

October 31, 2025

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

Applicant Name

Applicant Email

Applicant Phone Number

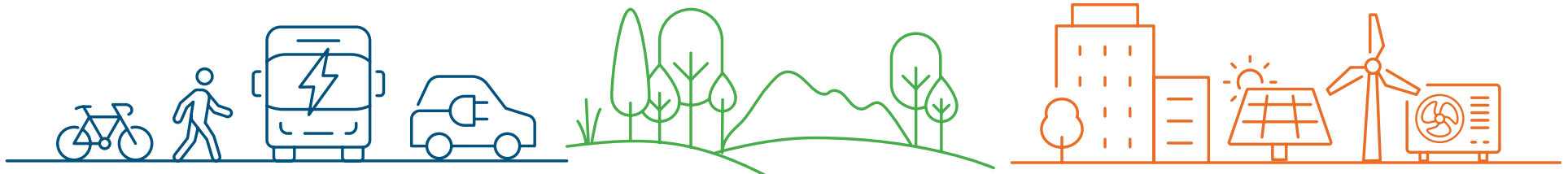
Registered Owner

Submission Number

For Town Use

Town of Caledon Planner

Date Received



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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
1.3 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: <ul style="list-style-type: none"> • Lighting Design Plan • Photometric Plan 		Development Engineering Reviewer Name and Notes
		Metric Approved
		Parks and Natural Heritage Reviewer Name and Notes
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: <ul style="list-style-type: none"> • Traffic Impact Study • Peel HDA • Include relevant drawings/mark-ups on Site Plan, Pedestrian Circulation Plan etc. 		Metric Approved
		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: <ul style="list-style-type: none">Draft PlanUrban Design Brief/ Community Design Guidelines		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: <ul style="list-style-type: none">Draft Plan and site mapCommunity Design Guidelines/Urban Design BriefHealthy Development Assessment (if applicable)		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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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
<p>1.7 Electric Vehicle (EV) Charging</p> <p>Provide a minimum one vehicle space per residential dwelling unit is EV-Ready.</p> <p>Submission Requirements:</p> <ul style="list-style-type: none"> • Letter of Commitment • Building Drawings (prior to permit) 		<p>Energy and Environment Notes</p> <p>Metric Approved</p>

Theme 2: Green Infrastructure



	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
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: <ul style="list-style-type: none"> • Green Factor Scoresheet • Landscape and Planting Plans • Arborist's Report 		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: <ul style="list-style-type: none"> • Soils Report • Landscape Plan • Grading Plan • Letter of Commitment (where applicable) 		Parks and Natural Heritage Reviewer Name and Notes
		Metric Approved
		Development Engineering Reviewer Name and Notes
		Metric Approved

A simple line drawing of a landscape. It features several stylized trees of different shapes and sizes on the left and right sides. In the center, there are rolling hills or mountains. The entire scene is drawn with thin, dark lines on a white background.

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A simple line drawing of a landscape. On the left, there are several stylized trees of different heights and shapes. In the center, there are rolling hills represented by a series of connected curved lines. On the right, there are more stylized trees. The entire drawing is composed of black outlines on a white background.

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High Performance Buildings



	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
<p>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.</p> <p>Reviewed by:</p> <p>Approval date:</p>