Green Development Program

Program Guide

2026

Grey County

The Corporation of the County of Wellington

Dufferin county

URBAN EQUATION

TABLE OF CONTENTS

1 INTRODUCTION 3

2 GREEN DEVELOPMENT FRAMEWORK 3

2.1 PROGRAM OVERVIEW 3
2.2 PERFORMANCE THRESHOLDS 6

3 APPLICATION AND REVIEW PROCESS 7

3.1 DEVELOPMENT REVIEW PROCESS 7
3.2 METRICS 10
NE1: Native or Adapted Species 11
NE2: Tree Canopy 12
NE3: Stormwater Quantity 13
NE 4: Park Access 14
NE 5: Climate Risk Assessment 15
NE6: Bird Friendliness & Dark Sky 16
CT 1: EV Readiness 17
CT 2: Complete Streets 18
CT 3: Transit Readiness 19
CT 4: Accessibility 20
CT 5: Affordability 21
CT 6: Mixed Housing Types 22
BE 1: Embodied Carbon 23
BE 2: Heat Island Reduction 24
BE 3: Water Efficiency 25
BE 4: Solar Readiness 26
BE 5: Energy Efficiency and Electrification 27
BE 6: Construction and Demolition Waste Management 28

4 GLOSSARY 29

Figure 1: Process Flow Chart for Plan of Subdivision/Condominium 8
Figure 2: Process Flow Chart for Site Plan 9

Table 1: Metric Summary Table 4
Table 2: Point Thresholds for Recognition 6

1 Introduction

The Green Development Program is a joint initiative between Dufferin, Grey and Wellington Counties. Its purpose is to establish a consistent voluntary framework that recognizes new residential development projects designed to be energy-efficient, resilient, and affordable over the long term. The program reflects shared regional priorities related to housing performance, environmental responsibility, and community well-being. Through this framework, applicants are recognized for achievements that enhance housing quality, durability, and overall performance. The program is informed by best practices, existing building certification programs, and extensive local input from municipalities, industry, and residents.

This Program Guide has been developed to assist County and municipal staff in the consistent and effective administration of the Green Development Program, and to help development applicants understand program expectations and documentation requirements. The guide outlines the purpose and intent of the program, describes its key components, and details how the program integrates with established planning and development review processes. It is intended to serve as a practical reference for staff as they assess applications, provide guidance to applicants, verify achievement of selected metrics, and document outcomes.

2 Green Development Framework

2.1 Program Overview

The Green Development Program is a voluntary framework that provides participants with flexibility. Recognizing the diversity of development across the Tri-County region, the program uses a menu-based approach, which enables developers and builders to select measures that best suit their project goals, site conditions, and resources. This system allows developers to tailor how they achieve sustainability objectives while enabling the Counties to support and recognize higher-performance development. The voluntary points model is particularly suited to the varied development contexts of Dufferin, Grey, and Wellington, where project types differ widely.

The Metrics are organized into three topic areas to reflect the different dimensions of sustainable development. Natural Environment (NE) Metrics focus on protecting and enhancing ecological systems, including vegetation, stormwater, biodiversity, and climate resilience. Community & Transportation (CT) Metrics address how developments support complete, inclusive, and connected communities through mobility, accessibility, housing diversity, and affordability. Built Environment (BE) Metrics concentrate on building and site performance, emphasizing energy efficiency, emissions reduction, resource conservation, and construction practices that support long-term resilience and lower environmental impact. Table 1: Metric Summary Table below shows all 18 metrics across the three topic areas.

Table 1: Metric Summary Table

	Metric Title	Target(s)	Max Points	Supporting Documentation
NE1	Native or Adapted Species	80-100% native or adapted species, less than 60% turf	3	Tree inventory and vegetation plan
NE2	Tree Canopy	10% increase in total diameter at breast height (DBH) Preserve mature trees on site	2	Tree Inventory and Preservation Plan or part of Environmental Impact Study
NE3	Stormwater Quantity	Reduce the local rainfall event runoff by additional 5-10% of established erosion and water balance targets	3	Stormwater management report indicating LID/green infrastructure measures
NE4	Park Access	Park has street frontage and connects by accessible outdoor path	1	Drawings showing the street frontages and pedestrian access
NE5	Climate Risk Assessment	PIEVC trained team member PIEVC risk assessment, detailed evaluation of vulnerabilities	3	PIEVC training certificate (Expanded) risk assessment report
NE6	Bird Friendliness	Dark sky exterior lighting, treated glass balcony railings within first 12 m with visual markers	2	Manufacturers specifications, drawings of locations
CT1	EV Readiness	Detached: Conduit to parking area, or design electrical panel, or energized L2 outlet Other Residential: Conduit to all parking spaces, +1: energized outlet for 25%	2	Letter of commitment that will meet the conduit or energized outlet requirements Annotated drawings showing the location of the conduit or energized outlets.
CT2	Complete Streets	Settlement area: Complete streets approach Rural: paved shoulders, road safety audit	2	Drawings showing street/road details

CT3	Transit Readiness	Units within 800m of arterial/collector street OR existing/ planned transit route	2	Drawings or maps showing the walking distance to connector streets or planned transit routes.
CT4	Accessibility	MURB: 18% of suites designed with basic accessibility features	1	Letter of commitment or annotated drawings showing units with barrier free path of travel
CT5	Affordability	10-20% affordable units (PPS, 2024 definition)	3	Drawings showing the locations of affordable units, housing price lists for units, and calculations showing affordability.
CT6	Mixed Housing Types	Low-Rise Res: At least 2 housing types (semi-detached, townhome, MURB); MURB: At least 3 types (bachelor, 1 BDRM, 2 BDRM, 3 BDRM)	1	Drawings showing building types and locations, or interior floor plans
BE1	Embodied Carbon	Embodied carbon trained team member, lifecycle assessment (LCA), embodied carbon intensity of less than 250 - 350 kg CO2e/m2.	4	Evidence of completed training, LCA report
BE2	Heat Island Reduction	Roof: 50% of roof has solar reflectance index (SRI) value of 39+ or 82+ (depending on slope) non-Roof: 50% of site hardscape with combination of shade, paving (SRI 29+), or open grid pavement system	1	Annotated drawings showing heat island reduction measures, as well as manufacturer documentation for any products used.
BE3	Water Efficiency	Reduce indoor water consumption by 20% from identified baselines, OR use WaterSense plumbing fixtures	1	Letter of commitment or manufacturer specifications for compliant water fixtures.

BE4	Solar Readiness	Flat section of S/SW facing roof and conduit from panel to attic, OR meet NRCan Solar Readiness Guidelines, or solar PV feasibility assessment	2	Letter of commitment or copy of solar PV assessment
BE5	Energy Efficiency & Electrification	Energy strategy report to achieve 50-90% GHG reduction; hybrid heating system; Tier C or Tier D of NECB, 2025, or no fossil fuels used on site	5	An energy strategy report, a description of building systems, or an energy modelling report showing compliance
BE6	Construction & Demolition Waste Management	Construction waste management plan identifying summary of expected waste, sorting plans, recycling facilities used, reuse strategies	1	Construction waste management plan

2.2 Performance Thresholds

Each Metric in the program (e.g., Tree Canopy, EV Readiness, Energy Efficiency) carries a point value (1–5 points, based on impact). Developers can earn points by selecting metrics relevant to their project and gain total scores determining performance levels as laid out in Table 2 below:

Table 2: Point Thresholds for Recognition

	Performance	**Points Threshold**
Energy and Carbon Merit	Meets high level of energy and carbon performance	4 or more points gained in BE1 and BE5
Bronze	Meets the core threshold	8-15 points
Silver	Demonstrates mid-level performance	16-25 points
Gold	Demonstrates high performance	26+ points

3 Application and Review Process

3.1 Development Review Process

This section outlines how applicants can prepare Green Development Program submissions and how municipal and County staff will review the submissions.

The Green Development Program is designed to align with the existing development approvals process. Each county has similar planning processes with slight variations across approval authorities. Residential projects typically proceed through:

- **Plan of Subdivision (Subs):** For development that involves 2 or more parcels.
- **Plan of Condominium (Condos):** For developments in conjunction with Subs or as standalone applications intending to create multiple parcels or shared ownership structures.
- **Site Plan Approval (SPA):** For developments with 10 or more units on a single parcel.

Whether a project proceeds through a Plan of Subdivision/Condominium or a Site Plan Approval, the Green Development Program aligns with existing planning stages. It is intended that County or municipal planning staff will review the Green Development Scorecard, supporting documents, and verify the points achieved.

Generally, Green Development Program participation usually begins at pre-consultation, where staff introduce the program and direct applicants to the Program Guide. The figures below capture an illustrative example of the progression of the process for Subs/Condos and SPA. As long as the Scorecard is completed and supporting documentation provided, a project can apply for recognition at any point pre- or post-construction.

Note that where provided alongside a complete application submission, the Green Development Program Scorecard will not be used by Planning staff to determine whether an application is complete. The voluntary submission of a Scorecard will not delay application processing.

Figure 1: Process Flow Chart for Plan of Subdivision/Condominium

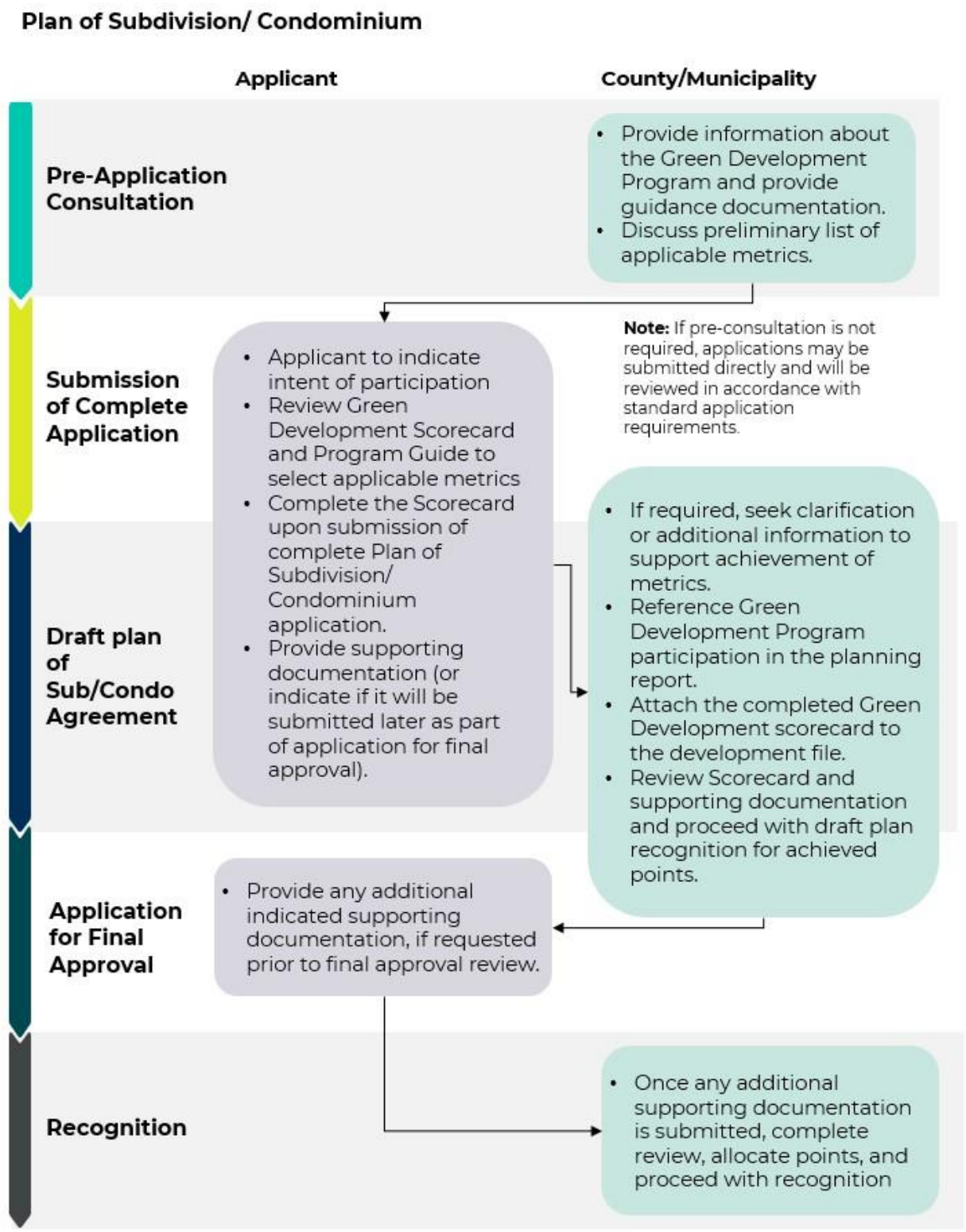
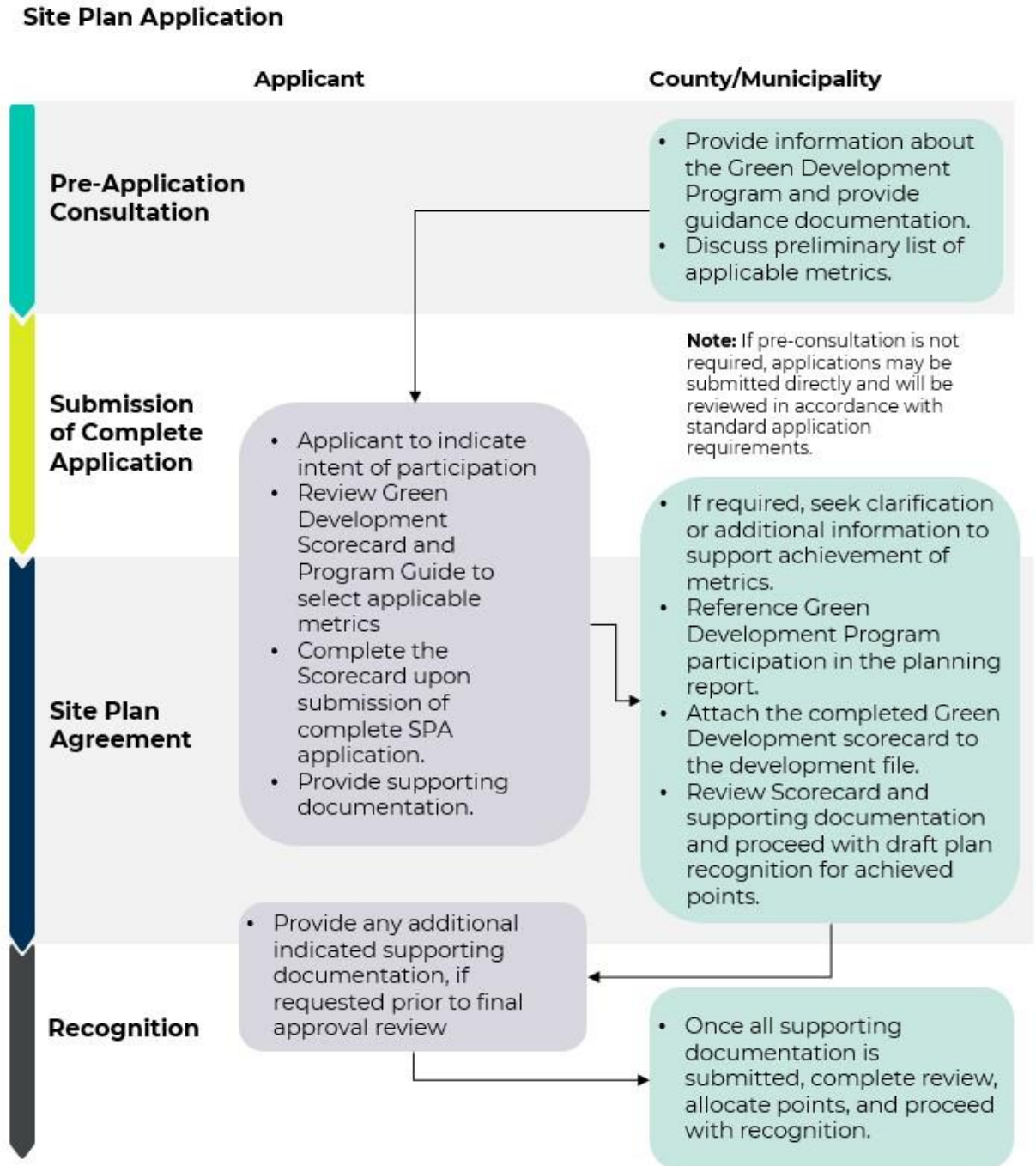


Figure 2: Process Flow Chart for Site Plan



3.2 Metrics

This section provides an overview of each metric in the Green Development Program, describing both its purpose and the methods used to confirm achievement. The rationale highlights the objective that each metric is designed to support, while the supporting documentation clarifies the specific evidence, such as documentation, design confirmation, or performance, used to determine whether the target has been met. Together, these elements establish a consistent basis for staff to use when reviewing applications. Detailed information for each metric is presented in the tables that follow.

Applicants should use the table below as a checklist to identify which metrics are being pursued and what documentation should be prepared for submission. Staff should use the same table to confirm completeness and support consistent review.

NE1: Native or Adapted Species	***Total Available Points: 3***
Rationale	To encourage landscaping practices that enhance local biodiversity, conserve water, and minimize maintenance by prioritizing native or adapted, drought-tolerant, non-invasive plant species suited to local conditions.
Criteria	
All Project Types	**1 Point:** Plant at least 80% native or adapted plant species, including trees, shrubs and herbaceous plants preferably drought-tolerant and pollinator-friendly outside of the buffer area (a protective zone as defined for the site) and within the development limit. All species must be non-invasive. **OR** **2 Points:** Plant 100% native or adapted plant species, including trees, shrubs and herbaceous plants preferably drought-tolerant and pollinator-friendly outside of the buffer area and within the development limit. All species must be non-invasive. **1 Additional Point:** Turf may be used for no more than 60% of the vegetated areas of the individual lots. Turf refers to areas of maintained grass cover, typically established as sod or seeded lawn.
Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	Tree Inventory and Vegetation Plan including a species list and planting details.
Supporting Documentation Review	County staff will review landscape drawings, plant schedules, and species data sheets to: • Verify planting plans and plant lists to confirm ≥80% (for 1 point) or 100% (for 2 points) of species are native or adapted, non-invasive, and drought/pollinator friendly. • Confirm that turf areas do not exceed 60% of vegetated area (for the additional point).
Definitions & Resources	• Native Species by Ecodistrict (Forest Gene Conservation Association) - Trees and shrubs • City of Guelph Plant List Native and Drought-Tolerant Plants (Guelph) • Ontario Invasive Plant Council – Invasive Species • Woody Native Plants of Grey County

NE2: Tree Canopy	***Total Available Points: 2***
Rationale	To promote the conservation and enhancement of tree canopy by requiring identification, protection, and replacement of trees within the development area, thereby enhancing biodiversity, air quality, and resilience.
Metric	
All Project Types	**1 Point:** Conduct a tree inventory within the development footprint. Inventory should include stem counts and diameters at breast height for mature trees. Through either tree preservation and/or replanting, achieve a 10% increase in the total tree diameter at breast height(DBH) or total canopy cover. If the local County/municipality has a tree/ecological offsetting plan it may be used as a pathway to achievement. **1 Additional Point:** Preserve all mature trees on site to maintain tree canopy.
Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	As part of Environmental Impact Assessment study or Tree Inventory and Preservation Plan, provide a tree inventory including a map, a table indicating location, species, condition, diameter at breast height, retained/removed, and species at risk status.
Supporting Documentation Review	• Note: If there are no trees on site, this metric does not apply. County staff will: • Confirm submission of a tree inventory identifying species, diameter at breast height (DBH) and/or canopy cover, and condition of mature trees. • In case of existing site trees, verify that total DBH or canopy cover is increased by ≥10% through preservation and/or replanting. • Review documentation showing alignment with County/municipal tree/ecological offsetting plans (if applicable). • For the additional point, confirm that all mature trees are preserved within the development footprint.
Definitions and Resources	• Ontario Tree Atlas - Southwest Region. • Grey County Environmental Impact Study Technical Guidelines • Tree Monitoring Factsheet

NE3: Stormwater Quantity	***Total Available Points: 3***
Rationale	To promote the integration of sustainable stormwater management practices that mimic natural hydrologic processes, reduce runoff volume, and enhance water quality through the application of low-impact development (LID) and green infrastructure (GI) strategies to support watershed health.
Metric	
All Residential	**1 Point:** Use best management practices replicating natural site hydrology processes, retain (i.e. infiltrate, evapotranspiration, or collect and reuse) on-site the runoff from the developed site; reducing the local rainfall event runoff by an **additional 5%, on top of erosion and water balance targets** established through applicable Watershed/EA/Stormwater Studies and Geotech/Hydrog Reports for this Development, using low-impact development (LID) and green infrastructure (GI) practices. Provide an enhanced level of protection for water quality through the long-term average removal of 80% of Total Suspended Solids (TSS) **2 Additional Points:** Reduce the local rainfall event runoff by an **additional 10% on top of erosion and water balance targets** established through applicable Watershed/EA/Stormwater Studies and Geotech/Hydrog Reports for this Development. Provide an enhanced level of protection for water quality through the long-term average removal of 80% of Total Suspended Solids (TSS) NOTE: Exceptions will be made for infiltration of road and parking lot runoff in source protection areas.
Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	Stormwater management report indicating LID and GI measures, accompanied by supporting drawings showing the locations of measures.
Supporting Documentation Review	County staff will: • Review stormwater management and hydrology reports to confirm additional runoff reduction of 5% (for 1 point) or 10% (for 2 points) beyond baseline erosion and balance targets. • Verify design integration of LID and GI features (bioswales, infiltration trenches, green roofs, etc.). • Confirm long-term Total Suspended Solids (TSS) removal rate of 80%.
Definitions and Resources	• Credit Valley Low Impact Development Guidelines • Grey County Stormwater Management Technical Guideline • Orangeville Low Impact Development Planning & Design Checklist

NE 4: Park Access	***Total Available Points: 1***
Rationale	To promote walkability, accessibility, and community connectivity by ensuring that all developments provide safe and convenient pedestrian access to parks or open spaces, thereby encouraging active transportation and enhancing quality of life
Metric	
All Residential	**1 Point:** Where the development contains parkland or publicly accessible open space (such as a garden or park), ensure that the space has street frontage and is connected to pedestrian infrastructure with an accessible outdoor path that does not exceed 400m. **OR** **1 Point:** Where the development does not contain parkland or publicly accessible open space (such as a garden or park), ensure that there is an accessible outdoor path for pedestrians connecting to adjacent offsite parkland.
Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	Subdivision or Site Plan drawings showing the street frontages and pedestrian access.
Supporting Documentation Review	County staff will: • Confirm drawings include accessible pedestrian pathways (≤400 m) connecting to on-site or adjacent open space. • Verify that spaces have street frontage and comply with accessibility standards. • Use site plan measurements to validate distances.
Definitions and Resources	• AODA Accessible Exterior Paths of Travel • Grey County Healthy Communities Guidelines for Subdivisions

NE 5: Climate Risk Assessment	***Total Available Points: 3***
Rationale	To enhance climate resilience by integrating vulnerability assessments and adaptation strategies that identify, prioritize, and mitigate climate-related risks through the application of the PIEVC Protocol or equivalent methodologies.
Metric	
All Project Types	**1 Point:** Have a member of the proponent project team who has received training in the Public Infrastructure Engineering Vulnerability Committee (PIEVC) Protocol or equivalent, through an organization such as the Climate Risk Institute (CRI) or equivalent. **OR** **2 Points:** Conduct a risk assessment using the PIEVC Protocol or equivalent. Use a risk matrix to assess: • Likelihood: The probability of a climate hazard occurring. • Consequence: The impact of the hazard on the infrastructure's performance. Assign risk scores to prioritize areas of concern based on criticality. **OR** **3 Points:** Conduct a detailed evaluation of vulnerabilities identified in the risk assessment: • Assess the project's capacity to withstand identified climate stresses. • Determine failure points or areas requiring intervention. Provide an implementation strategy that recommends adaptation measures, such as design adjustments to mitigate risks.
Supporting Documentation	
Draft Plan of Subdivision/Condominium	Evidence of PIEVC training (certificate, email etc.), a risk assessment report, and/or an expanded risk assessment report including evaluation of vulnerabilities and recommended implementation strategy OR demonstrate equivalently resilient design.
Site Plan	Evidence of PIEVC training (certificate, email etc.), a risk assessment report, and/or an expanded risk assessment report including evaluation of vulnerabilities OR demonstrate equivalently resilient design.
Supporting Documentation Review	County staff will: • Confirm training certification for at least one team member (for 1 point). • For 2 or 3 points, review risk assessment report to ensure PIEVC Protocol or equivalent is applied
Definitions and Resources	• Buildings Module - ClimateData.ca • Durham Region Climate Resilience Standard for New Homes • Climate Change Resilience for Building Sector Professionals (Climate Risk Institute) • Institute for Catastrophic Loss Reduction and Canadian Home Builders Association Resilient Homes Task Force – Guidelines for New Home Construction

NE6: Bird Friendliness & Dark Sky	***Total Available Points: 2***
Rationale	To minimize negative impacts of development on bird populations by promoting responsible exterior lighting design that reduces light pollution and glare. Bird-safe glazing treatments are intended to prevent bird collisions with reflective or transparent building surfaces.
Metric	
All Project Types	**1 Point:** All exterior lighting to have Dark Sky Approved certification or meet the following requirements: • Restrict the amount of upward-directed light • Avoid glare • Avoid over-lighting • Utilize dimming and other appropriate lighting controls • Minimize short-wavelength (bluish) light in the nighttime environment **1 Additional Point:** Treat all glass balcony railings within the first 12 m of the building above grade. Fly-through conditions: Treat glazing at all heights resulting in fly-through conditions with visual markers at a spacing of no greater than 50 mm x 50 mm. Fly through conditions that require treatment include: • Glass corners • Parallel glass • Building integrated or free-standing vertical glass • At-grade glass guardrails • Glass Parapets
Supporting Documentation	
Draft Plan of Subdivision/Condominium	Provide a letter of commitment that any lots built on by the developer will meet the bird friendly and dark sky requirements.
Site Plan	Manufacturer specifications for lighting and/or drawings showing the location of treated glass and a description of how the strategy for glass treating meets the requirements.
Supporting Documentation Review	County staff will: • Confirm manufacturer's fixture specifications meet Dark Sky criteria or equivalent (cutoff, glare control, dimming). • For bird safety: review drawings to confirm treatment of glazing (visual markers ≤50 mm × 50 mm spacing) and balcony railing modifications within 12 m of grade.
Definitions and Resources	• The City of Toronto's 'Bird Friendly Best Practice" Guide • CSA A460 Bird-Friendly Building Design Standard (2019) requires visual markers on glazing, strategic lighting, and reduced reflectivity • Dark Sky International - Approved Luminaires

CT 1: EV Readiness	***Total Available Points: 2***
Rationale	To support the transition to low-emission transportation by ensuring new developments are designed with the necessary electrical infrastructure to accommodate current and future electric vehicle (EV) charging needs.
Metric	
Detached, semi-detached, and attached homes	**1 Point:** Run conduit from the electrical room to the garage or main parking location for the home OR design electrical panel in the garage. **1 Additional Point:** Provide an energized level 2 outlet in the garage or the main parking location for the home.
All other residential	**1 Point:** Run conduit to all parking spaces for the future addition of EV charging. **1 Point:** Provide an energized outlet for 25% of the parking spaces on site (excluding visitor parking). Outlets should be spaced out to allow circuit sharing between multiple parking spaces.
Supporting Documentation	
Draft Plan of Subdivision/Condominium	Provide a letter of commitment that any lots built on by the developer will meet the conduit or energized outlet requirements.
Site Plan	Provide annotated drawings showing the location of the conduit or energized outlets.
Supporting Documentation Review	County staff will: • Confirm electrical drawings include conduit installation from panel to parking areas. • Verify provision of energized Level 2 outlets for at least one parking space per home (1 additional point). • For multi-unit projects, confirm conduit to all parking spaces (1 point) and energized outlets for ≥25% of non-visitor spaces (additional point).
Definitions and Resources	• Clean Air Partnership 'Ev Costing Study'

CT 2: Complete Streets	***Total Available Points: 2***
Rationale	To enhance transportation safety and connectivity by applying complete streets principles that accommodate all users, ensure accessible context-specific design, paved shoulders and safety audits.
Metric	
Residential Projects in Publicly Serviced Settlement Areas	**2 Points:** A complete streets approach to street design must be followed, which includes the following minimum requirements: • Safe for all users: from pedestrians and cyclists to farm equipment and horse-drawn vehicles. • Wide Paved Shoulders: to handle both slow-moving and oversized rural vehicles. • Context-Sensitive Designs: Transition between open countryside and village main streets safely. • Connected & safe — link trails to everyday destinations, with crossings and shoulders to reduce rural crash risks.
Residential Projects in Privately or Partially Serviced settlement areas	**1 Point:** Paved rural connector roads must have fully paved shoulders (1.2m). **1 Additional Point:** Complete a road safety audit in accordance with Ontario Road Safety Audit Guideline.
Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	Subdivision or Site Plan drawings showing required details
Supporting Documentation Review	County staff will: • Review road design drawings to confirm paved shoulders of at least 1.2m width (1 point). • Verify complete streets design addressing all users and transitions between contexts (2 points). • Confirm completion of a road safety audit per Ontario Road Safety Audit Guideline (additional point).
Definitions and Resources	• Grey Bruce Complete Street Policy & Implementation Guide • Grey County Healthy Communities Guidelines for Subdivisions • Ontario Road Safety Audit Guideline

CT 3: Transit Readiness	***Total Available Points: 2***
Rationale	To promote transit-oriented and walkable community design by ensuring residential developments are located within convenient walking distance of major streets or transit stops/routes (where applicable).
Metric	
All Residential Projects	**1 Point:** All residential units must be within an 800 metre (10-minute walk) of an arterial or collector street. **OR** **2 Points:** All residential units must be within an 800 metre (10-minute walk) of an existing or planned transit stop or route
Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	Subdivision drawings or maps showing the walking distance to connector streets or planned transit stops/routes.

Supporting Documentation Review	County staff will:
	• Use site plan drawings to confirm that all residential units are within 800 m of:
	  ◦ An arterial/collector street (1 point), or
	  ◦ An existing/planned transit stop (2 points).
	• Verify pedestrian connectivity through safe, continuous pathways.

Definitions and Resources	• Rural Ontario Institute – Rural Transit and Community Transportation

CT 4: Accessibility	***Total Available Points: 1***
Rationale	To promote inclusivity and universal design by ensuring a portion of residential units are built with accessibility features that provide barrier-free access throughout key living spaces, supporting mobility, independence, and comfort for all residents.
Metric	
Multi-Unit Residential Projects	**1 Point:** At least 18% of suites within a multi-unit residential building must be designed with basic accessibility features such as a barrier-free path of travel and doorway into the: • kitchen • bedroom • living room • full bathroom
Supporting Documentation	
Draft Plan of Subdivision/Condominium	A letter of commitment to provide 18% of suites with a barrier free path of travel as per the requirements.
Site Plan	Annotated drawings showing the units and the barrier-free path of travel.
Supporting Documentation Review	County staff will: • Review unit floor plans to confirm at least 18% of suites include barrier-free access to kitchen, bedroom, living room, and full bathroom. • Validate doorway widths, turning radii, and accessible routes per building code standards.
Definitions and Resources	• Accessibility in Ontario's Building Code • AODA Standards in Housing

CT 5: Affordability	***Total Available Points: 3***
Rationale	To promote social equity and demographic diversity by integrating affordable housing within residential developments.
Metric	

All Residential Projects	Residential projects incorporate affordable housing for a percentage of total units. Additional Residential Units (ARUs) may be counted towards points.
	
	1 Point: Any Affordable Units
	2 Points: 10%
	3 Points: 20%
	
	Affordable housing may be defined as:
	• In the case of ownership housing, the least expensive of:
	  ○ Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
	  ○ Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.
	• In the case of rental housing, the least expensive of:
	  ○ A unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
	  ○ A unit for which the rent is at or below the average market rent of a unit in the municipality.

Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	Subdivision drawings showing the locations of affordable units, housing price lists for the affordable units, and calculations showing that the units are affordable or equivalent documentation.
Supporting Documentation Review	County staff will: • Confirm that 10% (1 point) or 20% (2 points) of total residential units meet affordable housing definitions from the Provincial Planning Statement 2024. • Verify calculation methodology and income thresholds using definition above.
Definitions and Resources	• CMHC Resources for Housing Professionals • Housing Assessment Resource Tools

CT 6: Mixed Housing Types	***Total Available Points: 1***
Rationale	To encourage housing diversity and inclusivity by providing a range of housing forms and unit sizes that accommodate varying current and future household needs, life stages, and income levels.
Metric	
Low-Rise Residential	**1 Point:** Provide a diverse mix of housing types, including at least two of the following: • Semi-detached homes • Townhomes • Units containing Additional Residential Units (ARU) • Multi-unit residential (must meet the multi-unit residential requirements below to count)
Multi-Unit Residential	**1 Point:** Provide a diverse mix of unit types, including at least 3 of the following: • Bachelor/Studio • One Bedroom • Two Bedroom • Three Bedroom
Supporting Documentation	
Draft Plan of Subdivision/Condominium	Subdivision drawings showing building types and locations.
Site Plan	Site plan drawings showing building types and locations along with interior floorplans.
Supporting Documentation Review	County staff will: • For housing types: verify inclusion of at least two types (semi-detached, townhomes, multi-unit). • For unit types: confirm a mix of at least three-unit sizes (studio, 1BR, 2BR, 3BR). • Review site and floor plans to confirm distribution and percentages.
Definitions and Resources	• Grey County Healthy Communities Guidelines for Subdivisions

BE 1: Embodied Carbon	**Total Available Points: 4**
Rationale	To reduce the environmental impact of building materials by integrating embodied carbon awareness and life-cycle assessment practices into project design, encouraging decisions that minimize carbon emissions.
Metric	
All Residential	**1 Point:** Have at least one member of the project team who has taken an introductory course on embodied carbon from one of the following organizations (or equivalent): Canada Green Building Council, Athena Sustainable Materials Institute, Builders for Climate Action, OneClick LCA Explain how the training informs choices on design and material selection. **OR** **2 Points:** Conduct a life-cycle assessment of project for lifecycle phases A1-A3. For residential neighborhood development projects, a single residential structure can be used for this assessment. **Low rise residential** projects are to use either the BEAM or MCE2 Material Carbon Emissions Estimator methodology, and tools. **All other residential** projects are to use the CAGBC ZCB-Design v4 methodology. --- **1 Additional Point:** Using the assessment, achieve an embodied carbon intensity of 350 kg CO2e/m2. **OR** **2 Additional Points:** Using the above assessment, achieve an embodied carbon intensity of 250 kg CO2e/m2.
Supporting Documentation	
Draft Plan of Subdivision/Condominium	Provide a letter of commitment that embodied carbon training or Life Cycle Assessments will be conducted.
Site Plan	Evidence of completed training (such as a certificate or email), or LCA report showing the total embodied carbon for phases A1-A3 (Note A1-A5 will also be accepted).
Supporting Documentation Review	County staff will: • Confirm project team credentials in embodied carbon/LCA (1 point). These may include ZCB Micro credentials, BCIT LCA training and LCA professional designations etc. • Verify completion of life-cycle assessment (LCA) for phases A1–A3 • Evaluate report results to ensure embodied carbon intensity ≤350 kg CO_2e/m^2 (1 additional point) or ≤250 kg CO_2e/m^2 (2 additional points). • Confirm methodology used (e.g., BEAM, MCE2, or CaGBC ZCB-Design v4).
Definitions and Resources	• The Building for Climate Action 'Building Emissions Accounting for Materials' (BEAM) Tool. • The Natural Resources Canada 'Material Carbon Emissions Estimator' (MCE2) tool • The Carbon Leadership Forum Embodied Carbon Toolkit for Architects • Canada's National Research Council, 'Strategies for Low Carbon Concrete'

	• CAGBC Embodied Carbon: A Primer for Buildings in Canada (2022)
BE 2: Heat Island Reduction	***Total Available Points: 1***
Rationale	To improve comfort and enjoyment of outdoor spaces ("outdoor thermal comfort") by encouraging the use of reflective, shaded, or permeable surfaces in roofs and hardscapes that reduce heat absorption and lower the ambient temperatures.
Metric	
All Project Types	**1 Point** Implement one of the following options: **Option 1: Heat Island - Roof** 50% of the roof area of all new buildings within the project have a minimum solar reflectance index value of 82 (for low-sloped roofs <2.12) or 39 (for steep-sloped roofs >2.12). **Option 2: Heat Island - Non-Roof** Provide any combination of the following strategies for 50% of the site hardscape (including roads, sidewalks, courtyards, and parking lots): 1. Shade (within 5 years of occupancy if addressed through tree canopy) 2. Paving materials with a Solar Reflectance Index (SRI) of at least 29 3. Open grid pavement system
Supporting Documentation	
Draft Plan of Subdivision/Condominium	Provide a letter of commitment that heat island reducing strategies will be used through roof or non-roof applications.
Site Plan	Annotated drawings showing heat island reduction measures, as well as manufacturer documentation for any products used.
Supporting Documentation Review	County staff will: • Review letter of commitment to confirm applicant intent • Review roof material specifications to confirm SRI ≥82 (low-slope) or ≥39 (steep-slope). • For non-roof areas, confirm at least 50% of hardscape area achieves shading, SRI ≥29, or open-grid pavement.
Definitions and Resources	• City of Toronto Thermal Comfort Guidelines • Climate Resilience Buildings: Guideline for Management of Overheating Risk in Residential Buildings

BE 3: Water Efficiency	***Total Available Points: 1***
Rationale	To promote water efficiency and conservation by reducing indoor potable water use through the selection of high-performance plumbing fixtures or WaterSense-certified products. This supports sustainable water management and lowers utility demand.
Metric	
All Residential	**1 Point** Implement one of the following options: **Option 1: Water Use Reduction** Reduce indoor aggregate water consumption by 20% from the following baselines: • Toilet: 6 litres per flush. • Urinal: 3.8 litres per flush. • Public restroom faucet: 1.9 litres per minute at 415 kPa. • Private restroom faucet: 8.3 litres per minute at 415 kPa. • Kitchen faucet: 8.3 litres per minute at 415 kPa. • Showerhead: 9.5 litres per minute at 550 kPa per shower stall. **Option 2: WaterSense Plumbing Fixtures** • All toilets, urinals, faucets, and showerheads used in the project are US EPA WaterSense certified.
Supporting Documentation	
Draft Plan of Subdivision/Condominium	Letter of commitment to ensure water efficient specifications will be met.
Site Plan	Manufacturer specifications for compliant water fixtures.
Supporting Documentation Review	County staff will: • Review letter of commitment. • Confirm plumbing fixture flow rates achieve ≥20% reduction over baseline (Option 1) or verify use of EPA WaterSense-certified fixtures (Option 2). • Review manufacturer data sheets and plumbing schedules.
Definitions and Resources	• Water Sense Plumbing Fixtures

BE 4: Solar Readiness	***Total Available Points: 2***
Rationale	To encourage the integration of renewable energy systems by ensuring buildings are constructed to support future solar installations.
Metric	
Low-Rise Residential	**1 Point:** Run conduit from the electrical room to the attic to enable a future solar installation. The roof must have a flat section facing south or south-west with space for a solar array. **1 Additional Point:** Design the buildings to meet the NRCan Solar Readiness Guidelines.
All Other Residential	**2 Points:** Conduct a feasibility assessment for solar PV.
Supporting Documentation	
Draft Plan of Subdivision/Condominium	Low-rise residential: A letter of commitment to run conduit or meet the NRCan Solar Readiness Guidelines. All other types: A solar PV feasibility assessment.
Site Plan	Low-rise residential: Submit drawings showing locations of conduits All other types: Submit PV feasibility study report
Supporting Documentation Review	County staff will: • For Draft plan of Subdivision/Condos review letters of commitment • Verify conduit installation from electrical room to attic and suitable roof orientation for solar array. • Confirm compliance with NRCan Solar Readiness Guidelines (additional point).
Definitions and Resources	• NRCan Solar Readiness Guidelines • NRCan Planning and Decision Guide for Solar PV Systems • Solar Photovoltaic Systems for Multi-Unit Residential Buildings

BE 5: Energy Efficiency and Electrification	***Total Available Points: 5***
Rationale	To advance low-carbon building design through energy systems that reduce greenhouse gas emissions, encourage electrification through heat pump technologies.
Metric	
All Building Types	**1 Point** Prepare an energy strategy report which outlines pathways for this project to achieve: A 50%, 75%, and 90% reduction in GHG emissions aligned with the National Energy Code for Buildings 2025. --- **3 Points:** Option A: Install a hybrid heating system with an electric heat pump sized for the cooling load or larger Option B: Achieve a 50% reduction in GHG emissions aligned with Tier C of the National Energy Code for Buildings 2025. **4 Points:** Option A: Install a hybrid heating system with an electric heat pump sized for the cooling load or larger, and electric or heat pump hot water heating Option B: Achieve a 75% reduction in GHG emissions aligned with Tier D of the National Energy Code for Buildings 2025. --- **5 Points:** No fossil fuels are used in the buildings on-site.
Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	A description of building systems showing compliance with the equipment requirements, or an energy modelling report showing compliance with the GHG emissions limits.
Supporting Documentation Review	County staff will: • Review submitted energy strategy report outlining pathways to 50%, 75%, and 90% GHG reductions per NECB 2025 tiers. • Verify design or energy model of hybrid heating and heat pump systems. • Confirm compliance with Tier C or D targets based on project design. • Award maximum points if no fossil fuels are used on-site.
Definitions and Resources	• National Energy Code of Canada for Buildings 2025 • National Energy Code of Canada for Buildings 2020 - National Research Council Canada • CMHC Achieving High-Performance Multi-Unit Residential Buildings: The Opportunities • Building Decarbonization Alliance Home Electrification Toolkit • Canadian Home Builders Association Net Zero Resource Library

BE 6: Construction and Demolition Waste Management	***Total Available Points: 1***
Rationale	To minimize the environmental impact of construction activities by promoting effective waste management practices that prioritize material reuse, recycling, and diversion from landfill through the implementation of a comprehensive construction waste management plan.
Metric	
All Residential Building Types	**1 Point:** Prepare a construction waste management plan that includes: • A summary of the main types of waste that are expected to be generated on-site • A description of the waste sorting plans, including rough quantities (if available) • A list of the recycling facilities those will be taken to for diversion. • Reuse strategies (if applicable) A corporate construction waste management plan may be substituted if it provides a list of suitable or regional recycling facilities for each type of waste.
Supporting Documentation	
Draft Plan of Subdivision/Condominium and Site Plan	Construction waste management plan
Supporting Documentation Review	County staff will: • Review Construction Waste Management Plan (CWMP) for completeness, including waste types, sorting methods, diversion facilities, and reuse strategies. • Confirm that facilities listed are active and regionally appropriate.
Definitions and Resources	• Guelph Construction, Renovation, and Demolition Waste Management Guidebook (includes Wellington County) • City of Nanaimo, Construction Waste Best Practices Guide

4 Glossary

Additional Residential Unit (ARU):
A self-contained residential dwelling unit located on the same lot as a principal dwelling, either within the main building or in an accessory structure, containing its own kitchen, bathroom, and sleeping facilities.

Affordable Housing
Housing that meets affordability thresholds established by the Provincial Planning Statement (2024):

- In the case of ownership housing, the least expensive of:
  - Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low- and moderate-income households; or
  - Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality.
- In the case of rental housing, the least expensive of:
  - A unit for which the rent does not exceed 30 percent of gross annual household income for low- and moderate-income households; or
  - A unit for which the rent is at or below the average market rent of a unit in the municipality.by local or provincial benchmarks, ensuring access to safe and suitable homes for households with low or moderate incomes.

Applicant
A developer, builder, or property owner who applies for site plan or subdivision approval

Barrier-Free Access
Design principles ensuring that buildings and spaces are accessible to individuals of all abilities, incorporating features such as widened doorways, level thresholds, and accessible routes.

Bird-Safe Glazing
Specialized glass treatments or materials designed to reduce bird collisions with buildings by increasing glass visibility to birds through patterns or coatings.

Complete Streets
Streets that are designed for all age groups and for different forms of transportation including walking, cycling, transit, and driving

Climate Risk Assessment
A process used to identify and evaluate how climate-related hazards such as flooding, extreme heat, or drought may affect people, infrastructure, and systems. It helps inform planning and decision-making to reduce vulnerability and improve resilience.

Construction Waste Management Plan (CWMP)
A document outlining how construction and demolition materials will be sorted, reused, and diverted from landfill to minimize environmental impact.

Embodied Carbon
The total greenhouse gas emissions associated with the manufacturing, transportation, and installation of building materials.

EV Readiness
The inclusion of infrastructure and electrical capacity necessary to support electric vehicle charging in residential or mixed-use developments.

Green Infrastructure (GI)
Natural and nature-based systems such as parks, wetlands, green roofs, and permeable surfaces that are designed to manage stormwater, reduce flooding, improve environmental quality, and enhance urban resilience.

Heat Island Effect
The increase in ambient temperature in built-up areas due to heat-absorbing surfaces such as asphalt and dark roofs.

Low Impact Development (LID)
Design strategies that manage stormwater close to its source through infiltration, filtration, and reuse, mimicking natural hydrologic processes.

Mature Trees
Mature trees are close to their full height and crown size; these dimensions being determined by species and site factors.

Solar Reflectance Index (SRI)
A measure of a surface's ability to reflect solar heat, used in evaluating materials for reducing heat island effects.

Stormwater Management (SWM)
Techniques and systems designed to control runoff, reduce flooding, and protect water quality through features like bioswales, infiltration trenches, and permeable pavements.

Total Suspended Solids (TSS)
A measure of the number of solid particles suspended in water, including sediment, organic matter, and other materials. It is commonly used to assess water quality and the potential impacts on aquatic ecosystems and infrastructure.

Tri-County
Refers to Grey, Dufferin, and Wellington Counties collaborating on the Green Program to establish consistent regional sustainability standards.