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.*

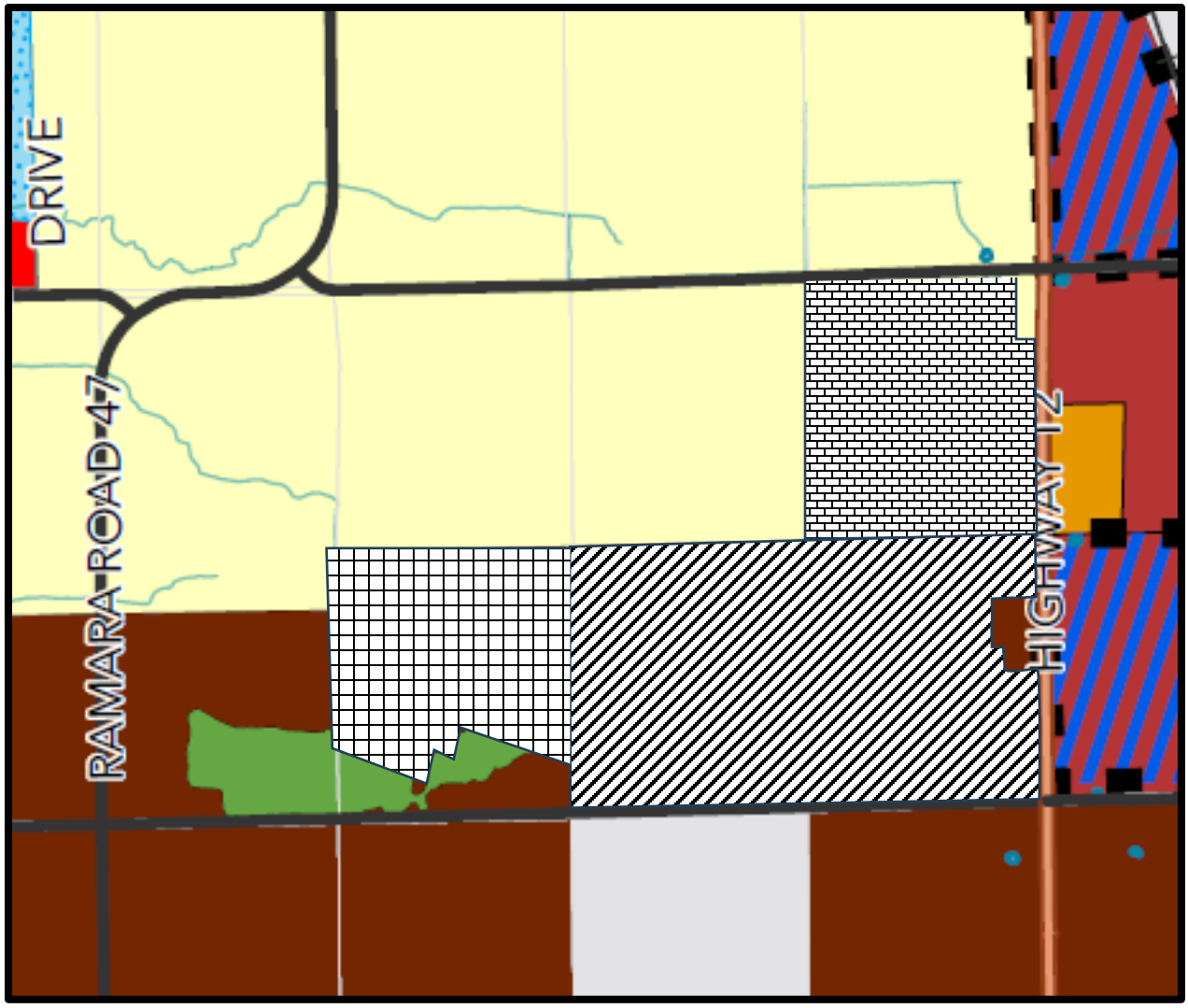
6. Notwithstanding any provisions of this Plan, the implementing zoning by-law shall incorporate a holding provision until the owner has satisfied the requirements of entering into an agreement with the Township of Ramara and Ministry of Transportation (MTO) for upgrades to the portion of Concession 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

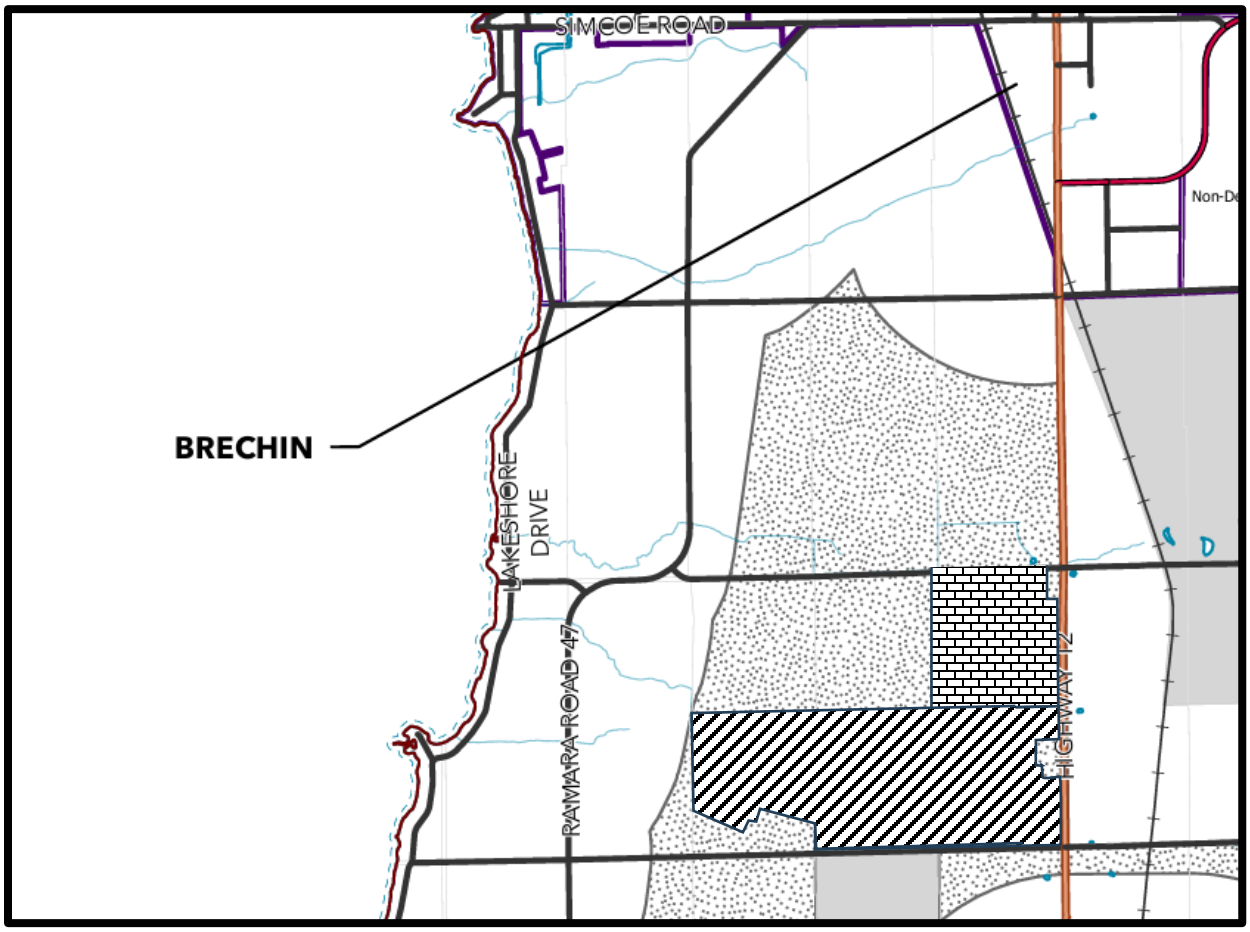
Part of Lots 11, 12 and 13, Concession 1
Township of Ramara, County of Simcoe



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 Settlment 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.