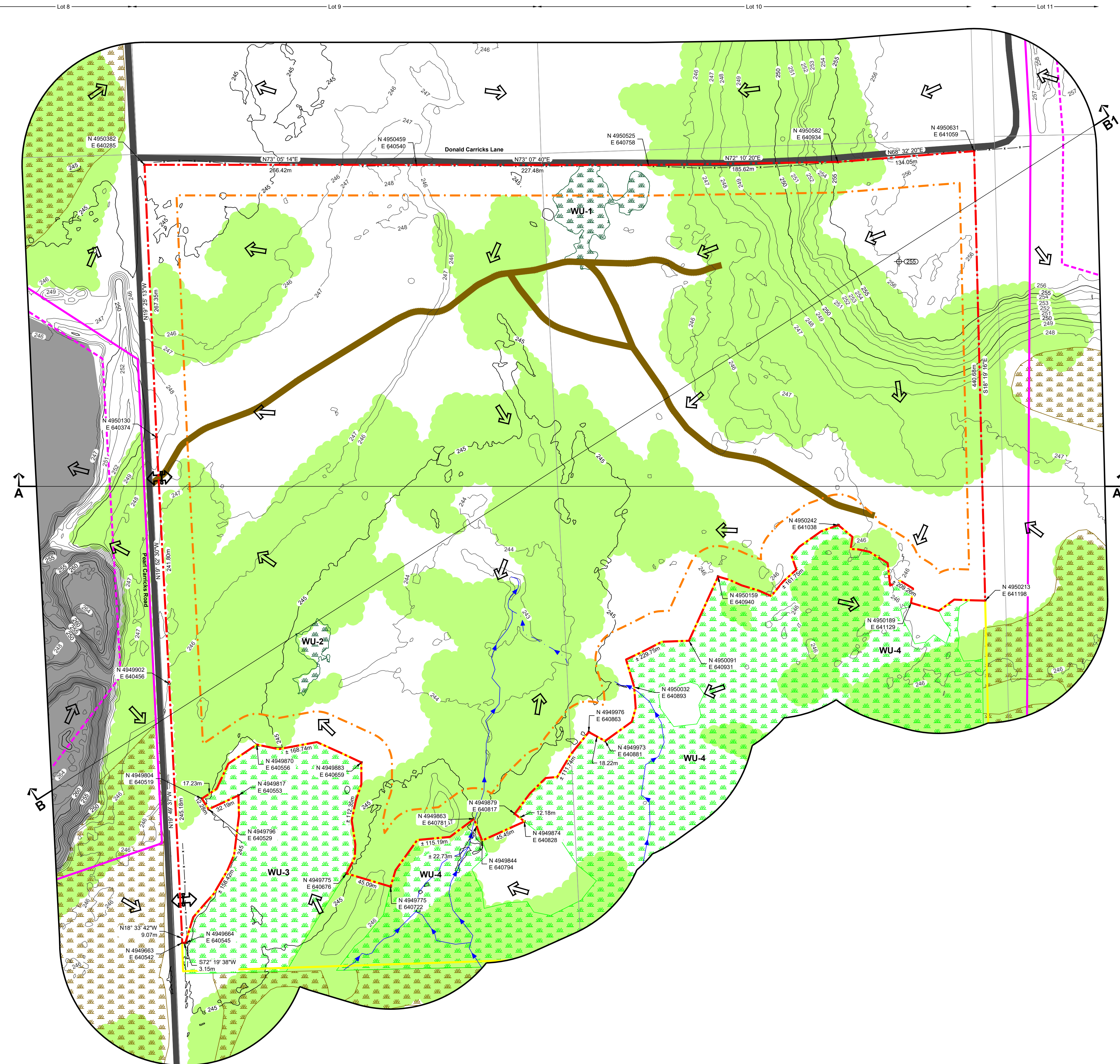


Legal Description
Part of Lots 9 and 10, Concession C
(former geographic Township of Rama)
Township of Ramara
County of Simcoe

Legend

	Licence Boundary		Existing Licence Boundary
	Limit of Extraction		Existing Limit of Extraction
	Contours with Elevation (Meters above sea level (MASL))		120m Offset From Licence Boundary
	Public Road		Additional Land Owned by the Licensee
	Driveway		Parcel Fabric
	Disturbed Area		Fence
	Fish Habitat (Direction of flow indicated by arrows)		Entrance / Exit
	Fish Habitat (Seasonal Direction of flow indicated by arrows)		Gate
	Candidate Significant Woodland - Birks		Direction of Surface Drainage
	Wetland MNR - Unvaluated		Monitoring Well
	Wetland Birks - Unvaluated		R-1 Receptor
	Wetland Birks - Evaluated - Other		Cross Sections



- 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: 43.3 ha
 - 2.2 Limit of Extraction: 34.4 ha
 - Northing and easting 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 the 2022 Ontario Digital Terrain Model (available through Geospatial Ontario), which is a raster data set representing the bare-earth terrain derived from a classified point cloud, and 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 (Geospatial Ontario), County of Simcoe aerial photography captured in the spring of 2023 and field investigations for technical reports.
 - All topographic features and structures are shown to scale in the North American Datum 1983 - NAD83 (CGRS), Universal Mercator (UTM), Zone 17N coordinate system.
 - The licence boundary was established using parcel fabric information from the Municipal Property Assessment Corporation, as well as a field survey boundary completed by Birks Natural Heritage Consultants Inc.
 - Existing land use designations on and within 120 metres of the licence boundary (see schematic on this drawing) was obtained from the Township of Ramara Official Plan, Schedule A1 - Land Use, dated January 22, 2026.
 - Existing zoning on and within 120 metres of the licence boundary (see schematic on this drawing) was obtained from the Township of Ramara Zoning Bylaw 2005.05, Schedule 'A' Map 18 as of March 2026. The licence area is currently zoned Rural (RU).
 - Land use information identified on or within 120 metres of the licence boundary (see schematic on this drawing) was determined using County of Simcoe aerial photography captured in the spring of 2023.
 - Structures identified on or within 120 metres of the licence boundary were determined using County of Simcoe aerial photography captured in the spring of 2023.
- 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, infiltration, or captured by shallow fractured bedrock at the surface and flow within the intricate fracture network.
 - The Head River Tributary runs south to north generally through the middle of the site. The watercourse flows overland on the portion of the property outside of the licence boundary and a portion within the southern portion of the licence. The majority of the watercourse located within the licence boundary flows through underground fractures in the bedrock.
- D. Groundwater**
- The maximum predicted water table varies between 243.7 masl and 245.8 masl and is shown in each cross section on drawing 4 of 4.
- E. Site Access and Fencing**
- Roof and gate site fencing exists along the north licence boundary (along Donald Carricks Lane) and portion of the west licence boundary (along Pearl Carricks Road), as shown on the plan view of this drawing.
 - Two field access points exist in the locations shown on the plan view of this drawing. A gate is installed at each field access point on the west licence boundary along Pearl Carricks Road.
- F. Significant Natural Features on and Within 120 Metres**
- There are evaluated non-Provincially Significant wetlands, fish habitat and Significant Woodlands within the licence boundary shown on the plan view of this drawing. Habitat for endangered and threatened species and Significant Wildlife Habitat are also within the licence boundary.
 - There are evaluated non-Provincially Significant wetlands, unvaluated wetlands, fish habitat and Significant Woodlands within 120 metres of the licence boundary as shown on the plan view of this drawing. Habitat for endangered and threatened species and Significant Wildlife Habitat are also within 120 metres of the licence boundary.
- G. Significant Human-Made Features on and Within 120 Metres**
- There are no buildings or structures within the licence boundary.
 - There are no buildings or structures within 120 metres of the licence boundary.
 - There are three existing quarry operations located adjacent to the site. One is located southeast of the site (Licence #104816), one is located east of the site (Licence #950542), and one is located west of the site (Licence #3951), as shown on the plan view of this drawing.
- 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, fuel storage, berms or excavation faces.
- I. Cross Sections**
- Cross sections depicting existing conditions and post rehabilitation conditions are shown on drawing 4 of 4.
 - Cross section locations are identified on the plan view of each drawing.
- J. Technical Reports - References**
- Level 1 and 2 Hydrogeological Assessment, Tatham Engineering, April 10, 2026.
 - Maximum Predicted Water Table Report, Tatham Engineering, April 6, 2026.
 - Natural Environment Report, Birks Natural Heritage Consultants Ltd., May 5, 2026.
 - Traffic Impact Report, Tatham Engineering, February 25, 2026.
 - Noise Impact Assessment, HGC, February 3, 2026.
 - Stage 1 and 2 Archaeological Assessment: Proposed Ramara Quarry, Starke Consulting Ltd., August 14, 2025.
 - Cultural Heritage Screening Report, MHC, April 2026.
 - Blast Impact Report, Epletech, April 7, 2026.

Site Plan Acronyms

- ARA - Aggregate Resources Act
- DFO - Department of Fisheries and Oceans Canada
- ECA - Environmental Compliance Approval
- MASL - Metres Above Sea Level
- MNR - Ministry of Natural Resources
- MCM - Ministry of Citizenship and Multiculturalism
- MCCS - Ministry of Government and Consumer Services
- MECP - Ministry of Environment, Conservation and Parks
- O Reg - Ontario Regulation
- PTTW - Permit to Take Water
- SAR - Species at Risk

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
113 COLLIER STREET, BARRIE, ON L4M 1H2 | P: 705.728.9095 | WWW.MHBCPLAN.COM

MNR Approval Stamp

MHBC Stamp
Christopher Poole
is authorized by the Ministry of Natural Resources pursuant to Subsection 0.2(3)(f) of Ontario Regulation 044/07 to prepare and certify site plans.

Christopher Poole

Applicant
Brand X Materials and Supply Inc.
15 Sarjeant Drive
Barrie, Ontario
L4N 4V9
(705) 728-2460

Project
Ramara Quarry
6059 Pearl Carricks Road, Ramara, Ontario, L3V 0K7

MNR Licence Reference No.

Applicant's Signature
Brandon [Signature]

Date May 2026

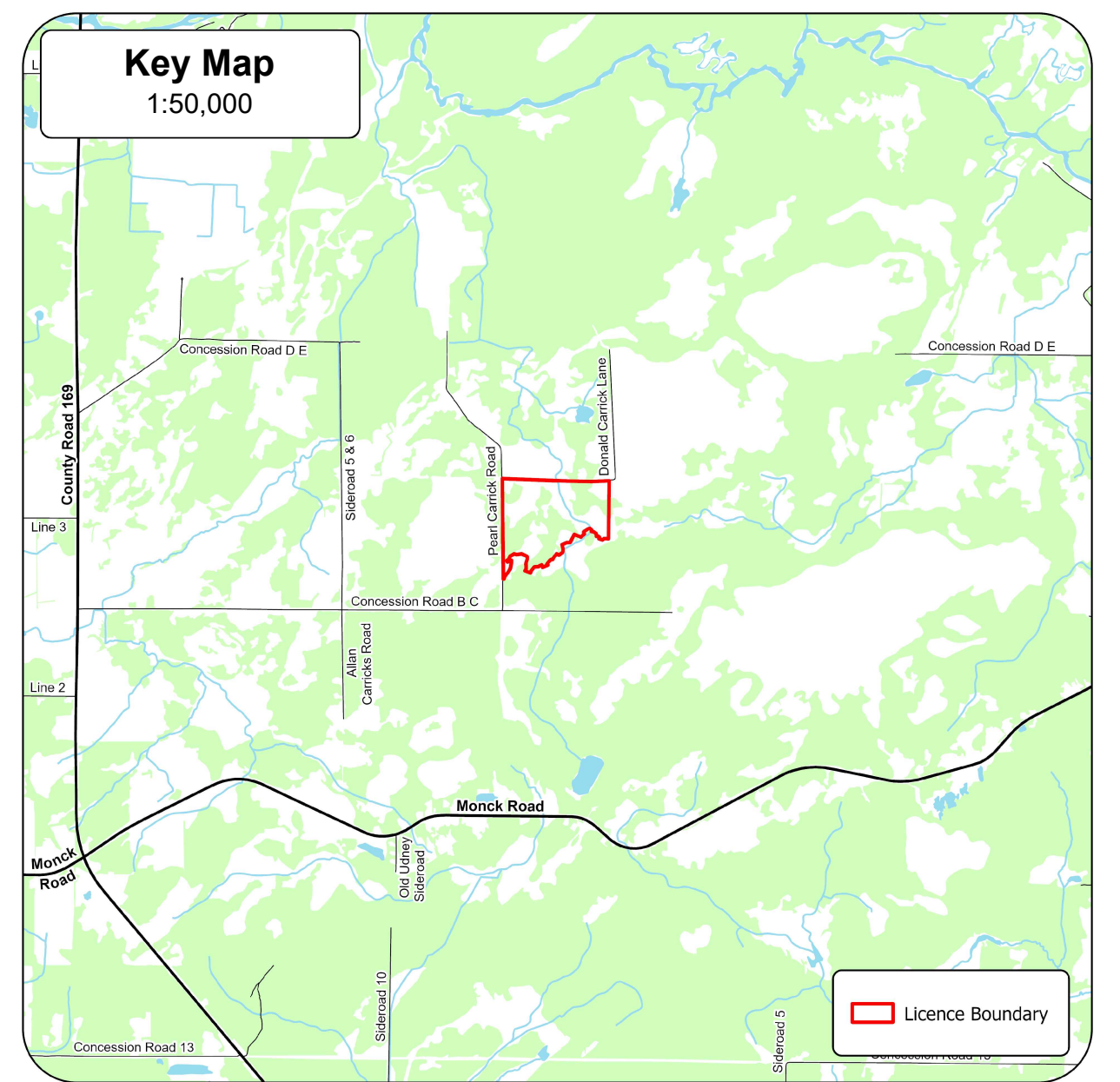
Drawn By C.P. **File No.** 21511C

Checked By C.P./J.N.

Drawing Name Existing Features

Drawing No. 1 of 4

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- A. General**
- Area calculations
 - License Boundary 43.3 ha
 - Limit of Extraction 34.4 ha
 - The maximum annual tonnage is 500,000 tonnes.
 - The maximum predicted water table values between 243.7 masl and 245.8 masl. The maximum predicted water table is shown in each cross section on drawing 4 of 4.
 - The license boundary is not located within a Wetland Protection Area or a Surface Water Intake Protection Zone. Therefore, source water protection policies do not apply for this license.
- B. Hours of Operation**
- Extraction, including drilling and primary crushing, and processing is permitted Monday to Saturday between 7:00 am and 7:00 pm.
 - Loading and shipping is permitted Monday to Saturday between 8:00 am and 8:00 pm.
 - Blasting is permitted to Monday to Friday between 6:00 am and 6:00 pm during daylight hours.
 - No operations are permitted on a holiday.
 - Holiday is as defined by the Interpretation Act.
- C. Site Access and Fencing**
- Prior to and during extraction is currently located along the north and portions of the west license boundary adjacent to Donald Carrick's and Pearl Carrick's Roads. Portions of the license boundary that are not currently fenced shall be fenced with post and wire fencing at least 1.2 metres in height.
 - The fence access point located along the west boundary of the license boundary adjacent to Pearl Carrick's Road may remain for maintenance purposes and shall be gated at the license boundary. The gate shall be kept closed during hours of non-operation and maintained throughout the life of the license. Aggregate and highway trucks shall not be permitted to access the site from this location.
 - The operational access point shall be located on Pearl Carrick's Road in the location shown on the plan view of this drawing and shall be gated. The gate shall be kept closed during hours of non-operation and maintained throughout the life of the license.
 - All fencing along the license boundary shall be maintained and/or replaced as necessary for the life of the license.
 - A sign of at least 0.5 metres by 0.5 metres in size shall be erected and maintained at the operational entrance that says in legible words "This site is fenced under 0.18 Aggregate Resources Act license # _____".
- D. Drainage and Siltation Control**
- Drainage of undisturbed areas will continue in the direction shown on drawing 1 of 4.
 - Silt fencing shall be installed and maintained in accordance with Natural Environment notes 4.4.d. under Section O Technical Recommendations on this drawing.
- E. Site Preparation**
- Prior to site preparation, a Spill Contingency Plan shall be prepared and implemented.
 - Trees and vegetation removal shall not occur between March 31st and November 1st of each year.
 - Timber resources shall be salvaged for use as saw logs, firewood, pulp and fuel wood where appropriate. Clearcut stumps and brush may be burned (with applicable permits) or mulched for 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.
 - Topsoil and overburden stockpiles shall be vegetated to control erosion.
 - All temporary topsoil and overburden stockpiles shall remain a minimum of 30 metres from the license boundary and 90 metres from a property with a residential use.
- F. Berms and Screening**
- Berms shall be constructed in the locations shown on the plan view of this drawing to the heights specified in Table 1 under Noise note O.3.b.
 - Berms shall not be located within three metres of the license boundary.
 - Berms 1 and 2 shall have side slopes no steeper than 2:1 (horizontal : vertical) and the minimum width of the berm crest shall be one metre.
 - Berm 3 shall have side slopes no steeper than 3:1 (horizontal : vertical) and the minimum width of the berm crest shall be one metre.
 - Berms shall be vegetated.
 - See Typical Noise Attenuation Berm detail on the drawing for additional information.
 - Existing vegetation within the setbacks shall be maintained except where berms, seales, the infiltration feature and bypass sump are required.
- G. Site Dewatering**
- The quarry floor shall be extracted in a manner that directs surface water towards the sump locations shown on the plan view of this drawing. These locations shall be constructed as soon as reasonably possible during operations and shall move as required during each phase of extraction. The sumps will discharge water in the locations shown on the plan view of this drawing to passive overland flow.
 - Refer to the Water Resources notes under Section O.7 of the Technical Recommendations on this drawing for additional information.
- H. Extraction Sequence**
- Due to varying rock characteristics it is expected that the majority of the site will primarily produce crushed stone. If suitable geology exists within the extraction area, dimensional stone may also be extracted.
 - The site shall be extracted in three phases (Phase 1, 2 and 3) with extraction commencing at the eastern limit and progressing west, as shown on the plan view of this drawing.
 - Phases may overlap as one phase is preparing for extraction, and the previous phase is nearing depletion and undergoing progressive rehabilitation.
 - Progressive rehabilitation shall follow the sequence of extraction with progressive rehabilitation commencing in Phase 1 during extraction of Phase 2. Phase 3 shall be the last phase to be rehabilitated.
- I. Extraction Details**
- All areas 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 safety ledge shall remain on the toe of the 2:1 slope.

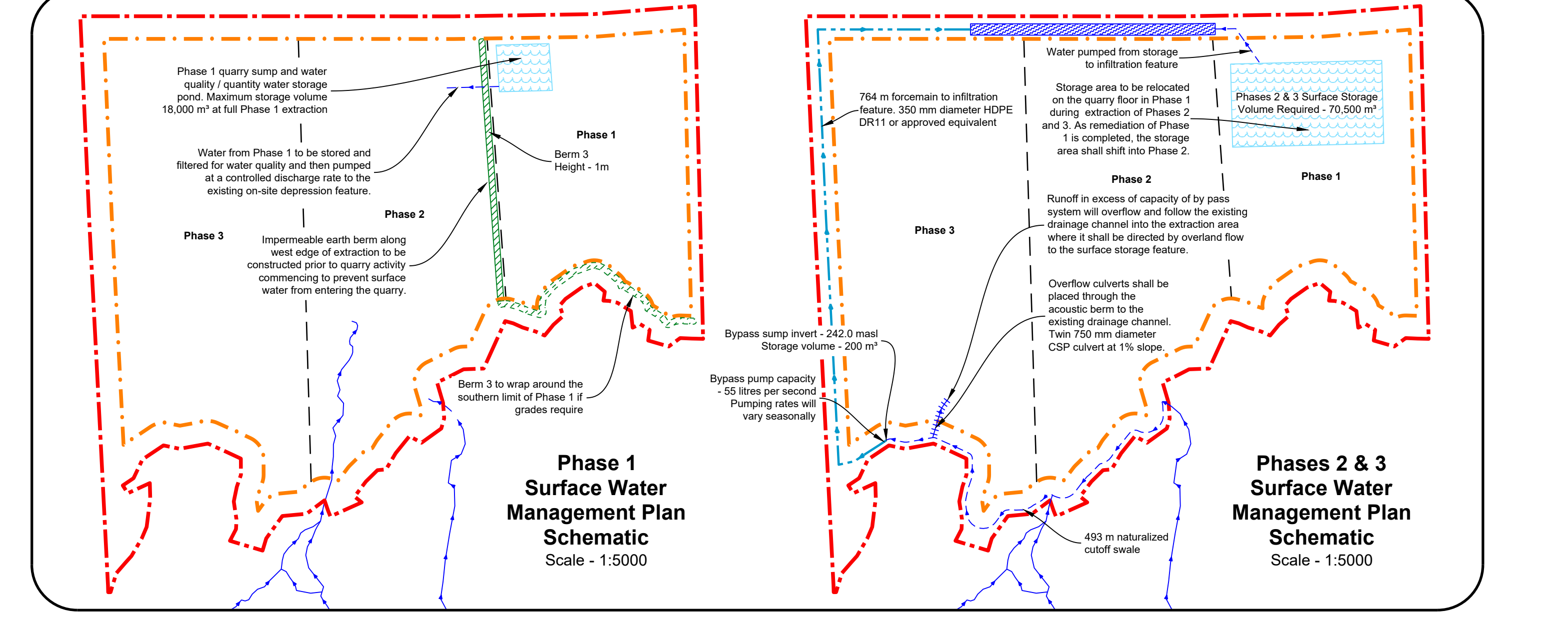
- J. Equipment and Processing**
- Equipment used on-site may include a crushing/screening plant, stacker, conveyor, feed bins, tool trailers, mobile welder, compressor, temporary setting and straddle grader, water sprayer equipment, aggregate cleaning plants, scale house/transfer scales, rubber and steel tracked excavators and dozers, loaders, trucks, rock drills, and scales.
 - Portable Processing shall follow in proximity to the working face and remain a minimum of 30 metres from the license boundary and 90 metres from a property with a residential use.
- K. Dust**
- Dust shall be mitigated on-site in accordance with the dust control requirements stipulated in O. Reg 244/97.
- L. Fuel Storage**
- Fuel storage tanks shall be permitted on-site and located within the location proximity to the portable processing area.
 - Fuel storage tanks shall be inflated and maintained in accordance with the Liquid Fuels Handling Code adopted as part of O. Reg 217/01 (Liquid Fuels) under O. Reg 22/01 (Codes and Standards Adopted by Reference) under the Technical Standards and Safety Act, 2000.
 - All fuel tanks shall be double-walled or placed in containment berms large enough to hold the tank's maximum volume.
 - Fuel trucks may be used to transfer fuel to on-site equipment in accordance with the Liquid Fuels Handling Code.
 - The Spills Contingency Plan required under the Aggregate Resources Act shall be available on-site, and all employees and contractors shall be informed and required to comply with this plan in the event of a spill.
- M. Scrap and Recycling**
- Scrap may be stored on-site within close proximity to the portable processing area and shall be removed on an on-going basis.
 - Scrap shall include material generated directly as a result of the aggregate operation such as refuse, debris, scrap metal, lumber, discarded machinery and equipment.
 - All flammable liquids shall be stored in 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 license boundary.
 - Recycling of concrete shall be permitted on-site.
 - Recyclable material shall be left within close proximity to the portable processing area.
 - Reuse of 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.
- N. Variations from Control and Operation Standards**
- | Section O.13 Standard | Variation | Rationale |
|-----------------------|---|--|
| (1) & (16) | Depending on site conditions, topsoil and overburden may not be stored separately. | Wherever there are no distinguishable layers and sufficient biomass to allow separate handling, topsoil and overburden shall not be stored separately. |
| (1) & 9 & 10 | Excavation shall be permitted in the setback where the infiltration trench and naturalized cutoff swale are located. | This will facilitate construction associated with the infiltration trench and naturalized cutoff swale. |
| (1) & 11 | Topsoil, aggregate and overburden shall be removed from the setback where the infiltration trench and naturalized cutoff swale are located. | This will facilitate construction associated with the infiltration trench and naturalized cutoff swale. |
- O. Technical Recommendations**
- 1. Archaeology**
- No further archaeological assessment of the project area is required.
 - Should deeply buried archaeological remains be found during the course of site preparation and/or extraction related activities, the Ministry of Citizenship and Multiculturalism (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 Consumer Regulation Unit of the Ministry of Representative and Consumer Services (MCRS).
- 2. Blasting**
- An attention study shall be undertaken by an independent blasting consultant during the first 4 blasts that are representative of typical production blasts occurring over the life of the quarry in order to obtain sufficient quarry data for the development of site-specific attention studies. This study will be used to confirm the applicability of the limit guideline parameters and assist in developing blast designs.
 - All blasts shall be monitored for ground vibration and overpressure at the closest privately owned 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 MECP Model Municipal Noise Control By-law and/or NPS 115 (1978) or any such document, regulation or guideline which supersedes this standard.
 - In the event of an exceedance of NPS 115 limits or any such document, regulation or guideline which supersedes this standard, blast designs and protocols shall be reviewed prior to any subsequent blasts and revised accordingly in order to return the operation to compliance.
 - Orientation of the aggregate extraction operation shall be designed and maintained so that the direction of the overpressure propagation will be away from structures as much as possible.
 - Blasting shall be conducted in accordance with respect to fragmentation, ground vibration and overpressure. Blast designs shall be modified as required to ensure compliance with current applicable guidelines and regulations.
 - 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 in accordance with current industry best practices.
- 3. Subsoil Excavation**
- There are no site plan recommendations.
- 4. Natural Environment**
- a. Other Wetland**
- Extraction activities shall setback 30m from the delineated WU-3 and WU-4 wetland units as illustrated on the Key Natural Heritage Features Schematic on Drawing 1 of 4.
 - For the purpose of note O.4, a Qualified Professional means a person that has the education, training and experience and is currently registered with the requirements that are to be overseen by that profession.
 - The established 30m setback to the WU-4 and WU-3 wetland units shall be established in the field and clearly delineated by a qualified professional.
 - Setback and erosion control/fencing along the limits of the extraction limit in the locations shown on the plan view of this drawing shall be installed prior to the commencement of a qualified professional prior to all construction activities, including vegetation clearing and grubbing. Regular monitoring of the fencing shall be undertaken. Following rehabilitation of Phase 1, the wildlife fencing along the southern and eastern boundaries of Phase 1 shall be removed. Additional wildlife fencing may be prescribed by a qualified professional at that time.
 - Re-vegetation shall occur immediately following completion of any works taking place within the retained 30m setback area.
 - Site access shall be designed to minimize impacts to the WU-3 wetland unit and maintain the remaining setback area.
 - Where stockpiling of materials occurs at ground level, sediment and erosion control measures shall be implemented to ensure that no deposition of materials occurs within the WU-3 and WU-4 wetland units.
 - Where machinery is stored at ground level, a sheet shall be installed in a manner that will ensure soils, seeds and other deleterious substances will not enter sensitive habitats.
- b. Fish Habitat**
- Throughout the operation of the quarry, compliance shall be maintained with the federal Fisheries Act, 1985 and any permits or authorizations obtained under that legislation for the subject property.
 - A qualified professional shall be retained to prepare a blasting plan that is compliant with DFO guidelines and regulations.
 - A qualified professional shall be retained to oversee the implementation of mitigation measures and habitat creation as determined by the DFO permitting process.
- c. Significant Wetland**
- Operations of the site shall ensure that dust is managed in accordance with the ARA O. Reg. 244/97.
 - The operation of the quarry shall comply with the recommendations outlined within note O.5 of this drawing.
 - Best management practices shall be followed to ensure that light disturbance is limited in proximity to the adjacent retained candidate significant wetlands.
 - Monitoring of invasive species establishment shall be required and shall include the preparation of an invasive species management plan to be implemented prior to the start of operations.
 - Habitat for Threatened and Endangered Species
 - Throughout the operation of the quarry, compliance shall be maintained with the provincial Species Conservation Act, 2025, and any requirements of registration and/or permits obtained under that legislation for the subject property.
 - A qualified professional shall be retained, where necessary, to provide guidance as it relates to the legislative requirements associated with the Species Conservation Act, 2025.
 - No tree removal shall be permitted between March 31st and November 1st.
 - Reptile exclusion fencing shall be incorporated into the perimeter fencing for the extraction area in the location shown on the plan view of this drawing in the form of galvanized wire mesh affixed to the lower portion of the post and wire fencing.
 - In cooperation with a qualified professional, an information panel shall be designed, erected and maintained at the site entrance to alert staff entering the site to the potential presence of S&B and their habitat.
- d. Significant Wildlife Habitat**
- Operations of the site shall ensure that dust is managed in accordance with the ARA O. Reg. 244/97.
 - The operation of the quarry shall comply with the recommendations outlined within note O.5 of this drawing.
 - Best management practices shall be followed to ensure that light disturbance is limited in proximity to the retained natural areas.
 - Monitoring of invasive species establishment shall be required and shall include the preparation of an invasive species management plan to be implemented prior to the start of operations.
 - Permanent perimeter fencing shall be constructed with post and wire fence to allow for wildlife movement through the north-south movement corridor.
 - Following interim road design, considerations shall be given to the protection of the WU-3 wetland unit in cooperation with the qualified professional.
- 5. Noise**
- The quarry shall be limited to the following hours of operation:
 - Aggregate extraction, including drilling and processing, is permitted Monday to Saturday between 7:00 am and 7:00 pm.
 - Shipping activities are permitted to occur between 6:00 am and 8:00 pm.
 - No operations are permitted on Sundays or statutory holidays.
- a. Acoustic Shielding**
- When following the active face of extraction, the processing equipment shall be located as close as possible to the restricted face of each phase, in order to maximize acoustic shielding.
 - The following noise berms, the locations of which are depicted on the plan view of this drawing, and their heights/widths are summarized in Table 1 below.
- | Berm | Height | Length |
|------|--------|--------|
| 1 | 3 | 325 |
| 2 | 3 | 400 |
- Berms 1 and 2 noted in Table 1 may be constructed of any earthen material (i.e., overburden or extracted/processed aggregate materials).
- c. Phase 1**
- Operation of the rock drill and processing equipment shall be restricted to between 7:00 am and 7:00 pm and shall not take place simultaneously in any given hour (i.e., only one of the two may operate at a time).
- d. Phase 2**
- Berm 1 and 2 shall be constructed prior to commencement of operations in Phase 2.
 - Operation of the rock drill and processing equipment shall be restricted to between 7:00 am and 7:00 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 within "Area 1" as shown on the plan view, it shall be accompanied by localized shielding that breaks the line-of-sight between the rock drill and locations R4 and R5. The shielding material should be of a solid construction with a surface density of no less than 20 g/cm².
- e. Phase 3**
- Berms 1 and 2 (which were constructed prior to commencement of operations in Phase 2) shall remain in place during operations in Phase 3.
 - Operation of the rock drill and processing equipment shall be restricted to between 7:00 am and 7:00 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 within "Area 2" as shown on the plan view, it shall be accompanied by localized shielding that breaks the line-of-sight between the rock drill and locations R4 and R5. The shielding material should be of a solid construction with a surface density of no less than 20 g/cm².

- Equipment Restrictions**
- The drill and processing equipment employed within the licensed area shall be limited to those detailed in Table 2, with sound power levels not greater than those in Table 2 below. All mobile construction equipment used to prepare, install, maintain or operate shall produce sound power levels that comply with MECP Guidelines NPS-115.
- | Source Type / Name | Sound Power Level |
|---|-------------------|
| Rock Drill (Quantity - 1) | 119 |
| Processing Equipment (primary and secondary crusher, screens, wash plant, generators, etc.) | 120 |
| Highway Trucks (each) | 102 |
- 6. Traffic**
- Prior to shipping, the licensee shall enter into an agreement with the Township of Ramara to upgrade Pearl Carrick Road from Concession B-C to the proposed quarry access.
- 7. Water Resources**
- Water levels shall be collected continuously with automatic water level transducers, with manual measurements collected monthly at the following groundwater monitors: MW2-4, MW2-5, MW2, MW1, MP2 and MW3 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations). The MP3 monitoring location shall be relocated north of the proposed limit of extraction once Phase 2 operations commence.
 - Water levels shall be collected continuously with automatic water level transducers, with manual measurements collected monthly at the following groundwater monitors: MW2-4, MW2-5, MW2, MW1, MP2 and MW3 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - Three years prior to extraction extending below the groundwater table, baseline groundwater level conditions shall be established for MW2-4, MW2-5, MW2, MW1, MP2 and MW3 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - If water levels change more than the established thresholds for the Phase 1 through 3, and rehabilitation conditions considering the predicted groundwater levels and established baseline conditions, a detailed investigation shall be undertaken in respect to the potential impacts to the local groundwater system. This investigation shall include a review of current quarry activities, a review of the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations, and a review of climate data. Should quarry activities be found to be responsible for the change the licensee shall discuss options with the MNR and consider the following:
 - Reduction of water table activities
 - Suspension of below water table activities
 - Moving mining to a different phase
 - Conducting a detailed investigation including installing more observation wells
 - Water levels and streamflow shall be collected continuously with automatic water level transducers March through December, with monthly manual measurements collected during the same period at the following surface water monitor: SW4 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the location).
 - Water levels and streamflow shall be collected continuously with automatic water level transducers March through December, with monthly manual measurements collected during the same period at the following surface water monitor: SW4 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the location).
 - Three years prior to extraction extending below the groundwater table, baseline base flow conditions via a threshold shall be established for the following surface water monitors: SW4, SW2 and SW3 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - If base flow change more than the established thresholds for this location developed for the Phase One through Three, and rehabilitation conditions, a detailed investigation shall be undertaken with respect to the potential impacts to the local groundwater system. This investigation shall include a review of current quarry activities, a review of climate data, and a review of stream data. Should quarry activities be found to be responsible for the change the licensee shall discuss options with the MNR and consider the following:
 - Suspension of below water table activities
 - Moving mining to a different phase
 - Conducting a detailed investigation including installing more observation wells or surface water monitoring locations
 - Water levels shall be collected continuously with automatic water level transducers, with manual measurements to be collected monthly subject to lowwater permission/consents being granted at the following quarry water wells: W202454 and 460559 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - Annual water quality sampling for pH, conductivity, total dissolved solids (TDS), sodium, chloride, potassium, magnesium, sulphate, iron, manganese, cadmium, copper, lead, zinc, phenols shall be conducted at the following groundwater monitors: MW2-4, MW2-5, MW2, MW1, MP2 and MW3 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - Semi-annual water quality sampling for pH, Conductivity, Alkalinity, Barium, Chloride, Metals (Antimony, Arsenic, Barium, Beryllium, Boron, Cadmium, Calcium, Cobalt, Copper, Lead, Iron, Magnesium, Manganese, Mercury, Molybdenum, Nickel, Potassium, Selenium, Silver, Strontium, Sulfur, Thallium, Thorium, Tin, Vanadium, Uranium, Vanadium, Zinc), Nitrate/Nitrite, and Sulphate, shall be conducted at the following monitors: MW2-4, MW2-5, and MW3 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - Monthly water quality sampling for total suspended solids, pH, oil and grease and various dissolved metal/trace metals shall be conducted at the following monitors: quarry sump.
 - Annual water quality sampling for Petroleum Hydrocarbon Fractions 101 to F4, Benzene, Toluene, Ethylbenzene and Xylenes, and Oil and Grease shall be conducted at the following monitors: MW2-4, MW2-5, MW1, and the quarry sump discharge (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - Soil annual water quality sampling for Dissolved Oxygen, Conductivity, pH, and Temperature shall be conducted at the following surface water monitors: SW4, quarry sump discharge, WU-3, WU-4A, WU-4B and WU-4C (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - Soil annual water quality sampling for Dissolved Oxygen, Conductivity, pH, and Temperature shall be conducted at the following surface water monitors subject to lowwater permission/consents being granted at the following location: SW2 and WU-4B (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - Annual water quality sampling for pH, conductivity, total dissolved solids (TDS), sodium, chloride, potassium, magnesium, sulphate, iron, manganese, cadmium, copper, lead, zinc, and phenols shall be conducted subject to lowwater permission/consents being granted at the following private water wells: W202454 and 460559 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the locations).
 - If a water well complaint is received by the licensee, the following actions shall be taken by the licensee:
 - The licensee shall notify the MECP within 24 hours and provide mitigative actions to be taken.
 - The licensee shall hire a licensed water well technician to complete a well inspection including a review of the pump, well condition, pump depth and condition, plumbing, etc. to confirm the well complaint is not resultant of well-specific issues.
 - If determined not to be resultant of well-specific issues, the licensee shall provide potable water to the well user within 24 hours of the well inspection.
 - If the licensee retains a hydrogeologist to review the water well inspection data, and water level/quality data, and ongoing operations at the quarry to provide an assessment of the cause of the complaint. The hydrogeologist shall prepare an opinion on the likelihood the well complaint received can be attributed to quarry operations.
 - If deemed the well interference complaint is legitimately resultant of quarrying operations, the licensee shall initiate a water supply restoration program, consisting of:
 - Step 1: Well system rehabilitation. Replacement or lowering of pumps, flushing the pump lines, well deepening, etc.
 - Step 2: Well Rehabilitation. If system rehabilitation is not an option, the well should be replaced.
 - Step 3: Water treatment considerations. Appropriate water treatment shall be incorporated into any restored water supply.
 - The results of the water supply restoration program must be acceptable to both the water well user(s) and the licensee, and the licensee shall bear all of the cost associated with the program.
 - If deemed the well interference complaint is not resultant of deleterious operations at the quarry, the licensee shall provide a letter report summarizing the results of the investigation to the well user(s). Further, the licensee shall continue to supply potable water to the well user(s) to allow the user(s) to make alternate water supply arrangements.
- 8. Aesthetics**
- A new earth berm (maximum height of 1.0 m) shall be constructed along the western limits of Phase 1 to limit overland flow into the quarry, as shown on the plan view.
 - During Phase 1 of extraction, the quarry shall have a surface storage area capable of holding a volume of 18,000 m³ to provide attenuation for runoff from the extraction area and groundwater seepage into the quarry.
 - Runoff from groundwater seepage into the active quarry area shall be treated by a settling pond prior to discharging to the nearby WU-1 (see the Receptors and Monitoring Wells Key Map on drawing 1 of 4 for the location) depression feature (during Phase 1) and to the proposed infiltration feature (during Phases 2 and 3).
 - A new infiltration feature consisting of an estimated depth of up to 3.0 metres and a slope of 1% (to be confirmed during detail design) shall be constructed along the northern limits of the Phase 2 and 3 extraction areas as shown on the plan view. The linear infiltration feature shall be constructed with a 300 mm diameter HDPE pipe, with a 100 mm diameter HDPE pipe at the bottom. The infiltration feature shall be covered in the design of the feature to restrict groundwater flow from the feature south towards the extraction area. A naturalized cutoff swale shall be constructed along the south boundary of the Phase 2 and 3 extraction areas to collect runoff from the wetland and tributaries to the south and convey runoff west towards Pearl Carrick Road. The cutoff swale shall be constructed prior to Phase 2 extraction in the location shown on the plan view.
 - A pump and foreman, or gravity drain system feasible, shall be installed along Pearl Carrick Road as shown on the plan view and the Phase 2 and 3 Surface Water Management Plan Schematic to convey runoff from the external drainage area to south, around the extraction area and to the proposed infiltration feature along the north boundary of the site.
 - An overflow swale shall be constructed from the cut off swale to the Phase 2 and 3 extraction area as shown on the "Phase 2 and 3 Surface Water Management Plan Schematic" to convey runoff in excess of the capacity of the bypass swales to the surface storage feature within the extraction which will provide attenuation prior to being pumped into the infiltration feature along the north property boundary.
 - The surface water storage feature capable of containing 70,500 m³ of overflow water shall be provided on the quarry floor during Phase 2 and 3 of extraction. The storage feature shall initially be located within the Phase 1 extraction area and shall be relocated into Phases 2 and 3 as extraction progresses and Phase 1 is rehabilitated.
 - During rehabilitation, the western section of the naturalized cutoff swale shall be disconnected, and a natural channel shall be constructed to convey flow northwards to the existing infiltration feature.
 - The section of the naturalized cutoff swale between the two tributaries to the south shall be left as is during rehabilitation to minimize disturbance to the fish habitat in the area.
 - An linear conveyance channel shall be constructed as part of rehabilitation to convey runoff from the south extraction limit / cutoff swale underground to the infiltration feature along the north boundary of the site. The channel shall consist of an approximate 3.0 metre deep infiltration feature filled with 100 mm diameter rigid polypropylene. The operation shall be graded with 0.3 metres deep channel at surface to convey flow over concrete during large storm events and the spring season.
 - Water from the quarry sump or clean water sump shall be discharged to the north infiltration feature as necessary to maintain dry operating conditions at the Quarry as shown on the plan view. No process water shall be discharged from the Quarry directly prior to being treated. There shall be no direct discharge of water off-site.
 - Excavate soil to be utilized for berm construction and rehabilitation shall be imported to site in accordance with O. Reg 244/97 under the Aggregate Resources Act.
 - As part of final rehabilitation of the site, the monitoring wells shall be decommissioned in accordance with O. Reg 903.
 - The licensee shall operate in accordance with the Environmental Compliance Approval (ECA) and Permit to Take Water (PTTW) requirements.
 - The operation and rehabilitation of this site will not impact a Wetland Protection Area or a Surface Water Intake Protection Zone and therefore, source water protection policies do not apply for this license.

Legal Description
Part of Lots 9 and 10, Concession C (former geographic Township of Ramara) Township of Ramara County of Simcoe

Legend

- Licence Boundary
- Limit of Extraction
- Contours with Elevation (Metres above sea level (MASL))
- Public Road
- Watercourse (Permanent (Direction of flow indicated by arrows))
- Wooded Area
- Wetland (MNR - Unutilized)
- Wetland (MNR - Evaluated - Other)
- Special Noise Provisions
- Storage Pond
- Infiltration Feature
- Naturalized Cutoff Swale
- Overflow Swale
- Forcemain
- Existing Licence Boundary
- Existing Limit of Extraction
- 120m Offset From Licence Boundary
- Additional Land Owned by the Licensee
- Parcel Fabric
- Fence (Top - Existing (MASL), Bottom - Maximum Depth of Extraction (MASL))
- Silt Fence
- Entrance / Exit (Field - Hollow, Operational - Solid)
- Gate
- Culvert
- General Direction of Excavation & Boundary
- Berm
- Spot Elevation (Top - Existing (MASL), Bottom - Maximum Depth of Extraction (MASL))
- Cross Sections



Site Plan Acronyms

- ARA - Aggregate Resources Act
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- ECA - Environmental Compliance Approval
- MASL - Metres Above Sea Level
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- MCM - Ministry of Citizenship and Multiculturalism
- MCRS - Ministry of Government and Consumer Services
- MECP - Ministry of Environment, Conservation and Parks
- O. Reg - Ontario Regulation
- PTTW - Permit to Take Water
- SPW - Species at Risk

Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By

MNR Approval Stamp

MHBC Stamp
Christopher Poole
Is authorized by the Ministry of Natural Resources pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/07 to prepare and certify site plans.

Applicant
Brand X Materials and Supply Inc.
15 Sarjeant Drive
Barrie, Ontario
L4N 4V8
(705) 728-2460

Project
Ramara Quarry
6059 Pearl Carricks Road, Ramara, Ontario, L3V 0K7

MNR Licence Reference No. _____ **Applicant's Signature** _____

Plan Scale: 1:2000 (Arch E) **Date** May 2026

Drawn By: C.P. **File No.** 21511C

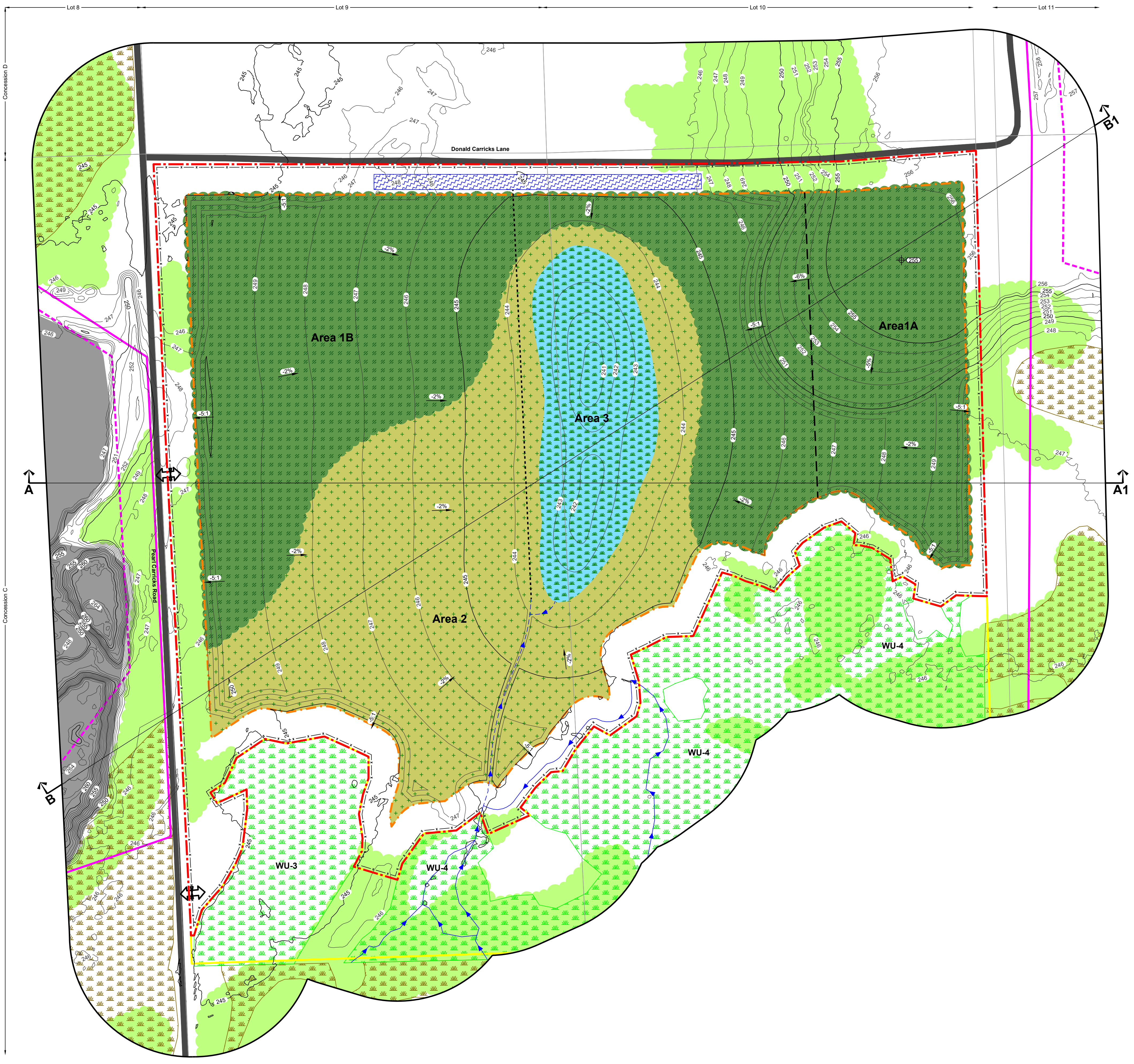
Checked By: C.P./J.N.

Drawing Name **Operational Plan**

Drawing No. **2 of 4**

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Legend	
	Licence Boundary
	Limit of Extraction
	Contours with Elevation Metres above sea level (MASL)
	Public Road
	Watercourse Permanent
	Overland Flow Channel MNR - Unvegetated
	Underground Infiltration Feature
	Infiltration Feature
	Wooded Area
	Wetland MNR - Unvegetated
	Wetland Shrub - Emergent - Other
	Wetland / Pond
	Upland - Meadow
	Upland - Forest
	Existing Licence Boundary
	Existing Limit of Extraction
	120m Offset From Licence Boundary
	Additional Land Owned by the Licensee
	Parcel Fabric
	Fence 1.2m post & wire fence unless otherwise noted
	Boundary Between Areas 1A and 1B
	Entrance / Exit
	Gate
	Building/Structure
	Proposed Floor Elevation Metres above sea level (MASL)
	Proposed Final Slope (Horizontal - Vertical)
	Proposed Final Slope (Horizontal - Vertical)
	Cross Sections



- A. General**
- Area calculations
 - Licence Boundary 43.3 ha
 - Limit of Extraction 34.4 ha
 - The maximum annual tonnage is 500,000 tonnes.
 - The maximum predicted water table varies between 243.7 masl and 245.8 masl. The maximum predicted water table is shown in each cross section on drawing 4 of 4.
- B. Phasing**
- Progressive and final rehabilitation shall be completed in direct correlation to the development of the site 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 shall follow the general direction and sequence of extraction identified on the plan view and described in Section H on drawing 2 of 4.
 - Rehabilitation of Phase 3 shall be the final phase to be rehabilitated as it will be the final phase to be extracted.
- C. Slopes, Grading and Drainage**
- Progressive rehabilitation shall consist of backfilling the limit of extraction to the elevations, slopes and grades depicted on the plan view of this drawing.
 - Final rehabilitation shall consist of the creation of the woodland, wetland and meadow features shown on the plan view of this drawing.
 - The site shall be graded so that final surface drainage will follow the rehabilitated contours and directional arrows shown on the plan view of this drawing. The final rehabilitated landform shall slope to the middle of the site to provide passive drainage to the created wetland feature.
 - Excess soil, as defined in O. Reg 244/97 (as amended from time to time) may be imported to this site to facilitate the following rehabilitation:
 - To establish the final elevations, slopes and grades depicted on the plan view of this drawing.
 - Top dressing to establish vegetation.
 - Liquid soil, as defined in O. Reg 406/19 (as amended from time to time) under the Environmental Protection Act, is not authorized for importation to the site.
 - The quality of excess soil imported to the site for final placement must be equivalent to or more stringent than the applicable excess soil quality standards as determined in accordance with O. Reg 244/97 (as amended from time to time) and must be consistent with the site conditions and the end use identified in the approved rehabilitation plan.
 - Where a qualified person is retained or required to be retained in accordance with O. Reg 244/97 (as amended from time to time), the quality, storage, and final placement of excess soils shall be done according to the advice of the qualified person.
 - Excess soil imported to facilitate rehabilitation as described on this site plan shall be undertaken in accordance with O. Reg 244/97 under the Aggregate Resources Act (as amended from time to time).
 - The cumulative total amount of excess soil that may be imported to this site for rehabilitation purposes is 6,570,000 m³.
- D. Natural Environment**
- The following notes are a continuation of the Natural Environment Technical Recommendations noted under Section O on drawing 2 of 4.
- E. Technical Recommendations**
- Phasing and fill:
 - The infill of extracted lands shall prioritize the maintenance of a north-south movement corridor throughout all phases. The final grades are shown on the plan view of this drawing.
 - The quarry is intended to be utilized through the importation of excess soils to the extraction area (34.4 ha). Importation is required to comply with the ARA-O, Reg 406-19, On-site and Excess Soil Management. This includes the requirement that a description of the soil plan indicating whether soil, topsoil or fill material is to be imported for the purpose of rehabilitation.
 - Specifically related to natural heritage matters, the Best Management Practices for Aggregate Pit and Quarry Rehabilitation in Ontario (OSPE, 2021) shall be incorporated to mitigate / avoid impacts from invasive species.
 - Rehabilitation:
 - For each phase, a rehabilitation plan specific to each created feature shall be completed that details the rehabilitation measures required. This shall be completed by a qualified professional with experience undertaking complex ecological restoration projects and shall incorporate the recommendations provided in section O.4 on drawing 2 of 4 and section E on this drawing.
 - Once the extracted area has been filled to reach the final landform elevations within Phase 1, vegetation communities shall be established in accordance with the plan view of this drawing.
 - Rehabilitation shall occur in an East-West direction following extraction and shall provide forest, meadow, and wetland habitats.
 - Area 1A - Forest Corridor:**
 - A minimum area of 5 ha shall be rehabilitated with forest habitat for the 1A - Forest Corridor and shall include the upland tree species native to ecoregion 6E-9.
 - Rehabilitation of the 1A - Forest Corridor, a 120m forest strip, shall commence prior to the beginning of extraction of Phase 2 to maintain a North-South wildlife movement corridor. Planting shall be completed in its entirety.
 - Trees shall not be placed in rows but instead shall be planted in a more natural density with a spacing of 4m x 4m. This can be managed through the incorporation of open woodland canopy conditions by planting in areas at lower density (i.e., 10m x 10m spacing for trees) within portions of the woodland planting area.
 - Area 1B - Remaining Forest:**
 - A minimum area of 13.6 ha shall be rehabilitated with forest habitat and shall include the upland tree species native to ecoregion 6E-9.
 - Trees shall not be placed in rows but instead shall be incorporated in a more natural density with a spacing of 4m x 4m. This can be managed through the incorporation of open woodland canopy conditions by planting in areas at lower density (i.e., 10m x 10m spacing for trees) within portions of the woodland planting area.
 - Area 2 - Meadow:**
 - The remainder of the site (12.5 ha) shall be rehabilitated with meadow habitat and shall include suitable upland native seed mix with species native to ecoregion 6E-9 and installed at a minimum density of 23kg/ha or otherwise directed by the selected seed mix.
 - Area 3 - Wetland:**
 - A minimum area of 3.2 ha shall be rehabilitated with wetland habitat. Plantings shall occur along the wetland edge areas with shrub species and seed mix native to ecoregion 6E-9.
 - A wetland seed mix with native species shall be utilized and installed at a minimum density of 23kg/ha or otherwise directed by the selected seed mix.
 - A maximum depth of 10m of the wetland feature shall be established, while also creating a 'top-and-mound' microtopography throughout. Key depth considerations within the created wetland feature shall be as follows:
 - Shallow areas: 0 to 0.5m
 - Deep Areas: 0.5 to 1.5m
 - Deep Pockets: 2 to 3m
 - The wetland substrate shall contain varying soil permeability:
 - Fill soil in this area shall ensure that subsurface soils are low permeability to ensure water retention within the wetland pocket.
 - Imported surface soils shall be rich in organic matter, preferably a good quality loam that also has a rich microbial diversity.
 - Soil containing seed stock from the WU-1 and WU-2 wetland units shall be incorporated into the wetland rehabilitation.
 - General rehabilitation notes:
 - Rehabilitation shall incorporate other habitat enhancement measures, including the construction of reptile hibernaculum (1A - Forest), placement of stumps (2 - Meadow), construction of turtle basking logs (2 - Wetland), and native grasses and ferns for Eastern White-poor-will (2 - Meadow), and artificial bat roosting structures (Forest - 1A & 1B).
 - Soil substrate shall contain a high organic matter and moderate water holding capacity.
 - Adequate site preparation shall be undertaken in order to ensure a successful establishment of planted species.
 - Seed mix and species selection shall be determined based on moisture content of the soil and approved by a qualified professional.
 - Transplanting of salvaged trees, shrubs and herbaceous material within other phases shall be considered in order to provide a source of more mature species.
 - Varying topography within restored woodlands, including 'top-and-mound' to promote water infiltration and vernal pooling shall be incorporated in restoration plans.
 - Seedbank from existing landscape shall be incorporated through the movement of topsoil from the phase being cleared for extraction at the time of habitat creation. For Phase 1 this would be soil from Phase 2 during site preparation stages.
 - The created wetland feature shall maintain a hydrological connection to the retained WU-4 wetland.
 - For all habitat restoration activities, vegetation shall be monitored following an established regular schedule to determine if invasive species are becoming established so that corrective action may be taken.
 - A survival rate of 80% of the original number of planted stems is the target after two years for each planting area.
 - Creation of drainage channels in the original locations shall be reviewed by DFO to ensure that decommissioning of the created features considers the ongoing protection of fish and fish habitat. Natural design proposals shall be applied to the reconstruction of the drainage channels and shall consider the habitat requirements of the local fish community at the time that reinstatement of the drainage features is contemplated.

- FINAL REHABILITATION**
- F. General**
- All equipment shall be removed from the site.
 - No buildings, structures or haul roads shall remain.
 - The anticipated final end-use will be a meadow and shrubland, wetland and pond, and a forest.

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- MASL - Metres Above Sea Level
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Site Plan Amendments

No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)

No.	Date	Description	By

MHBC
 PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
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MNR Approval Stamp

MHBC Stamp
 Christopher Poole
 is authorized by the Ministry of Natural Resources pursuant to Subsection 0.2(3)(f) of Ontario Regulation 244/07 to prepare and certify site plans.
Christopher Poole

Applicant
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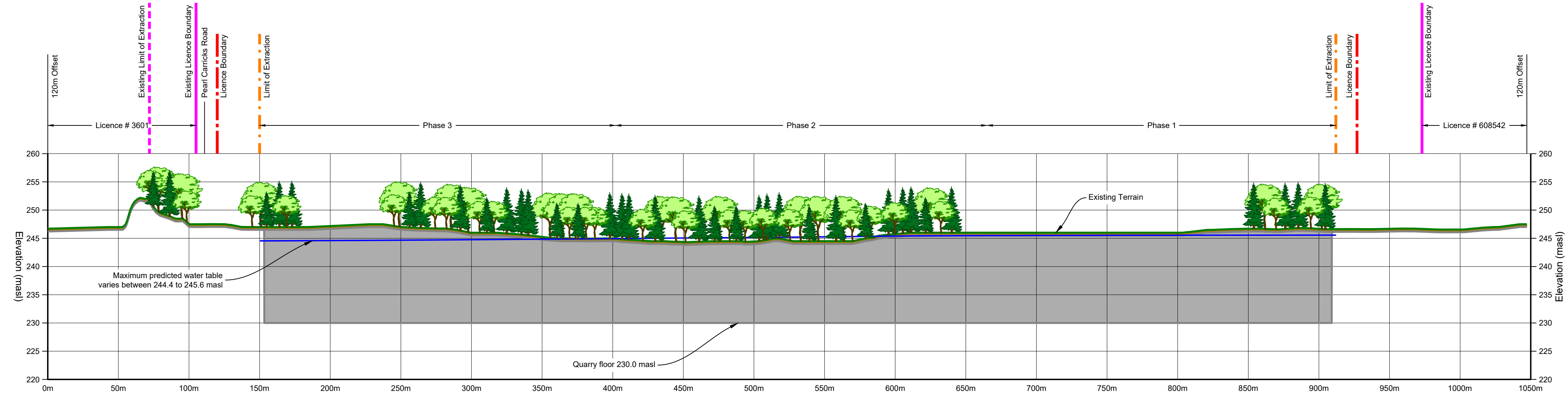
Project
Ramara Quarry
 6059 Pearl Carricks Road, Ramara, Ontario, L3V 0K7

MNR Licence Reference No.
 Applicant's Signature
Brandon Velt

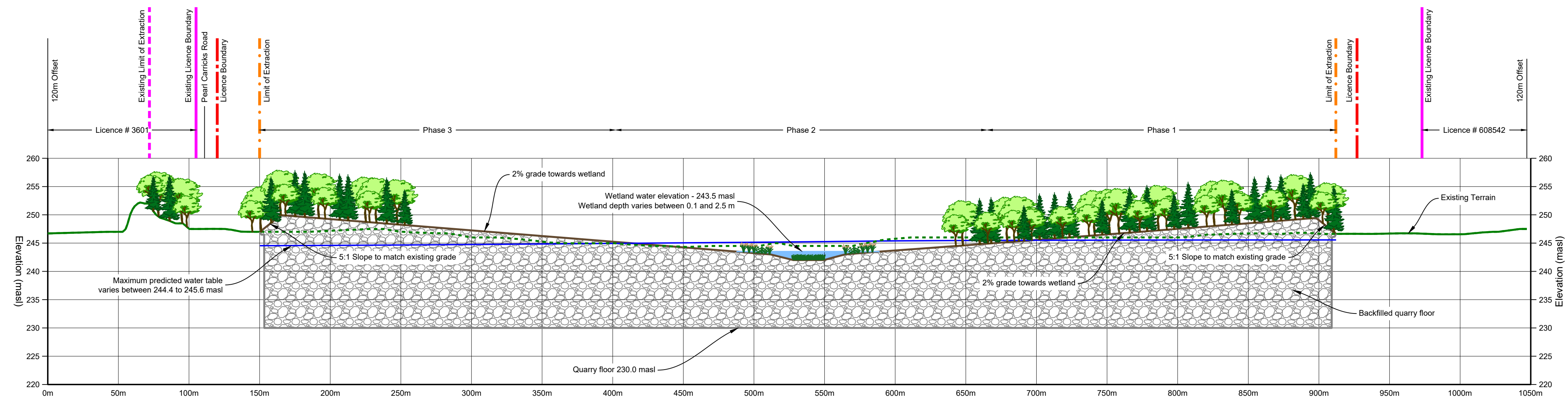
Plan Scale: 1:2000 (Arch E)
 Date: May 2026
 Drawn By: C.P. File No.: 21511C
 Checked By: C.P./J.N.

Drawing Name: Rehabilitation Plan
Drawing No.: 3 of 4

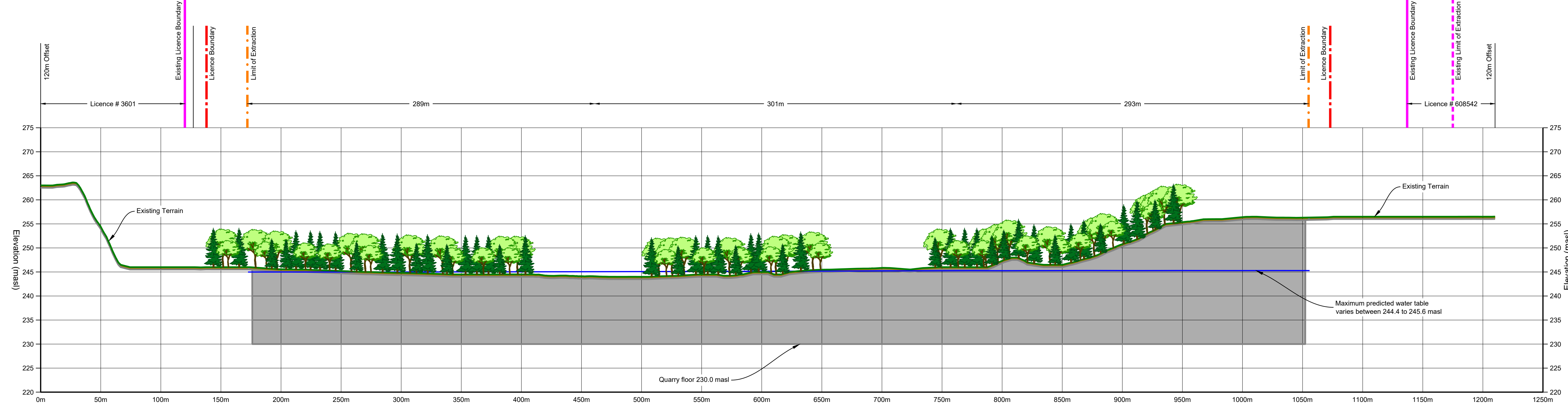
- Legend**
- Licence Boundary
 - Limit of Extraction
 - Existing Licence Boundary
 - Existing Limit of Extraction
 - Existing Grade - Removed / Altered
 - Existing Grade - Undisturbed
 - Maximum Predicted Water Table
 - Pit Floor
 - Quarry Floor / Face
 - Topsoil and/or Overburden
 - Aggregate Available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



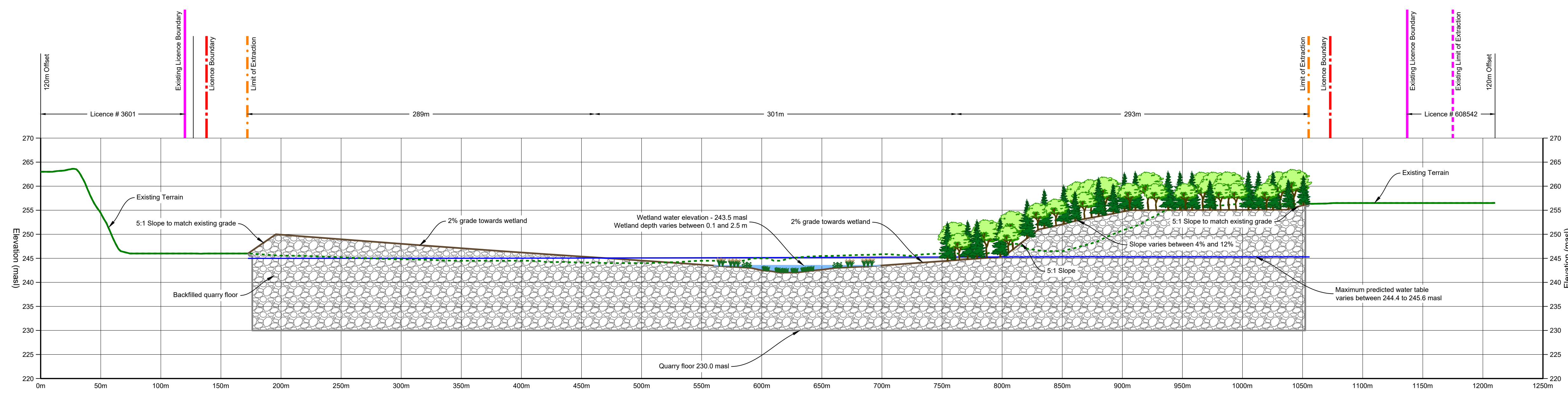
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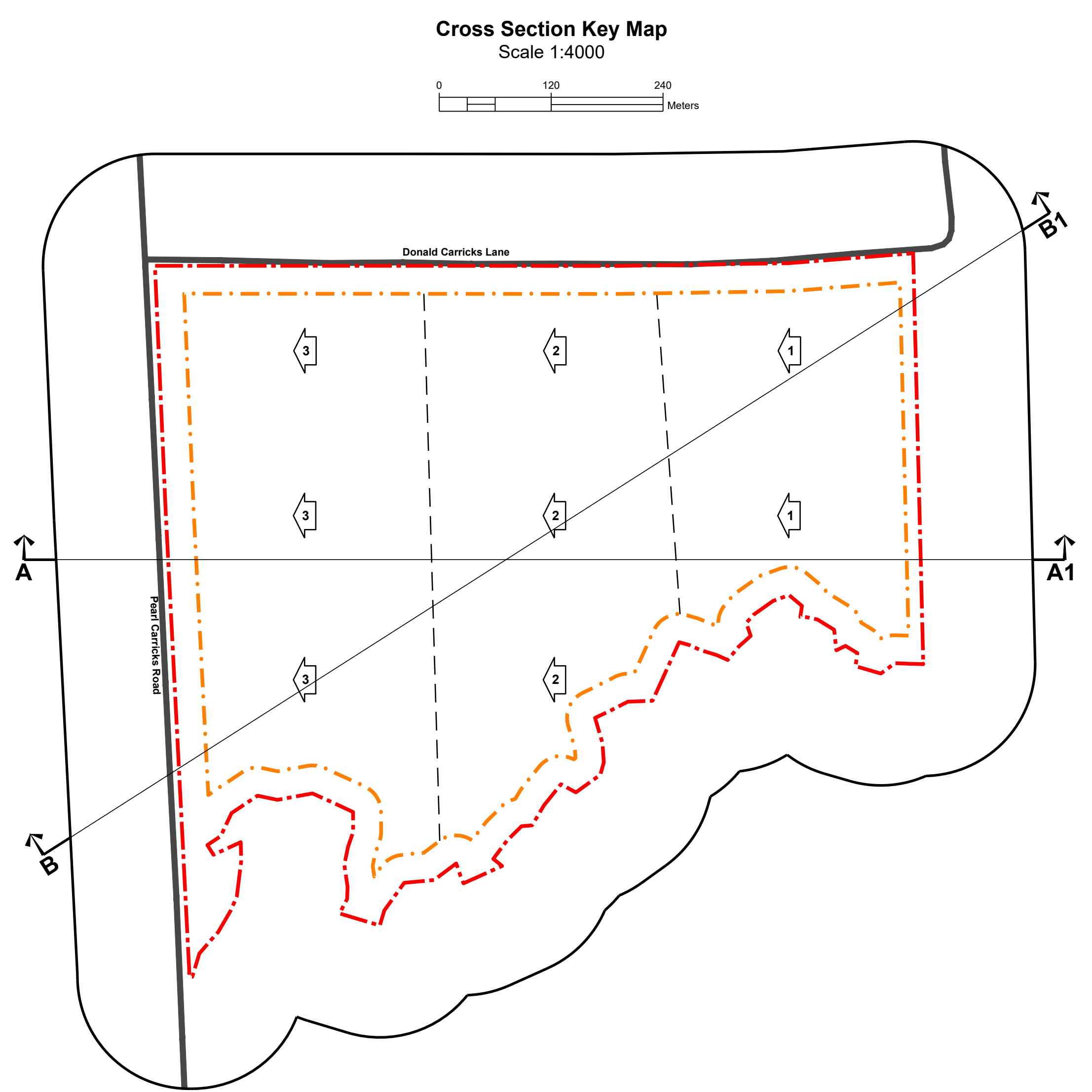
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Section B-B1 - Existing
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 Vertical - 1:500



Section B-B1 - Rehabilitation
 Horizontal - 1:2000
 Vertical - 1:500



Site Plan Amendments			
No.	Date	Description	By

Site Plan Revisions (Pre-Licensing)			
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MNR Licence Reference No.	Applicant's Signature <i>Brandon [Signature]</i>
Plan Scale: 1:2000 (Arch E) Horizontal: 1:2000 Vertical: 1:500	Date: May 2026 Drawn By: C.P. File No.: 21511C Checked By: C.P./J.N.

Drawing Name
Cross Sections

Drawing No.
4 of 4