



September 23, 2025

MTE File No.: C53844-100

Karyn Theeparajah
Make Space Storage – Collingwood Inc.
201-26 Fourth Street
New Westminister, BC V3L 5M4

Dear Karyn:

**RE: Ecological Restoration Plan (ERP) Addendum
212 Raglan Street, Collingwood, Ontario**

MTE was retained by Make Space Storage – Collingwood Inc. (the ‘Proponent’) to complete an Ecological Restoration Plan (ERP) in support of the development proposal at 212 Raglan Street in Collingwood, Ontario. The area of interest for the ERP (the “Subject Lands”) was scoped to include the lands subject to the Site Plan Application (SPA), located in the southwest legal parcel. The ERP (MTE, June 2025) was submitted as part of the second Site Plan Application (SPA). The purpose of this ERP Addendum is to address comments received following the second SPA submission from the Town of Collingwood and NRSI (the Ecology Peer Reviewer). Comments were minor and updated recommendations are included below to address outstanding concerns.

LANDSCAPING MONITORING – POST-CONSTRUCTION

The ERP (MTE, 2025) recommended one year of monitoring by the landscape contractor for the restoration area to confirm the correct species were used and to replace plants that did not survive their first year within the warranty period. It is MTE’s opinion that this is sufficient as the restoration area does not have specific wildlife habitat or community succession targets. However, NRSI noted in their ERP review that confirming the success of restoration work, particularly native seed establishment, typically benefits from more than one year of monitoring. The Proponent is amenable to this additional monitoring and MTE agrees longer-term vegetation monitoring and associated adaptive management can increase the likelihood of successful restoration.

MTE disagrees with NRSI’s suggestion to base the timing of landscape monitoring on percent build-out of the development. Instead, the timing for post-construction landscaping monitoring should be based on when restoration works are completed. The landscape contractor should complete their monitoring one year after the restoration area is planted as part of the warranty process. This would then be followed by annual vegetation monitoring during the growing season by a qualified professional (e.g., a landscape contractor or biological consultant) for the next two years.

The following should be considered an additional recommendation for the Post-Construction Landscaping Monitoring Plan in the ERP:

Plant survival and succession should be assessed annually for two years after the one-year landscaping review. Vegetation monitoring should consist of a review of the restoration area by a qualified professional during the growing season. Data collection should include a botanical inventory, photos (preferably from a consistent location year-to-year), and an inventory (species, location, abundance) of detrimental invasive plants if determined to be a threat to the establishment of native species.

An annual monitoring report should be prepared and submitted to the Town of Collingwood summarising the results of monitoring and recommending/documenting adaptive management measures if needed. Adaptive management could include changes in maintenance, additional plantings/seeding, or invasive species management.

ADDITIONAL TREE COVER

Comment #32 under “Landscaping and Public Spaces” from the Town of Collingwood’s second submission comment letter requests an increase in canopy cover within the property. The comment notes that canopy cover is 0.5% within the entirety of the site, with a goal of 30%, although it is not clear how this calculation was completed. Based on an approximate calculation for the entire property, canopy cover will exceed 5%. Within the site plan area for this application, the proposed restoration area covers about 15% (i.e., 0.09 ha of 0.6 ha) and is anticipated to have full canopy cover when the planted trees mature. The landscaped edges beyond the gravel limit to the south and east add an additional 12% (0.07 ha) of open space for a total of 27%, though it is recognized that road widening will reduce this area along Raglan Street. It is MTE’s opinion that this site plan application area meets the Town objectives.

The number of trees proposed in the restoration area is already above the limit required for tree compensation, and the Restoration Plan has been deemed sufficient by NRSI through the ERP Peer Review process. It is MTE’s opinion that the proposed Restoration Plan will effectively buffer the Pretty River corridor and contribute to the natural heritage system. No additional tree plantings are necessary from an ecological perspective.

CONCLUSION

All comments from the second SPA submission relevant to the Ecological Restoration Plan have been addressed in this ERP Addendum. Should you wish to clarify any questions or require additional information as part of the review of this ERP Addendum, do not hesitate to contact us.

Yours truly,

MTE Consultants Inc.

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