

Residential Subdivision Checklist - Tier 1

Air				
Metric	Requirement	Met?	Documentation	Comments
A1. Electric Vehicle Infrastructure	50% of dwelling units to have EV chargers or are EV ready		Parking plan(s) indicating the location of EV chargers or EV Ready spaces	
A4. Pedestrian Friendliness	A network of suitable pedestrian facilities and multi-use paths is constructed		Site plan(s) highlighting pedestrian network	
	Pedestrian connections are provided in cul-de-sacs		Site plan(s) highlighting pedestrian connections in cul-de-sacs	
	Continuous sidewalks are provided on both sides of all public roads		Site plan(s) highlighting continuous sidewalks	
	Sidewalks/walking paths are a minimum of 1.8 m wide		Site plan(s) highlighting sidewalk/walking path width	

Energy				
Metric	Requirement	Met?	Documentation	Comments
E1. Energy Conservation Targets	Achieve or exceed ENERGY STAR® for New Homes, version 17, R-2000® requirements, or equivalent		Energy Modelling Report or other documentation demonstrating compliance with the targeted standard	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
N1. Habitat Corridors	Habitat corridors are incorporated into roadway design		Site plan(s) highlighting habitat corridors	
	Continuous connections are provided between existing adjacent natural areas and the project site		Site plan(s) highlighting continuous connections	
	Vegetated buffers along watercourses are maintained/protected		Site plan(s) highlighting vegetated buffers	
	100% of landscape plantings are native species		Plant schedule(s) or other documentation demonstrating that plantings are native	
N3. Native Species	No invasive species are planted		Confirmation that no invasive species are planted	
	75% of the new landscaping planted areas (including grassed areas) are native species		Site plan(s) indicating the landscaped area(s) planted with native and low-maintenance species Plant schedule(s) or other documentation demonstrating that plant species are native and low-maintenance	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
N4. Natural Heritage System (NHS)	Plan maximizes views and vistas to visible landmarks		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	
	All lands within the NHS are in public ownership		Confirmation that all lands within NHS are in public ownership	
	NHS features and associated VPZs are designated for protection		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	
	A Restoration & Enhancement Plan is established		Restoration & Enhancement Plan	
	Natural heritage features are integrated into the public green space and parks systems and the Municipality's trail system		Plan(s), drawing(s), or other documentation highlighting implemented feature(s)	
N5. Drought-Tolerant Landscaping	50% of the planted landscaped area are drought-tolerant, low-maintenance plant species to reduce irrigation and maintenance requirements		Site plan(s) indicating the landscaped area(s) planted with drought-tolerant and low-maintenance species Plant schedule(s) or other documentation demonstrating that plant species are drought-tolerant and low-maintenance	
N6. Topsoil	Minimize exportation of non-hazardous topsoil from the site and maintain integrity of topsoil during removal, stockpile, and re-installation onsite		Earthwork management plan outlining topsoil positioning and stockpile management	
	Planting beds have a topsoil layer that meets organic matter content, pH, and depth requirements		Planting detail(s) or other documentation indicating applicable soil characteristics (depth, pH, organic matter content)	

Natural Assets and Habitat				
Metric	Requirement	Met?	Documentation	Comments
N7. Healthy Trees	Existing healthy trees are maintained and/or protected on site. Trees or cash-in-lieu are provided where existing trees must be removed.		Tree Preservation Plan	
	Minimum soil volumes are provided		Tree Planting Plan including soil volume (soil depth and area), species, and quantity for each planting area	
N8. Street Tree Planting	Tree species alternate at least every 2 trees where trees are planted in a row in an urban area		Tree Planting Plan indicating species and quantity for each planting area	
	Medium sized trees with minimum soil volumes are provided for all municipal street trees		Tree Planting Plan including soil volume (soil depth and area)	

Waste and Materials				
Metric	Requirement	Met?	Documentation	Comments
M1. Construction Waste Reduction and Management	A Construction and Demolition Waste Management Plan demonstrating 50% waste diversion is developed and implemented.		Construction and Demolition Waste Management Plan Waste Diversion Report indicating total construction and demolition waste diversion rate(s) of the project.	

Water				
Metric	Requirement	Met?	Documentation	Comments
W2. Stormwater Management	25% of the site area not occupied by a building is permeable unpaved area		Site plan(s) highlighting permeable unpaved area(s)	
	A Stormwater Management Plan demonstrating at least 80% removal of TSS for 90% of annual rainfall is implemented		Stormwater Management Report and Plan(s), drawing(s), to verify compliance	
	Erosion control to the threshold of the most “erosion-sensitive” portion of the receiving watercourse is provided		Stormwater Management Report and Plan(s), drawing(s), to verify compliance	
	Runoff from all rainfall events up to 5 mm depth is retained on site		Stormwater Management Report and Plan(s), drawing(s), to verify compliance	
	All ponds are designed with Enhance Level of Protection (Level 1)		Stormwater Management Report and Plan(s), drawing(s), to verify compliance	
W3. Hydrology and Watershed Protection	Specific objectives and targets of watershed and/or sub-watershed plans/studies applicable to the development are implemented within the Site Development Area or Project Area (boundaries)		Stormwater Management Report and Plan(s), drawing(s), to verify compliance	
	Specific targets for water balance/water budget and source water protection established in the MESP and Neighbourhood Plan are implemented		Stormwater Management Report and Plan(s), drawing(s), to verify compliance	
	Established groundwater recharge targets are met and compiled with any use prohibitions as defined in an area ground water protection study which are above the minimum 5 mm retention target defined in SWM Tier 1.		Stormwater Management Report and Plan(s), drawing(s), to verify compliance	
	Water Quality Target for 80% Total Phosphorus removal through is met		Stormwater Management Report and Plan(s), drawing(s), to verify compliance	