TOWN OF CALEDON
PLANNING
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September 3, 2026

Caledon Green Development Standard:

Draft Plan of Subdivision Checklist

Instructions

Applicants are required to complete the developer checklist during the Pre-Consultation (DART) Review and Formal Application phase. The Town of Caledon's Green Development Standard Guidebook provides the metric requirements, submission requirements, specifications and applicable site exclusions, and resources to assist applicants in completing their GDS submission. Note that the checklist is a condensed version of the metrics, and should be completed using the GDS Guidebook as a reference to ensure completeness.

This checklist is primarily applicable to low-rise residential developments (i.e., detached, semis, and townhouses). For subsequent submissions, applicants are only required to complete the metrics that have not been approved by the Town of Caledon.

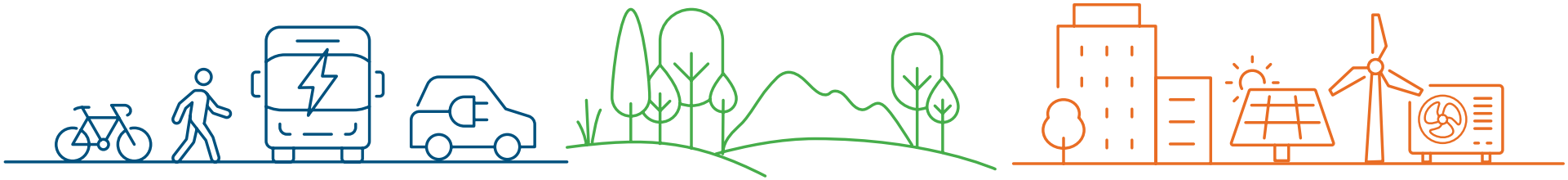
Project Information

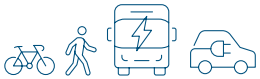
Application Number	
Project Name	
Site Address	12697 Creditview Road
Applicant Name	Glen Schnarr & Associates Inc.
Applicant Email	hermanw@gsai.ca
Applicant Phone Number	(416) 670-2984
Registered Owner	12697 Creditview Developments Limited
Submission Number	1

For Town Use

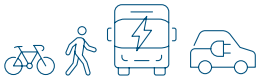
Town of Caledon Planner

Date Received

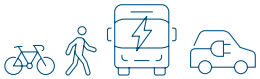


Theme 1: Community Design and Mobility 

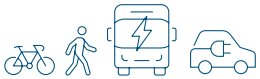
	Completed by Development Applicant	Completed by Town of Caledon
Summarized Metric and Submission Requirements Refer to GDS Guidebook for additional details	**Reference to Drawing, Plan, Report, with page number.** Please include comments/notes.	**Brief summary of internal verification notes and approval status** Enter detailed notes on Drawing, Plan, Reports
1.1 Housing Diversity No more than 50% of units are single/semi detached. Additional units are provided in a range of housing types and sizes identified in the GDS Guidebook. **Submission Requirements:** • Planning Justification Report • Draft Plan • Site Statistics Template	The proposed development contributes meaningfully toward these objectives by providing approximately 40% of its residential units in forms other than single detached and semi-detached dwellings. The development proposed provides a combination of single detached, rear lane detached, street townhouses, and rear lane townhouses. Please refer to the Planning Justification Report and Draft Plan of Subdivision prepared by GSAI.	Development Planning Reviewer Name and Notes Metric Approved
1.2 Connection to Parks and Open Space Provide new or enhanced visual and physical connections to open-space areas, parkland, and natural features (where appropriate) for the proposed development (e.g., vistas, public access blocks, single-loaded roads, trails, sidewalks). **Submission Requirements:** • Landscape Plan • Community Design Guideline or Urban Design Brief	N/A The draft plan of subdivision does not propose a new park or open open space. It will however provide a street network that will provide connectivity planned parks in the Alloa Community. Please refer to the Compliance Letter prepared by NAK addressing Alloa Community Architectural Control Guidelines, Alloa Community Design Guidelines, and Alloa Healthy Development Assessment	Parks and Natural Heritage Reviewer Name and Notes Metric Approved Transportation Engineering Reviewer Name and Notes Metric Approved

Theme 1: Community Design and Mobility 

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1.3 Light Pollution Reduction Developments are encouraged to adhere to the Five Principles for Responsible Outdoor Lighting outlined by the DarkSky International Association. Sites adjacent to protected natural features shall have no lateral light trespass into the feature. See specifications for details and definitions of natural features. **Submission Requirements:** • Lighting Design Plan • Photometric Plan	Light Pollution Reduction will be addressed at detailed design. Please refer to the Letter of Commitment for Green Development Standards prepared by 12697 Creditview Developments Limited	Development Engineering Reviewer Name and Notes Metric Approved Parks and Natural Heritage Reviewer Name and Notes Metric Approved
1.4 Active Transportation Follow all requirements outlined in the Active Transportation Master Plan, including guidelines for sidewalks, trails, cycling networks, and bicycle parking. AND Achieve a minimum score of Silver (70%–79%) on the applicable Peel Healthy Development Assessment (HDA) for Streetscape Characteristics, Street Connectivity, and Efficient Parking. **Submission Requirements:** • Traffic Impact Study • Peel HDA • Include relevant drawings/mark-ups on Site Plan, Pedestrian Circulation Plan etc.	Pedestrian Circulation Plan prepared by GSAI is included in the submission package and illustrate pedestrian connectivity which complies with the Active Transportation Master Plan. Requirements outlined in the Active Transportation Plan has been addressed in the Community Design Plan prepared by NAK Design Strategies for the Alloa Secondary Plan under Section 6.7. As demonstrated in the Healthy Development Assessment done for the Alloa Secondary Plan, achieves a Gold level score. Submission Requirements: Traffic Impact Study -Transportation Conformance Letter submitted in support of the DPS application. Peel HDA - Submitted for the Alloa Secondary Plan. Pedestrian Circulation Plan - A Pedestrian Circulation Plan is submitted in support of the DPS application.	Transportation Engineering Reviewer Name and Notes Metric Approved Peel Public Health Reviewer Name and Notes Metric Approved

Theme 1: Community Design and Mobility 

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1.5 Public Spaces In dense developments where private yard space is limited, provide a common outdoor amenity space at a recommended rate of 4.0 square meters per dwelling unit (minimum 40 square metres provided in a common location). Amenity type and design to be approved by Town staff. **Submission Requirements:** • Draft Plan • Urban Design Brief/ Community Design Guidelines	N/A Please refer to the Compliance Letter prepared by NAK addressing Alloa Community Architectural Control Guidelines, Alloa Community Design Guidelines, and Alloa Healthy Development Assessment	Planning and Development Reviewer Name and Notes Metric Approved
1.6 Mixed Use Neighbourhoods Provide for a mix of uses within the same lot or block and site residential dwellings in close proximity to a range of community amenities. Three or more community amenities must be within 500 m (strategic growth areas) and 800 m (other residential areas) of 75% of dwelling units along connected routes. See GDS Guidebook for list of community amenities. Large-scale developments should include a distinct neighbourhood centre. **Submission Requirements:** • Draft Plan and site map • Community Design Guidelines/Urban Design Brief • Healthy Development Assessment (if applicable)	N/A	Planning and Development Reviewer Name and Notes Metric Approved Peel Public Health Reviewer Name and Notes Metric Approved

Theme 1: Community Design and Mobility 

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1.7 Electric Vehicle (EV) Charging Provide a minimum one vehicle space per residential dwelling unit is EV-Ready. **Submission Requirements:** • Letter of Commitment • Building Drawings (prior to permit)	Electric vehicle charging will be offered to all homeowners across the development. The provision of EV-Ready spaces will be addressed during the detailed design stage. Please refer to the Letter of Commitment for Green Development Standards prepared by 12697 Creditview Developments Limited	Energy and Environment Notes Metric Approved

Theme 2: Green Infrastructure



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2.1 On-Site Green Infrastructure Meet minimum green cover targets of 0.6 (low-rise residential) and 0.5 (multi-unit residential in strategic growth areas) by completing the Green Factor Tool. Eligible green infrastructure features must comply with specifications in the GDS and other Town standards and guidelines. Note: mixed use sites can pro-rate their required factor based on the gross floor area of each of the types of development on site. **Submission Requirements:** • Green Factor Scoresheet • Landscape and Planting Plans • Arborist's Report	This metric will be addressed during the future detailed design stage. The development will strive to meet the minimum green cover targets where feasible. Please refer to the Letter of Commitment for Green Development Standards prepared by 12697 Creditview Developments Limited	Parks and Natural Heritage Reviewer Name and Notes Metric Approved Development Engineering Reviewer Name and Notes Metric Approved
2.2 Healthy Soils **Soil volume:** Provide access to a minimum of 30 m^3 soil volume for newly planted trees or tree-specific soil volume indicated in municipal tree species guide. Refer to GDS Guidebook for additional details on techniques. **Grading and compaction:** Where feasible and appropriate, use selective grading techniques that reduce soil compaction and preserve the natural landform as much as possible. Refer to GDS Guidebook for additional details on techniques. **Submission Requirements:** • Soils Report • Landscape Plan • Grading Plan • Letter of Commitment (where applicable)	The provision and determining the minimum soil volume requirement is yet to be confirmed as there is ongoing cross-departmental coordination. Please refer to the Letter of Commitment for Green Development Standards prepared by 12697 Creditview Developments Limited	Parks and Natural Heritage Reviewer Name and Notes Metric Approved Development Engineering Reviewer Name and Notes Metric Approved

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2.3 Plant Species Landscape plan to include no invasive species and a minimum of 50% native plant species. Select drought-tolerant species from local climate zones wherever possible. Refer to GDS Guidebook for species list and guidelines. Where buffer plantings are required by Town policy, they must be 100% native plant species. Provide a 2-year watering and maintenance program. **Submission Requirements:** • Landscape Plan • Watering Plan	Landscaping will be investigated through a subsequent detailed landscape design stage, and address the selection of an appropriate and sufficient range of native plant species, while ensuring the exclusion of invasive species. Please refer to the Letter of Commitment for Green Development Standards prepared by 12697 Creditview Developments Limited	Parks and Natural Heritage Reviewer Name and Notes Metric Approved
2.4 Urban Heat Island For all sloped-roofed buildings: Install cool roof over 100% of available roof area – high-albedo/light-coloured materials with a Solar Reflective Index (SRI) of 78 or over for low-sloped roofs (<2:12), or 29 for steep-sloped roofs (>2:12). Exempt if installing solar PVs over 50% of available roof area. For all flat-roofed buildings (slope <2:12): Install cool roof over 90% of available roof area. Exempt if installing solar PVs and/or green roof over minimum 50% of available roof area. **Submission Requirements:** • Letter of Commitment • Roof Plan (prior to permit)	During the architectural development stage, the feasibility of incorporating cool roof building materials will be investigated. Note: This item may be subject to reconsideration coming out of Bill 17. Please refer to the Letter of Commitment for Green Development Standards prepared by 12697 Creditview Developments Limited	Energy and Environment Name and Notes Heritage Metric Approved

Theme 2: Green Infrastructure

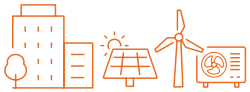


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2.5 Stormwater Quantity and Quality **Water balance:** Control the infiltration deficit per the criteria identified in the water balance assessment through stormwater retention low impact development (LID) practices. OR Control, to the greatest extent possible, the 27 mm event using a hierarchical application of LID measures to achieve the target beginning with (1) retention, followed by (2) filtration, in accordance with site constraints outlined in the GDS Guidebook. **Stormwater quality:** Ensure 80% Total Suspended Solids (TSS) removal, to the greatest extent possible through a hierarchical approach identified in GDS Guidebook. **Submission Requirements:** • Stormwater Management Plan	During the detailed design stage, water balance and stormwater quality techniques will be reviewed and implemented into site design where feasible. Please refer to the Compliance Letter prepared by Urbantech addressing Sanitary Servicing, Water Servicing, Stormwater Management, andSupporting Materials	Development Engineering Reviewer Name and Notes Metric Approved

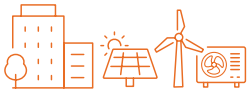
Theme 3: Buildings and Energy



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3.1 Operational Energy and GHG Emissions **Design and construct to minimum:** Tier 3 energy performance under the National Building Code (NBC) 2020 section 9.36 or follow a recognized labelling program equivalent to ENERGY STAR for New Homes version 17.1 revision 2. AND Reduce operational GHG emissions by an additional 20% (demonstrated through an energy modelling report or by installing low carbon equipment listed in the GDS Guidebook). **Alternative Pathway:** Design and construct to the current version of the OBC and install a hybrid heating system (minimum three-season air-source heat pump with gas furnace or combination hybrid heating system). **Submission Requirements:** • Letter of Commitment and applicable documents for energy modelling, labelling, or alternative pathway	During detailed design, energy performance will be reviev	Energy and Environment Reviewer Name and Notes Metric Approved
3.2 Building Resilience Using the reference guides in the GDS Guidebook, implement at least two measures to increase resilience to climate-related impacts in the areas of basement flooding, high wind, and/or extreme heat. **Submission Requirements:** • Building Resilience Strategy Template	These measures will be reviewed during detailed design and implemented where feasible.	Energy and Environment Reviewer Name and Notes Metric Approved

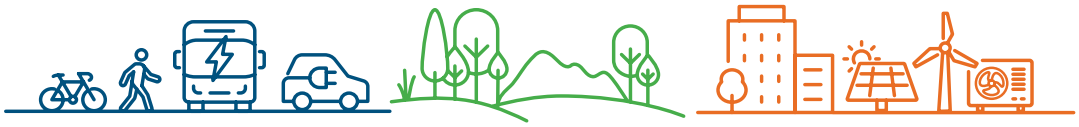
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3.3 Solar Readiness All buildings with a pitched roof are designed to be solar-ready according to specifications outlined in GDS Guidebook. Builders are encouraged to explore opportunities to work with renewable energy providers, the local distribution company, and/or building or homeowners on installation of solar PVs. **Submission Requirements:** • Letter of Commitment • Building and Roof Plans (prior to permit)	This requirement will be reviewed through subsequent stages of detailed design, in order to implement solar-ready design if feasible.	Energy and Environment Reviewer Name and Notes Metric Approved
3.4 Embodied Carbon Conduct a Materials Emissions Assessment using MCE2 or an equivalent tool to measure A1–A3 stage emissions for all structural, enclosure, and major finishes. **Submission Requirements:** • Letter of Commitment • MCE2 or BEAM report (prior to building permit)	This requirement will be reviewed through subsequent stages of detailed design, in order to conduct the MEA or equivalent tool.	Energy and Environment Reviewer Name and Notes Metric Approved

Theme 3: Buildings and Energy 

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3.5 Water Conservation Install high-efficiency Water Sense-labelled toilet and lavatory faucets or equivalent. For single detached homes: Each house includes a separate, non-potable watering system with minimum capacity of 180 L to harvest rainwater for irrigation purposes in a location approved by the Town. **Submission Requirements:** • Letter of Commitment • Relevant drawings	Water conservation techniques will be reviewed through detailed design and implemented where feasible.	Energy and Environment Notes Metric Approved
3.6 Construction Waste Develop and implement a Construction and Demolition Waste Management Plan and divert at least 50% of the total construction and demolition material from the landfill; diverted materials must include at least four material streams. **Submission Requirements:** • Construction and Waste Management Plan (third party certified or in accordance with LEED)	A CDWMP will be reviewed through the subsequent detailed design stage.	Energy and Environment Reviewer Name and Notes Metric Approved
3.7 Owner Education Distribute a Town-approved sustainability handout to all new building owners/tenant. Provide permanent signage for Green/LID/site features. **Submission Requirements:** • Letter of Commitment • Sustainability Handout (prior to occupancy)	A handout will be prepared at the appropriate time in homeowners manuals. We strongly suggest that the Town standardize this handout to provide consistency between developments.	Energy and Environment Reviewer Name and Notes Metric Approved

High Performance Buildings



Metric	Completed by Development Applicant Reference to Drawing, Plan, Report, with page number. Please include comments/notes.	Completed by Town of Caledon Internal Notes
4.1 High Performance Buildings A voluntary additional metric that allows applicants to demonstrate ways in which they are going above and beyond the Town's GDS or using innovative practices. This metric is optional to complete and will not be used to determine application approval.	Opportunities to go above and beyond the GDS requirements will be reviewed through subsequent stages of detailed design and the development approvals process, and implemented where feasible.	Energy and Environment Reviewer Name and Notes

For Town Use: Application Decision

Completed by the Town of Caledon
This GDS Checklist has been reviewed by the Energy and Environment department to confirm compliance with metrics. The applicant has demonstrated that GDS requirements are met and has been approved for Detailed Design and Site Construction Phase. Reviewed by: Approval date: