
NOTICE OF DECISION

With Respect to an Official Plan Amendment Subsection 17(35) and 21 of the Planning Act

A decision was made by the County of Simcoe under the delegated authority granted by County By-law No. 6984 on the date noted above, to approve Amendment No. 29 to the Official Plan for the Township of Ramara, as adopted by Township of Ramara By-law No. 2026.12, as per Schedule 2 to Report PLN 2026-016, which has the effect of enabling the approval of Amendment No. 1 to the current Official Plan for the Township of Ramara, as an implementation amendment and attached as Schedule 3 to Report PLN 2026-016.

Purpose and Effect of the Official Plan Amendment

The Official Plan Amendment affects lands legally described as Part Lots 11, 12 & 13, Concession Road 1, Geographic Township of Mara and municipally addressed as 1506 & 1646 Highway 12, and 2440 & 2530 Concession 1, Township of Ramara. The purpose of the Official Plan Amendment is to amend several schedules of the Township of Ramara Official Plan to re-designate the subject lands to permit a Class A licence under the Aggregate Resources Act for a quarry below the water table, as well as ecological enhancements and monitoring throughout the life of the licenced quarry.

The decision is consistent with the Provincial policy statements issued under the *Planning Act* and conforms with Provincial and County plans. A copy of staff report PLN 2026-016 is attached.

Public Input in the form of oral and written submissions were received from the public and agencies. The effect of any comments are detailed in the associated staff report PLN 2026-016. The County is satisfied that these comments were considered prior to approval of Official Plan Amendment No. 29.

Associated File(s): The proposal is also subject to the following application(s) under the *Planning Act*:

- Zoning By-law Amendment (Z-11/23)

When and How to File an Appeal

If you wish to appeal the decision of the County of Simcoe to the Ontario Land Tribunal (OLT), you may do so within 20 days of the issuance of this notice by filing a Notice of Appeal via the OLT e-file at <https://olt.gov.on.ca/e-file-service> by selecting [Simcoe (County of)] as the Approval Authority or in person or by mail to the County Clerk – County of Simcoe, no later than **4:30 p.m.** on or before **2026/11/13**.

The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to: clerks@simcoe.ca.

Please refer to the Tribunal website for more information on filing an appeal <https://olt.gov.on.ca> or call 1-866-448-2248.

The Notice of Appeal must include:

- (1) set out the reasons for the appeal;
- (2) a completed Tribunal Appellant Form (A1) if submitted in person or by mail; and
- (3) be accompanied by the fee charged under the *Ontario Land Tribunal Act 2021* in the amount specified of \$1,100.00 or as specified on the Tribunal website payable by certified cheque to the Minister of Finance, Province of Ontario. A copy of the Ontario Land Tribunal Fee Schedule may be found at <https://olt.gov.on.ca/appeals-process/fee-chart>

Who Can File an Appeal

Pursuant to Section 17 (36) of the *Planning Act*, R.S.O. 1990, c.P.13, a Notice of Appeal may be filed to the OLT by the following parties:

- A specified person who, before the plan was adopted, made oral submissions at a public meeting or written submissions;

- A public body who, before the plan was adopted, made oral submissions at a public meeting or written submissions;
- The registered owner of any land to which the plan would apply, if, before the plan was adopted, the owner made oral submissions at a public meeting or written submissions;
- The Minister;
- In the case of a request to amend the plan, the person or public body that made the request.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the County of Simcoe is final if a Notice of Appeal is not received on or before the last day of appeal noted above.

Additional Information

Additional Information about the application is available for public inspection during regular office hours at the County of Simcoe at the address noted below, from the office of the municipality noted above, or by contacting the County of Simcoe Planning Department at (705) 726-9300.

Mailing Address for Filing a Notice of Appeal

County Clerk
County of Simcoe
Administration Centre,
1110 Highway 26, Midhurst, ON L9X 1N6
clerks@simcoe.ca
(705) 726-9300



TO: Director of Planning/Chief Planner – Delegated Approvals
DIVISION: Engineering, Planning and Environment
DEPARTMENT: Planning

REPORT #: PLN 2026-016

REPORT DATE: October 23, 2026

SUBJECT: Request for Approval – Township of Ramara
Official Plan Amendment No. 29 (Township of Ramara Official Plan 2003)
and Official Plan Amendment No. 1 (Township of Ramara Official Plan
2025)

Recommendation

That Official Plan Amendment No. 29 to the former Township of Ramara Official Plan (2003), as adopted by Township of Ramara By-law 2026.12, per Schedule 2 to Report PLN 2026-016 dated Oct 23, 2026 be approved;

That Official Plan Amendment No. 1 to the Township of Ramara Official Plan (2025), prepared by the County of Simcoe as an implementation amendment and attached as Schedule 3 to Report PLN 2026-016, be approved; and

That Notice of Decision of Official Plan Amendment No. 29 and Official Plan Amendment No. 1 to the Township of Ramara Official Plan be provided in accordance with the *Planning Act*.

Executive Summary

The following provides a summary of the proposal:

Location: 1506 & 1646 Highway 12, and 2440 & 2530 Concession 1, Township of Ramara, County of Simcoe
(Part Lots 11, 12 & 13, Concession Road 1, Geographic Township of Mara)

Applicant: James Newlands c/o MHBC Planning Ltd., LCP Quarry Ltd.

Proposal: The purpose of the Official Plan Amendment is to amend several schedules of the Township of Ramara Official Plan to re-designate the subject lands to permit a Class A licence under the Aggregate Resources Act for a quarry below the water table, as well as ecological enhancements and monitoring throughout the life of the licenced quarry. The overall area proposed to be

licenced under the Aggregate Resources Act is 151.4 hectares (374 acres), with a proposed extraction area of 91.5 hectares (226 acres).

County File: RA-OPA-2629

Town File: OP-4/23

Related File: Zoning By-law Amendment (Z-11/23)

This report seeks approval of OPA 29 to the former Township of Ramara Official Plan (2003) and the corresponding OPA 1 to the Township's 2025 Official Plan. During the review of the application, the Township's new Official Plan came into effect, replacing the 2003 Official Plan. As OPA 29 was prepared under the former Official Plan, County staff prepared OPA 1 to implement the same permissions and policy direction within the current Official Plan in accordance with the adoption decision to do so, made by Township Council.

Background/Analysis

The subject lands have a total area of approximately 161 hectares (397.55 acres) and are situated west of Highway 12 between Concession Roads 1 and 2, extending west toward Ramara Road 47. The overall area proposed to be licensed under the Aggregate Resources Act is 151.4 hectares (374 acres), with a proposed extraction area of 91.5 hectares (226 acres). The subject lands are surrounded by agricultural uses to the north and west, an active Lafarge Quarry to the northeast, three rural residential parcels to the east, and rural lands and the active James Dick Quarry to the south. Lands across Highway 12 to the east include vacant industrial lands and a marine service establishment. A location map of the subject lands is attached as Schedule 1.

During the review of this application, the Township of Ramara Official Plan (2025) came into effect, replacing the former Township of Ramara Official Plan (2003). As the application was deemed complete prior to the new Official Plan coming into force, OPA 29 was processed under the former Official Plan. However, as clarified in the preamble to the adopted OPA 29, the transition provisions of the 2025 Official Plan provide that the amendment will also amend the new Official Plan upon adoption. Accordingly, County staff prepared a corresponding Official Plan Amendment No. 1 (OPA 1) to the Township of Ramara Official Plan (2025), OPA 1 mirrors the permissions and policy direction contained within OPA 29 but structures the document for incorporation into the new Township OP (2025).

The subject lands are designated as 'Rural', 'Agricultural', and 'Greenlands' on *Schedule 5.1 – Land Use Designations* of the Simcoe County Official Plan and the proposed quarry operations and limit of extraction is proposed on the lands designated as "Agricultural" and "Rural". Portion of the subject lands is regulated by the Lake Simcoe Region Conservation Authority (LSRCA) and are located within the boundary of the Lake Simcoe Protection Plan.

The subject lands are designated as 'Rural', and 'Agriculture' on *Schedule A – Land Use Plan* and are designated as 'High Potential Mineral Aggregate Resource Areas' on Schedule D – 'High Potential Mineral Aggregate Resource Areas to the Township of Ramara Official Plan (2003).

Further, the subject lands are designated as 'Rural', 'Agricultural' and 'Greenlands' on *Schedule A1 – Land Use* and are designated as 'High Potential Mineral Aggregate Resource Area' on *Schedule D - High Potential Mineral Aggregate Resource Areas to the Township of Ramara Official Plan (2025)*.

The proposed Official Plan Amendment would amend several schedules and policies of the Township of Ramara Official Plan to permit a Class A licence under the Aggregate Resources Act (ARA) for a quarry below the water table, as well as ecological enhancements, mitigation, and monitoring throughout the life of the licensed quarry. The ARA licence application is currently with the Ministry of Natural Resources (MNR) for further processing and a final decision. MNR requires confirmation that the applicable Planning Act applications have been completed and approved before the licence can be issued. OPA 29 amends the former Township of Ramara Official Plan (2003), while OPA 1 applies the corresponding amendments to the Township of Ramara Official Plan (2025). The proposed amendments to the Township Official Plan include:

OPA 29 (Township of Ramara Official Plan, 2003):

- Schedule "A" Land Use Plan is amended by re-designating subject lands as "Agriculture special policy", "Mineral Aggregate Extraction Area" and "Mineral Aggregate Extraction Area special policy" from the existing "Agriculture" and "Rural" designations.
 - Schedule "A" entitled Land Use is hereby further amended to add an 'Extractive Industrial' overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is part of the licenced mineral aggregate operation located in Part Lots 11, 12, & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara.
 - Add a new policy 9.3.10.3– Notwithstanding any policies of this plan, on the lands designated Agriculture" and identified as Special Policy 9.3.10.3 located at North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara, in addition to the policies of Section 9.3 "Agriculture", the policies of Section 9.11 "Mineral Aggregate Extraction Area" shall also be permitted.
 - Add a new policy 9.11.11.7 – Notwithstanding Section 9.11.2 on lands designated Mineral Aggregate Extraction Area and identified as Special Policy 9.11.11.7, located at Part Lot 13, Concession 1 no extraction or accessory and ancillary uses are permitted. These lands are to be used for ecological enhancements and environmental mitigation and monitoring.
 - Schedule "D" entitled High Potential Mineral Aggregate Resource Areas is hereby amended to update the properties subject to this amendment as Mineral Aggregate Extraction Area including the 'Extractive Industrial' overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is a licenced mineral aggregate operation.
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OPA 1 (Township of Ramara Official Plan, 2025):

- Schedule “A1” Land Use is amended by re-designating subject lands as “Agricultural special designation”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special designation” from the existing “Agricultural”, “Rural” and Greenlands designations.
- Schedule “A1” entitled Land Use is hereby further amended to add an ‘extractive industrial’ overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is part of the licenced mineral aggregate operation located in Part Lots 11, 12, & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara.
- Add a new policy 7.3.8.3– Notwithstanding any policies of this plan, on the lands designated "Agricultural and identified as Special Designation 7.3.8.3" located at North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara, in addition to the policies of Section 7.3 “Agricultural”, the policies of Section 7.13 “Mineral Aggregate Extraction Area” shall also be permitted.
- Add a new policy 7.13.10.5 – Notwithstanding Section 7.13.2 on lands designated Mineral Aggregate Extraction Area and identified as Special Designation 7.13.10.5, located at Part Lot 13, Concession 1 no extraction or accessory and ancillary uses are permitted. These lands are to be used for ecological enhancements and environmental mitigation and monitoring.
- Schedule “D” entitled High Potential Mineral Aggregate Resource Areas is hereby amended to update the properties subject to this amendment as Mineral Aggregate Extraction Area including the ‘extractive industrial’ overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is a licenced mineral aggregate operation

The lands intended to be licensed are proposed to be designated “Agriculture – Special Policy/Agricultural (Special Designation),” “Mineral Aggregate Extraction Area,” and “Mineral Aggregate Extraction Area – Special Policy/Designation.” The “Mineral Aggregate Extraction Area – Special Policy/Designation” applies to the western portion of the site where extraction is not proposed. These lands will remain within the licence boundary and will be used for ecological enhancements, environmental mitigation, and monitoring throughout the life of the operation, in accordance with the approved Aggregate Resources Act site plans.

Access to the quarry is proposed to be from Concession Road 2, at an entrance approximately 450 metres from the intersection of Concession Road 2 and Highway 12. Rehabilitation of the quarry includes the creation of a quarry lake, wetland and terrestrial habitat. The site plan showing the existing features, operational plan, extraction sequence, and rehabilitation plan for the Quarry, submitted as part of the ARA application, is attached as Schedule 4 to this report solely for informational purposes.

A site-specific amendment to the Zoning By-law is also being considered to rezone the lands to permit the proposed quarry operations and implement the proposed development facilitated by OPA 29/OPA 1.

In support of the application, the Applicant provided studies and submission materials that include, but are not limited to the following:

- Planning Justification Report and Aggregate Resources Act Summary, MHBC Planning
- Agricultural Impact Assessment, MHBC
- Archaeological Assessments (Stages 1&2), Amick Consulting Services
- Blasting Impact Analysis, Explotech
- Conceptual Water Management Strategy, Azimuth Environmental Consulting Inc.
- Cultural Heritage Screening Report, MHBC
- Hydrogeological and Hydrological Assessments, Azimuth Environmental Consulting Inc.
- Maximum Predicted Water Table Report, Azimuth Environmental Consulting Inc.
- Natural Environment Report, Azimuth Environmental Consulting Inc.
- Noise Impact Assessment, HGC Engineering
- Site Plan, MHBC
- Traffic Impact Study, TYLin International Canada Inc

The Planning Justification Report & Aggregate Resources Act Summary Statement, prepared by MHBC Planning Ltd. and the Township Staff Recommendation Report (BP-26-25 and BP-01-26) received in the OPA 29/OPA 1 adoption package submitted to the County includes a detailed evaluation of the applicable planning policies.

Planning Staff have reviewed the OPA in the context of relevant planning policies contained in the Provincial Planning Statement, (2024), Lake Simcoe Protection Plan (LSPP) and Simcoe County Official Plan (2016), as detailed below.

Planning Analysis

Planning Act, R.S.O. 1990, c. P.13

The Ontario Planning Act, R.S.O. 1990, c. P.13, as amended (“Planning Act”) establishes the authority for the province to issue policy direction that articulate matters of provincial interest to better guide municipal land use planning decisions. It also outlines the framework and process through which development of land takes place.

County staff note that OPA 29 amends the former Township of Ramara Official Plan (2003), as the application was deemed complete prior to the Township of Ramara Official Plan (2025) coming into force. As clarified in the preamble to the adopted OPA 29, pursuant to the transition provisions of the 2025 Official Plan, the amendment will also amend the new Official Plan upon adoption. Accordingly, and as contemplated by the adoption of OPA 29, County staff prepared OPA 1 to ensure that the approved permissions and policy direction are

reflected in the Township of Ramara Official Plan (2025) and appropriately incorporated into the approval documentation. OPA 1 mirrors the permissions and policy direction contained in OPA 29 while structuring the amendment for incorporation into the Township of Ramara Official Plan (2025).

With respect to OPA 29/OPA 1, the notice of complete application was circulated on Jan 23, 2024 and public meeting was circulated on May 20, 2025. A Public Meeting was held by the Township of Ramara on June 23, 2025. The Township of Ramara Council adopted OPA 29 on March 09, 2026, through By-law No. 2026.12, under Section 17(22) of the Planning Act, and forwarded the application to the County for approval shortly thereafter. The Official Plan Amendment record was deemed complete as of April 10, 2026. County staff confirm that the legislative requirements have been satisfied under the Planning Act.

Provincial Planning Statement, 2024

The Provincial Planning Statement provides policy direction on land use planning and development, serving as a key component of Ontario's policy-led planning system. It establishes a foundation for regulating land use across the province, aiming to meet the needs of a rapidly growing population while enhancing quality of life. It came into effect October 20, 2024. The Planning Act requires that municipal decisions on land use planning matters in the Province of Ontario be consistent with the policies of the PPS.

The subject lands are identified as Rural Areas and Agricultural areas and, as such, the application has been reviewed in accordance with the applicable Rural Areas and Agricultural policies of the PPS. The PPS defines Rural Areas as a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

Section 2.5 of the PPS 2024 outlines policies for Rural Areas in Municipalities, emphasizing the importance of healthy, integrated rural areas. It directs that these areas focus on enhancing rural character, promoting economic diversification, and using resources efficiently. Key objectives include supporting regeneration, offering diverse housing options, promoting sustainable tourism, and conserving biodiversity. The policies also encourage leveraging rural amenities, creating employment opportunities, and fostering economic activities in prime agricultural areas.

Section 2.6 of the PPS outlines policies for Rural Lands in Municipalities and permits a range of uses, including resource management, resource-based recreation, residential development with appropriate services, agricultural and farm-related activities, home occupations, cemeteries, and other rural uses. The PPS also encourages the use of rural assets and the protection of the environment to support a sustainable rural economy.

The proposed quarry would support the long-term use of the mineral aggregate resource while incorporating measures to address potential impacts on surrounding land uses. The proposed operations have been informed by technical studies addressing water resources, noise,

blasting, dust, and traffic, all of which have been peer reviewed by Township consultants. The resulting site design and operational measures include well monitoring, berms, equipment placement and noise controls, blasting restrictions and monitoring, and dust suppression measures. In addition, the application proposes to utilize 450 metres of municipal road, which will be improved to a haul route standard, to access Highway 12, an existing haul route. Changes required to the intersection of Highway 12 and Concession Road 2 have been highlighted through the Traffic Impact Study. The road improvements and intersection improvements will be completed through an agreement with the applicant, municipality and MTO, being a condition to lift the holding on the zoning.

Sections 4.1 and 4.2 of the PPS provide policies for the protection of Natural Heritage Features and Areas, and Water Resources. Section 4.1 provides a policy framework that requires Natural Heritage Features and areas, including significant wetlands, woodlands, valleylands, wildlife habitat, fish habitat, and areas of natural and scientific interest, to be protected and requires development and site alteration to avoid negative impacts on their ecological functions. Section 4.2 provides a policy framework that requires the protection, improvement, and restoration of surface water and groundwater resources and their hydrologic functions, including through restrictions on development and site alteration and, where necessary, mitigation measures near sensitive water features.

Natural Heritage and Water Resources have been assessed through the Natural Environment and Water Resources Reports, with the ARA Site Plan incorporating measures to protect natural features, minimize impacts to groundwater and surface water, and provide for long-term monitoring. A Natural Restoration Plan also provides for compensation and enhancement of woodland and wetland habitats, while measures such as fencing, vegetation removal timing restrictions, and species-at-risk training are incorporated into the ARA Site Plan.

Section 4.3.1 of the PPS states that planning authorities are required to use an agricultural system approach based on provincial guidance to maintain and enhance a geographically continuous agricultural land base. Prime agricultural areas shall be designated and protected for long-term use for agriculture.

Section 4.3.2.1 of the PPS states that in prime agricultural areas, permitted uses and activities are agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.

Section 4.3.5 of the PPS speaks to non-agricultural uses in prime agricultural areas and indicates that non-agricultural uses may only be permitted in prime agricultural areas for, extraction of minerals, petroleum resources and mineral aggregate resources; or limited non-residential uses, provided certain criteria are met.

Further, 4.3.5.2 of the PPS states that “Impacts from any new or expanding non-agricultural uses on the agricultural system are to be avoided, or where avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance.”

An Agricultural Impact Assessment was completed in support of the application, and mineral aggregate extraction is a permitted use on agricultural lands. The lands are not identified as a specialty crop area, and the lands within the proposed extraction area have been determined not to constitute prime agricultural land. The Official Plan Amendment will retain the Agricultural designation through a site-specific special policy rather than removing the lands from the Agricultural designation.

Section 4.5 of the PPS provides policy framework for Mineral Aggregate Resources that requires mineral aggregate resources to be protected for the long term, extraction to minimize social, economic and environmental impacts, and progressive and final rehabilitation to be undertaken to promote land use compatibility and mitigate negative impacts.

The subject lands are located within a mapped High Potential Mineral Aggregate Resource Area and are designated “Bedrock Aggregate Resources (Midhurst District)” on Schedule 5.2.1 of the County of Simcoe Official Plan. The proposed quarry would make the mineral aggregate resource available close to existing markets. The site is also well located in relation to the transportation network, with access to Highway 12 provided through the proposed 450-metre haul route along Concession Road 2. In accordance with Section 4.5.3 of the PPS, the proposed rehabilitation of the site, including a quarry lake and wetland and woodland enhancements, will provide a naturalized post-extraction land use that is compatible with the surrounding land uses. The rehabilitation plan is a component of Schedule 4 to this report.

Further Section 4.5.4.1 and Section 4.5.4.2 of the PPS also recognizes that aggregate extraction in prime agricultural areas may be permitted as an interim use where impacts to agriculture are addressed and the site is rehabilitated to an agricultural condition where feasible. Where the depth of extraction makes full agricultural rehabilitation unfeasible, rehabilitation is to be maximized in the remaining areas. Given that the majority of the aggregate resource on the subject lands is located below the water table, full agricultural rehabilitation is not feasible; accordingly, the proposed rehabilitation provides for a naturalized post-extraction landscape with terrestrial, aquatic and shoreline wetland habitat.

Section 4.6 of the PPS provides policies for Cultural Heritage and Archaeology, requiring protected heritage properties and significant archaeological resources to be conserved. Development and site alteration shall not be permitted where it would adversely affect the conservation of these resources. The policies also encourage archaeological management and heritage conservation strategies and require early engagement with Indigenous communities.

Stage 1 and 2 Archaeological Assessment prepared by Amick Consultants Limited was completed in support of the application, and was received as part of the adoption record. The assessments were reviewed by the Ministry of Citizenship and Multiculturalism and entered into the Provincial Archaeological Register. The assessment confirmed that no built heritage resources or significant cultural heritage landscapes are present on or adjacent to the proposed quarry. Two archaeological sites were identified within the extraction limit and determined to retain cultural heritage value or interest. These areas will be protected through buffering and fencing, excluded from extraction, and conserved until a Stage 3 archaeological assessment is completed, as reflected on the site plan. The remainder of the property has

been cleared of archaeological concerns or found not to contain resources. The assessment has been submitted to the Ministry of Tourism, Culture and Sport for review and forms part of the documentation required under the Aggregate Resources Act.

In County Staff's opinion, the proposed OPA 29 and the corresponding OPA 1 are consistent with PPS, 2024 policies.

Lake Simcoe Protection Plan (LSPP), 2009

The Lake Simcoe Protection Plan (LSPP) was developed and approved under the *Lake Simcoe Protection Act, 2009*. The Plan applies to the Lake Simcoe watershed, establishing objectives to protect, improve, and restore its ecological health. Under Section 1(1)(e.1) of the *Planning Act*, the LSPP is recognized as a "Provincial Plan," requiring all planning decisions within its jurisdiction to conform to its designated policies.

The subject lands are located within the Lake Simcoe Protection Plan (LSPP) watershed boundary, and the proposed amendment to the Township's Official Plan, is subject to the provisions of the LSPP. The LSPP aims to protect and restore the watershed's ecological health by mitigating environmental impacts and promoting sustainable development practices. It regulates activities such as the development of private and municipal sewage treatment facilities, stormwater management, and changes to permitted land uses. The *Lake Simcoe Protection Act* mandates that development decisions conform to the policies of the LSPP.

Policies 6.41–6.44 of the Lake Simcoe Protection Plan (LSPP) apply to new mineral aggregate operations outside the Greenbelt and Oak Ridges Moraine areas. These policies generally prohibit new aggregate operations within specified key natural heritage features and require proposals within other key natural heritage or hydrologic features and their vegetation protection zones to maintain, restore, and, where possible, improve ecological health. Applications must also demonstrate that connectivity between key natural heritage and hydrologic features will be maintained throughout the life of the operation and that habitat losses will be replaced or restored.

The proposed quarry does not include aggregate extraction, ancillary, or accessory uses within significant wetlands or significant woodlands. The Natural Environment Report prepared by Azimuth Environmental Consulting Inc., confirms that, with the implementation of the recommended mitigation measures, the natural features and areas, including those identified under the LSPP, will be protected and enhanced. These measures have been incorporated into the proposed ARA Site Plan.

During pre-consultation with the Township, the Lake Simcoe Region Conservation Authority (LSRCA), Township staff, and the project consultants agreed that the LSPP policy related to the habitat of endangered and threatened species reflects former policy direction under the rescinded 2020 Growth Plan and PPS and is no longer in effect. Current Provincial Planning Statement policies and legislated requirements under the Endangered Species Act provide greater flexibility for aggregate operations.

The LSRCA has also been circulated throughout the application process. Other than the matter noted above, the LSRCA has provided no further comments or identified any issues with the proposed OPA from an LSPP or natural heritage perspective.

In County Staff's opinion, the proposed OPA 29 and the corresponding OPA 1 confirms with Lake Simcoe Protection Plan (LSPP), 2009 policies.

Simcoe County Official Plan, 2016 (Consolidated July 2026)

The Simcoe County Official Plan ("SCOP") represents the vision for land use and development patterns across the County, while remaining consistent with or conforming to applicable provincial land use planning policies. The SCOP provides a policy framework with which development applications under the *Planning Act* affecting lands within the County must conform.

The subject lands are designated as 'Rural', 'Agricultural', and 'Greenlands' on *Schedule 5.1 – Land Use Designations* of the Simcoe County Official Plan and the proposed quarry operations and limit of extraction is proposed on the lands designated as "Agricultural" and "Rural".

Section 3.6 of the SCOP provides a policy framework for the Agricultural designation, with objectives to protect prime agricultural lands and areas for long-term agricultural use, support the effective functioning and diversification of the agricultural economy, minimize conflicting and competing uses, and promote a sustainable local food system and agriculture-related businesses.

Section 3.6.6 of the SCOP, states that Permitted uses within the Agricultural designation are *agricultural uses, agriculture related uses* (PPS 2014), *processing of agricultural products, on-farm diversified uses, natural heritage* conservation and forestry, *mineral aggregate operations* subject to Section 4.4, and agricultural produce sales outlets generally marketing production from the local area. Accordingly, the use is permitted by the Agricultural designation of the SCOP subject to Section 4.4 that relates to Aggregate Developments, and further details on this section are provided later in this report.

Section 3.6.12 (a) of the SCOP states that *Non-agricultural uses in prime agricultural areas* may only be permitted for extraction of *minerals, petroleum resources and mineral aggregate resources*, in accordance with the appropriate policies of this *Plan, Provincial* policy statements issued under the *Planning Act* and *Provincial* plans.

Section 3.7 of the SCOP provides a policy framework for the Rural designation, with objectives to preserve and protect rural character, promote the long-term diversity and viability of rural economic activities, encourage the maintenance, protection, and restoration of significant natural heritage features and functions, and conserve built heritage resources and cultural heritage landscapes associated with rural and agricultural areas.

Section 3.7.4 of the SCOP states that the following are permitted in the Rural designation:

- a) those land uses permitted in the Agricultural designation;
- b) development related to the management or use of resources (subject to section 4.4 and other policies of this Plan as applicable);
- c) resource-based recreational activities (including recreational dwellings);
- d) limited residential development, subject to Section 3.7.11;
- e) home occupations and home industries;
- f) cemeteries; and,
- g) other rural land uses.

Accordingly, the use is permitted by the Rural designation of the SCOP subject to Section 4.4 that relates to Aggregate Developments, and further details on this section are provided later in this report.

Section 3.8 of the SCOP provides a policy framework for the Greenlands designation, with objectives to protect and restore the natural heritage system, promote biodiversity and ecological integrity, improve woodland and wetland connectivity, protect species and communities of conservation concern, and protect and restore surface water and groundwater resources. The policies also seek to ensure that development respects and supports the natural heritage system while providing appropriate opportunities for recreation and tourism.

Section 3.8.15 of the SCOP states that outside of settlement areas, and subject to Section 3.3.15 (other than for 3.8.15 vi. which is subject to policy 4.4.1), the following uses may be permitted in the Greenlands designation or on adjacent lands as described in Section 3.3.15:

- i. *Agricultural uses;*
- ii. *Agriculture-related uses;*
- iii. *On-farm diversified uses;*
- iv. Forestry on public lands or in *County* forests in accordance with an approved management plan and sustainable forest practices;
- v. Forestry on private lands as permitted by the *County's* Forest Conservation Bylaw or by a *local municipality's* tree bylaw under the *Municipal Act*, 2001;
- vi. *Mineral aggregate operations*, if approved through a local Official Plan amendment;
- vii. Outdoor low-intensity recreational uses; and
- viii. Subject to demonstrating that the lands are not within a *prime agricultural* area, residential dwelling units on lots which were approved prior to the approval date of this policy (May 9, 2016).

Mineral aggregate operations and resource management uses are permitted within the Agricultural and Rural designations, subject to the applicable mineral aggregate policies in Section 4.4 of the County Official Plan. The proposed extraction is limited to the Agricultural and Rural designations, with no extraction proposed within the Greenlands designation. The Greenlands designated lands within the proposed licence boundary will be used for ecological enhancements and monitoring only.

Section 4.4 of the County Official Plan provides a policy framework for Aggregate Developments, including the location, operation, protection, and rehabilitation of new and expanded mineral aggregate operations. The policies require applications to be supported by appropriate studies and to address natural heritage, environmental, public health and safety, and land use compatibility considerations. High potential mineral aggregate resource areas are to be protected for long-term use, while aggregate operations are required to minimize impacts such as dust, noise, effects on water resources, and transportation impacts. The policies also require progressive and final rehabilitation, consideration of cultural heritage resources, and appropriate haul routes and road improvements where required.

The proposed OPA conforms to Section 4.4 of the County Official Plan as the application is supported by technical studies that informed the ARA Site Plan and address natural heritage, water resources, and land use compatibility. The subject lands are located within a mapped High Potential Mineral Aggregate Resource Area, and the proposal would make the resource available close to existing markets while incorporating measures to minimize impacts from dust, noise, water resources, and aggregate transportation. The proposal also provides for progressive and final rehabilitation that has been peer reviewed by the Township Consultants.

It is County Staff's opinion that the proposed OPA 29 and the corresponding OPA 1 conforms to SCOP general and area specific policies.

Comments

The Township of Ramara conducted a public consultation process in accordance with the Planning Act, collecting oral and written comments from members of the public, Township Staff, agencies and the County of Simcoe.

Comments received from the public in response to the proposal generally raised concerns regarding proximity to existing homes, noise, dust, blasting, traffic, groundwater and wells, wildlife, air quality, cumulative impacts from nearby quarries, road infrastructure, property values, farmland, community enjoyment, and overall land use compatibility. Concerns regarding flooding and potential water discharge impacts were also raised.

These matters have been addressed through the technical studies, peer reviews, and proposed ARA Site Plan, which include measures to manage noise, blasting, dust, traffic, water resources, natural heritage, and site rehabilitation. Water taking and discharge will also be subject to the required MECP approvals and monitoring requirements. The proposed operational and mitigation measures are intended to minimize potential impacts on surrounding properties, the environment, and nearby communities and to ensure compliance with applicable provincial standards and requirements.

All comments received through the consultation process have been considered in the Township's Staff Recommendation Report (BP-26-25) dated June 23, 2025 and (BP-01-26) dated Jan 12, 2026. County Planning Staff are satisfied that the written and oral submissions

received from the public and agencies were considered and/or addressed prior to the adoption of OPA 29/OPA 1.

Indigenous and First Nations Consultation

As part of the Aggregate Resources Act (ARA) application and the Duty to Consult process, the applicant, LCP Quarry Limited, undertook direct consultation with the Indigenous Communities and First Nations identified by the Ministry of Natural Resources (MNR). The applicant submitted an Indigenous Consultation Record documenting the communities consulted and the nature and extent of consultation undertaken. Based on the record, all communities identified by the MNR were circulated and provided with opportunities to review and comment on the proposal. Consultation commenced in May 2023 and continued through June 2026. The consultation included the circulation of technical reports and site plans and ongoing communication with the communities. The applicant has advised that consultation resulted in revisions to the site plans, which are reflected in the most recent plans available.

In addition to the consultation undertaken through the ARA process, the County circulated the adopted OPA to Indigenous Communities and First Nations for comment as part of the Official Plan Amendment review. During the 30-day commenting period, Alderville First Nation submitted a letter requesting a consultation fee to support its further review of the application. The County subsequently confirmed that the letter was the same request previously provided by Alderville First Nation during the applicant-led consultation for the ARA application. The consultation fee had already been paid by the applicant, and an agreement had been entered into with Alderville First Nation as part of the ARA consultation process.

County Planning staff have confirmed that no further comments or concerns were received from Alderville First Nation during the ARA consultation following its initial request. Accordingly, it is the opinion of County Planning staff that the extensive consultation efforts of the ARA review including the provision of payment for the consultation fee and entering into a consultation agreement has demonstrated a genuine effort to ensure comprehensive engagement with Indigenous communities has occurred. Based on the consultation record provided, the County is satisfied that the Indigenous consultation undertaken to date has provided the identified communities with opportunities to review and comment on the proposal.

All comments received through the consultation process have been considered and County Planning Staff are satisfied that the written and oral submissions received from the Indigenous Communities and First Nations Groups were considered and/or addressed prior to the adoption of OPA 29/OPA 1.

Conclusions

County Planning Staff recommend that OPA 29 to the former Township of Ramara Official Plan (2003), as adopted by Township of Ramara By-law No. 2026.12 and attached as Schedule 2, and approval of the corresponding OPA 1 to the Township of Ramara Official Plan

(2025), prepared by the County of Simcoe and attached as Schedule 3, be approved, given the reasons outlined in this report which include:

- Consistency with the Provincial Planning Statement, 2024;
- Conformity with the Lake Simcoe Protection Plan (LSPP), 2009;
- Conformity with the County of Simcoe Official Plan, 2016; and,
- Conformity with the Township of Ramara Official Plan

Financial and Resource Implications

There are no financial implications associated with this Item, however, if the County's decision is appealed to the Ontario Land Tribunal (OLT) there may be legal costs associated with that process. As per County of Simcoe By-law No. 6894, the Chief Planner, the General Manager – Engineering, Planning & Environment, and County Solicitor may enter into negotiations, attend hearings and execute such documents as may be necessary to resolve disputes and OLT appeals with those parties insofar as the County's position remains consistent with the Provincial Policy Statement, conforms with the applicable Provincial policies, and conforms with the County of Simcoe Official Plan.

Relationship to Corporate Strategic Plan

No direct relationship to corporate strategies.

Reference Documents

There are no reference documents associated with this Item.

Attachments

Schedule 1 – Location Map

Schedule 2 – Township of Ramara Official Plan Amendment No. 29 (Township of Ramara Official Plan 2003), as adopted

Schedule 3 – Township of Ramara Official Plan Amendment No. 1 (Township of Ramara Official Plan 2025) prepared by the County of Simcoe

Schedule 4 – Site Plan - Aggregate Resources Act (December 2023)

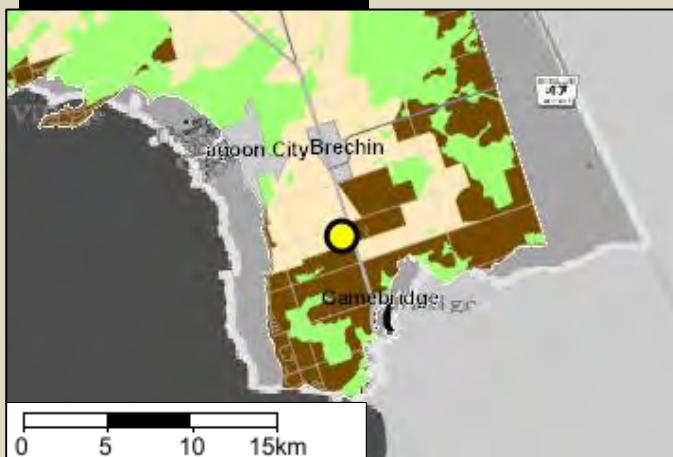
Prepared By Ishan Maggo, MCIP, RPP, Planner III

Delegated Approval as per Bylaw 6984
Dan Amadio MCIP, RPP, Manager of Planning

Date
October 23rd, 2026

Location Map

Municipal Context



County File Number: RA-OPA-2629

Address: 1506 & 1646 Highway 12, and 2440 & 2530

Concession 1, Township of Ramara

County Official Plan Legend

- | | |
|--------------------|---|
| Agricultural Lands | Lands Not Subject To Plan |
| Settlements | Niagara Escarpment Plan Area |
| Economic District | Greenbelt Plan - Protected Countryside |
| Greenlands | Oak Ridges Moraine Conservation Plan Area |
| Rural Lands | Special Development Area Big Bay Point |
| Secondary Plan | Subject Property |



Map Legend

- | | | | |
|------------------|-----------------|----------------|------|
| Subject Property | Settlement Area | Built Boundary | 2016 |
|------------------|-----------------|----------------|------|



This map, either in whole or in part, may not be reproduced without the written authority from the County of Simcoe, Copyright © County of Simcoe Land Information Network Cooperative - LINC 2026. Produced (in part) under license from: the Cities of Barrie & Orillia, the Ontario Ministry of Natural Resources (Copyright - Kings Printer 2026). ©Teranet Enterprises Inc. and its suppliers all rights reserved and Members of the Ontario Geospatial Data Exchange.

THIS IS NOT A PLAN OF SURVEY.

Date Generated: 8/18/2026, 10:56:31 AM

BILL NO. 2026.08

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BYLAW NO. 2026.12

A BYLAW TO ADOPT AMENDMENT NO. 29 TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA (2003)

WHEREAS Section 17(22) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides for the adoption of an amendment to an official plan;

AND WHEREAS in accordance with Section 17(15) and the Regulation 543/06, a public meeting was held on June 23, 2025, with respect to this amendment;

NOW THEREFORE, the Council of the Corporation of the Township of Ramara hereby enacts as follows:

THAT the Council of the Corporation of the Township of Ramara, in accordance with the provisions of section 17(22) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, enacts as follows:

1. THAT Amendment No. 29 to the Official Plan of the Township of Ramara (2003) constituting the text and Schedule "A", is hereby adopted;
2. AND THAT the Clerk is authorized to forward Amendment No.29 to the County of Simcoe as required under section 17(31) and to provide such notice as requested by section 17(13) of the *Planning Act*.
3. AND THAT this Bylaw shall come into force and effect on the day of the passing thereof and this Amendment comes into force and effect as the official plan approved in accordance with section 17 of the *Planning Act*.

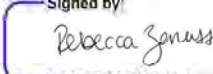
**BYLAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED
THIS 09 DAY OF MARCH, 2026.**

The Corporation of the
Township of Ramara

Signed by:

B4510E8A9F2A04E8

BASIL CLARKE, MAYOR

Signed by:

5D06ED30EB7D4DC

REBECCA ZANUSSI, ACTING CLERK

Status: Passed

**AMENDMENT NO. 29
TO THE
OFFICIAL PLAN OF
THE TOWNSHIP OF RAMARA (2003)**

AMENDMENT NO.29 TO THE OFFICIAL PLAN OF TOWNSHIP OF RAMARA (2003)

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to change the land use designation shown on Schedule “A” attached, from “Agriculture” and “Rural” to “Agriculture special policy”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special policy” to permit the licencing of a quarry on a portion of the lands and to permit ecological enhancements and monitoring throughout the life of the licenced quarry on the remaining portion of the lands.

2. Location

The Amendment is specific to the lands located in Part Lots 11, 12 & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara, known as 1506 & 1646 Highway 12, and 2440 & 2530 Concession 1.

3. Basis of the Amendment

This amendment applies to the Township of Ramara Official Plan (2003) as the application was deemed complete prior to the new Official Plan coming into force. Pursuant to the transition provisions of the Township of Ramara Official Plan (2025), this amendment will also amend the new Official Plan upon adoption.

The applicant had made an application to amend the Official Plan 2003 to permit the licencing of the subject land as a quarry under the *Aggregate Resources Act*. There is a companion amendment to the Ramara Zoning Bylaw 2005.85. Only those lands that are proposed to be licenced are proposed to be designated as “Agriculture special policy”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special policy”. The area subject to this Amendment is 161.2 hectares (398.3 acres). The subject land has frontage along Concession 1, Concession 2 and Highway 12.

The lands proposed to be designated ‘Mineral Aggregate Extraction Area special policy’ are the western portion of the site in which extraction is not proposed to occur. These lands will be included in the licence boundary to be used for

ecological enhancements, mitigation and monitoring throughout the life of the operation in accordance with the approved *Aggregate Resources Act* Site Plans.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT consisting of the attached text and the schedule constitute Amendment No. 29 to the Official Plan of the Township of Ramara (2003).

1. Schedule “A” entitled Land Use Plan is hereby amended by re-designating 161.2 hectares (398.3 acres) located in Part Lots 11, 12 & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara as “Agriculture special policy”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special policy” from the existing “Agriculture” and “Rural” designations, as shown in Schedule “A” attached hereto.
2. Schedule “A” entitled Land Use is hereby further amended to add an ‘Extractive Industrial’ overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is part of the licenced mineral aggregate operation located in Part Lots 11, 12, & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara, as shown in Schedule “A” attached hereto.
3. Section 9.3.10 of the Township Official Plan shall be amended to add a new special policy. The new subsection shall read:

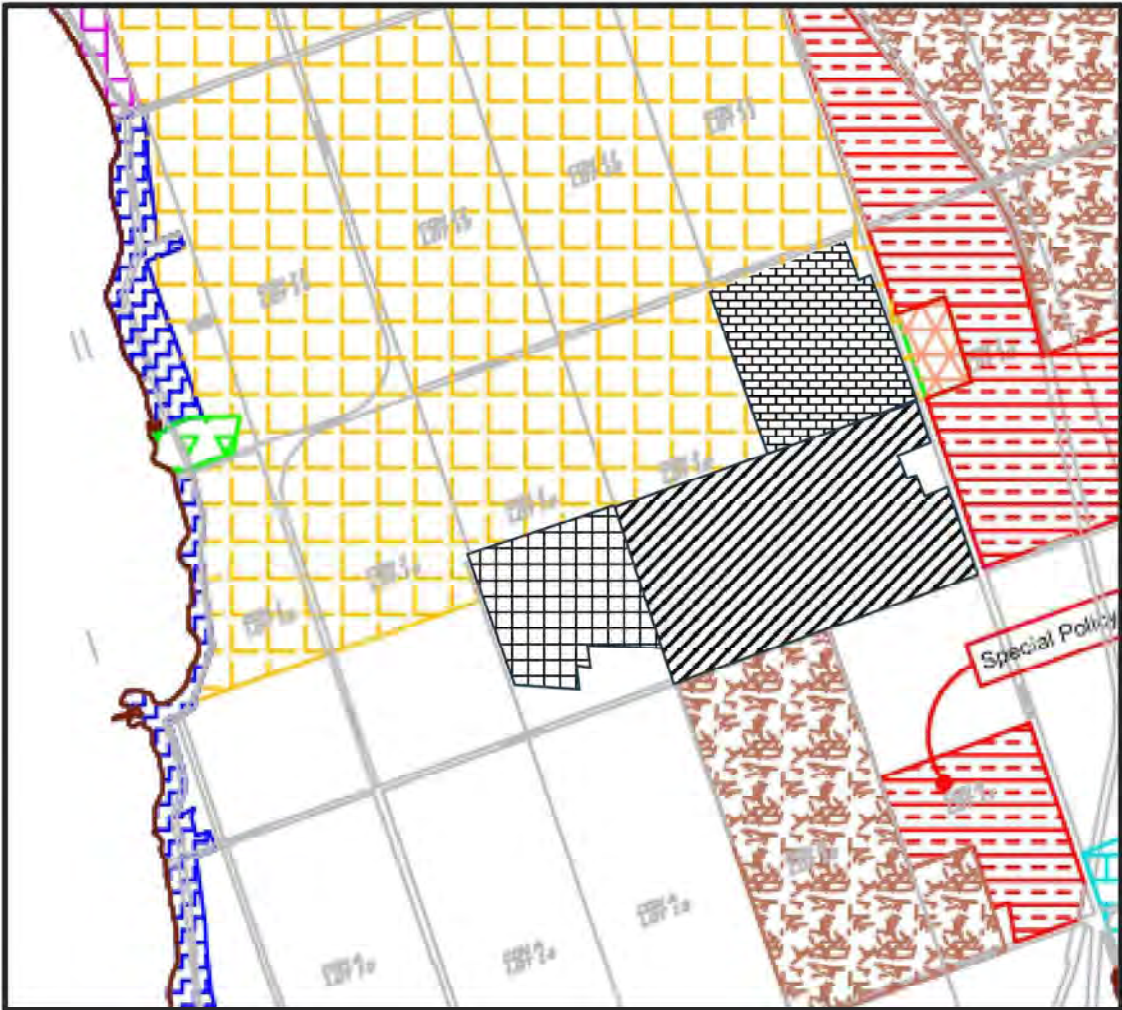
“9.3.10.3– Notwithstanding any policies of this plan, on the lands designated “Agriculture” and identified as Special Policy 9.3.10.3 located at North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara, in addition to the policies of Section 9.3 “Agriculture”, the policies of Section 9.11 “Mineral Aggregate Extraction Area” shall also be permitted.
4. Section 9.11.11 of the Township Official Plan shall be amended to add a new special policy. The new subsection shall read:

“9.11.11.7 – Notwithstanding Section 9.11.2 on lands designated Mineral Aggregate Extraction Area and identified as Special Policy 9.11.11.7, located at Part Lot 13, Concession 1 no extraction or accessory and ancillary uses are permitted. These lands are to be used for ecological enhancements and environmental mitigation and monitoring.”

5. Amendment No. 29 shall be implemented by means of a Zoning Bylaw Amendment enacted pursuant to the provisions of Section 34 of the *Planning Act*.
6. Notwithstanding any provisions of this Plan, the implementing zoning by-law shall incorporate a holding provision until the owner has satisfied the requirements of entering into an agreement with the Township of Ramara and Ministry of Transportation (MTO) for upgrades to the portion of Concession Road 2 that will be used for a haul route and intersection with Highway 12.”
7. Schedule “D” entitled High Potential Mineral Aggregate Resource Areas is hereby amended to update the properties subject to this amendment as Mineral Aggregate Extraction Area including the ‘Extractive Industrial’ overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is a licenced mineral aggregate operation, as shown in Schedule “A” attached hereto.
8. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

Official Plan Amendment No. 29 to Schedule A – Land Use Plan

Part of Lots 11, 12 and 13, Concession 1
Township of Ramara, County of Simcoe

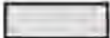


Legend		Amendments	
NATURAL AREA PROTECTION			Lands to be Redesignated from "Agriculture" to "Agriculture Special Policy" including an "Extractive Industrial" overlay
AGRICULTURE			Lands to be Redesignated from Rural to Mineral Aggregate Extraction Area
RURAL			Lands to be Redesignated from Rural to Mineral Aggregate Extraction Area Special Policy
VILLAGE			
HAMLET			
SHORELINE RESIDENTIAL			
INDUSTRIAL			
DESTINATION COMMERCIAL			
HIGHWAY COMMERCIAL			
MINERAL AGGREGATE EXTRACTION AREA			

Official Plan Amendment No. 29
to Schedule D
High Potential Mineral Aggregate Resource Areas

Part of Lots 11, 12 and 13, Concession 1
Township of Ramara, County of Simcoe



Legend		Amendments	
HIGH POTENTIAL MINERAL AGGREGATE RESOURCE AREAS			Lands to be Redesignated to Mineral Aggregate Extraction Area
MINERAL AGGREGATE EXTRACTION AREA			Lands to be Redesignated with an "Extractive Industrial" overlay

PART C – THE APPENDIX

The following appendices do not constitute part of Amendment No. 29, but are included as information supporting the Amendment.

1. Aggregate Resources Act Site Plans for the proposed Brechin Quarry, prepared by MHBC, dated December 2023 and agreed upon amendments;
2. Planning Justification Report for the proposed Brechin Quarry, prepared by MHBC, dated December 2023 revised April 2024;
3. Level 1 and Level 2 Hydrogeological and Hydrological Report, prepared by Azimuth Environmental Consulting, dated December 2023;
4. Natural Environment Report, prepared by Azimuth Environmental Consulting, dated December 2023;
5. Traffic Impact Assessment, prepared by T. Y. LIN International Canada Inc. (TYLin), dated December 2023;
6. Noise Impact Assessment, prepared by HGC Engineering, dated December 2023;
7. Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Ltd., dated October 16, 2023;
8. Ministry of Tourism, Culture and Sport Checklist for Built Heritage Resources and Cultural Heritage Landscapes Potential prepared by MHBC, dated December 2023;
9. Cultural Heritage Screening Report, prepared by MHBC, dated December 2023;
10. Blasting Impact Analysis, prepared by Explotech, dated December 2023; and
11. Agricultural Impact Study, prepared by MHBC, dated December 2023.
12. Letter to Ministry of Natural Resources from Township of Ramara outlining agreed upon changes to the ARA Site Plan, dated March 10, 2026.

**AMENDMENT NO. 1
TO THE
OFFICIAL PLAN OF
THE TOWNSHIP OF RAMARA (2025)**

AMENDMENT NO.1 TO THE OFFICIAL PLAN OF TOWNSHIP OF RAMARA (2025)

PART A – THE PREAMBLE

1. Purpose of the Amendment

The purpose of this Amendment is to change the land use designation shown on Schedule “A” attached, from “Agricultural”, “Rural” and “Greenlands” to “Agricultural special designation”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special designation” to permit the licencing of a quarry on a portion of the lands and to permit ecological enhancements and monitoring throughout the life of the licenced quarry on the remaining portion of the lands.

2. Location

The Amendment is specific to the lands located in Part Lots 11, 12 & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara, known as 1506 & 1646 Highway 12, and 2440 & 2530 Concession 1.

3. Basis of the Amendment

The 2025 Official Plan of the Township of Ramara, which was approved by the County of Simcoe on February 24, 2026, currently designates the subject land as “Agricultural”, “Rural” and “Greenlands”. The applicant had made an application to amend the Official Plan 2003 to permit the licencing of the subject lands as a quarry under the *Aggregate Resources Act*. There is a companion amendment to the Ramara Zoning Bylaw 2005.85. Only those lands that are proposed to be licenced are proposed to be designated as “Agricultural special designation”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special designation”. The area subject to this Amendment is 161.2 hectares (398.3 acres). The subject land has frontage along Concession 1, Concession 2 and Highway 12.

The lands proposed to be designated ‘Mineral Aggregate Extraction Area special designation’ are the western portion of the site in which extraction is not proposed to occur. These lands will be included in the licence boundary to be used for ecological enhancements, mitigation and monitoring throughout the life of the operation in accordance with the approved Aggregate Resources Act Site Plans.

PART B – THE AMENDMENT

All of the Amendment entitled PART B – THE AMENDMENT consisting of the attached text and the schedule constitute Amendment No. 1 to the Official Plan of the Township of Ramara (2025).

1. Schedule “A1” entitled Land Use is hereby amended by re-designating 161.2 hectares (398.3 acres) located in Part Lots 11, 12 & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara as “Agricultural special designation”, “Mineral Aggregate Extraction Area” and “Mineral Aggregate Extraction Area special designation” from the existing “Agricultural”, “Rural” and Greenlands designations, as shown in Schedule “A” attached hereto.
2. Schedule “A1” entitled Land Use is hereby further amended to add an ‘extractive industrial’ overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is part of the licenced mineral aggregate operation located in Part Lots 11, 12, & 13, Concession Road 1, Geographic Township of Mara, Township of Ramara, as shown in Schedule “A” attached hereto.
3. Section 7.3.8 of the Township Official Plan shall be amended to add a new special designation. The new subsection shall read:

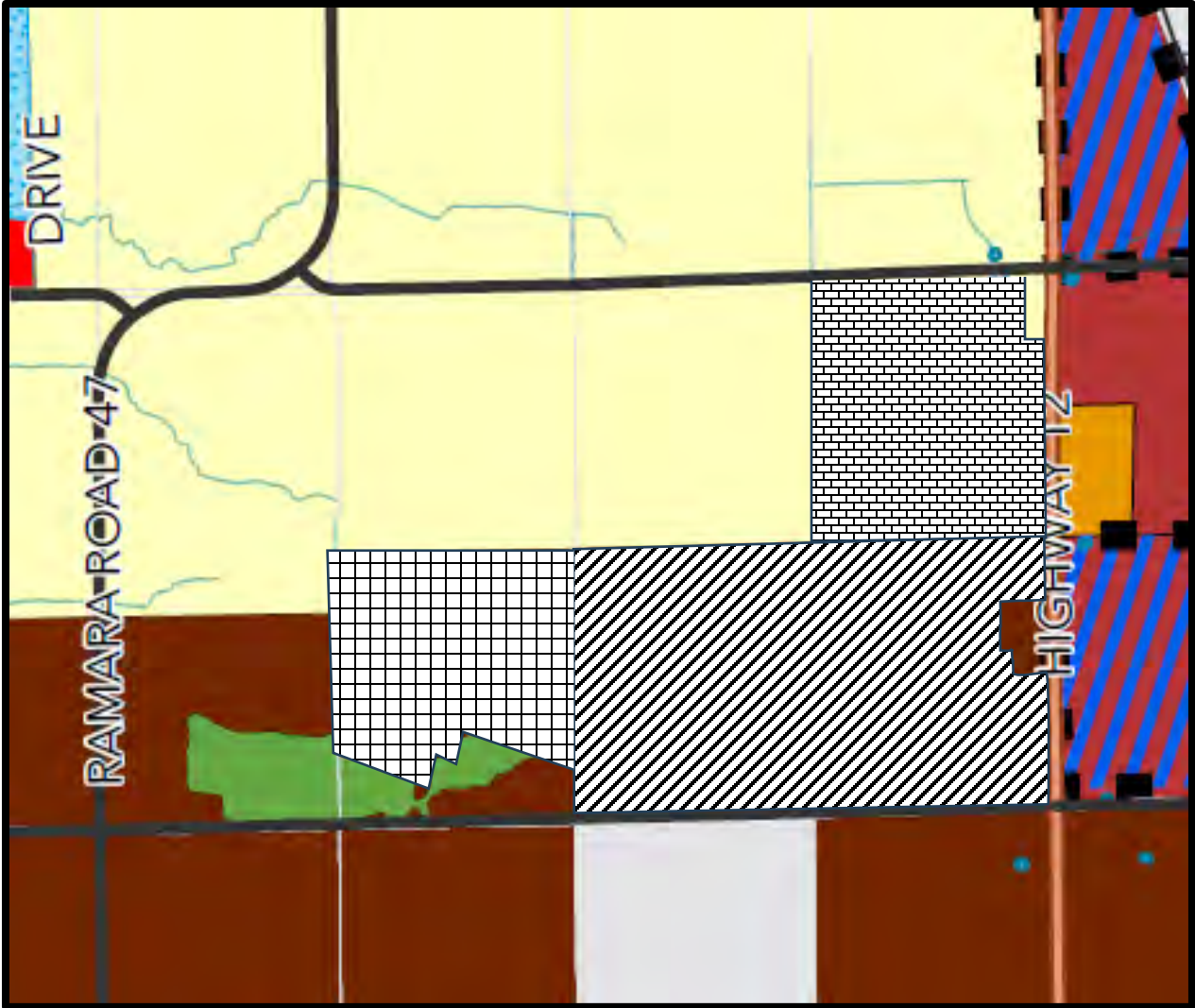
“7.3.8.3– Notwithstanding any policies of this plan, on the lands designated “Agricultural and identified as Special Designation 7.3.8.3” located at North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara, in addition to the policies of Section 7.3 “Agricultural”, the policies of Section 7.13 “Mineral Aggregate Extraction Area” shall also be permitted.
4. Section 7.13.10 of the Township Official Plan shall be amended to add a new special designation. The new subsection shall read:

“7.13.10.5 – Notwithstanding Section 7.13.2 on lands designated Mineral Aggregate Extraction Area and identified as Special Designation 7.13.10.5, located at Part Lot 13, Concession 1, no extraction or accessory and ancillary uses are permitted. These lands are to be used for ecological enhancements and environmental mitigation and monitoring.”
5. Amendment No. 1 shall be implemented by means of a Zoning Bylaw Amendment enacted pursuant to the provisions of Section 34 of the *Planning Act*.

6. Notwithstanding any provisions of this Plan, the implementing zoning by-law shall incorporate a holding provision until the owner has satisfied the requirements of entering into an agreement with the Township of Ramara and Ministry of Transportation (MTO) for upgrades to the portion of Concession Road 2 that will be used for a haul route and intersection with Highway 12.”
7. Schedule “D” entitled High Potential Mineral Aggregate Resource Areas is hereby amended to update the properties subject to this amendment as Mineral Aggregate Extraction Area including the ‘extractive industrial’ overlay to North Half Part Lot 11, Concession Road 1, Geographic Township of Mara, Township of Ramara. The purpose of this overlay is to clearly show that the site is a licenced mineral aggregate operation, as shown in Schedule “A” attached hereto.
8. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

Official Plan Amendment No. 1 to Schedule A1 – Land Use

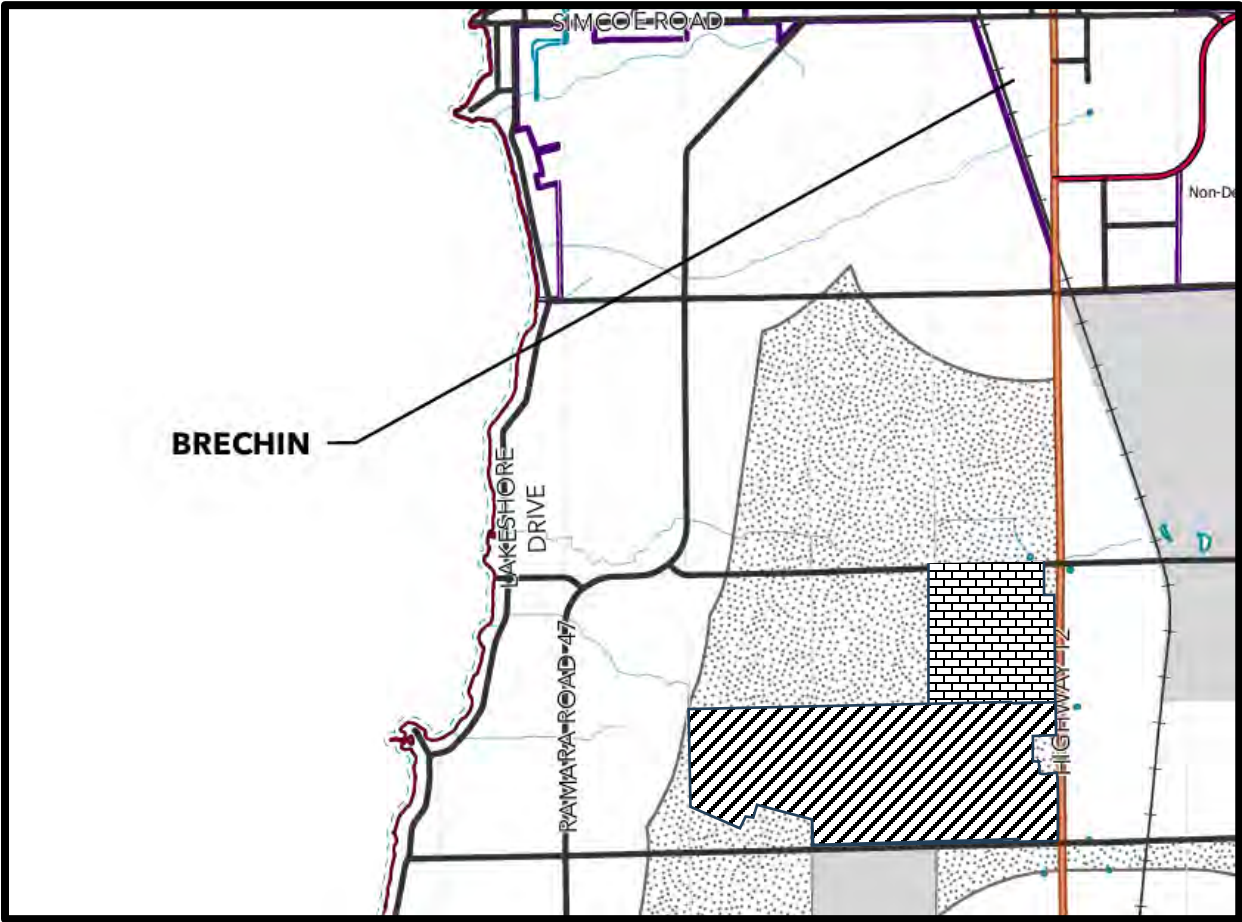
Part of Lots 11, 12 and 13, Concession 1
Township of Ramara, County of Simcoe



Legend	Amendments
Agricultural Destination Commercial First Nations Reserve Future Development Area Greenlands Highway Commercial Industrial Rama Road Economic Employment District Rural Rural Settlement Area Shoreline Residential Mineral Aggregate Extraction Area Non-Decision Brechin Settlement Area - Non-Decision Village Settlement Area	Lands to be Redesignated from “Agricultural” to “Agricultural Special Designation”, including an “Extractive Industrial” overlay Lands to be Redesignated from “Rural” to “Mineral Aggregate Extraction Area” Lands to be Redesignated from “Rural” and “Greenlands” to “Mineral Aggregate Extraction Area Special Designation”

Official Plan Amendment No. 1
to Schedule D
High Potential Mineral Aggregate Resource Areas

Part of Lots 11, 12 and 13, Concession 1
Township of Ramara, County of Simcoe

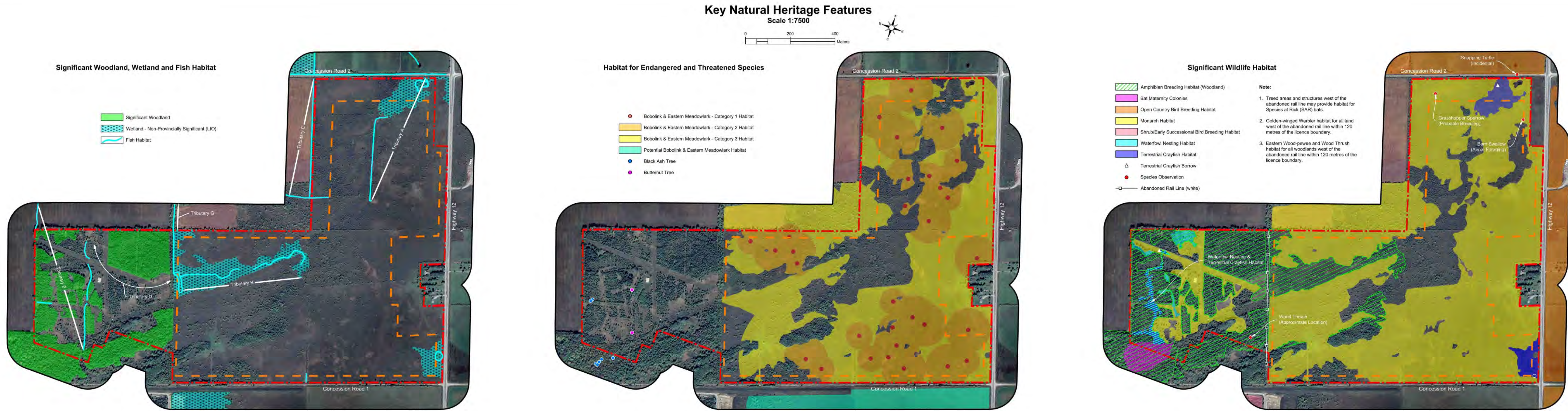


Legend	Amendments
Watercourse Waterbody High Potential Mineral Aggregate Resource Area Village Settlement Area Rural Settlement Area Mineral Aggregate Extraction Area	Lands to be updated with an “Extractive Industrial” overlay Lands to be updated to Mineral Aggregate Extraction Area

PART C – THE APPENDIX

The following appendices do not constitute part of Amendment No. 1, but are included as information supporting the Amendment.

1. Aggregate Resources Act Site Plans for the proposed Brechin Quarry, prepared by MHBC, dated December 2023 and agreed upon amendments;
2. Planning Justification Report for the proposed Brechin Quarry, prepared by MHBC, dated December 2023 revised April 2024;
3. Level 1 and Level 2 Hydrogeological and Hydrological Report, prepared by Azimuth Environmental Consulting, dated December 2023;
4. Natural Environment Report, prepared by Azimuth Environmental Consulting, dated December 2023;
5. Traffic Impact Assessment, prepared by T. Y. LIN International Canada Inc. (TYLin), dated December 2023;
6. Noise Impact Assessment, prepared by HGC Engineering, dated December 2023;
7. Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Ltd., dated October 16, 2023;
8. Ministry of Tourism, Culture and Sport Checklist for Built Heritage Resources and Cultural Heritage Landscapes Potential prepared by MHBC, dated December 2023;
9. Cultural Heritage Screening Report, prepared by MHBC, dated December 2023;
10. Blasting Impact Analysis, prepared by Explotech, dated December 2023; and
11. Agricultural Impact Study, prepared by MHBC, dated December 2023.
12. Letter to Ministry of Natural Resources from Township of Ramara outlining agreed upon changes to the ARA Site Plan, dated March 10, 2026.



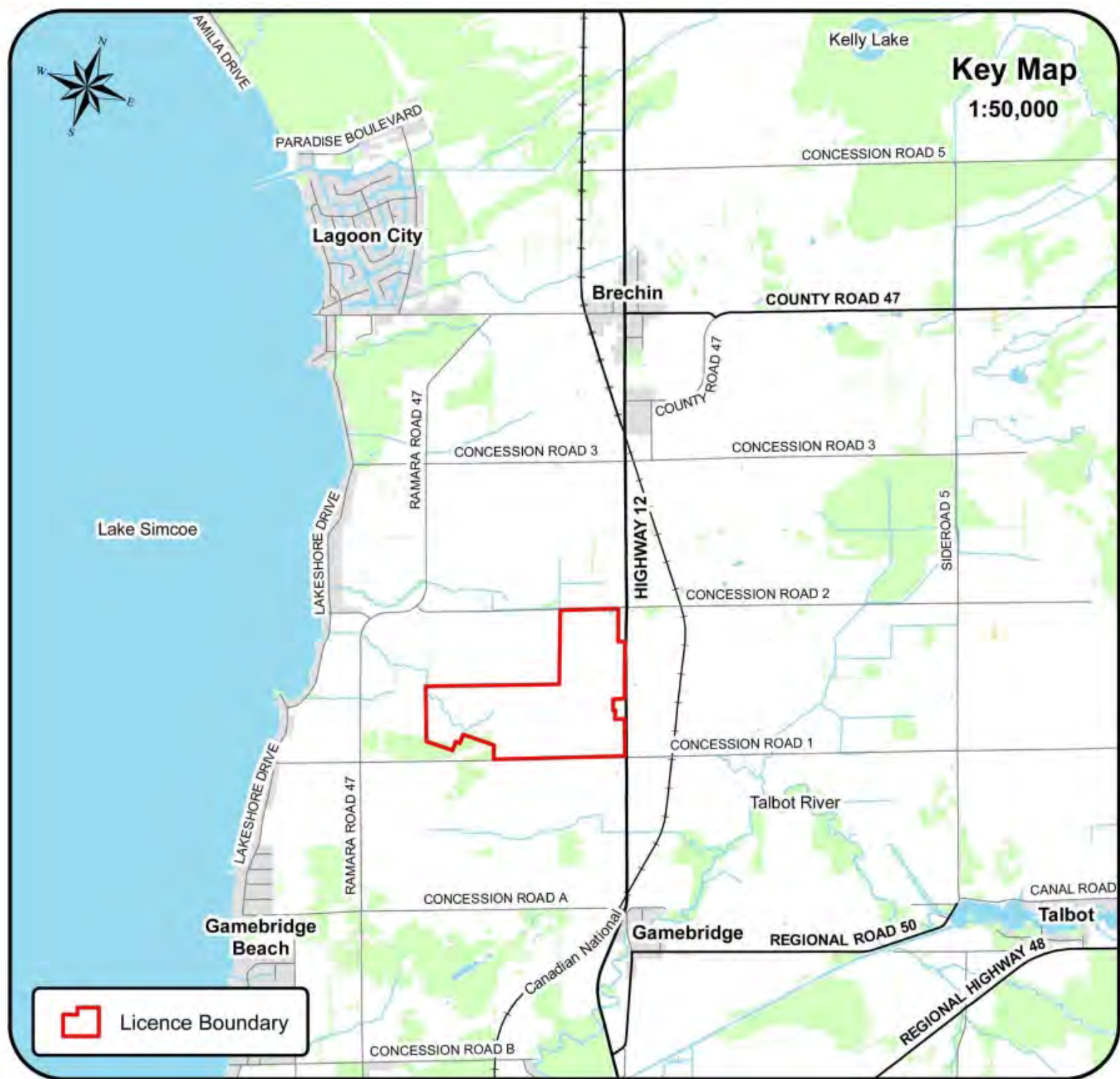
Legal Description
Part of Lots 11, 12 and 13, Concession 1 (former geographic Township of Mara) Township of Ramara County of Simcoe

Legend

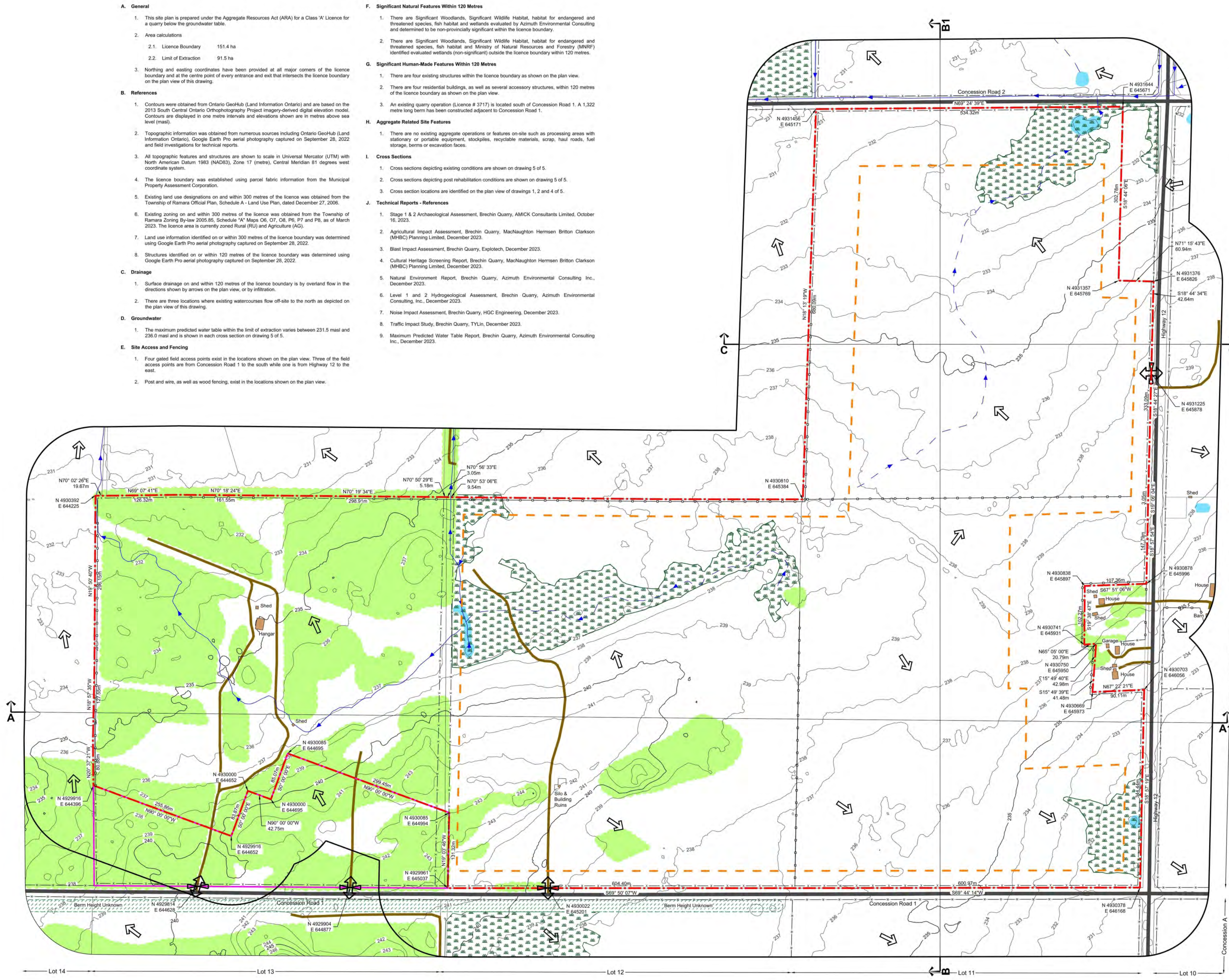
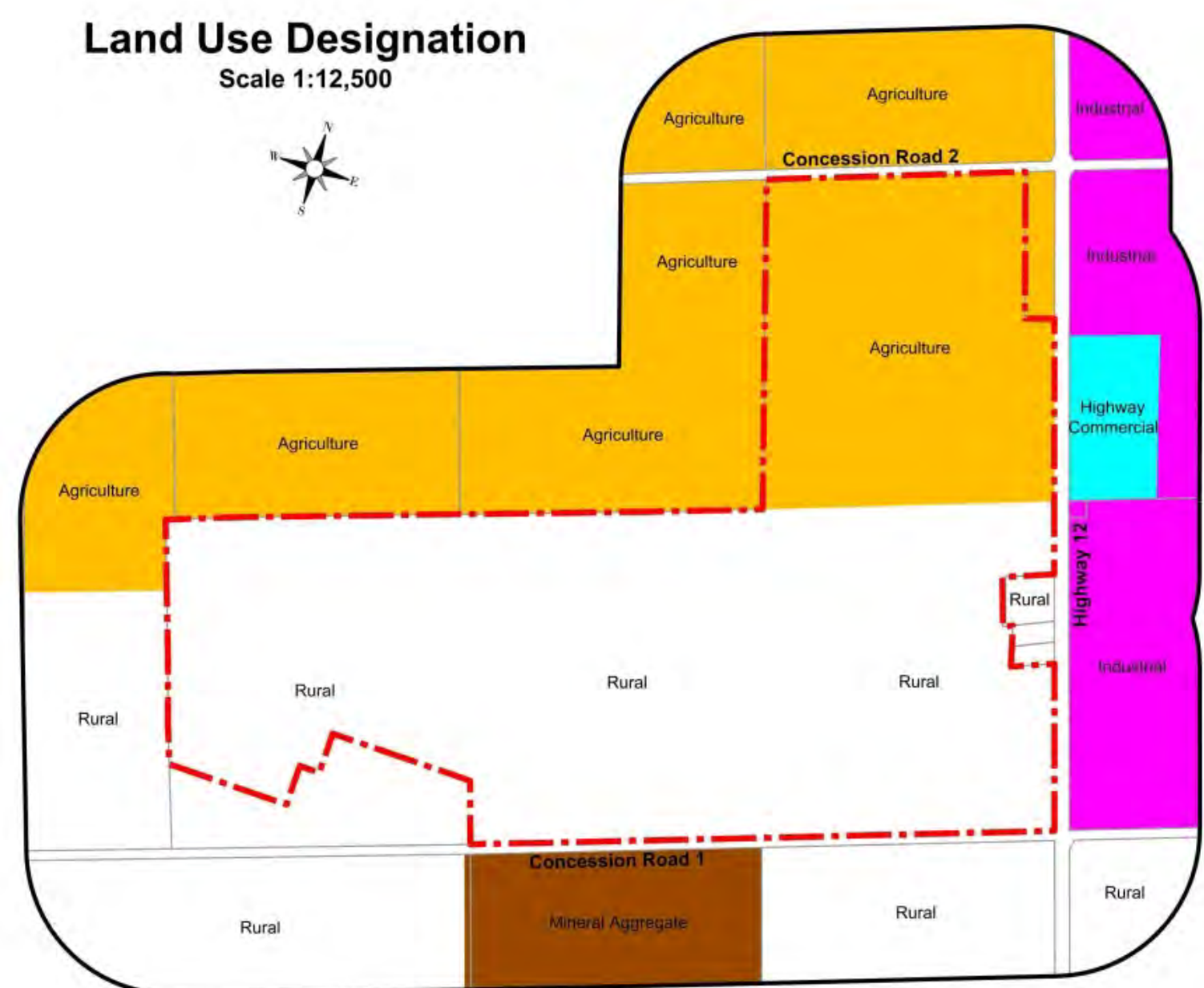
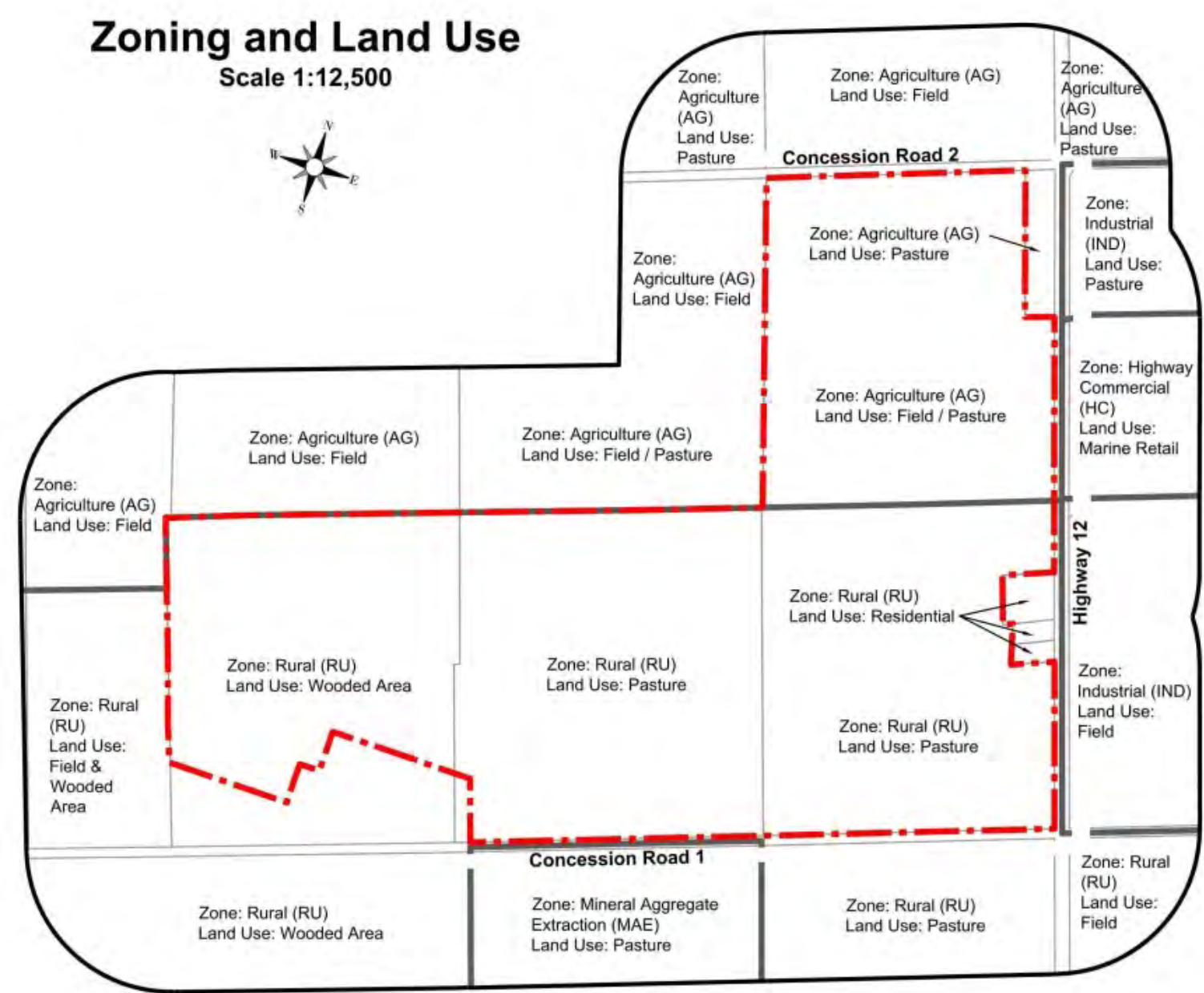
	Licence Boundary		120m Offset From Licence Boundary
	Limit of Extraction		Additional Land Owned by Licensee
	Contours with Elevation		Lot Fabric
	Public Road		Fence
	Driveway		Entrance / Exit
	Watercourse		Gate
	Watercourse		Direction of Surface Drainage
	Water Feature		Berm
	Wooded Area		Building/Structure
	Wetland		Cross Sections

Site Plan Acronyms

- ARA - Aggregate Resources Act
- MASL - Metres Above Sea Level
- MNR - Ministry of Natural Resources and Forestry
- MCM - Ministry of Citizenship and Multiculturalism
- MGCS - Ministry of Government and Consumer Services
- MECP - Ministry of Environment, Conservation and Parks
- MTO - Ministry of Transportation - Ontario
- DFO - Fisheries and Oceans Canada
- PTTW - Permit to Take Water
- ECA - Environmental Compliance Approval
- ESA - Environmental Site Assessment
- SAR - Species at Risk
- LIO - Land Information Ontario



- A. General**
- This site plan is prepared under the Aggregate Resources Act (ARA) for a Class 'A' Licence for a quarry below the groundwater table.
 - Area calculations:
 - 2.1. Licence Boundary: 151.4 ha
 - 2.2. Limit of Extraction: 91.5 ha
 - Nothing and nothing coordinates have been provided at all major corners of the licence boundary and at the centre point of every entrance and exit that intersects the licence boundary on the plan view of this drawing.
- B. References**
- Contours were obtained from Ontario GeoHub (Land Information Ontario) and are based on the 2013 South Central Ontario Orthophotography Project imagery-derived digital elevation model. Contours are displayed in one metre intervals and elevations shown are in metres above sea level (masl).
 - Topographic information was obtained from numerous sources including Ontario GeoHub (Land Information Ontario), Google Earth Pro aerial photography captured on September 28, 2022 and field investigations for technical reports.
 - All topographic features and structures are shown to scale in Universal Mercator (UTM) with North American Datum 1983 (NAD83), Zone 17 (metres), Central Meridian 81 degrees west coordinate system.
 - The licence boundary was established using parcel fabric information from the Municipal Property Assessment Corporation.
 - Existing land use designations on and within 300 metres of the licence was obtained from the Township of Ramara Official Plan, Schedule A - Land Use Plan, dated December 27, 2006.
 - Existing zoning and within 300 metres of the licence was obtained from the Township of Ramara Zoning By-law 2005-05, Schedule 'A' Maps 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The licence area is currently zoned Rural (RU) and Agriculture (AG).
 - Land use information identified on or within 300 metres of the licence boundary was determined using Google Earth Pro aerial photography captured on September 28, 2022.
 - Structures identified on or within 120 metres of the licence boundary was determined using Google Earth Pro aerial photography captured on September 28, 2022.
- C. Drainage**
- Surface drainage on and within 120 metres of the licence boundary is by overland flow in the directions shown by arrows on the plan view, or by infiltration.
 - There are three locations where existing watercourses flow off-site to the north as depicted on the plan view of this drawing.
- D. Groundwater**
- Surface drainage on and within 120 metres of the licence boundary is by overland flow in the directions shown by arrows on the plan view, or by infiltration.
 - There are three locations where existing watercourses flow off-site to the north as depicted on the plan view of this drawing.
- E. Site Access and Fencing**
- Four gated field access points exist in the locations shown on the plan view. Three of the field access points are from Concession Road 1 to the south while one is from Highway 12 to the east.
 - Post and wire, as well as wood fencing, exist in the locations shown on the plan view.
- F. Significant Natural Features Within 120 Metres**
- There are Significant Woodlands, Significant Wildlife Habitat, habitat for endangered and threatened species, fish habitat and wetlands evaluated by Adam Environmental Consulting and determined to be non-provincially significant within the licence boundary.
 - There are Significant Woodlands, Significant Wildlife Habitat, habitat for endangered and threatened species, fish habitat and Ministry of Natural Resources and Forestry (MNR) identified wetlands (non-significant) outside the licence boundary within 120 metres.
- G. Significant Human-Made Features Within 120 Metres**
- There are four existing structures within the licence boundary as shown on the plan view.
 - There are four residential buildings, as well as several accessory structures, within 120 metres of the licence boundary as shown on the plan view.
 - An existing quarry operation (Licence # 3717) is located south of Concession Road 1. A 1,322 metre long berm has been constructed adjacent to Concession Road 1.
- H. Aggregate Related Site Features**
- There are no existing aggregate operations or features on-site such as processing areas with stationary or portable equipment, stockpiles, recyclable materials, scrap, haul roads, fuel storage, berms or excavation faces.
- I. Cross Sections**
- Cross sections depicting existing conditions are shown on drawing 5 of 5.
 - Cross sections depicting post rehabilitation conditions are shown on drawing 5 of 5.
 - Cross section locations are identified on the plan view of drawings 1, 2 and 4 of 5.
- J. Technical Reports - References**
- Stage 1 & 2 Archaeological Assessment, Brechin Quarry, AMCK Consultants Limited, October 16, 2023.
 - Agricultural Impact Assessment, Brechin Quarry, MacNaughton-Hermes-Britton-Clarkson (MHC) Planning Limited, December 2023.
 - Blast Impact Assessment, Brechin Quarry, Exploitech, December 2023.
 - Cultural Heritage Screening Report, Brechin Quarry, MacNaughton-Hermes-Britton-Clarkson (MHC) Planning Limited, December 2023.
 - Natural Environment Report, Brechin Quarry, Adam Environmental Consulting Inc., December 2023.
 - Level 1 and 2 Hydrogeological Assessment, Brechin Quarry, Adam Environmental Consulting Inc., December 2023.
 - Noise Impact Assessment, Brechin Quarry, HGC Engineering, December 2023.
 - Traffic Impact Study, Brechin Quarry, TYLI, December 2023.
 - Maximum Predicted Water Table Report, Brechin Quarry, Adam Environmental Consulting Inc., December 2023.



Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By

MNR Stamp

MHBC Stamp

Christopher Poole

Applicant

LCP Quarry Limited
145 Adelaide Street West
Suite 500
Toronto, Ontario
M5H 4E5

Project

Brechin Quarry
1646 & 1506 Highway 12 and 2440 & 2530 Concession Road 1, Brechin, Ontario, L0K 1B0

MNR Licence Reference No.

Applicant's Signature

Plan Scale: 1:3000 (Arch E)

Date

December 2023

Drawn By

C.P.

File No.

12135B

Checked By

B.Z.

File Name

Existing Features

Drawing No.

1 of 5

File Path

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A. General

- Area calculations
 - Licence Boundary 151.4 ha
 - Limit of Excavation 91.5 ha
- The maximum annual tonnage is 2,200,000 tonnes.
- The maximum predicted water table on-site varies between 231.5 m and 236.0 m. The maximum predicted water table is shown in each cross section on drawing 5 of 5.
- Hours of Operation
 - Extraction, including drilling and primary crushing, is permitted Monday to Friday between 7:00 am and 6:00 pm and on Saturdays between 7:00 am to 12:00 pm.
 - Processing, loading and shipping is permitted Monday to Friday between 5:30 am to 6:00 pm and on Saturdays from 7:00 am to 12:00 pm.
 - No operations are permitted on Sunday or statutory holidays.
 - Blasting is permitted Monday to Friday between 5:00 am and 6:00 pm during daylight hours, excluding statutory holidays.

C. Site Access and Fencing

- The three existing field access points on Concession Road 1 and the existing field access on Highway 12 may remain for maintenance purposes. Should they remain, these access points shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence. Aggregate and highway trucks shall not be permitted to use the site in these locations.
- The two field access points within Lot 13, Concession 1, should they remain, shall be gated at the property boundary (see Section O Variations from Control and Operation Standards on this drawing).
- An operational entrance/exit is proposed on Concession Road 2, approximately 450 metres west of the Highway 12 / Concession Road 2 intersection (as shown on the plan view and will require a Township of Ramara Entrance Permit prior to construction).
- The operational access point shall be gated, kept closed during hours of non-operation and maintained throughout the life of the licence.
- Except where the licence boundary traverses the property within Lot 13, Concession 1, portions of the licence boundary that are not currently fenced shall be fenced with post and wire fencing at least 1.2 metres in height (see Section O Variations from Control and Operation Standards on this drawing).
- All fencing along the licence boundary shall be maintained for the life of the licence.

D. Drainage and Siltation Control

- Drainage of undisturbed areas will continue in the directions shown on drawing 1 of 5.
- Silt fencing shall be installed and maintained in accordance with Natural Environment Sections 4.1 and 4.2, under Section P Technical Recommendations on this drawing.

E. Site Preparation

- Prior to site preparation, a Spills Contingency Plan shall be prepared and implemented.
- The shed and target within Lot 13, Concession 1 shall be removed prior to natural restoration activities. The berm ruins and also within Lot 12, Concession 1 shall be removed prior to extraction in Phase 2B.
- Tree removal shall be avoided between March 15th and November 30th of any given year.
- Timber resources shall be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Cleaned stumps and brush may be burned (with applicable permits), used for aquatic habitat enhancement or mulched for use in progressive rehabilitation.
- Topsoil and overburden shall be stripped and stored separately wherever feasible (see Section O Variations from Control and Operation Standards on this drawing).
- Topsoil and overburden shall be placed in noise attenuation berms or used immediately for progressive rehabilitation.
- Temporary topsoil and overburden stockpiles which remain for more than one year shall have their slopes vegetated to control erosion. Seeding shall not be required if these stockpiles have vegetated naturally in the first year.
- All temporary topsoil and overburden stockpiles shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
- Ensure Archaeology notes under technical Section P Technical Recommendations on this drawing have been completed.

F. Berms and Screening

- Noise attenuation berms shall be constructed to the height specified in the locations shown on the plan view of this drawing.
- Berms shall not be located within three metres of the licence boundary.
- Berm side slopes shall not be steeper than 2:1 (horizontal : vertical).
- The minimum width of the berm crest shall be one metre.
- Berms constructed with topsoil and/or overburden shall be vegetated in accordance with the notes under Section E Natural Environment drawing 4 of 5.
- See Typical Noise Attenuation Berm detail on this drawing for additional information.
- Existing vegetation within the setbacks shall be maintained except where berms are required or where grade alterations are necessary to establish the habitat corridor.

G. Site Dewatering

- Once the permanent sump is established, it will discharge water in the location shown on the plan view of this drawing.
- Water discharged from the permanent sump will pass through the habitat corridor and eventually discharge off-site in the location shown on the plan view of this drawing.
- Refer to the Water Resources notes under Section P Technical Recommendations on this drawing for additional information.

H. Extraction Sequence

- The extraction sequence is outlined on drawing 3 of 5.

I. Extraction Details

- All trees within five metres of the excavation face inside the limit of extraction shall be removed.
- Topsoil and overburden shall be stripped to a maximum 2:1 slope adjacent to the limit of extraction. A minimum two metre wide safety ledge shall remain at the toe of the 2:1 slope.
- The existing grade, maximum predicted water table and maximum depth are indicated by spot elevations at various locations on the plan view of this drawing.
- The maximum fill height shall be 12 metres.
- The maximum depth of excavation in Phase 1A is approximately 30 metres and shall be extracted in three lifts.
- The maximum depth of excavation in Phase 1B is approximately 31 metres and shall be extracted in three lifts.
- The maximum depth of excavation in Phase 2A is approximately 33 metres and shall be extracted in three lifts.
- The maximum depth of excavation in Phase 2B is approximately 35 metres and shall be extracted in three lifts.
- Extraction shall be permitted in two phases simultaneously to allow for transition between phases.
- Blasting shall be permitted Monday to Friday during daylight hours (excluding statutory holidays) in accordance with the hours specified in note B.4 on this drawing. Blasting will typically occur once per week but may occur more frequently based on operational needs.
- Aggregate stockpiles (including recyclable material) shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
- An off-site waste house and weigh scale shall be established on-site. The off-site waste house and weigh scale shall be a minimum of 100 metres from Concession Road 2 to accommodate queuing highway trucks.
- All buildings and structures (including portable trailers and sheds) shall remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.
- Internal haul road locations will vary on the quarry floor as extraction progresses.
- As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence.

J. Equipment and Processing

- Equipment used on-site may include portable crushers (both primary and secondary), a portable screening plant, a portable wash plant, rock drills, generators, stackers, conveyors, scrapers, excavators, extraction loaders, shipping loaders, haul trucks, highway trucks, water trucks, fuel trucks, maintenance trucks, explosive trucks, pickup trucks, and the cleaning equipment.
- Processing shall be located within the limit of extraction and remain a minimum of 30 metres from the licence boundary and 90 metres from a property with a residential use.

K. Wash Pond and Sump

- A wash pond and sump will initially move with the quarry face in Phases 1A and 1B until the maximum depth is reached. Afterwards, a permanent wash pond and sump shall be established on the quarry floor. The location of the permanent sump is identified on the plan view of this drawing.
- Throughout the life of the operation, water from the temporary or permanent sump shall only be discharged in the southwest corner of Phase 1B in the location identified on the plan view of this drawing.
- Refer to the Water Resources notes under Section P Technical Recommendations on this drawing for additional information.

L. Dust

- Dust shall be mitigated on-site.
- Water or another practically approved dust suppressant shall be applied to internal haul roads and processing areas as often as required to mitigate dust.
- Processing equipment shall be equipped with dust suppressing or collection devices where the equipment creates dust and is being operated within 300 metres of a sensitive receptor.

M. Fuel Storage

- Fuel storage tanks shall be located in close proximity to the processing areas.
- Fuel storage tanks shall be installed and maintained in accordance with the Technical Standards and Safety Act and Liquid Fuel Regulation 21701.
- All fuel tanks shall be double sided or placed in containment facilities large enough to hold the tanks maximum volume.
- Fuel trucks may be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
- A Spills Contingency Plan shall be prepared and implemented prior to site preparation. The Spills Contingency Plan shall be available on-site and all employees and contractors shall be informed and required to comply with the plan.

N. Scrap and Recycling

- Scrap may be stored on-site and shall be removed on an on-going basis.
- Scrap shall only include material generated directly as a result of the aggregate operation such as rebar, debris, scrap metal, lumber, discarded machinery and equipment.
- All fluids shall be drained from any discarded equipment or machinery prior to storage and disposed of in accordance with the Environmental Protection Act.
- Scrap shall not be stored within 30 metres of any body of water, or the licence boundary, and shall be kept in close proximity to the main processing plant.
- Recyclable material shall be kept in close proximity to the main processing plant.
- Rebar or other structural metal shall be separated from recyclable aggregate material during processing and placed in a designated scrap pile on-site which shall be removed on an on-going basis.
- Recycled aggregate shall be removed on an on-going basis.
- Recycling activities shall not interfere with the operational phases of the site or with rehabilitation.
- Once the site is depleted, no further importation of recyclable material shall be permitted.
- Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations shall cease.
- The site shall be kept in an orderly condition.

O. Variations from Control and Operation Standards

Section 9.13 Standard	Variation	Rationale
(1) (1)	The two field access points within Lot 13, Concession 1 on Concession Road 1, should they remain, shall be gated at the property boundary instead of the licence boundary.	Gates already exist at the property boundary in these two locations.
(1) (9, 10) (A)	Excavation may occur within the west and north setbacks in Lot 13, Concession 1.	This will facilitate construction associated with establishing the habitat corridor.
(1) (11)	Aggregate / overburden may be removed from the west and north setbacks in Lot 13, Concession 1.	This will facilitate construction associated with establishing the habitat corridor.
(1) (18) (A)	Portions of the extraction face above the final lake level shall remain vertical (see plan view on drawing 4 of 5 for locations).	Vertical faces above the final lake level will create a more diverse habitat and visually appealing rehabilitated landscape.
(3) (a)	Fencing shall not be installed along the licence boundary where it traverses the property within Lot 13, Concession 1.	The licence boundary shall be demarcated with marker posts every 30 metres or less in order to maintain visibility from one marker post to the next.

P. Technical Recommendations

- Agribusiness
 - The livestock operation located at 1569 Highway 12 shall be included in the private well monitoring program if the landowner provides access.
- Archaeology
 - A Stage 3 Site-specific Archaeological Assessment shall be required for the Corbitt (BQ2-23) and Bruce Well (BQ2-24) Sites.
 - The limits of these archaeological sites, plus a 20 metre wide Protective Buffer and 50 metre wide Monitoring Buffer, are identified on the plan view of this drawing and are referred to as an "Archaeological Buffer Area".
 - The licensee shall erect and maintain a temporary high visibility construction fence along the 20 metre wide Protective Buffer for each archaeological site prior to commencing extraction.
 - Ground altering works, including removal of vegetation, is prohibited within the 50 metre wide Monitoring Buffer unless under the direct supervision of a licensed archaeologist.

- The Corbitt (BQ2-23) Site may be extracted once the Ministry of Citizenship and Multiculturalism (MCM) has entered a report(s) in the Ontario Public Register of Archaeological Reports where the report(s) recommends that the archaeological site is of no further cultural heritage value or interest.
 - Should deeply buried archaeology remain be found during the course of site preparation and/or extraction related activities, the MCM shall be notified.
 - In the event human remains are encountered during construction or extraction activities, the licensee shall immediately contact both the MCM and the Registrar or Deputy Registrar of the Canadian Register of the Ministry of Government and Consumer Services (MGCS).
- 2. Berms**
- An attenuation study shall be undertaken by a competent independent blasting consultant during the first 12 months of operation in order to obtain sufficient quarry data for the development of site specific attenuation activities. This study will be used to confirm the applicability of the initial guideline parameters and assist in development of blast designs.
 - All blasts shall be monitored for both ground vibration and overpressure at the closest sensitive receptors adjacent the site, or closer, with a minimum of two (2) digital seismographs - one installed in front of the blast and one installed behind the blast. Monitoring shall be performed by an independent third party engineering firm with specialization in blasting and monitoring.
 - The guideline limits for vibration and overpressure shall adhere to standards as outlined in the Model Municipal Noise Control By-law publication NPC 119 (1978) or any such document, regulation or guideline which supersedes this standard.
 - In the event that calculations suggest the vibrations at the closest portion of the rail line will exceed 233 of the applicable limit, an additional vibrations monitor shall be installed at the closest portion of the rail line.
 - Vibrations impacted on the rail line shall be maintained below industry best practices for structures of this nature or railway owner corporate policy.
 - When blasting on the site is to take place employing blast parameters which suggest vibration of 10mm/s (75% of DFO 13mm/s limit) impacted on an active spanning bed, an additional seismograph shall be installed at the location of the closest spanning bed, or closer to the blast, to confirm compliance with applicable guidelines and regulations.
 - Orientation of the aggregate extraction operation shall be designed and maintained so that the direction of the overpressure propagation and flyrock from the face shall be away from structures as much as possible.
 - Blast designs shall be continually reviewed with respect to fragmentation, ground vibration and overpressure. Blast designs shall be modified as required to ensure compliance with applicable guidelines and regulations.
 - Once blasting progress encompasses to within 250m of any off-site sensitive receptor, a formal review of accumulated blast records including vibration data and blast designs shall be undertaken. This review will identify what modifications to blasting protocol and procedures are required to address the reduced separation distance.
 - Clear crushed stone shall be used for stemming.
 - Blasting procedures such as drilling and loading shall be reviewed on a yearly basis and modified as required to ensure compliance with industry standards.
 - Detailed blast records shall be maintained. The Ministry of the Environment, Conservation and Parks (MECP) (1985) recommends that the body of blast records shall include the following information:
 - Location, date and time of the blast.
 - Dimensional sketch including photograph, if necessary, of the location of the blasting operation, and the nearest point of reception.
 - Physical and topographical description of the ground between the source and the receptor location.
 - Type of material being blasted.
 - Sub-soil conditions, if known.
 - Prevailing meteorological conditions including wind speed in m/s, wind direction, air temperature in °C, relative humidity, degree of cloud cover and ground moisture content.
 - Number of drill holes.
 - Pattern and pitch of drill holes.
 - Size of holes.
 - Depth of drilling.
 - Depth of collar (or stemming).
 - Weight of charges per delay.
 - Number and time of delays.
 - The result and calculated values of Peak Pressure Level in dB and Peak Particle Velocity in mm/s.
 - Applicable limits and any exceedances.

4. Natural Environment

- Prior to any site alteration within the area identified as habitat for Bobolink and Eastern Meadowlark, the requirements of Part IV of O.Reg. 630/21 of the Environmental Site Assessment (ESA) shall be met.
- The licensee shall seek to ensure that on-site personnel are educated to ensure that, if identified, Species at Risk (SAR) are not adversely injured or killed, and to ensure that damage to features which could constitute habitat is avoided. Information shall be conveyed through a SAR expert and include:
 - Species habitat identification;
 - Requirements under the ESA including avoidance of harm to the species and damage to relevant habitat;
 - Appropriate action to take if the species is encountered;
 - How to record sightings and encounters; and,
 - That care should be taken when undertaking construction activities in order to avoid harming the species or damaging/destroying habitat.
- Tree removal shall be avoided between March 15th and November 30th of any given year.
- Along the north and west licence boundary, wildlife fencing shall be installed according to provincial Reptile and Amphibian Exclusion Fencing (MECP, 2023) guidelines.
- Wildlife exclusion fences shall be inspected after spring thaw and throughout the active season for tears or other damage.
- Prior to the commencement of site works, all fencing shall be applied along the length of directly adjacent natural or naturalized features, and routine inspection/maintenance of the all fencing shall occur.
- Silt fencing shall be maintained until lands abutting the work area (e.g. noise berms) are consistently established with self-sustaining vegetation such that potential runoff of sediment into adjacent natural areas is effectively controlled.
- Baseline for Pond 1 and connectivity between the pond and the McNamee Drain Tributary must be maintained.
- Blast designs should be in accordance with DFO Guidelines for the use of explosives in or near Canadian freshwater waters provided in Appendix 5.
- A qualified professional should be retained to prepare a blasting plan that is compliant with DFO regulations.
- Removal of the portions of the tributary that are located within the extraction area (see Key Natural Heritage Features schematic on drawing 1 of 5) should be part of a request for review by DFO and DFO requirements shall be complied with.
- A request for project review by DFO for the removal of Tributary G (see Key Natural Heritage Features schematic on drawing 1 of 5 for location and DFO requirements shall be complied with).
- The licensee shall implement the additional Natural Environment Technical Recommendations noted under Section E on drawing 4 of 5.

5. Noise

- The quarry shall be limited to the following hours of operation:
 - Aggregate extraction, including drilling and primary crushing is permitted Monday to Friday between 7:00 am and 6:00 pm, and on Saturdays between 7:00 am and 12:00 pm.
 - Processing, loading and shipping is permitted Monday to Friday between 5:30 am and 6:00 pm, and on Saturdays between 7:00 am and 12:00 pm.
 - No operations are permitted on Sundays or statutory holidays.
- Acoustical Shielding
 - When following the active face of extraction, the primary crusher shall be located as close as possible to the excavated face of each phase, in order to maximize acoustical shielding.
 - Within Phase 1A the processing area is permitted to operate at grade. Within all other phases, the primary crusher shall not operate atop LIR 1, but is permitted to operate atop LIR 2 (with the exception of "Noise Attenuation Area 3" identified on the plan view of this drawing), LIR 3, or on the quarry floor.
 - The following noise berms, locations of which are depicted on the plan view of this drawing and drawing 3 of 5, and their relative heights/widths are summarized in Table 1 below:

Table 1: Summary of Noise Berm Dimension (m)		
Berm	Height	Length
1	8	295
2	11	60
3	14	100
4	12	80
5	7	70
6	7	70
7	5	750
8	5	480
9	12	120
10	9	75

- Berms 2, 3, 4, 5, 6 and 9 noted in Table 1 may be constructed of any earthen material (i.e. overburden or extracted/processed aggregate materials). Berms 2 and 3, which will shield the processing area while operating at grade, may be constructed of processed aggregate materials provided they are established as soon as sufficient materials become available following initial startup of the processing area at grade.

c. Phase 1A

- Berm 1 shall be constructed prior to commencement of operations in Phase 1A, along with Berms 2 and 3 on the north and west/south sides of the processing area, respectively, while operating at grade. See Noise Notes P.5.6.a and P.5.1.a on this drawing for additional information.
- Following depletion of LIR 1 material in the initial extraction area and relocation of the processing area to the top of LIR 2, Berms 2 and 3 may be removed and Berm 4 through 8 shall be constructed prior to extraction within the licence of Phase 1A.
- Following depletion of LIR 2 material and relocation of the processing area to the quarry floor, Berms 4 through 8 may be removed.
- Operation of the rock drill and primary crusher shall be restricted to between 7:00 am and 6:00 pm and shall not take place simultaneously in any given hour (i.e. only one of the two may operate at a time).
- When the rock drill is operated atop LIR 1 within the "Noise Attenuation Area 1" identified on the plan view of this drawing, it shall be accompanied by localized shielding that breaks the line-of-sight between the rock drill and location R01 (see Receptors Key Map on this drawing).

d. Phase 1B

- Berm 7 shall be constructed prior to commencement of operations in Phase 1B for noise attenuation. However, to facilitate construction of the habitat corridor, Berm 7 shall be constructed prior to extraction in Phase 1A.
- Operation of the rock drill and primary crusher shall be restricted to between 7:00 am and 6:00 pm and shall not take place simultaneously in any given hour (i.e. only one of the two may operate at a time).
- Phase 2A
 - Berms 8 and 9 the latter of which is on the west/south sides of the processing area shall be constructed prior to commencement of operations in Phase 2A.
 - Operation of the rock drill and primary crusher shall be restricted to between 7:00 am and 6:00 pm and shall not take place simultaneously in any given hour (i.e. only one of the two may operate at a time).
 - When the rock drill is operated atop LIR 1 within the "Noise Attenuation Area 2" identified on the plan view of this drawing, it shall be accompanied by localized shielding that breaks the line-of-sight between the rock drill and location R01 (see Receptors Key Map on this drawing).
 - Within the "Noise Attenuation Area 2" or the "Noise Attenuation Area 3" identified on the plan view of this drawing, the primary crusher shall not operate atop Berm 5, but is permitted to operate atop Berm 3 or on the floor of the quarry.

f. Phase 2B

- Berm 10 shall be constructed prior to commencement of operations in Phase 2B for noise attenuation. However, to eliminate future disruptions to Receptor 02, Berm 10 shall be constructed concurrently with Berm 1 prior to extraction in Phase 1A.
- Operation of the rock drill and primary crusher shall be restricted to between 7:00 am and 6:00 pm and shall not take place simultaneously in any given hour (i.e. only one of the two may operate at a time).

g. Equipment Restrictions

- The drill and processing equipment employed within the subject licence area shall be limited to those detailed in this plan view, with sound power levels not greater than those in Table 2 below. All mobile construction equipment used to prepare for, rehabilitate, or maintain the operations shall produce sound levels which comply with MECP Guidelines MPC-115.

Table 2: Source Sound Power Levels (dBA re: 10 ⁻¹⁸ Watts)	
Source Type / Name	Sound Power Level
Rock Drill (quantity 1)	120
Processing Area (secondary crusher, screens, wash plant, generators, etc.)	120
Primary Crusher (quantity 1)	121
On Level Grade	102
On Decline Rammer (no Jack Brakes)	99
On Incline Rammer	109

h. Variations

- It is recognized that advancements of equipment or different configurations may allow additional equipment or equipment to be substituted for certain activities while still meeting MECP guidelines.
- Variations to the noise control measures may be permitted, provided that the sound level revisions can demonstrably meet the applicable MECP limits as confirmed through documentation by a professional engineer. Prior to modification, notification shall be given to the MRRF.

i. Vacant Lots

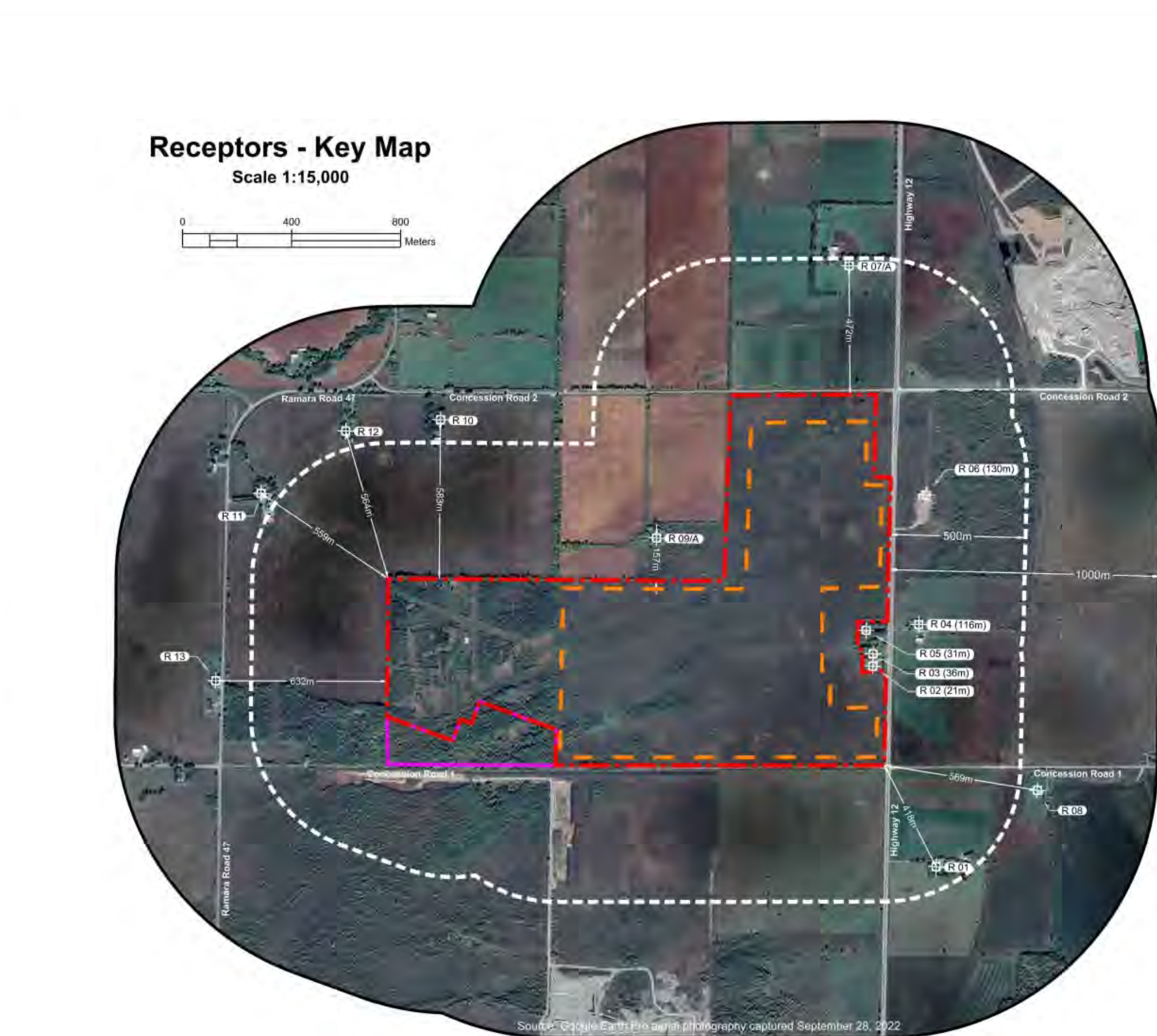
- Species habitat and identification:
 - Requirements under the ESA including avoidance of harm to the species and damage to relevant habitat;
 - Appropriate action to take if the species is encountered;
 - How to record sightings and encounters; and,
 - That care should be taken when undertaking construction activities in order to avoid harming the species or damaging/destroying habitat.
- Tree removal shall be avoided between March 15th and November 30th of any given year.
- Along the north and west licence boundary, wildlife fencing shall be installed according to provincial Reptile and Amphibian Exclusion Fencing (MECP, 2023) guidelines.
- Wildlife exclusion fences shall be inspected after spring thaw and throughout the active season for tears or other damage.
- Prior to the commencement of site works, all fencing shall be applied along the length of directly adjacent natural or naturalized features, and routine inspection/maintenance of the all fencing shall occur.
- Silt fencing shall be maintained until lands abutting the work area (e.g. noise berms) are consistently established with self-sustaining vegetation such that potential runoff of sediment into adjacent natural areas is effectively controlled.
- Baseline for Pond 1 and connectivity between the pond and the McNamee Drain Tributary must be maintained.
- Blast designs should be in accordance with DFO Guidelines for the use of explosives in or near Canadian freshwater waters provided in Appendix 5.
- A qualified professional should be retained to prepare a blasting plan that is compliant with DFO regulations.
- Removal of the portions of the tributary that are located within the extraction area (see Key Natural Heritage Features schematic on drawing 1 of 5) should be part of a request for review by DFO and DFO requirements shall be complied with.
- A request for project review by DFO for the removal of Tributary G (see Key Natural Heritage Features schematic on drawing 1 of 5 for location and DFO requirements shall be complied with).
- The licensee shall implement the additional Natural Environment Technical Recommendations noted under Section E on drawing 4 of 5.

6. Traffic

- Prior to shipping, the Licensee shall enter into an agreement with the Ministry of Transportation Ontario (MTO) to upgrade the southbound right-turn taper on Highway 12 at Concession Road 2.
- Prior to shipping, the Licensee shall enter into an agreement with the Township of Ramara to upgrade Concession Road 2 from the entrance to Highway 12.
- The quarry's gate house/booth shall be located 100 m from Concession Road 2 to accommodate queuing of trucks on-site.

7. Water Resources

- Prior to the start of water taking and/or water discharge, a Permit to Take Water (PTTW) and an Environmental Compliance Approval (ECA) shall be obtained and the licensee shall operate in compliance with these approval instruments, including the associated monitoring and reporting. The proposed groundwater and surface water monitoring programs outlined in Section 13 of this report shall be considered for inclusion in these instruments.
- The licensee shall implement the Complaints Response Program as outlined in Section 12 of the Level 1 and 2 Hydrogeological and Hydrological report prepared by Azimuth Environmental Consulting Inc. dated December 2023 in the event of a water well interference complaint.



1. Extraction shall occur in four phases (Phases 1A, 1B, 2A and 2B) as shown on the plan view.
2. Phases do not represent any specific or equal time period.
3. Notwithstanding the operational and rehabilitation notes, demand for certain products or blending of materials may require minor deviations in the extraction and rehabilitation sequence. Any major deviations from the operations sequence shall require approval from the MNR.
4. Progressive and final rehabilitation shall be completed in direct correlation to the development of the quarry as the maximum extraction limits and depths are reached and enough area is available to ensure rehabilitation activities will not interfere with the production, stockpiling and processing of aggregate material.

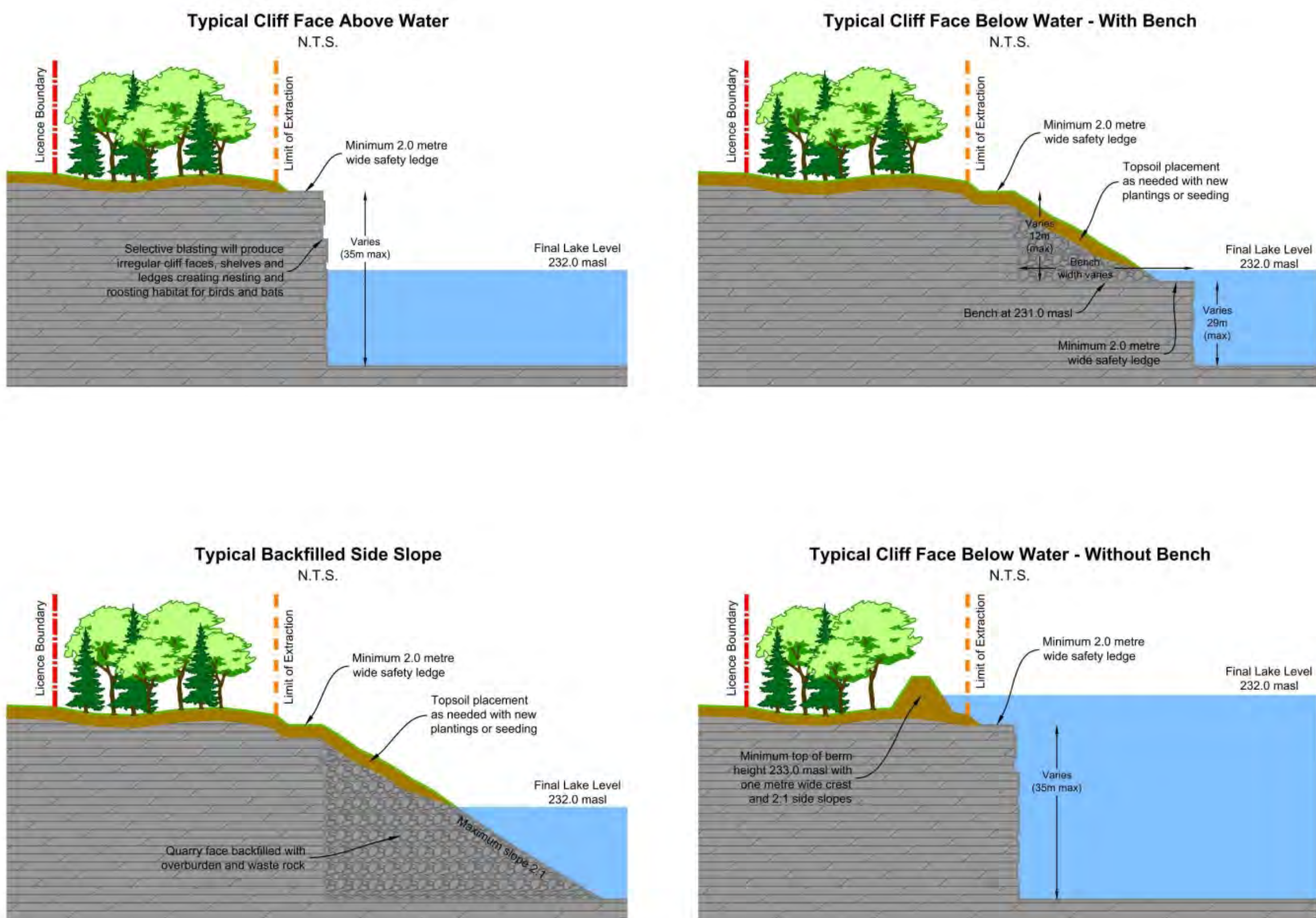
PROGRESSIVE REHABILITATION

- A. General**
- Area calculations
 - Licence Boundary 151.4 ha
 - Limit of Extraction 91.5 ha
 - The maximum annual tonnage is 2,000,000 tonnes.
 - The maximum predicted water table on-site varies between 231.5 msl and 236.0 msl. The maximum predicted water table is shown in each cross section on drawing 5 of 5.
- B. Phasing**
- As excavation reaches the limit of extraction or maximum depth, progressive rehabilitation shall commence.
 - Progressive rehabilitation shall follow the general direction and sequence of extraction identified on the plan view and described in the notes on drawings 2 and 3 of 5.
 - Minor deviations in operational and rehabilitation sequence shall be permitted in order to adjust for any variable resource or market conditions.
 - Each phase of extraction shall undergo progressive rehabilitation, prior to proceeding to the next phase of extraction.
- C. Slopes and Grading**
- Progressive rehabilitation shall consist of backfilling the eastern excavation face, the western and southern excavation faces where benching is to remain as well as sloping and grading the habitat corridor within the setback. Quarry faces shall remain vertical below the final lake level and in select locations above the final lake level as depicted on the plan view on the drawing (see Section D: Variations from Control and Operation Standards on drawing 2 of 5).
 - The access ramp in Phase 1B shall remain as part of the final rehabilitated landform.
 - Benching shall be backfilled with on-site material to establish a 2:1 slope, dressed with topsoil / overburden and seeded.
 - The excavation face along the eastern limit of extraction (in the location shown on the plan view of this drawing) shall be backfilled from the quarry face to existing grade with on-site material to establish a 2:1 slope, dressed with topsoil / overburden and seeded.
 - No access road shall be imported on-site for rehabilitation purposes.
- D. Drainage**
- Final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing.
 - Once operations have been completed and the rehabilitated landform has been established, pumping shall cease and the excavated area will be allowed to flood to form the final lake. The final lake level is predicted to be 232.0 msl.
 - Passive overflow discharge for the final lake shall occur in the location identified on the plan view of this drawing. A 7.0 metre wide section of the berm shall be removed until an elevation of 232.0 msl is achieved.
- E. Natural Environment**
- The following notes are a continuation of the Natural Environment Technical Recommendations noted under Section P.4, on drawing 2 of 5.
 - Areas A and B shall comprise an Upland Planting Zone and shall be planted after construction of the berm.
 - Areas D1 and D2 shall comprise a Wetland Edge Planting Zone and shall be completed when the water mitigation system is installed.
 - Areas F, G, and H shall comprise Permanently Flooded Zones and shall be completed when the water mitigation system is installed.
 - Areas C and E shall comprise an Upland Planting Zone and Wetland Edge Planting Zone respectively, and shall be planted prior to extraction commencing in Phase 2.
 - In all restoration areas, any necessary earth movement shall be completed in advance of the commencement of local restoration works, to avoid damaging plant and seed materials.
 - Woody and herbaceous invasive species (i.e. trees, shrubs and vines) shall be treated and removed prior to the initiation of planting and seed mix application.
 - Invasive species control methods may include (if required) mowing, soil tillage, spot burning using a drip torch, and flooding. Herbicide application shall be undertaken on species-specific basis and shall only be applied judiciously and as a last measure. Spot spraying and/or wicking devices shall be used to minimize the inadvertent control of herbicide to native vegetation.
- 9.** In Area D2, the driveway and associated culvert shall be installed in advance of the commencement of local restoration works, to avoid damaging plant and seed materials.
- 10.** In Area E, the existing culvert crossing under the former airport runway shall be removed or blocked prior to the commencement of restoration works, to facilitate an appropriate moisture regime conducive to the establishment of a wetland vegetation community.
- 11.** Upland Planting Zones (Areas A-C) shall include the following trees species (or approved equivalents):
- Trembling Aspen (*Populus tremuloides*)
 - Largetooth Aspen (*Populus grandidentata*)
 - Balsam Poplar (*Populus balsamifera*)
 - Paper Birch (*Betula papyrifera*)
 - Freeman's Maple (*Acer s. freemanii*)
 - Eastern White Pine (*Pinus strobus*)
 - Eastern White Cedar (*Thuja occidentalis*)
 - Eastern Redcedar (*Juniperus virginiana*)
 - Bittern Hicory (*Carya cordiformis*)
 - Black Cherry (*Prunus serotina*)
 - Northern Red Oak (*Quercus rubra*)
- 12.** Upland Planting Zones (Areas A-C) shall include the following shrub species (or approved equivalents):
- Chokeberry (*Prunus virginiana*)
 - Common Juniper (*Juniperus communis*)
 - Staghorn Sumac (*Rhus typhina*)
 - Grey Dogwood (*Cornus canadensis*)
 - Alternate-leaved Dogwood (*Cornus alternifolia*)
 - Wild Black Currant (*Ribes americanum*)
- 13.** Wetland Edge Planting Zones (Areas D1-D2 and E) shall include a suitable native macrovascular edge mix such as: TICA-SF-2, Wet Slope Mix (or approved equivalent), installed at a minimum density of 25 kilograms/hectare.
- 14.** Tree and shrub materials shall be planted as bare root stock or potted stock (minimum 1-gallon) at a minimum density of 2.5m on-centre.
- 15.** Restoration areas and terms shall include: Initial application of a nurse crop of Annual Oats (*Avena sativa*) for spring/summer seed mix application(s) and/or winter wheat (*Triticum aestivum*) to fall seed mix application(s), installed at a minimum density of 30 kilograms/hectare.
- 16.** In Upland Planting Zones, shrubs shall not represent more than 10% of woody materials planted.
- 17.** Natural restoration zones shall be monitored at least once annually for at least the first two (2) years after woody plant and seed mix materials are installed.
- 18.** A survival rate of 80% of the original number of planted stems is the recommended target after two years for each planting area.
- 19.** If after two (2) years, dead live/shrub material exceeds 20% in any planting area, woody materials shall be replaced during the spring planting season of the following year to meet or exceed the 80% survival threshold.

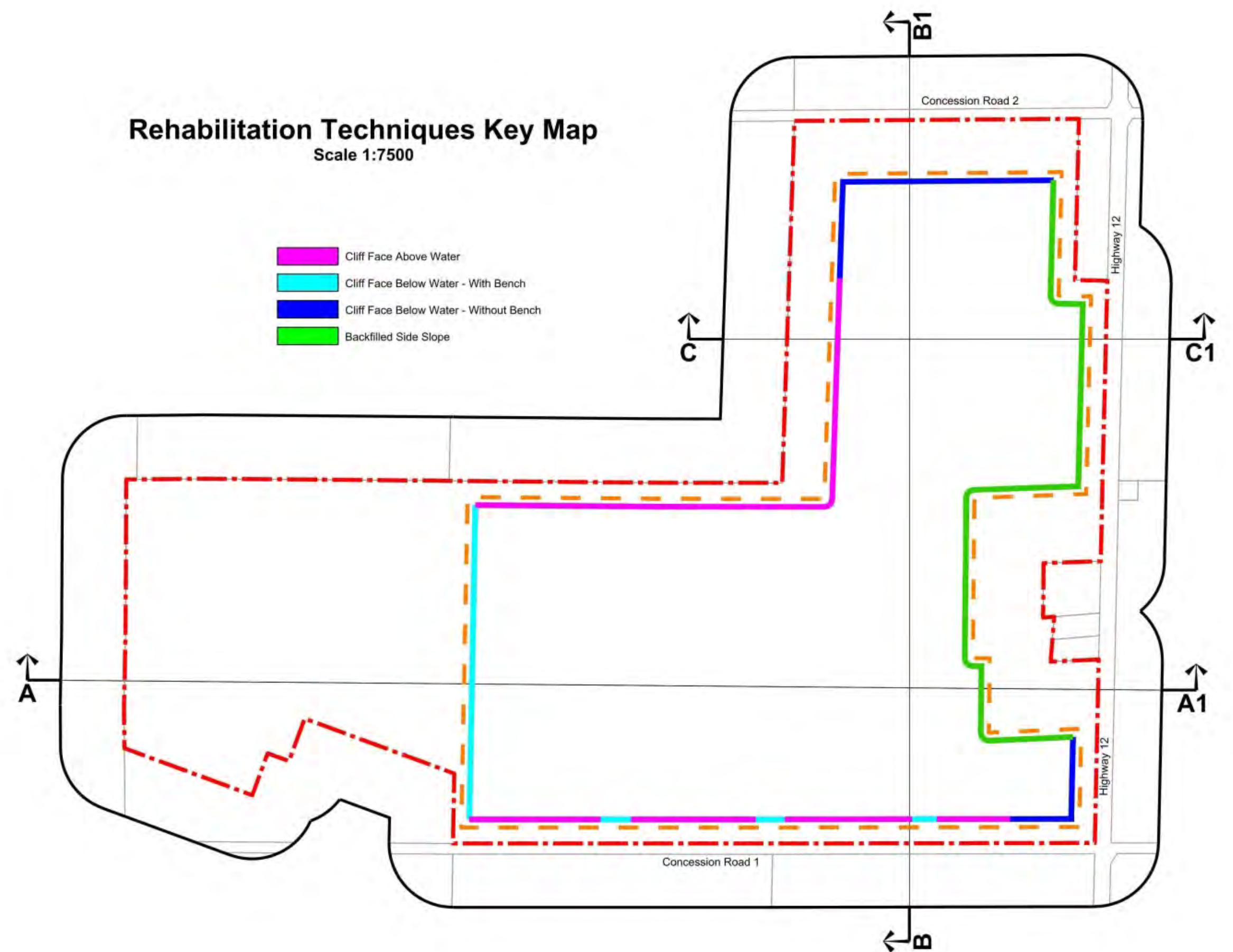
FINAL REHABILITATION

- F. General**
- All equipment shall be removed from the site.
 - No buildings, structures or haul roads shall remain.
 - The access ramp may remain.
 - The maximum predicted water table within the limit of extraction varies between 231.5 msl and 236.0 msl and is shown in each cross section on drawing 5 of 5.
 - The final anticipated lake level is 232.0 msl.
 - The anticipated final end-use will be naturalized open spaces, woodlands, wetlands and lake.

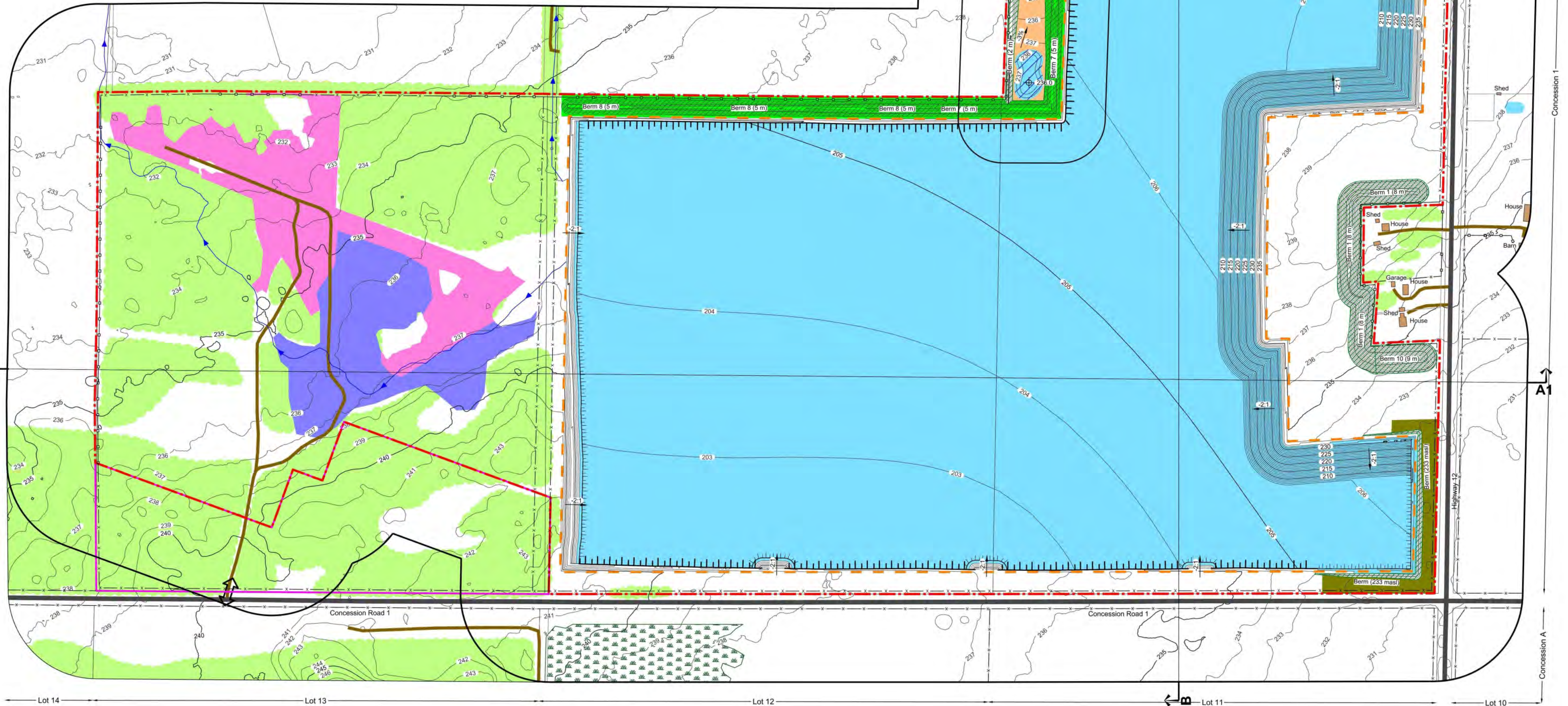
Rehabilitation Techniques
Not to Scale



Rehabilitation Techniques Key Map
Scale 1:7500



Habitat Corridor Inset
Scale 1:2000



Legal Description
Part of Lots 11, 12 and 13, Concession 1
(former geographic Township of Mara)
Township of Ramara
County of Simcoe

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation
Metres above sea level (MASL)
- Public Road
- Driveway
- Watercourse
Permanent
(Direction of flow indicated by arrows)
- Watercourse
Intermittent
(Direction of flow indicated by arrows)
- Water Feature
- Wooded Area
- Wetland
(Non-Privately Significant Wetland)
From Land Information Ontario (L.I.O.)
- Extraction Face
Above Water
- Extraction Face
Below Water
- 120m Offset From Licence Boundary
- Additional Land Owned by Licensee
- Lot Fabric
Lot and Concessions - dark grey
Parcel Fabric - light grey
- Fence
Cross - 1.2m post & wire fence
Square - 1.2m wood fence
- Entrance / Exit
Field Entrance - Hollow
Operational Entrance - Solid
- Gate
- Berm
Permanent
- Building/Structure
- Proposed Elevation
Metres above sea level (MASL)
- Proposed Final Slope
(Horizontal - Vertical)
- Proposed Final Grade
- Cross Sections
A1

Restoration Areas

- Area A - Upland Planting Zone
- Area B - Upland Planting Zone
- Area C - Upland Planting Zone (Woodland Rehabilitation - Linkage)
- Area D1 - Wetland Edge Planting Zone (During Operations and Closure)
- Area D2 - Wetland Edge Planting Zone (During Operations - Upland After Closure)
- Area E - Wetland Edge Planting Zone (Creek / Wetland Rehabilitation)
- Area F - Permanently Flooded Zone
- Area G - Permanently Flooded Zone
- Area H - Permanently Flooded Zone

Site Plan Acronyms

- ARA - Aggregate Resources Act
- MASL - Metres Above Sea Level
- MNR - Ministry of Natural Resources and Forestry
- MCM - Ministry of Citizenship and Multiculturalism
- MGCS - Ministry of Government and Consumer Services
- MECP - Ministry of Environment, Conservation and Parks
- MTO - Ministry of Transportation - Ontario
- DFO - Fisheries and Oceans Canada
- PTTW - Permit to Take Water
- ECA - Environmental Compliance Approval
- ESA - Environmental Site Assessment
- SAR - Species at Risk
- LIO - Land Information Ontario

Site Plan Amendments			
No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)			
No.	Date	Description	By

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
113 COLLEGE STREET, BARRE, ON, L4M 1H2 | P: 705.728.0045 F: 705.728.2010 | WWW.MHBCPLAN.COM

MNR Stamp

MHBC Stamp

Christopher Poole
Is authorized by the Ministry of Natural Resources and Forestry pursuant to Subsection 0.2(3)(f) of Ontario Regulation 24/07 to prepare and certify site plans.

Christopher Poole

Applicant

LCP Quarry Limited
145 Adelaide Street West
Suite 500
Toronto, Ontario
M5H 4E5

Project

Brechin Quarry
1646 & 1506 Highway 12 and 2440 & 2530 Concession Road 1, Brechin, Ontario, L0K 1B0

MNR Licence Reference No.

Applicant's Signature

Plan Scale: 1:3000 (Arch E)

Date December 2023

Drawn By C.P. **File No.** 12135B

Checked By B.Z.

File Name

Rehabilitation Plan

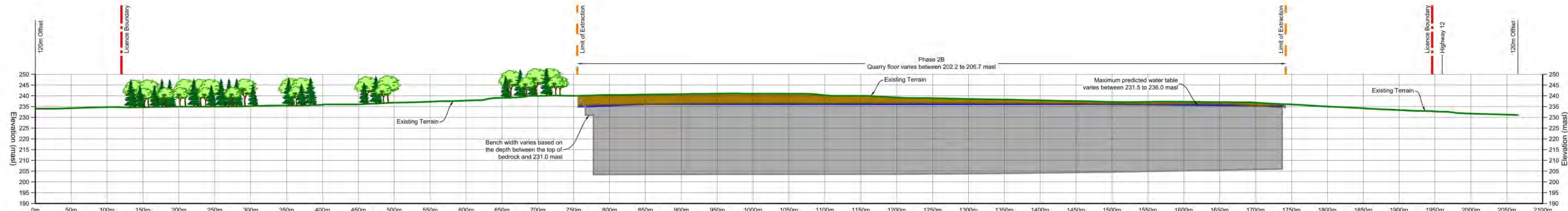
Drawing No.

4 of 5

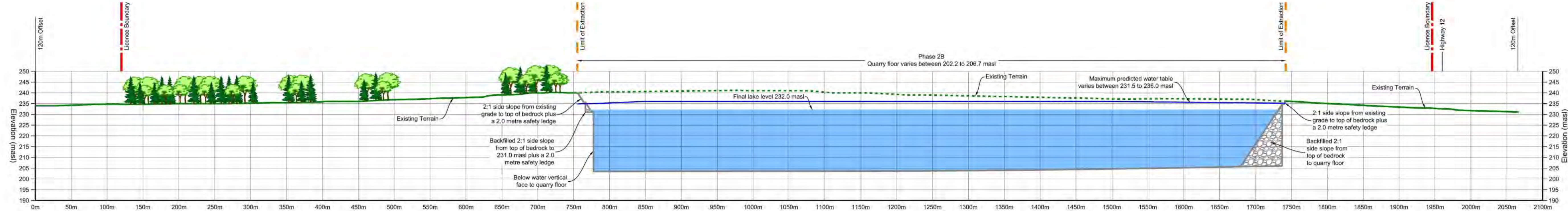
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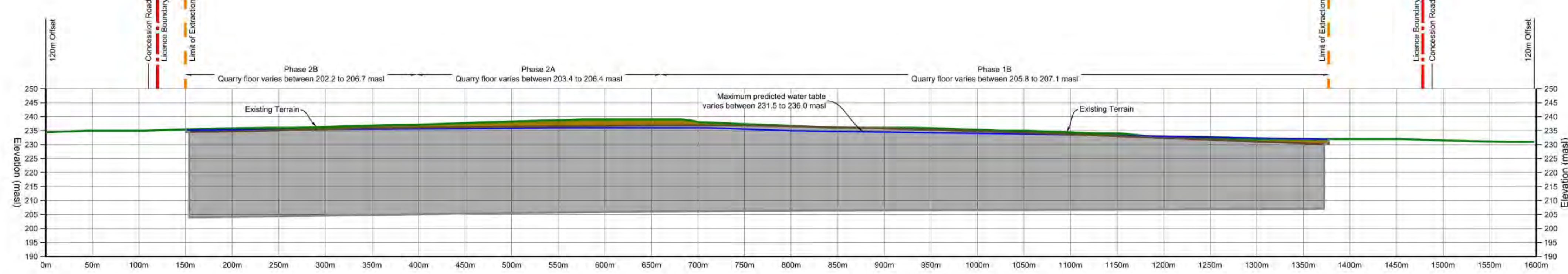
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Existing
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Vertical 1:1000



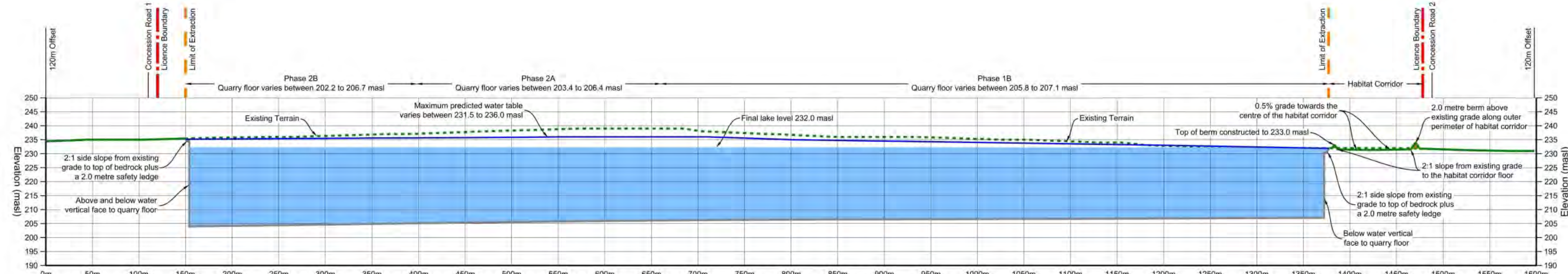
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Vertical 1:1000



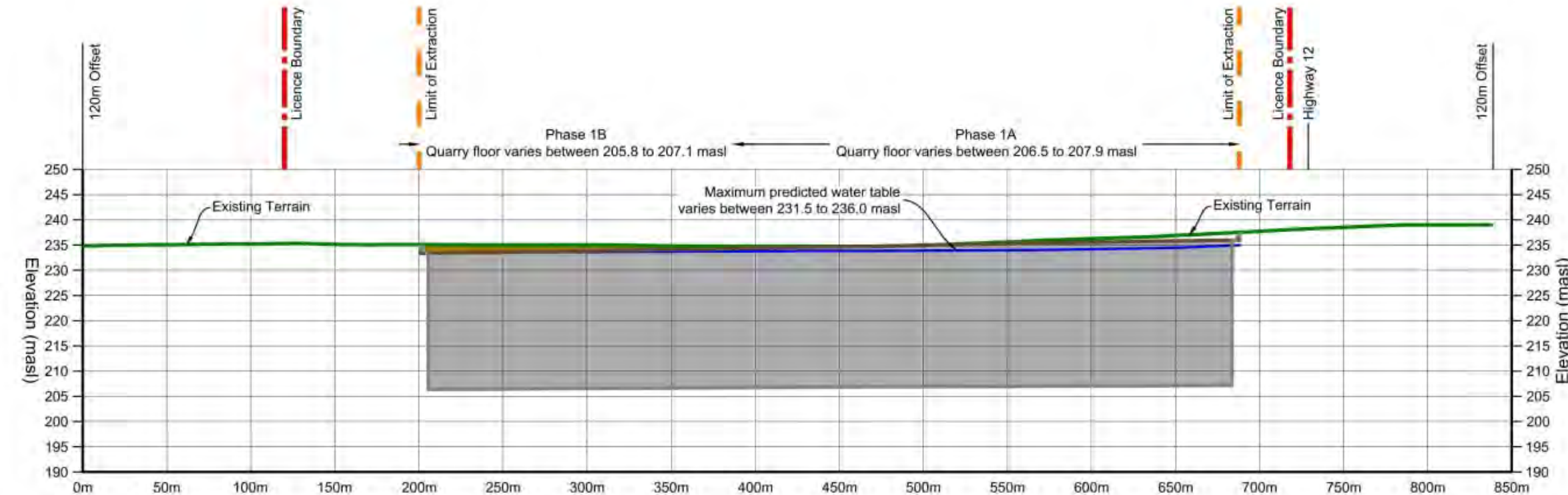
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Existing
Horizontal 1:3000
Vertical 1:1000



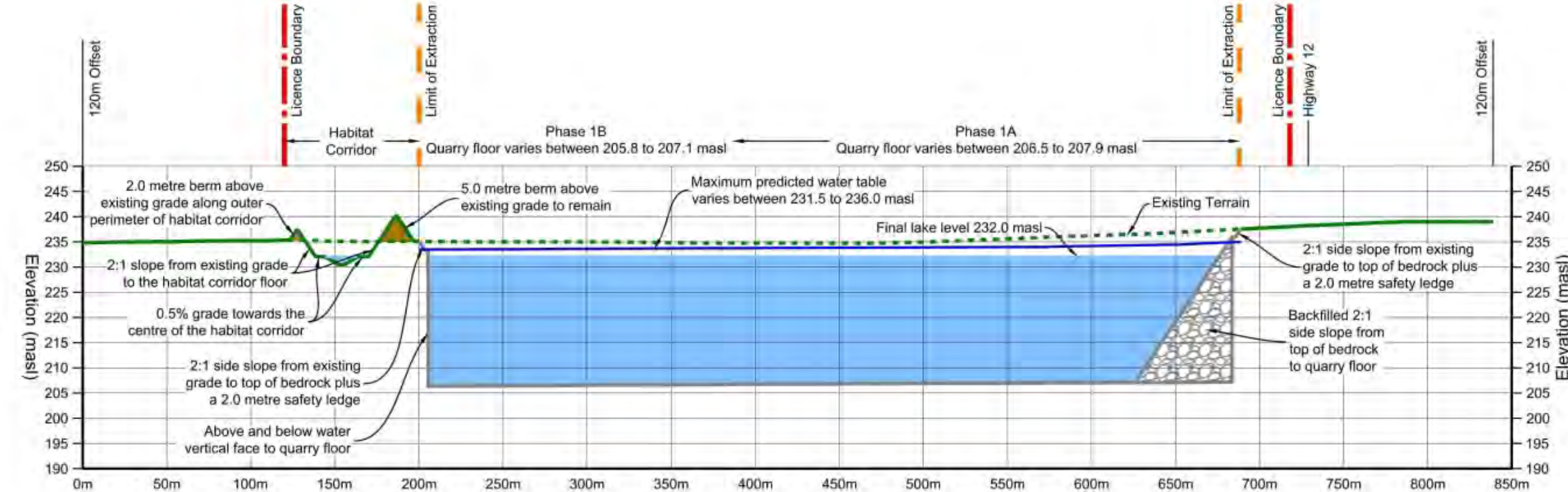
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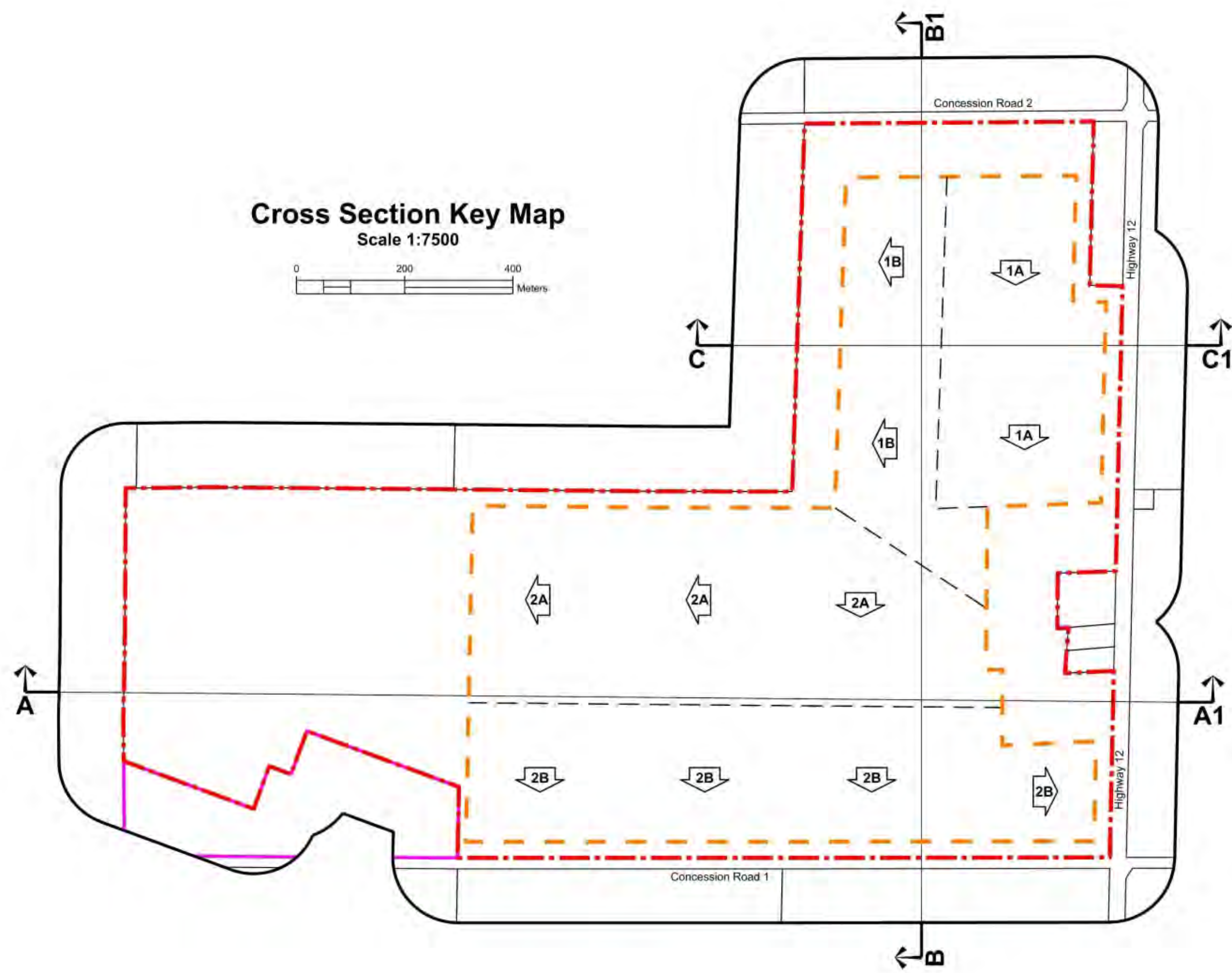
Section C-C1
Existing
Horizontal 1:3000
Vertical 1:1000



Section C-C1
Rehabilitation
Horizontal 1:3000
Vertical 1:1000



Cross Section Key Map
Scale 1:7500



Legal Description
Part of Lots 11, 12 and 13, Concession 1
(former geographic Township of Mara)
Township of Ramara
County of Simcoe

Legend

- Licence Boundary
- Limit of Extraction
- Existing Grade - Removed / Altered
- Existing Grade - Undisturbed
- Maximum Predicted Water Table
- Quarry Floor / Face
- Topsoil and/or Overburden
- Aggregate Available for Extraction - Quarry
- Backfilled
- Lake or Pond

Site Plan Acronyms

- ARA - Aggregate Resources Act
- MASL - Metres Above Sea Level
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- MGCS - Ministry of Government and Consumer Services
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PLANNING
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MNRF Stamp

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MNRF Licence Reference No.	Applicant's Signature

Plan Scale: 1:3000 (Arch E)	Date: December 2023
Drawn By: C.P.	File No.: 12135B
Checked By: B.Z.	
File Name: Cross Sections	
Drawing No.: 5 of 5	
File Path: N:\Brep\12135B\Talker - Proposed Brechin Quarry\Drawings\Site Plan\CAD\12135B - Site Plan.dwg	