

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.

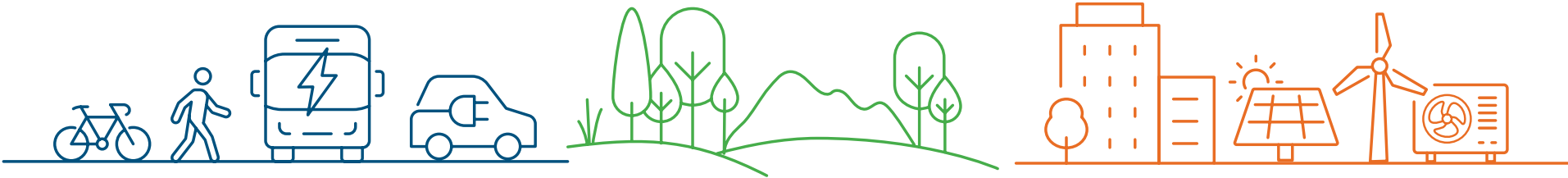
This checklist is primarily applicable to low-rise residential developments (i.e., detached, semis, and townhouses). For subsequent submissions, applicants are only required to complete the metrics that have not been approved by the Town of Caledon.

Project Information

Application Number	PRE-2024-0056
Project Name	'0' Humber Station Road, Caledon
Site Address	'0' Humber Station Road, Caledon
Applicant Name	Gagnon Walker Domes Ltd.
Applicant Email	asirianni@gwdplanners.com
Applicant Phone Number	(905) 796-5790
Registered Owner	Satwant Deol
Submission Number	1

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 	Lighting and light pollution reduction will be addressed during the future detailed design stage.	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. 	Opportunities to provide connectivity to the surrounding active transportation network is provided. The proposed development introduces new active transportation network elements. Further detail are provided in the accompanying Transportation Impact Study, and the site-specific (Draft Plan of Subdivision) Healthy Development Assessment. As can be noted in the (Draft Plan of Subdivision) Healthy Development Assessment, the proposed development achieves a 85% score, which is a Gold level score. Site Plan (A-1.0 and A-1.1), prepared by nArchitecture, dated December 11, 2025 Landscape Plan, prepared by Adesso Design Inc., dated December 17, 2025	Metric Approved
		Transportation Engineering Reviewer Name and Notes
		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 Plan • Urban Design Brief/ Community Design Guidelines 	<p>The proposed development will provide safe and easy access the outdoor private amenity space which is 1,835.22 m2 (19,754.14 ft2).</p> <p>Site Plan (A-1.0 and A-1.1), prepared by nArchitecture, dated December 11, 2025</p> <p>Landscape Plan, prepared by Adesso Design Inc., dated December 17, 2025</p>	<p>Planning and Development Reviewer Name and Notes</p> <p>Metric Approved</p>
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 map • Community Design Guidelines/Urban Design Brief • Healthy Development Assessment (if applicable) 	<p>The proposed development supports the creation of a complete, compact, transit-oriented and mixed-use community which is achieved through various land uses, built forms and densities. Details regarding the contemplated range of uses and built forms is provided in the Planning Justification Report, Draft Plan of Subdivision, Community Design Plan, and the (Draft Plan of Subdivision) Healthy Development Assessment.</p> <p>The proposed development is also located within a Strategic Growth Area and supports the provision of community amenities within walking distance to support the needs of the community.</p>	<p>Planning and Development Reviewer Name and Notes</p> <p>Metric Approved</p> <p>Peel Public Health Reviewer Name and Notes</p> <p>Metric Approved</p>

Theme 1: Community Design and Mobility

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<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>The provision of EV-Ready spaces will be addressed during the detailed design stage.</p>	<p>Energy and Environment Notes</p> <p>Metric Approved</p>

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 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 	This metric will be addressed during the future detailed design stage.	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) 	he provision of sufficient soil volume will be demonstrated during the future detailed design stage.	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 green 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 trees, including a prominent rounded one. The entire scene is drawn with thin black outlines on a white background.

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Theme 3: Buildings and Energy



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Refer to GDS Guidebook for additional details	Please include comments/notes.	Enter detailed notes on Drawing, Plan, Reports
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: <ul style="list-style-type: none"> Letter of Commitment and applicable documents for energy modelling, labelling, or alternative pathway 	<p>This will be addressed during the Building Permit Stage.</p>	<p>Energy and Environment Reviewer Name and Notes</p> <p>Metric Approved</p>
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: <ul style="list-style-type: none"> Building Resilience Strategy Template 	<p>Building resilience will be addressed during the future building permit stage.</p>	<p>Energy and Environment Reviewer Name and Notes</p> <p>Metric Approved</p>

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High Performance Buildings



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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.	This metric will be further evaluated and where appropriate, responded to during the building permit stage.	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>