

June 9, 2026

GSAI File: 482-005

Planning & Economic Development Department
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Attention: Simone Fiore, MCIP, RPP
Senior Planner

**RE: Green Development Standards Summary
Zoning By-Law Amendment and Draft Plan of Subdivision Application
TACC Developments (Armstrong) Ltd.
12933 Bramalea Road, 5089 Old School Road,
5101 Old School Road, 5155 Old School Road,
Town of Caledon, Region of Peel**

Glen Schnarr & Associates Inc. ('GSAI') are the Planning Consultant for TACC Developments (Armstrong) Ltd. We are pleased to submit the Green Development Standards ('GDS') in relation to the application for a Zoning By-law Amendment ("ZBA") and Draft Plan of Subdivision ('DPS') to permit development of their lands within the Mayfield Tullamore Secondary Planning Area in the Town of Caledon.

Caledon Council adopted the Green Development Standards ('GDS') on July 1, 2024. The GDS were to be implemented as one-year pilot phase starting July 1, 2024 to gather feedback on the metrics and implementation process and make minor adjustments, if necessary. During this phase, applicants will be required to submit the full GDS checklist and supporting documentation; however, there may be flexibility on meeting specific targets if appropriate justification is provided.

On June 5, 2025, Bill 17 received Royal Assent. Bill 17 limits municipalities' ability to enforce green development standards that exceed the Ontario Building Code ('OBC'). Through consultation with Caledon Planning Staff we understand that an updated GDS is being developed that will be in compliance with Bill 17. We have completed the current GDS understanding that flexibility will be offered.

We look forward to working with Planning Staff on the Green Development Standards as the guidelines evolve. Please contact the undersigned at ethanb@gsai.ca if you require additional information or wish to clarify anything contained in this application.



Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

Ethan Bohnert

Ethan Bohnert, MCIP RPP
Associate

cc. Duncan Webster,
Colin Chung,

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 2024-0226
Project Name	TACC - DPS/ZBA - Mayfeild Tullamore Secondary Plan
Site Address	12933 BRAMALEA RD, 5089 OLD SCHOOL RD, 5101 OLD SCH
Applicant Name	Glen Schnarr & Associates Inc. (c/o Ethan Bohnert)
Applicant Email	ethanb@gsai.ca
Applicant Phone Number	416-648-0455
Registered Owner	TACC Developments (Armstrong) Ltd.
Submission Number	

For Town Use

Town of Caledon Planner
Date Received



Caledon Green Development Standard: Draft Plan of Subdivision Checklist

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: • Lighting Design Plan • Photometric Plan	Lighting details will be refined through to draft plan of subdivision application process and will be informed through	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: • Traffic Impact Study • Peel HDA • Include relevant drawings/mark-ups on Site Plan, Pedestrian Circulation Plan etc.	Refer to the TIS (May 2026) prepared by Crozier and the Pedestrian Circulation Plan (April 2026) prepared by GSAI which describe the pedestrian and active transportation considerations across the Draft Plan of Subdivision.	Transportation Engineering Reviewer Name and Notes
		Metric Approved
		Peel Public Health Reviewer Name and Notes
		Metric Approved

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
1.5 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.	Please refer to the Landscape Plan, and Parks Facility Fit Plans prepared by NAK (April 2026) along with the Draft Plan of Subdivision prepared by GSAI (April 2026). The park is located centrally with multiple pedestrian and street accesses. A second park is located adjacent to the NHS area. Additional walkway and open space blocks are proposed throughout the Draft Plan of Subdivision.	Planning and Development Reviewer Name and Notes
Submission Requirements: • Draft Plan • Urban Design Brief/ Community Design Guidelines		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.	Refer to the Draft Plan of Subdivision prepared by GSAI (April 2026) and Mayfield Tullamore Secondary Plan Land Use Schedule H40a. A Neighbourhood Centre is located at the corner of the Bramalea Road and Old School Road which will include commercial uses and services for future residents. The Mayfield Tullamore Secondary Plan outlines the location of additional community amenities including parks, commercial uses, and a community center on adjacent lands within the Secondary Plan.	Planning and Development Reviewer Name and Notes
		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

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
1.7 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 Parking rates will be determined throughout the Draft Plan of Subdivision and Zoning By-law Amendment approval process. The feasibility of electric vehicle parking is market driven and traditionally offered as a builder option, and dictated by interest from future buyers.	Energy and Environment Notes Metric Approved

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: • Green Factor Scoresheet • Landscape and Planting Plans • Arborist's Report	Please refer to the Landscape Plan, and Parks Facility Fit Plans prepared by NAK (April 2026) along with the EIS and Arborist Report prepared by GEI (May 2026). These reports provide an analysis of the NHS areas, impacted trees, and compensation recommendations.	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)	Please refer to the Landscape Plan prepared by NAK (April 2026) and the Grading Plan prepared by Urbantech (May 2026). A Geotechnical analysis was also prepared which provides an analysis of the soils across the Draft Plan of Subdivision.	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.

Caledon Green Development Standard: Draft Plan of Subdivision Checklist

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 drawing is composed of clean, black outlines on a white background.

Caledon Green Development Standard: Draft Plan of Subdivision Checklist

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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
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: