

# Caledon Green Development Standard: Site Plan 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 residential developments (i.e., detached, semis, and townhouses), institutional, and commercial developments submitting for Site Plan approval. 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-2024-0091  
**Project Name** Everest Transportation  
**Site Address** 12155 Coleraine Drive  
**Applicant Name** Ruth Wheelwright  
**Applicant Email** ruth@wheelwright.ca  
**Applicant Phone Number** 4167412630  
**Registered Owner** Andy Grewal  
**Submission Number**

## For Town Use

**Town of Caledon Planner**  
**Date Received**



# Theme 1: Community Design and Mobility

Summarized Metric and Submission Requirements	Completed by Development Applicant	Completed by Town of Caledon
Refer to GDS Guidebook for additional details	<b>Reference to Drawing, Plan, Report, with page number.</b> Please include comments/notes.	<b>Brief summary of internal verification notes and approval status</b> Enter detailed notes on Drawing, Plan, Reports
<p><b>1.2 Connection to Parks and Open Space</b></p> <p><b>Low-Rise Residential and Multi-Unit Residential:</b></p> <p>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).</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Landscape Plan</li> <li>• Community Design Guideline or Urban Design Brief</li> </ul>	<p>See L-1 , L-2</p> <p>See Design Brief, Weston Consulting</p>	<p>Parks and Natural Heritage Reviewer Name and Notes</p> <hr/> <p>Metric Approved</p> <hr/> <p>Transportation Engineering Reviewer Name and Notes</p> <hr/> <p>Metric Approved</p>

# Theme 1: Community Design and Mobility



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<p><b>1.3 Light Pollution Reduction</b></p> <p>Sites adjacent to protected natural features shall have no lateral light trespass into the feature. See specifications for details and definitions of natural features.</p> <p><b>Low-Rise Residential:</b></p> <p>Developments are encouraged to adhere to the Five Principles for Responsible Outdoor Lighting outlined by the DarkSky International Association.</p> <p><b>Multi-Unit Residential, Institutional, and Commercial:</b></p> <p>For street and walkways/bikeways lighting and outdoor lighting: all lighting fixtures must be DarkSky approved, street and walkway/bikeway lighting must have NEMA 7-pin ANSI 136.41 receptacle and photocells, and all other fixtures must have photocells or astronomic time clock operations.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Lighting Design Plan</li> <li>• Photometric Plan</li> </ul>	see HL Engineering E-11	Development Engineering Reviewer Name and Notes
		Metric Approved
		Parks and Natural Heritage Reviewer Name and Notes
		Metric Approved

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<p><b>1.4 Active Transportation</b></p> <p><b>All Sites:</b></p> <p>Follow all requirements outlined in the Active Transportation Master Plan, including guidelines for sidewalks, trails, cycling networks, and bicycle parking. For employment sites, provide outdoor amenity areas and appropriate walkways within the site for employees.</p> <p>AND</p> <p>Achieve a minimum score of Silver (70%–79%) on the applicable Peel Healthy Development Assessment (HDA) for Streetscape Characteristics, Street Connectivity, and Efficient Parking.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Traffic Impact Study</li> <li>• Peel HDA</li> <li>• Include relevant drawings/mark-ups on Site Plan, Pedestrian Circulation Plan etc.</li> </ul>	See GHD Traffic Impact Study	<p>Transportation Engineering Reviewer Name and Notes</p> <p>Metric Approved</p> <p>Peel Public Health Reviewer Name and Notes</p> <p>Metric Approved</p>
<p><b>1.5 Public Spaces</b></p> <p><b>Low-Rise Residential and Multi-Unit Residential:</b></p> <p>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.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Site Plan and Urban Design Brief</li> </ul>	See A-1 Urban Design Brief	<p>Planning and Development Reviewer Name and Notes</p> <p>Metric Approved</p>

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<p><b>1.6 Mixed Use Neighbourhoods</b></p> <p><b>All Sites:</b></p> <p>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.</p> <p>Large-scale developments should include a distinct neighbourhood centre.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Site Plan and site map</li> <li>• Community Design Guidelines/Urban Design Brief</li> <li>• Healthy Development Assessment (if applicable)</li> </ul>	<p>See A-1 See Urban Design Brief</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>
<p><b>1.7 Electric Vehicle (EV) Charging</b></p> <p><b>All Sites:</b></p> <p>Provide EV parking spaces at the rates identified in the GDS Guidebook. Dedicated parking spaces for carshare services or carpooling are encouraged.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Site Plan, Traffic Plan, or Parking Plan</li> <li>• Site Statistics Template (multi-unit residential and non-residential)</li> </ul>	<p>see site plan A-1</p>	<p>Energy and Environment Notes</p> <p>Metric Approved</p>

## Theme 2: Green Infrastructure



Summarized Metric and Submission Requirements <small>Refer to GDS Guidebook for additional details</small>	Completed by Development Applicant Reference to Drawing, Plan, Report, with page number. <small>Please include comments/notes.</small>	Completed by Town of Caledon Brief summary of internal verification notes and approval status <small>Enter detailed notes on Drawing, Plan, Reports</small>
<p><b>2.1 On-Site Green Infrastructure</b></p> <p><b>All Sites:</b></p> <p>Meet minimum green cover targets of 0.6 (low-rise residential), 0.5 (multi-unit residential in strategic growth areas), and 0.30 (institutional and commercial) by completing the Green Factor Tool. Eligible green infrastructure features must comply with specifications in the GDS and other Town standards and guidelines.</p> <p>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.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Green Factor Scoresheet</li> <li>• Landscape and Planting Plans</li> <li>• Arborist's Report</li> </ul>	<p>L-1, L-2 Arborists Report</p>	<p>Parks and Natural Heritage Reviewer Name and Notes</p> <p>Metric Approved</p> <p>Development Engineering Reviewer Name and Notes</p> <p>Metric Approved</p>
<p><b>2.2 Healthy Soils</b></p> <p><b>All Sites:</b></p> <p><b>Soil volume:</b> Provide access to a minimum of 30 m<sup>3</sup> 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.</p> <p><b>Grading and compaction:</b> 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.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Soils Report</li> <li>• Landscape Plan and Grading Plan</li> <li>• Letter of Commitment (where applicable)</li> </ul>	<p>See Soils Report</p> <p>L-1, L-2</p> <p>A.M. Canderas G1 Site Grading and SWM S1-Site Servicing Sediment &amp; Erosion Control</p>	<p>Parks and Natural Heritage Reviewer Name and Notes</p> <p>Metric Approved</p> <p>Development Engineering Reviewer Name and Notes</p> <p>Metric Approved</p>

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<p><b>2.3 Plant Species</b></p> <p><b>All Sites:</b></p> <p>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.</p> <p>Where buffer plantings are required by Town policy, they must be 100% native plant species.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Landscape Plan</li> </ul>	<p>L-1, L-2</p>	<p>Parks and Natural Heritage Reviewer Name and Notes</p> <p>Metric Approved</p>
<p><b>2.4 Urban Heat Island</b></p> <p><b>All Sites:</b></p> <p>For all sloped-roofed buildings: Install cool roof over 100% of available roof area. For all flat-roofed buildings: 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. See GDS Guidebook for SRI requirements.</p> <p>Paved areas are to be treated with a minimum of two strategies covering at least 50% of the total paved area. See GDS Guidebook for acceptable strategies.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Roof Plan</li> <li>• Site Plan</li> <li>• Site Statistics Template</li> </ul>	<p>A-1</p>	<p>Energy and Environment Name and Notes Heritage</p> <p>Metric Approved</p>







# Theme 3: Buildings and Energy



Summarized Metric and Submission Requirements	Completed by Development Applicant	Completed by Town of Caledon
<p>Refer to GDS Guidebook for additional details</p> <p><b>3.1 Operational Energy and GHG Emissions</b></p> <p><b>Low-Rise Residential:</b></p> <p><b>Design and construct to minimum:</b> 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.</p> <p>AND</p> <p>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).</p> <p><b>Alternative Pathway:</b> 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).</p> <p><b>Multi-Unit Residential, Institutional and Commercial:</b></p> <p>Meet the Greenhouse Gas Intensity, Thermal Energy Demand Intensity and Total Energy Use Intensity targets identified in the GDS Guidebook.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Letter of Commitment and applicable documents for energy modelling, labelling, or alternative pathway (low-rise residential)</li> <li>• Energy Modelling Report</li> </ul>	<p>Reference to Drawing, Plan, Report, with page number.</p> <p>Please include comments/notes.</p> <p>N/A</p>	<p>Brief summary of internal verification notes and approval status</p> <p>Enter detailed notes on Drawing, Plan, Reports</p> <p>Energy and Environment Reviewer Name and Notes</p> <p>Metric Approved</p>

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<p><b>3.2 Building Resilience</b></p> <p><b>Low-Rise Residential:</b></p> <p>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.</p> <p><b>Multi-Unit Residential:</b></p> <p>Provide a resilience strategy for the building that includes measures to address climate risks, including flooding, high wind, extreme heat, and power outages to improve outcomes for residents in the context of climate change. At a minimum, the strategy should include a refuge area for residents with heating, cooling, lighting, potable water, and power available.</p> <p><b>Submission Requirements:</b></p> <ul style="list-style-type: none"> <li>• Building Resilience Strategy Template</li> </ul>	N/A	Energy and Environment Reviewer Name and Notes
		Metric Approved









## 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
<p><b>4.1 High Performance Buildings</b></p> <p>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.</p>	N/A	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>