

SUMMARY STATEMENT REPORT

CATEGORY 3 (CLASS "A" PIT) AGGREGATE LICENCE APPLICATION AGGREGATE RESOURCES ACT (SIBTHORPE PIT PROPERTY)

CEDARHURST QUARRIES & CRUSHING LIMITED

***Prepared by: Dennis C. Simmons Development and Land Management
Consulting Services
P. O. Box 41
Irondale, Ontario, K0M 1X0
Telephone - (705) 447-1117***

Summary Statement

Introduction

CEDARHURST QUARRIES & CRUSHING LIMITED is applying to obtain a Category 3 Aggregate Licence (Class "A" Aggregate Pit Licence, Above the Water Table) to operate a pit on part of Lot 80, Concession 1 W.P.R. and part of the original road allowance between Lots 80 and 81, Concession 1 W.P.R., Goographic Township of Tiny, County of Simcoe. Pit operations will include the extraction, processing, stockpiling and transportation of sand and gravel off site.

The application package includes the following:

1. Completed aggregate licence application form in the name of CEDARHURST QUARRIES & CRUSHING LIMITED (Cedarhurst) and a cheque in the amount of \$1,000.00 made payable to the Minister of Finance
2. Summary Statement Report (this document)
3. Natural Environment Level 1 & 2 Technical Report and Environmental Impact Statement, prepared by The Lindsay Environmental Services Group
4. Stage 1 and 2 Archaeological / Heritage Assessment, prepared by The Central Archaeology Group Inc.
5. Hydrogeological Assessment (Letter of Opinion), prepared by Alpha Environmental Services Inc.
6. Acoustic Assessment Report, prepared by F. H. Teakston Environmental Control Inc.
7. Proposed Site Plans including Existing Features, Operational and Rehabilitation plans together with cross-section schematics

The applicant seeks to licence 42.6 hectares of land with a proposed area of 30.0 hectares to be extracted. Depth of extraction will vary from approximately 13 meters to 38 meters in depth across the property and will remain at least 1.5 meters above the water table. The proposed area to be licensed is 92 % forested property and 8% open field area (not being farmed). Final extraction and rehabilitation will create approximately 3.4 hectares of land that may be used as productive cropland (11.3% of the area to be extracted). This proposed cropland area would be linked with cropland located directly to the south. The remaining rehabilitated land will be reforested.

The aggregate licence application is for a Class "A" pit licence with a maximum of 600,000 tonnes of aggregate allowed to be removed from the licensed property in any given calendar year.

Water Table

Included with this Summary Statement Report is a Letter of Opinion / Hydrogeological Assessment prepared by Alpha Environmental Services Inc. (Ross Campbell, hydrogeologist). The Letter of Opinion estimates that the water table varies from an elevation of 236.0 m asl at the west portion of the site to 254.8 m asl in the central portion of the site and to 252 m asl at the eastern portion of the site. Extraction of aggregate will be undertaken no closer than 1.5 meters from the established water table. Depending on the quality of aggregate, up to approximately 38 meters of material may be extracted from the site, based on topography. Aggregate will be removed in a series of lifts. On each lift test holes will be dug to ensure that aggregate extraction

remains at least 1.5 meters above the water table. Should the water table vary upwards no extraction will occur within 1.5 meters of the water table.

Monitoring wells located on the adjacent Teedon pit property and adjacent resident wells were used to determine the water table elevation on the proposed property to be licensed.

Alpha Environmental Services Inc. concluded through their assessment that the proposed pit operation should have no impact on existing ground water users near the site.

Surface Water

Existing surface water drainage on the proposed licensed property is to the west (on western portion of property), to the north (on the central portion of the property) and to the east (at the eastern end of the property). During extraction operations surface water drainage in undisturbed areas will remain the same and within the area of excavation surface water will percolate into the pit floor due to the porosity of the sand and gravel. After final rehabilitation surface drainage will drain from perimeter sloped areas onto the rehabilitated pit floor. Surface water from rain and snow melt water will percolate into rehabilitated pit floor with some surface waters draining westward (primarily), northward and eastward.

Natural Environment

A Natural Environment Level 1 and 2 Technical Report and an Environmental Impact Statement were completed for the proposed property to be licensed for pit excavation. The report was conducted by The Lindsay Environmental Services Group (dated September 30, Revised March 2, 2015).

The report provides Natural Heritage information as required under the Provincial Standards (Aggregate Resources Act) and also includes an Environmental Impact Statement / Study as required by the County of Simcoe Official Plan for a development proposal in Greenland unit TTP4 and the Township of Tiny Official Plan for development in the Environmental Protection II area.

No Areas of Natural and Significant Interest, Provincially Significant Wetlands, Fish Habitat or Significant Valley Lands were found in the study area (proposed property to be licensed and surrounding land within 120 meters of the proposed licensed property). A small butternut tree (endangered species) was found on the Cedarhurst property well to the east of the proposed licensed property. The subject tree will not be impacted by the proposed pit development.

Significant woodlands (Greenland unit TTP4 and Environmental Protection II) are located on the west end of the proposed property to be licensed. This woodland area (west of the base of the ridge) will not be extracted and shall continue to be managed as a hardwood forest property.

Archaeological / Heritage Assessment

A Stage 1 and Stage 2 Archaeological / Heritage Assessment Report for the subject property was completed by The Central Archaeology Group Inc. dated May, 2011. Background research and field investigation indicated the absence of significant / historic cultural materials. The report was submitted to the Ministry of Tourism and Culture with a recommendation that the Ministry issue a letter of clearance. The Ministry

provided written clearance in a letter dated June 24, 2011.

Soils / Agricultural Land Classification

A review of the Canada Land Inventories Agricultural Capabilities Map indicates that the soils on the proposed extractive area are classified as Classes / Subclasses 3FM, 3W and 7T.

Class 3 soils can be fair to moderately high in productivity for a wide range of common field crops. Subclass F denotes soils having low fertility that may be improved through fertility management. Subclass F denotes soils having low moisture holding capabilities and are more prone to drought. Subclass W indicates a presence of excess soil moisture causing a limitation to field crop agriculture.

Class 7 soils have no capability for arable agriculture or permanent pasture. Subclass T indicates topographic limitations due to the steepness of the surface slope and the pattern or frequency of slopes in different directions.

At present approximately 3.4 hectares of land is open field, not being used for agricultural purposes. A number of years ago a significant portion of the property was used for agricultural purposes. It is proposed that final rehabilitation will provide for 3.4 hectares of agricultural property and 26.6 hectares of forested property.

Progressive and Final Rehabilitation

Rehabilitation of the final pit floor will involve grading and placement of topsoil (from on site) as even as possible over the floor with seeding to be carried out thereafter. That portion of the floor to be rehabilitated for agricultural use will be seeded with a seed mix conducive to crop farming. That portion of the floor to be reforested will be seeded with a seed mix conducive to the planting of trees and natural seeding from the adjacent forested area. Planting of trees will be undertaken in accordance with the Tree Planting Prescription prepared by Peter Hynard (Registered Professional Forester). The Tree Planting Prescription is included in the Environmental Statement and Natural Environment Level 1 and Level 2 Technical Report prepared by The Lindsay Environmental Services Group, dated September 30, 2011, Revised March 2, 2015.

Final pit faces will be sloped at a minimum of 3:1 to provide for slopes that will be forested. Rehabilitated sloping will be accomplished using a combination of infill (from on site) and cut & fill with grading. After grading of the slopes is completed, topsoil (from on site) will be evenly applied over the constructed slopes with seeding carried out thereafter. Seeding will be conducive to tree planting. Thereafter (upon complete grass coverage of the slopes) trees will be planted in accordance with the Tree Planting Prescription prepared by Peter Hynard. Slopes to be planted are identified on the Rehabilitation Plan.

Quality and Quantity of Aggregate

The aggregate deposit proposed for extraction is located within both a lacustrine plain area and an ice-contact stratified drift deposit. Generally the deposit consists of interbedded fine to coarse gravel, medium to coarse sand and thin clay layers. There are areas of both crushable and pit-run aggregate. Sand control will be necessary for the production of Granular A material.

It is estimated that there is approximately 9 million tonnes of aggregate located on the proposed area of extraction.

Municipal Planning & Land Use Considerations

Under the existing Official Plan for the Township of Tiny, the proposed area to be licensed for aggregate extraction is presently designated as Rural and Mineral Aggregate Resources II and Environmental Protection II overlap (Township of Tiny, Schedule A – Land Use). An Official Plan amendment is required to designate the proposed licensed property (extractive area) to Mineral Aggregate Resources I.

Under the existing By-law for the Township of Tiny, the proposed area to be licensed for aggregate extraction is presently zoned Rural (RU). The establishment of a new pit will require that the proposed licensed property (extractive area) be rezoned to Mineral Aggregate (MAR).

No Official Plan amendment is required to the County of Simcoe Official Plan. Matters are to be addressed relating to the Official Plan including Part 3 – Growth Management Strategy, Part 4 – Policy Statements (4.4 Aggregate Developments & 4.5 Natural Heritage Guidelines) and Part 5 – Schedules (High Potential Mineral Aggregate Resources – Sand & Gravel Resources, Greenland / Rural & Agricultural, Agricultural Classification & Natural Heritage System).

As previously mentioned, 92% of the proposed area to be licensed is forested property which has been logged from time to time. It appears that a small area was planted with scotch pine for Christmas trees. The remaining 8% of the land is open field (not being farmed). The open field area and area planted with scotch pine and red pine was farmed a number of years ago.

It is proposed that final rehabilitation will provide 3.4 hectares of land that may be used for productive cropland and provide 26.6 hectares of forested land.

Haul Route / Traffic Information

It is proposed that the entrance / exit for the licensed property be onto the existing Teedon pit property (owned and operated by Cedarhurst), using the Teedon pit entrance / exit onto Darby Road. Over Darby road the aggregate would be trucked approximately 0.47 kilometers northward to Highway #93.

Pit Operation (Area of Extraction)

Extraction of aggregate will be undertaken to final pit floor elevations ranging from 240.5 m.a.s.l. at the west end of the property, to 255 m.a.s.l. at the central part of the property and to 253.7 m.a.s.l. at the east end of the property. Depth of extraction will range from approximately 13 meters at the west end of the extractive area, to approximately 38 meters at the central part of the and to approximately 16 meters at the east end of the extractive area. Proposed final pit floor elevations may not be reached at all locations on the property, depending on the location of marketable aggregate.

Should the water table vary upwards, no extraction will occur within 1.5 meters of the water table. As identified in the operational site plan notes, test holes will dug to probe for the water table on each lift.

Extraction will take place in 3 phases. Phases 1 and 2 may be operated concurrently and Phases 1 and 3 may be operated on concurrently after complete rehabilitation of Phase 2

No more than 50% (15.0 hectares) of the extractive area will be disturbed at any given time. Extraction will be initiated in the central portion of the Phase 1 area and proceed westward through the Phase 2 area with progressive rehabilitation being undertaken (see details on Operational Plan – Sheet 2 of 4). Prior to extraction taking place in the Phase 3 area, at least 10.6 hectares of land will have been rehabilitated. Upon complete extraction of the Phase 3 area the total disturbed area on the licensed property will be completely rehabilitated within 2 years thereafter.

Final pit faces will be sloped at 3:1 or greater (graded, topsoil applied and seeded with herbaceous vegetation). All slopes will be planted with trees as identified in the Tree Planting Prescription prepared by Peter Hynard (Registered Professional Forester). All of the final pit floor, with exception of the 3.4 hectares rehabilitated for agricultural cropland, will be graded, topsoil applied, seeded with herbaceous vegetation and planted with trees as identified in the Tree Planting Prescription noted above. The final pit floor to be rehabilitated for agricultural cropland will be graded, topsoil applied and seeded with a grass seed conducive to farming (cropland).

A summary of other pit operation details is as follows:

Stockpiles – Aggregate will be processed and stockpiled on the pit floor in proximity to active pit faces. Topsoil /overburden stripped from the site may be temporarily stockpiled on the licensed property within the extractive area and used appropriately for progressive and final rehabilitation. No stockpiles shall be located within 30 meters of the north and west licensed area boundaries.

Scrap – No scrap shall be placed on the licensed property.

Fuel Storage – Portable fuel tanks may be placed on the licensed property from time to time depending on area contracts / projects. Fuel storage shall be in compliance with the appropriate regulations.

Equipment – Trucks, front-end loaders, excavators, bulldozers, portable screening and crushing equipment and other types of equipment required to carry out pit operations shall be used on the licensed property.

Processing – Granular aggregate will be processed on site using portable crushing and screening equipment. Processing equipment will be equipped with dust suppressing devices (water spray bars) and have appropriate Certificates of Approval as required under Provincial regulations.

Dust Control – Dust will be mitigated on site. When required, dust will be suppressed on the pit floor and entrance / exit corridor.

Site Access Control – The entrance onto the Teedon pit (Aggregate License #3670) from Darby Road is gated and will remain gated for the duration of the aggregate licence on the Sibthorpe pit site. When the pit properties are not in use the gate will be locked.

Licensed Boundary – The south licensed area boundary will not be fenced as the land to the south is a licensed operating pit owned by Cedarhurst Quarries & Crushing Limited. The north licensed area boundary will not be fenced due to the large forest area that abuts the boundary. The east and west licensed area

boundaries shall be fenced with 1.2 meter high post and page wire fencing. All unfenced licensed area boundaries shall be clearly marked.

Site Plan Overrides

The following site plan overrides are proposed under the provisions of the Provincial Operational Standards:

1. The south licensed area boundary will not be fenced as the land to the south is a licensed operating pit owned by Cedarhurst Quarries & Crushing Limited. All unfenced boundary will be clearly marked as identified on the Operational site plan (sheet 2 of 4).
2. The entrance onto the licensed property from the Teedon pit will not be gated as the entrance onto the Teedon pit property (owned & operated by Cedarhurst Quarries & Crushing Limited) from Darby Road is gated.
3. No excavation setback will exist along the south licensed area boundary as the property to the south is licensed to and owned by Cedarhurst Quarries & Crushing Limited. No excavation setback will exist along the east licensed area boundary as the property to the east is under the same ownership as the licensed property (K.J. Beamish Construction Co. Limited).
4. No setback will be required along the south licensed area boundary for stockpiling as the property to the south is licensed to and owned by Cedarhurst Quarries & Crushing Limited.

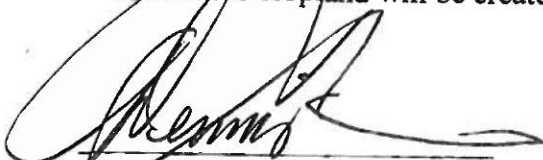
Surrounding Property Owners

Adjacent and nearby landowners (within 120 meters of the proposed aggregate licence area boundaries) will be notified regarding the proposed pit operation and given the opportunity to provide written comments as per the requirements of the Provincial Standards, Version 1.0.

Conclusions

Conclusions are as follows:

1. This aggregate licence application is in accordance with Provincial Policy and appropriate municipal planning.
2. Aggregate operations carried out on site will be adequately controlled through adherence with site plan conditions, licence conditions and the Provincial Standards.
3. Extraction will not take place to within 1.5 meters of the water table. Operations will cause no impairment to ground water.
4. Final rehabilitation will provide 3.4 hectares of productive cropland and 26.6 hectares of forested land. Productive cropland will be created while re-establishing a significant woodland.



Dennis C. Simmons

Dennis C. Simmons Development and Land Management Consulting Services

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