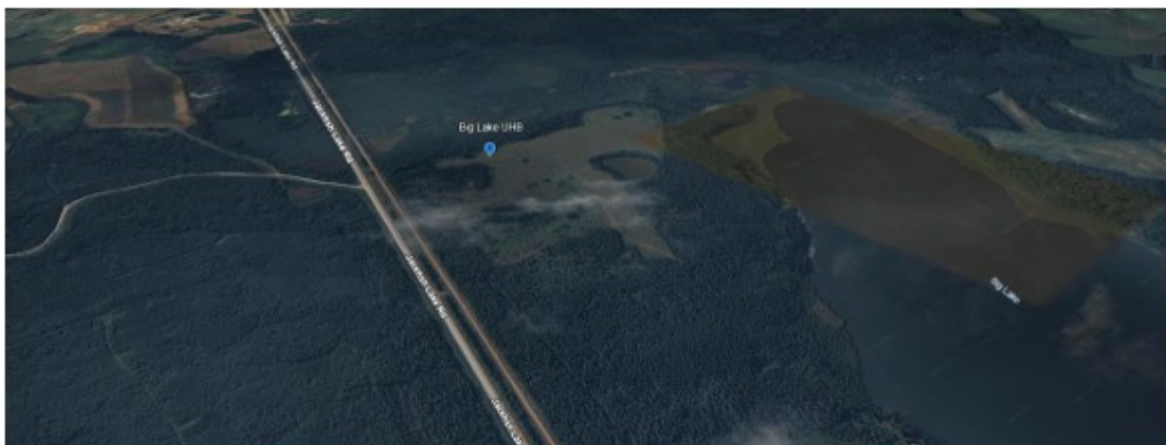


British Columbia



Big Lake

Big Lake is a rural, unincorporated area southeast of Chetwynd in northeastern British Columbia, directly accessed via Jackfish Lake Road. Nestled between forested ridges and lakeside parcels, this region is defined by a balance of cleared farmland, dense pine forest, and freshwater ecosystems. The Big Lake UHB site is situated near the northwest shoreline of the lake, offering both seclusion and strategic access to Highway 97 and nearby community resources. The area's natural features rich soil, lake frontage, and adjacent to Crown land. Making it ideal for regenerative development and UHB-style community planning. With minimal population density, no immediate neighbors, and high solar and water access potential, it is a prime candidate for off-grid infrastructure, eco-retreat models, or land-based collective living. Its geographic setting offers the right balance of remoteness, accessibility, and self-sufficiency for long-term, sustainable habitation.

Demographics:

- Population: 351
- Dwellings: 27 private, 154 residential
- Area: 41.11 km
- Density: 8.5 per sq km
- Primary Language: English

Fun Facts:

- Big Lake hosts an annual fishing derby each June, organized by the Big Lake Community Association for over 20 years. Proceeds support local community initiatives.
- The lake is home to several fish species, including rainbow trout, burbot, lake trout(char), and kokanee. In 2018, 60,000 kokanee and 10,000 rainbow trout were stocked in the lake by the Freshwater Fisheries Society of B.C.

- A BC Forest Service recreation campsite is situated on the northeast end of Big Lake, offering camping and lake access for small car-topper boats.
- The area around Big Lake is characterized by a mix of coniferous forests and clear ranch land, providing a diverse landscape for outdoor activities.
- Big Lake is located approximately 30 km northeast of Chetwynd along Jackfish Lake Road, making it a secluded yet accessible destination for nature enthusiasts.

Why Big Lake (near Chetwynd)?

- **Renewable Energy Potential:** The area falls within British Columbia's interior plateau wind corridor. With consistent winds and open elevation zones, it's suitable for small scale wind and solar energy generation—ideal for off-grid or energy-sovereign communities.
- **Proximity to Chetwynd's Economic Hub:** Just 30 km away, Chetwynd offers essential services, trades, fuel, healthcare, and equipment supply, allowing for rural independence without complete isolation.
- **Supportive Agricultural Climate:** The Peace River region is one of BC's few northern zones with viable growing seasons for root vegetables, grains, and hardy greens. The soil is mineral-rich and supported by glacial water sources.
- **Abundant Wildlife & Ecosystem Diversity:** Moose, deer, beaver, and waterfowl are common, offering opportunities for education, nature immersion, or low-impact harvesting practices that respect ecosystem cycles.
- **Low Cost Per Acre:** Compared to southern BC or Alberta, land in the Big Lake Chetwynd area remains relatively affordable, making large-scale land acquisition achievable for collective ownership or long-term development.
- **Cultural Heritage & Knowledge Exchange:** The area lies within traditional Treaty 8 territory, with opportunities for meaningful partnerships with local First Nations on land stewardship, ecological knowledge, and cultural inclusion.
- **No Major Zoning Restrictions:** Much of the land surrounding Big Lake is under Agricultural Land Reserve (ALR) or Crown lease categories, often with relaxed zoning bylaws, which allows for creative development like eco-hamlets or experimental agri-tech projects.
- **Access to Natural Building Materials:** Timber, clay, and stone are locally available, lowering the cost and environmental impact of construction for those pursuing regenerative or natural architecture methods.

Important Criteria	Findings	Rating
Water Source	Big Lake	High
Water Rights	Permitting Required	Moderate
Mineral Rights	Mostly Crown Land	Low
Community Openness	Sustainable Development	High
Community Need	Population Retention and Growth	High



Valemount

Valemount is a scenic mountain village located in the Robson Valley of east-central British Columbia. Tucked between the Cariboo, Monashee, and Rocky Mountains, this area is known for its breathtaking views, rich ecosystems, and tourism-driven economy. Valemount is home to a tight-knit, outdoors-oriented community with growing interest in eco-living, land-based initiatives, and sustainable development. The surrounding area, marked by forested expanses, alpine water sources, and agricultural zones, presents outstanding potential for UHB-style communities, regenerative farming, or eco-retreat models. With proximity to essential services and a reputation for welcoming innovation, Valemount offers a grounded yet forward-thinking base for long-term, nature-integrated projects.

Demographics:

- Population: 1,052 (village)
- Dwellings: 89 private, 513 residential
- Area: 5.16 km
- Density: 203.8 per km
- Primary Language: English

Fun Facts:

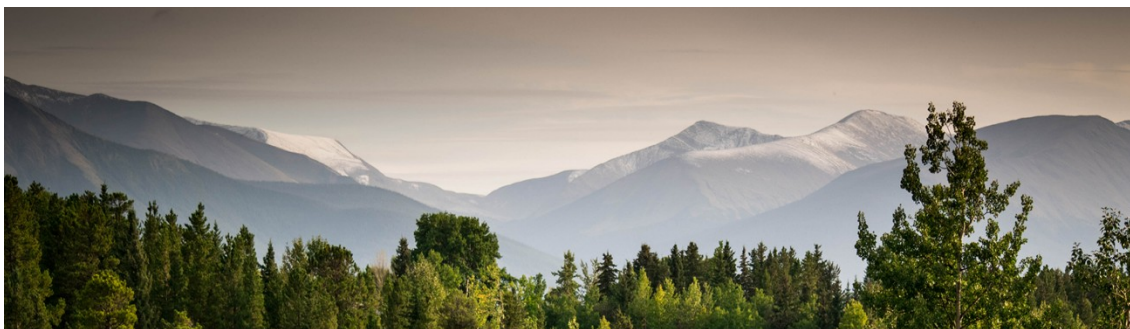
- “Valemount” means “valley in the mountains”, a fitting name given its placement between three major mountain ranges.
- The Valemount Bike Park is internationally known for downhill trails and attracts mountain biking tourists annually.
- Valemount is home to Caribou migration corridors and is part of ongoing habitat restoration initiatives.
- The Valemount Glacier Destinations project is one of Canada’s few planned glacier sightseeing resorts, signaling eco-tourism growth.
- The town is located near Mount Robson, the highest peak in the Canadian Rockies.

Why Valemount?

- **Proximity to Infrastructure:** The area is already served by BC Hydro power, landline phone services, and has expanding satellite internet options (e.g., Starlink). Highway 5 ensures regional connectivity year-round.
- **Agricultural & Resource Potential:** The nearby valleys host crop and livestock farms, with moderate climate zones and access to freshwater sources suitable for market gardens or regenerative agri-projects.
- **Cultural Openness:** Valemount is known for its welcoming stance toward Indigenous partnerships, environmental innovation, and sustainable tourism models.
- **Clean Water Access:** The area is supplied by glacial-fed sources with excellent surface water quality; permitting is required for major water withdrawals.
- **Eco-Recreational Opportunities:** With hiking, wildlife corridors, mountain biking, and skiing already popular, the natural environment supports eco-tourism ventures integrated into broader UHB frameworks.
- **Community Need & Vision:** As a small community seeking economic diversification and youth retention, Valemount is an ideal place for piloting long-term, community anchored living and learning models.

Important Criteria	Findings	Rating
Water Source	Canoe River	High
Water Rights	Permitting Required	Moderate
Mineral Rights	Mostly Crown Land	Low
Community Openness	Sustainable Development	High
Community Need	Economic and Population Growth	High

Alberta



Ridgevalley, (District of Greenview No. 16)

Located in northern Alberta within the Municipal District of Greenview No. 16, the small, 1992 hamlet of Ridgevalley lies approximately 57 to 69 kilometers east of Grande Prairie. Its history is intertwined with the broader settlement of the Peace Country region. The community's roots trace back to 1931 with the founding of the Ridge Valley School District by Mennonite settlers, who remain a significant presence. Ridgevalley's economy is predominantly agricultural, characterized by cattle, grain, and chicken farming across its rolling prairie landscape. A nearby Hutterite Colony further supports the area's agricultural production through market gardens and dairy operations. Local amenities, including a K-12 school and an arena, cater to the needs of this close-knit community.

Demographics:

- Population: Ridgevalley population of around 100 people
- Dwellings: 15 private dwellings
- Area: Cannot say since it's a small area inside Greenview No. 16 which is 32,900 square kilometers (or more than 12,700 square miles)
- Density (pers. Sq/km): Cannot say but Greenview No. 16 density is .3 pers. Sq/km
- Primary Language: English

Fun Facts:

- In Alberta, the provincial government owns all water in the province, whether it's surface water or groundwater.
- The Mennonite community in Ridgevalley may also speak Low German (Plautdietsch), which is commonly used among Mennonite populations in Alberta.
- Recognized as a hamlet in 1992
- The Mennonite community settled here in the 1920s following the Russian Revolution

Why Ridgevalley?

Placing an agricultural hub in Ridgevalley offers significant benefits for both the hamlet and the broader Municipal District of Greenview No. 16. With its existing agricultural base, including grain, cattle, and poultry farming, Ridgevalley is well-positioned to support and expand agri-

business operations. An agricultural hub would attract new investment, create employment opportunities, and provide a centralized space for innovation, processing, and distribution. This could strengthen local food systems, reduce transportation costs, and enhance economic resilience. Additionally, it would foster collaboration among producers, increase access to markets, and encourage youth engagement in agriculture to help to sustain and grow the rural community for future generations.

Important Criteria	Findings	Rating
Water Source	Lake	High
Water Rights	Government Owns All	Low
Mineral Rights	Limited Availability via Freehold	Low
Community Openness	Growth and Development Focus	High
Community Need	Economic Opportunities Needed	High

Saskatchewan



Pastureland With Aggregates in Wheatlands Rm No. 163

Demographics:

- Population: Rural municipality (157)
- Primary Language: English
- Land Size: 390.67 acres
- Zoning: Agricultural, under RM of Wheatlands No. 163

Fun Facts:

- Significant Mennonite and Hutterite population in the area
- Natural aggregates and spring-fed dugouts present
- Part of a high-sunlight and wind-capable zone for energy initiatives

Why Wheatlands RM 163?

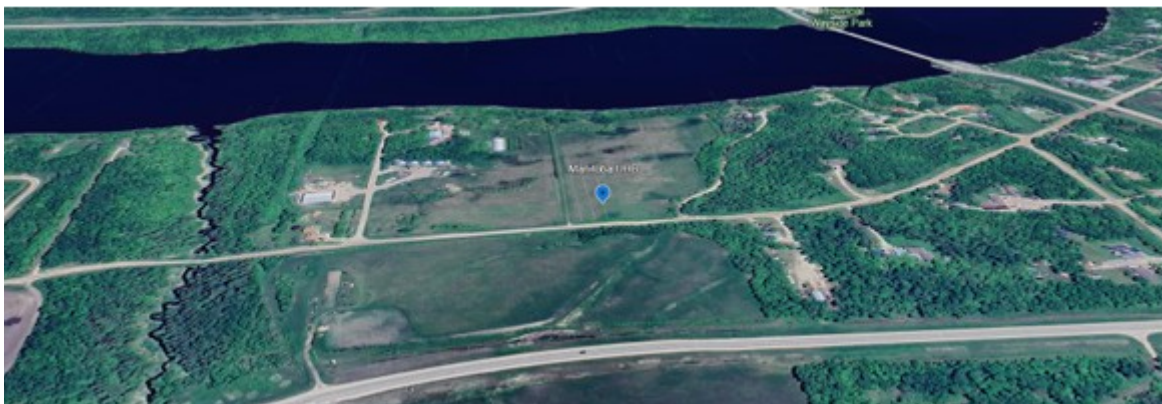
This 390.67-acre Saskatchewan property is well-positioned for pasture-based or mixed agricultural uses. It features three spring-fed dugouts and is located in a municipality committed to rural development. Mineral and water rights are governed under Saskatchewan's regulatory framework, ensuring operational clarity.

The surrounding area is home to active Mennonite and Hutterite farming colonies and is supported by SaskPower and SaskTel for energy and connectivity. There is a clear alignment between local infrastructure, agricultural zoning, and community openness to agri-business innovation, making this location highly favorable for establishing a long-term agricultural presence.

Important Criteria	Findings	Rating
Water Source	Spring-fed Dugouts	Moderate

Water Rights	Permitting Options Available	Moderate
Mineral Rights	Limited Availability via Freehold	Low
Community Openness	Value-aligned Receptiveness	Moderate
Community Need	Critical to Population Growth	High

Manitoba



Hadashville

Hadashville is a quiet, unincorporated rural community located in the eastern region of Manitoba, within the Rural Municipality of Reynolds. Surrounded by boreal forests and interlaced with rivers and wetlands, it offers a peaceful, nature-rich environment ideal for outdoor enthusiasts, sustainable living advocates, and rural developers. Strategically situated near Highway 11 and within reach of both Winnipeg and the Manitoba-Ontario border, Hadashville provides access to key services while maintaining its rustic charm and low-density lifestyle. Hadashville's combination of available land, low population density, and access to nature make it particularly attractive for sustainable housing, agrifoods, or eco-tourism development. With supportive zoning and access to utilities, it offers a rare balance of seclusion and feasibility.

Demographics:

- Population: 220
- Dwellings: 80-100
- Area: 3,500 km²
- Density: 5 persons per km²
- Primary language: English

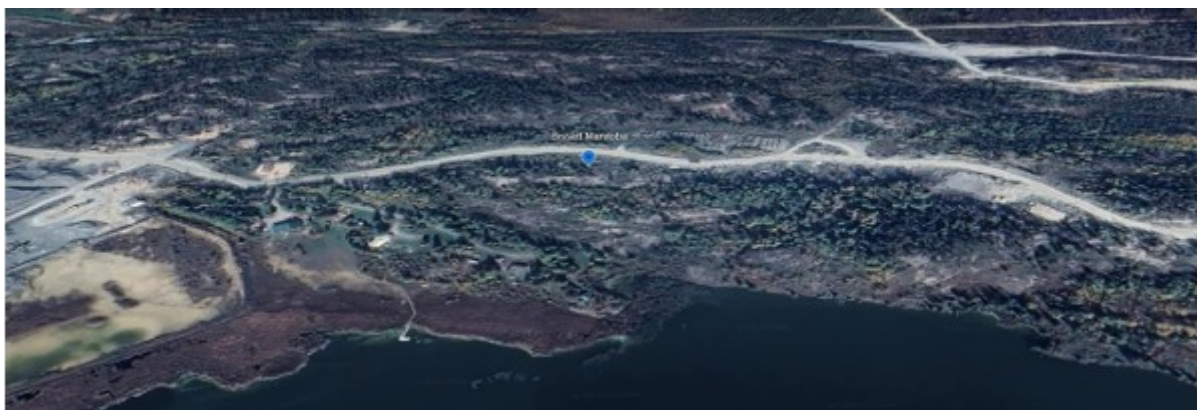
Fun Facts:

- Hadashville is nestled along the Whitemouth River in eastern Manitoba.
- The community is surrounded by boreal forest and near Sandilands Provincial Forest.
- Originally settled as a railway point and lumber town.
- Known for its proximity to nature, including fishing, hunting, and hiking.
- One of several small communities along Highway 11 serving rural and recreational lifestyle.

Why Hadashville?

- **Low Population Pressure:** With a sparse population under 5 people per km², Hadashville offers ample space for quiet living, new developments, and sustainable land-based projects.
- **Abundant Natural Land:** Surrounded by boreal forest and located near Sandilands Provincial Forest, the area is well-suited for eco-tourism, forestry, agriculture, or homesteading initiatives.
- **Supportive Rural Community:** Residents in Hadashville and the broader RM of Reynolds foster a culture of cooperation and local involvement, offering a welcoming environment for new families or community-focused projects.
- **Outdoor Recreation Potential:** The community's proximity to rivers, trails, and forestland makes it ideal for fishing, hiking, hunting, and nature-based enterprises that align with environmental sustainability.
- **Basic Infrastructure Access:** Electricity is available via Manitoba Hydro; cellular and internet coverage is improving through regional investment, supporting residential and small commercial use.

Important Criteria	Findings	Rating
Water Source	Whitemouth River	High
Water Rights	Licensure Available	Moderate
Mineral Rights	Primarily Crown Land	Low
Community Openness	Close-knit, Welcoming	High
Community Need	Economic and Population Growth	High



Bissett

Bissett is a remote, historically rich community located in the eastern region of Manitoba, nestled on the edge of Wanamaker Lake and surrounded by pristine wilderness. Originally developed as a mining town, Bissett has transitioned into a quiet gateway to Nopiming Provincial Park, with access to abundant freshwater resources, mature forests, and Crown land. Its small population and remote setting offer a rare opportunity for regenerative land-based development. The region holds strong potential for UHB placement due to its clean energy access, low population density, and proximity to key natural resources. With nearby lakes, forested parcels, and available infrastructure for sustainable development, Bissett is an ideal

candidate for projects focused on eco-education, cultural revitalization, clean energy, and food sovereignty.

Demographics:

- Population: 153
- Dwellings: 117 private, 58 residents
- Area: 34.52 km²
- Density: 4.4 persons per km²
- Primary language: English

Fun Facts:

- Located near Wanamaker Lake, with direct access to water and recreation.
- Bordered by Nopiming Provincial Park and surrounded by Crown Land.
- Historic mining area with cleared land and trail access.
- Known for outdoor activities including canoeing, fishing, hiking, hunting, and eco-tourism.

Why Bissett?

- Low Population Pressure: Sparse population with 5 people per km² — ideal for quiet, sustainable development.
- Abundant Crown Land: Surrounded by forested land and wilderness.
- Clean Water Sources: Multiple lakes, rivers, and aquifers available.
- Access to Renewable Energy: Electricity from Manitoba Hydro; excellent solar and biomass potential.
- Internet and Communications: Satellite internet (Starlink viable); mobile coverage limited but accessible.
- Outdoor Education and Training: Proximity to wildlife, trails, and natural habitat offers hands-on learning.
- Cultural & Historical Value: Former gold mining area; opportunities for heritage tourism and storytelling projects.
- Flexible Zoning: Unorganized territory — suitable for alternative land use and building strategies

Important Criteria	Findings	Rating
Water Source	Rice Lake, Wanipigow River, stream	High
Water Rights	Licensure Available	Moderate
Mineral Rights	Primarily Crown Land	Low
Community Openness	Environmental Friendly Acceptable	High
Community Need	Economic and Population Retention	High

Ontario



Oliver Paipoonge

Demographics:

- Population: 6,035
- Dwellings: 2,3090
- Area: 350.51 km
- Density (pers. Sq/km): 17.2
- Primary Language: English

Fun Facts:

- Formed January 1, 1998
- Known as Niagara of the North
- One of the safest places in Canada
- The Thunder Bay District is known as the sunniest location in Ontario, with 2,200 hours of sunshine annually
- The primary industry in this area is farming, this area has the best soil and growing season.

Why Oliver Paipoonge?

According to the Municipality's website, some of the main priorities are to attract new businesses, create new jobs, and increase economic development readiness. The area has a vibrant mix of farm types, including dairy, beef, sheep, greenhouse, and specialty crop operations. Oliver Paipoonge is known for its rural close-knit atmosphere, with an aging population, that is trying to attract younger residents. It offers lower tax rates, a diversified skilled labor force, as well as lower costs for doing business. There are four main highways in and out of Oliver Paipoonge. In summary Oliver Paipoonge combines prime farmland, a supportive and established farming community, economic stability, strong infrastructure, and a growing market for local and value-added products. These factors make it an ideal location for building an agricultural hub that can serve both local and regional needs, adapt to future climate opportunities, and contribute to the area's economic and cultural vitality.

Important Criteria	Findings	Rating
Water Source	Private Wells	High
Water Rights	Permits Available for Acquisition	Moderate
Mineral Rights	No Information Available	Unknown
Community Openness	Growth-seeking	High
Community Need	Increase Opportunities	High

Quebec



Chemin Robert

Chemin Robert is a serene rural road located in the municipality of Cayamant, within the Outaouais region of Quebec, Canada. Nestled amidst the picturesque landscapes of the Gatineau Valley, this area is characterized by its lush forests, pristine lakes, and a tranquil environment that offers a retreat from urban life. The community around Chemin Robert is known for its welcoming nature and a lifestyle deeply connected to the natural surroundings. Chemin Robert offers excellent potential for rural, sustainable development. Its low density, large-forested parcels, and lake access make it ideal for eco-retreats, agricultural hubs, or UHB-style projects. With basic infrastructure in place and a strong, cohesive Francophone community, it provides a stable, scenic foundation for long-term, community-integrated initiatives.

Demographics:

- Population: 821
- Dwellings: 1,036 total, 460 residents
- Area: 389.07 km²
- Density: 5.5 per sq km
- Primary Language: French

Fun Facts:

- "Cayamant" means "porcupine" in Algonquin
- It's a hotspot for fishing, hunting, and hiking
- Mont Cayamant has 9 km of trails and a lookout tower
- Most people live by the lake on Rue Principale
- The town hosts a winter carnival and a snow rally

Why Chemin Robert?

- Low Population Density: With only 2.1 people per km², there is ample space for new developments and sustainable housing projects.

- **Large Land Parcels:** The municipality covers nearly 389 km², making it ideal for projects that require significant land, such as UHBs with agricultural or resource components.
- **Strong French-Speaking Community:** The area is predominantly French-speaking, offering cultural cohesion and opportunities for Francophone-focused initiatives.
- **Natural Resources & Recreation:** Proximity to lakes, forests, and recreational infrastructure supports both agricultural and eco-tourism ventures, aligning with UHB concepts that integrate community, environment, and economy.
- **Existing Infrastructure:** The presence of basic commerce, schools, and community services provides a foundation for further development and supports new residents or project staff.

Important Criteria	Findings	Rating
Water Source	Lac Caymant, Aigle River	High
Water Rights	Accessible via Government	Moderate
Mineral Rights	No Information Available	Unknown
Community Openness	Promotion of Sustainable Practices	Moderate
Community Need	Critical to Population Growth	High

New Brunswick



Nackawic

New Brunswick offers strong potential for rural, sustainable development, particularly in its low-density regions characterized by large land parcels, forested landscapes, and lake access. These features make it ideal for eco-retreats, agricultural innovation hubs, or Universal Habitat Block (UHB)–style projects. Many rural communities are deeply connected to nature, with a welcoming, cohesive Francophone population that supports cultural and community-centered initiatives. The presence of basic infrastructure, such as schools and small businesses, provides a stable foundation for long-term, integrated development rooted in sustainability and local engagement.

Demographics:

- Population: 775,610
- Dwellings: 385,804
- Area: 71,450km
- Density: 10.9 person
- Primary Language: English and French

Fun Facts:

- This place is a whale watching paradise.
- Oyster Capital of the World.
- The world's oldest known fossil footprints were found here.
- The Bay of Fundy and the Gulf of Mexico or American are the two fastest warming bodies of water due to climate change
- New Brunswick has the warmest saltwater beaches in Canada.

Why Nackawic?

- Low Population Density: With only 2.1 people per square kilometer, New Brunswick offers expansive space for new developments.
- Large Land Parcels: Covering nearly 39km in many rural municipalities, New Brunswick provides ample room for large scale projects, including Universal Habitat Blocks that combine housing with agriculture and other resources.

- **Strong French-Speaking Community:** New Brunswick is Canada's only officially bilingual province, with robust French speaking communities.
- **Natural Resources & Recreation:** The province boasts abundant lakes, forest, and wildlife, creating opportunities for eco-tourism, recreation, and sustainable land use.
- **Existing Infrastructure:** Many communities offer core amenities such as schools, small businesses and healthcare services.

Important Criteria	Findings	Rating
Water Source	Lake, River, Stream	High
Water Rights	Publicly Owned Surface Water	Moderate
Mineral Rights	No Information Available	Unknown
Community Openness	Proactive Gov't Promotes Growth	High
Community Need	Room for Economic Development	High

Nova Scotia



Head of Jeddore

Demographics:

- Population: 653
- Primary Language: English
- Land Size: 1.225 acres
- Zoning: Mixed Use (MU)

Fun Facts:

- Head of Jeddore is a small coastal community on Nova Scotia's Eastern Shore.
- The area has easy access to private well water and is surrounded by forests and shoreline.
- Indigenous communities are nearby and are an important part of the region's culture.

Why Head of Jeddore?

Head of Jeddore is a great place for someone looking to start a small farm or other rural business. The land is zoned for mixed use, which means it can be used for both housing and agriculture. It has a private well for water and is connected to electricity through Nova Scotia Power. The Internet for Nova Scotia Initiative is also helping expand internet access in this area, which is helpful for anyone needing online services. Local leaders are interested in attracting new people and businesses. Since the property is near other agricultural land, it would be a smart choice for farming or livestock. Overall, Head of Jeddore is a peaceful, resource-rich location with a lot of potential for growth.

Important Criteria	Findings	Rating
Water Source	Well	Moderate
Water Rights	Owned	High
Mineral Rights	Land Title, Lease, License	Low
Community Openness	Growing Community	High
Community Need	Large Potential for Growth	High

Prince Edward Island



Mount Stewart

Demographics:

- Population: Mount Stewart had a population of 226 people
- Dwellings: 118 total private dwellings
- Area: 1.52 square km
- Density (pers. Sq/km): 148.7 people per square kilometer
- Primary Language: English

Fun Facts:

- Mount Stewart's name was adopted for John Stewart, one of the first settlers in the late 1700s
- The Martin Family was one of two Acadian families to permanently establish themselves on the island in the early 1700s
- The primary Indigenous people of Prince Edward Island are the Mi'kmaq who have lived in Mi'kma'ki (their traditional territory, encompassing PEI) for at least 12,000 years.
- The area's "great marshes" were important for farming.
- Former railroad powerhouse in the early 1870s, connecting PEI's eastern side of the island.

Why Mount Stewart?

Prince Edward Island, being the smallest province in Canada, has a unique municipal structure with varying sizes for its communities. The province itself has a total land area of 5,660 square kilometers (2,185 sq mi). Mount Stewart is a rural municipality located in Queens County, Prince Edward Island (PEI), Canada. It is deeply connected to the picturesque and once-navigable portion of the Hillsborough River. Mount Stewart holds a special place in Prince Edward Island's history, with roots in shipbuilding, farming, and fishing. The community is now defined by its accessible trails along with a diverse and vibrant collection of local businesses. Mount Stewart's strong historical ties to farming and its unique location at the head of the

Hillsborough River make it an excellent place to establish a business that serves its community, particularly by leveraging its agricultural potential. Current needs in rural PEI often include enhanced local services, access to fresh, local products, and opportunities that build on the Island's "Food Island" identity. An agricultural hub in Mount Stewart could address these needs by providing a central location for local farmers to process, package, and distribute their goods, potentially reducing transportation costs and increasing market access for smaller producers. This would not only create local jobs and stimulate the economy but also offer residents and tourists access to high-quality, fresh produce and value-added agricultural products, strengthening the community's self-sufficiency and fostering a deeper connection to its rich farming heritage.

Important Criteria	Findings	Rating
Water Source	Stream/Pond	Moderate
Water Rights	No Information	Unknown
Mineral Rights	No Information Available	Unknown
Community Openness	Growing Community	High
Community Need	Little Room for Growth	Low

Newfoundland



Holyrood

Demographics

- Population: 2,471
- Dwellings: 1089
- Area: 126.02
- Density (pers. Sq/km): 19.6
- Primary Language: English

Fun Facts

- The harbor was once an inland fjord
- Settlement was recorded as late 1700's
- The first Hydroelectric plant went online in the 1960's
- Currently, there are 3 Hydroelectric plants
- A main goal for Holyrood, NL is to become fully self-sufficient
- A large area of real estate has been frozen for development of a business park

Why Holyrood?

The most common industries in Holyrood include fishing and Aquaculture. There is not a huge agricultural or livestock industry in Holyrood, however, one of the main goals of this rural community is to become self-sufficient. They utilize hydro-electric power generators. In Newfoundland mineral rights are separate from surface rights and managed by the provincial government. Local real estate agents may have knowledge of private listings, or the provincial Department of Industry, Energy and Technology is also a good resource. There is usually a nominal fee to research into this. Most water is supplied by the town's municipal water system and daily water quality checks are performed. In the details for two potential properties there is a link provided that allows you to choose from various water quality reports. The last reason for selecting Holyrood, NL is there is a need for a sustainable agricultural center. This type of development provides some challenge in this area as a lot of the soil falls into Classes 4 to 7 which proves significant limitations for agricultural with 28% of the minerals being unsuitable. It is noted though that there are areas in Holyrood that are Class 1 or 2, which is the most versatile and fertile for agriculture. There are many more properties available, most are medium density and within residential areas, but zoning is negotiable.

Important Criteria	Findings	Rating
Water Source	Municipal Source	High
Water Rights	No Information	Unknown
Mineral Rights	Consult with Provincial Resources	Moderate
Community Openness	Growing Community	High
Community Need	Self-sustaining community	High

Yukon



Watson Lake

Demographics:

- Population: 1,315
- Dwellings: 564
- Area: 110 km²
- Density (pers. Sq/km): 12 km²
- Primary Language: English

Fun Facts:

- Known as the “Gateway to the Yukon”
- Named after a Goldrush Adventurer Frank Watson
- The region around Watson Lake is one of the best places in Canada to spot wood bison, the largest land mammal in North America, often seen grazing along the Alaska Highway.
- The primary industry in this area is farming, this area has the best soil and growing season.

Why Watson Lake?

Watson Lake is recognized as one of Yukon’s suitable agricultural areas, with about a dozen farm titles in the region as of the most recent government surveys. The area supports both crop and livestock production, including cattle, horses, pigs, goats, and poultry. The Watson Lake area offers the most favorable agroclimatic conditions due to the warmer microclimate, longer and more reliable growing season for grains, soils with higher organic matter, and historically significant Yukon agriculture. Strategic infrastructure investments are creating new opportunities for housing and commercial development as well as the economic downturn since Goldrush makes this a prime area to help with economic development.

Other notable information:

Purchasing mixed-use land in Yukon, Canada involves several steps, depending on whether you want government-developed lots or are considering private sales. Here's how the process generally works for Yukon Government Developed Lots:

- **Lottery, Tender, or Over-the-Counter Sales:**
 - The Yukon government releases new lots (including mixed-use, commercial, industrial, and residential) through a lottery or tender process. Any remaining lots after these processes are sold over the counter on a first-come, first-served basis
 - To view available lots, including their size, permitted uses (including mixed-use if available), build deadlines, and prices, on the Yukon government's interactive map
- **Eligibility:**
 - For business purchase: Your business must have a valid Yukon business license and, if incorporated, a Yukon incorporation certificate or registration as an extra-territorial corporation
- **Application and Purchase Process:**
 - Visit the Land Management Branch or a Compliance, Monitoring and Inspections office in Whitehorse.
 - Complete the sale application, sign the agreement for sale, and pay the required fees (application fee plus GST).
 - Payment options include full purchase price plus GST, or a 20% down payment with GST and interest on the balance

Mixed-Use Zoning:

- Ensure the lot is zoned for mixed-use. The Yukon government's map and sale documents will specify permitted use

Important Criteria	Findings	Rating
Water Source	Municipal Water	Moderate
Water Rights	Licensing-driven	Moderate
Mineral Rights	Claims/Tenure Dependent	Low
Community Openness	Receptive to Growth	High
Community Need	Room for Economic Development	High

Northwest Territories



Yellowknife - Kam Lake Industrial Park

Demographics

- Population: Approx. 20,000 (Yellowknife)
- Primary Language: English
- Land Size: 2.5 acres
- Zoning: General Industrial (GI)

Fun Facts

- Located in Kam Lake Industrial Park, this property is flat, gravel-covered, and build-ready with highway access.
- Yellowknife is the capital of the Northwest Territories and features a strong Indigenous and Métis presence.
- The city is exploring opportunities for commercial agriculture and light industrial growth in the Kam Lake area.

Why 108 Osprey Road?

This 2.5-acre parcel offers a strategic location within Yellowknife's primary industrial district. Zoned for general industrial use, the site is ideal for commercial, light manufacturing, or logistics operations. It has access to electricity through Northland Utilities, internet via Northwestel or SSi Canada, and municipal water and sewage services are delivered by truck. Yellowknife's Economic Development Strategy and ongoing community planning studies support business development in emerging sectors. The property's location near Indigenous and Métis communities creates opportunities for partnership, and municipal incentives like the SEED program can help support new ventures.

Important Criteria	Findings	Rating
Water Source	Unknown	Unknown
Water Rights	Crown-owned, Gov't Managed	Low
Mineral Rights	Limited Availability Options	Low
Community Openness	Highly Inclusive and Accepting	High
Community Need	Promote Economic Growth	High

Nunavut

Nunavut, Canada's youngest and most remote territory, continues to face a significant housing shortage—an issue deeply rooted in the distinctive land governance system established under the Nunavut Land Claims Agreement (NLCA) and the Nunavut Act, passed by the Canadian Parliament and celebrated each year on Nunavut Day, July 9. Since officially separating from the Northwest Territories on April 1, 1999, Nunavut has operated under the terms of the largest Indigenous land claim in Canadian history, which granted the Inuit title to roughly 350,000 km² of land, including mineral rights to over 35,000 km². Article 14.8 of the NLCA imposes strict limitations on the alienation of municipal lands, prohibiting municipalities from selling or assigning land interests that exceed 99 years in duration. As a result, nearly all land in Nunavut is only available through leasehold arrangements typically 30-year leases with options to renew but never exceeding 99 years in total. This structure effectively means there are no marketable fee simple properties, creating significant challenges for outsiders seeking to own land or invest in real estate. The lack of fee simple title deters conventional lending, private development, and long-term property investment, reinforcing the housing crisis across the territory. For non-Inuit individuals or entities, navigating Nunavut's land system can be especially difficult, as even equity leases—where lease payments are credited toward the principal lot value—do not equate to traditional ownership. Though the NLCA allows referendums to reconsider these restrictions, a 2016 vote upheld the status quo, maintaining municipal control and lease-based tenure. Professionals working in the North must also contend with harsh environmental conditions, such as prolonged flight delays due to ice fog, and must always recognize their role as visitors on Inuit land. These harsh conditions are also why it is hard for supplies to get transported around Nunavut as well. A deep respect for Inuit sovereignty and an understanding of local land use principles are not only important for effective appraisal or development—they are essential for building trust and working ethically in the region.

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Appendix

A. Team Charter

Team Resources Potential	
Derek Sheaffer	
	1. Holly DeLaRonde 2. Derek Sheaffer 3. Jason Brodfuehrer 4. LaTarya Hamilton 5. Katonya Pettaway 6. Marquez Harris
	As a project team, we will: • Maintain clear and respectful communication. • Complete tasks by agreed-upon deadlines. • Actively participate in meetings and discussions. • Support each other to achieve team goals. • Provide constructive feedback and accept accountability.
	The participation ground rules include: • Arrive on time and be prepared. • Contribute actively and respectfully.
	The communication ground rules include: • Use Discord/Zoom for all group communication, as all members are provided access through Capella. • Utilize Microsoft Word sharing platform, as all members are provided access to Microsoft 365 through Capella. • Respond to messages within 24 hours on weekdays
	The problem-solving ground rules include: • Present issues objectively. • Use a structured approach (define problem, explore options, agree on solution).
	The decision-making ground rules include: • Decisions made by majority vote unless otherwise agreed.
	The conflict-handling ground rules include: • Identify, discuss, and address conflict early.
	1. Meetings will be held twice per week on Sundays at 7 PM EST and Fridays at 3PM EST. 2. Meetings will be called by team members if they fall outside of the defined cadence. 3. Agendas will be issued 2 days in advance. 4. Meetings will be facilitated by team members, depending upon topics for review. 5. Evaluations of meetings will be conducted every 3rd meeting 6. Meeting minutes to be issued within 2 days of the meeting end date. 7. If a member is unable to join, please communicate in a timely manner and provide updates for owned items to incorporate.

- Use shared online tools (Discord) to communicate
- Follow a standard agenda: Review Action Items → Discuss Updates → Identify New Tasks.

	Team Member Name	Role or Responsibility
uid,	Derek Sheaffer	Project Manager – Schedules meetings, facilitates introductions, communicates with the client, deliverables are on time, and guides team workflow.
	Jason Brodfuehrer	Research Lead – Identifies hydro, geothermal, wind energy locations, damnable water sources, springs. Cross-references these with mineral/surface land rights availability and infrastructure p
	Holly DeLaRonde	Scope & Requirements Coordinator – Works with the client and team to define project boundar deliverable expectations, and goals.
	LaTarya Hamilton	Technical Lead – Leads the design or recommendation of technical solutions, tools, or systems b client’s IT needs.
	Marquez Harris	Documentation & SWOT Specialist – Organizes research findings, structures SWOT analysis, and project documentation throughout.
	Katonya Pettaway	Presentation & Final Deliverables Lead – Coordinates formatting and creation of the presentatio report; ensures final deliverables are polished and client-ready.

B. Project Plan

Project Objectives: The project deliverables should include a detailed report identifying one potential rural location for each Canadian province and territory that meets the specific criteria for our client. The report should include maps, data, and development summaries.

Approach: This project should help to reflect on identifying financially depressed, rural communities across Canada that are rich with untapped natural resources and to find sustainable development areas. This can be done so by taking a look at geographic, economic, and environmental data.

- Identification and financially of rural areas
 - Suitable Water Sources
 - Hot Springs
 - Land Rights
 - Documentation
 - At least one of three clean energy sources: Hydroelectricity, Wind, or Geothermal
-

SWOT Analysis (Strengths, Weaknesses, Opportunities, and Threats)

The success of this project hinges on strong team communication, access to reliable data, and alignment with Your Sweet Spot Life’s land selection criteria. Vital to this is the accurate

identification and analysis of rural communities that meet the specified natural and geographic standards set by the client. The team must prioritize clear communication, accurate data collection, effective mapping, and cohesive collaboration throughout the process to produce meaningful insights that support eco-friendly, long-term development in financially depressed rural areas.

- **Strengths:**

- Leadership: Clear and understandable learning approaches
- Accessible Public Data: Many data sources (e.g., Statistics Canada, GIS) are free and reliable

- **Weaknesses:**

- Having limited staff and funds, requirements are difficult and very specific, and deliverables do not really meet what might be considered an IT project.
- Limited Resources: The team has no direct funding, travel capacity, or legal authority.
- Experience Gaps: The team has limited real-world experience in rural development or land management.
- Time Constraints: The project must be completed in a 10-week course schedule.

- **Opportunities:**

- Raising awareness: Helping with eco-friendly living, renewable energy and future investment.
- Community Partnerships: Potential to form collaborations with underserved rural and Indigenous communities.

- **Threats:**

- Land Rights: This may pose legal challenges or disputes over environmental protection laws.
- Data Availability: Incomplete or outdated public data may limit the accuracy of community evaluations.
- Differing Stakeholder Visions: Conflicts may arise over land development priorities.

Known Project Risks, Constraints, and Assumptions

- **Risks:** Stakeholders not seeing eye to eye. Lack of reliable or up-to-date data for certain rural areas. Possible legal complications with mineral rights. Assumed openness of communities may not reflect reality.
- **Constraints:** Team cannot travel to sites (online-only research). Limited time and human resources. Reliance on available digital mapping and government databases

- **Assumptions:** Data sources (GIS, satellite images, local reports) are current and accurate. The criteria from the client will remain consistent. We will be able to identify at least one viable location per province/territory.

Project Scope

This project seeks to locate small, rural communities throughout Canada that are experiencing economic difficulties while also possessing important natural resources. These communities should ideally be situated close to large cities to improve accessibility and opportunities for development. The aim is to identify places that are appropriate for constructing Universal Hub Blocks (UHBs). These centers are meant to help communities become self-sufficient by providing support in areas like food production material processing education and job creation. Our team will perform online research to assess land in all 10 provinces and 3 territories. We will focus on locations that have important characteristics including easy access to roads closeness to clean energy sources available water for farming or fish farming and rights to minerals that can be sold or transferred. Each chosen location will include a short summary, GPS coordinates, and any available media such as photos or videos. A recommendation will be made for at least one community in each province and territory.

The final output will be a comprehensive report that identifies potential locations and provides suggestions on how to promote environmental sustainability and support local economic growth through UHBs. This project will be conducted entirely from an office setting—there will be no travel legal issues purchasing of land or building activities involved. Our responsibility involves conducting research analyzing data and presenting our findings to help inform future investments and planning decisions.

Project Overview

This project identifies Canadian rural communities with strong potential for sustainable development. Your Sweet Spot Life (YSSL) seeks to revitalize underused land by leveraging natural resources and cultural history to support long-term economic transformation. The selected communities must be within 150–200 km of a major city and meet criteria related to energy, water, accessibility, and land rights. YSSL also desires aesthetically pleasing names such as Ocean Falls, Black Diamond, Kitimat, Annapolis Valley, Rankin Inlet, etc.

Project Scope

In Scope:

- Identify and assess one rural community per province and territory that meets YSSL's project criteria.
- Analyze geographic, demographic, environmental, and economic factors, including:
 - Proximity to major cities
 - Population trends
 - Access to renewable energy
 - Land and mineral rights availability
- Source data from open-access government databases such as:
 - Statistics Canada
 - Natural Resources Canada
 - Public land use registries
- Compile findings into a written report with:
 - Maps and geographic data
 - Photos/Videos (if available)
 - A brief summary of each selected community
- Deliver a final presentation summarizing key insights and recommendations

Out of scope:

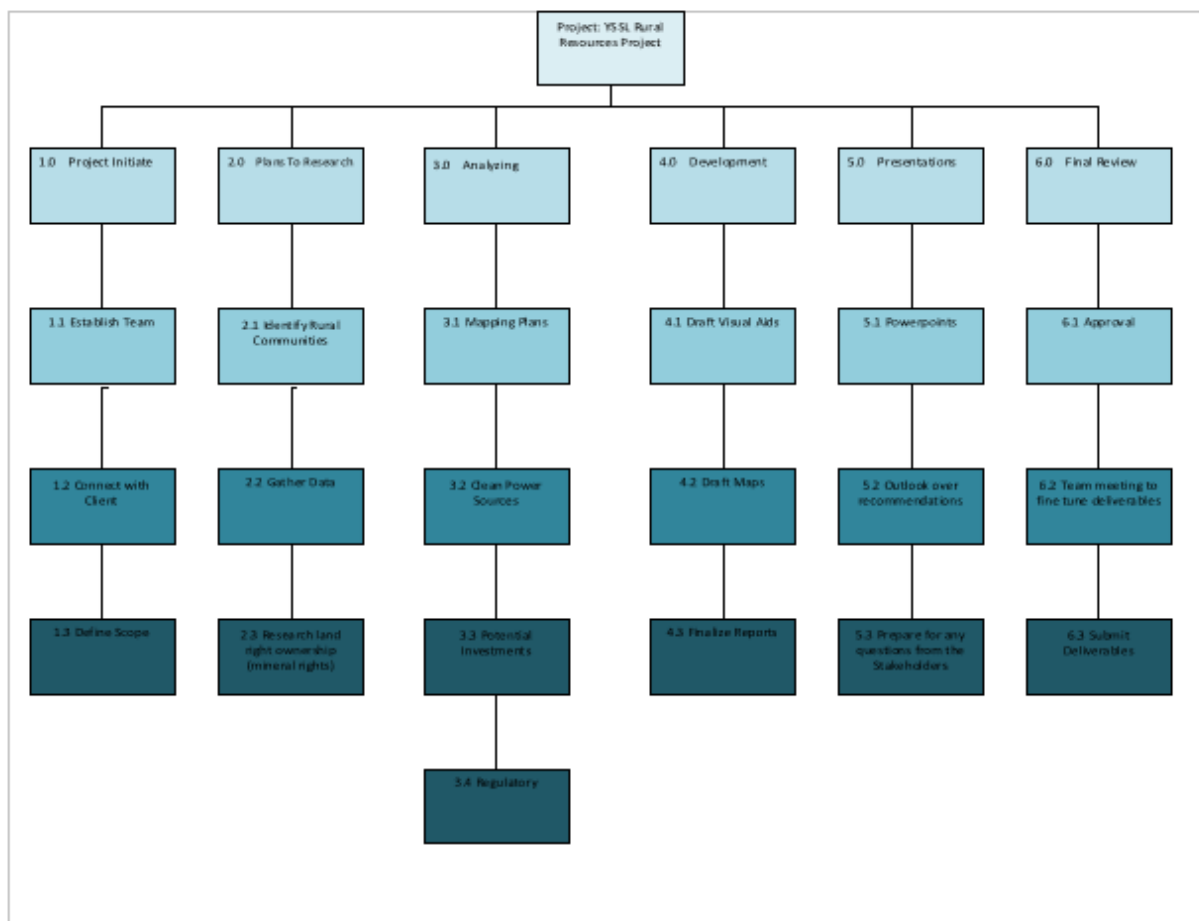
- Legal services such as contracts, land use negotiations, or ownership advice may be required but are outside the project scope.
- Land surveying activities, including measurement, mapping, or inspections, are not included.
- Infrastructure development planning is not part of this project.
- The project will **not** involve:
 - System or software design
 - On-site testing or field visits
 - Construction or implementation planning
 - Collection of financial data (e.g., sales, revenue, or employee-level info)
 - Access to private business records, proprietary land databases, or confidential municipal files
 - Gathering contacts from site visits (as no travel will occur)

Work Breakdown Structure (WBS)

Project: YSSL Rural Resources Project

- 1.0 Project Initiate (Weeks 1-2)
 - 1.1 Establish Team
 - 1.2 Connect with client
 - 1.3 Define Scope
- 2.0 Plans To Research (Weeks 3-4)
 - 2.1 Identify rural communities
 - 2.2 Gather data
 - 2.3 Research land right ownership (mineral ownership)
- 3.0 Analyzing (Weeks 5-6)
 - 3.1 Mapping plans
 - 3.2 Clean power sources
 - 3.3 Potential investments
 - 3.4 Regulatory
- 4.0 Development (Weeks 7-8)
 - 4.1 Draft visual aids
 - 4.2 Draft maps
 - 4.3 Finalize reports
- 5.0 Presentations (Week 9)
 - 5.1 Review recommendations
 - 5.2 Prepare for any questions that stakeholder(s) might have
- 6.0 Final Review (Week 10)
 - 6.1 Approval
 - 6.2 Submit deliverables
 - 6.3 Team Meeting to familiarize and submit

Communications Matrix



Information	Provider	Recipient(s)	Frequency	Medium	Location
Status Report	PM	Sponsor	Bi-weekly	Zoom/Email	Virtual/Email
Weekly Team Check-in	PM	TEAM	2x Weekly	Zoom/ Discord Chat	Virtual
Weekly Assignments	Assigned Members	Team	Weekly	Sharepoint	Share Drive
Final Report	PM	Client	Week 10	PDF/Email	Course Submission

Glossary

GIS: Geographic Information Systems

YSSL: Your Sweet Spot Life (client)

Project Schedule

Our team has been given a 10-week timeline to complete this project, with key deliverables due each week. We created our schedule after discussing the project scope and building the work breakdown structure (WBS). The schedule helps us manage tasks, meet deadlines, and prepare all client deliverables, step-by-step.

We are using a shared document to track weekly tasks and responsibilities. Each week focuses on specific goals, like research, mapping, writing, and presenting. Tasks that are larger or more complex are broken down into smaller parts, so they are easier to manage. We are also identifying which tasks must be finished before others can begin, to ensure the work flows smoothly.

The team uses scheduled check-ins and shared files to stay updated. Comments and notes are used in shared documents and Discord to give feedback or suggest edits. Our approach is flexible so that if timelines shift, we can adjust and keep moving forward without falling behind.

- The project schedule was developed after reviewing the project scope and building the Work Breakdown Structure (WBS)
- A shared tracking document (Google Docs or similar) is used to organize weekly tasks and assignments
- Tasks expected to take more than a few days are broken down into smaller steps for easier progress tracking
- Task dependencies are considered to make sure certain work is done in the correct order
- The team communicates regularly using Discord and shared file comments for updates and feedback

- If a task is unclear or falls behind, we flag it early so the team can discuss it and adjust the schedule • Our schedule allows for flexibility, so we can

Project Quality Plan

Introduction

Plan Quality Management Processes:

Inputs:

- YSSL criteria brief and deliverables overview
- Public data sources (e.g., Statistics Canada, Natural Resources Canada)
- Course grading rubric and timeline

Tools and Techniques:

- Project planning checklist for tracking tasks
- Shared documents for collaborative editing (e.g., Share drive)
- Sprint-based team workflow with milestone reviews

Outputs:

- Defined quality goals for research, writing, and presentation
- Clear expectations for formatting, citations, and professionalism
- Team agreement on quality standards before drafting begins

Perform Quality Assurance:

Inputs:

- The specific measurements that a project, product, service, or result must meet for compliance consideration.
- Team feedback from bi-weekly meetings
- Feedback from support team members and instructors
- Written reports, maps and presentations

Tools and Techniques:

- Edits based on client expectations and instructor feedback
- Regular team check-ins to review progress and catch any problems early
- Bi-weekly meetings to address issues or gaps in information

Outputs:

- Potential to update to the project management plan
- Potential to update project documents
- Potential to update project organizational process assets

Control Quality:

Inputs:

- Finalized versions of all deliverables
- Checklist for client criteria
- Feedback from peer reviews or instructor comments
- Project scope documentation
- Team agreements on formatting, content, and presentation

Tools and Techniques:

- Final document review by project lead
- Validate all documents for completeness and formatting
- Using rubrics and checklists to double-check requirements
- Presentation dry runs with team for clarity and understanding
- Version tracking in shared documents to catch any changes or errors

Outputs:

- Professional complete report and presentation delivered on time
- Client-ready documentation supporting sustainable land development goals
- Notes or lessons learned to help with future projects

C. Product Backlog Breakdown by Team Member

Sprint 1

- Province Research and Report Development:
 - Newfoundland & Labrador – Holly DeLaRonde
 - Prince Edward Island – Marquez Harris
 - Nova Scotia – Jason Brodfuehrer
 - New Brunswick – Katonya Pettaway
 - Quebec – LaTarya Hamilton
- Project and Documentation Coordination:
 - Derek Sheaffer

Sprint 2

- Province Research and Report Development:
 - Ontario – Holly DeLaRonde
 - Nunavut – Marquez Harris
 - Saskatchewan – Jason Brodfuehrer
 - Manitoba – LaTarya Hamilton
- Final Report Framework:
 - Katonya Pettaway
 - Derek Sheaffer
- Project and Documentation Coordination:
 - Derek Sheaffer

Sprint 3

- Province Research and Report Development:
 - Yukon – Holly DeLaRonde
 - Alberta – Marquez Harris
 - Northwest Territories – Jason Brodfuehrer
 - British Columbia – LaTarya Hamilton
- Final Report Consolidation:
 - Katonya Pettaway
 - Derek Sheaffer

- Project and Documentation Coordination:
 - Derek Sheaffer