TOWN OF HALTON HILLS Jessica Rahim, Senior Planner – Development Review Sarah Labrie, Senior Environmental Planner DATED: April 1, 2026				
#	**Category**	**Assigned To**	**Comment**	**Response:**
	General	Dillon	Please include an updated natural heritage evaluation report (NHE) and comment response matrix, along with a track changes version of any reports that are updated (as necessary). The report must include updated figures and constraints mapping that is scoped to areas where planning permissions are being sought (the "east" phase).	Acknowledged.
	General	Dillon	Clearly outline how comments received on February 13, 2026, have either been addressed or explain that they are no longer relevant to the revised application, and through what future process those comments may be addressed.	Acknowledged.
	General	Dillon	Any approved NHS mapping should be placed into restrictive zoning (i.e. EP1), unless otherwise justified and approved.	Noted.
1	Technical	Dillon	The land use and development applications will need to demonstrate that the policy goals and objectives for the Natural Heritage System (NHS) are met, including avoiding negative impacts to the ecological function of the NHS.	Noted.
2	Technical	Dillon	The applicant is to have a qualified ecological consultant develop an updated natural heritage report that will summarize the biophysical analysis, depict the development opportunities and constraints,	Noted.
3	Technical	Dillon	In the absence of the scoped subwatershed study, the applicant is still expected to retain a qualified ecological consultant to conduct a biophysical inventory of the subject lands ("east phase"), as outlined in the previous Terms of Reference (as applicable). The consultant will develop opportunities and constraint mapping, as supported by an ecological impact assessment. The NHE and constraints plan will inform land-use permissions and outline any studies or deliverables required to inform the development of the Site Plan. A comprehensive list of mitigation measures and environmental best practices (timing windows, restoration, LID, ESC, dewatering, general enhancements, etc.) should be included in the NHS. Please note that the impact analysis is expected to include stormwater infrastructure and outlets, which are subject to the policies of the OP.	Figure 7 of the NHE shows preliminary buffers and setbacks as well as proposed compensation options. Section 9.0 of the NHE provided details on mitigation measures. Section 7.0 provided discussions on the SWM outlet.
4	Technical	Dillon	The land use application materials (OPA/ZBA) will demonstrate that the policy goals and objectives for the Natural Heritage System (NHS) are met by ensuring land use changes and resulting permissions are compatible with the ecological functions of the NHS.	Noted.
5	Wetlands	Dillon	a. Clarify the manual and/or policy documents used to determine wetland presence and status in the study area.	Section 5.5.2 of the NHE has been updated. Features within Phase 2 will be further discussed in future studies (i.e., SSWS and/or Secondary Plan).
		Dillon	b. Note that the Official Plan includes both PSW and 'other' wetlands as components of the NHS.	Section 5.5.2 of the NHE has been updated. Features within Phase 2 will be further discussed in future studies (i.e., SSWS and/or Secondary Plan).
		Dillon	c. The updated NHE will need to characterize the identified features to ensure sufficient ecological and hydrological information is available for completing an impact assessment (ideally, 4-season data collection). The NHE will outline how the proposal will avoid any negative impact on the function(s).	A Wetland Study memo (**Appendix E**) has been prepared to support the proposed wetland removals in Phase 1.
		Dillon	d. Where feature removal is proposed, and in accordance with the policies of the OP, it must be demonstrated that the feature can be appropriately replicated and that a net gain can be achieved within the local area. Town environmental planning staff recommend a minimum 1:1 land-based offset ratio.	A Wetland Study memo (**Appendix E**) has been prepared to support the proposed wetland

				removals in Phase 1 and provided direction on proposed compensation.
		Dillon	e. Given the presence of amphibian habitat in the naturalized pond, and in keeping with policies 114 and 118 of the ROP, a commitment to replicating an area of shallow marsh habitat should be made.	A Wetland Study memo (**Appendix E**) has been prepared to support the proposed wetland removals in Phase 1 and provided direction on proposed compensation. The final design will be confirmed through the future Phase 2 studies but it is anticipated that it will include shallow marsh habitat.
		Dillon	f. Feature(s) should be replicated on the subject lands or local vicinity, such that area is added to the greater Town NHS. Consulting with Town staff is recommended when developing alternative locations for replication sites.	A Wetland Study memo (**Appendix E**) has been prepared to support the proposed wetland removals in Phase 1 and provided direction on proposed compensation.
		Dillon	g. The NHE should contain sufficient technical justification to address any lag time for feature replication.	A Wetland Study memo (**Appendix E**) has been prepared to support the proposed wetland removals in Phase 1 and provided direction on proposed compensation. Based on the call on March 26, 2026, it was understood that the Town and/or CH will include conditions to the potential approval to ensure that feature replication will be completed.
		Dillon	h. Due to the presence of suitable habitat characteristics and observations of adult anurans during the appropriate breeding window, the naturalized pond feature (OA, Dillon) should not be overlooked as a suitable breeding or possible overwintering habitat. It is not the intention of Town staff to add to the consultant workplan or apply policy restrictions over this feature. Rather, and in line with the policy goal for the NHS (s.114), the comment aims to ensure that standard best practices for decommissioning are followed, including fish and wildlife salvage and relocation as necessary.	Section 9.5 to include the requirement for a fish and wildlife salvage prior to removal of the man-made pond and wetlands.
		Dillon	i. Given recent discussions of wetland offsetting, it is recommended that the net gain approach be demonstrated through enhancement to local amphibian habitat (as above). This should be accomplished by including shallow marsh habitat in the design of the replicated wetland.	A Wetland Study memo (**Appendix E**) has been prepared to support the proposed wetland removals in Phase 1 and provided direction on proposed compensation. The final design will be confirmed through the future Phase 2 studies but it is anticipated that it will include shallow marsh habitat.
6	Significant Wildlife Habitat	Dillon	Field assessments should be stationed at all areas providing suitable habitat. In the absence of detailed multi-season surveys, it is expected that a qualified wildlife ecologist would conduct a habitat-based evaluation, based on best available information, species biology, site reconnaissance, and the precautionary principle. Please also include an assessment summary table in the next submission.	Section 5.5.6 of the NHE included a list of confirmed and potential SWH within the Subject Property. These features have also been shown on Figure 5.

7	Surface water features	Dillon	a. All surface water features will be assessed to determine their status as headwater drainage features, watercourses, seeps and/or springs, and vernal pools	Surface water features have been identified within the Study Area (**Figure 3**) and discussed in the NHE to the extent possible based on the work completed thus far. Features within Phase 2 will be discussed in future studies (i.e., SSWS and/or Secondary Plan).
		Dillon	b. All surface water features will be assessed to determine the most appropriate management strategy based on the integration of ecology, hydrology, and natural hazard information.	Surface water features have been identified within the Study Area (**Figure 3**) and discussed in the NHE to the extent possible based on the work completed thus far. Features within Phase 2 will be discussed in future studies (i.e., SSWS and/or Secondary Plan). A Wetland Study memo (**Appendix E**) has been prepared to support the proposed wetland removals.