450 in 2006	Community or Project Vision: A joint long-term project in search of ways of living that address the issue of sustainability and rural revitalization through physical demonstrations of viable solutions.  Policies and Actions: <ul style="list-style-type: none"> <li>• Drinking water undergoes reverse osmosis</li> <li>• Biological treatment system for rain/surface water: treated with ozone, sediment filtered, through ultraviolet rays</li> <li>• Toilet septic system- liquid separated from solid, solid composted with wood shavings and worms</li> <li>• Grey water system treatment, onto broken glass for growth of positive bacteria and percolation</li> </ul> Indicators: None provided.
Initiation, Funding, Involvement	Initiated: to strive towards sustainable living. Some funding from Green Municipal Fund Partnership between Town and RM (222) of Craik	
Source/Reference	Town of Craik (2010). Welcome to Craik, SK and District. Accessed May 31, 2010 from ( <a href="http://www.craik.ca">www.craik.ca</a> ) Craik Sustainable Living Project (2010). Craik Sustainable Living Project. Accessed May 31, 2010 from ( <a href="http://www.craikecovillage.com/index.html">http://www.craikecovillage.com/index.html</a> )	

<p>Community Name and Sustainable Project</p>	<p><b>6.2 Town of Gravelbourg, SK: Wetland Treatment System Feasibility Study</b>                  Pop: 1089 in 2006                  Completed July 2003</p>	<p>Community or Project Purpose:                  To analyze potential options for lagoon effluent to be treated and reused by wetlands/ engineered wetland</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Presently wastewater in a two cell aerobic lagoon and then discharged into Wood River</li> <li>• Potential for re-using effluent, and developing artificial wetlands</li> <li>• Surface and subsurface flow wetlands considered</li> <li>• Second lagoon cell found to be inadequate</li> <li>• Options considered to build third cell or upgrade second cell</li> <li>• In the end effluent was too sandy for the clay soil, but would be worthwhile in sandy soil</li> <li>• Effluent quality was improved regardless</li> <li>• Determined best method was to develop a demonstration wetland to act also as an ecological observatory</li> </ul> <p>Indicators:                  None provided.</p>
<p>Initiation, Funding, Involvement</p>	<p>Initiated: to determine if an engineered wetland would be an improvement to current lagoon                  Total project value: \$80,000                  GMF grant: \$40,000                  Town of Gravelbourg                  Jacques Whitford Company Inc.</p>	
<p>Source/Reference</p>	<p>Federation of Canadian Municipalities (2003). Wetlands Could Filter Gravelbourg's Sewage. Accessed May 28, 2010 from (<a href="http://gmf.fcm.ca/Search/PDF/GMEF-2888-en.pdf">http://gmf.fcm.ca/Search/PDF/GMEF-2888-en.pdf</a>)</p>	
<p>Community Name and Sustainable Project</p>	<p><b>6.3 Town of Hinton, AB: Innovista Eco-Industrial Park</b>                  Pop: 9961 in 2006                  Completed June 2003</p>	<p>Community or Project Vision:                  The concept of the site was based on three basic needs:</p> <ol style="list-style-type: none"> <li>1. to be economically advantageous;</li> <li>2. to be socially responsible; and</li> <li>3. to be ecologically sensitive.</li> </ol> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Stormwater management integrated with road network</li> <li>• Storm and wastewater management incorporated through existing and constructed wetlands</li> <li>• Small Bore Sewer requires less energy due to small diameter</li> <li>• Sewage system also contains treatment tanks for primary filtering</li> <li>• High efficiency water fixtures</li> </ul>
<p>Initiation, Funding, Involvement</p>	<p>Initiated: in the creation of an industrial park, with an environmental conscience                  Involvement/Funding: Town of Hinton, ERIN Consulting Ltd., Eco-Industrial Solutions Ltd., AMEC Earth and Environmental Ltd., Holland Barrs Planning Group, Lees &amp; Associates, EDA Collaborative, Government of Alberta</p>	



Source/Reference	<p>Federation of Canadian Municipalities (2003). Sustainable Industrial Park Business Plan. Accessed May 30, 2010 from (<a href="http://gmf.fcm.ca/Search/PDF/GMEF3228_CS_en.pdf">http://gmf.fcm.ca/Search/PDF/GMEF3228_CS_en.pdf</a>)</p> <p>Town of Hinton (2009). Innovista: Where the Future Works. Accessed May 30, 2010 from (<a href="http://www.eip.hinton.ca/">http://www.eip.hinton.ca/</a>)</p>	Indicators: None provided.
Community Name and Sustainable Project	<p><b>6.4 Town of Oliver, BC: Smart Growth on the Ground</b> Pop: 4370 in 2006</p>	<p>Community or Project Vision: The vision for the Oliver region strives to:</p> <ul style="list-style-type: none"> <li>• emphasize the value of an integrated planning and management strategy for the Town and Regional District,</li> <li>• reinforce the role of the Town as the primary focus for development,</li> <li>• maintain the primacy of agriculture in the rural area, and</li> <li>• retain the small town and rural character of the region.</li> </ul> <p>Policies and Actions: Water Conservation:</p> <ul style="list-style-type: none"> <li>• All new houses are required to be built with water meters</li> <li>• Demonstrate the use of xeriscaping as a means of outdoor water conservation</li> <li>• Adoption of the Water Conservation Plumbing Regulation under the BC Building Code, which includes regulations for low-flush toilets, maximum flow rates</li> <li>• Rebate for households with old toilets which can then be crushed and used for base road material</li> <li>• Use of waterless urinals in public locations</li> <li>• Rebate programs for efficient water fixtures</li> </ul> <p>Groundwater:</p> <ul style="list-style-type: none"> <li>• In areas that drain directly to surface waters, infiltration must be integrated in site development with end strategies such as retention ponds in open areas</li> <li>• Areas with poor drainage must consider utilizing swale or vegetated strips</li> <li>• Development of a water management plan which will identify best practices against aquifer contamination</li> <li>• Areas which are especially susceptible will consider landscape controls requiring less maintenance</li> </ul>
Initiation, Funding, Involvement	<p>Initiated: to provide an example of smart growth for other communities Funding/Involvement: Design Centre for Sustainability at UBC, Real Estate Institute of BC, Smart Growth BC.</p>	
Source/Reference	<p>Design Centre for Sustainability (2006). Smart Growth on the Ground: Greater Oliver Concept Plan. Accessed June 3, 2010 from (<a href="http://www.sgog.bc.ca/uplo/SGOGOLCompleteCP.pdf">http://www.sgog.bc.ca/uplo/SGOGOLCompleteCP.pdf</a>)</p> <p>Design Centre for Sustainability (2006) Smart Growth on the Ground: Supporting Technical Documents for Targets April 2006. Accessed July 13, 2010 from (<a href="http://www.sgog.bc.ca/uplo/OIBriefAppendix4STD.pdf">http://www.sgog.bc.ca/uplo/OIBriefAppendix4STD.pdf</a>)</p>	

		<p>Indicators:</p> <ul style="list-style-type: none"> <li>Residential water conservation</li> <li>Surface infiltration ability</li> <li>Riparian area preservation and restoration</li> </ul>
<b>6.5 Town of High River, AB: Water Conservation Bylaw</b>		
Community Name and Sustainable Project	<p><b>6.5 Town of High River, AB: Water Conservation Bylaw</b> Pop: 10716 in 2006</p>	<p>Community or Project Purpose: To encourage water conservation in the Town of High River.</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>Any resident within or out of the town limits who utilizes the town water supply must cooperate with the conservation bylaw</li> <li>Residents must submit an application for a new lawn water permit for a maximum period of 3 weeks</li> <li>Any resident found to be wasting water of a certain volume or length of time by overwatering, broken fixtures, or washing of surfaces will be considered in violation of the bylaw</li> <li>All new residential, commercial, industrial or institutional development, or renovations will require the use of low flow plumbing fixtures</li> <li>Water will not be used in air conditioning</li> </ul> <p>Indicators: Water conservation measures</p>
Initiation, Funding, Involvement	Initiated: to improve water conservation measures in the town	
Source/Reference	Town of High River (2008). Town of High River Water Conservation Bylaw. Accessed July 15, 2010 from ( <a href="http://www.highriver.ca/uploads/Eng_Enviro_Operations/pdfs/Water_conservation_bylaw4212-2008.pdf">http://www.highriver.ca/uploads/Eng_Enviro_Operations/pdfs/Water_conservation_bylaw4212-2008.pdf</a> )	
<b>7. Waste Management</b>		
Community Name and Sustainable Project	<p><b>7.1 Resort Village of Whistler, BC: Whistler 2020 Plan</b> Pop: 9248 in 2006</p>	<p>Community or Project Vision: Whistler will be the premier mountain resort community – as we move toward sustainability.</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>Created zero waste test events</li> <li>Reduction and elimination of plastic bags</li> <li>Composting system at regional landfill</li> <li>Aim to be able to offer same quality of services using less materials</li> <li>To use durable, natural and sustainable materials, recycled and plentiful in nature</li> <li>Goal of zero waste</li> <li>Knowledge and stewardship of local residents, businesses and visitors with regards</li> </ul>
Initiation, Funding, Involvement	<p>Initiated: To create a more sustainable Whistler, particularly in light of the Vancouver 2010 Winter games</p> <p>Funding/Involvement: Community Foundation of Whistler Resort Municipality of Whistler</p>	

<p>Source/Reference</p>	<p>Resort Municipality of Whistler (2005). Whistler 2020: Moving Toward a Sustainable Future. Accessed June 3, 2010 from (<a href="http://www.whistler2020.ca/fp/asp/en/public/getFile.asp?field_name=FILE&amp;instanceid=1970594&amp;context=1930607&amp;AsAttachment=1">http://www.whistler2020.ca/fp/asp/en/public/getFile.asp?field_name=FILE&amp;instanceid=1970594&amp;context=1930607&amp;AsAttachment=1</a>)</p> <p>Resort Municipality of Whistler (2008). Whistler 2020 Explorer. Accessed June 3, 2010 from (<a href="http://www.whistler2020.ca/whistler/site/explorer.acds">http://www.whistler2020.ca/whistler/site/explorer.acds</a>)</p>	<p>to material flows and resources</p> <ul style="list-style-type: none"> <li>• Management and elimination of harmful chemicals in a safe way</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>• Landfilled Waste</li> <li>• Material Use</li> <li>• Waste Diversion</li> <li>• Hazardous Materials</li> </ul>
<p>Community Name and Sustainable Project</p>	<p><b>7.2 Parkland Regional Waste Management Authority Inc., SK: Recycling and Landfill Closure Consultant Report</b></p> <p>Contains 29 rural and urban municipalities in Southeastern Saskatchewan</p>	<p>Community or Project Vision: To establish a regional waste management system for the Parkland region, with the aim of using larger, more secure landfills.</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• partnership of rural and urban municipalities in Southern Saskatchewan</li> <li>• At the time of study, the area had 26 landfills, with 3 Sarcans and 2 private recyclers</li> <li>• Expansion of current initiatives to include recycling of paper, tin, glass, plastic bags, plastic bottles</li> <li>• Potential de-commissioning and closure of landfills due to increasing concerns of groundwater contamination by mixed waste landfills</li> <li>• Regional Waste Management Plan to include closure of several landfills, creation of better protected regional landfill and a new regional recycling program</li> <li>• Included a review of waste management practices elsewhere as well as community consultation</li> </ul> <p>Recommendations by Pinter and Associates:</p> <ul style="list-style-type: none"> <li>• Decommission of Class A uncontrolled landfills in the region</li> <li>• Development of one or two new regional landfills</li> <li>• Purchase of collection equipment and vehicles for both waste and recyclables</li> <li>• 22 transfer stations to be developed for sorting</li> <li>• 25 recycle depots developed for drop off</li> <li>• Development of a regional recycling facility</li> <li>• Start-up costs approx \$400-500 000, annual maintenance approx. \$100-150 000</li> </ul>
<p>Initiation, Funding, Involvement</p>	<p>Initiation: to determine new waste management strategies to reduce costs and improve environmental viability</p> <p>Funding/Involvement: Funded by FCM Green Municipal Fund Total Project Value: \$20,000.00 Grant Amount: \$10,000.00 Parkland Regional Waste Management Authority Inc. PINTER &amp; Associates</p>	
<p>Source/Reference</p>	<p>Federation of Canadian Municipalities (2002). PRWMA Recycling Program Piques Interest. Accessed July 16, 2010 from</p>	

	<p><a href="http://gmf.fcm.ca/Search/PDF/GMEF2839_CS_e.pdf">http://gmf.fcm.ca/Search/PDF/GMEF2839_CS_e.pdf</a></p>	<ul style="list-style-type: none"> <li>• Determined that large regional landfills more environmentally responsible</li> <li>• At time of study money had been provided and utilized for recycling bins and a central recycling station</li> <li>• Local First Nations communities have also expressed interest in becoming a part of the PRWMA</li> </ul> <p>Indicators: None provided.</p>
<p>Community Name and Sustainable Project</p>	<p><b>7.3 Village of Ile a la Crosse, SK: Feasibility Study of Proposed Landfill</b> Pop: 1600 in 2006</p>	<p>Community or Project Purpose: To determine the best way to construct a new landfill for the Village with implementation of recycling options and alternative techniques like the use of rubber chips and a natural wetland to capture leachate.</p>
<p>Initiation, Funding, Involvement</p>	<p>Initiated: current solid waste location is near capacity and will be decommissioned Funding/Involvement: FCM Green Municipal Fund Total Project Value: \$25,000.00 Grant Amount: \$12,500.00 Prepared by UMA Engineering Ltd.</p>	<p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Community is growing at a 2% rate, new landfill designed to accommodate population of roughly 1900</li> <li>• Proposed innovation of using rubber chips in leachate drainage and use of a natural wetland for treatment of leachate</li> <li>• Landfill designed for minimal leachate infiltration</li> <li>• Reduction of waste through new recycling strategies</li> <li>• Recycling options included recycling beverage containers (SARCAN in Meadow Lake or La Ronge), multi-material centres (Meadow Lake), used oil (Meadow Lake), composting, tires, backhauling of trucks from the mines</li> </ul>
<p>Source/Reference</p>	<p>UMA Engineering Ltd (2004). Proposed Landfill, Village of Ile-a-la-Crosse Feasibility Study. Federation of Canadian Municipalities. Accessed July 19, 2010 from <a href="http://gmf.fcm.ca/Search/PDF/GMEF%203322.pdf">http://gmf.fcm.ca/Search/PDF/GMEF%203322.pdf</a></p>	<ul style="list-style-type: none"> <li>• Site investigation for new landfill included quality of soil for construction activity, closure of disposal cells, barrier to excessive leachate infiltration and position of water table</li> <li>• Recommended site was one where there was a layer of clay over the groundwater table, which provided relatively low permeability</li> <li>• Integration of drainage control ditches to prevent surface runoff</li> <li>• Tire chips may be used as a base drainage layer to a clay cell when cost is lower than using gravel</li> <li>• Tire chips do not contribute to leachate drainage or release significant pollutants so environmentally viable</li> <li>• Wetland treatment system using artificial peat filter to be considered as primary leachate treatment in the cell</li> <li>• Improves quality of effluent with relatively low maintenance</li> </ul>

		<ul style="list-style-type: none"> <li>It was found that using rubber chips in drainage would be more cost efficient than granular soils by approximately \$20 000 but the peat wetland treatment would cost approximately \$60 000 more than a conventional system of lifting and hauling</li> </ul> <p>Indicators: None provided.</p>
<p>Community Name and Sustainable Project</p>	<p><b>7.4 Village of McAdam, NB: Feasibility Study of Enhanced Recycling and Composting</b> Pop: 1404 in 2006</p>	<p>Community or Project Purpose: To determine and potentially secure provincial funding for enhanced recycling and composting procedures in the South West.</p> <p>Policies and Actions:</p>
<p>Initiation, Funding, Involvement</p>	<p>Initiated by provincial mandate to compost organics by 2006 Funding: Total project value: \$49,990 GMF grant: \$24,900 Involvement: FCM Green Municipal Fund Village of McAdam South West Solid Waste Commission GEMTEC Limited</p>	<ul style="list-style-type: none"> <li>South West Solid Waste Commission was formed in 1997 serving 35 000 residents in 13 rural and urban municipalities, including 3 islands</li> <li>Village of McAdam took the lead in securing funding to study composting options in the region</li> <li>Recycling was already required by province, task was to determine how to divert organic waste to composting options</li> <li>First option included curbside collection of organics to be taken to a low-tech facility at an annual cost per household of \$9.65</li> <li>Second option was curbside collection of organics to be transported to a nearby region at an annual cost per household of \$10.74</li> </ul>
<p>Source/Reference</p>	<p>Federation of Canadian Municipalities (2005). Waste Commission Studies Turning New Brunswick Spoils into Soils. Accessed July 19, 2010 from (<a href="http://gmf.fcm.ca/Search/PDF/GMEF3231-e.pdf">http://gmf.fcm.ca/Search/PDF/GMEF3231-e.pdf</a>)</p>	<ul style="list-style-type: none"> <li>Third option was backyard composting with a yard organics collection program at an annual cost per household of \$5.60</li> <li>Study encouraged NB municipalities to think more about composting and apply to the provincial government for funding and to help establish private sector partnerships</li> <li>It was determined that composting programs would be too costly without funding, but further pursuit was conducted on sequestering of methane from organic waste into a landfill project</li> <li>Backyard composting is continuing to be promoted by the commission</li> <li>Study showed it is difficult to implement practices which work in large centres, in smaller rural areas</li> <li>Commission determined it would have been easier to tailor the study for a rural purpose ie. Backyard composting rather than a broader scope of all composting procedures. Regardless, the study encouraged municipalities and the province to further consider composting and may enable funding in the future</li> </ul>

		Indicators: None provided.
<b>8. Energy Efficiency</b>		
Community Name and Sustainable Project	<b>8.1 Town of Craik, SK: Sustainable Living Project Eco-Centre</b> Pop: 450 in 2006	Community or Project Vision: “a joint long-term project in search of ways of living that address the issue of sustainability and rural revitalization through physical demonstrations of viable solutions.”
Initiation, Funding, Involvement	Initiated: to strive towards sustainable living. Some funding from Green Municipal Fund Partnership between Town and RM (222) of Craik	Policies and Actions: Eco-centre: (passive solar energy) <ul style="list-style-type: none"> <li>• South facing double-glazed windows, all others triple-glazed</li> <li>• Concrete floor radiates heat</li> <li>• Heating stone wall opposite south facing windows</li> <li>• Masonry oven provides thermal mass</li> </ul>
Source/Reference	Town of Craik (2010). Welcome to Craik, SK and District. Accessed May 31, 2010 from ( <a href="http://www.craik.ca">www.craik.ca</a> ) Craik Sustainable Living Project (2010). Craik Sustainable Living Project. Accessed May 31, 2010 from ( <a href="http://www.craikecovillage.com/index.html">http://www.craikecovillage.com/index.html</a> )	Indicators: None provided.
<b>8.2 City of Revelstoke, BC: Wood Residue Biomass Heating Plant</b>		
Community Name and Sustainable Project	<b>8.2 City of Revelstoke, BC: Wood Residue Biomass Heating Plant</b> Pop: 7230 in 2006	Community or Project Purpose: To create a sustainable use for the wood residue created by the timber mill while also providing a new community energy strategy.
Initiation, Funding, Involvement	Initiated: to lower disposal costs of the local mill and improve air quality Involvement/Funding: Total Project Value: \$5,392,000.00 Grant Amount: \$1,348,000.00 Loan Amount: \$1,348,000.00 Ministry of Community and Rural Development	Policies and Actions: <ul style="list-style-type: none"> <li>• Wood-fired Community Energy System- first in BC</li> <li>• Uses wood waste residue in a biomass boiler</li> <li>• Mill creates 70 000 tonnes of waste annually</li> <li>• Biomass boiler combusts 10% of residue</li> <li>• Provides steam energy to the mill and to other parts of the city</li> <li>• Removes necessity for propane heating in much of the city</li> </ul>

	Green Municipal Fund Revelstoke Credit Union City of Revelstoke	Indicators: None available.
Source/Reference	Ministry of Community and Rural Development (2005). Integrated Resource Recovery Case Study: Revelstoke Community Energy System. Accessed June 8, 2010 from ( <a href="http://www.cd.gov.bc.ca/lgd/infra/library/IRR_Revelstoke_Case_Study.pdf">http://www.cd.gov.bc.ca/lgd/infra/library/IRR_Revelstoke_Case_Study.pdf</a> )	
Community Name and Sustainable Project	<b>8.3 City of Selkirk, MB: Energy Reduction Program</b> Pop: 9505 in 2006	Community or Project Purpose: To identify the best ways to reduce energy consumption in city facilities and buildings to serve the community.
Initiation, Funding, Involvement	Initiated through commitment to stewardship and reduction in GHG emissions Funding from FCM Green Municipal Fund City of Selkirk Honeywell Inc.	Policies and Actions: <ul style="list-style-type: none"> <li>• Feasibility study conducted to determine best energy conservation methods in seven city buildings</li> <li>• Honeywell Inc. identified how energy expenditure relates to operations in each building and determine where excess energy is being used</li> <li>• Greatest potential for energy reduction was in the water treatment plant, sewage treatment plant and recreation complex</li> <li>• Honeywell used baseline data from each building's energy accounts to calculate energy and monetary savings</li> <li>• Savings from each of three scenarios ranged from \$24 300 per year to \$31 532. The last scenario was recommended</li> <li>• Implementation cost of scenario 3 was \$462 685 with a 14.7 year expected payback</li> <li>• Recommended to install a geothermal heat pump in the water treatment plant based on large amount of water and to improve air circulation</li> <li>• A solar wall at the sewage treatment would heat intake air through thermal paneling and could reduce natural gas consumption</li> <li>• Initial funding proposal was rejected based on financial concerns, but was accepted that funds could be taken from utility reserves as the buildings are mostly utility and public works buildings</li> </ul>
Source/Reference	Federation of Canadian Municipalities (2003). Selkirk Slashes Emissions City-Wide. Accessed July 27, 2010 from ( <a href="http://gmf.fcm.ca/Search/PDF/GME_F2108_CS_e.pdf">http://gmf.fcm.ca/Search/PDF/GME_F2108_CS_e.pdf</a> )	Indicators:

		<ul style="list-style-type: none"> <li>• Length of payback period</li> <li>• Savings in energy costs</li> <li>• Reduction in energy consumption</li> </ul>
Community Name and Sustainable Project	<b>8.4 Association of Manitoba Municipalities: Manitoba Municipal Efficiency Project</b>	<p>Community or Project Purpose: Program is intended to help small municipalities in Manitoba to determine energy efficient options and calculate savings in retrofitting.</p> <p>Policies and Actions:</p>
Initiation, Funding, Involvement	<p>Initiated Funding/Involvement: Total project value: \$320,000 GMF grant: \$160,000 14 municipalities Association of Manitoba Municipalities</p>	<ul style="list-style-type: none"> <li>• Consulting firm performed energy audits of 159 buildings in 14 municipalities to determine energy saving opportunities</li> <li>• Several municipalities have incorporated options and others are considering</li> <li>• AMM helped small municipalities unable to do auditing in-house in order to help reduce utility costs, GHG emissions, and improve stability</li> <li>• Goal was to reduce energy use in each municipality by 35% and water consumption by 30%</li> <li>• Audit team calculated energy savings, cost of retrofits and payback periods for each strategy with short-term under 5 years and long-term over 5 years</li> <li>• Opportunities were divided into lighting and electrical, building envelope, HVAC, water consumption and maintenance</li> <li>• Six building categories: arenas and community centres; curling rinks; community halls; fire halls; municipal offices; municipal shops</li> <li>• Report identified 35 options to save energy with an average payback period of ten years each or less</li> <li>• Some key opportunities presented include: interior and exterior high efficiency lighting, upgrading envelopes to reduce heat loss, replacing motors in ice facilities with high efficiency ones, improvement of HVAC in most buildings except those with already low ventilation and low potential savings</li> <li>• Many of the municipalities have implemented simple options like improved lighting, while many will be considering the recommendations in budgeting and when services need to be upgraded</li> <li>• The combination of small communities energy audits was a comprehensive, cost-saving method</li> <li>• It was found that there was a long payback period for replacing light fixtures in low occupancy buildings, as well as replacing double-pane windows with triple-pane in most cases</li> <li>• Better weather stripping around windows and doors was a fast payback and good</li> </ul>
Source/Reference	<p>Federation of Canadian Municipalities (2006). Audit Shows Manitoba Towns How to Save on Energy. Accessed July 27, 2010 from (<a href="http://gmf.fcm.ca/Search/PDF/GME_F3194_CS_eng.pdf">http://gmf.fcm.ca/Search/PDF/GME_F3194_CS_eng.pdf</a>)</p>	



		<p>option as was installing programmable thermostats</p> <ul style="list-style-type: none"> <li>Insulation upgrades were found to be cost-effective if it already needed to be upgraded, and HVAC systems should be updated when units need to be replaced to be most cost-effective</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>Reduction in energy use</li> <li>Reduction in water consumption</li> <li>Savings in energy costs</li> </ul>
<b>Community Name and Sustainable Project</b>	<b>8.5 Town of Canmore , AB: Energy Efficient Civic Centre Building</b> Pop: 12039 in 2006	Community or Project Vision: Canmore undertook a study to determine the feasibility and costs for using environmentally friendly technologies in the design, construction, and operation of its new Civic Centre administration building. The goal was to reduce greenhouse gas (GHG) emissions and non-renewable energy use by 35 to 50 per cent.
<b>Initiation, Funding, Involvement</b>	Initiation: Development of a new Civic Centre building, intended to make it energy efficient. FCM Grant - \$34 250	<p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>Maximizing natural ventilation</li> <li>Heat reclaimed from the exhaust air is transferred to the incoming cold fresh air</li> <li>High-efficiency boilers</li> <li>Exterior sunscreens</li> <li>The windows are protected from summer heat gains by external shades. The glazing on each facade was carefully selected to minimize heat loss and maximize light transmission</li> <li>Passive solar initiatives</li> <li>Maximize passive solar heating through south-facing windows</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>The resulting building is 40 per cent more efficient than an equivalent building design</li> </ul>
<b>Source/Reference</b>	Federation of Canadian Municipalities (2004). <i>Getting Comfortable in Canmore</i> . Accessed July 27, 2010 from ( <a href="http://gmf.fcm.ca/Search/PDF/GMEF2956_CS_e.pdf">http://gmf.fcm.ca/Search/PDF/GMEF2956_CS_e.pdf</a> )	
<b>9. Transportation and Roads</b>		
<b>Community Name and Sustainable Project</b>	<b>9.1 City of Rossland, BC: Strategic Sustainability Plan</b> Pop: 3426 in 2006	Community or Project Vision: In 2030, Rossland is a resilient alpine community and a leader in balancing social, environmental, and economic sustainability. Celebrated for its unique cultural heritage, small-town charm and world-class natural amenities, Rossland offers residents and visitors alike extensive recreational opportunities, trail networks and green spaces. The thriving, diverse economy embraces innovation and entrepreneurship, and its citizens actively contribute to a welcoming, vibrant community that is safe, inclusive and affordable.
<b>Initiation, Funding, Involvement</b>	Initiated: to bring economic development in a sustainable and	

	<p>green way Funding/Involvement: Columbia Basin Trust Ministry of Community Services Red Mountain Resort Red Mountain Village Real Estate Foundation</p>	<p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Develop a network of paths for hiking, biking and walking which are designed to reduce congestion and increase tourism appeal. This includes linkages between neighbourhoods and downtown</li> <li>• Gateways and entrances to certain areas and downtown</li> <li>• Make downtown accessible to pedestrians with the least hazardous traffic patterns</li> <li>• Pedestrian-focused revitalization in transitional areas</li> <li>• Green public transit to minimize vehicular dependency, also linked to resorts (shuttle service)</li> <li>• Transportation to utilize renewable energy</li> <li>• Feasibility of a funicular connection from neighbourhoods to downtown, or a gondola from resorts</li> <li>• Options for a ride-sharing program</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>• Modal share for journey-to-work trips</li> <li>• Median commuter trip distance</li> <li>• A) Total and b) per capita annual transit ridership</li> </ul>
<p>Source/Reference</p>	<p>City of Rossland (2008). <b>Visions to Action Strategic Sustainability Plan. Accessed June 3, 2010 from</b> (<a href="http://cfcdmall.com/cms/fileadmin/files/VisionsToAction/PDFs/VisionstoAction_SSP_Final1.1_050808.pdf">http://cfcdmall.com/cms/fileadmin/files/VisionsToAction/PDFs/VisionstoAction_SSP_Final1.1_050808.pdf</a>)</p>	
<p>Community Name and Sustainable Project</p>	<p><b>9.2 Town of Hinton, AB: Innovista Eco-Industrial Park</b> Pop: 9961 in 2006 Completed June 2003</p>	<p>Community or Project Vision: The concept of the site was based on three basic needs:</p> <ol style="list-style-type: none"> <li>1. to be economically advantageous;</li> <li>2. to be socially responsible; and</li> <li>3. to be ecologically sensitive.</li> </ol> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Designed to decrease road surface while maintaining lot frontage. Aim is to reduce road construction and maintenance, with better stormwater management</li> <li>• Narrower roads with truck restrictions</li> <li>• Minimized parking areas/shared parking lots with preferential parking for energy efficient vehicles</li> </ul>
<p>Initiation, Funding, Involvement</p>	<p>Initiated: creation of an industrial park, with an environmental conscience Involvement/Funding: Town of Hinton, ERIN Consulting Ltd., Eco-Industrial Solutions Ltd., AMEC Earth and Environmental Ltd., Holland Barrs Planning Group, Lees &amp; Associates, EDA Collaborative, Government of Alberta</p>	

Source/Reference	<p>Federation of Canadian Municipalities (2003). Sustainable Industrial Park Business Plan. Accessed May 30, 2010 from (<a href="http://gmf.fcm.ca/Search/PDF/GMEF3228_CS_en.pdf">http://gmf.fcm.ca/Search/PDF/GMEF3228_CS_en.pdf</a>)</p> <p>Town of Hinton (2009). Innovista: Where the Future Works. Accessed May 30, 2010 from (<a href="http://www.eip.hinton.ca/">http://www.eip.hinton.ca/</a>)</p>	<ul style="list-style-type: none"> <li>• Utility corridors designed for multi-use including walking trails whenever possible for recreational activity</li> <li>• Footbridges connecting various areas of the industrial park to the centre for bikes and walking</li> </ul> <p>Indicators: None provided.</p>
Community Name and Sustainable Project	<p><b>9.3 Dockside Green, Victoria, BC: Development Targeting LEED Platinum</b></p> <p>Pop: Not known in 2006</p>	<p>Community or Project Vision: To be the first LEED Platinum certified community in every aspect.</p> <p>Policies and Actions:</p> <ul style="list-style-type: none"> <li>• Vehicle-sharing program: the community will provide one vehicle for approximately 90 residences as part of the Victoria Car Share Co-operative. Reduces focus on vehicles and lowers demand for parking space. Users must qualify as a safe driver. Cars are low emission</li> <li>• Mini-transit program connects key areas in the downtown during the day and potentially evening. Includes photovoltaic transit lighting and shelters</li> <li>• Bike racks throughout the community as well as each individual residence. Functional but also aesthetic appeal</li> <li>• Central greenway through the community for pedestrian access. Galloping Goose Trail will provide access through the community and city of Victoria for pedestrians and cyclists</li> </ul> <p>Indicators:</p> <ul style="list-style-type: none"> <li>• Commuting Trips by Predominant Mode of Transportation</li> <li>• Frequency of Trips to Key Destinations by Predominant Mode of Transportation</li> <li>• Average Number of Vehicles Owned per Capita</li> </ul>
Initiation, Funding, Involvement	<p>Initiation: to create a sustainable community for live, work and play.</p> <p>Funding/Involvement: City of Victoria, Vancity, Province of BC</p>	
Source/Reference	<p>Vancity. (2010). Dockside Green: Victoria, BC. Accessed July 9, 2010 from (<a href="http://docksidegreen.com/index.php?option=com_frontpage&amp;Itemid=1">http://docksidegreen.com/index.php?option=com_frontpage&amp;Itemid=1</a>)</p> <p>City of Victoria. (2007). Dockside Green Performance Indicators. Prepared by The Sheltair Group. Accessed July 13, 2010 from (<a href="http://www.victoria.ca/cityhall/pdfs/currentprojects_dockside_indctr.pdf">http://www.victoria.ca/cityhall/pdfs/currentprojects_dockside_indctr.pdf</a>)</p>	

## Appendix “G” Community Overview

### *Hafford Yesterday – A Look Back*

#### **History and Establishment**

##### **Establishment**

Hafford became incorporated as a village on December 16<sup>th</sup>, 1913 and councillors were elected. The first overseer was J. B. Thompson, Alfred Lafreniere and E. W. Bavin were elected as councillors, and T. G. Bavin became the first secretary-treasurer. The first meeting of council was held January 19, 1914, and by March of that year, many bylaws had been passed concerning sanitation, control of animals, store hours, obstruction of streets and tax penalties. An RCMP detachment opened in 1914 as well, with a single constable who was tasked with getting people to move their homes onto their own land. The early council was responsible for establishing a cemetery, bank, post office, flour mill and a hospital as well as electrical utilities and improved roads<sup>10</sup>.

##### **Founders**

Hafford became a voice in the Redberry Lake area due to a Ukrainian and Polish block settlement by the government. The earliest recorded homestead entries into the area eight by ten miles around Hafford were in 1903, with the majority of entries between 1906 and 1910<sup>11</sup>. As settlement increased, the population found themselves without adequate resources. The closest centres were Rosthern, 90



**Hafford in 1925**

Courtesy Hafford History Book Committee

kilometres, or Radisson, 31.5 kilometres. Hafford developed into a location for trade to satisfy the growing demand for goods and services in the area. In turn, more pioneering families decided to settle around Hafford, establishing the community.

The land where Hafford now lies was originally owned by Mr. Henry Hudek, and in negotiations with a CNR agent he stated that he could not afford to sell the land for twenty dollars an acre. When they settled on thirty dollars an acre, the agent suggested combining the word ‘afford’ with the “H” in Hudek’s name<sup>12</sup>. A second, less prevalent alternative to the name of the town comes from a civil engineer named Hafford who surveyed the rail line but died in an accident in British Columbia<sup>13</sup>.

##### **History**

Hafford has a history of fires in the town. The original hotel burnt down in 1920 and was later rebuilt. A large fire in 1950 destroyed a large portion of Main Street, and Hafford was aided by North Battleford and Blaine Lake to put it out using barrels of water, as the hoses had been cut. In 1977 there was another smaller fire, which destroyed a garage but was able to be contained so that nearby properties were not damaged. The Town and the Rural Municipality of Redberry later acquired two fire trucks.

<sup>10</sup> Hafford History Committee. 1963. *Hafford and District Golden Jubilee*.

<sup>11</sup> Hafford History Book Committee. 1983. *A Walk Down Memory Lane: Hafford and District*. Altona: Friesen Printers.

<sup>12</sup> Hafford History Committee. 1963

<sup>13</sup> E. T. Russell. 1997. *What’s in a Name*. Calgary: Fifth House Publishers.

As Hafford continued to grow and prosper, other additions fell into place. Completion of a concrete water and sewer system occurred in 1962. The Big Country Voice, the first local newspaper was established in 1975<sup>14</sup>, but the current newspaper is the Riverbend Review, which was established in the mid-1980s and purchased by Battlefords Publishing Ltd. in 1995<sup>15</sup>. On January 1, 1981, Hafford officially became incorporated as a town after having surpassed a population of 500 some years earlier<sup>16</sup>. The first Mayor of the new town was Walter E. Widuk, the councillors were Judy Mazurek, Mary Muranetz, Julien Dalpe, Adam Herman, Paul Karpluk, Stanley Novicki, and the Town Administrator was Ronald A. Tanchak<sup>17</sup>.

## **Community Development**

### **Community Facilities**

The Ukrainian community of Hafford purchased an old bank building through raised funds which they moved in 1919 to a lot near the present day post office as a Ukrainian cultural hall. In 1948 they dismantled the building for supplies and built the Hafford Ukrainian National Home in its current location<sup>18</sup>. The Ukrainian Hall is a strong representation of heritage and culture in Hafford, as so many of the population are of Ukrainian origin.

The community raised funds to build a new sports and community gathering complex, now known as the Communiplex, built in the 1980s. The Communiplex contains an ice rink and a hall that can seat 500 people<sup>19</sup>. The school and various churches also hold indoor events.



**Hafford Communiplex**

### **Sports Facilities**

Hafford leased its first sports field in 1915, with the first sports day held in 1917. The first skating rink was completed in 1916, and new land for the sports field was purchased in the Southeast of Hafford in 1937. The first covered arena was opened in 1963. Another skating rink was built in 1963 as well<sup>20</sup>. Over time many of these facilities changed ownership or location, and some no longer exist.

### **Health Care Facilities**

The first hospital in Hafford was constructed in 1922 and was run by a Methodist Mission in the village. After financial difficulties due to poor conditions during the 1930s and being affected by World War II, the hospital was forced to close in 1940. In 1946 Hafford and the Rural Municipality of Redberry purchased the hospital from the Mission for \$30,000, with the help of a government grant and a loan. They also purchased the necessary equipment to create the Hafford Union Hospital. In 1968 a need

<sup>14</sup> Hafford History Book Committee. 1983

<sup>15</sup> Canadian Community Newspapers Association. 2010. *100 Years in Battlefords*. Accessed May 27, 2010 from (<http://www.ccna.ca/news/details.asp?contentID=1818>)

<sup>16</sup> Regina Leader-Post. 2007. *A few fun Sask. facts*. Accessed May 27, 2010 from (<http://www.canada.com/reginaleaderpost/columnists/story.html?id=3882e343-eb0e-4951-b1d2-0e72c0ac2ac3>).

<sup>17</sup> Hafford History Book Committee. 1983

<sup>18</sup> Ibid.

<sup>19</sup> The Telegraph. 1988. *Hafford and R.M. of Redberry 75<sup>th</sup> Anniversary*.

<sup>20</sup> Hafford History Book Committee. 1983



**Hafford Union Hospital**  
**Courtesy Hafford History Book Committee**

arose for a seniors special care home and in 1980 one was opened<sup>21</sup>. Today the Special Care Centre is a primary health care facility, able to serve Hafford and area.

### **Education**

The pioneers who settled Hafford and the surrounding district had high aspirations for their children and the other generations to come to be well educated, particularly with knowledge of the English language.

Many of the pioneers knew very little English, and didn't want their children to face language barriers, which would prevent them from being fully integrated into Canadian

society. They worked hard and supplied the labour for many school districts to be developed and schools to be built. The first school district was the Whiteberry School District, completed in 1908, and many others followed.

Hafford students were first taught in a Roman Catholic Mission, Northwest of Whiteberry School. When Hafford became a village, they attempted to move it into Hafford, but it proved to be too much effort. Then a Methodist church bought the building and moved it in two pieces. Eventually a school board was formed in Hafford in 1914, and a school house was built, but only one room was used until 1918, when the second room opened. In 1925 two more rooms were added, and the school later became a central school<sup>22</sup>.

Today Hafford Central School has a high school wing and a gymnasium and is undergoing renovations. Aside from core academic classes, the school offers art, drama and music classes, with an emphasis on a strong physical education program. The school is the first in Saskatchewan to be a member of the UNESCO Associated Schools Program Network, an international program which promotes quality of learning education through "innovative educational approaches, methods and materials from local to global levels"<sup>23</sup>.

### **Places of Worship**

There is a large Ukrainian Catholic population in Hafford, and this was the congregation which first established its presence in the village. The first Ukrainian Catholic church was built in 1911, located a mile East of Hafford. In 1917, in response to demand from the growing community, the present Ukrainian Catholic Church was built within Hafford. By 1925 a Ukrainian Orthodox community had established itself in Hafford, but were forced to go out of the village, so the Holy Ghost Ukrainian Orthodox Church was built in 1936<sup>24</sup>. The Ukrainian Catholic and Ukrainian Orthodox churches are both important heritage sites in Hafford for their religious and cultural spirit.



**Holy Ghost Ukrainian Orthodox Church**

<sup>21</sup> Hafford History Book Committee. 1983

<sup>22</sup> Ibid.

<sup>23</sup> Redberry Lake Biosphere Reserve. 2010. *Redberry Lake Biosphere Reserve*. Accessed May 27, 2010 from (<http://www.redberrylake.ca/>)

<sup>24</sup> Hafford History Committee. 1963

There was also an early Roman Catholic community in the area, whose members travelled to the church in Whiteberry. In 1912 with the arrival of the railway to Hafford, it was decided to move the church. This proved to be too much of a challenge, and in 1917 St. Solange Roman Catholic Church was built in the village. The fourth religious community with a presence in Hafford is an Anglican community, which constructed a place of worship in 1918<sup>25</sup>.

### **Cultural Development**

#### **Culture and Events**

The earliest events in the village, which included dances, picnics, socials, concerts and plays, were held outdoors or in the rural schools in the area, and attracted people from all over. The Ukrainian community used the revenues from plays held in local facilities to purchase a building for a cultural centre, which provided a place for meetings and a location for the library. The centre was used until 1948, when it was re-built in its current location as the Ukrainian Hall.

Hafford has had a number of bands and musicians over the years, notably the Hafford Brass Band, which formed in 1917 and played at community gatherings, picnics, dances and sports days for a number of years<sup>26</sup>. There have been a wide number of other organizations over the years including the Homemakers Club, established in 1936, the 4-H Club, the Grain Growers Co-operative Association and the Kinsmen Club (which is still active today), as well as groups for youth such as Boy Scouts, Girl Guides and Cadets<sup>27</sup>. There were many other early social and service groups, largely focused around the various religions in Hafford, many of which still exist to help the community in different ways.

There is a large focus on Ukrainian culture and heritage in the Town of Hafford, and a number of events relate to this. The Hafford Ukrainian Dance Association was established in 1971 with the aims of teaching youth the customs and heritage of Ukrainian culture through the spirit of dance, as the music and art were intended to reflect hardships. The remnants of this exist in the annual Hafford Ukrainian Music and Arts Festival<sup>28</sup>. In 1981 the Hafford and District Recreation Board was incorporated to co-ordinate local events such as tournaments, festivals and sporting events, which often bring in many people from outside of Hafford. Today events like the annual Polkafest and Winterama are frequently held in the Communiplex.

#### **Streets and Signs**

Hafford is characterized by street signs which are bilingual in both English and Ukrainian on each street throughout the town. These are not only a representation of cultural heritage, but a tourist attraction due to their unique nature as a historic element of the community.

Certain streets are also historic in their names. Hafford was established on the original homestead land of Mr. Henry Hudek, of Hudek Avenue. Railway Avenue runs along the former rail line to the North side of Hafford, which was historically a significant part of Hafford, leading to a portion of its early growth<sup>29</sup>.



**Bilingual Street Signs**

<sup>25</sup> Hafford History Committee. 1963

<sup>26</sup> Hafford History Book Committee. 1983

<sup>27</sup> The Telegraph. 1988

<sup>28</sup> Ibid.

<sup>29</sup> Hafford History Book Committee. 1983

## **Economic Development**

### **Local Economy and Businesses**

As Hafford grew and developed as a regional trade centre, so did the opportunities for local business. As early as 1913 businesses were starting up, including a branch of the Canadian Imperial Bank of Commerce, a barber shop, a restaurant, a garage, a grocery store, a post office, a hotel and a lumber yard. By 1918 there was a hardware store, a drug store, a café, a blacksmith and a livery stable<sup>30</sup>. The hardware store is no longer there, and there have been various grocery stores, cafés and pharmacies along the way.

As Hafford continued to grow and expand, there eventually became an insurance agency, a beauty parlour, a liquor store, plumbing and heating business, and a wide range of other businesses and services<sup>31</sup>. Despite several fires which destroyed significant buildings in the village, commerce in Hafford has managed to sustain itself. Most commercial development in Hafford is still located on Main Street, central in relation to residential development.



**First Post Office**  
Courtesy Hafford History Committee

The first hotel in Hafford was a three-storey building named the Great West Hotel, built in 1913. It traded ownership several times before it burnt down in 1920. In 1924 it was re-built and opened for business once more. In 1961 a beverage room was established in place of the beer parlour so that men and women were both able to share the space together. Over the years it came to be known by its present name of the K-Bar Inn<sup>32</sup>. The hotel is a historic site in the community of Hafford, as a gathering place in a central location on Main Street.

### **Agriculture and Railway**

The first grain elevators in Hafford were British America and National Grain, both built in 1913. Some years later the North Star elevator was built. Ownership of these elevators traded on several occasions over the years<sup>33</sup>. The Saskatchewan Co-operative Elevator Company developed due to the farmers' dislike of the way their wheat had been graded, building its first elevator in Hafford in 1913. The Hafford Co-operative Association was incorporated in 1914, and though it took time to grow, it eventually began to prosper<sup>34</sup>.

Agriculture was central to the history of Hafford and the nearby region as a means of subsistence and revenue for many. A particular plot of land, the Illustration Station, was developed in 1931 and used to demonstrate various farming techniques and different types of crops. There were also field days where experts would speak on agricultural topics<sup>35</sup>.

<sup>30</sup> Hafford History Book Committee. 1983

<sup>31</sup> Ibid.

<sup>32</sup> Ibid.

<sup>33</sup> Ibid.

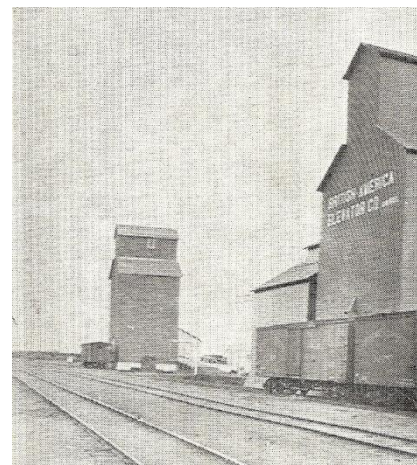
<sup>34</sup> Ibid.

<sup>35</sup> Ibid.



When the earliest settlers arrived in the area, the only rail line completed was from Saskatoon to Prince Albert, although the lines from Prince Albert to North Battleford and from Saskatoon to North Battleford had been surveyed. Many of the new immigrants to the area were hired to help lay the track, which was completed in 1912. Until 1965, mixed trains of passengers and baggage serviced the area, but beyond then only freight trains were used<sup>36</sup>. The rail line through Hafford is no longer active.

There are no elevators remaining in Hafford but there is a hope that the track can be renewed with activity once again. The fall of the railway impacted Hafford much like other communities, removing transportation and business options, both from outside and within.



Hafford Elevators in 1913  
Courtesy Hafford History Committee

### **Sustainable Development**

#### **Redberry Lake Bird Sanctuary**

In the early years of the community, birds were plentiful in the area of Redberry Lake. The land was set aside in 1915 and it was officially declared a Federal Migratory Bird Sanctuary in 1925. The Bird Sanctuary included the lake itself, the islands, and the land adjacent to it, but the surrounding area was removed in 1950. In 1986, the islands of the lake were declared a Provincial Wildlife Refuge. The Bird



Redberry Lake  
Courtesy Redberry Lake Biosphere Reserve

Sanctuary has seen over 180 species of bird, including geese, pelicans, ducks, cormorants, and many others, such as endangered species like the Peregrine Falcon and the Whooping Crane<sup>37</sup>.

#### **Redberry Lake Biosphere Reserve**

The Town of Hafford is located within the Redberry Lake Biosphere Reserve. Resulting from the efforts of local community leaders, Hafford along with neighbouring Rural Municipalities that share a watershed joined together to ensure long-term stewardship of the area. Redberry Lake is named for the Rural Municipality of Redberry in which it lies, and

with regards to the small, red berries which grow in the area. Redberry Lake is saline, and was likely created during the last glacial period. Redberry Lake Regional Park was organized in 1966 and officially opened in 1969. The park includes a golf course, park hall, beach, boat launch, picnic tables, ball diamonds, an outdoor stage and a number of other amenities and features<sup>38</sup>.

<sup>36</sup> Hafford History Book Committee. 1983

<sup>37</sup> Environment Canada. 2004. *Redberry Lake Migratory Bird Sanctuary*. Accessed May 28, 2010 from (<http://www.pnr-rpn.ec.gc.ca/nature/whp/sanctuaries/dc01s12.en.html>)

<sup>38</sup> Hafford History Book Committee. 1983

On January 21, 2000 Redberry Lake Biosphere Reserve was designated by UNESCO, the United Nations Education, Science and Cultural Organization. It recognizes the area for its biodiversity, unique opportunities, and ability to encourage and foster sustainable development<sup>39</sup>.

### **Hafford Community Sustainability Plan**

The Hafford Community Sustainability Plan (HCSP) aims to provide a tool through which the community of Hafford may operate and grow sustainably. There is presently a need for a comprehensive community plan to ensure that future generations in and around the Town will be able to thrive. With a shift towards urbanism and away from an agricultural economy, the HCSP will aid Hafford and community in developing an environmental, social, economic and cultural focus<sup>40</sup>.

### **Conclusion**

Hafford was one of the largest Ukrainian block settlements to exist in Saskatchewan in the early twentieth century. From the start, the residents of the village proved their ability to work hard in order to build a strong community, as well as their resilience, particularly in response to the number of fires which have destroyed parts of the town. Established as a trade centre, there have been a range of businesses in the community over the years. Ukrainian heritage plays a large role in the habits of the community of Hafford. Though the area is no longer serviced by rail or grain elevators, there are reminders of the past all through the community.

---

<sup>39</sup> Redberry Lake Biosphere Reserve. 2010

<sup>40</sup> Town of Hafford. *Personal Interviews*. May 20, 2010.

*Hafford Today – A Look Now***Overview**

This section of the HCSP provides an overview of the community of Hafford – who lives here, where do they work, how do they travel, what level of education do they have? The statistical information contained in this section draws from the Statistics Canada Census of Population from 1996, 2001 and 2006. Where possible, attempts were made to obtain information as up to date as possible, and some information was gathered from Town Administration and community and the Province of Saskatchewan.

This profile is intended to show the characteristics of the community in order to evaluate key strengths and issues for the development of appropriate municipal policy for the Town of Hafford.

The community of Hafford encompasses a region of 0.8 square kilometers with a total population of approximately 403 people. Hafford is located approximately 100 kilometres from Saskatoon, 70 kilometres from North Battleford and 140 kilometres from Prince Albert. Hafford lies within the Rural Municipality of Redberry, No. 435, along Highways 40 and 340.

*Nationally/Internationally***Redberry Lake Biosphere Reserve**

The Town of Hafford is the central community within the Redberry Lake Biosphere Reserve, a large region of boreal plain, which received international designation by UNESCO in 2000. The aims of a biosphere reserve are “conservation of biodiversity, sustainable development, and capacity building through scientific research, monitoring, education and training”<sup>41</sup>. Hafford Central School is the first school in Saskatchewan to be involved in the UNESCO Associated Schools Project Network. This program prepares students for the challenges of an integrated environment by utilizing pilot projects on a variety of related subjects<sup>42</sup>.

*Regionally***Regional Context**

Since 2001 the population of the Province of Saskatchewan has grown by 5.7 per cent, from 978 933 in 2001<sup>43</sup> to 1 038 018 as of January 1, 2010<sup>44</sup>. Hafford is part of a region which includes the Rural Municipalities of Redberry no. 435, Meeting Lake no. 466, Great Bend no. 405, Douglas no. 436, Mayfield no. 406 and Blaine Lake no. 434. The total population of these Rural Municipalities as of 2006 was 2417<sup>45</sup>, down from 2633 in 2001<sup>46</sup>, a decrease of 8.2 per cent. Population growth will be dependent on a number of factors including: continued provincial growth; employment opportunities in the region; access to community services (such as school and medical); increased awareness of the Redberry Lake Biosphere Reserve; and the promotion of Hafford to new sustainably-minded residents.

<sup>41</sup> Redberry Lake Biosphere Reserve. 2010. *Redberry Lake Biosphere Reserve*. Accessed May 20, 2010 from (<http://www.redberrylake.ca/>)

<sup>42</sup> Town of Hafford. 2010

<sup>43</sup> Statistics Canada. 2002. *2001 Census of Canada: Community Profiles*. Ottawa, Ontario. Accessed May 13, 2010 from (<http://www12.statcan.gc.ca/english/Profil01/CP01/Index.cfm?Lang=E>)

<sup>44</sup> Government of Saskatchewan. 2010. *Bureau of Statistics Quick Facts*. Accessed May 28, 2010 from (<http://www.stats.gov.sk.ca/>)

<sup>45</sup> Statistics Canada. 2007. *2006 Census of Canada: Community Profiles*. Ottawa, Ontario. Accessed May 11, 2010 from (<http://www12.statcan.gc.ca/census-recensement/2006/dp-pd/prof/92-591/index.cfm?Lang=E>)

<sup>46</sup> Statistics Canada. 2002

This reflects a growing trend of population increase in urban centres while rural areas continue to decline, even despite population growth in the province. Though Hafford was in decline at the time of the 2006 Census, it has since begun to grow once more, particularly due to its convenient location near three of the province's cities.

### **Watershed**

Hafford, along with the Redberry Lake Biosphere Reserve, lies within the Central unit of the North Saskatchewan River Watershed, as identified by the Saskatchewan Watershed Authority. According to a study performed in March of 2010, the overall health of the North Saskatchewan River Watershed is "Stressed" and therefore falls between "Healthy" and "Impacted". This analysis is based on characteristics such as surface water, groundwater, aquatic species, riparian areas and others. Between the periods of 1999-2003 to 2004-2008, the health of surface waters improved, but health of riparian areas decreased<sup>47</sup>. Hafford and area can play a substantial role in affecting the health of the watershed, as the closest community to Redberry Lake.

### **Locally**

#### **Population Distribution and Trends**

##### **Population Demographics**

The total population of Hafford as of May, 2010 is 403<sup>48</sup>, an increase of 10.7 per cent from 2006 (360 people), or roughly 2.7 per cent a year over the four year period. According to data collected by Statistics Canada, shown in Table 1, the population decreased 10.2 per cent between 2001 and 2006, and by 24.6 per cent between 1991 and 2006. However, the Province of Saskatchewan has seen recent growth between 2006 and 2010 at a rate of 7.2 per cent<sup>49</sup> and much of this growth has been seen in communities around its large cities. Based on a modest growth rate of 2 per cent each year, similar to the province, population projections have been made for the years 2020 and 2040. By utilizing this growth rate, Table 1 suggests that the population of Hafford may hit approximately 461 by 2020, and approximately 605 by 2040.

**Table 1: Total Population in Hafford, 1991 to 2040 (Projected)**

Year	Total Population
1991	478
1996	424
2001	401
2006	360
2010	403
2020 (Projected)	461
2040 (Projected)	605

Source: 2006 Census of Canada<sup>50</sup>, 1996 Census of Canada<sup>51</sup>, Town of Hafford

<sup>47</sup> Saskatchewan Watershed Authority. 2010. *2010 State of the Watershed Report*. Accessed May 18, 2010 from (<http://www.swa.ca/StateOfTheWatershed/Default.asp>)

<sup>48</sup> Town of Hafford. 2010. *Personal Interviews, May 20*.

<sup>49</sup> Government of Saskatchewan. 2010. *Bureau of Statistics Quick Facts*. Accessed June 23, 2010 from (<http://www.stats.gov.sk.ca/>)

<sup>50</sup> Statistics Canada. 2007

<sup>51</sup> Statistics Canada. 1997. *1996 Census of Canada: Community Profiles*. Ottawa, Ontario. Accessed May 13, 2010 from (<http://www12.statcan.ca/english/Profil/PlaceSearchForm1.cfm>)

Of all Hafford residents over the age of 15, 67 per cent have reported being at least third generation, while first-generation residents represent only 5 per cent of the population. 88.9 per cent of the total population as of 2006 were aged 15 or older, while the Saskatchewan provincial average is lower, at 80.6 per cent<sup>52</sup>.

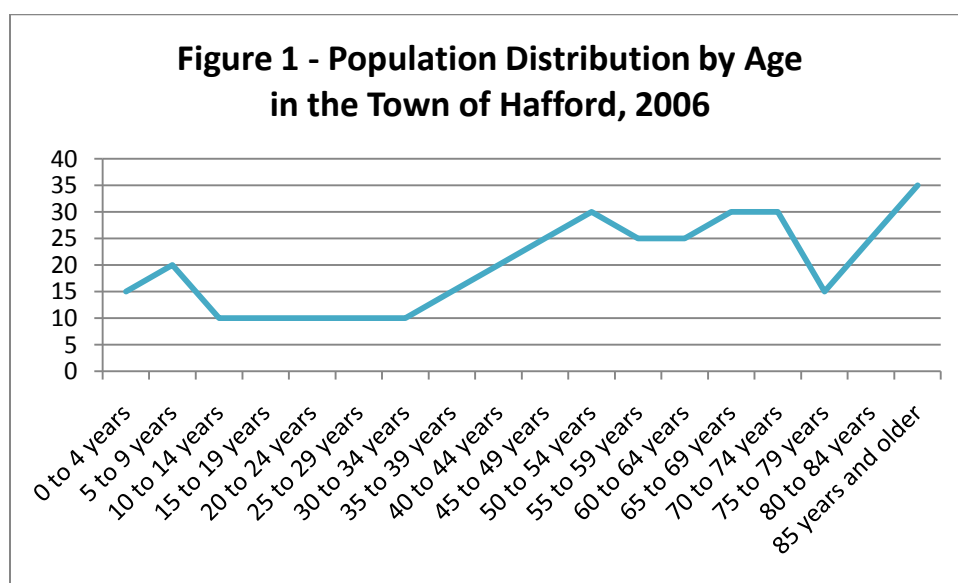
**Age and Gender Distribution**

**Table 2: Gender Distribution in Hafford, 1996 to 2006**

Year	Male	Female
1996	195	225
2001	185	215
2006	175	185

Source: 2006 Census of Canada, 2001 Census of Canada<sup>53</sup>

Table 2 illustrates the change in gender distribution in the Town of Hafford over the course of the last three Censuses. Overall, the male population decreased by 20 residents, while the female population decreased 40 residents, twice the male population.



Source: 2006 Census of Canada

Figure 1 plots the breakdown of the Hafford population by age in both the 2001 and 2006 Censuses. Overall, the area has a higher population of seniors and adults over 25 as well as youth under 15, while those aged 15-24 are lower. This may be due to younger generations migrating out for work and education, contrasting past trends of staying in the community. The higher population of seniors and adults represents a widespread trend, and indicates there may be a need for greater investment in services for this demographic. Important to note is that while the overall population in 2001 was greater, there are several age groups where the population has increased over the course of five years,

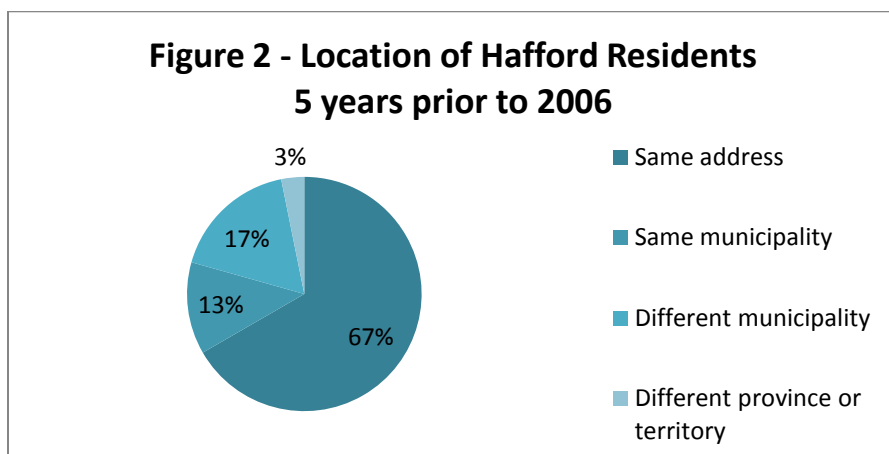
<sup>52</sup> Statistics Canada. 2007

<sup>53</sup> Statistics Canada. 2002

notably in the 5-14 group, which suggests that the demand for services aimed at families and youth may increase.

**Mobility Status**

In 2006, the total population 5 years and older was 315. Of this population, 210 people lived at the same address as they had 5 years prior. Forty (40) people had moved within the same municipality, and 55 people had moved from a different municipality. Ten (10) people reported having lived in a different province five years prior, but no one reported moving from a different country<sup>54</sup>. Figure 2 shows that 80 per cent of Hafford residents have lived in the community for at least five years, either at the same or a different address.



Source: 2006 Census of Canada

**Aboriginal Population**

While no one living within the community of Hafford identified as Aboriginal in the 2006 census it should be noted that there are several nearby First Nations Reserves in the area which play a substantial role in the region, geographically and culturally. These include the Lucky Man First Nation (56 kilometres), Muskeg Lake First Nation (61 kilometres) and Mistawasis First Nation (84 kilometres).

**Language and Diversity**

In the community of Hafford, 75.4 per cent of the population identified English as their Mother Tongue, while 100 per cent identified as having knowledge of English, and 100 per cent identified English as the language spoken in their homes. 5.7 per cent of the Town reported immigrant status, and no one indicated immigrating to the area since before 2001. Furthermore, no one identified as being of Aboriginal identity or a member of a visible minority on the 2006 census<sup>55</sup>.

**Dwelling Characteristics**

As of 2006, there were 180 households in the community. Of these households over 97 per cent were constructed before 1986 with the remaining 3 per cent built between 1986 and 2006. This is related to the declining population in age groups which are most likely to be starting families or purchasing homes. Single detached homes make up 91.7 per cent of all housing in Hafford, and 83.3 per cent of homes in

<sup>54</sup> Statistics Canada. 2007

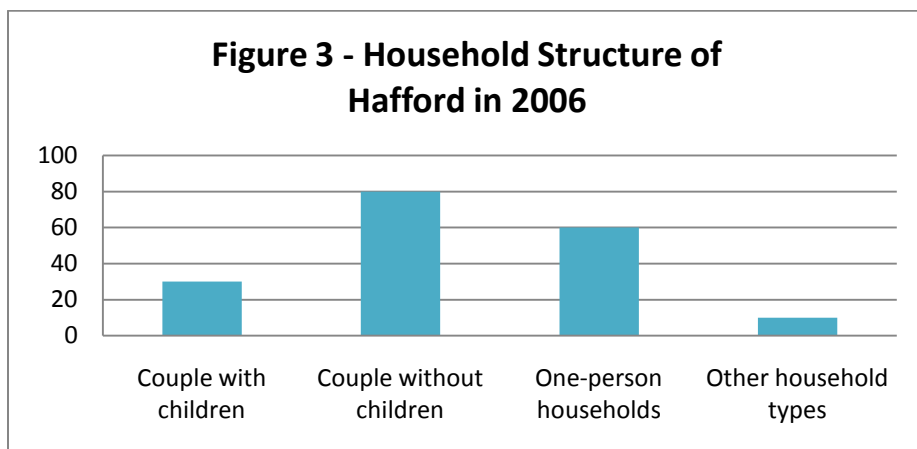
<sup>55</sup> Ibid.

the Town are owned, with the other 16.7 per cent being rented<sup>56</sup>. Based on housing assessments by administration, as of 2010 the number of occupied houses is 99, though this difference is due to numerous households living in one dwelling<sup>57</sup>. In 2009, the Town of Hafford purchased 80 acres of land south of the town to accommodate new development, as after many years of housing vacancies, all available housing units were occupied.

The average household size in Hafford was 2.4 occupants. This is comparative to the Saskatchewan provincial average of 2.4 occupants. In 2006, the average value of a dwelling was \$31 905, while the Saskatchewan provincial average was considerably higher, at \$132 111<sup>58</sup>. Since 2008, the average housing price in Saskatchewan has doubled and resides at more than \$235,000 (CMHC, Housing Market Information, Third Quarter 2010). Housing values in Hafford have also increased, though to a lesser degree. The town remains an affordable place to live.

**Household and Family Structure**

There are a total of 120 census families in Hafford. Of these, 90 are married couple families, 15 are common-law couple families, and 15 are lone-parent families. No one reported being a male lone-parent. Lone-parent families make up 12.5 per cent of the families which places Hafford slightly below the provincial average of 16.6 per cent<sup>59</sup>.



Source: 2006 Census of Canada

As displayed in Figure 3, thirty (30) of the 180 households in Hafford are occupied by a married or common-law couple with children, while eighty (80) are occupied by married or common-law couples without children. The remaining 70 are mostly single-occupant dwellings (60), but some listed their status as something other than the above options (10). This category includes lone-parent families, multiple-family households, and non-family households. The single-occupant residency level in Hafford is 33 per cent, slightly above the Saskatchewan provincial average of 28.7 per cent.

**Educational Level**

Figure 4 describes the level of education attained for those aged 15 years and older in Hafford, divided as a proportion of total by gender. Of the 300 residents aged 15 and older, 61 per cent have achieved

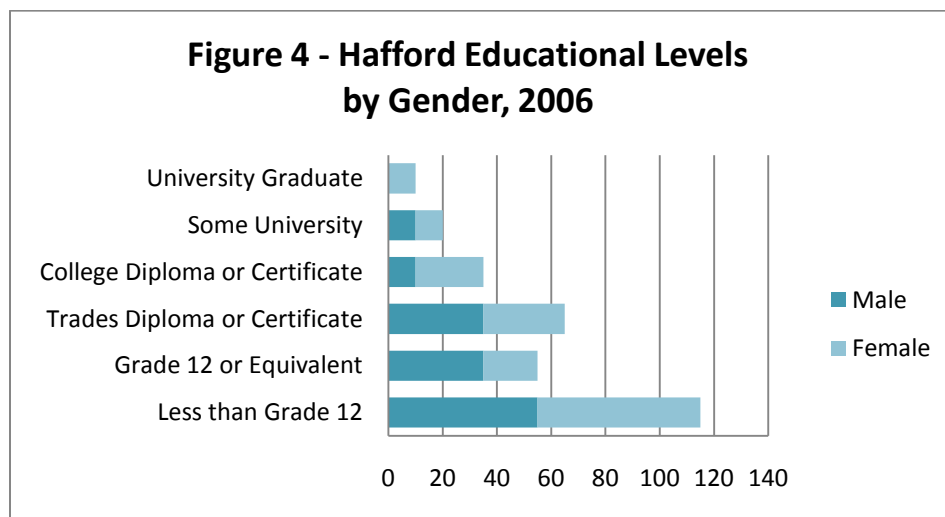
<sup>56</sup> Statistics Canada. 2007

<sup>57</sup> Town of Hafford. 2010

<sup>58</sup> Statistics Canada. 2007

<sup>59</sup> Ibid.

their grade 12 or higher. This is slightly below the provincial average of 70 per cent. 43 per cent have achieved a trade certificate or diploma, college certificate or diploma, or some level of university. Of these 43 per cent, 58 per cent (75) are female, while the other 42 per cent (55) are male.



Source: 2006 Census of Canada

**Economic Trends**

**Employment**

In 2006 there were 300 people 15 years and over in Hafford and 46.7 per cent of those (140) are considered to be in the labour force. The employment rate of those in the labour force was 89.3 per cent and the unemployment rate was 10.7 per cent. At that time the Saskatchewan unemployment rate was 5.1 per cent putting Hafford at twice the provincial average<sup>60</sup>. Since the 2006 Census, where the base data for this report was collected, the employment rate in Saskatchewan has experienced a historic low. The number of jobs has increased in all quadrants of the province. However, updated statistics to determine how Hafford has been affected by this trend will not be available until the next Census.

**Mode of Transportation**

The total employed labour force 15 and over with a usual workplace or no fixed workplace address in Hafford numbered 110 people. This characteristic excludes residents in the work force who work at home. Ninety (90) of these people reported driving a motor vehicle of some sort to work. No one reported going to work as a passenger in a vehicle. However, 10 residents reported walking or biking to work and 10 reported a different mode of travel<sup>61</sup>. This states that approximately 18 per cent of Hafford’s employed work force travel to work by means of something other than a motorized vehicle, and suggests the need for a focus on alternative transportation networks or linkages.

However, 90 residents stated they worked in a usual location and of these, 75 said they worked in a different municipality, and 10 worked in a different province<sup>62</sup>. Long distance commutes limit the ability of residents to travel by a method other than a vehicle.

<sup>60</sup> Statistics Canada. 2007

<sup>61</sup> Ibid.

<sup>62</sup> Ibid.



**Occupation**

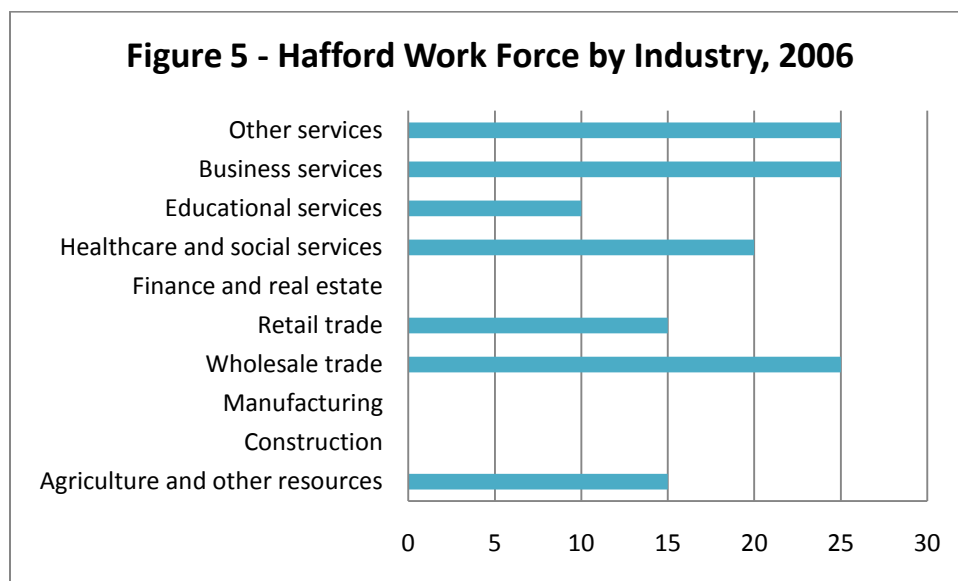
Table 3 shows the Hafford work force by occupation, with 26 per cent working in sales and service, 22 per cent working in management, and 22 per cent working in trades, transport, or as equipment operators.

**Table 3: Occupations in Hafford in 2006**

Occupation	Total	Male	Female
Management	30	20	10
Business, finance and administration	10	0	10
Natural and applied sciences	0	0	0
Health	10	0	10
social science, education, government service and religion	10	0	10
Art, culture, recreation and sport	0	0	0
Sales and service	35	15	20
Trades, transport and equipment operators	30	25	5
Primary industry	15	15	0
Processing, manufacturing and utilities	10	10	0

Source: 2006 Census of Canada

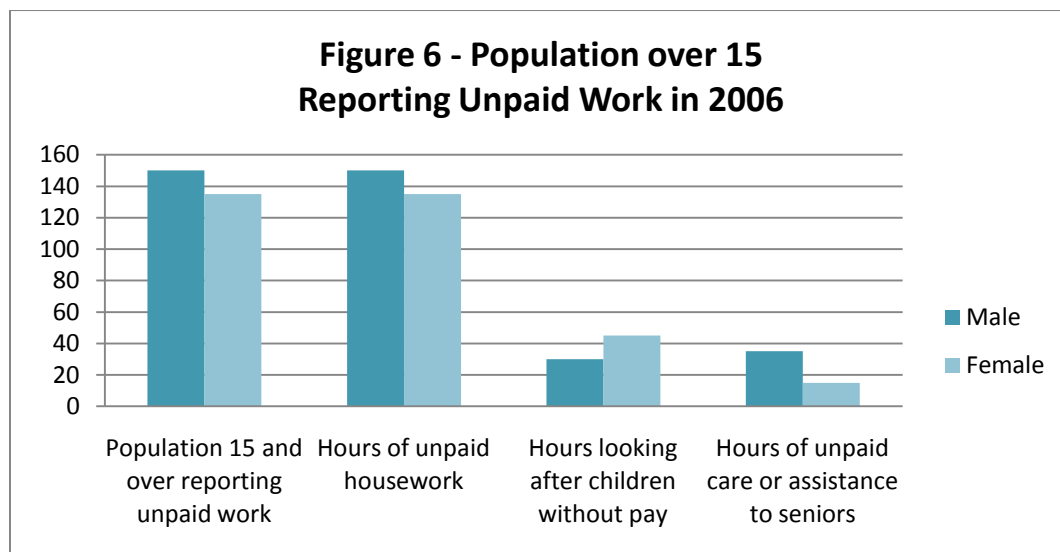
Figure 5 breaks down the Hafford labour force by Industry. In 2006, the top six occupations as a proportion of total employment were business services (19 per cent); wholesale trade (19 per cent), other services (19 per cent), healthcare services (15 per cent), agriculture and resources (11 per cent) and retail trade (11 per cent).



Source: 2006 Census of Canada

**Unpaid Work**

Of the 300 residents over 15 years of age, 285 reported having performed some sort of unpaid or volunteer work. As shown in Figure 6, all 285 reported performing unpaid housework, while 26 per cent also reported looking after children without pay, and 17.5 per cent reported caring for seniors without pay.



Source: 2006 Census of Canada

**Income**

In 2006, the median family income for the Town of Hafford was \$37,027. The median family income for Saskatchewan in 2006 was \$58,563 placing Hafford below the provincial average. The median after tax income of residents 15 and older was \$14040. In 2006, 8.7 per cent of area residents were considered low income after taxes<sup>63</sup>.

**Community Features**

The community of Hafford is a vibrant one with deep Ukrainian roots. There is a strong sense of rural community cohesion with activities and events for all ages such as ice carnivals, sports activities, cultural events and large social gatherings which often include dances and group barbecues. Festivals in the community include Winterama, Polkafest, and Summer Sizzle.

**Businesses and Facilities**

Within the Town of Hafford there are approximately 35 private sector enterprises. These include a lumber yard, a salon, cafés, grocery store, a bar and hotel, plumbing and heating, millwork, an insurance agency, a bank and a credit union, among others. The Town offers a primary care centre and seniors care home, several churches (Roman Catholic, Ukrainian Orthodox, Ukrainian Catholic and Anglican), a K-12 school, and the Hafford Communiplex, which is a combination community hall and ice rink<sup>64</sup>. A key business of note in the community is the Silver Sword and Chalice Steakhouse located on Main Street, which offers a menu over 20 pages long.

<sup>63</sup> Statistics Canada. 2007

<sup>64</sup> Town of Hafford. 2010

### **Educational Facilities**

The only educational facility in the community is the Hafford Central School, as a part of the Living Sky School Division. It houses education for grades K-12 in one facility. Hafford Central School had 176 registered students in 2009 and 174 registered students in 2010<sup>65</sup>. The school is integral to the communities it serves through educational, athletic and cultural opportunities, as well as being a location for community events<sup>66</sup>. Hafford Central School is the first school in Saskatchewan to be involved in the UNESCO Associated Schools Project Network<sup>67</sup>. The school in Hafford has recently begun renovations which will allow for greater enrollment and attract students from outside of the community.

While Hafford does not have any post-secondary education facilities, it is located within relatively close distance of other locations in the province which do offer post-secondary education, such as Saskatoon, Prince Albert and North Battleford.

### **Community Services**

The Town of Hafford offers a wide variety of services to its residents and businesses. The Town is responsible for fire protection services, transportation services such as maintenance, construction and snow removal, environmental health services which include nuisance control, brownfield control, and waste and recycling programs through Loraas Disposal Services.

Hafford also provides transit for the disabled and elderly, planning and land development services, recreational infrastructure, and utilities such as water, sewage, cable and internet.<sup>68</sup>

### **Environmental Characteristics**

#### **Green Space and Parks**

Hafford has a camping and sports ground which has four baseball diamonds and a concession, a playground/park measuring 30 000 square feet and also a municipal cemetery<sup>69</sup>. There is a Pocket Park on Main Street with a featured monument acting as a representation of the Town's heritage.

The Town is located amidst a number of lakes and parks, including Redberry Lake, Dunn Lake and Redberry Lake Regional Park. Redberry Lake is also the location of a federal Bird Sanctuary, which protects birds on the lake and its islands. Another nearby tourist attraction is the Crooked Trees, a group of Aspen trees which exhibit strange and unexplained growth patterns<sup>70</sup>.

#### **Infrastructure**

The community of Hafford currently receives its water from two active local wells, after the third was de-commissioned. The infrastructure presently in place for both water and wastewater can accommodate a population of up to approximately 450 before it will need to be modified or updated.

<sup>65</sup> Living Sky School Division No. 202. *Hafford Central School*. Accessed October 22, 2010 from ([http://www.lskysd.ca/schools/hafford\\_central.php](http://www.lskysd.ca/schools/hafford_central.php))

<sup>66</sup> Town of Hafford. 2010

<sup>67</sup> Ibid.

<sup>68</sup> Ibid.

<sup>69</sup> Ibid.

<sup>70</sup> Ibid.

The sewage lagoon will need to be taken into consideration with regards to expansion or relocation at some point in the future<sup>71</sup>.

Hafford sits at the junction of Highway 40, a primary highway and Highway 340, a secondary highway<sup>72</sup>. The Town owns an airport, located 1.9 kilometres out of the Town. In a study performed by the Saskatchewan Department of Highways and Transportation in December of 2002, it was designated a Local Airport used mainly for recreation and some agricultural activities. According to the Department the runway is composed of turf and measures 3650 feet long by 120 feet wide<sup>73</sup>.

### **Infill**

Like many towns, the community of Hafford has largely seen commercial development on Main Street. Though the community has seen a history of fires through the core, this has not changed much. Hafford presently has open lots on Main Street and Town Administration would like to see these lots re-developed as infill and would encourage infill in both residential and commercial areas while maintaining a balance with new development<sup>74</sup>. At present, the Town has approximately 30 privately owned vacant residences and a handful of underutilized commercial lots. The Town would encourage owners of vacant lots to consider infill development.

### **Sustainability Survey Results**

The Hafford Community Sustainability Plan Questionnaire was conducted during Winterama, in January of 2009, featuring questions which relate to the sustainable activities taken place within and around the community of Hafford. The responses to this survey indicate that members of the Hafford community are conscientious of the environment and are attentive to recycling, vehicular use, energy consumption and water consumption. The full results of this survey are shown in Appendix "H"<sup>75</sup>.

### **Conclusion**

After many years of decline, the Town of Hafford has begun to grow once again. Located within driving distance of three cities in Saskatchewan, the town is poised for further growth in the future. As the central community in the Redberry Lake Biosphere Reserve, sustainability is a goal to work towards. Hafford has a thriving Ukrainian culture, shown by Ukrainian-themed events and buildings. The community is rich in spirit, as evidenced by popular gatherings and competitions, a willingness to help one another and diversity in religion. Attractions such as lakes and parks in the area may draw tourism, and the town itself has various parks and green spaces. The town offers numerous services and amenities, including the Hafford Central School, Hafford Special Care and Primary Care Centre, as well as a wide variety of local businesses. Despite this, many members of the community are still involved in agriculture. Hafford is moving towards sustainable growth, as indicated by their opinions and actions in recent years, a trend that will likely encourage growth in and around the community. By acting as a model for a sustainable community in the province, the town will provide and be provided with opportunities at further academic research, interest and settlement.

---

<sup>71</sup> Town of Hafford. 2010

<sup>72</sup> Saskatchewan Department of Highways and Transportation. 2002. *Regional Airports in Saskatchewan: A Review Report*. Accessed May 18, 2010 from (<http://www.highways.gov.sk.ca/regional-airports/>)

<sup>73</sup> Saskatchewan Department of Highways and Transportation. 2002

<sup>74</sup> Town of Hafford. 2010

<sup>75</sup> Prairie Wild Consulting Co. 2009. *Hafford Community Sustainability Plan Community Questionnaire*. Survey Results.

## Appendix “H” Sustainability Survey Results

<b>Total Respondents</b>	<b>74</b>	
Total with Hafford and Area addresses:	53	
Total identified from neighbouring communities: ShellLake, Spiritwood, Mayfair, Krydor, Speers	5	
Total from Saskatoon (from comments assume family or friends of locals)	4	
Total unidentified (from comments assume to be local)	4	
Breakdown by gender	39 Females	31 Males

86% of the respondents provided high and good support in creating a more sustainable Hafford.  
75.5% of the respondents provided high to moderate support for the Hafford community vision.

<b>Have you taken, or are you interested in taking any of the following actions to improve environmental sustainability?</b>	
Actions with response rates of over 50% have been highlighted below	
66% (49)	Purchased an energy efficient appliance
32% (24)	Installed an energy efficient furnace
49% (36)	Insulated basement
(1% (1)	Installed a wind turbine
1% (1)	Installed PV solar cells
1% (1)	Installed Geothermal heating
16% (12)	Installed a programmable thermostat
53% (39)	Set your thermostat to 18C (or 65F) or less in the winter
84% (62)	Turn lights off when not in use
46% (34)	Reduced water consumption (e.g. used rain barrels instead of sprinkler)
36% (27)	Installed an energy efficient water heater
34% (25)	Installed a water efficient toilet
53% (39)	Drink tap water instead of bottled water
68% (50)	Caulk, seal or weather-strip drafty areas and windows
65% (48)	Replaced an incandescent light bulb with a compact florescent
38% (28)	Replaced your incandescent Holiday lights with seasonal L.E.D. lights
20% (15)	Switched to solar lighting outside
40% (34)	Installed motion detectors or timers on outside lights
15% (11)	Switched from battery products to wind-up products
20% (15)	Purchased a fuel efficient vehicle
36% (27)	Car pooled
50% (37)	Chose to purchase environmentally friendly products instead of your regular brand
46% (34)	Use non-toxic cleaning products
92% (68)	Recycled. Please list all the materials you recycle: **See below
56% (42)	Recycled old electronics (e.g. T.V., stereo, computer, cell phone)
27% (20)	Replaced electronics with an ENERGY STAR product
47% (35)	Purchase locally grown produce
36% (27)	Composted

61% (45)	Replaced plastic bags with reusable bags when grocery shopping
68% (50)	Use a refillable coffee cup
45% (33)	Reduced the amount of paper you use
Other	***See below

<b>**Examples of Products Recycled Respondents Shared</b>		
newspaper	cans	bottles
clothes	tin	plastics
glass	household materials	everything possible
junk mail	plastic & tetra	paper
juice cartons	milk cartons	cardboard
scrap metal	household goods (donate)	oil
filters		

<b>***Examples of other Actions taken by Respondents:</b>	
Make own grocery bags	Grow own garden; grown own produce
Have my own garden, return peelings etc. to garden	Wash dishes once a day
wash clothes once a month	Use cloth instead when possible
Use existing materials	Do not print e-mails/other docs
Electric water tank	No drink tap water here
90% of bulbs replaced	I use rain water & melt snow to water my house plants
Have a green bag	Never use styro at home as much as possible
Try to reduce trips to city by planning better	Batteries
Email cards	Walk
No holiday lights	Don't use much paper