



PLANNING JUSTIFICATION REPORT

PREPARED FOR:

Brand X Materials and Supply Inc.
Proposed Ramara Quarry
Official Plan and
Zoning By-Law Amendment
6059 Pearl Carrick's Road, Ramara
File no. 21511C

May 2026



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1.0 Executive Summary

Brand X Materials and Supply Inc. is applying for a Class A licence under the Aggregate Resources Act (ARA) to permit a below the water table quarry on a property located at 6059 Pearl Carrick's Road. The lands are legally described as Part Lot 9 and 10, Concession C in the former geographic Township of Rama, Township of Ramara, County of Simcoe. The development is referred to as the proposed Ramara Quarry. The properties are bound by Concession Road B-C to the south, Pearl Carrick's Road to the west, Donald Carrick's Lane to the north and a licenced quarry to the east.

The Subject Lands are currently vacant, predominantly forested land with grasslands previously used for cattle grazing and contains an on-site stream. The proposed licence area does not contain any residential dwellings. The topography of the Subject Lands generally consists of a flat terrain, gradually sloping toward the middle of the site and draining into the on-site stream. Surrounding uses predominately consist of a nature reserve to the north, and rural residential, forested areas and other established mineral aggregate operations to the east, south and west.

Extraction of the Site has been designed with a quarry floor at 230masl which will result in Phase 1 being 27 metres deep and Phases 2 and 3 being 18 metres deep. As a result, Phase 1 will be extracted in 2 lifts while Phases 2 and 3 can be extracted in one. However, Phases 2 and 3 may be extracted in multiple lifts, if operationally required. Rehabilitation of the proposed quarry includes a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and with the remainder of the site being forested to include a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

The area proposed to be licenced under the ARA is 43.3 hectares and the proposed extraction area is 34.4 hectares. The licence application proposes an annual tonnage limit of 500,000 tonnes per annum. Truck traffic will utilize the proposed entrance/exit onto Pearl Carrick's Road, approximately 250m north of Concession B-C. Truck traffic will utilize the proposed haul route, travelling south on Pearl Carrick's Road and west along Concession B-C then along on County Road 169 north to Highway 11 or south to Highway 12.

This report has been prepared to address the requirements of the following applications:

- **Aggregate Resources Act:** Class A Aggregate Resources Act Licence for a below the water table quarry;
- **Planning Act:** An amendment to the Township of Ramara Official Plan to re-designate the site to permit the extraction of aggregate resources; and,
- **Planning Act:** An amendment to the Township of Ramara Zoning By-Law 2005.85 to rezone the site to permit the extraction of aggregate resources.

The proposed Ramara Quarry is consistent with the Provincial Planning Statement (PPS) and conforms to the County of Simcoe Official Plan and the Township of Ramara Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and the site is identified for potential future extraction in the County of Simcoe and Township of Ramara Official Plans;
- The County of Simcoe and Township of Ramara Official Plans identify the Subject Lands as being within a High Potential Mineral Aggregate Resource Area (HPMARA);
- The site contains approximately 14,350,000 tonnes of close to market high quality aggregate. The availability of aggregates close to market is important for economic, social and environmental reasons;
- The proposed extraction area is predominately forested or open underutilized pastureland. The proposed extraction area contains areas of threatened and endangered species habitat, significant wildlife habitat, significant woodlands, evaluated wetlands, and fish habitat. Extraction within these features will occur in accordance with Provincial and Federal requirements;
- Rehabilitation of the proposed quarry includes a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and the remainder of the site being forested to include a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations;
- Adjacent key natural heritage features and key hydrologic features will not be negatively impacted by the proposed quarry and will be maintained in the long-term based on the proposed rehabilitation plan;
- No significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed quarry site;
- The Site does not contain archaeological resources;
- The Subject Lands are not located within an agricultural area and are not part of the agricultural system; and,
- The proposed quarry has been designed to minimize social impacts on surrounding sensitive receptors (noise, dust, blasting, water resources [i.e. wells] and traffic).

2.0 Introduction

Brand X Materials and Supply Inc. (Brand X Materials), (the "Applicant") seeks to develop a quarry on the property located at 6059 Pearl Carrick's Road legally known as Part Lot 9 and 10, Concession C (the "Subject Lands") in the former Township of Rama, Township of Ramara, County of Simcoe.

The general location of the proposed Ramara Quarry is shown on **Figure 1**. The Subject Lands are bound by Concession Road B-C to the south, Pearl Carrick's Road to the west, Donald Carrick's Lane to the north and a licenced quarry to the east. The Applicant is applying for a Class A licence under the Aggregate Resources Act (ARA) to permit a below the water table quarry at the Subject Lands. See **Figure 2** for aerial context of the Subject Lands.

The Subject Lands are located within a rural area of the Township, predominantly surrounded by naturalized land and situated between three existing ARA licenced quarries to the east, west and southeast. Lake Simcoe is located approximately 13.5km southwest of the Subject Lands. **Figure 3** identifies the surrounding land uses within 1km of the proposed quarry.

The area proposed to be licenced under the ARA is 43.3ha (the "Site") with a proposed extraction limit of 34.4ha. Extraction of the Site has been designed with a quarry floor at 230masl which will result in Phase 1 being 27 metres deep and Phases 2 and 3 being 18 metres deep. As a result, Phase 1 will be extracted in 2 lifts while Phases 2 and 3 can be extracted in one. However, Phases 2 and 3 may be extracted in multiple lifts, if operationally required. The licence application proposes an annual tonnage limit of 500,000 tonnes. Rehabilitation of the proposed quarry includes a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and with the remainder of the site being forested to include a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

There are existing ARA licenced quarries abutting the Subject Lands to the east, west and southeast of the site. An ARA licenced quarry operated by James Dick Construction Limited known as the Rama Limestone Quarry (Licence No. 608542) is located to the east of the Subject Lands. The site known as the Orillia Quarry (Licence No. 3601) operated by 1595479 Ontario Limited is located to the west of the Subject Lands across Pearl Carrick's Road. Another existing ARA licenced quarry exists to the southeast of the site (Licence No. 104616) operated by Bot Aggregates Limited. See **Figure 4**.

This report provides a summary of the proposed Ramara Quarry, and the conclusions and recommendations of the associated technical reports. This report also provides a summary and analysis of planning policy applicable to the site including the Provincial Planning Statement, South Georgian Bay Lake Simcoe Protection Plan, County of Simcoe Official Plan, and Township of Ramara Official Plan. Regulations and legislative requirements in the Township of Ramara Zoning By-law have also been considered. The Aggregate Resources Act Summary Statement, as required for the Aggregate Resources Act Application is also included in this report.

2.1 Proposed Ramara Quarry

The Subject Lands are municipally known as 6059 Pearl Carrick's Road, Ramara. The site is currently vacant, predominantly forested land with grasslands previously used for cattle grazing.

The Ramara Quarry application proposes to issue a Class A licence for the Site. The Class A licence would permit below the water table quarry extraction in the northern portion of the Subject Lands. The proposed licence area for the Ramara Quarry is 43.3ha with a 34.4ha extraction area. The proposed licence boundary does not extend to the property boundary to exclude the on-site wetland for its protection. The 8.9ha within the licence area that will not be extracted accounts for setbacks, buffers, and additional lands that provide for natural environment enhancement. The extraction area contains the following setbacks:

- 30 metres from Pearl Carrick's Road and Donald Carrick's Lane;

- 15 metre setback on the eastern limits of the Subject Lands; and,
- 30 metres along the southern licence boundary adjacent to the on-site wetland.

The proposed access point for the Ramara Quarry is to be from Pearl Carrick's Road, approximately 250m north of Concession B-C. The proposed location is suitable from a sight line and safety perspective and will require an entrance permit from the Township of Ramara. The main haul route for the Ramara Quarry will be Concession B-C to County Road 169, north to Highway 11 or south to Highway 12. These roads are existing haul routes for other aggregate operations in the area.

The operating hours for extraction, including drilling and primary crushing, and processing at the quarry will be Monday to Saturday between 7:00am and 7:00pm. Loading and shipping would be permitted Monday to Saturday between 6:00am and 8:00pm. Blasting would be permitted Monday to Friday between 8:00am and 6:00pm during daylight hours. The site would not operate on Sundays or holidays as defined in accordance with the Interpretation Act.

The site is proposed to have an annual tonnage limit of 500,000 tonnes being permitted to be shipped from the site.

The proposed Ramara Quarry has been designed with a phasing plan that is integrated with the surrounding lands to minimize disturbance. The quarry has been designed to be extracted in three (3) phases. Phase 1 begins with a sinking cut located in the eastern portion of the Site with extraction proceeding to the west. Phase 2 is located in the centre of the Site with extraction proceeding to the west. Phase 3 is located in the western portion of the Site centre of the Site with extraction in a west direction. Material will be processed with a portable processing plant located on the quarry floor as soon as sufficient space becomes available to do so and will follow the working face. The operational schematic of the proposed quarry is included as **Figure 5**.

Following each phase of extraction, the Site will be progressively rehabilitated throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of the proposed quarry includes a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and with the remainder of the site being forested to include a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations. 6,570,000m³ of excess soils is expected to be required to create the final landform. See **Figure 6** for a rehabilitation schematic of the site.

2.2 Pre-Consultation

The Applicant commenced pre-consultation with the agencies in March 2025 with a meeting occurring with the Township of Ramara on April 16, 2025. See **Appendix A** for the record of pre-consultation.

2.3 Required Applications

The following land use applications are required in order to permit extraction, as proposed, from the Ramara Quarry Site:

- Aggregate Resources Act licence application for a Class A below the water table quarry;

- An amendment to the Township of Ramara Official Plan to re-designate the site from the Greenland designation to Mineral Aggregate Extraction to permit the extraction of aggregate resources from the site. A proposed draft Official Plan Amendment is attached as **Appendix B**; and,
- An amendment to the Township of Ramara Zoning By-Law 2005.85 to rezone the site from Rural ("RU") to the Mineral Aggregate Extraction Zone ("MAE"). A proposed draft Zoning By-Law Amendment is attached as **Appendix C**.

The MNR is the approval authority for the application under the Aggregate Resources Act. The County of Simcoe is currently the approval authority for the Official Plan Amendment application, and the Township of Ramara is the approval authority for the Zoning By-Law Amendment.

2.4 List of Technical Reports

The proposed Ramara Quarry has been designed based on the recommendations and mitigation measures proposed in the completed technical reports. These reports provide the basis of the operational controls and design of the proposed quarry and have been considered in preparing this report.

Based on the pre-consultation meeting with the agencies, the following reports and plans have been submitted to constitute a complete application:

- 1) Aggregate Resources Act Site Plans for the proposed Ramara Quarry, prepared by MHBC, dated May 2026.
- 2) Natural Environment Report, prepared by Birks Natural Heritage Consultants, Ltd. dated May 2026;
- 3) Level 1 and 2 Hydrogeological Assessment, Ramara Quarry, prepared by Tatham Engineering, dated April 10, 2026;
- 4) Maximum Predicted Water Table Report, Ramara Quarry, prepared by Tatham Engineering, dated April 6, 2026;
- 5) Cultural Heritage Screening Report, Proposed Ramara Quarry, prepared by MHBC, dated April 2026;
- 6) Stage 1-2 Archeological Assessment: Proposed Ramara Quarry, 6059 Pearl Carricks Road, Part of Lots 9 and 10, Concession C, Geographic Township of Rama, former County of Ontario, now Township of Ramara, County of Simcoe, Ontario, prepared by Stantec Consulting Ltd., dated August 14, 2025;
- 7) Noise Impact Assessment, prepared by HGC, dated February 3, 2026;
- 8) Blasting Impact Analysis, Ramara Quarry, prepared by Explotech, dated April 7, 2026; and,
- 9) Traffic Impact Study, Ramara Quarry, prepared by Tatham Engineering dated February 25, 2026.

3.0 Site Description and Surrounding Land Uses

The proposed Ramara Quarry is located at 6059 Pearl Carrick's Road approximately 17.3 km northeast of the City of Orillia in the Township of Ramara, County of Simcoe.

The Subject Lands are located within a predominately rural area with resource-based land uses. Woodlands, wetlands, open fields, and exposed bedrock are present, and vegetative cover varies across the Site. A watercourse and wetland are present in the southeastern portion of the property while the northern and western portions are open and partially cleared. The Subject Lands are bordered by active aggregate extraction operations to the east, west, and southeast with forested lands bordering the site to the north and south. There are no buildings located on the Subject Lands.

3.1 On-Site and Adjacent Resources and Uses

The County of Simcoe Official Plan designates the Subject Lands as "Greenlands" (Schedule 5.1). See **Figure 7**. The County of Simcoe Official Plan also identifies the Subject Lands as:

- Being within the identified Bedrock Aggregate Resources of the High Potential Mineral Aggregate Resource Areas (Schedule 5.2.1). See **Figure 8**;
- Containing a watercourse that runs north south through the eastern portion of the Subject Lands (Schedule 5.2.2). See **Figure 9**;
- Not being located within the Oak Ridges Moraine ANSI, Provincial ANSI, or Regional ANSI (Schedule 5.2.3) and outside of identified Wellhead Protection Areas and Surface Water Intake Protection Zones (Schedule 5.2.4);
- Being located within a Highly Vulnerable Aquifer (Schedule 5.2.5). See **Figure 10**; and,
- Being partially located within a Significant Groundwater Recharge Area (Schedule 5.2.6). See **Figure 11**.
- Being located on Pearl Carrick's Road which is identified as a Local Road (Schedule 5.5.1). See **Figure 12**.

The Township of Ramara's new Official Plan, approved on February 24, 2026 designates the Subject Lands as "Greenlands" (Schedule A1). See **Figure 13**. The new Township Official Plan also identifies the Subject Lands as:

- Being located within the Natural Heritage System with areas identified as woodlands and unevaluated wetlands with a watercourse running north/south through the eastern part of the Subject Lands (Schedule A2). See **Figure 14**;
- Being located within a Highly Vulnerable Aquifer (Schedule C). See **Figure 15**;

- Being located within a High Potential Mineral Aggregate Resource Area (Schedule D). See **Figure 16**;
- Being accessible by Township Roads classified as Local Streets (Concession Road B-C, Pearl Carrick's Road, and Donald Carrick's Road) (Schedule F). See **Figure 17**; and,
- Not a part of the agricultural system (Schedule G).

3.1.1 Mineral Aggregate Resources

The County of Simcoe and Township of Ramara Official Plans identify the Subject Lands as being within a High Potential Mineral Aggregate Resource Area (HPMARA). See **Figures 8 and 16**.

On-site geological testing has been completed on the proposed Ramara Quarry lands which confirms the site contains several geological formations that yield high quality aggregate products that can be used for a wide variety of aggregate products, including most road building and construction projects, and potentially concrete production.

The proposed quarry contains approximately 14,350,000 tonnes of high-quality aggregate resources.

3.1.2 Cultural Heritage Resources

Within Ontario, cultural heritage resources consist of archeological resources, build heritage resources, and cultural heritage landscapes.

Significant cultural heritage resources are identified as resources that are valued for the important contribution they make to our understanding of the history of a place, an event or a person.

Provincial, County and Township policies require that significant built heritage resources and significant cultural heritage landscapes be conserved and that significant archeological resources are identified, assessed and conserved by removal and documentation, or by preservation on site.

Built Heritage Resources and Cultural Heritage Landscapes

A Cultural Heritage Screening Report was prepared by MHBC to identify any potential built heritage resources as well as cultural heritage landscapes which may be present within the Subject Lands and provides a preliminary evaluation of resources as applicable.

The Subject Lands are not designated under the Ontario Heritage Act and do not have cultural heritage value. The Cultural Heritage Screening Report concluded that the Subject Lands do not contain any potential built heritage resources, and do not contain any significant cultural heritage landscapes, therefore no further cultural heritage study is required.

Archeological Resources

Stantec Consulting Ltd. conducted a Stage 1-2 Archeological Assessment for the proposed licence area. The purpose of a Stage 1 Archeological Assessment is to conduct a desktop background investigation to determine if the Site contains the potential for archeological resources. The results of the Stage 1 Assessment concluded that the study area exhibited archeological potential and that a Stage 2 Archeological Assessment was required.

The Stage 2 Archeological Assessment included a field survey completed in May and June of 2025 which required the completion of a test pit survey. Individual test pits were conducted at 5m intervals. Each test pit was at least 30 cm in diameter and at least 5 cm into the subsoil where possible. No archeological resources were identified within the study area during the Stage 2 Archeological Assessment and the report concludes no further archeological assessment is required.

The Ministry of Citizenship and Multiculturalism has provided their sign off letter.

3.1.3 On-Site and Adjacent Agricultural Resources

The Subject Lands are not designated Agricultural in the Township Official Plan, are not located within a Prime Agricultural Area and are not part of the Agricultural System. The site is not actively used for agricultural uses because of the nature of the majority of the Subject Lands being wooded and vacant land with unevaluated wetlands and exposed bedrock. A portion of the Subject Lands are currently used as pastureland for cattle.

3.1.4 Natural Heritage Features

The County of Simcoe Official Plan identifies the Subject Lands as Greenlands, and the proposed extraction area is located within the County of Simcoe Greenlands area (see **Figure 7**). A watercourse that passes through the Subject Lands and proposed extraction area is also identified in the County OP in Schedule 5.2.2.

The Township of Ramara's new Official Plan designates the Subject Lands as Greenlands and identifies the majority of the property as a part of the Natural Heritage System with areas of woodlands, unevaluated wetlands and a north/south running watercourse (Schedule A2). See **Figure 14**.

BIRKS Natural Heritage Consultants Inc. completed a detailed ecological assessment of the Subject Lands and 120m surrounding the site (known as the "study area"). As a result of the ecological assessments, a Natural Environment Report (NER) was prepared. The purpose of the NER is to provide an assessment and characterization of the natural features and ecological functions identified on the Subject Lands and within the study area and evaluate for potential negative impacts of the proposed operation to those natural features and functions.

The proposed quarry lands are typical of rural and pasture landscapes. The NER identifies that the Subject Lands contain a mix of upland and wetland habitats, including deciduous and coniferous forest, open, shrub and treed alvar, meadow marsh, and deciduous, coniferous, and thicket swamps. An area of disturbed land with open rock at surface is present in the northwestern portion of the Subject Lands. Based on the collected background information and multiple site investigations, the NER has confirmed that the following Key Natural Heritage Features are present on site and/or adjacent to the site (i.e., within the NER study area):

- 26.3 hectares of wetland area within the property, 0.55 hectares of which are evaluated non-provincially significant wetland within the licence area. Mapped un-evaluated wetlands within 120m of the Subject Lands;
- Permanent and seasonal direct fish habitat;
- Significant woodlands;

- Areas of confirmed and potential habitat for threatened or endangered species (confirmed: Eastern Whip-poor-will, Golden-winged Warbler, Little Brown Myotis, Hoary Bat, Silver haired Bat and Blanding's Turtle; potential: Eastern Hog-nosed Snake, Eastern Meadowlark, Bobolink, and Loggerhead Shrike);
- Candidate significant wildlife habitat (Bat Maternity Colonies, Turtle wintering area, Reptile Hibernaculum, Treed and Meadow Alvar Habitat, Amphibian Breeding Habitat and Movement corridor, Woodland Area-Sensitive Bird Breeding Habitat, Marsh Breeding Bird Habitat, Shrub/Early Successional Bird Breeding Habitat, and Special Concern and Rare Wildlife Species (Eastern Wood-pewee, Eastern Ribbonsnake, Five-lined Skink, Snapping Turtle, Midland Painted Turtle, and Common Nighthawk)); and,
- Confirmed/mapped significant wildlife habitat (Deer wintering areas and movement corridors) within 120m of the Subject Lands.

The Natural Environment Report confirmed that the on-site wetlands were under the Ontario Wetland Evaluation System (OWES) Manual for Southern Ontario. Two wetlands met the minimum standards for eligibility for assessment under OWES (i.e., size, special features) and were subsequently evaluated for significance. The evaluation completed by certified wetland evaluators determined the two wetlands to be non-significant wetlands. The final wetland evaluations have been submitted to the Natural Resources Information Portal for inclusion within the provincial wetland database.

Impact Assessment of Identified On-Site Key Natural Heritage Features

Of the above noted Key Natural Heritage Features, the collected background information and multiple site investigations determined that only the following Key Natural Heritage Features are present within the proposed extraction area for the site and have the potential for being impacted by the development:

Evaluated Non-Provincially Significant Wetland

0.55 hectares of non-provincially significant wetland habitat (wetland units WU-1 and WU-2) is located within the proposed extraction limit and is proposed to be removed. These wetlands are hydrologically disconnected from the larger surrounding wetland units and as a result, the removal of these wetlands will not have a negative impact on the overall availability of wetland habitat. Furthermore, wetland habitat will be improved as part of progressive rehabilitation through the creation of a 3.2 hectare on-site wetland.

The remaining identified unevaluated wetlands within the study area will not be directly impacted by the proposed quarry. Any indirect impacts to the wetland natural features or functions will be avoided through the 30 metre extraction setback outside of the locations of the proposed berm and created watercourse channel. This setback will be maintained to minimize the potential impacts from site operations.

Fish Habitat

Fish habitat is located within the watercourse feature located within the study area. 234m of permanent fish habitat and 80m of seasonal direct fish habitat are proposed to be removed before the commencement of Phase 2 extraction resulting in the removal of 0.18 hectares of direct fish habitat. The Natural Environment Report concludes the removal of this habitat should be reviewed by the DFO to determine if an Authorization under the federal *Fisheries Act*, 1985 for the activity would be required.

Removal of fish habitat will be mitigated through the construction of approximately 493m of drainage channel along the southwest portion of the extraction limit during operations. This results in a net positive gain of 179m of linear drainage available for fish use thereby providing the opportunity to improve connectivity and accessibility to both direct and indirect fish habitat present within the WU-3 and WU-4 wetland units south of the licence boundary.

Significant Woodland

Within the study area, 7 hectares of Candidate Significant Woodland are proposed to be removed within the extraction limit. This woodland is connected to a larger contiguous woodland feature on the Canadian Shield and the 7 hectare removal represents 0.1% of the overall feature. 12.8 hectares of non-significant woodland are also proposed to be removed.

The removal of the woodland area will be mitigated through the Rehabilitation Plan which includes the creation of 18.6 hectares of woodland. The minimal area to be removed, along with the proposed area to be created will ensure there are no negative impacts to the woodland feature or the ecological functions of the woodland habitat.

Habitat for Threatened or Endangered Species

Throughout the Natural Environment field studies, Eastern Hog-nosed Snake was not found within the property, however due to several factors (i.e. the species cryptic nature, and knowledge of ecology and habitat requirements), assessment of potential impact on the species was undertaken as a precautionary measure. Based on the completed fieldwork, the NER concludes there is no expectation that the proposed aggregate extraction of the property would constitute contravention of Section 10 of the Provincial Endangered Species Act (ESA) for Eastern Hog-nosed Snake. Mitigation recommendations have been included on the ARA site plans to ensure no accidental harm to the species occurs during the operation of the quarry, should it be present on-site.

A single Blanding's Turtle was identified within wetland WU-4. Extraction of the site is setback 30m from wetland WU-4, to ensure there would be no impacts to that wetland unit. Furthermore, reptile exclusion fencing will be installed along the wetland for further protection measures. Mitigation recommendations have been included on the ARA site plans to ensure no accidental harm to the species occurs during the operation of the quarry, should it be present on-site.

Eastern Meadowlark, Bobolink and Loggerhead Shrike were not found within the property during the NER fieldwork, however as a conservative approach, assessment of potential impact on the species was undertaken. The NER concludes there is no expectation that the proposed aggregate extraction of the property would constitute contravention of Section 10 of the ESA or Section 33 and 58 of the Species at Risk Act (SARA). The ARA site plans include notes to ensure there would be no accidental contravention of the ESA or SARA during the operation of the quarry in the event these species are present on-site.

The NER fieldwork identified evidence of Eastern Whip-poor-wills habitat primarily on adjacent lands within the study area. The report concludes that operations on the site can occur outside of the active period for Eastern Whip-poor-will, the progressive rehabilitation plan will ensure suitable habitat remains throughout the life of the quarry, and mitigation measures are included on the site plans to ensure there

are no accidental contravention of the SARA during the operation of the quarry in the event these species are present on-site.

Approximately 1.5 hectares of Golden-winged Warbler habitat is proposed to be removed as part of Phase 2 of the operation, while 3.3 hectares of habitat within the property will be protected. The NER concludes that with the inclusion of the mitigation measure notes on the ARA site plans, suitable habitat will continue to be provided and negative impacts will be avoided for the species during operations.

The NER fieldwork identified two potential bat maternity roosting areas within the Subject Lands, including 1.9 hectares of bat summer roosting habitat that is proposed to be removed as part of extraction. As no overwintering habitat was identified, the NER concludes that the potential for injury to endangered bat species is limited to the active bat breeding season. As a result, mitigation recommendations have been included on the ARA site plans to ensure the species will not be harmed during their active season while the quarry operates. Implementation of the mitigation measures during operations is expected to ensure there would be no contravention of the ESA. Furthermore, the creation of 18.6 hectares of woodland during rehabilitation will provide new habitat thereby ensuring there would be no negative impact to endangered bat species. Consultation with MECP is on-going to determine whether an Overall Benefit permit under the ESA would be required.

Significant Wildlife Habitat

The following Significant Wildlife Habitat (SWH) was documented within the NER study area are located entirely outside of the proposed extraction limit:

- Turtle wintering areas
- Deer Wintering Areas and Movement Corridors
- Woodland Area-Sensitive Bird Breeding Habitat
- Marsh Breeding Bird Habitat
- Special Concern and Rare Wildlife Species (Snapping Turtle, Midland Painted Turtle, and Common Nighthawk)

Due to the observed locations of the above SWH being located outside of the proposed extraction limit, there is no expectation that the proposed quarry will negatively impact the ecological form and function of these features. The extraction limit setbacks provide adequate naturalized buffers between the proposed quarry and these features to ensure their protection.

Of the SWH documented on-site or within adjacent lands, the following have been documented within the proposed extraction limit and have the potential to be impacted by the proposed quarry:

- Bat Maternity Colonies
- Reptile Hibernaculum
- Amphibian Breeding Habitat
- Shrub/Early Successional Bird Breeding Habitat
- Special Concern and Rare Wildlife Species (Eastern Ribbonsnake, Eastern Five-lined Skink, and Eastern Wood-pewee)
- Treed and Meadow Alvar Habitat

The NER concludes that while 1.9 hectares of bat maternity colonies will be removed, negative impacts to the feature will not occur due to the phased nature of the operation, availability of other forested

areas within the property and on adjacent lands, and proposed rehabilitation plan that includes the creation of 18.6 hectares of forested area.

2.3 hectares of reptile hibernaculum are located within phase 1 of the quarry and are proposed to be removed during operations. The NER concludes that due to the phased nature of the operation and the surrounding landscape, the species will have continued access to alternative habitat through the life of the quarry. Mitigation measures such as timing windows that restrict land disturbance to periods when the species are expected to not be utilizing the area have been included on the ARA site plans. Rehabilitation of the site also includes the creation of new reptile hibernaculum. As a result, the feature will not be negatively impacted by the proposed quarry.

Impacts to amphibian breeding habitat include the removal of wetland unit WU-1 (0.43 hectares). This wetland unit is an isolated small wetland that was evaluated and determined to be non-significant. The NER concludes that the removal of wetland WU-1 will not remove amphibian breeding habitat in a manner that will limit its function on the landscape, and the operation has been phased in a manner that should allow for the continued movement between the retained wetlands. Furthermore, the rehabilitation plan includes the creation of 3.2 hectares of wetland. As a result, negative impacts are not expected to occur to amphibian breeding habitat based on the implementation of the mitigation measure notes on the ARA site plan during operation, that the creation of a wetland during rehabilitation.

11.3 hectares of shrub/early successional bird breeding habitat is proposed to be removed in phases as the quarry operation progresses. Due to the phasing of the operation and the availability of the habitat throughout the Township, the NER concludes that negative impacts are not expected as the overall habitat function will be retained through the implementation of the mitigation measure notes on the ARA site plan during operation, and the forest creation during rehabilitation.

Special Concern and Rare Wildlife Species (Eastern Ribbonsnake, Eastern Five-lined Skink, and Eastern Wood-pewee) commonly utilize the reptile hibernaculum and shrub/early successional bird breeding habitat is proposed to be removed as the quarry progresses. The mitigation measures included on the ARA site plan notes and the proposed rehabilitation plan ensure these species will not be negatively impacted by the quarry.

The proposed quarry will result in the removal of 16 hectares of alvar vegetation within the extraction limit. The NER concludes that these alvar communities are commonly found in surrounding areas and the removal of this portion will not negatively impact the overall availability of high-quality habitat beyond the NER's study area.

Please refer to the Natural Environment Report for details on the field studies to determine the Natural Heritage Features within the study area, a full assessment of the impacts on these features and technical recommendations to minimize or otherwise mitigate impacts on the features from the quarry. These technical recommendations have been included on the ARA site plans.

3.1.5 Water Resources

A Level 1 and 2 Hydrogeological and Hydrological report was prepared by Tatham Engineering which includes modelling and a private well impact assessment for the Subject Lands to assess the predicted effects that extraction could have on the groundwater and surface water systems. Please see the

Hydrogeological and Hydrological Assessment for further details on the analysis. A Maximum Water Table report was also prepared by Tatham Engineering.

The County of Simcoe Official Plan identifies a watercourse that traverses the site (see **Figure 9**) and that the Site is located within a highly vulnerable aquifer (see **Figure 10**) and contains significant groundwater recharge areas (see **Figure 11**). The water resources report concludes that the recharge function of the Site will be maintained, and the aquifer will be protected.

The Subject Lands are located within the Lake Simcoe and Couchiching/Black River Source Protection Area (SPA) and the Head River Watershed. The southern tributaries in the Head River watershed flow northward to the Black River about 2.8 km north of the Subject Lands. The on-site catchment areas drain to an on-site depression feature where runoff enters fractures in the shallow bedrock conveying water to the Head River tributary to the north.

On-site surface water will be managed by redirecting external surface water, from the wetland to the south, around the site through a constructed watercourse and forced main to be discharged to an infiltration feature that will be constructed within the northern setback. During operations, surface water within the quarry will be collected within a storage pond on the quarry floor and will be pumped towards the infiltration feature so that the water can feed back into the shallow bedrock along the northern portion of the site. As part of rehabilitation, pumping will cease and the site will be graded so that surface water runoff is directed towards the created on-site wetland.

The Subject Lands are identified as being within the Carden Plain physiographic region. The Carden Plain occupies land primarily between Kawartha Lakes and Lake Couchiching, however a small area on the western bank of Lake Couchiching is also grouped together. The Carden Plain represents an area that contains a limestone plain with very little overburden. The Site is characterized by very shallow soil and exposed areas of bedrock with sand plains identified towards the southeastern portion of the site. The proposed quarry is located near the transition zone between the Limestone Plains and the Canadian Shield.

The proposed quarry is located in an area primarily containing multiple dolostone and limestone formations, including the Bobcaygeon Formation, Upper and Lower Gull River Formations, the Shadow Lake Formation and the underlying Precambrian Grenville basement. The Bobcaygeon and Gull River Formations include marketable aggregate resources, while the Shadow Lake Formation consists of soft sandstone and shales. This quarry has been designed to ensure that high quality marketable aggregate resources can be made available that will not cause negative groundwater drawdown impacts on the surrounding private residential wells.

Overall, the study concludes that the proposed quarry provides an opportunity to establish a quarry that protects the surrounding natural environment and ground water and surface water regimes through mitigation measures implemented on the ARA site plans, and therefore represents a suitable location for the proposed activities.

A comprehensive monitoring program will be implemented for the purpose of verifying that extraction will not adversely impact surface water or groundwater resources. The monitoring program will continue for the life of the operation. In addition to the monitoring program, a complaint response program will be implemented to address concerns from members of the public. For information on private wells, please see Section 3.3.1 of this report.

To ensure the protection of sensitive surface water and sensitive groundwater receptors, the following water resources recommendations are included on the ARA Site Plans:

- 1) Prior to the start of water taking and/or water discharge, a Ministry of Environment, Conservation and Parks (MECP) Environmental Compliance Approval (ECA) shall be obtained and the licensee shall operate in compliance with these approval instruments, including the associated monitoring and reporting.
- 2) The licensee shall implement the ground and surface water monitoring program outlined in Section 10 of the water resources report.
- 3) The licensee shall implement the Complaints Response Program as outlined in Section 9 of the water resources report in the event of a water well interference complaint.

3.2 Surrounding Land Uses

Provincial, County and Township policies require new mineral aggregate operations to minimize social impact in surrounding sensitive land uses. The provincial standards require a noise study and blasting study be completed if there are sensitive receptors located within a 500m radius of the proposed extraction area.

Lands within 500m of the proposed quarry include:

North: Forested lands and the Sweetwater Farm Nature Reserve

South: Rural residential properties, forested lands and an active aggregate quarry operation located to the southeast.

East: Active aggregate quarry operation

West: Active aggregate quarry operation

The rural residential dwellings located to the south of the Subject Lands are considered sensitive land uses and the proposed quarry has been designed to protect these uses from potential impacts in accordance with provincial guidelines, standards and procedures.

3.3 Mitigation Measures to Minimize Impacts on Surrounding Land Uses

Provincial, County and Township policies require mineral aggregate operations to minimize impacts on surrounding land uses. The operation is required to be appropriately designed, buffered and/or separated from sensitive land uses to prevent adverse effects from noise and other potential contaminants and minimize risk to public health and safety in accordance with provincial guidelines and standards.

The proposed Ramara Quarry has been designed to minimize and avoid unacceptable impacts on surrounding sensitive land uses. The following matters have been considered in assessing land use compatibility on surrounding land uses such as rural residential uses.

3.3.1 Wells

A Level 1 and 2 Hydrogeological and Hydrological assessment was prepared by Tatham Engineering for the proposed quarry. One of the objectives of the hydrogeological and hydrological study was to assess potential impacts on surrounding private wells (residential and agricultural wells). Please refer to Section 3.1.5 of this report for a summary of the Level 1 and 2 Hydrogeological Assessment.

In the event that a water quality or quantity interference occurs on wells surrounding the proposed quarry, the Hydrogeological and Hydrological report has established a comprehensive Well Complaints Response Program for the life of the licence. The program is set up to immediately investigate the complaint, provide a temporary water supply to the well owner and determine if the interference is a result of the quarry operation. If the well interference is determined to be attributed to the quarry operation, a water supply restoration program will be implemented.

The water supply restoration program includes:

- Step 1: Well system rehabilitation: this includes the replacement or lowering of pumps, flushing the pump lines, well deepening, etc.
- Step 2: Well replacements: if system rehabilitation is not an option, the well could be replaced with a new well(s).
- Step 3: Water treatment considerations: appropriate water treatment systems could be incorporated into any restored water supply.

Please refer to the Level 1 and 2 Hydrogeological Assessment for the complete and detailed steps of the well complaints response program. This program has been included on the ARA site plans.

3.3.2 Noise

A Noise Impact Assessment was completed by HGC Engineering for the Ramara Quarry. The purpose for this assessment was to assess potential noise impacts from the proposed quarry on surrounding sensitive receptors and to provide noise control recommendations to ensure the quarry operations would satisfy the Ministry of the Environment, Conservation and Parks (MECP) noise guidelines. The Noise Impact Assessment concluded that with the implementation of the recommended noise controls, the predictable worst case operating scenarios at the Ramara Quarry will comply with MECP sound level limits. Please refer to the Noise Impact Assessment for the complete list of noise mitigation technical recommendations. These technical recommendations have been included on the ARA site plans.

3.3.3 Blasting

A Blast Impact Analysis was completed by Explotech Engineering to ensure vibration and overpressure levels from on-site blasting can be carried out safely and designed to meet the Ministry of Environment, Conservation and Parks Model Municipal Noise Control By-law and guidelines.

The analysis concluded that the blasting operations for the proposed quarry operation can be carried out safely and within guidelines set by the Ministry of Environment, Conservation and Parks to protect surrounding buildings and structures. The report provides recommendations on how to mitigate blast

impacts. Please refer to the Blast Impact Analysis for the complete list of technical recommendations. These technical recommendations have been included on the ARA site plans.

Furthermore, through the Aggregate Resources Act Ontario Regulation 244/97, the Province requires Class A ARA licences to operate in accordance with the following prescribed and operational conditions for blasting:

1. *No blasting shall occur on a holiday, or between 6 p.m. and 8 a.m.*
2. *The licensee or permittee shall monitor all blasts for ground vibration and blast overpressure and prepare blast monitoring reports in accordance with provincial guidelines on limits on blast overpressure and ground vibration for blasting operations.*
3. *The licensee or permittee shall retain the blast monitoring reports for a period of seven years after each blast.*
4. *A licensee or permittee shall take all reasonable measures to prevent fly rock from leaving the site during blasting if a sensitive receptor is located within 500 metres of the boundary of the site.*

3.3.4 Dust

The Province has the following prescribed conditions that apply to Class A ARA Licences to minimize impacts related to dust on surrounding sensitive receptors. These conditions will apply to the proposed quarry and have been included on the ARA site plans:

- Dust will be mitigated on site;
- Water or another provincially approved dust suppressant will be applied to internal haul roads and processing areas as often as required to mitigate dust;
- Processing equipment will be equipped with dust suppressing or collection devices, where the equipment creates dust and is being operated within 300m of a sensitive receptor; and,
- If required, an Environmental Compliance Approval will be obtained for processing equipment to be used on-site.

3.3.5 Traffic

A Traffic Impact Study ("TIS") was completed by Tatham Engineering for the proposed Ramara Quarry. The proposed licence will include one (1) operational entrance / exit onto Pearl Carrick's Road, approximately 250m north of Concession B-C. No other new entrances are proposed as part of this application. The proposed haul route would travel south on Pearl Carrick's Road and west along Concession B-C with trucks then travel north along on County Road 169 to Highway 11 or south to Highway 12.

The Ramara Quarry is proposed to operate from Monday to Saturday 7:00am and 7:00pm with loading and shipping proposed to occur from 6:00am to 8:00pm. The site proposes an annual tonnage limit of 500,000 tonnes to be shipped from the operation.

Concession B-C is identified by the Township as a Township Road – Local Street, while County Road 169 is identified as a County Road – Arterial. Both Highways 11 and 12 are identified as Provincial Highway - Arterial by the Township (see **Figure 17**).

The TIS assessed the operations of the road system prior to and following the proposed quarry, anticipated traffic volume growth, the number of new trips the proposed quarry is likely to generate, and the resulting impact and need for mitigation measures. They concluded that the intersections have sufficient capacity to cater additional demand and the projected future traffic volumes will remain well below the road capacity levels.

Based on the TIS completed, it is concluded that the routes used for the quarry are sufficient and well-equipped to sustain the projected increased activity. As a result, no improvements are required to accommodate the subject development. To ensure that the haul route is constructed to a suitable standard for quarry operations prior to the commencement of shipping, the following technical report recommendations from the TIS will be on the ARA site plans:

"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."

4.0 Planning Analysis

The following includes an assessment of the proposed Ramara Quarry application relative to the policies and provisions of the following documents:

- The Provincial Planning Statement (2024);
- South Georgian Bay Lake Simcoe Source Protection Plan;
- The County of Simcoe Official Plan;
- Township of Ramara Official Plan; and,
- Township of Ramara Zoning By-law.

To provide a comprehensive review of the Subject Lands, the entire proposed licence boundary has been considered in the Planning Analysis section of this report. The following are policy excerpts from the above-mentioned policy documents that are relevant to the proposed Ramara Quarry. A response follows each excerpt to demonstrate how the application is consistent with / conforms to the documents.

4.1 Provincial Planning Statement (2024)

Issued under Section 3 of the Planning Act, the Provincial Planning Statement ("PPS") came into effect on October 20, 2024 to replace the previous Provincial Policy Statement. Section 3 of the Planning Act requires that any decisions affecting planning matters be consistent with the Provincial Planning Statement.

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is a policy-led planning system that regulates development and the use of land province-wide to help achieve comprehensive, integrated and long-term planning.

Additionally, the PPS recognizes the Province's rich cultural diversity as one of its distinctive and defining features. The Province also recognizes the unique role Indigenous communities have in land use planning and development, shaping the history and economy of the Province today, the contribution of

Indigenous communities' perspectives and traditional knowledge to land use planning decisions and the importance of consulting with Aboriginal communities on planning matters (The Role of the Provincial Planning Statement).

The proposed Ramara Quarry is required to be consistent with the requirements of the PPS. The following are excerpts from the PPS that are relevant to the proposed quarry. A response follows each excerpt to demonstrate how the proposal is consistent with the PPS.

2.5.1 Healthy, integrated and viable rural areas should be supported by:

- a) Building upon rural character, and leveraging rural amenities and assets;*
- d) using rural infrastructure and public service facilities efficiently;*
- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;*
- g) conserving biodiversity and considering the ecological benefits provided by nature;*

The proposed Ramara Quarry is in an area that is identified as a High Potential Mineral Aggregate Resource Area by the County of Simcoe and Township of Ramara Official Plans. The proposed haul route is Pearl Carrick's Road to Concession B-C to County Road 169, north to Highway 11 or south to Highway 12. Concession B-C, County Road 169, Highway 11 and Highway 12 are existing haul routes for other aggregate operations. The proposed quarry would contribute to the existing rural industrial character of the area providing additional employment opportunities supporting the local economy. Additionally, the biodiversity and ecological benefits provided by nature have been considered as part of the integration for the rehabilitated plan. The management or use of mineral aggregate resources are considered to contribute to healthy, integrated and visible rural areas.

2.6.1 On rural lands located in municipalities, permitted uses are:

- a) the management or use of resources;*

The entire licence boundary of the proposed Ramara Quarry is located on rural lands as identified by the County of Simcoe and the Township of Ramara Official Plan and are proposed to be utilized for the management or use of mineral resources, which is a permitted use.

2.6.2 Development that can be sustained by rural service levels should be promoted.

The proposed Ramara Quarry has been designed to be sustained by rural service levels through a number of means including:

- The creation of berms to mitigate acoustical impacts on the surrounding residential properties to the south;**
- The dust suppression notes listed on the site plans will ensure that dust will be mitigated on site to reduce impacts on air quality;**

- **Ensuring blasts are designed to occur within the provincial limits for overpressure and vibration;**
- **The water monitoring program will ensure surrounding wells and natural features will not be negatively impacted;**
- **The proposed quarry will utilize an existing haul route along Concession B-C to County Road 169, north to Highway 11 or south Highway 12, which has been confirmed to have capacity for the additional truck traffic; and,**
- **The proposed rehabilitation creates an end use for the site that will provide aquatic and terrestrial habitat that maintains the rural landscape.**

2.6.3 Development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the uneconomical expansion of this infrastructure.

The proposed Ramara Quarry will utilize the existing road infrastructure in the area and no expansion of road infrastructure is required. The proposed haul route is Pearl Carrick's Road to Concession B-C to County Road 169, north to Highway 11 or south to Highway 12. Concession B-C, County Road 169, Highway 11 and Highway 12 are existing haul routes for other aggregate operations. As discussed in the Traffic Impact Study, the utilized roads are equipped to sustain the increased traffic flow.

3.5.1 Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.

The proposed Ramara Quarry has been planned and developed to minimize and mitigate adverse effects on surrounding sensitive land uses. Refer to Section 3.3 of this report for details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses.

4.1.1 Natural features and areas shall be protected for the long term.

A Natural Environment Report has been completed for the Subject Lands. Natural features and areas identified in the report were confirmed to be protected for the long term. Refer to Section 3.1.4 of this report for additional details on the Natural Environment Report.

4.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

The proposed quarry is located within an area designated as a part of the County and Township natural heritage system but has been designed to ensure the diversity and connectivity of the natural features on the site are maintained throughout the life of quarry operations. The significant woodland to the south of the Site will be adequately buffered from the licence area to protect this linkage. Progressive rehabilitation of the Site will

commence once Phase 1 has been extracted and includes the importation of excess soils to return the site back to existing grades. The final rehabilitated landform will contain a meadow and shrubland in the centre west portion of the site and a wetland in the centre of the site. The remainder of the site will be forested to include a north south forest corridor along the east portion of the site in Phase 1 to enhance the connectivity of the forested lands in the surrounding area. The evaluated non-significant wetland area situated in the southern portion of the Subject Lands is located outside of the proposed licence boundary and includes a 30 metre setback from the extraction limit to ensure its protection.

4.1.4 Development and site alteration shall not be permitted in:

a) significant wetlands in Ecoregions 5E, 6E and 7E1;

A Natural Environment Report was prepared which concludes that the proposed extraction limit does not contain significant wetlands or significant coastal wetlands.

4.1.5 Development and site alteration shall not be permitted in:

b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;

d) significant wildlife habitat;

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

A Natural Environment Report was prepared and concludes that the proposed quarry would result in the removal of 7 ha of Candidate Significant Woodland and 14.2 ha of non-significant woodlands. Rehabilitation of the Site includes creating 18.6 hectares of woodland habitat within the extraction limit. Rehabilitation of the eastern portion of Phase 1 also includes the creation of a north-south forest corridor to enhance connectivity and ecological function between existing surrounding woodland features. As a result, the NER concludes that the proposed woodland removal will not have a negative impact on Significant Woodlands.

The Natural Environment Report has confirmed that candidate significant wildlife habitat was identified on-site and concludes negative impacts are not anticipated to the significant wildlife habitat within the study area provided that the recommended ecological mitigation measures are implemented.

Refer to Section 3.1.4 of this report for additional details on the Natural Environment Report.

4.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

The Natural Environment Report identified fish habitat is located within the watercourse feature located within the Subject Lands resulting in the potential to impact fish habitat. 234m of permanent fish habitat and 80m of seasonal direct fish habitat are proposed to be removed before the commencement of Phase 2 extraction resulting in the removal of 0.18

hectares of direct fish habitat. The Natural Environment Report includes recommendations, which have been included on the ARA site plans, that require any removal of this habitat to be reviewed by Fisheries and Oceans Canada (DFO) to determine if an Authorization under the federal *Fisheries Act*, 1985 for the activity would be required. Undertaking the work in this manner ensures that development occurs in accordance with the federal requirements under the Fisheries Act.

4.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

The Natural Environment Report concluded that the Subject Lands contain habitat for endangered species and threatened species. Refer to Section 3.1.4 for the complete list of endangered species and threatened species that have been identified within the Site and an overview of how the site will operate in accordance with provincial requirements. The site plans include notes requiring any development to occur in accordance with requirements of the Provincial Species Conservation Act.

4.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The ecological function of lands adjacent to the proposed quarry has been evaluated in the Natural Environment Report. The report recommends mitigation measures to demonstrate there will be no negative impacts on the adjacent natural features or their ecological function as a result of the proposed extraction.

4.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:

- a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;*

A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed quarry does not anticipate any negative impacts to the groundwater and surface water resources.

- b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;*

The Hydrogeological Assessment identified that the Subject Lands are located within the Lake Simcoe and Couchiching/Black River Source Protection Area (SPA) and the Head River. The southern tributaries in the Head River watershed flow northward to the Black River about 2.8 km north of the Subject Lands. The on-site catchment areas drain to an on-site depression feature where runoff enters fractures in the shallow bedrock conveying water to the Head River tributary to the north. The report concluded there would be no cross-watershed impacts. The operation has been designed to redirect the existing water course around the site while also draining on-site water captured on the quarry floor into an infiltration feature along the northern boundary to minimize potential impacts to the

existing surface water regime. No negative impacts are expected to the groundwater and surface water regimes.

c) identifying water resource systems;

The Hydrogeological Assessment identified water resource systems on-site and in the surrounding lands. No negative impacts to the water resource systems are expected and ongoing monitoring will ensure extraction does not negatively impact these water resources systems.

d) maintaining linkages and related functions of water resources systems;

Water resources and natural heritage features surrounding the proposed quarry lands have been assessed for potential impacts resulting from extraction of aggregate in the proposed quarry. The Water Resources report and Natural Environment report conclude the proposed quarry will not negatively impact the linkages and related functions of surrounding water resources and natural heritage features. A water management system has been designed to ensure the surface water system is not negatively impacted. The progressive rehabilitation plan includes the creation of a north-south forested corridor following extraction of phase 1 to maintain linkages with surrounding natural features and corridors.

e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and,

No municipal drinking water supplies are located within at least a 5.0 km radius of the proposed quarry extraction area. The site is located within a designated vulnerable area. The water resources report concludes that with the implementation of the water resources recommendations, the recharge function of the site will be maintained and the aquifer will be protected.

2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;

The Hydrogeological Assessment concludes that the proposed quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions are protected.

f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and

A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected. In addition, the proposed quarry will be required to monitor and protect water resources, including private residential wells in accordance with Ministry of Environment, Conservation and Parks permit requirements.

g) ensuring consideration of environmental lake capacity, where applicable.

There are no lakes located on-site or on adjacent lands to the proposed quarry. The Hydrogeological Assessment confirms that the proposed quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features, and their hydrologic functions are protected.

4.2.2 Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.” (4.2.2)

A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected.

4.5.1.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.

The County and Township Official Plans identify the Subject Lands as part of their High Potential Mineral Aggregate Resource Areas. As such, this area has been protected and managed through the County and Township Official Plans for future mineral aggregate resource use such as the proposed quarry.

4.5.2.1 As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

Detailed on-site rock quality and quantity testing has occurred which confirms that the Site contains approximately 14,350,000 tonnes of high quality aggregate resource. This application will ensure that this high quality aggregate is protected for the long-term and used in a wise manner to support growth and infrastructure requirements.

4.5.2.2 Extraction shall be undertaken in a manner which minimizes social, economic and environmental impacts.

The application has been designed to ensure that extraction is undertaken in a manner which minimizes social, economic and environmental impacts. See Section 3.3 of this report for details on the mitigation measure that will be implemented to minimize impacts on surrounding land uses.

4.5.3.1 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

The rehabilitation plan has been designed to ensure the site is rehabilitated to an end use that is compatible with the surrounding natural heritage features and land uses.

Rehabilitation of the proposed quarry includes the creation of a 12.5 hectare meadow, a 3.2 hectare wetland and an 18.6 hectare woodland that includes a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

4.5.3.2 Comprehensive rehabilitation planning is encouraged where there is a concentration of mineral aggregate operations.

Rehabilitation of the proposed quarry includes a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and with the remainder of the site being forested to include a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

4.6.1 Protected heritage property, which may contain build heritage resources or cultural heritage landscapes, shall be conserved.

A Cultural Heritage Screening Report has been completed which concludes that no significant build heritage or significant cultural heritage landscapes are identified on or surrounding the Subject Lands.

4.6.2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.

A Stage 1 and 2 Archeological Assessment was completed and confirmed no significant archaeological resources were identified on the Site. A Ministry of Citizenship and Multiculturalism clearance letter has been obtained confirming the assessment has been accepted into the Provincial register for archaeological studies.

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

A Cultural Heritage Screening Report has been completed which concludes that no protected heritage properties are identified on adjacent lands.

5.3.1 Development on, abutting or adjacent to lands affected by mine hazards; oil, gas and salt hazards; or former mineral mining operations, mineral aggregate operations or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are underway or have been completed.

The proposed quarry represents the wise use and management of an aggregate resource in an area identified as a mineral aggregate resource area. There are no known or suspected hazards.

In summary, the proposed Ramara Quarry is consistent with the policies of the Provincial Planning Statement.

4.2 South Georgian Bay Lake Simcoe Source Protection Plan

Issued under the *Clean Water Act*, the South Georgian Bay Lake Simcoe Source Protection Plan ("Source Protection Plan") came into effect on July 1, 2015 and last amended November 12, 2025 to protect existing and future drinking water sources in the source protection region and to ensure that activities, such as overuse or pollution, within this region do not become a significant drinking water threat. The Clean Water Act has prescribed 22 activities as significant, moderate or low drinking water threats to municipal water sources. The activities include sewage systems, waste disposal sites, agricultural, commercial, and residential activities involving the storage or handling of fertilizers, pesticides, chemicals, road salt, or fuel.

The proposed Ramara Quarry is located within the Lakes Simcoe and Couchiching/Black River Source Protection Area (SPA) and the Black-Severn River watershed. The policies of these Source Protection Areas are contained within the South Georgian Bay Lake Simcoe Source Protection Plan.

The *Clean Water Act* requires the Source Protection Plan to include, at a minimum, policies to address all significant drinking water threats, which are to be implemented in order to protect municipal drinking water. The following are excerpts from the Source Protection Plan that are relevant to the proposed quarry.

Section 8.1 of the Source Protection Plan states that there are four (4) types of areas that are most vulnerable to drinking water quality and quantity threats and issues. The four (4) types of vulnerable areas include Wellhead Protection Areas (WHPA), Intake Protection Zones (IPZ), Highly Vulnerable Aquifers (HVA) and Significant Groundwater Recharge Areas (SGRA).

The County of Simcoe Official Plan identifies that the Site is located outside of an identified Wellhead Protection Area. The closest municipal wellhead is located approximately 7 km northwest of the site, just south of Washago.

The County of Simcoe Official Plan also identifies that the Site is located outside of a Surface Water Intake Protection Zone. It is understood that the Official Plan maps Intake Protection Zones (IPZ) 1 and 2 as these are the most vulnerable zones. The Level 1 and 2 Hydrogeological Assessment identifies an IPZ 3 through the center of the site. This IPZ 3 corresponds with the watercourse that traverses the site into the Head River tributary.

The Site is identified as being located within a Highly Vulnerable Aquifer (**Figures 10 and 15**) and a Significant Groundwater Recharge Area (**Figure 11**) in accordance with the County of Simcoe and Township of Ramara Official Plans.

The Source Protection Plan states that IPZ 3 are identified for activities further away from municipal surface water intakes that could result in possible drinking water threats occurring during an extreme event.

Section 8.2 of the Source Protection Plan identifies prescribed threats that have the potential to cause harm. These threats do not necessarily mean it is currently harming water sources. Aggregate operations are not identified as a prescribed threat.

4.3 County of Simcoe Official Plan (2016)

The Ramara Quarry lands are designated "Greenlands" in the County of Simcoe Official Plan (County OP) in accordance with Schedule 5.1. See **Figure 7**. Deposit of bedrock aggregate resources are identified in Schedule 5.2.1 (**Figure 8**) of the County of Simcoe Official Plan which identifies the Subject Lands as "Bedrock Aggregate Resources (Midhurst District)". Schedule 5.2.5 identifies the Subject Lands to be within "Highly Vulnerable Aquifers" (**Figure 10**). There is also a "Significant Groundwater Recharge Area" identified on the Subject Lands in Schedule 5.2.6 (**Figure 11**). The application is required to conform to the County OP. The following provides a policy analysis of the applicable policies from the County of Simcoe Official Plan.

Section 1.3 of the County Official Plan sets county goals which have been derived from the County's Strategic Plan, and relevant provincial policy.

1.3 The goals of this Plan are:

- *"To protect, conserve, and enhance the County's natural and cultural heritage;*
- *To achieve wise management and use of the County's resources;*
- *To implement growth management to achieve lifestyle quality and efficient and cost effective municipal servicing, development and land use;*
- *To achieve coordinated land use planning among the County's local municipalities and with neighbouring counties, districts, regions, and separated cities, and First Nations lands;*
- *To further community economic development which promotes economic sustainability in Simcoe County communities, providing employment and business opportunities;*
- *To promote, protect and enhance public health and safety.*

Multiple technical studies have been completed for the proposed Ramara Quarry application to ensure it will protect the County's natural and cultural features, appropriately manage the County's resources in a coordinated manner to achieve lifestyle quality, efficiency and cost-effectiveness, promote economic sustainability, and promote, protect and enhance public health and safety.

Furthermore, Section 3.1 outlines that the planning strategy of the County OP is based on four themes, including the management or resource-based development including aggregates.

3.1.2 Enabling and managing resource-based development including agriculture, forestry, aggregates, and tourism and recreation. The resources of the land are some of the key elements in the economic

development of the County. Planning for these areas includes (1) managing the use of these resources so that we achieve the economic and environmental benefits balanced with attractive living environments, (2) managing the resources so they do not conflict with one another, and (3) wise use of the land base which spawns the resources.

3.3.21 Where a land use change is proposed that is likely to adversely affect existing uses or be adversely affected by existing uses, a feasibility study that assesses the impacts of odour, noise, vibration, particulates, or other emissions may be required in accordance with appropriate provincial government guidelines. Some uses (e.g. residential) may be sensitive to the odour, noise, vibration or other emissions, associated with facilities such as highways, arterial roads, railway corridors, various types of industries, and sewage treatment facilities. The feasibility study shall be prepared to the satisfaction of the County and/or a local municipal council and other appropriate agencies and shall include recommendations on how impacts can be mitigated. The approval of the development proposals shall be based upon the achievement of adequate separation distances between land uses where required and other mitigation recommendations. For land use changes associated with new or expanded pits and quarries, reports necessary to satisfy the Aggregate Resources Act are sufficient to satisfy the requirements of this section.

The Aggregate Resources Act required a number of technical studies be completed for this application. Where necessary, these technical reports provide recommendations that ensure any potential impacts are appropriately mitigated in accordance with provincial guidelines. Refer to Section 3.3 of this report for additional details on the mitigation requirements of the technical reports.

3.3.22 Major facilities, such as utility and transportation facilities and corridors, airports, sewage treatment facilities, waste disposal sites, industrial installations, and mineral aggregate operations, and sensitive land uses shall be appropriately designed, buffered, and/or separated from each other in accordance with Provincial standards and guidelines to prevent unacceptable adverse effects from odour, noise, vibration, and other contaminants.

The application has been designed to ensure that the proposed quarry prevents unacceptable adverse effects. Refer to Section 3.3 of this report for additional details on the mitigation requirements outlined the technical reports.

Section 3.8 of the County OP outlines policies for lands within the Greenlands designation. Sections 3.8.1-3.8.8 outline objectives of the Greenlands Designation while the policies start at 3.8.9.

3.8.1 To protect and restore the natural character, form, function, and connectivity of the natural heritage system of the County of Simcoe, and to sustain the natural heritage features and areas and ecological functions of the Greenlands designation and local natural heritage systems for future generations.

A Natural Environment Report has been completed for the Subject Lands which confirms the natural features, form, function and connectivity will be protected for the long term. Refer to Section 3.1.4 of this report for additional details on the Natural Environment Report.

3.8.2 To promote biodiversity and ecological integrity within the County's natural heritage features and areas and the Greenlands designation.

A Natural Environment Report has been completed for the Subject Lands which confirms the biodiversity and ecological integrity within the County's natural heritage features are promoted through the mitigation measures included in the site plan notes, the phasing of extraction, and the progressive rehabilitation plan. Refer to Section 3.1.4 of this report for additional details on the Natural Environment Report.

3.8.3 To improve the quality, connectivity and amount of woodlands and wetlands cover across the County.

A Natural Environment Report has been completed which identified woodlands and wetlands within the study area. The extraction area has been designed to remain outside of and setback a minimum of 30 metres from the identified wetlands within the south portion of the site to avoid direct or indirect impacts to the wetlands. 0.55 hectares of non-provincially significant wetland habitat and 7 hectares of Candidate Significant Woodland are proposed to be removed within the extraction limit. The progressive rehabilitation plan includes the creation of 18.6 hectares of woodland and 3.2 hectares of wetland which will improve the quality, connectivity and amount of woodland and wetland cover.

3.8.5 To contribute to the protection, improvement, and restoration of the quality and quantity of surface water and ground water and the function of sensitive surface water features and sensitive ground water features within the County.

A Level 1 and 2 Hydrogeological Assessment was completed which concluded that the proposed quarry will protect the quality and quantity of water. A comprehensive monitoring plan has been developed to ensure the hydrologic functions of sensitive surface water features and sensitive groundwater features are protected. A natural environment report has been completed which concludes that through the implementation of the recommended mitigation measures, there will be no negative impact to the on-site and adjacent natural heritage features and areas. Refer to Section 3.1.4 of this report that outlines natural heritage features that exist on-site and Section 3.1.5 of this report for additional details on the water resources report. The recommended mitigation measures that will be implemented to minimize impacts on the water systems and natural heritage features and areas are included on the Aggregate Resources Act site plans.

3.8.6 To ensure that the Greenlands designation complements and supports the natural heritage systems established in provincial plans and is linked with the natural heritage systems of adjacent jurisdictions, and to require local municipalities to identify and protect natural features and ecological functions that in turn complement and support the Greenlands.

A Natural Environment Report has been completed for the Subject Lands which confirmed the natural features and areas will be protected for the long term and further promoted through mitigation measures and rehabilitation of the extraction area. Refer to Section 3.1.4 of this report for additional details on the Natural Environment Report.

3.8.15 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:

vi. Mineral aggregate operations, if approved through a local Official Plan amendment;...

The County Official Plan permits mineral aggregate operations on the site subject to the approval of a local Official Plan amendment. An application to amend the Township of Ramara Official Plan has been submitted to the Township.

Section 3.15 of the County OP outlines policies for Source Protection. Sections 3.15.1-3.15.3 outline objectives of Source Protection in the County while the policies start at 3.15.4.

3.15.1 To ensure the quality and quantity of municipal drinking water supplies are protected from incompatible land uses and activities.

A Hydrogeology and Hydrology Report was completed to assess potential impacts of the quarry on water resources. It was concluded that quarry activities can occur while protecting municipal drinking water supplies. Water monitoring systems will be active throughout the life of the quarry to ensure that nearby wells are not impacted.

3.15.19 Significant Groundwater Recharge Areas may be considered when evaluating major development applications to ensure groundwater recharge is not detrimentally affected through impervious surfaces. Local municipalities will require an assessment of the impacts of major development proposals on groundwater recharge and establish policies and best management practices to maintain pre-development recharge rates.

The Subject Lands are identified within Significant Groundwater Recharge Areas on Schedule 5.2.6 in the County of Simcoe Official Plan (see Figure 11). A comprehensive monitoring plan has been developed to ensure the Significant Groundwater Recharge Area and the overall water system are protected. Refer to Section 3.3 of this report that outlines the mitigation measures that will be implemented to minimize impacts on the water systems.

Section 4.4 of the County OP provides a policy framework for new and/or expansions to existing aggregate developments.

4.4 Aggregate Developments

Proposed new and/or expansions to existing mineral aggregate operations shall require a local municipal official plan amendment, unless otherwise permitted. The Ministry of Natural Resources licenses and regulates mineral aggregate operations under the Aggregate Resources Act. Accordingly when considering Section 4.4 Aggregate Developments and Section 4.5 Resource Conservation, applications for proposed new and/or expansions to existing mineral aggregate operations are to be supported by studies that are based on predictable, measurable, objective effects on people and the environment, and evaluated in accordance with Provincial policy, Provincial standards, regulations and guidelines, and if approved under the Aggregate Resources Act, will operate under a site specific license/permit and according to site plan provisions.

A Township Official Plan Amendment application and an Aggregate Resources Act licence application have been submitted. The applications include all of the studies required by the County of Simcoe, Ministry of Natural Resources and the Township of Ramara.

4.4.1 Mineral aggregate operations are not subject to Sections 3.3.15, 3.3.19, 4.5.6 and 4.5.18 and shall be located according to the following criteria:

- i.) Shall not be located in significant wetlands or significant coastal wetlands;*

The proposed quarry is not located within significant wetlands or significant coastal wetlands.

- ii.) Shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat, significant areas of natural and scientific interest, and coastal wetlands (not subject to 4.4.1(i)) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions;*

A Natural Environment Report was prepared and concludes that the proposed quarry would result in the removal of 7 ha of Candidate Significant Woodland and 14.2 ha of non-significant woodlands. Rehabilitation of the Site includes filling the site back to grade and creating 18.6 hectares of woodland habitat within the extraction limit. Rehabilitation of the eastern portion of Phase 1 also includes the creation of a north-south forest corridor to enhance connectivity and ecological function with the existing surrounding woodland features. As a result, the NER concludes that the proposed woodland removal will not have a negative impact on Significant Woodlands.

The Natural Environment Report has confirmed that candidate significant wildlife habitat was identified on-site and concludes negative impacts are not anticipated to the significant wildlife habitat within the study area provided that the recommended ecological mitigation measures are implemented. Refer to Section 3.1.4 of this report for additional details on the significant wildlife habitat that has been identified on-site. The Aggregate Resources Act site plans include mitigation measures to ensure no negative impacts to significant wildlife habitat.

The subject lands do not contain significant valley lands, significant areas of natural and scientific interest, and coastal wetlands.

- iii.) Shall not be permitted in fish habitat except in accordance with provincial and federal requirements;*

The Natural Environment Report identified fish habitat within the Subject Lands, including within the proposed extraction area that have the potential to impact fish habitat. The ARA Site Plans include notes that require Request for Reviews be submitted to Fisheries and Oceans Canada (DFO) to ensure that development occurs in accordance with the federal requirements under the Fisheries Act.

- iv.) Shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements;*

The Natural Environment Report concluded that the Subject Lands contain habitat for endangered species and threatened species. Refer to Section 3.1.4 for the complete list of endangered species and threatened species that have been identified within the Site and an overview of how the site will operate in accordance with provincial requirements. The site plans include notes requiring any development to occur in accordance with requirements of the Provincial Species Conservation Act.

- v.) Shall not be permitted on adjacent lands to the natural heritage features and areas identified above unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions;*

The ecological function of lands adjacent to the proposed quarry has been evaluated in the Natural Environment Report. The report recommends mitigation measures to demonstrate there will be no negative impacts on the adjacent natural features or their ecological function as a result of the proposed extraction. Those mitigation measures have been included on the Aggregate Resources Act site plans.

In assessing negative impact, proposed mitigation measures, rehabilitation and ecological enhancements, if any, shall be considered.

The Aggregate Resources Act site plans for the proposed quarry include avoidance and mitigation measures, and a rehabilitation plan to ensure natural heritage features are not negatively impacted as a result of the development. Refer to Section 3.3 of this report for details on the mitigation measures that will be implemented to minimize impacts on surrounding land uses.

The progressive rehabilitation plan has been designed to ensure the site is rehabilitated to an end use that is compatible with the surrounding natural heritage features. Rehabilitation of the proposed quarry includes the creation of a 12.5 hectare meadow, a 3.2 hectare wetland and an 18.6 hectare woodland that includes a north south forest corridor along the east portion of the site in Phase 1. The creation of these features result in the ecological enhancement of the site over its existing conditions. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

4.4.2 High potential mineral aggregate resource areas shall be protected for potential long-term use. As much of the mineral aggregate resources as is realistically possible shall be made available as close to markets as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

The application optimizes the potential long-term use of high potential mineral aggregate resources by making available 500,000 tonnes of a close to market high quality aggregate per year.

4.4.5 High potential mineral aggregate resource areas include all identified Sand and Gravel and Bedrock Aggregate Resources shown on Schedule 5.2.1. The mapping is approximate and can be further refined through detailed information and consultation with the Province and the County. Such areas shall be protected to allow as much of the resource as is realistically possible to be made available for use to supply resource needs, as close to markets as possible, in a manner which minimizes social and environmental impacts. All applications for new or expanded mineral aggregate operations shall satisfy the requirements of the Aggregate Resources Act or its successor and be supported by an EIS and meet all applicable policies of this Plan, including Sections 3.3.5, 3.8, and 4.5. A County Official Plan amendment is not necessary to permit aggregate development however County interests and issues will be addressed through a local municipal Official Plan amendment. Licensed pits and quarries will be added to Schedule 5.2.1 during the five year review of the Plan.

The proposed quarry is located within the County's high potential mineral aggregate resource area and makes available 500,000 tonnes of a high quality aggregate resource per year. The Aggregate Resources Act requires the completion of multiple technical studies including a Natural Environment report.

A Township Official Plan Amendment application has been submitted to the Township of Ramara and will be circulated to the County for review and comment. See Appendix B for a copy of the proposed Township Official Plan Amendment.

4.4.6 Mineral aggregate operations shall minimize impacts to adjacent or nearby uses by reason of dust, noise, effects on water table and quantity or other effects from mining activities or transportation of aggregates.

The operation is appropriately designed, buffered and/or separated from adjacent land uses to minimize impacts. Refer to Section 3.3 of this report for a review of the proposed mitigation measures that will ensure impacts to adjacent or nearby uses are minimized.

4.4.7 Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, and to recognize the interim nature of extraction. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.

The rehabilitation plan has been designed to ensure the site is rehabilitated to an end use that is compatible with the surrounding natural heritage features and land uses. Rehabilitation of the proposed quarry includes the creation of a 12.5 hectare meadow, a 3.2 hectare wetland and an 18.6 hectare woodland that includes a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

4.4.8 The County may require a Cultural Heritage Report in support of a proposed new or expanded mineral aggregate operation to identify significant cultural features as outlined in Section 4.6. If significant cultural features are identified they shall be conserved which may include mitigation measures and/or alternative development approaches.

A Cultural Heritage Screening Report has been completed which concluded that there are no significant built heritage or significant cultural heritage landscapes located on or in the surrounding area of the proposed quarry.

4.5.23 Development on, abutting, or adjacent to contaminated sites, lands affected by mine hazards, oil, gas, and salt hazards, or former mineral mining operations, mineral aggregate operations, or petroleum resource operations may be permitted only if rehabilitation or other measures to address and mitigate known or suspected hazards are under way or have been completed.

Sites shall be remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.

The proposed quarry represents the wise use and management of an aggregate resource in an area identified as a mineral aggregate resource area. There are no known or suspected hazards.

4.5.33 Development and site alteration are not permitted in fish habitat except in accordance with provincial and federal requirements.

The Natural Environment report concluded that the Subject Lands contain fish habitat that may be impacted by quarry operations. As a result, the ARA Site Plans include notes that require Request for Reviews be submitted to Fisheries and Oceans Canada (DFO) prior in accordance with the federal requirements under the Fisheries Act.

4.6.1 Significant built heritage resources, and significant cultural heritage landscapes, will be conserved.

A Cultural Heritage Screening Report has been completed which concluded that there are no significant built heritage or significant cultural heritage landscapes located on or in the surrounding area of the proposed quarry.

4.6.5 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

A Stage 1 and 2 Archeological Assessment was completed and confirmed no significant archaeological resources were identified on the Site. A Ministry of Citizenship and Multiculturalism clearance letter has been obtained confirming the assessment has been accepted into the Provincial register for archaeological studies.

4.6.6 Development and site alteration shall not be permitted on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

A Cultural Heritage Screening Report was completed and concludes that no protected heritage properties are located on-site or within the surrounding area of the proposed quarry.

4.6.9 Applicants shall provide to the County of Simcoe a copy of the completed Archaeological Assessment reports for heritage resource register purposes.

The completed Archeological report and the Ministry of Citizenship and Multiculturalism clearance letter confirming the assessment has been accepted into the Provincial register for archaeological studies have been included as a part of the materials submitted with the application.

4.8.24 All County Roads are considered arterial roads and are classified as one of controlled access, primary, or secondary arterials. The main function of County Roads is to provide for through traffic movements between activity areas across the County and external to the County. They generally link Provincial Highways and County Roads, settlement areas, and transportation corridors both within and outside the County, as well as provide service to commercial, industrial, and major recreational areas.

4.8.26 Where development applications will impact on existing or planned County Road corridors, traffic impact analyses, land dedications, noise attenuation, and other measures will be required in accordance with the policies of this Plan. Such studies and measures will be the financial responsibility of the proponent, unless otherwise determined by the County.

A Traffic Impact Study has been completed and concluded that the proposed haul route, which includes County Road 169, is able to accommodate additional truck traffic from the proposed quarry.

In summary, the proposed Ramara Quarry conforms to the County of Simcoe Official Plan.

4.4 Township of Ramara Official Plan (2025)

The Township of Ramara's new Official Plan was adopted by Township Council in June 2025 and approved by County of Simcoe Council in February 2026. The application for the proposed quarry is required to conform to the Township of Ramara Official Plan ("Township OP"). The site is designated "Greenlands" in the Township OP and all new and expanded mineral aggregate operations require an amendment to the Official Plan.

A Township Official Plan Amendment ("Township OPA") has been submitted to re-designate the proposed quarry lands from "Greenlands" to "Mineral Aggregate Extraction Area" on Schedule A1 of the Official Plan. See **Appendix B** for a draft of the proposed Official Plan Amendment.

Section 2.0 of the Township OP provides a summary for the basis of the plan and the characteristics of the Township. The Aggregate Industry in the Township is summarized as follows:

2.2 Economy

Ramara's economy can generally be characterized as 'Rural'. It is focused on the strengths of the primary industries of agriculture and aggregate production, and the local tourism industry.

The proposed Ramara Quarry is situated in an area that is characterized by rural industrial operations including other aggregate operations.

2.2.2 Aggregate Industry

There are currently 14 licensed quarries on approximately 1,560 hectares of land and eight licensed sand and gravel pits on 140 hectares of land within the Township of Ramara. This equates to a total of 1,700 hectares of land for licensed aggregate operations and a total annual extraction limit of 7.4 million

tonnes. More than 95% of the extraction limit is devoted to the quarries. The primary trucking routes used by most quarries and pits in the Township are County Road 169, Highway 12, County Road 47 and County Road 44.

The proposed quarry will add 43.3ha to the licenced quarries and an additional 500,000 tonnes to the total annual extraction limit within the Township. The quarry will use County Road 169 and Highway 12 as part of the haul route to transport high quality aggregate to market.

Section 3.0 of the Township OP outlines comprehensive goals and objectives for the Township. Section 3.7 outlines goals and objectives for the Natural Heritage system within the Township:

3.7.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

3.7.3 Protect and preclude development from natural areas and features, including natural heritage features and areas unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions in accordance with Provincial and Federal requirements, where applicable.

3.7.4 Development and site alteration shall not be permitted in fish habitats or in habitats of endangered and threatened species, except in accordance with provincial and federal requirements.

3.7.5 Ensure where development and/or site alteration is proposed on adjacent lands to natural heritage features and areas, that the ecological function of the adjacent lands has been evaluated and that there will be no negative impacts on the natural features or their ecological functions.

3.7.7 Protect and restore the quantity and quality of surface water and ground water features to the greatest extent possible, inclusive of cross-jurisdictional and cross-watershed impacts through watershed planning in conjunction with the County of Simcoe and applicable conservation authorities.

3.7.8 Restrict development and site alteration in or near sensitive surface water features and sensitive ground water features to the effect that these features and their related hydrologic functions shall be protected, restored or enhanced, which may trigger mitigation measures and/or alternative development approaches.

3.7.9 Protect all waterbodies and watercourses from incompatible development to minimize the impacts of development on their function.

The Township of Ramara's new Official Plan designates the Subject Lands as Greenlands and identifies the majority of the property as a part of the Natural Heritage System with areas of woodlands, unevaluated wetlands and a north/south running watercourse (Schedule A2). See Figure 14.

Section 3.9 of the Township OP outlines goals and objectives for Mineral Aggregate Resources within the Township:

3.9 In accordance with provincial policy, mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified. The Township recognizes that the aggregate industry is well established and policies in this plan support the wise management of the aggregate resources within the boundaries of the township.

3.9.1 Ensure that identified high potential mineral aggregate resource areas are sufficiently separated from settlement areas and sensitive land uses and features, such as residential dwelling units and natural area features to avoid land use conflicts and impacts.

The County and Township Official Plans identify the Subject Lands as part of their High Potential Mineral Aggregate Resource Areas. As such, this area has been protected and managed through the County and Township Official Plans for future mineral aggregate resource use.

3.9.2 Ensure adequate and safe access and haul routes associated with mineral aggregate resource operations. Haul routes within and through the Township shall be established and maintained in conjunction with other road authorities and the aggregate industry.

The quarry proposes to utilize an entrance/exit on Pearl Carrick's Road, approximately 250m north of Concession B-C with hauling to travel south on Pearl Carrick's Road and west along Concession B-C with trucks then travelling along County Road 169 north to Highway 11 or south to Highway 12. Highways 11 and 12, Simcoe County Road 169 and Concession B-C are used as haul routes for other licenced mineral aggregate operations and have a planned function to accommodate truck traffic. County Road and Provincial Highways have a further planned function to also accommodate larger volumes of traffic to connect areas within the outside of the County.

A Traffic Impact Study was prepared that confirms the traffic generated by the quarry can be accommodated by existing roads and intersections.

3.9.4 Ensure that the Township's interests are considered in the evaluation of new and expanding mineral aggregate operations, minimizing social, economical and environmental impacts.

The proposed applications seek to establish a new mineral aggregate operation within the Township of Ramara in an existing High Potential Mineral Aggregate Resource Area, adjacent to other active mineral aggregate operations. The site contains approximately 14,350,000 tonnes of close to market high quality aggregate. The availability of aggregates close to market is important for social, economical and environmental reasons.

3.9.7 Ensure progressive and final rehabilitation are required to accommodate subsequent land uses, promoting land use compatibility and recognizing extraction as an interim land use.

The application has been designed to ensure progressive and final rehabilitation will be undertaken in a manner that promotes land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation of the Site was designed to incorporate a variety of natural features that replace and integrate with existing surrounding rural and natural feature land uses.

3.9.8 Promote and plan for comprehensive rehabilitation planning in areas where concentrations of mineral aggregate operations exist.

Rehabilitation of the proposed quarry includes the creation of a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and a forest on the remainder of the site, including a north south forest corridor along the east portion of the site in Phase 1. The creation of this landform will utilize excess soils to maximize surface water drainage towards the on-site wetland, while establishing terrestrial habitat that integrates with the surrounding landscape.

Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

3.11.1 In considering land use changes, provide for the assessment of cultural heritage resources, where appropriate.

A Cultural Heritage Screening Report was prepared and concluded that the Subject Lands do not contain any potential built heritage resources, and do not contain any significant cultural heritage landscapes, therefore no further cultural heritage study is required.

Section 5.0 of the Township OP outlines infrastructure policies for the Township. Section 5.5 outlines infrastructure policies related to source water protection.

5.5.1 Areas subject to Source Water Protection policies are shown on Schedule 'C' of this Plan. Further policies related to the protection of source water resources are found in the County of Simcoe Official Plan, and the Source Water Protection policies of the County of Simcoe Official Plan should be consulted when considering development that may impact source water protection areas. Furthermore, the South Georgian Bay Lake Simcoe Source Protection Plan should also be consulted when conducting certain uses and activities within these source water protection areas.

The Township of Ramara Official Plan identifies the Subject Lands as 'Highly Vulnerable Aquifer' in Schedule 'C'. Additionally, the Subject Lands are located within a Significant Groundwater Recharge Area Zone per Schedule 5.2.6 of the County Official Plan. Section 4.2 of this report addresses the Source Water Protection policies of the County of Simcoe Official Plan. Furthermore, a Level 1 and 2 Hydrogeological Assessment has been prepared and concludes that the proposed Ramara Quarry will not impact a Wellhead Protection Area or a Surface Water Intake Protection Zone and therefore, source water protection areas will not be impacted.

Section 5.8 outlines infrastructure policies related to road transportation.

5.8.1 The Transportation Plan, shown as Schedule 'F' in this Plan, supports the Township's settlement and land use patterns. Roads are classified by jurisdiction and function, as follows:

- *Provincial highways – arterials*
- *County roads – arterials*

- *Township Roads – collectors*
- *Township Roads – local streets Township Roads that are Seasonal Roads are designated with a symbol on Schedule 'F'. Township Road intersections that may require further improvements and/or additional studies are not identified on the Roads Plan.*

5.8.4 Provincial Highways are designed for interregional transportation and have capacity for large daily volumes of traffic. Access to and from adjacent lands are restricted and are controlled by provincial government regulations.

5.8.5 County Roads are designed for intra-County transportation and have capacity for large volumes of traffic. Signs, setbacks and access to and from adjacent lands are restricted and are controlled by the County of Simcoe Official Plan and by-laws.

5.8.6 Township Roads are designed for intra-Township transportation and to provide access to and from adjacent lands and to connect to the provincial and county road network. The Township controls access by-laws and the use of 0.3 metre reserves.

The proposed haul route is Pearl Carrick's Road to Concession B-C to County Road 169, north to Highway 11 or south to Highway 12. Concession B-C, County Road 169, Highway 11 and Highway 12 are existing haul routes for other aggregate operations. The road classifications are as follows:

- **Concession B-C – Township Road, Local Street**
- **County Road 169 – Arterial**
- **Highway 11 – Arterial**
- **Highway 12 – Arterial**

A Traffic Impact Study was conducted and concluded that the haul route can accommodate increased truck traffic from the proposed quarry without any improvements to road infrastructure.

5.8.8 The Township shall identify and designate, by by-law, Township Roads as haul routes associated with licensed pits and quarries that are located within the Township according to guidelines and criteria that may be adopted for the design, operation and maintenance of these routes.

5.8.17 Where necessary, any proposal for development and redevelopment of land, and for all applications for new or expanded pits and quarries shall be considered subject to a Traffic Impact Study and/or a Road Engineering Study by the proponent, to address road and intersection capacity, safe access, design, road widening and turning lane requirement, surface drainage, and where appropriate, noise impact and attenuation.

A Traffic Impact Study was conducted and concluded that the haul route is able to accommodate additional truck traffic associate with the proposed quarry and that no infrastructure updates or additional studies are required.

Section 5.13 outlines infrastructure policies related to excess soils.

5.13.2 Development proposals shall incorporate best practices for the management of excess soils generated and fill received during any development or site alteration in accordance with the municipality's by-laws and/or Provincial legislation.

5.13.3 Wherever possible, excess soil is to be reused on site or locally to the maximum extent possible, and where feasible, excess soil reuse planning is to be undertaken concurrently with development planning and design.

5.13.4 The quality of all fill received and the placement of fill at the development site must not cause adverse effect to the current or proposed use of the property, the natural environmental or cultural heritage resources and is compatible with adjacent land uses.

The proposed quarry will implement best practices for the management of excess soils guided by Ontario Regulation 406/19 to ensure that there are no adverse effects and is compatible with adjacent land uses.

6.2.7 Environmental Impact Study

- 1. Where determined by the Township, a proponent may be required to prepare an Environmental Impact Study (EIS) as part of any proposal for development or site alteration, where the potential exists for a negative impact on natural heritage features or their ecological functions on the lands or on adjacent lands identified in Section 6.2 of this Plan.*
- 2. The requirement for and scope of an EIS report may be determined by the Township in consultation with the Conservation Authority, the MNRF and/or Ministry of Environment, Conservation and Parks, where applicable.*
- 3. Ecological offsetting to compensate for loss of natural features may be permitted in specific circumstances subject to applicable provincial policy.*
- 4. All EIS reports shall be prepared by a qualified professional in accordance with Terms of Reference provided by the Township or the Conservation Authority on behalf of the Township.*
- 5. When an EIS is required, a site plan or development agreement may be entered into between the developer or landowner and the Municipality to ensure that the recommendations of the EIS are implemented.*

A Natural Environment Report has been completed for the Subject Lands. Natural features and areas identified in the report were confirmed to be protected for the long term. The technical recommendations contained in the NER have been included on the ARA site plans. Refer to Section 3.1.4 of this report for additional details on the Natural Environment Report.

6.5.4 Mineral Aggregate Resources

- 1. Mineral Aggregate Resources are materials including gravel, sand, clay, earth, shale, stone, limestone, rock suitable for construction, industrial, manufacturing, maintenance and landscaping purposes. Mineral aggregate resources shall be protected for long-term use.*

The Subject Lands contain a large quantity of limestone aggregate resources. Additionally, the County and Township Official Plans identify the Subject Lands as part of their High

Potential Mineral Aggregate Resource Areas. As such, this area has been protected and managed through the County and Township Official Plans for future mineral aggregate resource use.

- 2. As much of the mineral aggregate resources as is realistically possible shall be made available as close to market as possible. Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required as a part of an application for extraction.*

The application optimizes the potential long-term use of high potential mineral aggregate resources by making available approximately 14,350,000 tonnes of a close to market high quality aggregate.

- 3. Mineral Aggregate Resource Areas (MARAS) have a high potential for extraction due to the high quality of the mineral aggregate resource.*

The proposed Ramara Quarry is located within the Township's High Potential Mineral Aggregate Resource Area (see Figure 16) and on-site testing of the aggregate has occurred to confirm the site contains high quality mineral aggregate resources. This application makes approximately 14,350,000 tonnes of aggregate available that is close to market.

- 6. Development and/or site alteration in HPMARAS will be considered by the Township where:*
 - a. extraction would not be feasible;*
 - b. the proposed land use, development or site alteration serves a greater long term public interest;*
 - c. issues of public health, public safety and environmental impact are addressed; and*
 - d. the establishment or expansion of aggregate operations in the area is not precluded or hindered.*

The proposed Ramara Quarry is located within the Township's High Potential Mineral Aggregate Resource Area (see Figure 16) and on-site testing of the aggregate has occurred to confirm the site contains high quality mineral aggregate resources. This application makes approximately 14,350,000 tonnes of aggregate available that is close to market.

- 7. When new development (through a Planning Act application) is proposed within 300 metres of lands zoned Mineral Aggregate Extraction or within 500 metres of lands identified on Schedule D-High Potential Mineral Aggregate Resource Area, the Township shall be satisfied that the proposed use is compatible with the current and future operation of a mineral aggregate resource operation or with potential future aggregate operations located on lands within the Mineral Aggregate Resources designation (Licensed and Potential). In some cases, setbacks between the uses may be required to minimize conflicts. In order to determine if a new proposed development use is compatible with an existing or potential aggregate extraction operation, the development proponent will be required to demonstrate that the proposed use shall:*
 - a. in the case of an existing aggregate operation, provide for the necessary mitigation of impacts arising from the existing pit, including future phases which are under license but*

are yet to be extracted, to meet applicable provincial standards, regulations and guidelines; and

- b. in the case of lands designated High Potential Mineral Aggregate Resources Area, will not sterilize the aggregate resource from future expansion and will provide for the necessary mitigation of impacts arising from the potential pit.*

The proposed development is for a new quarry that would ensure the wise use and management of the mineral aggregate resource. The technical studies submitted with this application ensure that it is compatible with surrounding land uses, including the adjacent operation.

- 8. The Township may require aggregate impact study, noise study, traffic study and/or other studies for new development adjacent to lands designated for Mineral Aggregate Resources.*

Section 2.4 of this report outlines the studies submitted as part of this application.

- 9. Owners and operators of licensed pits and quarries are encouraged to ensure that planned expansions of licensed areas and increased extraction of the resource are compatible with existing and planned land use in the Township.*

The applications seek a new licence for the proposed Ramara Quarry. The applications do not propose an expansion of an existing licenced area.

- 10. Progressive and final rehabilitation shall be required to accommodate subsequent land uses, to promote land use compatibility, to recognize the interim nature of extraction, and to mitigate negative impacts to the extent possible. Final rehabilitation shall take surrounding land use and approved land use designations into consideration.*

The rehabilitation plan has been designed to ensure the site is rehabilitated to an end use that is compatible with the surrounding natural heritage features and land uses. Rehabilitation of the proposed quarry includes the creation of a 12.5 hectare meadow, a 3.2 hectare wetland and an 18.6 hectare woodland that includes a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

- 11. Extraction in Prime agricultural areas and on prime agricultural land is permitted as an interim use provided that the impacts to the prime agricultural areas are addressed and the site will be rehabilitated back to an agricultural condition unless otherwise not required by provincial policy.*

The Subject Lands are not designated Agricultural in the Township Official Plan and are not located within a Prime Agricultural Area.

7.13.1 The purpose of the Mineral Aggregate Extraction designation on Schedule 'A1' is to recognize provincially licensed and active sand and gravel and quarry operations, referred to as mineral aggregate operations.

7.13.2 Permitted Uses

- *Agricultural use*
- *Licensed sand and gravel pit*
- *Licensed quarry*
- *Accessory uses associated with the extraction operation and processing activity such as crushing, screening, washing, stockpiling, blending, storage, weigh scales, packing and on-site office facility*
- *Ancillary uses associated with the extraction operation and processing activity such as asphalt plant, concrete plant, aggregate recycling plant, and aggregate transfer station*
- *Management of natural areas and natural resources for environmental management purposes*
- *Public and private infrastructure*

An Official Plan Amendment application has been submitted to re-designate the proposed quarry lands (i.e. proposed licence boundary) from 'Greenlands' to 'Mineral Aggregate Extraction Area (MAE)' to permit a licensed quarry on-site. See Appendix B for a draft of the proposed Official Plan Amendment. Additionally, an Aggregate Resources Act application has been submitted concurrently to recognize the proposed operation as a provincially licensed and active quarry operation. See Section 5.0 of this report for a summary of the Aggregate Resources Act application.

7.13.3.1 New or expanded mineral aggregate operations shall be located in an area designated as Mineral Aggregate Extraction Area by amendment to this Plan.

An Official Plan Amendment application has been submitted to re-designate the proposed quarry lands (i.e. proposed licence boundary) from 'Greenlands' to 'Mineral Aggregate Extraction Area'. See Appendix B for a draft of the proposed Official Plan Amendment.

7.13.3.2 Any application to amend this Plan shall be considered by the Township subject to the objectives and policies of this plan and in particular Section 6.5.4.

The objectives and policies of the Township Official Plan and in particular Section 6.5.4 have been considered.

7.13.3.3 Any application that proposes extraction below the established groundwater table shall require hydrogeological studies of the impact on water quality and quantity and be subject to public consultation.

A Level 1 and 2 Hydrogeological Assessment has been completed which confirms that there will be no negative impacts on groundwater quality and quantity. See Section 3.1.5 of this report for additional details.

7.13.5 Township Requirements

1. *In consideration of any application to amend this Plan and/or the Zoning By-law to permit aggregate extraction, the Township and the County shall require the applicant to provide the following:*
 - a. *The submission of a study by the applicant indicating potential haul road transportation impacts from the proposed extraction operation on the Township and County Road systems and on local, county, district and regional roads in adjacent municipalities;*

The quarry proposes to ship a maximum of 500,000 tonnes of aggregate per year utilizing an entrance/exit on Pearl Carrick's Road, approximately 250m north of Concession B-C with hauling to travel south on Pearl Carrick's Road and west along Concession B-C with trucks then travelling along County Road 169 north to Highway 11 or south to Highway 12. Highways 11 and 12, Simcoe County Road 169 and Concession B-C are used as haul routes for other licenced mineral aggregate operations and have a further planned function to accommodate truck traffic. County Road and Provincial Highways have a further planned function to also accommodate larger volumes of traffic to connect areas within the outside of the County.

A Traffic Impact Study was prepared that confirms the traffic generated by the quarry can be accommodated by existing roads and intersections.

- b. If required, the submission of an Environmental Impact Study according to Natural Heritage policies;*

A Natural Environment Report has been completed as part of the application. The report was prepared in accordance with the requirements of the Aggregate Resources Act and Planning Act (as implemented through the County of Simcoe and Township of Ramara Official Plans). See Section 3.1.4 of this report for additional details on the Natural Environment Report.

- c. Demonstration that the proposed mineral aggregate extraction and rehabilitation are in conformity with the policies of the County of Simcoe Official Plan and this Plan;*

This section of the report provides a review of the Township Official Plan policies and Section 4.2 of this report provides a review of the County Official Plan policies.

- d. The submission of all reports required by the Province according to the Aggregate Resources Act;*

As part of this application, all reports required under the Aggregate Resources Act have been submitted.

- e. Consideration of the use of the proposed operation compatible with existing and planned sensitive land uses in the area, the staging of extraction and rehabilitation within the proposed licenced area, the entering into a registered development agreement with the Township where work is required on County or Township land and such other relevant matters as the Township deems necessary such as:*

- i. the applicant in cooperation with the Township, the County, and adjacent local, district and regional municipalities, will establish all haul routes for truck traffic;*
- ii. if a public highway is to be used as a haul route, the appropriate road authority or authorities may require, in a suitable agreement, that any road improvements, the timing of road works, and the responsibilities for road maintenance during and after road construction are undertaken all at the expense of the operator of the pit or quarry;*
- iii. the operator shall operate and maintain any private haul routes that are external to the licenced area according to truck volumes and compatibility with land uses, in accordance with a suitable agreement;*
- iv. any improvements to the Township's surface water drainage system will occur at the applicant's expense, where required.*

The quarry proposes to utilize a driveway on Pearl Carrick's Road as an entrance/exit with hauling to travel south on Pearl Carrick's Road and west along Concession B-C with trucks then travelling along County Road 169 north to Highway 11 or south to Highway 12. Each of these roads are used as exiting haul routes for other licenced mineral aggregate operations. It is understood that the licensee will have to enter into an agreement with the Township to utilize the Concession B-C haul route. The Traffic Study assessed the existing road and intersection infrastructure and concluded that the existing transportation network has the capacity to accommodate the additional truck traffic generated from this site.

- f. The Township will recommend licence conditions and/or notes on the site plan through the approvals process under the Aggregate Resources Act, where necessary:*
 - i. To ensure adequate buffers and/or screening along Township rights-of-way, or adjacent to any existing or proposed residences or as determined through the approval of required studies, adjacent to sensitive land uses to the satisfaction of the Township;*
 - ii. That no new excavation or processing will take place until all required buffers and/or screenings have been constructed;*
 - iii. That no water from washing or screening operations will be directly discharged into any watercourse;*
 - iv. That no new excavation or processing will take place until all required fencing and/or security measures have been put in place;*
 - v. That any off-site discharge of surface and/or groundwater satisfies the requirement of provincial statutes, regulations and standards and that the applicant can obtain the necessary approvals; and*
 - vi. That the operator agrees to ensure off-site monitoring of private water supplies to meet quality and quantity standards and requirements, and that appropriate*

mitigation measures are included in agreements with landowners, where required.

The Aggregate Resources Act Site Plans have been prepared to ensure:

- **berms and screenings are constructed to protect sensitive land uses;**
- **adequate buffers and setbacks are implemented where required prior to extraction;**
- **the site is fenced so that the licence boundary is clearly demarcated; and,**
- **washing and monitoring of groundwater and surface water will take place in accordance with MECP permit conditions to ensure water resources and surrounding wells are protected.**

7.13.8 Rehabilitation

- 1. When considering an amendment to the Township's Zoning By-law that would enable the establishment or expansion of a mineral aggregate operation, the Township will recommend to the Province conditions to be included in the aggregate license or notations on the site plan to ensure proper rehabilitation of the lands. Proper rehabilitation means:*
 - a. Where the lands from which the extraction will occur are designated as "Agricultural" on Schedule 'A1' of this Plan, rehabilitation shall require the restoration of the lands to the previous agricultural capability of the lands in accordance with Section 7.3.7 of this Plan.*
 - b. Notwithstanding the rehabilitation requirements on agricultural lands stated above, complete rehabilitation to an agricultural condition is not required when the depth of the planned extraction makes restoration unfeasible and agricultural rehabilitation in the remaining areas is maximized.*
 - c. Where the lands from which the extraction will occur, including extraction below the established groundwater table, are within any designation other than "Agricultural" designation on Schedule 'A1' of this Plan, rehabilitation shall be compatible with the intended or sequential land use in terms of grading, post extraction elevations and vegetation cover, and shall be compatible with existing and proposed land uses on lands adjacent to and in the vicinity of the subject lands.*
- 2. The Township encourages progressive rehabilitation whereby a sequence of extraction and consequent rehabilitation would take place. Such a sequence shall minimize the area affected at any one time by requiring rehabilitation in a progressive and phased manner as extraction on portions of the site is completed.*
- 3. Once final rehabilitation is completed and an Aggregate Resources Act (ARA) licence is surrendered, the applicant shall rezone the subject lands to an appropriate use.*

A Zoning By-law Amendment (ZBA) application has been submitted as part of the application package to permit the mineral aggregate operation. See Appendix C for a copy of the draft ZBA.

The Subject Lands are designated Greenlands in the Township Official Plan and are not actively used for agricultural uses as the majority of the Subject Lands are underutilized

pasture lands, forested and vacant land. The southern portion of the Subject Lands is an identified wetland, though this area is to remain outside of the proposed extraction area.

The rehabilitation plan has been designed to ensure the site is rehabilitated to an end use that is compatible with the surrounding natural heritage features and land uses. Rehabilitation of the proposed quarry includes the creation of a 12.5 hectare meadow, a 3.2 hectare wetland and an 18.6 hectare woodland that includes a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

In summary, the proposed Ramara Quarry conforms to the Township of Ramara Official Plan.

4.5 Township of Ramara Zoning By-Law

The proposed quarry is currently zoned 'Rural (RU)' in the Township of Ramara Zoning By-law 2005.85. See **Figure 18**. To comply with the Township of Ramara Zoning By-law, a Zoning By-law amendment is required to rezone the proposed quarry from 'Rural (RU)' to 'Mineral Aggregate Extraction (MAE)'. A copy of the draft Zoning By-law Amendment is enclosed in **Appendix C**.

The lands to be zoned 'Mineral Aggregate Extraction (MAE)' are the lands proposed to be licenced under the Aggregate Resources Act where the extraction is proposed to occur. The following uses would be permitted in accordance with the Township's Zoning By-law:

19. (1) Permitted Uses

Within any Mineral Aggregate Extraction (MAE) Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose, except one or more of the following MAE Zone uses:

- *Agricultural use*
- *Licensed Pit*
- *Licensed Quarry*
- *Driveways in conjunction with the operation of a Licensed Pit or Licensed Quarry*
- *Uses accessory to Licensed Pit or Licensed Quarry:*
 - *crushing*
 - *storage*
 - *screening*
 - *weigh scales*
 - *washing*
 - *packing*
 - *stockpiling*
 - *on-site office*
 - *blending*
 - *facility repair and maintenance*

- *Uses ancillary to Licenced Pit or Licenced Quarry:*
 - *asphalt plant*
 - *concrete plant*
 - *aggregate recycling plant*
 - *aggregate transfer station*

It is concluded that amending the on-site zoning to the 'Mineral Aggregate Extraction (MAE)' zone conforms with the Township of Ramara Official Plan Mineral Aggregates Extraction Area designation.

5.0 Aggregate Resources

Act Summary Statement

Brand X Materials and Supply Inc. is applying for a Class A Licence under the Aggregate Resources Act (ARA) for a new quarry that is proposed to extract below the water table. The Subject Lands are located in the Township of Ramara, County of Simcoe and is legally described as located on Part of Lots 9 and 10, Concession C in the former geographic Township of Rama. The general location of the proposed Ramara Quarry is shown on **Figure 1**. The Subject Lands are bound by Concession Road B-C to the south, Pearl Carrick's Road to the west, Donald Carrick's Lane to the north and a licenced quarry to the east. See **Figure 2** for aerial context of the Subject Lands. The area proposed to be licenced under the ARA has an area of 43.3ha and proposed to extract an area of 34.4ha.

The Subject Lands are located within a rural area of the Township, predominantly surrounded by naturalized land and situated between three existing ARA licenced quarries to the east, west and southeast. Lake Simcoe is located approximately 13.5km southwest of the Subject Lands. **Figure 3** identifies the surrounding land uses within 1km of the proposed quarry.

Existing ARA licenced quarries operate on the properties to the east, west and southeast of the Subject Lands. An ARA licenced quarry operated by James Dick Construction Limited known as the Rama Limestone Quarry (Licence No. 608542) is located to the east of the Subject Lands. The site known as the Orillia Quarry (Licence No. 3601) operated by 1595479 Ontario Limited is located to the west of the Subject Lands across Pearl Carrick's Road. Another existing ARA licenced quarry exists to the southeast of the site (Licence No. 104616) operated by Bot Aggregates Limited. See **Figure 4**.

Extraction will begin in the most eastern portion of the Site and proceed west in three (3) phases. Extraction of the Site has been designed with a quarry floor at 230masl which will result in Phase 1 being 27 metres deep and Phases 2 and 3 being 18 metres deep. As a result, Phase 1 will be extracted in 2 lifts while Phases 2 and 3 can be extracted in one. However, Phases 2 and 3 may be extracted in multiple lifts, if operationally required.

The Subject Lands will be progressively rehabilitated throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of the proposed quarry includes a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and with the remainder of the site being forested to include a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

Aggregate extracted from the site will be processed utilizing a portable processing plant that follows the active working face throughout the life of the operation. Material will be shipped from the entrance/exit on Concession B-C. Trucks will use Concession B-C to County Road 169, north to Highway 11 or south to Highway 12 as the haul route. A maximum annual shipping limit of 500,000 tonnes is proposed.

The complete Aggregate Resources Act licence application for the proposed Ramara Quarry consists of the following:

5.1 Site Plans

The site plans provide details of existing features, the operational plan, progressive and final rehabilitation, and cross-sections of existing conditions and final rehabilitation of the site. The site plans are included in the application package and includes all of the recommendations from the various technical reports.

5.2 Part 1.0 Summary Statement

The following sections are structured to provide information on the study and technical report requirements required by the Aggregate Resources Act Provincial Standards for an Aggregate Resources Act Summary Statement for the proposed Ramara Quarry.

5.2.1 Standard 1.1 – Agricultural Classification of the Proposed Site

The Subject Lands are not designated Agricultural in the Township Official Plan, are not located within a Prime Agricultural Area and are not part of the Agricultural System. The site is not actively used for agricultural uses because of the nature of the majority of the Subject Lands being wooded and vacant land with unevaluated wetlands and exposed bedrock. A portion of the Subject Lands are currently used as pastureland for cattle.

Rehabilitation to an agricultural condition is not required for this site and is not contemplated as part of the final rehabilitation plan. The rehabilitation plan has been designed to ensure the site is rehabilitated to an end use that is compatible with the surrounding natural heritage features and land uses. Rehabilitation of the proposed quarry includes the creation of a 12.5 hectare meadow, a 3.2 hectare wetland and an 18.6 hectare woodland that includes a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

5.2.2 Standard 1.2 – Planning and Land Use Considerations

To permit the proposed quarry, a Township of Ramara Official Plan Amendment and Zoning By-law Amendment are required before an Aggregate Resources Act licence can be issued.

The proposed Ramara Quarry is consistent with the Provincial Planning Statement (PPS) and conforms to the County of Simcoe Official Plan and the Township of Ramara Official Plan for the following reasons:

- Aggregate extraction is an established use in the area and the site is identified for potential future extraction in the County of Simcoe and Township of Ramara Official Plans;
- The County of Simcoe and Township of Ramara Official Plans identify the Subject Lands as being within a High Potential Mineral Aggregate Resource Area (HPMARA);
- The site contains approximately 14,350,000 tonnes of close to market high quality aggregate. The availability of aggregates close to market is important for economic, social and environmental reasons;
- The proposed extraction area is predominately forested or open underutilized pastureland. The proposed extraction area contains areas of threatened and endangered species habitat, significant wildlife habitat, significant woodlands, evaluated wetlands, and fish habitat. Extraction within these features will occur in accordance with Provincial and Federal requirements;
- Rehabilitation of the proposed quarry includes a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and the remainder of the site being forested to include a north south forest corridor along the east portion of the site in Phase 1. Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations;
- Adjacent key natural heritage features and key hydrologic features will not be negatively impacted by the proposed quarry and will be maintained in the long-term based on the proposed rehabilitation plan;
- No significant built heritage or significant cultural heritage landscapes are identified on or surrounding the proposed quarry site;
- The Site does not contain archaeological resources;
- The Subject Lands are not located within an agricultural area and are not part of the agricultural system; and,
- The proposed quarry has been designed to minimize social impacts on surrounding sensitive receptors (noise, dust, blasting, water resources [i.e. wells] and traffic).

See Sections 2.0, 3.0 and 4.0 of this Planning Justification Report for additional information.

5.2.3 Standard 1.3 – Source Water Protection

The proposed Ramara Quarry is identified by the County of Simcoe as:

- Being outside of an identified Wellhead Protection Area and Surface Water Intake Protection Zone (County Official Plan Schedule 5.2.4). The nearest wellhead protection area is located approximately 7 km northwest of the site, just south of Washago.

- Being located within an identified Highly Vulnerable Aquifer (County Official Plan Schedule 5.2.5). See **Figure 10**.
- Being located within a Significant Groundwater Recharge Area Zone (County Official Plan Schedule 5.2.6) See **Figure 11**.

The Level 1 and 2 Hydrogeological Assessment completed by Tatham Engineering considers the impacts to water supplies of the potential quarry from a Source Water Protection perspective and states that the proposed quarry is located within the Lakes Simcoe and Couchiching/Black River Source Protection Area (SPA) and the Black-Severn River watershed. The Black-Severn River watershed spans over three upper-tier municipalities (Simcoe, Muskoka, and Haliburton) and largely consists of rural residential properties with few urban/agricultural areas. The Black-Severn River watershed has a total drainage area of approximately 277,000 ha and houses 54,000 residents. Properties within the vicinity of the site are serviced by private water supply wells.

The proposed quarry will extract below the established water table, will require dewatering activities during the life of the operation and will be progressively rehabilitated to contain a meadow and shrubland to the centre west portion of the site north of the existing wetland, a wetland in the centre of the site, and a forest throughout the remainder of the site. The importation of excess soils is required to create the final landform. The Province of Ontario has identified 22 prescribed drinking water threats under the *Clean Water Act* and it is also noted that aggregate extraction is not one of those 22 prescribed drinking water threats. Through the data analysis completed for the Hydrogeological and Hydrological Report, the report concluded that the proposed quarry will not negatively impact the surrounding ground water and surface water regimes. Refer to Section 3.1.5 of this report for additional details on the Level 1 and 2 Hydrogeological Assessment.

To confirm that the proposed Ramara Quarry is not impacting water resources, a detailed groundwater monitoring program will be conducted during extraction of the site. The detailed groundwater monitoring program includes:

- Six on-site groundwater monitoring wells will be monitored on a monthly basis to manually measure groundwater levels and download information collected from the dataloggers. Dataloggers installed in these wells would be configured to record daily water levels. One of these wells will be relocated to the northern setback as part of the quarry extraction as it is currently located within the limit of extraction of Phase 2. One additional well located on an adjacent property is proposed to be included in the monitoring program subject to the landowner granting access to their property;
- The requirement to establish baseline conditions three years prior to extraction extending below the groundwater table;
- Monitor groundwater levels compared to established thresholds for potential impacts to the local groundwater system and undertake actions if the quarry is deemed to cause changes;
- the collection of water quality samples from the groundwater monitoring wells to establish and compare geochemistry to their respective baseline.

Furthermore, the development of a Spills Contingency Plan is required to address any potential spills from equipment on-site.

5.2.4 Standard 1.4 – Quality and Quantity of Aggregate On-Site

The Subject Lands are mapped as a Bedrock Aggregate Resources (Midhurst District) Area in the County of Simcoe Official Plan and as High Potential Mineral Aggregate Resource Area in the Township of Ramara Official Plan. See **Figures 8 and 16**.

On-site geological testing has been completed on the proposed Ramara Quarry lands which confirms the site contains several geological formations that yield high quality aggregate products that can be used for a wide variety of aggregate products, including most road building and construction projects, and potentially concrete production.

The proposed Ramara Quarry is proposed to ship 500,000 tonnes per annum and contains approximately 14,350,000 tonnes of high-quality aggregate resources.

5.2.5 Standard 1.5 – Main Haul Routes and Proposed Truck Traffic

A Traffic Impact Study (“TIS”) was completed by Tatham Engineering to address the requirements of the Township with respect to the potential transportation impacts of the development on the area road network. In particular, the report discusses the following:

- the operations of the road system through the study area prior to the proposed development;
- the growth in the traffic volumes not otherwise attributed to the development (i.e. from overall growth in the area and/or other developments);
- the number of new trips the proposed development is likely to generate;
- the operations of the study area road system upon completion of the development; and
- the resulting impacts and need for mitigating measures (if required) to ensure acceptable overall road operations.

The proposed operating hours for extraction, including drilling and primary crushing, and processing at the proposed Ramara Quarry will be Monday to Saturday between 7:00am and 7:00pm. Loading and shipping would be permitted during the hours of 6:00am to 8:00pm. Blasting would be permitted Monday to Friday between 8:00am and 6:00pm during daylight hours. The site would not operate on Sundays or holidays as defined in accordance with the Employment Standards Act.

A maximum of 500,000 tonnes per year are proposed to be shipped from the site. The proposed access point for the Ramara Quarry is to be from Pearl Carrick’s Road, approximately 250m north of Concession B-C. The proposed location is suitable from a site line and safety perspective and will require an entrance permit from the Township of Ramara. The main haul route for the Ramara Quarry will be Concession B-C to County Road 169, north to Highway 11 or south to Highway 12. These roads are existing haul routes for other aggregate operations in the area.

The TIS assessed the operations of the road system prior to and during the operation of the proposed quarry, anticipated traffic volume growth, the number of new trips the proposed quarry is likely to generate, and the resulting impact and need for mitigation measures. The study took the existing traffic from existing operations into consideration and concluded that the intersections have sufficient capacity

for the additional demand generated from the proposed quarry and the projected future traffic volumes will remain well below the road capacity levels.

Based on the TIS completed, it is concluded that the routes used for the quarry are sufficient and well-equipped to sustain the projected increased activity. As a result, no improvements are required to accommodate the development of the site for the proposed quarry.

5.2.6 Standard 1.6 – Progressive and Final Rehabilitation

The proposed Ramara Quarry has been designed with a phasing and rehabilitation plan that is integrated with the surrounding lands to minimize disturbance. The quarry has been designed to be extracted in three phases (Phases 1, 2 and 3). Phase 1 is located in the eastern portion of the Site, Phase 2 is located in the centre and Phase 3 is located in the western portion of the portion of the Site. Quarry operations will commence in Phase 1 of the proposed lands with extraction of that phase proceeding in a westerly direction. Phases 2 and 3 will also be extracted in a westerly direction. The operational plan schematic of the proposed quarry is included as **Figure 5**.

Rehabilitation of the proposed quarry includes the creation of a meadow and shrubland in the centre west portion of the site, a wetland in the centre of the site, and with the remainder of the site being forested to include a north south forest corridor along the east portion of the site in Phase 1. The Rehabilitation Plan schematic for the proposed Ramara Quarry is included as **Figure 6** and includes the creation of the following features as part of the final landform:

- a 12.6 ha meadowland in the centre west portion of the site;
- a 3.2 ha wetland in the centre of the site; and,
- 18.6 ha of forest that will include a north-south forest corridor along the east portion of the site in Phase 1.

Rehabilitation will be progressive throughout the life of the operation, commencing after Phase 1 has been fully extracted and includes the importation of excess soils to bring the Site back to original grades to minimize changes from the existing and final landforms. Rehabilitation of this site will not be impacted by other operations, nor will it impact the rehabilitation of other operations.

The north-south corridor will be created following extraction of phase 1 during extraction in phase 2 to ensure a corridor is maintained during operations and as part of rehabilitation to provide connection with adjacent natural features.

The 3.2 hectare wetland will be created with 0.5 metre to 2 metre deep pockets of water to create wetland features for turtle and amphibious species. This wetland will enhance the amount and quality compared to the evaluated non-significant wetlands that will be removed as part of extraction.

See the Aggregate Resources Act Site Plans for additional details regarding the operational and rehabilitation design, including the natural environment report technical recommendations during operations and as part of rehabilitation.

5.3 Part 2.0 Technical Reports

The following study requirements for the Class A licence are fulfilled by this application. Each report includes the qualifications and experience of the individual(s) that have prepared the report.

- 2.1 Maximum Predicted Water Table Report, Ramara Quarry, prepared by Tatham Engineering, dated April 6, 2026;
- 2.2 Natural Environment Report, prepared by Birks Natural Heritage Consultants, Ltd. dated May 2026;
- 2.3 Cultural Heritage Screening Report, Proposed Ramara Quarry, prepared by MHBC, dated April 2026.

Stage 1-2 Archeological Assessment: Proposed Ramara Quarry, 6059 Pearl Carricks Road, Part of Lots 9 and 10, Concession C, Geographic Township of Rama, former County of Ontario, now Township of Ramara, County of Simcoe, Ontario, prepared by Stantec Consulting Ltd., dated August 14, 2025;

- 2.5 Level 1 and 2 Hydrogeological Assessment, Ramara Quarry, prepared by Tatham Engineering, dated April 10, 2026;
- 2.6 Noise Impact Assessment, prepared by HGC, dated February 3, 2026; and,
- 2.7 Blasting Impact Analysis, Ramara Quarry, prepared by Explotech, dated April 7, 2026.

5.3.1 Other Technical Reports Submitted

- Traffic Impact Study, Ramara Quarry, prepared by Tatham Engineering dated February 25, 2026.

6.0 Conclusions

For the reasons summarized in this report the proposed Ramara Quarry represents the wise use and management of rural resources, is in the public interest and the proposed Ramara Quarry applications:

- Is consistent with the Provincial Planning Statement;
- Conforms to the County of Simcoe Official Plan;
- Conforms to the Township of Ramara Official Plan as amended; and,
- Meets the requirements of the ARA Summary Statement.

Respectfully submitted,

MHBC



James Newlands, HBComm, MSc, MCIP, RPP
Associate

Figures

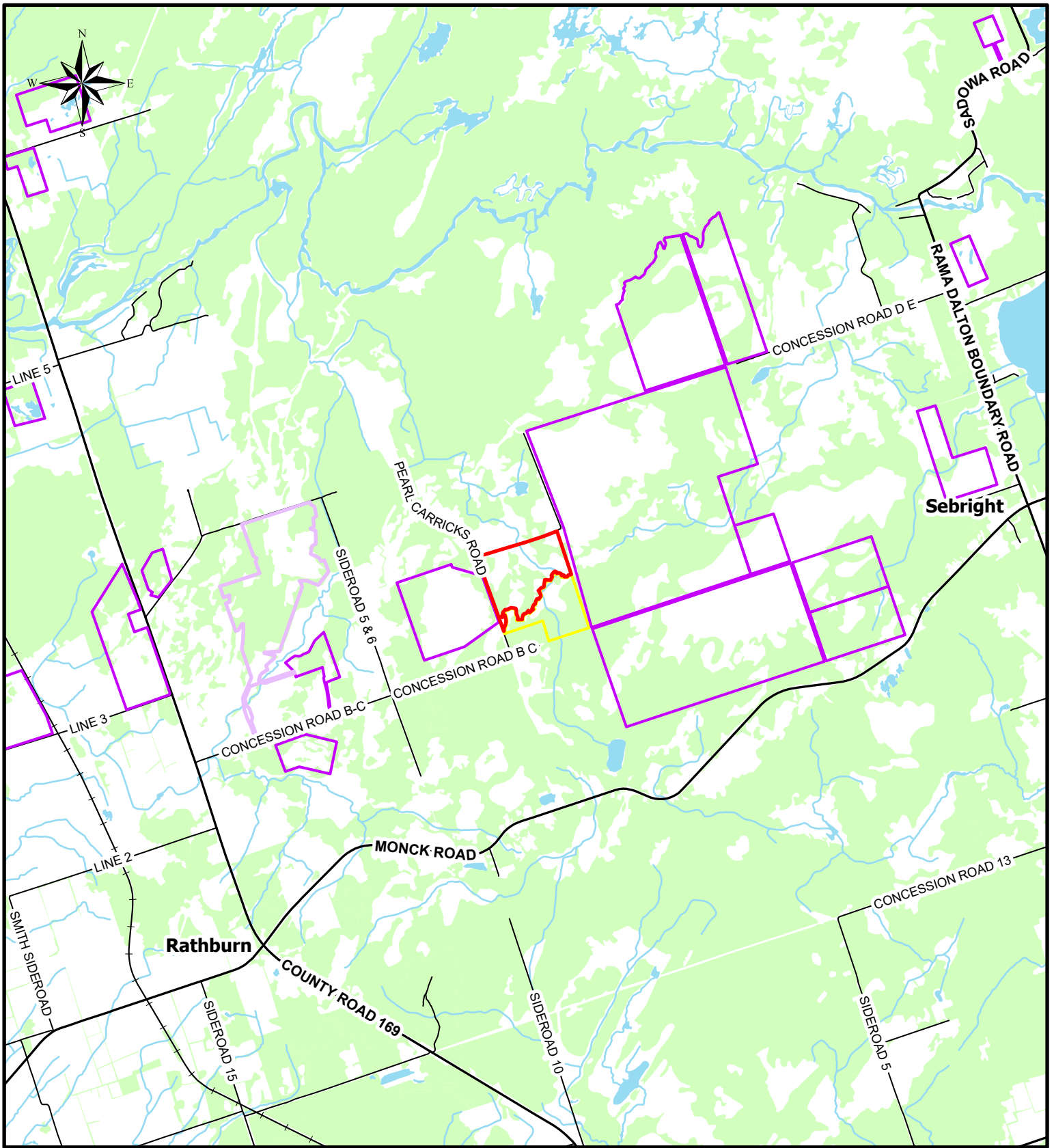


Figure # 1
Site Location

Ramara Quarry

Part of Lots 9 and 10, Concession C
Geographic Township of Rama
Township of Ramara
County of Simcoe

Legend

- Proposed Licence Boundary
- Other ARA Licences
- Proposed ARA Licence Extension to Licence 625641
- Additional Land Owned by Applicant

Date May 2026

Sources
Contains information from Geospatial Ontario

Scale - 1:50,000
0 400 800 1,600
Meters

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Report\GIS\21511C - Figures.aprx

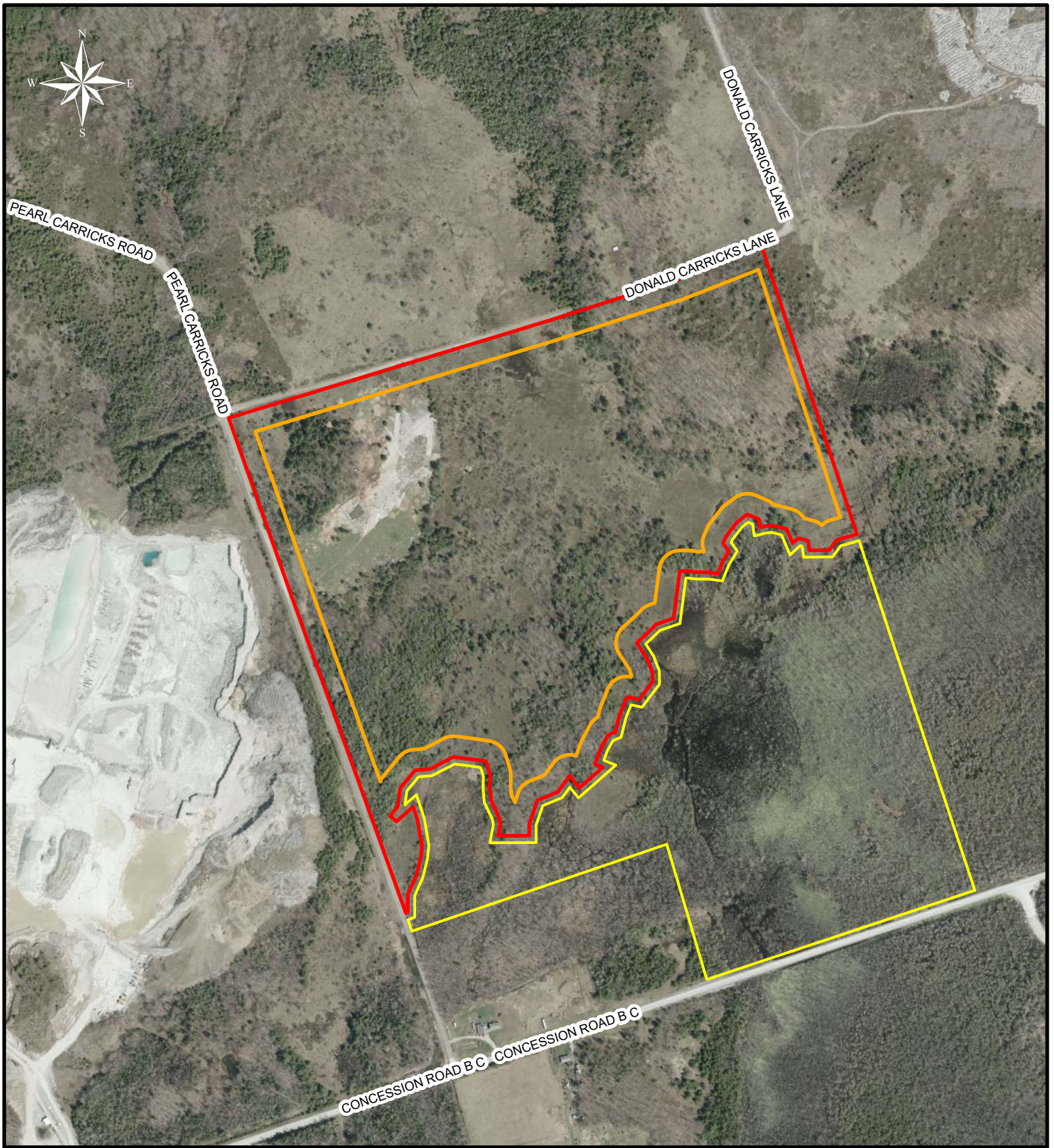


Figure # 2
Aerial Context

Ramara Quarry

Part of Lots 9 and 10, Concession C
Geographic Township of Rama
Township of Ramara
County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant

Date	May 2026
Sources	2025 aerial photography from the County of Simcoe GIS
Scale - 1:7,500	
0 60 120 240 Meters	
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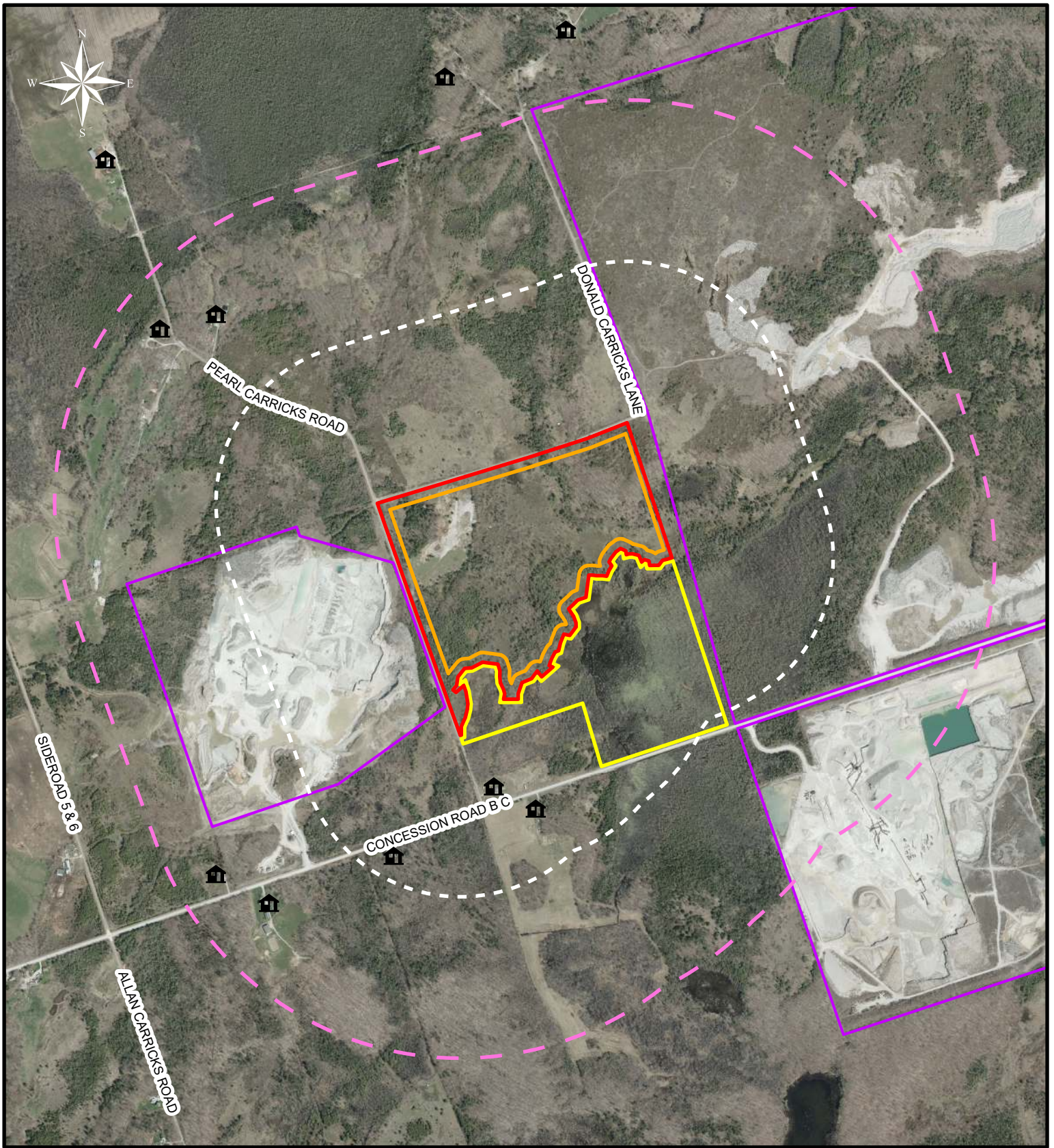


Figure # 3
Surrounding Uses

Ramara Quarry

Part of Lots 9 and 10, Concession C
Geographic Township of Rama
Township of Ramara
County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Other ARA Licences
- Additional Land Owned by Applicant
- Sensitive Receptor
- 500 m Offset (white)
- 1 km Offset

Date May 2026

Sources
2025 aerial photography from the County of Simcoe GIS

Scale - 1:16,000
0 125 250 500
Meters

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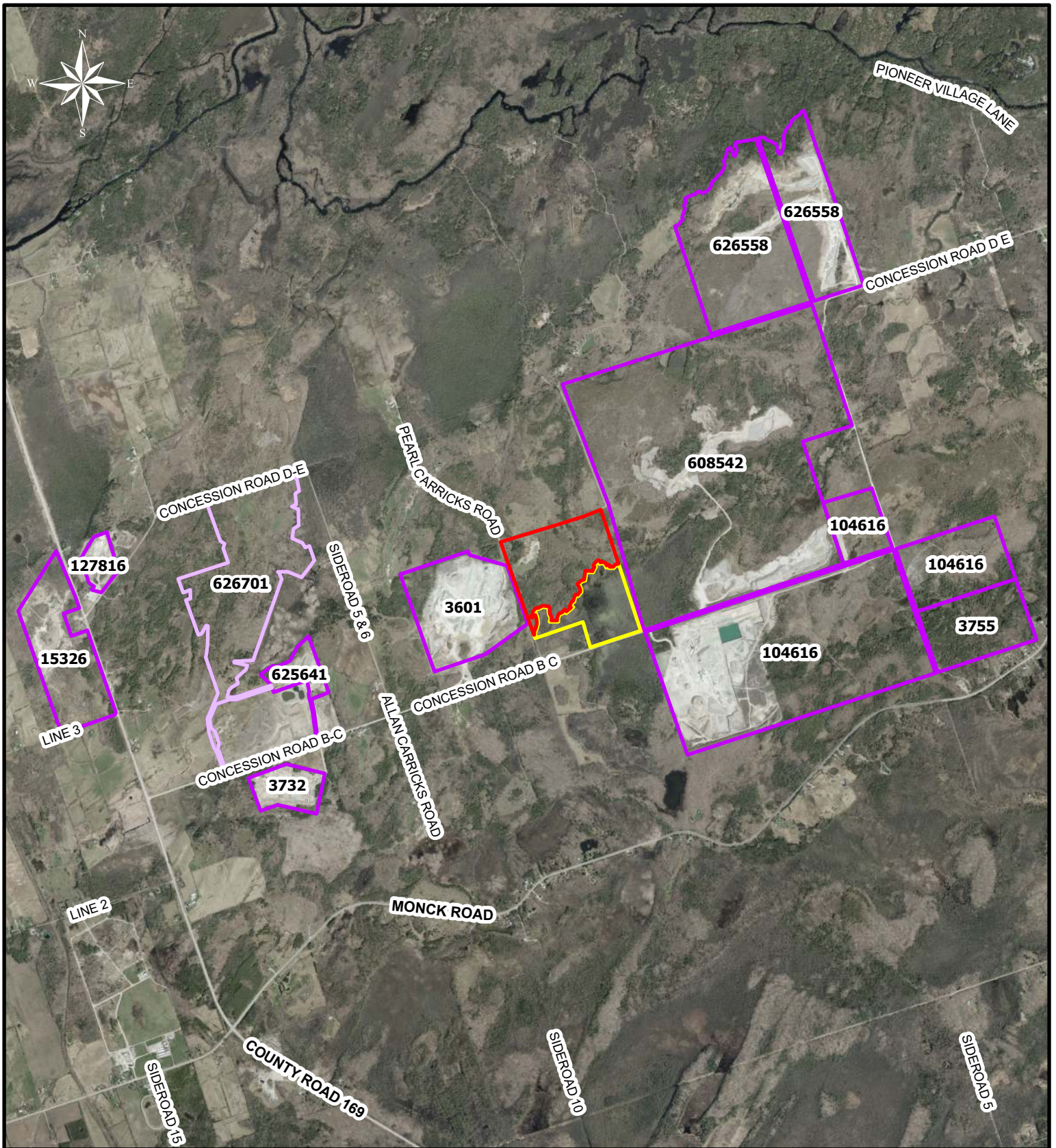


Figure # 4
Nearby ARA Licences

Ramara Quarry

Part of Lots 9 and 10, Concession C
Geographic Township of Rama
Township of Ramara
County of Simcoe

Legend

- Proposed Licence Boundary
- Other ARA Licences
- Proposed ARA Licence Extension to Licence 625641
- Additional Land Owned by Applicant

Date May 2026

Sources
2025 aerial photography from the County of Simcoe GIS
Contains information from Geospatial Ontario

Scale - 1:40,000
0 340 680 1,360
Meters

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Report\GIS\21511C - Figures.aprx

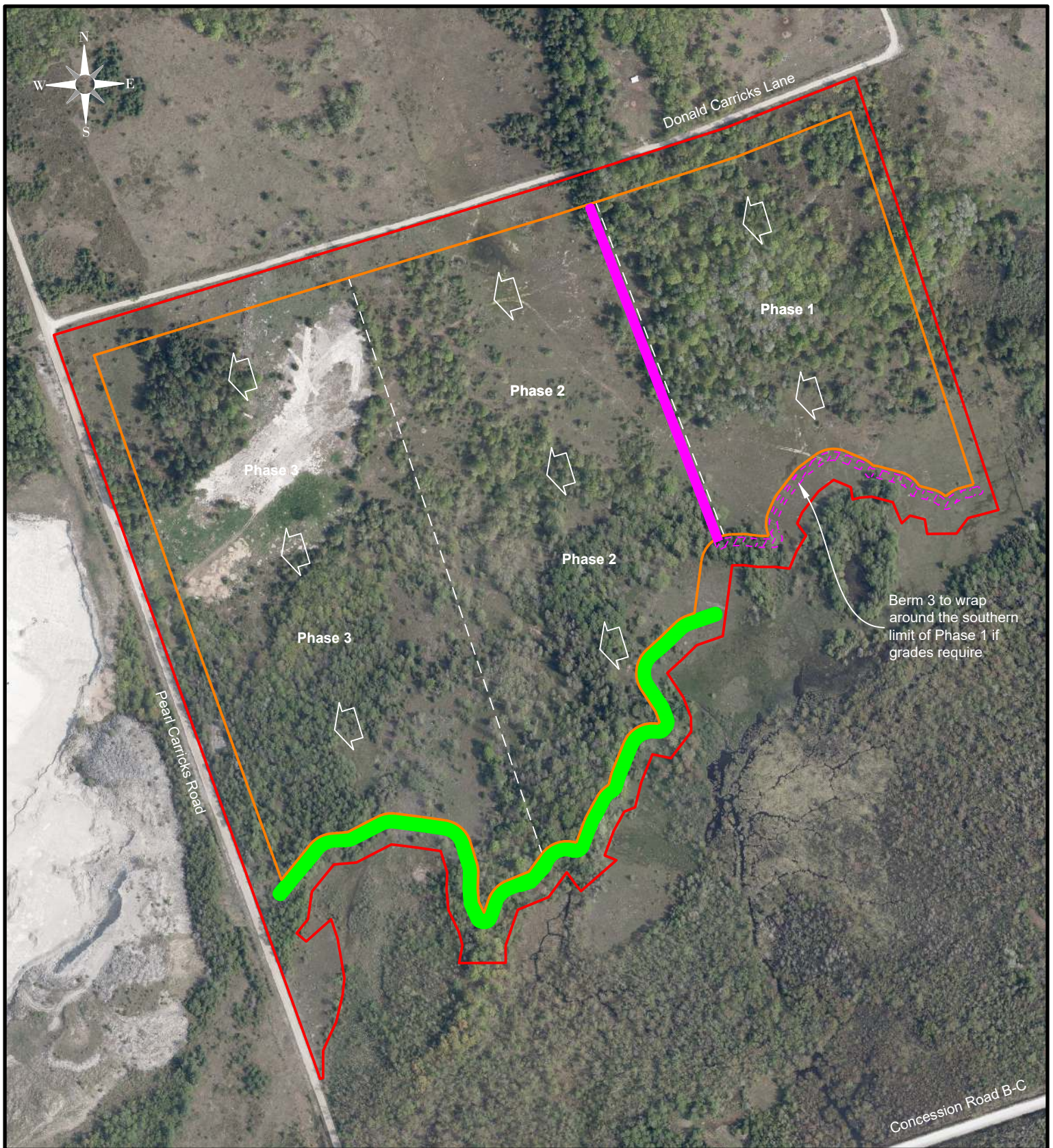


Figure # 5
Operational Schematic

Ramara Quarry

Part of Lots 9 and 10, Concession C
Geographic Township of Rama
Township of Ramara
County of Simcoe

Legend

- Proposed Licence Boundary - 43.3 ha
- Proposed Limit of Extraction - 34.4 ha
- Phase Boundary
- Proposed Impermeable Berm (Required Before Operations in Phase 1)
- Proposed Noise Attenuation Berm (Required Before Operations in Phase 2)

Date May 2026

Sources
2023 aerial photography from the County of Simcoe GIS

Scale - 1:5000
0 75 150
Metres

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& LANDSCAPE
ARCHITECTURE**

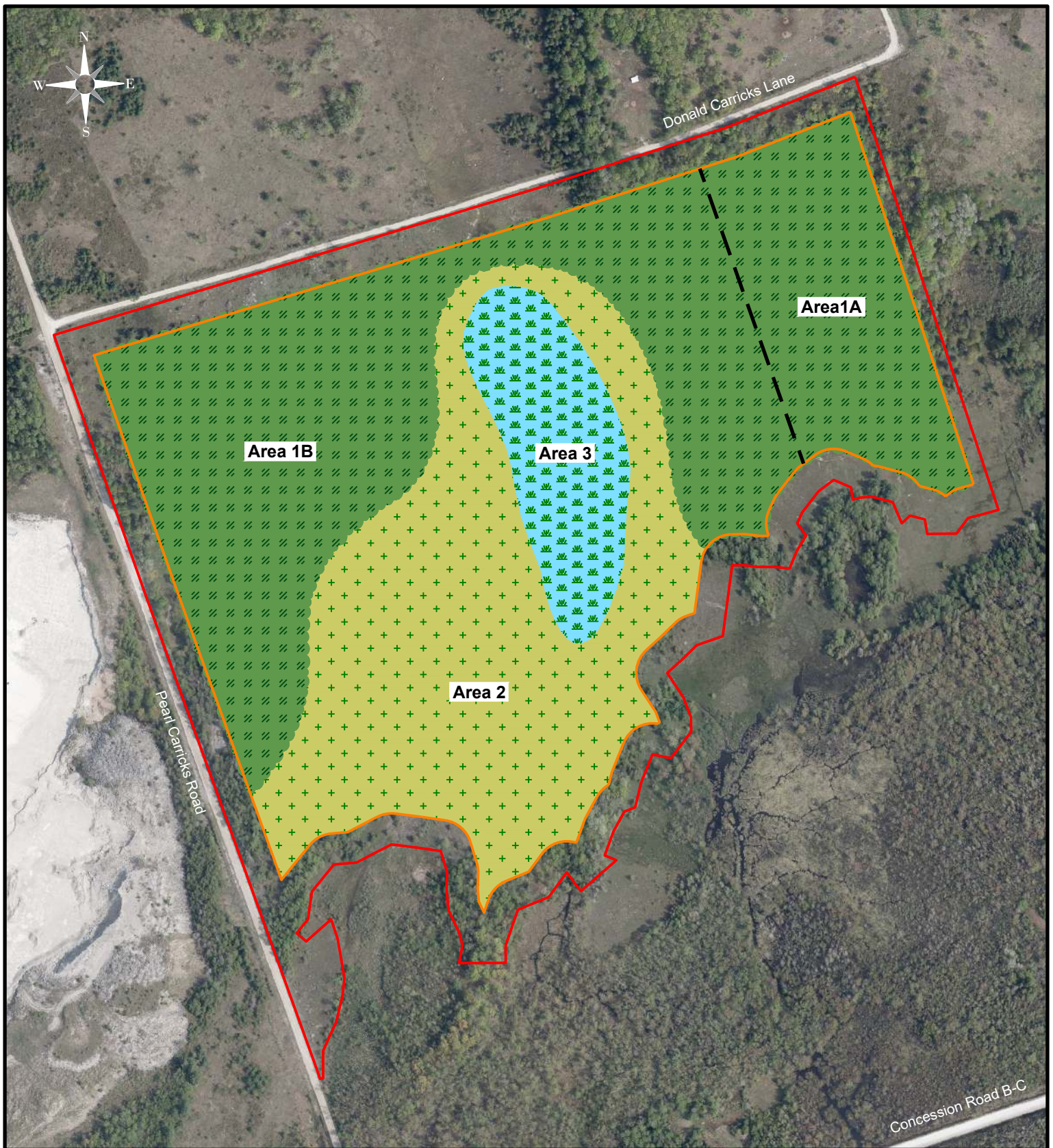


Figure # 6
Rehabilitation Schematic

Ramara Quarry

Part of Lots 9 and 10, Concession C
Geographic Township of Rama
Township of Ramara
County of Simcoe

Legend

- Proposed Licence Boundary - 43.3 ha
- Proposed Limit of Extraction - 34.4 ha
- Proposed Wetland / Pond
- Proposed Upland Meadow
- Proposed Upland Forest

Date May 2026

Sources
2023 aerial photography from the County of Simcoe GIS

Scale - 1:5000
0 75 150 Metres

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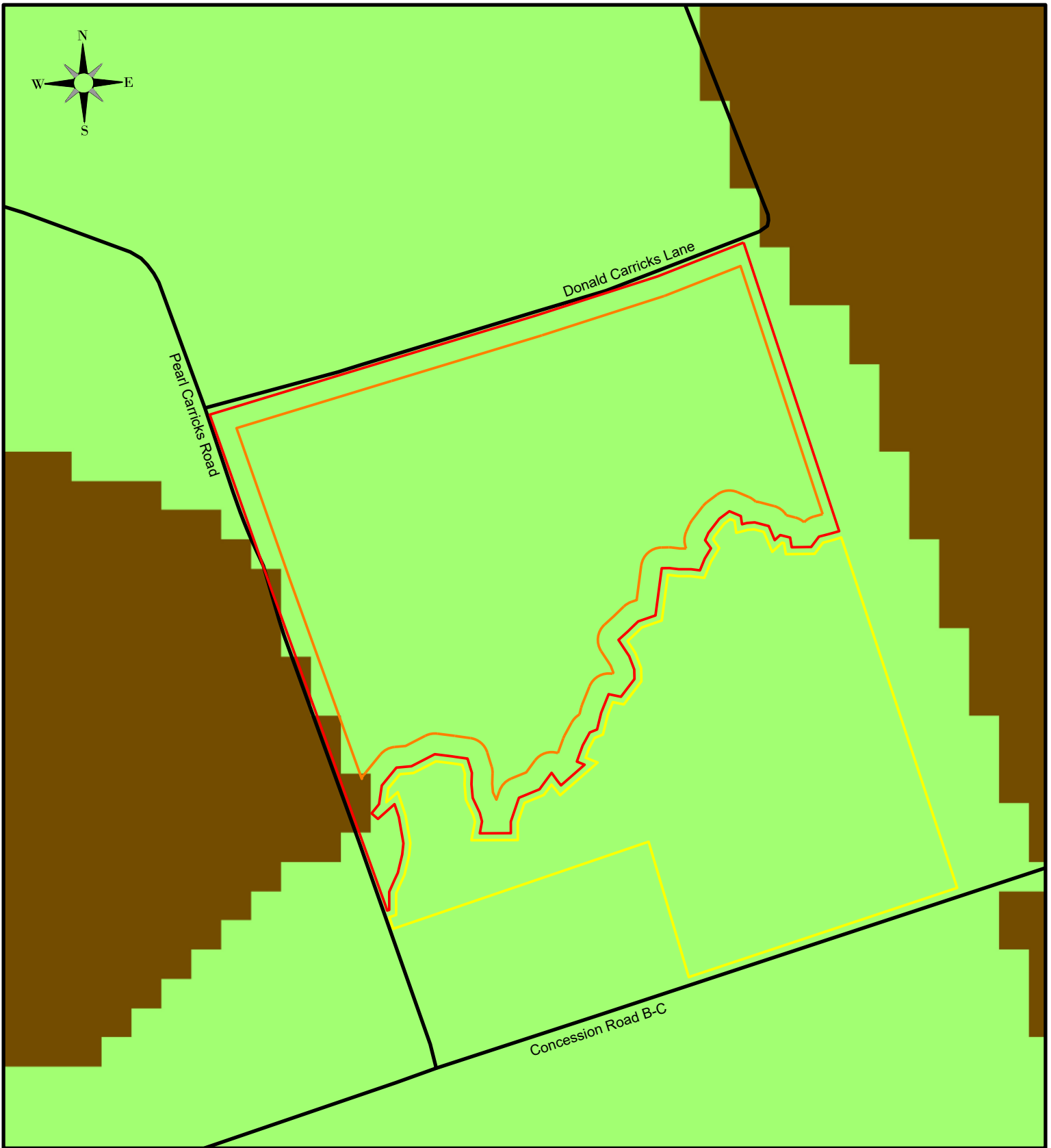


Figure # 7
County Land Use
Designations
 Simcoe Official Plan - Schedule 5.1

Ramara Quarry
 Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant
- Rural
- Greenlands

Date May 2026

Sources
 County of Simcoe Official Plan - Schedule 5.1
 Land Use Designations, dated February 2023

Scale - 1:7500
 0 100 200
 Metres

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& LANDSCAPE
ARCHITECTURE

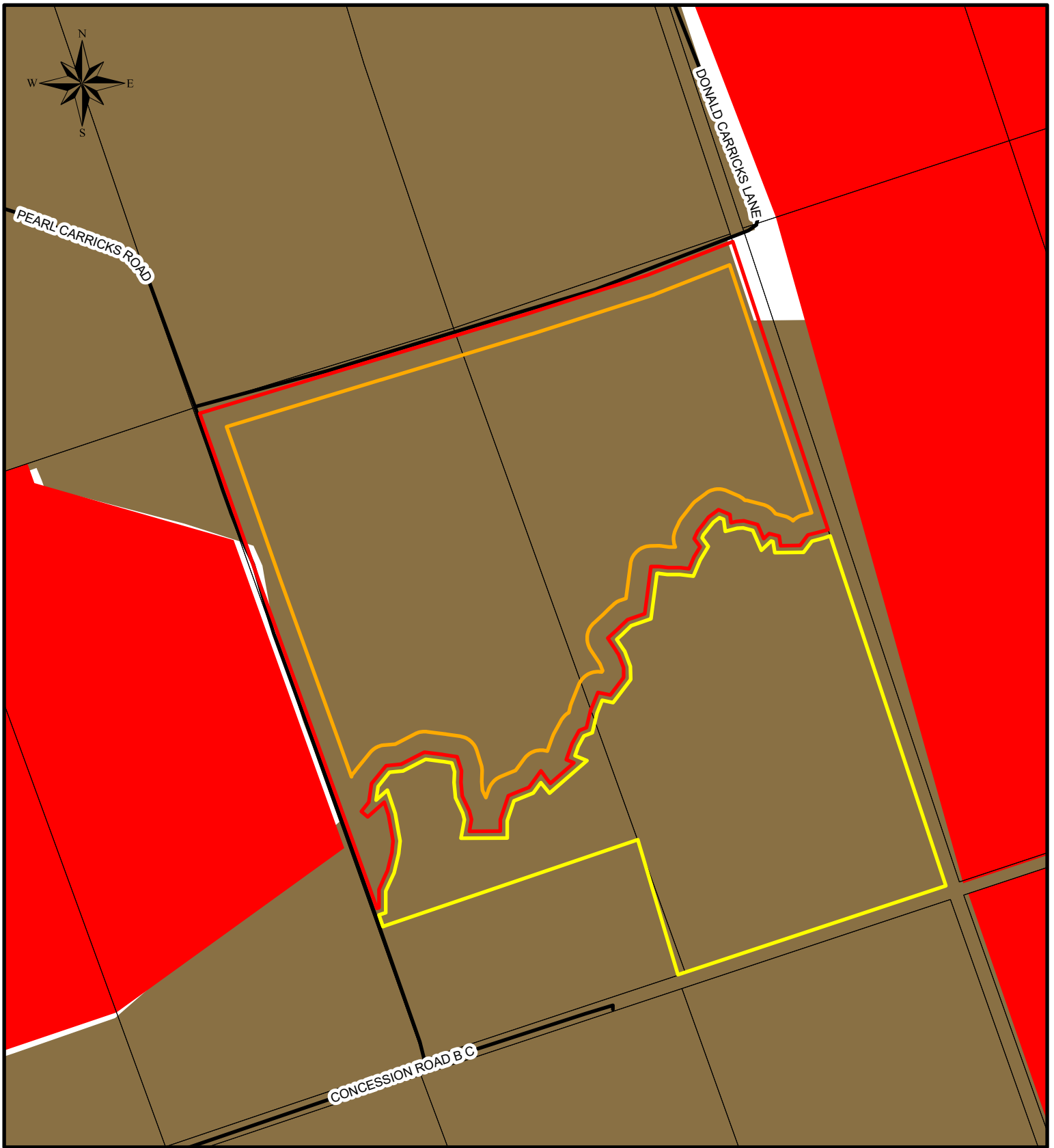


Figure # 8
County Potential Mineral Aggregate Resources
 Simcoe Official Plan - Schedule 5.2.1

Ramara Quarry
 Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant
- Licenced Pits and Quarries
- Bedrock Aggregate Resources

Date	May 2026
Sources	County of Simcoe Official Plan - Schedule 5.2.1 High Potential Mineral Aggregate Resources dated April 19, 2013
Scale - 1:7,500	0 50 100 200 Meters
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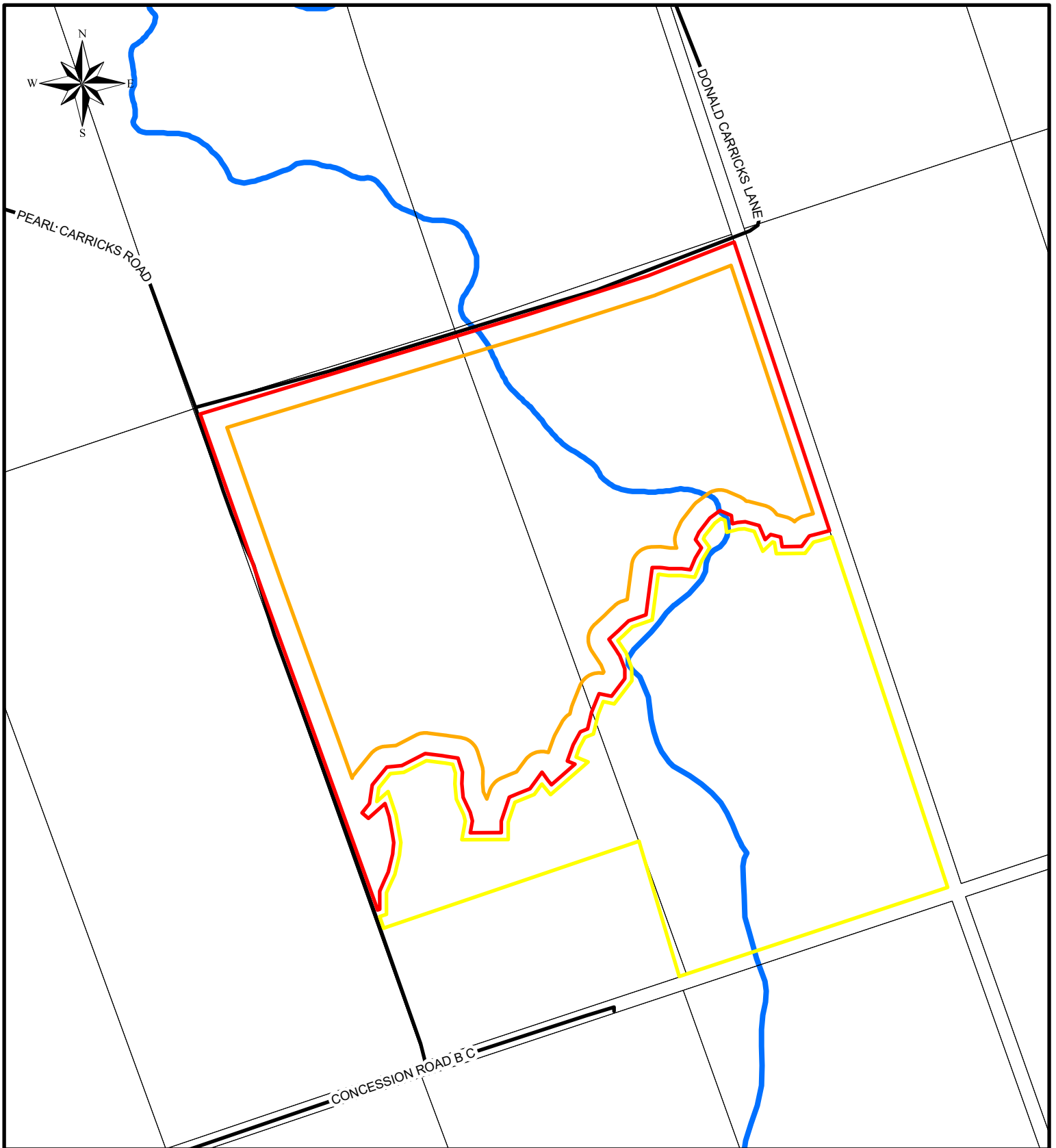


Figure # 9
County Streams and Evaluated Wetlands
 Simcoe Official Plan - Schedule 5.2.2

Ramara Quarry
 Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

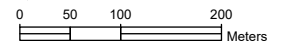
Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant
- Watercourse

Date **May 2026**

Sources
 County of Simcoe Official Plan - Schedule 5.2.2
 Streams and Evaluated Wetlands
 dated May 9, 2016

Scale - 1:7,500



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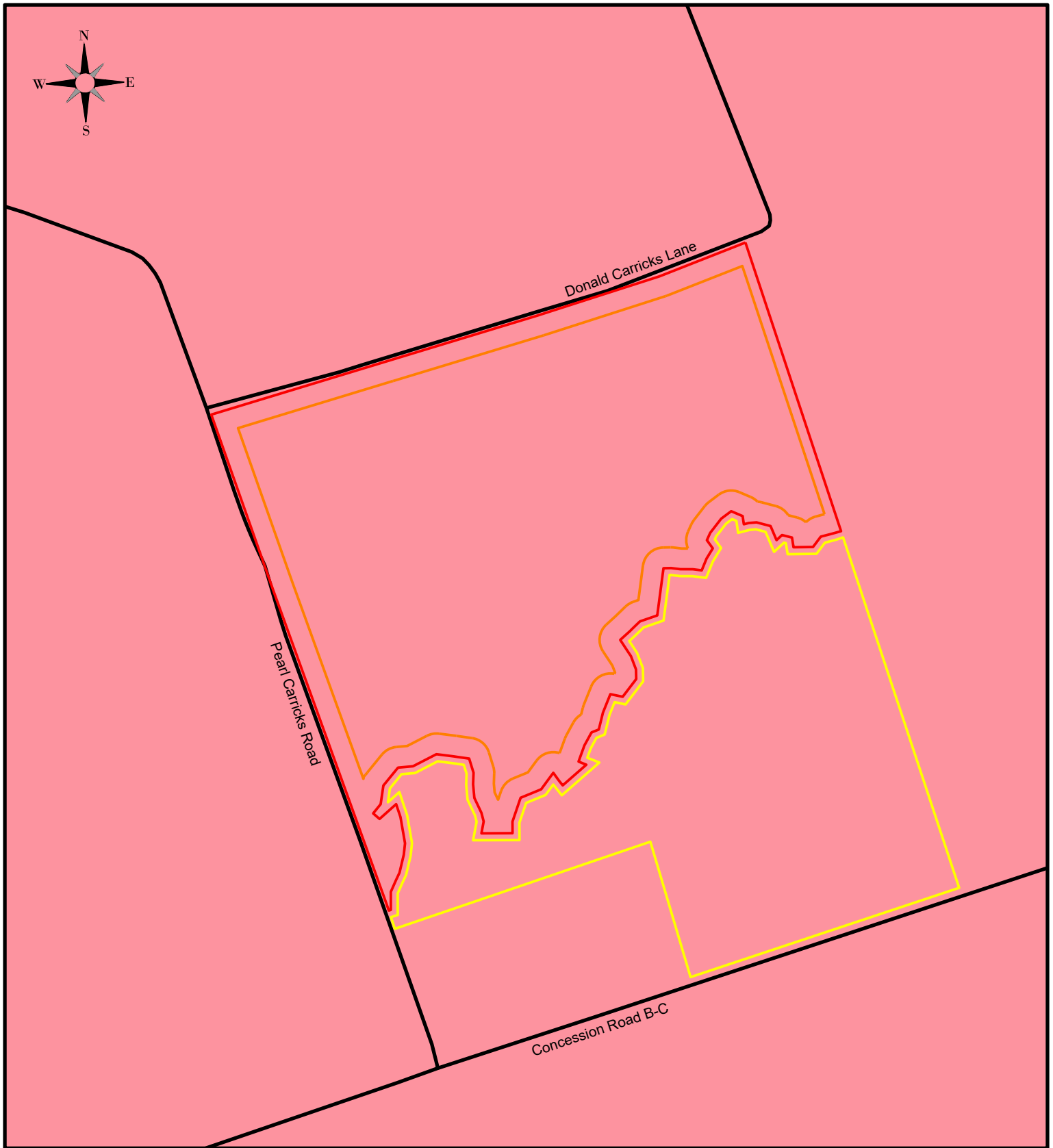


Figure # 10
County Highly Vulnerable
Aquifers
 Simcoe Official Plan - Schedule 5.2.5

Ramara Quarry

Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant
- Highly Vulnerable Aquifers

Date May 2026

Sources
 County of Simcoe Official Plan - Schedule 5.2.5
 Highly Vulnerable Aquifers, dated June 13, 2017

Scale - 1:7500
 0 100 200 Metres

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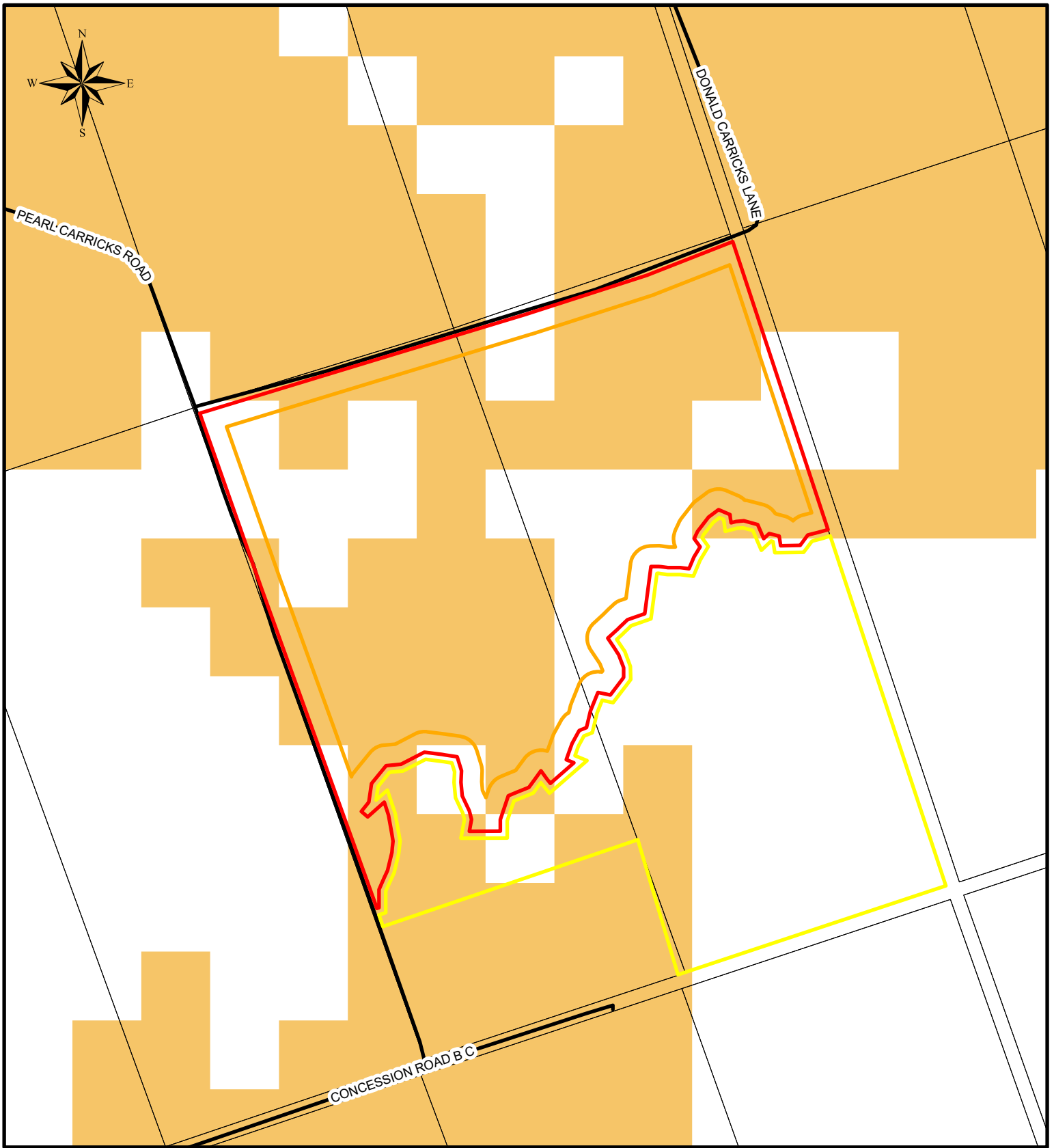


Figure # 11
County Significant
Groundwater Recharge
Area

Simcoe Official Plan - Schedule 5.2.6

Ramara Quarry

Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant
- Significant Groundwater Recharge Area

Date **May 2026**

Sources
 County of Simcoe Official Plan - Schedule 5.2.6
 Significant Groundwater Recharge Area
 dated June 13, 2017

Scale - 1:7,500
 0 50 100 200
 Meters

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Figure # 12
County Transportation System
 Simcoe Official Plan - Schedule 5.5.1

Ramara Quarry

Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant
- Primary Arterial
- Secondary Arterial
- Local Road

Date **May 2026**

Sources
 County of Simcoe Official Plan - Schedule 5.5.1
 County Transportation Systems
 dated February 20, 2015

Scale - 1:25,000
 0 165 330 660
 Meters

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Figure # 13
Township Land Use
 Ramara Official Plan - Schedule A1

Ramara Quarry

Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

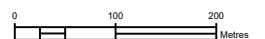
Legend

- | | |
|--|---|
| Proposed Licence Boundary | Mineral Aggregate Extraction Area |
| Proposed Limit of Extraction | Rural |
| Additional Land Owned by Applicant | Greenlands |
| | Special Designation |
| | Watercourse |

Date May 2026

Sources
 Township of Ramara Official Plan - Schedule A1
 Land Use, dated January 1, 2026

Scale - 1:7500



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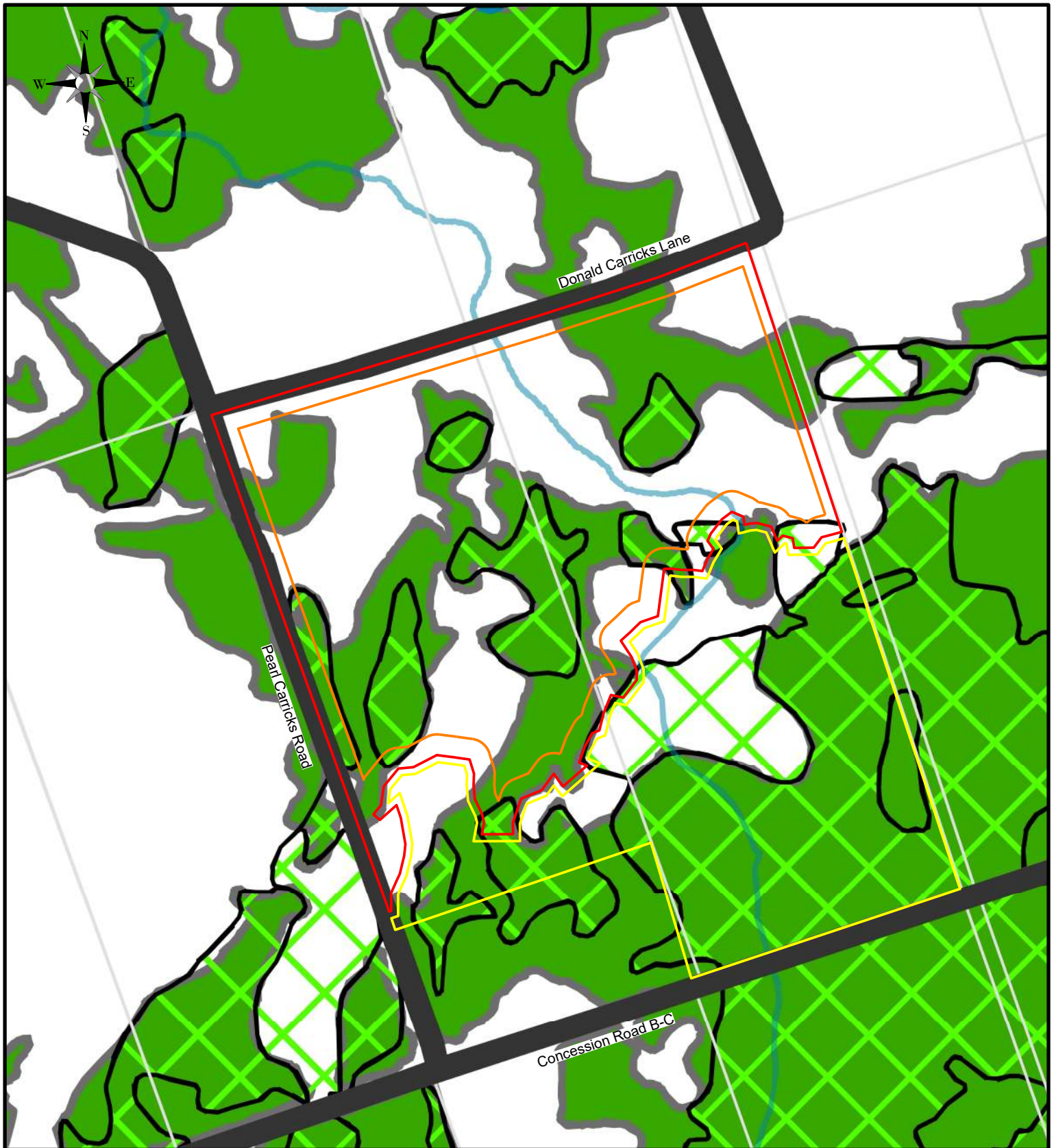


Figure # 14
Township Natural Heritage
 Ramara Official Plan - Schedule A2

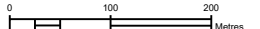
Ramara Quarry
 Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant
- Wetlands - Unevaluated
- Woodlands
- Watercourse

Date May 2026

Sources
 Township of Ramara Official Plan - Schedule A2
 Natural Heritage, dated January 22, 2026

Scale - 1:7500


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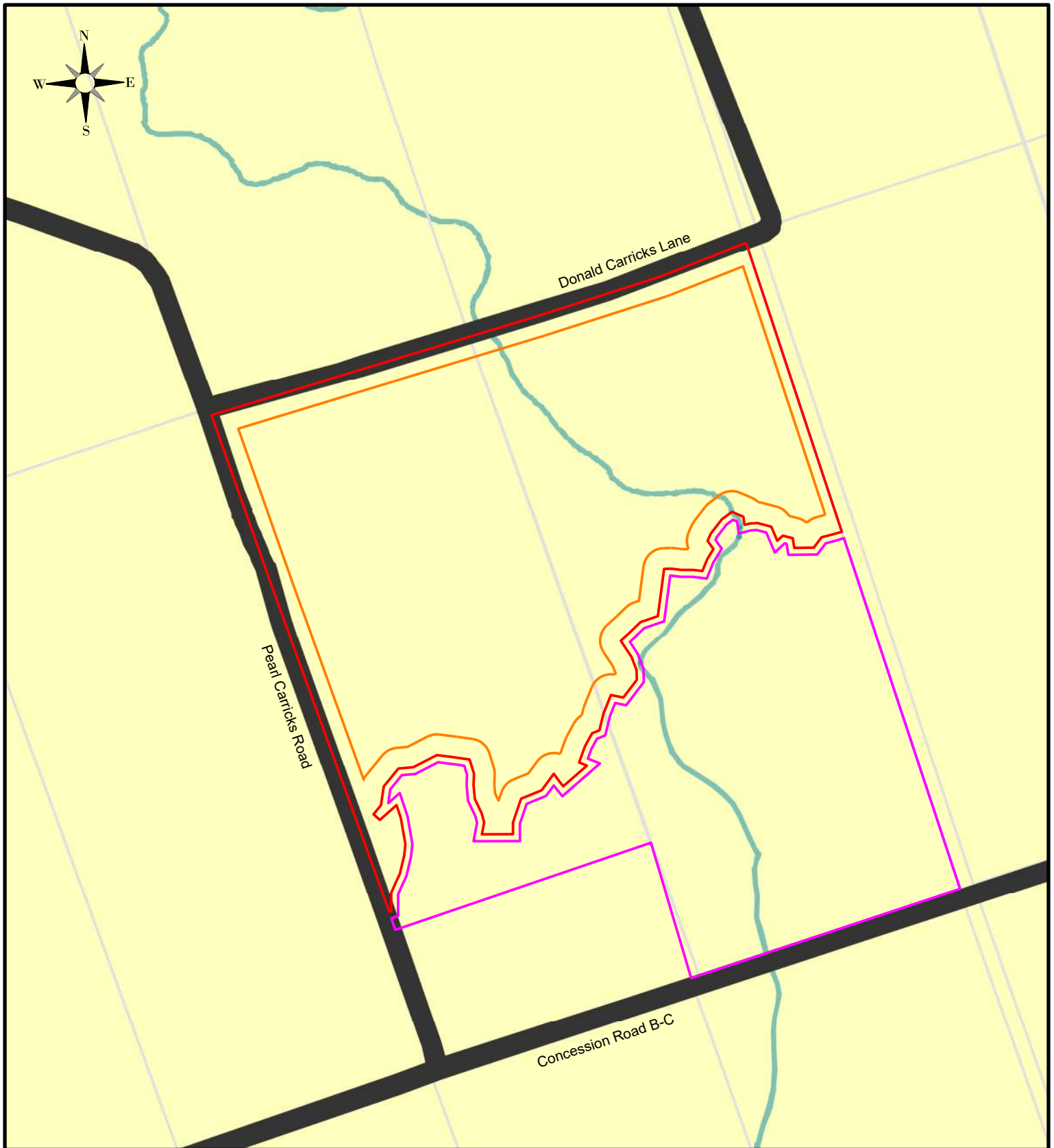


Figure # 15
Township Highly Vulnerable Aquifers
 Ramara Official Plan - Schedule C

Ramara Quarry
 Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

Legend

- Proposed Licence Boundary
- Proposed Limit of Extraction
- Additional Land Owned by Applicant
- Highly Vulnerable Aquifer
- Watercourse

Date	May 2026
Sources	
Township of Ramara Official Plan - Schedule C Highly Vulnerable Aquifers, dated January 22, 2026	
Scale - 1:7500	
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	PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

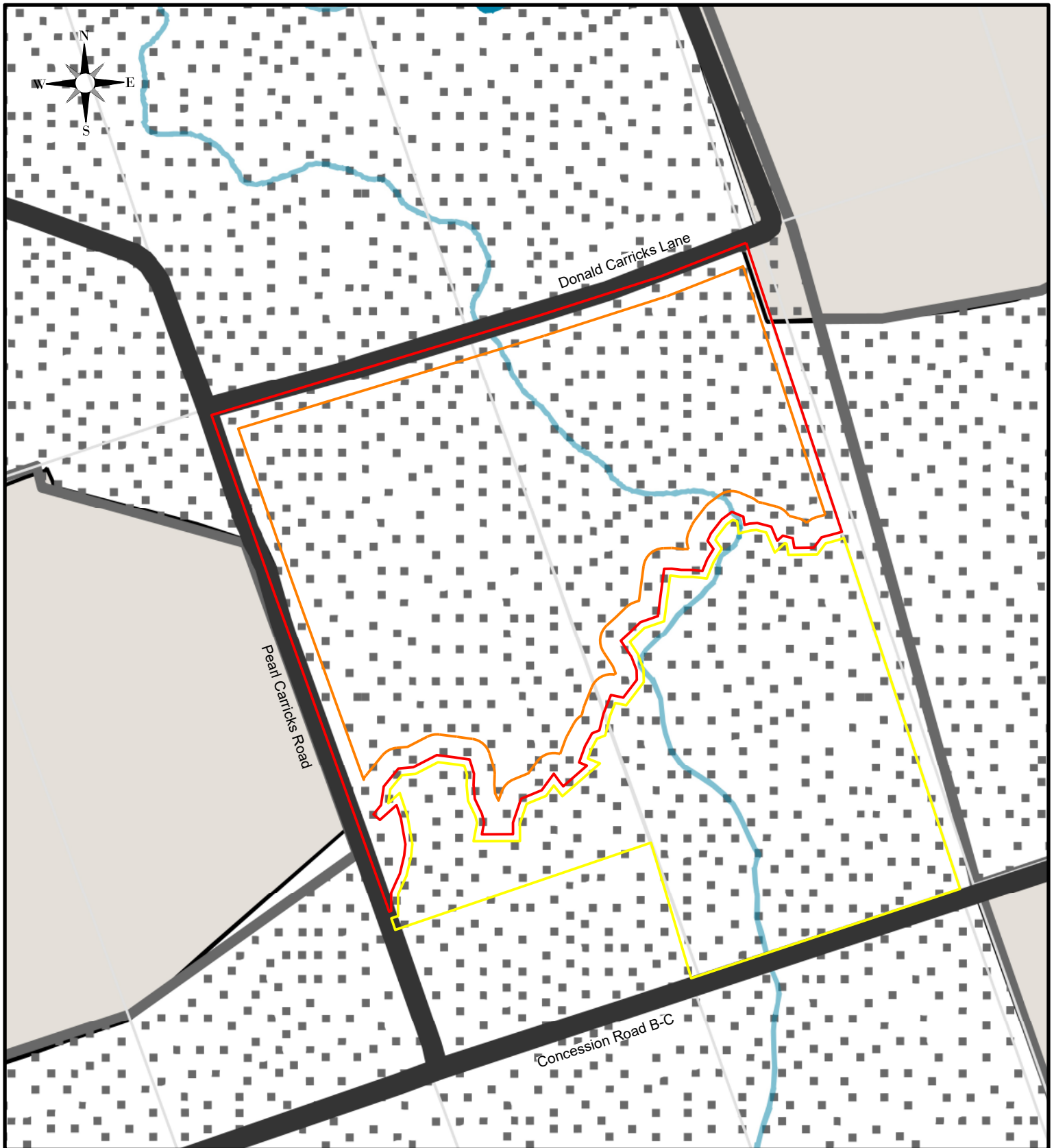


Figure # 16
Township High Potential Mineral Aggregate Resource Areas
 Ramara Official Plan - Schedule D
Ramara Quarry
 Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

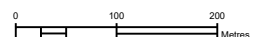
Legend

- | | |
|---|---|
| Proposed Licence Boundary | Mineral Aggregate Extraction Area |
| Proposed Limit of Extraction | High Potential Mineral Aggregate Resource Area |
| Additional Land Owned by Applicant | Watercourse |

Date May 2026

Sources
 Township of Ramara Official Plan - Schedule D
 High Potential Mineral Aggregate Resource Areas
 dated January 22, 2026

Scale - 1:7500



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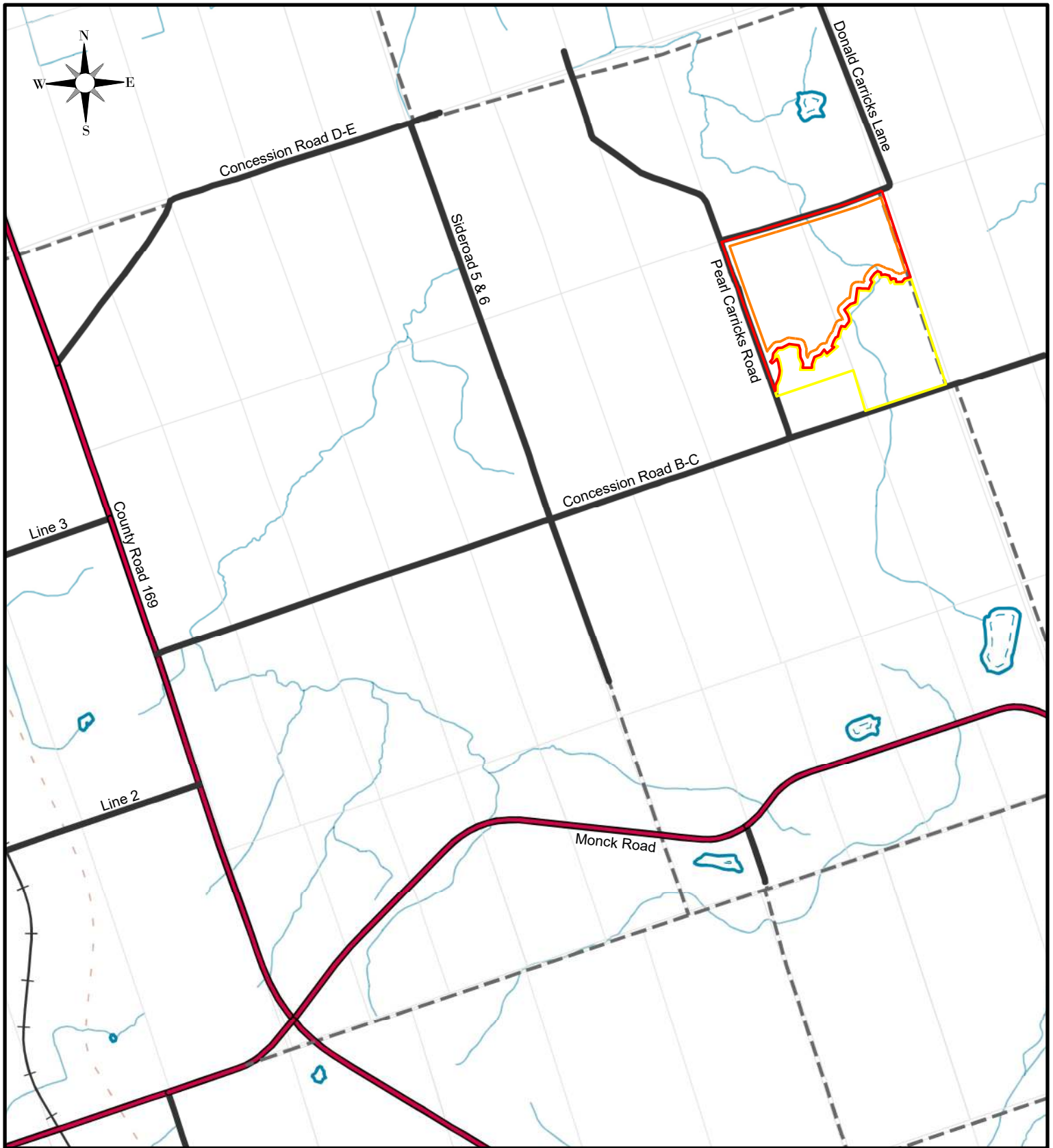


Figure # 17
Township Transportation
 Ramara Official Plan - Schedule F

Ramara Quarry

Part of Lots 9 and 10, Concession C
 Geographic Township of Rama
 Township of Ramara
 County of Simcoe

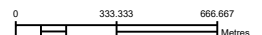
Legend

- | | | | |
|---|------------------------------------|---|------------------------------|
|  | Proposed Licence Boundary |  | County Road - Arterial |
|  | Proposed Limit of Extraction |  | Township Road - Local Street |
|  | Additional Land Owned by Applicant |  | Unopened Road Allowance |
| | |  | Watercourse |

Date May 2026

Sources
 Township of Ramara Official Plan - Schedule F
 Transportation, dated January 22, 2026

Scale - 1:25,000



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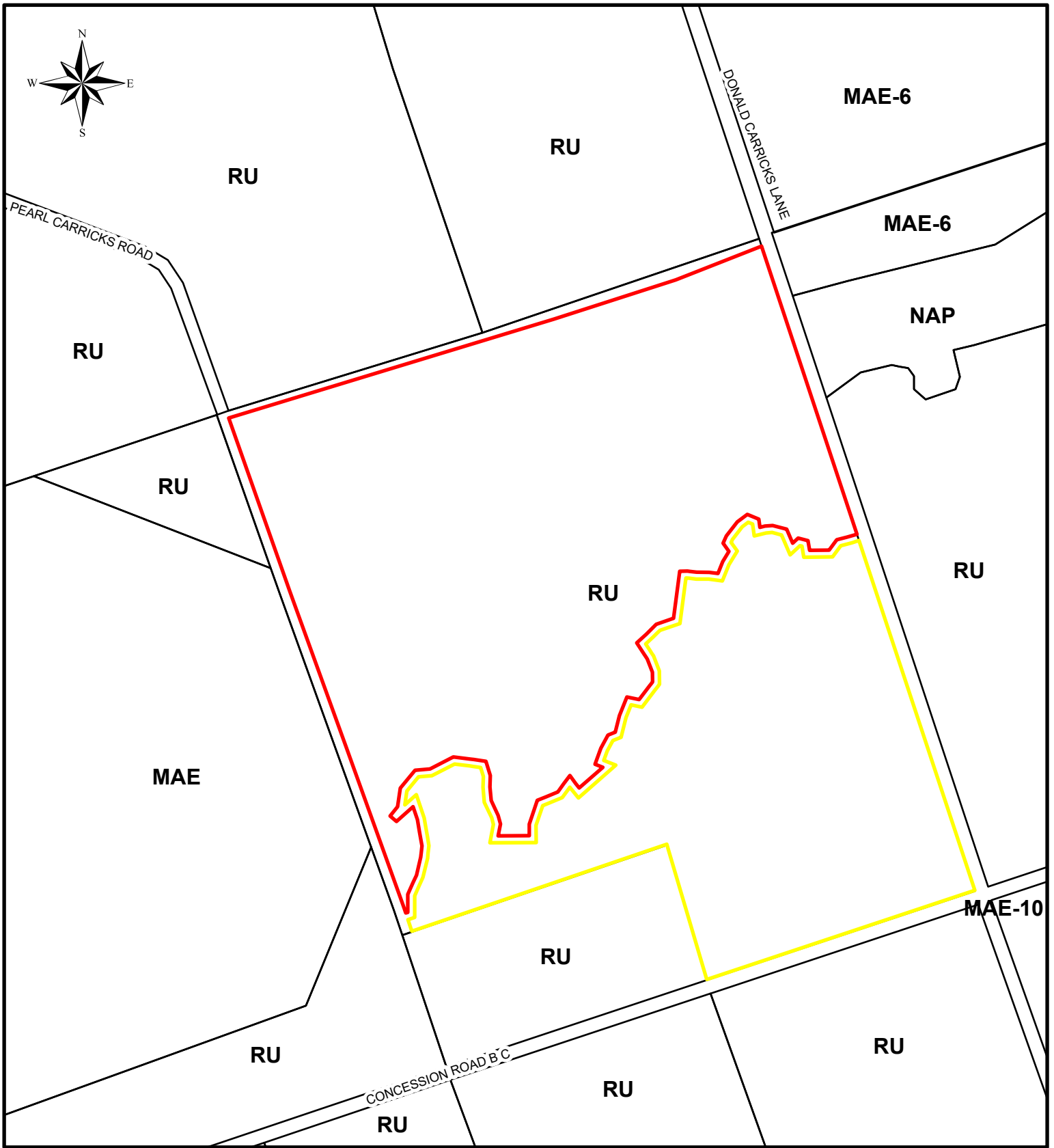


Figure # 18
Zoning

Ramara Quarry

Part of Lots 9 and 10, Concession C
Geographic Township of Rama
Township of Ramara
County of Simcoe

Legend

- Proposed Licence Boundary
- Additional Land Owned by Applicant

MAE Mineral Aggregate Extraction Zone

NAP Natural Area Protection Zone

RU Rural

Date May 2026

Sources
Zoning from the County of Simcoe GIS

Scale - 1:7,500
0 60 120 240 Meters

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A

Appendix A

From: James Newlands
Sent: March 26, 2025 8:50 AM
To: jstong@ramara.ca
Cc: Brian Zeman; Michael MacMillan; Kim Clements
Subject: Sarjeant - 6059 Pearl Carrick Road - Pre-Consultation Request
Attachments: Letter to Township - Pre-Consultation Meeting Request - March 26, 2025.pdf

Good morning Jenn,

Thanks for the call yesterday. Further to our discussion, and on behalf of our Client, The Sarjeant Co. Ltd., please see the attached cover letter and pre-consultation request form for a future quarry application at Sarjeant's property at 6059 Pearl Carrick Road. As discussed, I understand that a cheque to cover the pre-consultation fee and deposit has been delivered to the Township.

Thanks again and we look forward to meeting with the Township to discuss this application.

Talk soon,

JAMES NEWLANDS, HBComm, MSc, MCIP, RPP | Associate



113 Collier Street, Barrie ON, L4M 1H2

T: 705-728-0045 x 234

C: 705-238-0540



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March 26, 2025

Jennifer Stong, Planner
Township of Ramara
 2297 Highway 12
 Brechin, ON
 L0K 1B0

Dear Ms. Stong;

**RE: Pre-Consultation Meeting Request – The Sarjeant Co. Ltd. – Potential Quarry
 Part Lot 9 and Lot 10, Concession C, Former Geographic Township of Mara,
 Township of Ramara, County of Simcoe
 OUR FILE 21511C**

On behalf of our Client, The Sarjeant Co. Ltd. (Sarjeant), we are requesting a pre-consultation meeting with the Township of Ramara to confirm the study requirements for a potential new future quarry application located on the lands municipally known as 6059 Pearl Carricks Road. We would also like to take the opportunity to discuss the application process and obtain feedback from the Township.

Please find the signed pre-consultation form attached to this cover letter. A cheque in the amount of \$6,000.00 has been delivered to the Township office under separate cover for the pre-consultation fee. It is understood this fee consists of an \$1,000.00 administration fee and a \$5,000.00 deposit.

The proposed licence boundary and extraction limit that is currently under investigation is shown in the attached figure. The proposed licence boundary currently under investigation is 43.3 hectares and the proposed extraction limit is 34.4 hectares. Any revisions to the proposed boundaries would be subject to the findings and recommendations of the required technical studies.

The Township of Ramara Official Plan designates the property as 'Rural' and identifies that the subject lands are located entirely within the Township's High Potential Mineral Aggregate Resource Areas. The Township Zoning By-law zones the property as 'Rural (RU)'. It is understood that the Township is undertaking an Official Plan update and that the new draft official plan has been released for review but is not currently in effect. The January 2025 version of the draft new Official Plan proposes to designate the site as "Greenlands".

Based on a review of the Township's approved in effect Official Plan and Zoning By-law, it is our understanding that amendments to both documents will be required to permit aggregate operations on these lands.

As part of our review and investigation process, it is our understanding that the following reports and plans would be required:

- Natural Environment Report
- Water Resources Report
- Maximum Predicted Water Table Report
- Cultural Heritage Report (Built Heritage and Cultural Heritage Landscapes)
- Archaeological Report
- Noise Impact Report
- Blast Impact Report
- Traffic Impact Report
- Planning Justification Report
- Aggregate Resources Act Site Plans

The existing approved County of Simcoe Official Plan designates the property as Greenlands and an amendment to the County of Simcoe Official Plan will not be required. It is understood that the County of Simcoe is still currently the approval authority for the local Official Plan amendment.

We look forward to meeting with the Township to confirm the study requirements and discuss the application process. Please let us know your availability for the meeting.

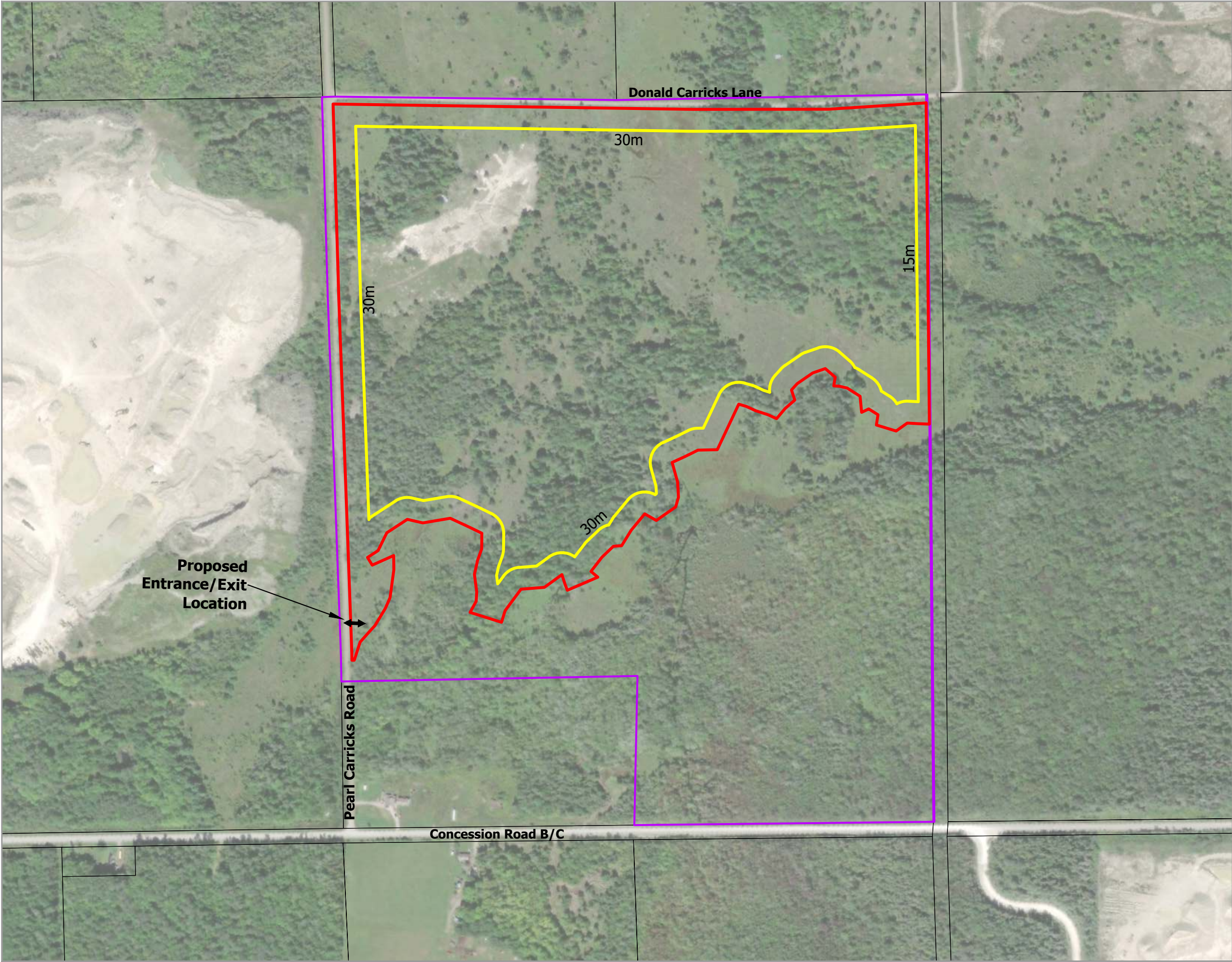
Yours truly,

MHBC



James Newlands, HBComm, MSc, MCIP, RPP
Associate

cc. *Mike MacMillan, Sarjeant Co. Ltd*
Brian Zeman, MHBC



**POTENTIAL LICENCE
BOUNDARY AND
EXTRACTION FOOTPRINT**
6059 Pearl Carricks Road

Part of Lots 9 & 10, Concession C
Township of Ramara
County of Simcoe

- Legend**
- Property Boundary - 73.4ha
 - Proposed Licence Boundary - 43.3ha
 - Proposed Limit of Extraction - 34.4ha
 - Parcel Fabric (white)
 - Proposed Entrance/Exit

DATE	March 24, 2025	
SOURCES	Birks Natural Heritage Consultants	
SCALE		

21511C - Sarjeants - 6059 Pearl Carricks Road Ramara



TOWNSHIP OF RAMARA PRE-APPLICATION CONSULTATION REQUEST

Section 22(3.1) of the Planning Act, R.S.O. 1990 as amended

The following request made to the Township of Ramara by an owner and/or agent for a preliminary meeting with Township staff and/or consultants is intended to assist prospective applicants in making a complete application under the *Planning Act*.

Please note: approval from other planning agencies may be required including Simcoe County Planning and Lake Simcoe Region Conservation Authority [LSRCA].

PROPERTY INFORMATION
Municipal Address: 6059 Pearl Carrick Road
Legal Description: Part of Lot 9 & Lot 10, Concession C, Township of Rama, County of Simcoe
Roll Number: 434802000230600
Type of Application: ☐ Committee of Adjustment ☐ Minor ☒ Major
OWNER INFORMATION
Name: The Sarjeant Co. Ltd.
Address: 15 Sarjeant Drive Barrie, ON L4N 4V9
Phone Number: (705) 728-2460
Email: mmacmillan@sarjeants.com
APPLICANT INFORMATION (IF DIFFERENT FROM OWNER)
Name:
Address:
Phone Number:

Email:																					
LAND USE – EXISTING AND PROPOSED																					
Existing Official Plan Designation: Rural	Proposed Official Plan Designation: Mineral Aggregate Extraction Area																				
Existing Zoning: Rural (RU)	Proposed Zoning: Mineral Aggregate Extraction (MAE)																				
Existing Use: Rural, Vacant	Proposed Use: Mineral aggregate operation																				
Description of Proposal: Please see attached cover letter for additional details.																					
SERVICES:																					
Municipal Services (Check all that apply): ☐ Water ☐ Sanitary Sewer ☐ Storm Sewer ☒ Open Ditch																					
ZONING MATRIX																					
	<table border="1"> <thead> <tr> <th>Provision</th> <th>Proposed</th> </tr> </thead> <tbody> <tr> <td>Lot Area</td> <td>Existing</td> </tr> <tr> <td>Front Yard Setback</td> <td>N/A</td> </tr> <tr> <td>Rear Yard Setback</td> <td>N/A</td> </tr> <tr> <td>Exterior Side Yard Setback</td> <td>N/A</td> </tr> <tr> <td>Interior Side Yard Setback</td> <td>N/A</td> </tr> <tr> <td>Setback from Water</td> <td>N/A</td> </tr> <tr> <td>Height</td> <td>N/A</td> </tr> <tr> <td>Other</td> <td>N/A</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	Provision	Proposed	Lot Area	Existing	Front Yard Setback	N/A	Rear Yard Setback	N/A	Exterior Side Yard Setback	N/A	Interior Side Yard Setback	N/A	Setback from Water	N/A	Height	N/A	Other	N/A		
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Setback from Water	N/A																				
Height	N/A																				
Other	N/A																				

SITE PLAN

A submission of the Site Plan drawing is required and must include the following:

- North Arrow
- Address of property and the lot dimensions
- Identification of abutting streets
- Location and number of parking spaces and aisles with dimensions
- Existing/proposed building location, size, height, and setbacks from all lot lines
- Identification of driveway entrances and dimensions
- Location of any watercourses, drainage ditches, and natural features that may effect the application

ADDITIONAL INFORMATION AVAILABLE FOR MEETING BY APPLICANT:

Please see attached cover letter for additional details.

ATTENDEES:

Name

Michael MacMillan

Brian Zeman

James Newlands

Title

The Sarjeant Company Ltd.

Planner - MHBC

Planner - MHBC

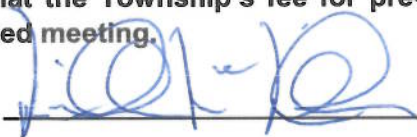
Email

mmacmillan@sarjeants.com

bzeman@mhbcplan.com

jnewlands@mhbcplan.com

I confirm that any advice will be given based on the information provided by the applicant and is based on the current planning policies and regulations and advice is not intended to prejudice Township Council's consideration of any subsequent planning application. I agree that the Township's fee for pre-application consultation will be paid prior to the scheduled meeting.

Signed: 

Date: 3/19/2025

☒ Owner ☐ Applicant

For Staff use only

Date Received: _____

Level of Proposed Development:

☐ Small ☐ Medium ☐ Large ☐ Complex ☐ Unknown

Amount of Fee: _____

☐ Fee Paid Date Fee Paid: _____

Planning Administrator: _____

Meeting Date: _____ Date Record of Meeting Sent: _____

Additional Notes:

Pre-Consultation Meeting Minutes

Meeting Data

Date of Meeting:	2025-04-16
File No:	2025-PC-07
Address:	6059 Pearl Carrick Road
Proposal:	Proposed Quarry
Date Sent:	2025-05-02

Attendance

Review Team:

- Charlotte Clarke, Deputy Chief Building Official, Ramara
- Andrew Schell, Director of Infrastructure (Interim), Ramara
- Tony Stong, Director of Fire and Emergency Services/ Fire Chief, Ramara
- Jennifer Stong, Planner/Assistant Secretary-Treasurer to the Committee of Adjustment, Ramara
- Karissa Barker, Planning Technician/ Secretary-Treasurer to the Committee of Adjustment, Ramara
- Jennifer Connor, Clerk, Ramara

Development Team:

- James Newlands, Agent (Planner with MHBC Planning)
- Michael MacMillan, Applicant (Assistant General Manager with The Sargeant Co, Ltd.)

Disclaimer

Please be advised that the subject minutes are considered a general record of items discussed. Requirements may be subject to change based on current planning policies and legislation in effect at the time of Planning Application submission. Written notice of discrepancies, errors or omission must be given within ten (10) business days, otherwise the minutes will be accepted as written.

Discussion

Agent on Behalf of Applicant

The Sargeant Co. is a large concrete producing and locally owned company within Simcoe County/Northern Ontario seeking to secure a stable source to mix more concrete. The proposed site location is between two existing quarries, and the project site was recently purchased by The Sargeant Co.

The owner is presently in process of preparing an assortment of required reports/assessments, with majority work so far being assessments to the natural environment, and water resources which have helped to prepare the proposed license boundaries and extraction limit being approximately:

- 43.3 hectares proposed license boundaries
- 34.4 hectares proposed extraction limit (may be changed upon technical recommendations, once field work and technical reports are complete).
- Quarry floor proposed at 15 m deep which is below the water table.
- A tonnage limit 500,000 tonnes proposed – black arrow on the south-west corner of this application's site plan represents proposed entrance/exit location.

Opined through Official Plan and Zoning Bylaw Amendment applications, that a mineral aggregate extraction use can be established on the site which is presently designated and zoned Rural (Ramara's new OP proposing to change the site's land designation to Greenlands).

Tatham Engineering has been retained and have advised that Pearl Carrick Road between Concession Road B-C and entrance/exit would need to be upgraded to a haul route standard.

- Discussions have been had with Sargeant Co. Ltd. and the Township with regards to Pearl Carrick Road which is located on Sargeant's property – Sargeant is open to working with the Township transfer this portion of land to Ramara so that it can be used as an open road.
- Sargeant Co. would like the land transfer completed pre-application to ensure we can convey the applicable portion of land for the municipal road free of charge, and if possible have completed or near state of completion prior to planning applications submission. Sargeant Co. desires to see an OPA and ZBA application filed in the fall 2025.
- Requesting to be provided the existing haul route/route agreement, as well as to obtain an understanding what financial contributions Sargeant would need to make, and any other guidance regarding the haul route agreement.
- Requests a contribution calculation or how it will be calculated. If a large amount of money required, Sargeant would be looking at the amount of tonnage required – and for feasibility purposes.

Applicant advised that the quarry is required as the inventory of high-quality good rock is depleting at a fast pace within Simcoe County. 100% pure rock which can be mixed with sand from other sites in order to make concrete. This is why we are looking for a limestone quarry, for the sand and stone resources for ready mix concrete business.

County of Simcoe, Planning Department

- Did not attend pre-consultation meeting.

Infrastructure Department, Ramara

- The new Director of Infrastructure will be circulated pre-consultation material for review and comment.

Building Department, Ramara

- No comments.

Fire Department, Ramara

- Fire Department will review the proposed ingress and egress for medical emergency access.

- When making proposals, if ability/appetite, installing a dry hydrant can be beneficial (if feasible), although there is no requirement.

Planning Department, Ramara

<i>Current OP Designation</i>	Rural (Draft OP 2025 – Greenlands) HPMARA overlay Supportive and Complimentary Areas and Corridors
<i>Current Zoning</i>	Rural
<i>County Official Plan</i>	Greenlands
<i>Other Policies (LSPP, MTO):</i>	N/A
<i>Road Authority:</i>	municipal

In preparation for a pre-consultation meeting related to the matter above, the Planning Department has reviewed the submitted Site Plan, prepared by MHBC dated March 24, 2025, the Pre-consultation Application Form, and the Letter to Township, prepared by MHBC dated March 26, 2025.

County of Simcoe Official Plan – “Greenlands” Designation

The County of Simcoe is the approval authority of local Official Plan Amendments.

Township of Ramara Official Plan and Zoning By-law

The property is currently designated Rural in the Township 2003 Official Plan and is designated as Greenlands in the Draft 2025 Official Plan.

- The property is mapped with natural features such as woodlands and unevaluated wetlands identified by the MNRF.
- The property is within Ecoregion 6E. There also appears to be a watercourse running through the proposed extraction area.
- Species at Risk (SAR) will also need to be evaluated.
- The property is mapped as a High Potential Mineral Aggregate Resource Area and is surrounded by existing quarry operations which also utilize the Concession Road B-C Haul Route.

The property is currently zoned Rural in the Township of Ramara Zoning By-law 2005.85, as amended. An amendment to both the Township’s Official Plan and Zoning By-law is required to establish the quarry on site.

- The list of studies proposed by MHBC is sufficient for the review; the site plan, operations plan and traffic will be critical to understanding the operation and how the material will move through the Township.
- It is expected that the environmental evaluation will confirm if the zoning on the wetland area needs to be updated.

Ramara Required Follow Up:

Confirmed with the agent and applicant that we follow up further pertaining:

- Haul Route Agreement
- Haul Route Agreement Contribution Calculator/How it will be calculated (as this may change proposed tonnage)
- Clerk to review with CAO regarding road transfer and appropriateness to include Donald Carrick in the transfer

Conclusion

Next Steps

1. Complete studies/technical reviews
2. Conveyance of road to township
3. OPA and ZBA applications

Required Materials

ZBA & OPA Applications

- Natural Environment Report/EIS
- Water Resources Report
- Maximum Predicted Water Table Report
- Cultural Heritage Report
- Archaeological Report
- Noise Impact Report
- Blasting Impact Report
- Traffic Impact Report
- Planning Justification Report
- Aggregate Resources Act Site Plan

Resources

- Planning Applications for OPA, ZBA & SPA and the Planning Fee Schedule can be found at: <https://www.ramara.ca/en/business-and-development/planning-applications.aspx> (this project is considered minor scale, as proposal is less than 500 m²)

B

Appendix B

**THE CORPORATION OF THE TOWNSHIP OF RAMARA
BYLAW NUMBER 2026.____
A BYLAW TO ADOPT AMENDMENT NO. ____
TO THE OFFICIAL PLAN OF THE TOWNSHIP OF RAMARA**

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 **MONTH DAY, 202X** with respect to this amendment;

NOW THEREFORE, 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. ____ to the Official plan of the Township of Ramara (2025) constituting the text and Schedule "A", is hereby adopted.
2. That the Clerk is authorized to forward Amendment No.____ 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. 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 PASSED THIS ____ DAY OF _____, 20____.

Mayor

Clerk

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

**AMENDMENT NO. 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 “A1” attached, from “Greenlands” to “Mineral Aggregate Extraction Area” to permit the licencing of a quarry on a portion of the lands.

2. Location

The Amendment is specific to the lands located in Part Lots 9 and 10, Concession C in the former geographic Township of Rama, Township of Ramara, County of Simcoe, known as 6059 Pearl Carrick’s Road.

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 “Greenlands”. The applicant had made an application to amend the Official Plan 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 “Mineral Aggregate Extraction Area”. The area subject to this Amendment is 43.3 hectares (107 acres). The subject land has frontage along Pearl Carrick’s Road, Donald Carrick’s Road and Concession Road B-C.

PART B – THE AMENDMENT

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

1. Schedule “A1” entitled Land Use is hereby amended by re-designating 43.3 hectares (107 acres) located in Part Lots 9 and 10, Concession C, Geographic Township of Rama, Township of Ramara as “Mineral Aggregate Extraction Area” from the existing “Greenlands” designations, as shown on Schedule “A” attached hereto.
2. Schedule “D” entitled High Potential Mineral Aggregate Resource Areas is hereby amended to update the 43.3 hectares located in Part Lots 9 and 10, Concession C, Geographic Township of Rama, Township of Ramara subject to the amendment as Mineral Aggregate Extraction Area as shown in Schedule “B” attached hereto.
3. Amendment No. ___ shall be implemented by means of a Zoning Bylaw Amendment enacted pursuant to the provisions of Section 34 of the *Planning Act*.
4. The provisions of the Official Plan of the Township of Ramara, as amended, shall apply in regard to the interpretation of this Amendment.

PART C – THE APPENDIX

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

1. Aggregate Resources Act Site Plans for the proposed Ramara Quarry, prepared by MHBC, dated May 2026;
2. Planning Justification Report for the proposed Ramara Quarry, prepared by MHBC, dated May 2026;
3. Natural Environment Report, prepared by Birks Natural Heritage Consultants Ltd., dated May 2026;
4. Level 1 and Level 2 Hydrogeological Assessment, Ramara Quarry, prepared by Tatham Engineering, dated April 10, 2026;
5. Maximum Predicted Water Table Report, Ramara Quarry, prepared by Tatham Engineering, dated April 6, 2026;
6. Cultural Heritage Screening Report, prepared by MHBC, dated April 2026;
7. Stage 1-2 Archeological Assessment: Proposed Ramara Quarry, 6059 Pearl Carricks Road, Part of Lots 9 and 10, Concession C, Geographic Township of Rama, former County of Ontario, now Township of Ramara, County of Simcoe, Ontario, prepared by Stantec Consulting Ltd., dated August 14, 2025;
8. Noise Impact Assessment, prepared by HGC, dated February 3, 2026;

9. Blasting Impact Analysis, Ramara Quarry, prepared by Explotech, dated April 7, 2026;
and,
10. Traffic Impact Study, Ramara Quarry, prepared by Tatham Engineering dated February 25, 2026.

C

Appendix C

**THE CORPORATION OF THE TOWNSHIP OF RAMARA
BYLAW NUMBER 2026.
A BYLAW TO AMEND ZONING BYLAW NO 2005.85
(6059 Pearl Carrick's Road)**

WHEREAS Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, provides for the enactment of zoning bylaws and amendments thereto;

AND WHEREAS the Council of the Corporation of the Township of Ramara deems it advisable to further amend Bylaw 2005.85 for the Township of Ramara as it relates to Part Lot 9 and 10, Concession C, Geographic Township of Rama, Township of Ramara, known as 6059 Pearl Carrick's Road;

AND WHEREAS the provisions of this Bylaw conform to the Ramara Official Plan;

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

1. That Schedule "A", Map F8 of Zoning Bylaw 2005.85 is hereby further amended by rezoning 43.3 hectares of the subject lands from "Rural (RU)" to "Mineral Aggregate Extraction (MAE)" of this Bylaw.
2. That Schedule "A", Map F8 attached, does and shall form part of this Bylaw.
3. That this Bylaw shall come into force and take effect on the date of passing thereto, subject to the provisions of Section 34 of the *Planning Act*, as amended.

BYLAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS ____ DAY OF _____, 20____.

Mayor

Clerk

D

Appendix D

Education

University of Guelph

Master of Science,
Rural Planning and Development
2017

Lakehead University

Bachelor of Commerce (Honours)
Business Administration
2015

Professional Associations

Registered Professional Planner

Full Member, Canadian Institute of
Planners (CIP)

Full Member, Ontario Professional
Planners Institute (OPPI)

Member, Ontario Expropriation
Association

Committee Member, Ontario Stone,
Sand & Gravel Association (OSSGA)
Ecology Committee

Committee Member, Ontario Stone,
Sand & Gravel Association (OSSGA)
Land Use Committee

Contact

113 Collier Street
Barrie, ON
L4M 1H2

T: 705 728 0045 x234
jnewlands@mhbcplan.com
www.mhbcplan.com

JAMES NEWLANDS

HBCComm., MSc., MCIP, RPP

James Newlands is an Associate with MHBC and has worked for the firm since 2017. James provides planning research, evaluation and analysis for all aspects of the firm's activities and has experience in the preparation, coordination and project management of Planning Act applications and Aggregate Resource Act applications. James provides advice to Clients on a variety of land use planning issues.

James received his Bachelor of Commerce (Honours) in Business Administration from Lakehead University in 2015 and his Masters of Science in Rural Planning and Development from the University of Guelph in 2017.

Prior to joining the firm, James worked at the Township of Ramara as a Planning Student where he was involved in a variety of tasks. Such tasks included coordinating various development application reviews, assisting with Committee of Adjustment applications, participating in Planning Act public meetings and open houses, supporting planning and building staff members in their day-to-day duties, providing quality customer service to members of the public, and assisting with Planning and Building related inquiries. This prior work experience along with his graduate research experience at the University of Guelph has provided him with a solid foundation focusing in rural land use planning.

James is a Registered Professional Planner and is a member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

Professional History

Associate, MacNaughton Hermesen Britton Clarkson Planning Limited [MHBC] (January 2022 – Present)

Planner, MacNaughton Hermesen Britton Clarkson Planning Limited [MHBC] (May 2017 – January 2022)

Planning Student, Township of Ramara (April 2016 – April 2017)

Professional Experience

James' experience includes land use planning due diligence investigations, project management and coordination of development and aggregate projects, preparation of applications and reports for Official Plan Amendments, Zoning By-law Amendments, Plans of Subdivision, Site Plan Approvals, Consents, Minor Variances, Aggregate Resources Act new and expanding licence applications, and Aggregate Site Plan Amendments. James also provides advice to clients on a variety of land use planning issues.

Selected Project Experience

- J.C. Rock – Crookston Quarry Licence Amendment
- CRH Canada Group Inc. – Flamboro Quarry Licence and Site Plan Amendment
- Nelson Aggregates Co. – Burlington Quarry Site Plan Amendment
- Nelson Aggregates Co. – Uhthoff Quarry Site Plan Amendment
- Nelson Aggregates Co. – Lincoln Quarry Site Plan Amendment
- Nelson Aggregates Co. – Oneida Quarry Site Plan Amendment
- St. Marys CBM Aggregates – Flamborough property Severances and Minor Variance
- Fowler Construction – Childs Pit & Quarry Extension
- Fowler Construction – Fleming Quarry Extension
- Fowler Construction – Fleming Quarry Site Plan Amendment
- Fowler Construction – Sage Creek Lands - Zoning By-law Amendment and Consent
- Fowler Construction – Rosewarne Pit/Quarry Site Plan Amendment
- Amrize Canada Inc. – New Lowell property Severances and Zoning By-law Amendment
- Amrize Canada Inc. – Greek Pit – Site Plan Amendment
- Amrize Canada Inc. – Coldwater Quarry – Site Plan Amendment
- Amrize Canada Inc. – Lakeridge Pit – Site Plan Amendment
- Amrize Canada Inc. – Pit 3 Site Plan Amendment
- Amrize Canada Inc. – Pit 3 Extension
- The Sarjeant Company Limited – Waverley Pit 1 and 2 – Site Plan Amendment
- The Sarjeant Company Limited – Oro Pit 3 – Site Plan Amendments
- The Sarjeant Company Limited - Oro Pit 4 – Site Plan Amendment
- Ramara Landscaping Quarry – Zoning By-law Amendment and ARA Licence
- Ramara Landscaping Quarry – Site Plan Amendment
- LCP Quarry Limited - Brechin Quarry
- NRK Holdings Inc. – Kingfisher North Quarry Extension
- NRK Holdings Inc. – Kingfisher North Quarry – Site Plan Amendment
- NRK Holdings Inc. – Kingfisher South Quarry - Site Plan Amendments
- Strada Aggregates Inc. – Strada Pit/Quarry
- Yonge GO Village Subdivision, Barrie – Draft Plan of Subdivision
- DiPoce Subdivision, Barrie – Zoning By-law Amendment and Draft Plan of Subdivision
- McNabb Subdivision, Collingwood – Draft Plan of Subdivision
- Northern Shield Developments – Affordable Housing Development, Orillia – Consent, Minor Variance and Site Plan Control
- 2924 Concession 7, Township of Adjala-Tosorontio – Zoning By-law Amendment and Consent
- 1109 Meadowview Road, City of Kawartha Lakes – Zoning By-law Amendment and Consent
- 4774 and 4772 Cedar Point Lane, Township of Ramara – Consent and Minor Variance