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

For Town Use

Application Number

Town of Caledon Planner

Project Name

Date Received

Site Address

Applicant Name

Applicant Email

Applicant Phone Number

Registered Owner

Submission Number



Theme 1: Community Design and Mobility 🕉 🐧 📮 😂



	Completed by Development Applicant	Completed by Town of Caledon
Summarized Metric and Submission Requirements	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
1.1 Housing Diversity		Development Planning Reviewer Name and Notes
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		Metric Approved
		Parks and Natural Heritage Reviewer Name and Notes
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).		Metric Approved Transportation Engineering Reviewer Name and Notes
Submission Requirements:		Transportation Engineering Reviewer Name and Notes
Landscape Plan		
Community Design Guideline or Urban Design		
Brief		
		Metric Approved

Theme 1: Community Design and Mobility 🔊 🐧 🗐 😂

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		Development Engineering Reviewer Name and Notes
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		Metric Approved
have no lateral light trespass into the feature. See specifications for details and definitions of natural features.		Parks and Natural Heritage Reviewer Name and Notes
Submission Requirements:		
Lighting Design Plan		
Photometric Plan		
		Metric Approved
1.4 Active Transportation		Transportation Engineering Reviewer Name and Notes
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		Makin Ammayand
applicable Peel Healthy Development Assessment (HDA) for Streetscape Characteristics, Street Connectivity, and Efficient Parking.		Metric Approved Peel Public Health Reviewer Name and Notes
Submission Requirements:		
Traffic Impact Study		
Peel HDA		
 Include relevant drawings/mark-ups on Site Plan, Pedestrian Circulation Plan etc. 		
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1.5 Public Spaces		Planning and Development Reviewer Name and Notes
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 		Metric Approved
		Planning and Development Reviewer Name and Notes
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.		Metric Approved
Large-scale developments should include a distinct neighbourhood centre.		Peel Public Health Reviewer Name and Notes
Submission Requirements:		
Draft Plan and site map		
 Community Design Guidelines/Urban Design Brief 		
 Healthy Development Assessment (if applicable) 		
		Metric Approved

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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
		Energy and Environment Notes
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)		
		Metric Approved

Theme 2: Green Infrastructure



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Summarized Metric and Submission Requirements	Reference to Drawing, Plan, Report, with page number.	Brief summary of internal verification notes and approval status
Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
2.1 On-Site Green Infrastructure		Parks and Natural Heritage Reviewer Name and Notes
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.		Metric Approved
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.		Development Engineering Reviewer Name and Notes
Submission Requirements:		
Green Factor Scoresheet		
Landscape and Planting Plans		
Arborist's Report		Metric Approved
2.2 Healthy Soils		Parks and Natural Heritage Reviewer Name and Notes
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.		Metric Approved Development Engineering Reviewer Name and Notes
Submission Requirements:		
Soils Report		
Landscape Plan		
Grading Plan		
Letter of Commitment (where applicable)		Metric Approved

Theme 2: Green Infrastructure



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
2.3 Plant Species		Parks and Natural Heritage Reviewer Name and Notes
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		
		Metric Approved Energy and Environment Name and Notes Heritage
2.4 Urban Heat Island		Lifergy and Lifvironment Name and Notes Hentage
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)		Metric Approved

Theme 2: Green Infrastructure



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
2.5 Stormwater Quantity and Quality		Development Engineering Reviewer Name and Notes
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		Metric Approved



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3.1 Operational Energy and GHG Emissions	The ability to achieve these targets or the Alternative Pathway will be demonstrated at	Energy and Environment Reviewer Name and Notes
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.	building permit. As demonstrated in the accompanying Letter of Commitment the Owner is agreeable to exploring presented including the Tier 3 standard, Energy Star or per the OBC to install a hybrid heating system, or equivalent.	
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 		Metric Approved
		Energy and Environment Reviewer Name and Notes
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		
		Metric Approved



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
3.3 Solar Readiness		Energy and Environment Reviewer Name and Notes
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)		Metric Approved
		Energy and Environment Reviewer Name and Notes
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)		
		Metric Approved



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
3.5 Water Conservation		Energy and Environment Notes
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		Metric Approved
3.6 Construction Waste		Energy and Environment Reviewer Name and Notes
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)		Metric Approved
2.7.0		Energy and Environment Reviewer Name and Notes
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)		Metric Approved



	Completed by Development Applicant	Completed by Town of Caledon
Metric	Reference to Drawing, Plan, Report, with page number. Please include comments/notes.	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.		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: