

SEQUENCE OF OPERATIONS

Scale: 1:2,500

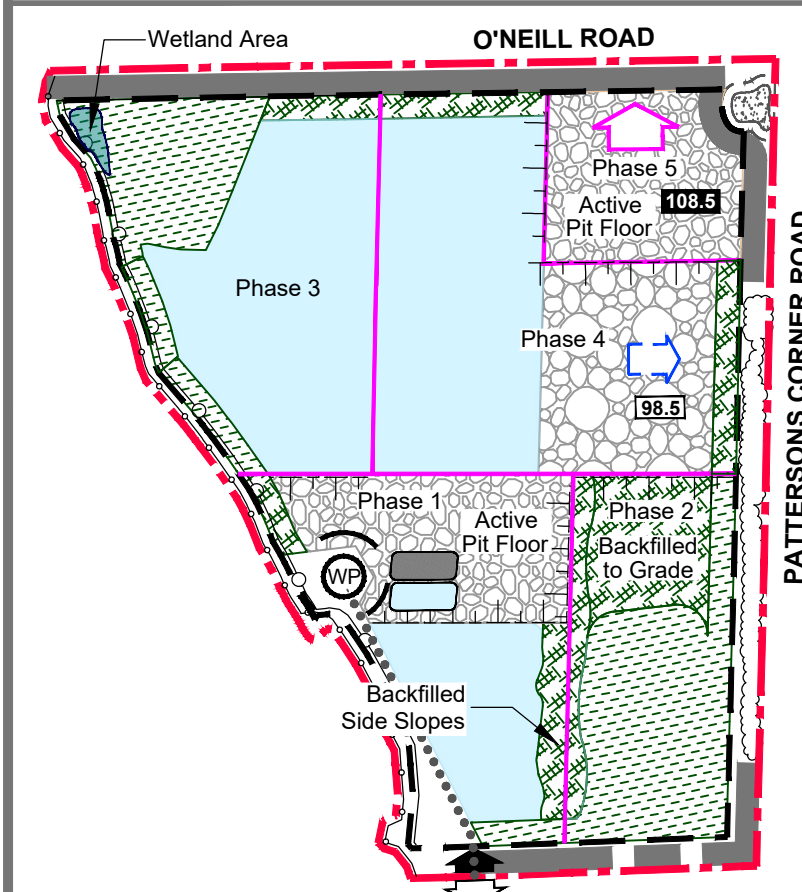
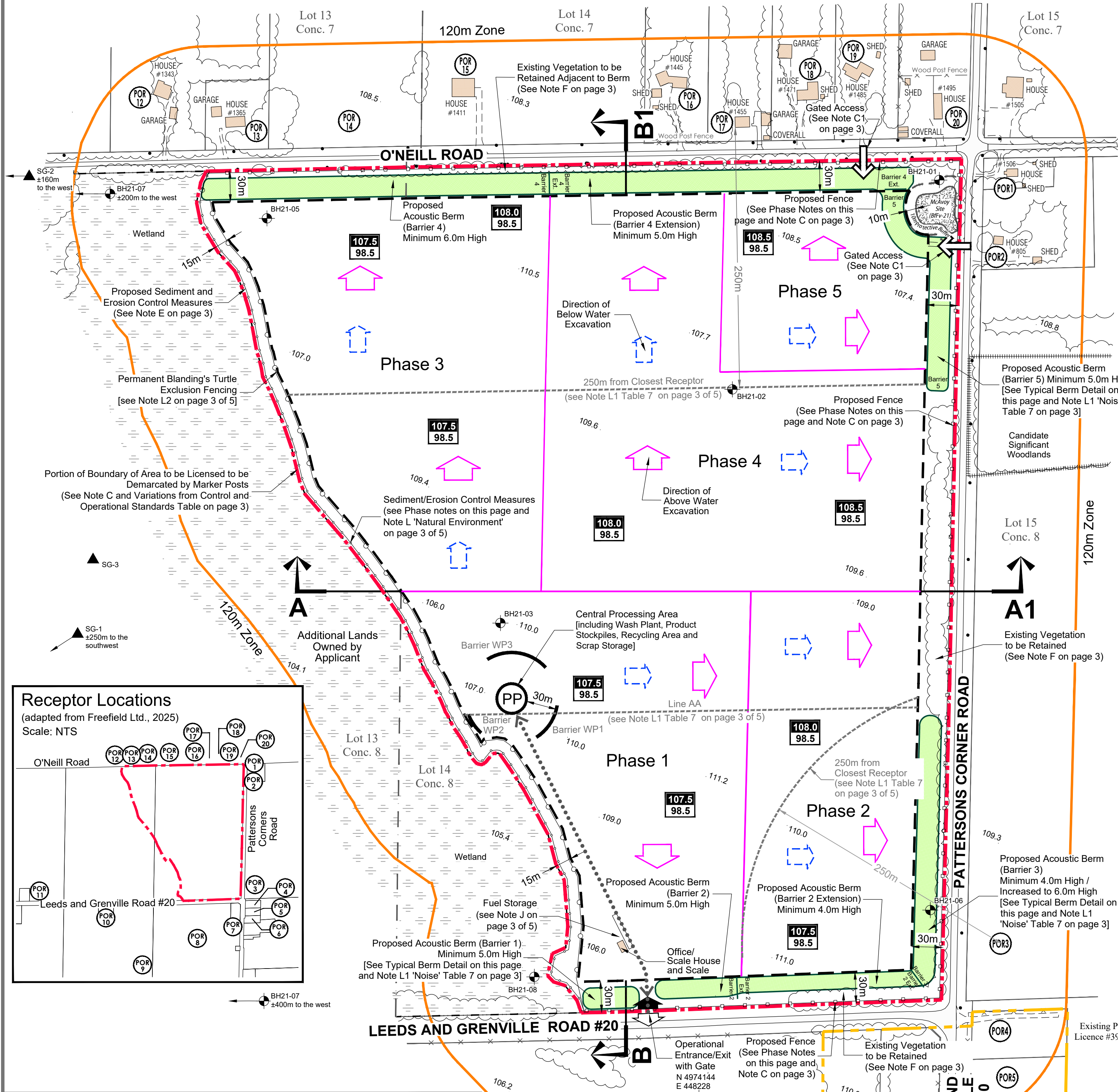
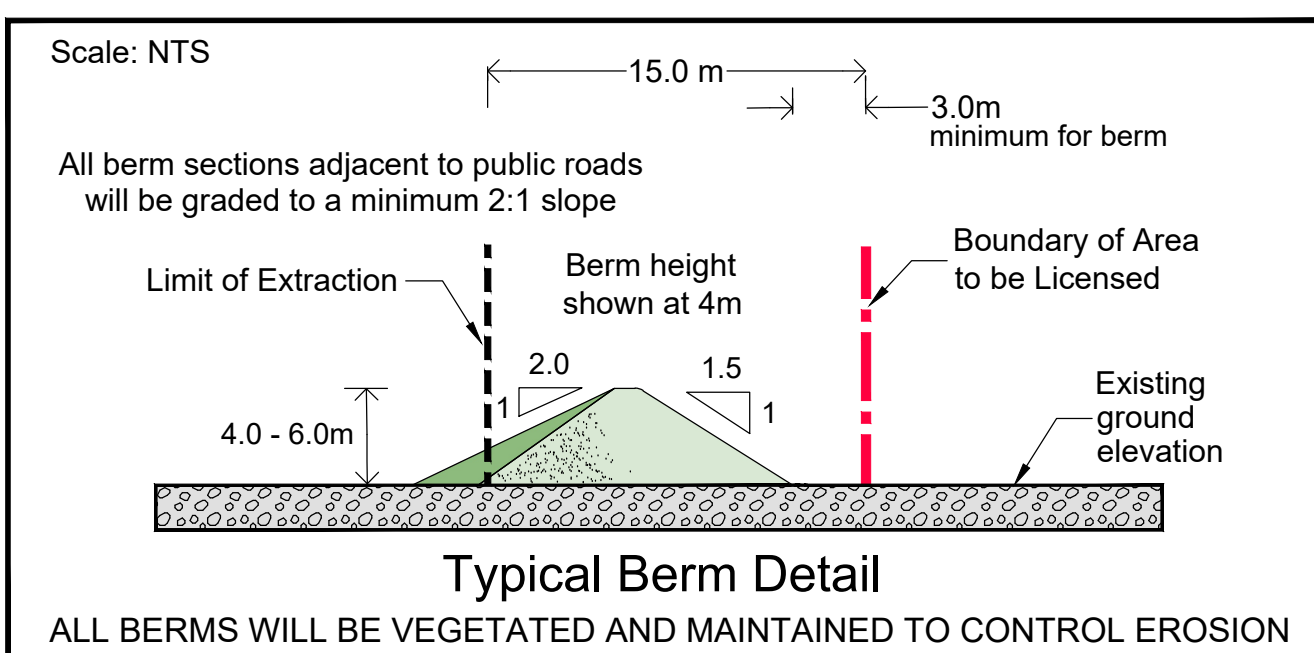


Diagram 5

- Continue with Phase 4 below water extraction in the direction and to the depth as shown.
- Continue above water extraction in Phase 5.
- Initiate progressive rehabilitation of above water side slopes in the north part of Phase 4.
- Continue progressive and final rehabilitation activities (backfill to grade) in Phase 2 and 3.
- Create wetland area in Phase 3.

Not Shown on Phase Diagrams

- The wash plant will remain on site until the final stages of Phase 1 when below water extraction requires the removal of the plant and the unextracted area in Phase 1.
- Removal of material in area of 'Internal Haul Road' will occur.
- Remove any equipment, scrap, haul roads and buildings on site.
- Finalize rehabilitation of site (see Rehabilitation Plan on page 4 of 5 for details).



PHASE DIAGRAMS

Scale: 1:7,500

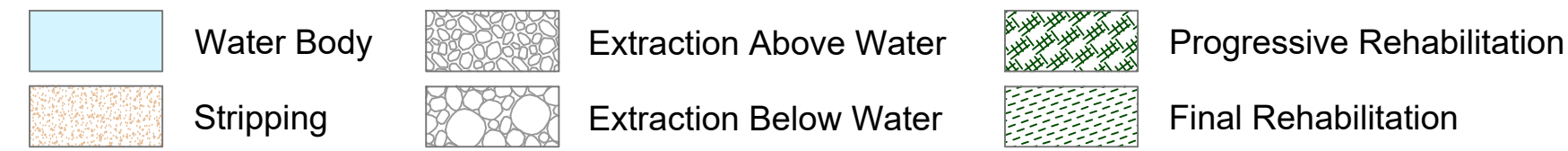


Diagram 1

(Phase 1 & 2 Above Water)

- Site preparation in Phase 1 to include: install 1.2m marker posts on west portion of licensed boundary where there is no fencing, install Blanding's Turtle exclusion fencing and sediment/erosion control measures along west side of licensed boundary; install 1.2m high fencing along north, east and south portions of the site; install fencing around protective buffer of Archaeological site; removal of vegetation where applicable; initial stripping of overburden/topsoil and constructing berms (see page 3 of 5 L1 'Noise') as shown; and establishing operational entrance/exit.
- Build office/scale house and scale as required on-site.
- Establish fuel storage and equipment parking/highway truck parking areas on-site.
- Begin Phase 1 above water extraction around the wash plant area and in the direction and to the depth as shown.
- Barrier 1 only required when carrying out extraction operations south of Line AA following development of a noise sensitive use at POR 8.
- Barrier 2 only required when carrying out extraction operations south of Line AA and shielding to POR 5 and 8 only required following development of a noise sensitive use.
- Construct wash plant. Source/settling ponds may be created during Phase 1 extraction in the approximate areas as shown.
- Initiate progressive rehabilitation of above water side slopes in Phase 1 as shown.
- Establish scrap area in the vicinity of the wash plant.
- Commence site preparation in Phase 2 and begin Phase 2 above water extraction

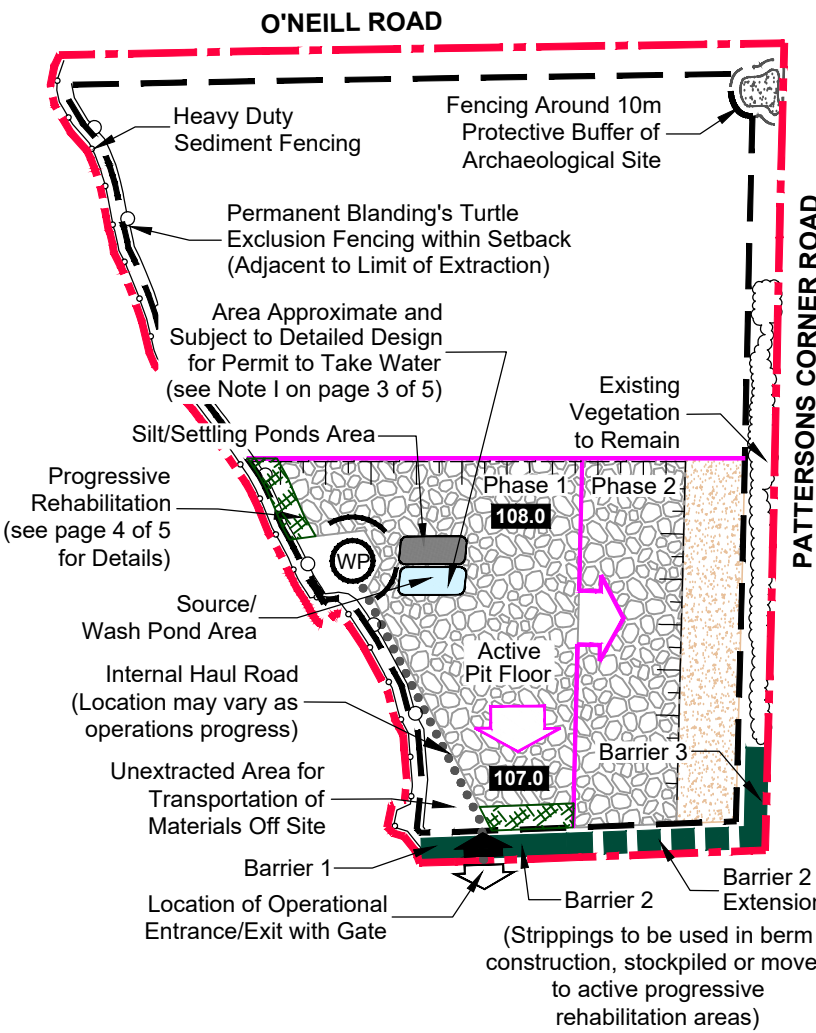


Diagram 2

(Phase 2 Below Water & Phase 3 Above Water)

- Site preparation in Phase 3 to include: initial stripping of overburden/topsoil and constructing berm (see page 3 of 5 L1 'Noise') as shown.
- Begin Phase 3 above water extraction in the direction and to the depth as shown.
- Extraction below water to occur in the southern portion of Phase 1, in a southerly direction, and in the western portion of Phase 2, in an easterly direction (Where below water extraction is undertaken using an excavator, dragline, or similar land-based equipment, below water extraction will commence at the limit of extraction farthest from the processing plant and advance progressively toward the plant).
- Shielding (Barrier 4) to POR 14 only required following development of a noise sensitive use.
- Continue progressive rehabilitation activities of above water side slopes in Phase 2. Initiate progressive rehabilitation in Phase 3
- Commence site preparation in Phase 4.

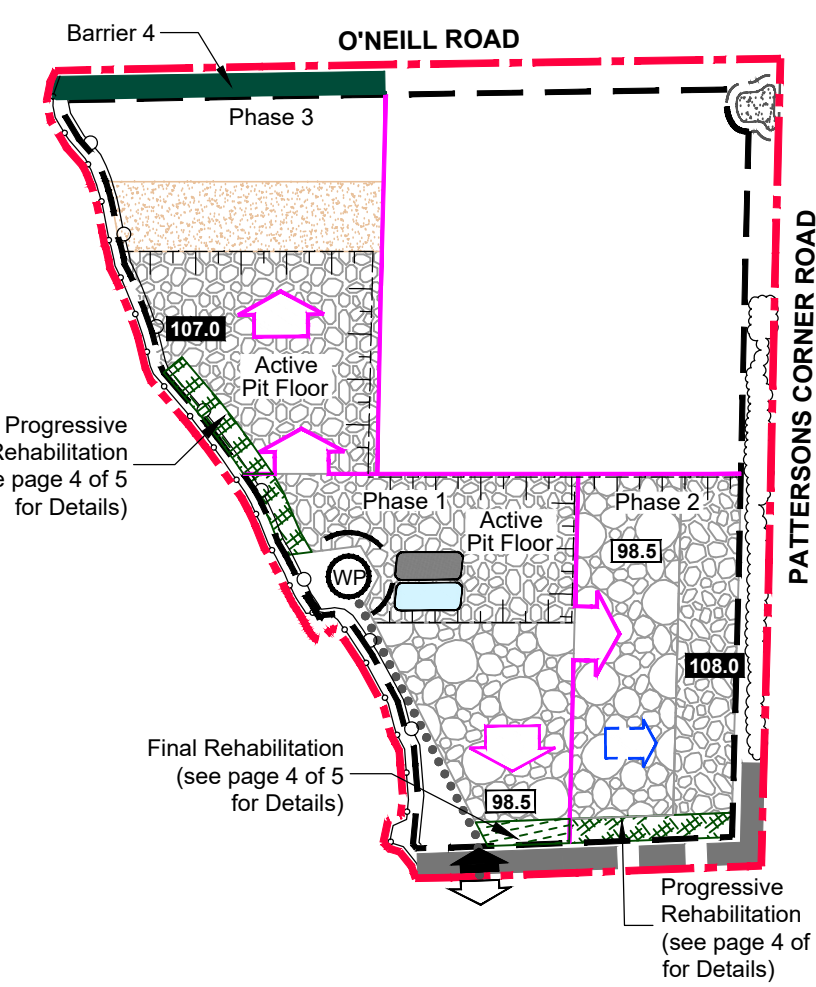


Diagram 3

(Phase 3 Below Water & Phase 4 Above Water)

- Site preparation in Phase 4 to include: initial stripping of overburden/topsoil and constructing berms (see page 3 of 5 L1 'Noise') as shown.
- Begin Phase 3 below water extraction in the direction and to the depth as shown.
- Extraction below water to occur in the southern portion of Phase 1, in a southerly direction, and in the western portion of Phase 2, in an easterly direction.
- Continue progressive rehabilitation activities in Phase 2. Continue progressive rehabilitation of above water side slopes in Phase 3.
- Commence site preparation in Phase 5.

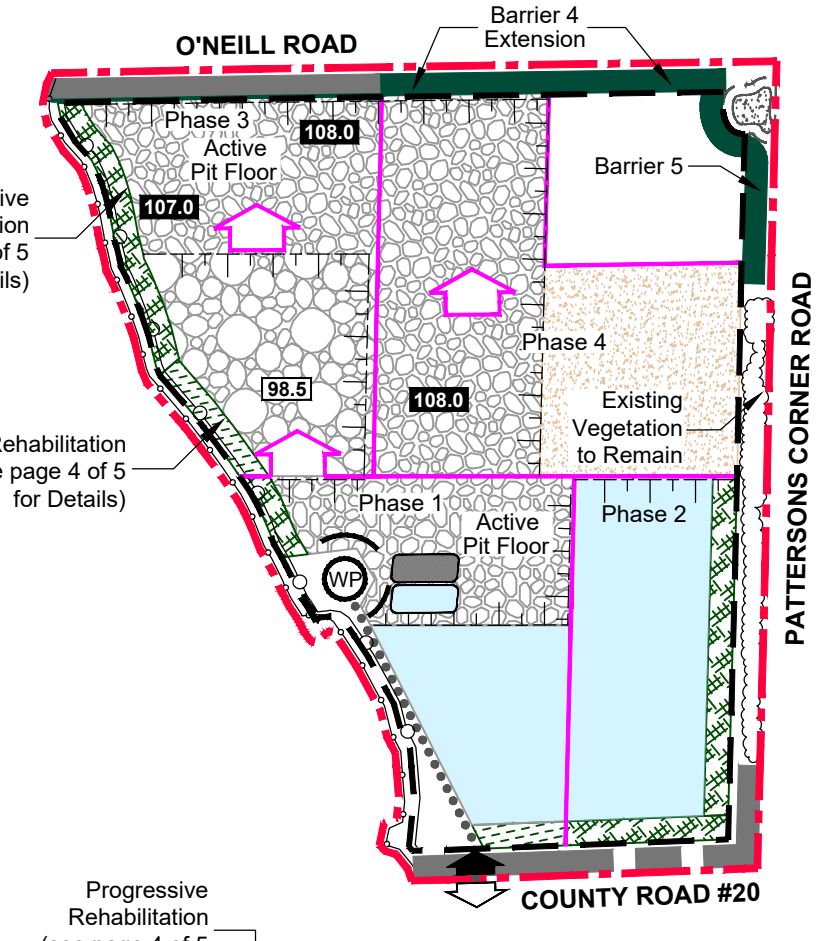
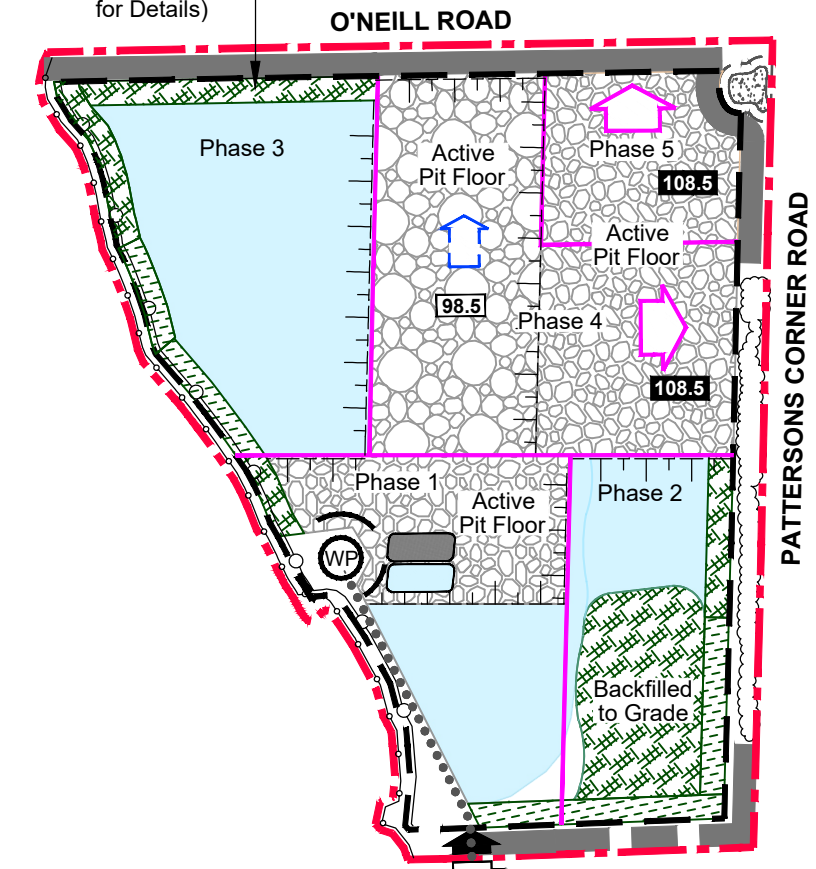


Diagram 4

(Phase 4 Below Water & Phase 5 Above Water)

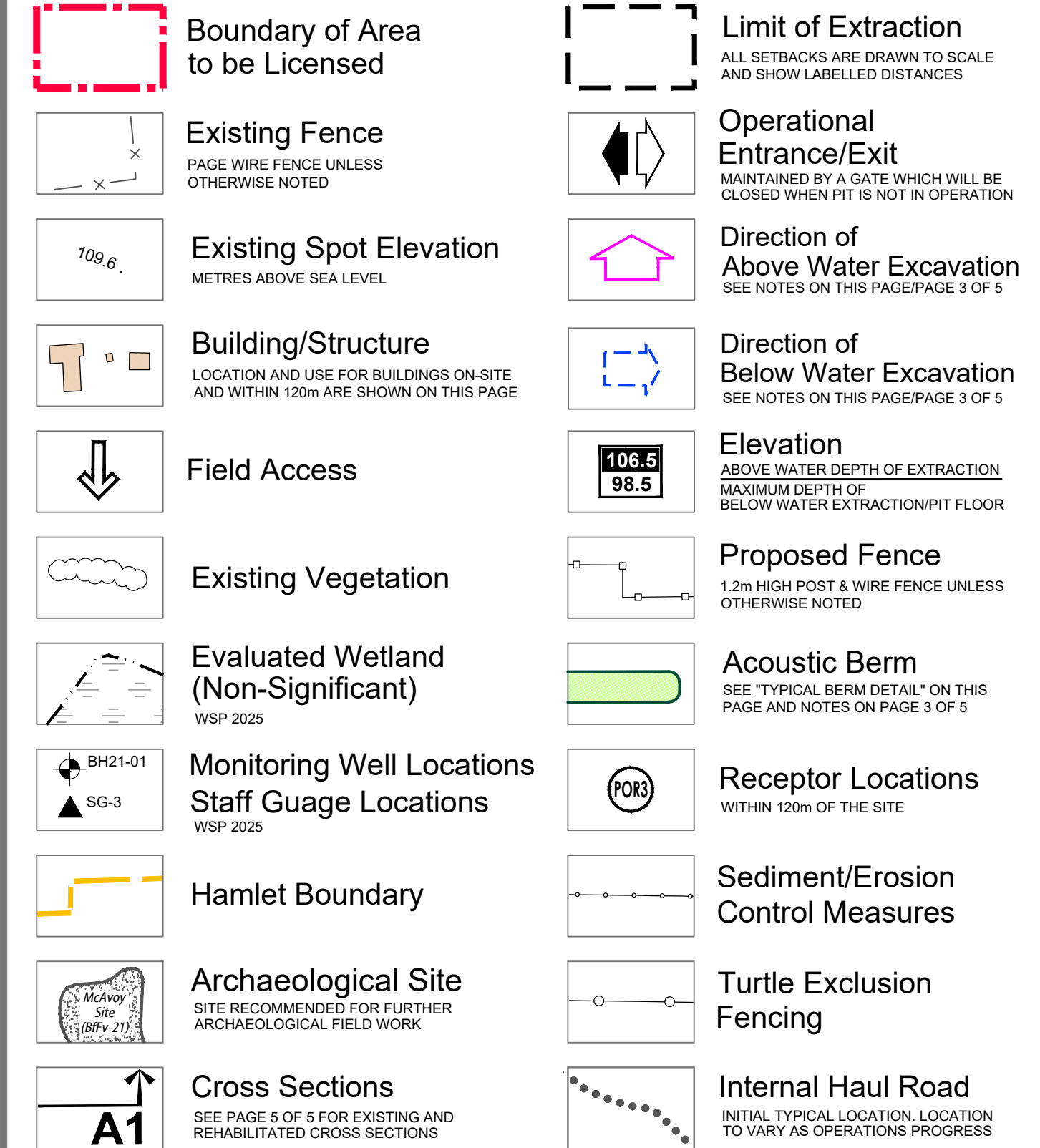
- Site preparation in Phase 5 to include stripping of overburden/topsoil.
- Begin Phase 4 below water extraction in the direction and to the depth as shown.
- Initiate Phase 5 above water extraction in the direction and to the depth as shown.
- Above water extraction to continue in Phase 4
- Continue progressive rehabilitation activities in Phase 2 and 3.
- Continue progressive rehabilitation of above water side slopes in Phase 3.



Legal Description

PART OF LOTS 13 AND 14
CONCESSION 8
(geographic township of Oxford on Rideau)
MUNICIPALITY OF NORTH GRENVILLE
COUNTY OF LEEDS AND GRENVILLE

Legend



Site Plan Amendments

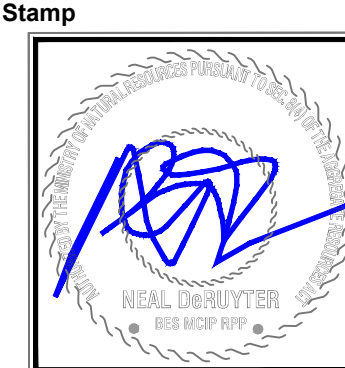
No.	Date	Description	By



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMANS CENTRE DR., KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

MNR Approval Stamp



Stamp

Rob Pierce
R.W. Tomlinson Limited
Vice President Planning and Development

Applicant

TOMLINSON

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100 CitiGate Drive
Ottawa, Ontario K2J 6K7
Tel: (613) 822-1867

Project

East Oxford Pit

ARA Licence Reference No.	Pre-approval review:
Plan Scale: See Diagrams	For submission to MNR - March 2026
	Plot Scale 1:2.5 [1mm = 2.5 units] MODEL
	Drawn By D.G.S. File No. 9137AR
	Checked By N.D.

File Name

Drawing No.

OPERATIONAL PLAN

2 OF 5

A. General

- This site plan is prepared under the Aggregate Resources Act (ARA) for a Class A licence for a pit below the ground water table and this page of the site plans follows the Aggregate Resources of Ontario: Site Plan Standards August 2020, specifically Operations for all sites (Numbers 33-56 in the Standards).
- Area Calculations:
 - Licence Area: 44.1 hectares (109.0 acres) Limit of Extraction: 37.2 hectares (91.9 acres)
- The maximum number of tonnes of aggregate to be removed from this site is 1,000,000 tonnes in any calendar year.
- An office/scale house, scale and processing plant (including wash plant) will be located on the site as shown on the Sequence of Operations drawing on page 2 of 5.
- Setbacks will be as shown and labelled on the Sequence of Operations Diagram (page 2 of 5) and on the Existing Features Plan (page 1 of 5).
- Agricultural production will continue in areas not under extraction.
- Source Water Protection: The site is located in the Mississippi-Rideau Source Water Protection Region. The site lies outside of the Wellhead Protection Zones. No proposed on-site activities are considered to be significant drinking water threats (See also 'Hydrogeology' notes on this page).
- There is a archaeological site (McAvoy Site BFFv-21) located in the northeast corner of the site, outside of the Limit of Extraction and shall remain undisturbed.

B. Hours of Operation

- i. Daytime Operations (07:00-19:00)
 - One wash plant and associated diesel generator
 - Up to three loaders or excavators used for extraction, loading and stockpiling operations
 - One cutter suction dredge or one additional excavator with large boom or dragline
 - On-site truck movements to deliver material to the central processing areas and haul the product off-site
- ii. Evening and Nighttime Operations (19:00-07:00)
 - One wash plant and associated diesel generator
 - Up to one loader or excavator used for loading and stockpiling operations
 - On-site truck movements to haul product off-site

C. Site Access and Fencing

- The existing field accesses may be utilized for monitoring, setback maintenance and agricultural access. The accesses shall be gated, kept closed during hours of non-operation and shall be maintained throughout the life of the licence. Aggregate trucks shall not be permitted to access the site at these locations.
- For aggregate haulage off-site, the site shall be accessed through the operational entrance/exit off County Road #20 and it will be gated. Trucks will not be permitted to use the existing accesses on O'Neill Road and Pattersons Corner Road.
- There is no fencing on-site (existing conditions). The south, east and north licence boundaries will be fenced. The west boundary will not be fenced (see Note M 'Variations from Control and Operation Standards'). Where there is no fencing, 1.2m marker posts will be installed that are visible from one to the other.
- Heavy duty sediment fencing shall be installed at the edge of the wetland prior to site preparation. The heavy duty sediment fence will remain for the duration of operations on site. Permanent Blanding's Turtle Habitat Fencing will be installed at the edge of the 15m wide wetland setback. The fencing will be installed prior to April 1st in the year that site preparation occurs. See Note L2 'Natural Environment' for additional details.

D. Drainage

- Drainage of undisturbed areas will continue and be in the directions shown on the Existing Features drawing on page 1 of 5. During above water excavation, surface drainage from active pit areas will be detained within the pit area. For below water excavation, drainage will be directed toward the pond area.

E. Site Preparation

- Prior to site preparation, a Spills Contingency Plan shall be developed to address any potential spills from equipment on-site.
- Prior to development of the pit, all setbacks from natural heritage features shall be clearly marked under the direction of a qualified ecologist.
- Excess topsoil and overburden not required for immediate use in the construction of acoustic berms or rehabilitation, may be temporarily stockpiled within the limit of extraction. Topsoil and overburden stockpiles shall remain a minimum of 30 metres from the licence boundary and 90 metres from the licence boundary where adjacent residential is located.
- Temporary topsoil and overburden stockpiles shall be vegetated with locally sourced native plantings/seed mixture to control erosion.
- Timber resources will be salvaged for use as saw logs, fence posts and fuel wood where appropriate. Non-merchantable timber, stumps and brush may be mulched for use in progressive rehabilitation. Excess material not required for uses mentioned above will be burned (with applicable permits).

F. Berms and Screening

- Berms shall be constructed as specified in the locations shown on the Sequence of Operations (see also 'Phase Diagrams' on page 2 of 5). The heights shown are the minimum required for acoustic berms.
- Berm side slopes shall not exceed 1.5:1 on the interior (extraction) side and 2:1 on the exterior side facing a public road. See 'Typical Berm Detail' on page 2 of 5.
- Berms shall not be located within three (3.0) metres of the licence boundary
- All proposed berms will be constructed in accordance with the 'Typical Berm Detail' on page 2 of 5 and will be vegetated and maintained to control erosion using a low maintenance grass/legume native seed mixture.
- Existing vegetation within the setbacks shall be maintained except where noise attenuation berms are required.
- Berms that encroach within the limit of extraction shall be removed, and the underlying aggregate may be extracted, as part of final extraction/rehabilitation of the site.

G. Extraction Sequence

- The operational plan depicts a schematic operations sequence for this property. Phases do not represent any specific or equal time period. The direction of extraction will be in accordance with the Sequence of Operations diagram shown on page 2 of 5 (where below water extraction is undertaken using an excavator, dragline, or similar land-based equipment, below water extraction will commence at the limit of extraction farthest from the processing plant and advance progressively toward the plant). All extraction, processing and transportation equipment operating within these Phases shall comply with the restrictions identified in Note L1 'Noise'.
- Rehabilitation will be progressive and proceed as limits of extraction (area and depth) are reached. Any deviations from the operations sequence shown (extraction, stripping and rehabilitation areas) will require the approval of MNR.
- See Phase Diagrams on page 2 of 5 for details.

H. Extraction Details

- The maximum depth of extraction is as shown as spot elevations and extraction will occur in up to 1 lift above water and 1 lift below water (maximum lift height of 13m) through the five phases as shown on the Sequence of Operations Diagram on page 2 of 5 and in accordance with the Ministry of Labour requirements. The proposed pit floor will be located at an elevation of 98.5 masl or 8 m to 13 m below the existing ground surface.
- Aggregate stockpiles will be located on the pit floor (interim elevations) and will move throughout the life of the operations of the pit. Stockpiles will not be located within 30m of the licence boundary and 90 metres from the licence boundary where adjacent residential is located.
- Internal haul road locations will vary as extraction progresses and will be located on the above water table (interim) pit floor.

I. Equipment and Processing

- The equipment used on site for aggregate operations and may include: one Wash Plant and associated Diesel Generator, up to three Extraction Loaders and Excavators with buckets, one Cutter Suction Dredge or one additional Excavator with large boom or Dragline and Haulage Trucks. Portable equipment for site preparation and rehabilitation including excavators, hydraulic shovels, dozers and scrapers. Portable asphalt and/or ready-mix plant may also be located on the site, subject to ECA.
- The wash plant including associated activities (e.g. source pond, silt pond etc.) is to be located in Phase 1 subject to detailed design and applicable Permit to Take Water.

J. Fuel Storage

- Fuel storage or the storage of associated products shall be permitted on site. See Sequence of Operations drawing on page 2 of 5 for location. The licensee or permittee shall ensure that fuel storage tanks are installed and maintained in accordance with the *Technical Standards and Safety Act, 2000*.

K. Scrap and Recycling

- Temporary scrap storage will be located within the processing plant area (Central Processing Area). Scrap will only include materials derived from the operation of the pit such as scrap metal or lumber, discarded machinery and equipment. Scrap will not be located within 30m of any body of water or within 30m of the boundary of the site. All scrap will be removed on an ongoing basis. The property will be kept in an orderly condition.
- Recycling activities:
 - Recycling of concrete and asphalt will be permitted on this site.
 - Recyclable asphalt materials will not be stockpiled within:
 - 30m of any water body or man-made pond; or 2 m of the surface of the established water table.
 - Any rebar and other structural metal must be removed from the recycled material during processing and placed in a designated scrap pile on site which will be removed on an on-going basis.
 - Removal of recycled aggregate is to be ongoing.
 - Once the aggregate on site has been depleted there will be no further importation of recyclable materials permitted.
 - Once final rehabilitation has been completed and approved in accordance with the site plan, all recycling operations must cease.
 - Shall not interfere with the operational phases of the site or rehabilitation of the site.

L. Report Recommendations

- Noise: "Acoustic Assessment for the Proposed East Oxford Pit" December 10, 2025 (Source: Freefield Ltd.)**

A. Noise Barriers and Berms

- Noise barriers and berms are to be provided as per Table 7 below.
- Noise barriers shielding receptors on vacant lots zoned for potential noise sensitive use are only required following development of a noise sensitive use.
- Noise shielding portable equipment shall be progressively established to shield line of site from equipment operation to the identified receptors.
- Noise barriers and berms are to be solid, having no gaps, and are to have a surface density of no less than 20 kg/m2. Examples of suitable barriers or berms are as follows:
 - Lift face or existing terrain;
 - Earth, gravel or aggregate berms or stockpiles;
 - Concrete or brick walls;
 - Commercial Noise Barriers;
 - Shipping containers or buildings

B. Wash Plant

- The operation of the wash plant and associated diesel generator may take place on a twenty-four-hour basis (24-hour) and shall comply with the following:
 - The wash plant is to be located on the pit floor at a maximum elevation of 107 mASL in locations shown in Figure 2.
 - Noise barriers are to be provided as per Table 7 below.
 - The generator used to provide power to the wash plant is to be fitted with an exhaust silencer that meets the minimum insertion loss requirements listed in Table 8 below. The silencer is to be located inside the enclosures or as close as possible to the location where the exhaust exits the enclosures with the duct material between the silencer and the generator constructed of 16-gauge weather resistant metal. The silencers shall have a high transmission loss casing.
 - Item iii. above does not apply if hydro is used to provide power to the plant

C. Loaders and Excavators

- The operation of the loaders may take place on a twenty-four-hour basis (24-hour) and shall comply with the following:
 - During the daytime period (07:00 to 19:00): A maximum of three loaders or excavators may be in operation concurrently with a maximum of two loaders or excavators in operation at the extraction face except as noted in D below and as follows:
 - When operating less than 250m from an identified receptor, a maximum of two loaders or excavators may be in operation concurrently with a maximum of one loader or excavator in operation at the extraction face.
 - During the evening and nighttime period (19:00 to 07:00): A maximum of one loader or excavator may be in operation concurrently carrying out loading and stockpiling operations. Extraction by loader and excavator is not to occur during the evening and nighttime period.

D. Below Water Extraction

- Below water extraction shall take place only during the daytime period (07:00 to 19:00) and shall comply with the following:
 - One additional excavator fitted with a large boom or dragline OR a dredge may be in operation carrying out below water extraction concurrently with other pit operations except as provided below.
 - Below water extraction is not to occur concurrently with above water extraction within 250m from an identified receptor
 - If a dredge is utilized on-site, the dredge is to be fitted with an exhaust silencer on the engine exhausts, acoustic louvers on the radiator doors and a vented acoustic enclosure around the jet pump that meets the minimum insertion loss requirements listed in Table 8. The silencer is to be located inside the engine enclosure or as close as possible to the location where the exhaust exits the enclosures with the duct material between the silencer and the generator constructed of 16-gauge weather resistant metal. The silencer shall have a high transmission loss casing. The acoustic louvers and enclosure shall be constructed of weather resistant material. Mitigation measures to be confirmed by a qualified acoustical consultant prior to commissioning.

E. Trucks

- The delivery of raw material from the extraction face to the wash plant using aggregate trucks and delivery and shipping of product using highway trucks may take place on a twenty-four-hour basis (24-hour) and shall comply with the following:
 - When operating on-site, highway trucks shall not exceed 30 km/h and shall not use compression braking (Jake Brakes).

F. Portable Construction Equipment

- Portable construction equipment used for site preparation (e.g. land clearing and construction of berms) and rehabilitation shall be fitted with exhaust mufflers and shall comply with MECP Publication NPC-115, Construction Equipment, August 1978. (This publication gives noise standards to be met by construction equipment in Ontario). Site preparation and rehabilitation activities shall take place only during daytime hours (07:00 - 19:00) and are not to occur on Sundays or Statutory Holidays.

G. New or Modified Process

- If a new process is introduced to the site, or the processing plant is relocated from the location shown, then this new process and/or new location of operation shall be assessed by a qualified acoustical consultant prior to commissioning. Noise mitigation measures shall be reviewed, and altered, if necessary, to ensure that MECP sound level limits are met at all points of reception.

Table 1: Point of Reception Summary Table

Point of Reception	Location*	Point of Reception	Location*	Point of Reception	Location*	Point of Reception	Location*
POR 1	1506 Pattersons Corners Rd	POR 6	1469 County Rd #20	POR 11	1205 County Rd #20	POR 16	1445 O'Neill Rd
POR 2	805 Pattersons Corner Rd	POR 7	1476 County Rd #20	POR 12	1343 O'Neill Rd	POR 17	1465 O'Neill Rd
POR 3	Vacant Lot Pattersons Corners Rd	POR 8	Vacant Lot County Rd #20	POR 13	1365 O'Neill Rd	POR 18	1471 O'Neill Rd
POR 4	Vacant Lot County Rd #20	POR 9	1380 County Rd #20	POR 14	Vacant Lot O'Neill Rd	POR 19	1485 O'Neill Rd
POR 5	Vacant Lot County Rd #20	POR 10	Vacant Lot County Rd #20	POR 15	1411 O'Neill Rd	POR 20	1495 O'Neill Rd

*For assessment purposes, points of reception (POR) have been taken as upper floor windows (2m above grade for single storey and 4.5m above grade to represent two storey residences and Outdoor Point of Reception (30m from Residence, 1.5m above grade) in acoustic calculations. PORs located on vacant land have been assessed at 2 storeys in height.

Table 7: Recommended Noise Barriers

Barrier	Minimum Height (m)	Minimum Length (m)	Maximum Distance from Source (m)	Required to shield Line of Sight from identified Source ID	Required to shield Line of Sight to Identified Receptors	Description*
Barrier_1	5	50	Not applicable	Extraction Equipment	POR_8**	New barrier (site berm): - Only required when carrying out extraction operations south of Line AA following development of a noise sensitive use at POR 8.
Barrier_2	5	78.5	Not applicable	Extraction Equipment	POR_3** POR_6** POR_7** POR_8**	New barrier (site berm): - Only required when carrying out extraction operations south of Line AA - Shielding to POR 3 and 6 only required following development of a noise sensitive use
Barrier_2_Extension	4	178.5	Not applicable	Extraction Equipment	POR_4** POR_5** POR_6** POR_7** POR_8**	New barrier (site berm): - Only required when carrying out extraction operations south of Line AA in Phase 2 - Shielding to POR 4 and 5 only required following development of a noise sensitive use
Barrier_3	4 (6)	100 (260)	Not applicable	Extraction Equipment	POR_3** (POR_4** POR_5**)	New barrier (site berm): - Required prior to commencement of extraction operations in Phase 1 - Required to be increased to 6m in height and extended to 260m in length when carrying out extraction operations in Phase 2 - Only required following development of a noise sensitive use at POR 3, 4 or 5
Barrier_4	6	330	Not applicable	Extraction Equipment	POR_12** POR_13** POR_14** POR_15**	New barrier (site berm): - Required prior to commencement of extraction operations in Phase 3 - Shielding to POR 14 only required following development of a noise sensitive use
Barrier_4_Extension	6	350	Not applicable	Extraction Equipment	POR_16** POR_17** POR_18** POR_20**	New barrier (site berm): - Required prior to commencement of extraction operations in Phase 4 and Phase 5
Barrier_5	6	215	Not applicable	Extraction Equipment	POR_1** POR_2**	New barrier (site berm): - Required prior to commencement of extraction operations in Phase 4 and Phase 5
Barrier_WP1	8	30	30	Wash Plant	POR_3** POR_4** POR_5** POR_6** POR_7** POR_8**	New barrier (stockpile): - Required prior to commencement wash plant operations - Shielding to POR 3, 4, 5 and 6 only required following development of a noise sensitive use
Barrier_WP2	8 (9)	12	30	Wash Plant	POR_10**	New barrier (stockpile): - Only required following development of a noise sensitive use at POR 10 - Required to be increased to 9m high when operating the wash plant during the evening and nighttime period (19:00-07:00)
Barrier_WP3	8	43.5 (20)	30	Wash Plant	POR_1** POR_2** POR_12** POR_13** POR_14** POR_15** POR_16** POR_17** POR_18** POR_19** POR_20**	New barrier (stockpile): - Only required when operating the wash plant during the evening and nighttime period (19:00-07:00) - May be reduced to 20m in length and only shield POR 1, 2, 16, 17, 18, 19 and 20 following establishment of Barrier 4_Extension, Barrier 5 and Barrier 6

*Barriers (site berms) shielding extraction equipment may be progressively established to shield line of sight (LOS) from location of equipment operation to the identified receptors.
**Noise barriers shielding receptors on vacant lots zoned for potential noise sensitive use are only required following development of a noise sensitive use.

Table 8: Minimum Insertion Loss for Generator Exhaust Silencer

Name	Octave Band Centre Frequency, Hz								Rw
	63	125	250	500	1000	2000	4000	8000	
Silencer* to be installed at: Generator exhaust (Source: Generator), Dredge engine exhausts (Source: Dredge)	10	30	38	30	25	20	20	20	24
Acoustic louvre* to be installed at: Dredge Radiator Doors (Source: Dredge)	11	13	15	22	28	28	25	23	25
Acoustic enclosure* to be installed at: Dredge Jet Pump (Source: Dredge)	--	17	23	34	47	55	57	--	35

1. Octave Band Centre Frequency, Hz, with minimum dynamic insertion loss in dB or dBA units Re 10-12 Watts. Alternative levels at each frequency band permissible providing the overall insertion loss meets the overall insertion loss (Rw) as noted above and is not total in character.
2. Insertion loss based on Silix Silencer Model JB 6. Refer to manufacturers data Appendix 3.
3. Insertion loss based on Vibro-Acoustics Acoustic Louvre Model ALV-MV-24. Refer to manufacturers data Appendix 3.
4. Insertion loss based on Kinetics Noise Control Noise Block Acoustic Enclosure Model STL-2. Refer to manufacturers data Appendix 3.

- Natural Environment: "Natural Environment Report and Environmental Impact Study - Proposed East Oxford Pit" December 9, 2025 (Source: WSP Canada Inc.)**

- Setbacks are to be clearly demarcated and respected. Existing natural vegetation communities will be retained within the setbacks, except where acoustic berms are required.
- Implement sediment and erosion control measures along the limit of disturbance prior to site preparation wherever a grade exists such that movement of sediment into adjacent natural areas could occur, particularly along the setback to the wetland.
- To comply with the Migratory Birds Convention Act, no clearing of vegetation shall occur within the core breeding bird season (April 1 – August 31) unless a nesting survey has been completed by a qualified biologist within 24 hours of the clearing, and no active nests were observed. If an active nest is observed, the area must be buffered and vegetation clearing at that location postponed until the nest is no longer active.
- To deter Blanding's turtle from entering the Site, turtle exclusion fencing is to be installed along the western edge of the Site prior to April 1st in the year that site preparation occurs and remain in place for the duration of the operational lifespan of the pit. The exclusion fencing will consist of metal or wooden frame with wire mesh. The fencing will be designed to be heavy-duty and suitable for long-term use. Installation methods will follow MNR guidance (MNR 2021), including:
 - Minimum height of 0.6 m
 - Minimum buried depth of 0.1 m
 - Back-filled and compacted soil on both sides
 - Install turn-arounds at the ends of each fence segment of at least 0.5 m wide and 2.0 m long
- Designated staff from the licensee will inspect the permanent fencing once a month throughout the turtle active season (between April 15th and October 15th each year). Any deficiencies will be addressed immediately.
- Implement a SAR Training Program and Encounter Protocol. The SAR Training Program is to be provided for all new on-Site staff as part of orientation training. The Training Program will include:
 - Information / training on identifying SAR
 - What to do if a SAR or any wildlife is observed (Encounter Protocol)
 - How to protect a turtle or bird nest
 - Information on how to report a SAR sighting
- Standard best management practices shall be implemented to reduce dust and noise and shall be continued during operation of the project.
- Undertake rehabilitation as outlined in the Rehabilitation Plan.

- Hydrogeology: "Level 1 and Level 2 Water Report - Proposed East Oxford Pit" December 2025 (Source: WSP Canada Inc.)**

- The following water level monitoring program shall be implemented by the Licensee.
- Quarterly water levels shall be collected from groundwater monitoring wells 21-01, 21-03, 21-04, 21-05, 21-06, 21-07, 21-08 and surface water staff gauge locations SG-1, SG-2 and SG-3 (during ice free conditions) once aggregate extraction proceeds below the groundwater table. Dataloggers will be installed at SG-1 and SG-3 to record water level measurements at least once per day during ice free conditions.
 - In the event of a well interference complaint, the Licensee shall implement the Complaints Response Program outlined in Section 7 of this report.
Maximum Predicted Water Table: "Maximum Predicted Water Table Report" December 4, 2025 (WSP Canada Inc.)
 - Based on the available groundwater elevation data, the maximum predicted water table on the site is 107.3 metres asl on the northern corner (as measured at 21-01). Based on the groundwater elevation data measured at 21-03, 21-05 and 21-08 located along the western boundary of the Site, the water table slopes downwards from the northeast to the southwest within the sand unit, and the maximum predicted water table on the western side of the Site is approximately 105.5 metres asl.

- Archaeology: "Stage 1 Archaeological Assessment 1486 O'Neill Road" December 2022, "Stage 2 Archaeological Assessment 1486 O'Neill Road" November 2023, "Stage 3 Archaeological Assessment J.McAvoy Site (BFFv-21)" July 2024 and "Stage 3 Archaeological Assessment L.Russell Site (BFFv-22)" September 3, 2024 (Source: Matrix Heritage Inc.)**

- The J. McAvoy Site (BFFv-21) archaeological site (Map 1, SD Map 1) is recommended to be of further CHVI and will be subject to long term protection and avoidance through the formal Site Plan registration under the ARA (Map 2, SD Map 2).
- The J. McAvoy Site (BFFv-21) and a 10-metre protective buffer zone shall be formally included as a protected area on the Site Plan under the ARA to prevent future encroachment.
- Routine agricultural use of the land may continue at existing levels, including the same practices and crop types, with the following restrictions:
 - No new drainage tiles, deep ploughing, or other invasive improvements.
 - No tree planting or crops requiring deep-rooted systems.
 - No irrigation systems requiring trenching or deep excavation.
- The ARA Site Plan must explicitly prohibit all other disturbance to the J. McAvoy Site and the buffer, including:
 - No stockpiling of overburden.
 - No heavy equipment operation.
 - No ground disturbance beyond the continuation of ongoing agricultural practices.
- To ensure that the J. McAvoy Site (BFFv-21) is protected and not altered, the following shall be implemented:
 - Prior to grading or other soil-disturbing activities extending to the limits of the protected area, excluding routine agricultural use, erect a barrier (i.e., fence) around the 10 m protective buffer zone.
 - Issue "no-go" instructions to all on-site construction crews, engineers, architects, or others involved in day-to-day decisions during construction.
 - Show the location of the area to be avoided on all Site Plans, when applicable. Include explicit instructions or labelling to avoid that area.
 - A letter must be provided by the proponent stating they are aware of the presence of the archaeological site within the limits of the ARA licence and that they are aware of the restrictions on alteration of an archaeological site of further CHVI as per the condition on their ARA licence as per Section 48 of the Ontario Heritage Act.
 - The protected archaeological site and its associated 10-metre buffer shall be clearly identified and incorporated into the final rehabilitation section of the Site Plan under the ARA. The rehabilitation plan must designate the archaeological site as excluded from any future disturbance or land alteration and ensure its long-term protection in accordance with its status as a site of further CHVI.
- A licensed archaeologist must be present to monitor grading or other soil-disturbing activities extending to the limits of the protective buffer to ensure the J. McAvoy Site (BFFv-21) and its protective area are not altered in any way. Routine agricultural operations within permitted use parameters do not require archaeological monitoring.
- Despite the rigorous nature of archaeological assessments, there remains a possibility that some cultural material may not have been identified. If any artifacts of Indigenous interest or human remains are encountered anywhere within the subject property, including the J. McAvoy Site (BFFv-21) and its protective buffer, all work must cease immediately, and the appropriate authorities must be contacted including:
 - The Ministry of Citizenship and Multiculturalism;
 - A licensed consultant archaeologist;
 - The police and coroner's office (in the case of human remains);
 - The Registrar, Funeral, Burial and Cremation Services Act (as applicable).

- Cultural Heritage: "Cultural Heritage Evaluation Report - 1486 O'Neill Road" June 30, 2023 (Source: Matrix Heritage Inc.)**

- The subject property at 1486 O'Neill Road is not of heritage value or interest but there are two properties in the study area identified as being of cultural heritage value or interest. An HIA is recommended to examine potential mitigation measures, in addition to those already proposed for the project, such as setbacks, berms, no blasting, and use of a pit, that can protect the heritage value of these properties.

- Heritage: "Heritage Impact Assessment 1486 O'Neill Road" March 2, 2026 (Source: Matrix Heritage Inc.)**

- Any dead or dying trees along Pattersons Corners Road that are part of the line of trees screening the 1506 O'Neill Road and 805 Pattersons Corners Road from the project area (acting as a hedgerow) should be replaced with vegetation suited to the same purpose and location, provided such replacement does not interfere with identified archaeological resources.

- Traffic: "R.W. Tomlinson East Oxford Pit Traffic Impact Study" February 10, 2026 (Source: Castleglen Consultants Ltd.)**

- The preferred access location from a traffic operational perspective, offering the least disruption to surrounding lands and residents, was found to be located where shown on Sequence of Operations diagram (page 2 of 5). The proposed access does not require any auxiliary slip nor storage lanes, but remains to be designed in terms of throat length, tapers, curve radii and drainage accommodation.

Legal Description
PART OF LOTS 13 AND 14
CONCESSION 8
(geographic township of Oxford on Rideau)
MUNICIPALITY OF NORTH GRENVILLE
COUNTY OF LEEDS AND GRENVILLE

M. Variations from Control and Operation Standards

No.	O.Reg 244/97 Section 0.13	Variation	Rationale
1	(1)9	Grading may occur within the setback area in the west portion of the site for rehabilitated grades.	Site alteration for the construction of rehabilitated feature along west portion of site.
2	(1)13.i	Overburden materials may be stored and stockpiling of aggregate, topsoil, and operation of wash plant may occur within 30m of licence boundary (along west portion of licence boundary), next to Additional Lands Owned by Applicant.	Adjacent portion of property to the west is owned by Tomlinson.
3	(1)19i	Below water side slopes may vary from a slope that is at least three horizontal metres for every vertical metre (3:1). These will slope at minimum to the natural angle of repose.	Slopes will be no steeper than a 2:1 slope below water or the natural angle of repose.
4	(3)(a)	Fencing is not required along the west portion of the boundary.	These boundaries will be demarcated by 1.2m marker posts that are visible from one to the other. Adjacent portion of property is a wetland and is owned by Applicant.

Site Plan Amendments

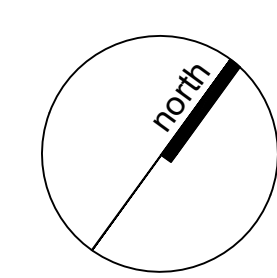
No.	Date	Description	By



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

200-540 BINGEMAN CENTRE DR. KITCHENER, ON, N2B 3X9 | P: 519.576.3650 | WWW.MHBCPLAN.COM

MNR Approval Stamp



Applicant



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Tel: (613) 822-1867

Rob Pierce
R.W. Tomlinson Limited
Vice President Planning and Development

Project

ARA Licence Reference No.	Pre-approval review:
Plan Scale: NTS	For Client Review - January 2026 Plot Scale: 1:2.5 [1mm = 2.5 units] MODEL
	Drawn By: D.G.S. File No.: 9137AR
	Checked By: N.D.
File Name	

OPERATIONAL NOTES PLAN

Drawing No.

3 OF 5

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- The rehabilitated landform of this site will include: a lake, shoreline area, wetland area, above water and below water side slopes and backfilled areas.
- No buildings/structures or internal haul roads will remain on site upon completion of rehabilitation.

1. Rehabilitation will be on a progressive basis, corresponding to the operational progression of the pit excavation, to form a lake and above water table area at final rehabilitation. Side slopes (Above and below water) will be interim in nature in the areas that will be backfilled to grade.
2. As the pit is excavated to its maximum, or any other/lesser terminal limits, both horizontally and vertically on a lift-by-lift basis, progressive rehabilitation will follow providing the subject area is of an appropriate area to undergo rehabilitation (See Phase Diagrams on Page 2 of 5 and Note G on page 3 of 5 for details).
3. The excavation perimeter will be fully side sloped at a maximum 2:1 below water (from original ground to floor), which is the natural angle of repose and a maximum of 3:1 for the above water portion. Sloping will occur as the limits of the pit excavation are reached. See Rehabilitation Plan drawing and Note C on this page.
4. Side slopes will be vegetated where located above the final water level of the pit lake and will include plantings in the setback areas and above water table final grades in order to enhance a diversity of native vegetation types and species that are anticipated to spread around the rehabilitated side slopes (see Note C and 'Nodal Planting Detail' on this page).

1. Topsoil and overburden will be used in the progressive rehabilitation of the side slope areas. Side slopes above the water table will be established using a combination of backfill and/or cut and fill methods using on-site overburden, unmarketable material (till), and/or imported materials. Side slopes will be irregular with an average top to bottom grade not steeper than 3:1. Above water side slope areas that will be vegetated will be covered with a minimum 15 cm of topsoil/organic matter prior to planting. Grading may occur in the setback area along the western limit of extraction to keep elevation of the proposed grade in this area to 107m a.s.l. or 1m above lake level.
2. Importation of fill/excess soil:
 - a. Excess soil, as defined in Ontario Regulation 244/97 may be imported to this site to facilitate the following rehabilitation:
 - i. Establish final grades
 - ii. Top dressing to establish vegetation
 - b. Liquid soil, as defined in Ontario Regulation 406/19 under the Environmental Protection Act, is not authorized for importation to the site.
 - c. The quality of excess soil imported to the site for final placement must be equivalent to or more stringent than the applicable excess soil quality standards as determined in accordance with Ontario Regulation 244/97 as amended from time to time and must be consistent with the site conditions and the end use identified in the approved rehabilitation plan.
 - d. Where a qualified person is retained or required to be retained in accordance with Ontario Regulation 244/97, the quality, storage, and final placement of excess soils shall be done according to the advice of the qualified person.
 - e. Excess soil imported to facilitate rehabilitation as described on this site plan shall be undertaken in accordance with Ontario Regulation 244/97 under the Aggregate Resources Act, as amended from time to time.
 - f. The cumulative total amount of excess soil that may be imported to this site for rehabilitation purposes is 2,000,000 m³

1. Rehabilitation of this site involves the creation of 18.1 ha of lake area, 17.0 ha of potential development area (backfilled to grade area), 1.6 ha of above water side slope area, 0.6 ha of shoreline area and 0.1 ha of wetland. The final pit landform will be in accordance with the drawing as shown on this page.
2. All planting and seeding will consist of native species. All ground covers on side slopes will be established as part of the phased stripping operations that proceed extraction and will be maintained and replaced as soon as possible if the vegetative cover fails to establish itself to control erosion.
3. Progressive Rehabilitation
 - i. Rehabilitation will be progressive following the direction of extraction and proceed as limits of extraction (area and depth) are reached. The sequence of rehabilitation will follow the "Sequence of Operations" diagram located on page 2 of 5. Minor deviations/variations in operational/rehabilitation sequence will be permitted in order to adjust for any variable resource and market conditions. Any major deviations from the operations sequence shown will require approval from MNR.
 - ii. Topsoil will be used in the progressive rehabilitation of the above water side slope areas. Side slope areas will be covered with a minimum 150mm of topsoil/organic matter. Overburden will be used to backfill pit faces to desired finished grades (i.e. 3:1 slope).
4. Wetland Area

A 0.1 ha wetland area shall be created in the northwest part of the rehabilitated landform. This area will be backfilled to the desired elevations and plants shall be established by broadcast seeding an Ontario Native Wetland/Riparian Restoration Seed Mix (see "Wetland Detail" on this page).
5. Future Potential Development

These areas shall be restored to cultural meadows (i.e. CUM1-1 communities) until such time as they may be developed in accordance with municipal planning approvals at that time

1. Final surface drainage will follow the rehabilitated contours as shown.

1. No buildings or structures associated with aggregate operations will remain on site.
2. The water level of the proposed lake ($\pm 106.0\text{m a.s.l.}$) and the post-extraction ground water table, are as shown on pages 1, 4 and 5 of 5 as per hydrogeological/ hydrological assessment.

SHORELINE AREA DETAIL

Scale: NTS

PLACE LARGE WOODY DEBRIS AND RUBBLE/BOULDER MATERIAL ALONG LAKE EDGE TO PROVIDE WATERFOWL AND REPTILE BASKING AND BIRD PERCHINGS AND WATERFOWL NESTING AREAS

CATCHMENT SWALE TO REDUCE DIRECT SURFACE DRAINAGE INTO POND

EMERGENT HERBACEOUS VEGETATION

W.L. ±195.0m a.s.l.

UP TO 1' SHORDEEP

THE SAND BOTTOM

PLACE ORGANIC MATERIAL, TOPSOIL, SUBSTRATES AND COVER MATERIAL AND STRUCTURES ALONG SHORELINE TO PROMOTE SHORELINE AND AQUATIC VEGETATION, AMPHIBIAN BREEDING AND COVER FOR FISH AND OTHER AQUATIC ORGANISMS

COARSE STONE BOTTOM

MINIMUM AVERAGE 10:31 SIDE SLOPE TO BOTTOM OF POND

WETLAND DETAIL Scale: NTS

PLACE ORGANIC MATERIAL, TOPSOIL, SUBSTRATES AND COVER MATERIALS AND STRUCTURES WITH SHORELINE AREA TO PROMOTE GROUNDWATER RECHARGE.

SHORELINE AND AQUATIC VEGETATION ATTRIBUTES BREEDING AND COVER FOR AQUATIC ORGANISMS

(WETLAND UP TO 2.0m DEEP)

Water Level

FLOATING AQUATIC PLANTING IN SHALLOW WATER

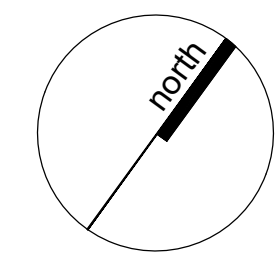
EMERGENT/ AQUATIC VEGETATION

*For Illustration Purposes Only

PART OF LOTS 13 AND 14
CONCESSION 8
(geographic township of Oxford on Rideau)
MUNICIPALITY OF NORTH GRENVILLE
COUNTY OF LEEDS AND GRENVILLE

	Boundary of Area to be Licensed		Limit of Extraction ALL SETBACKS ARE DRAWN TO SCALE AND SHOW LABELLED DISTANCES
	Contour with Elevation METRES ABOVE SEA LEVEL		Proposed Contour METRES ABOVE SEA LEVEL
	Existing Spot Elevation METRES ABOVE SEA LEVEL		Proposed Elevation REHABILITATED ELEVATION
	Building/Structure LOCATION AND USE FOR BUILDINGS ON-SITE AND WITHIN 120m ARE SHOWN ON THIS PAGE		Post Extraction Lake
	Existing Fence PAGE WIRE FENCE UNLESS OTHERWISE NOTED		Proposed Wetland Area (SEE DETAIL ON THIS PAGE)
	Field Access		Proposed Shoreline Area (SEE DETAIL ON THIS PAGE)
	Existing Vegetation		
	Evaluated Wetland (Non-Significant) WSP 2025		
	Candidate Significant Woodlands WSP 2025		
	Archaeological Site		
	Cross Sections SEE PAGE 5 OF 5 FOR EXISTING AND REHABILITATED CROSS SECTIONS		

No.	Date	Description	By



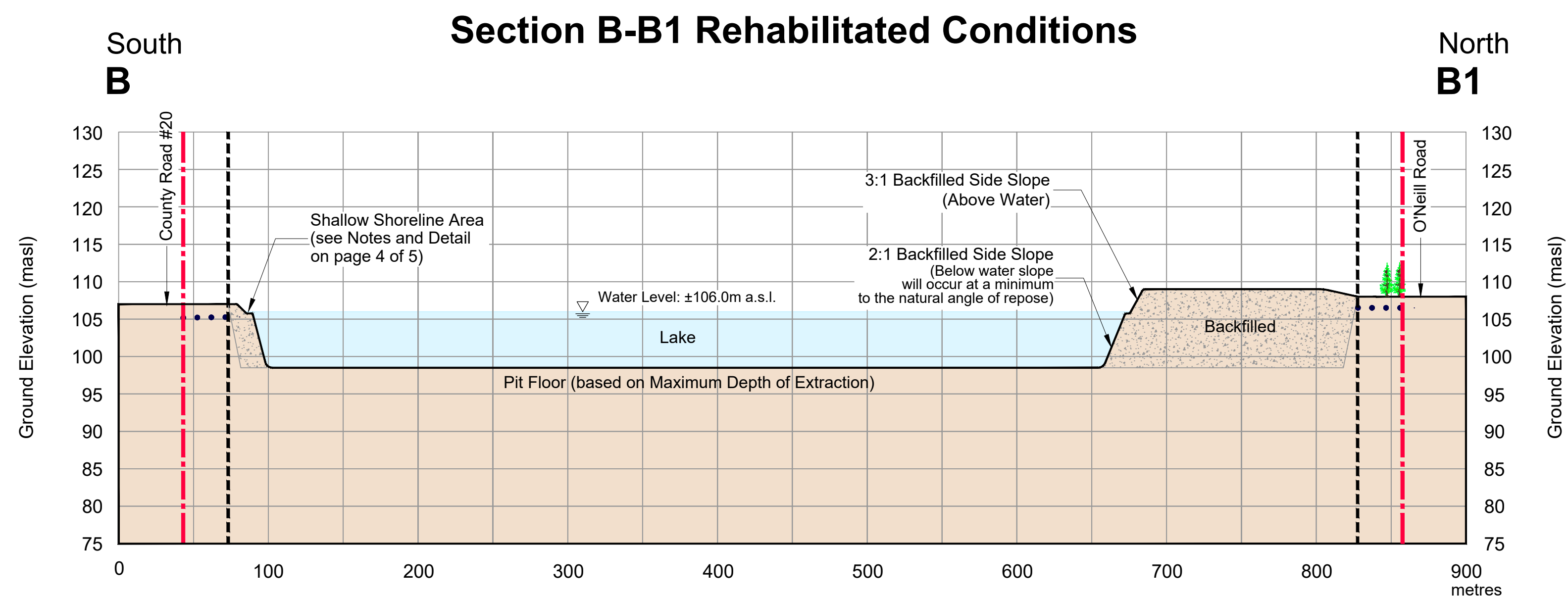
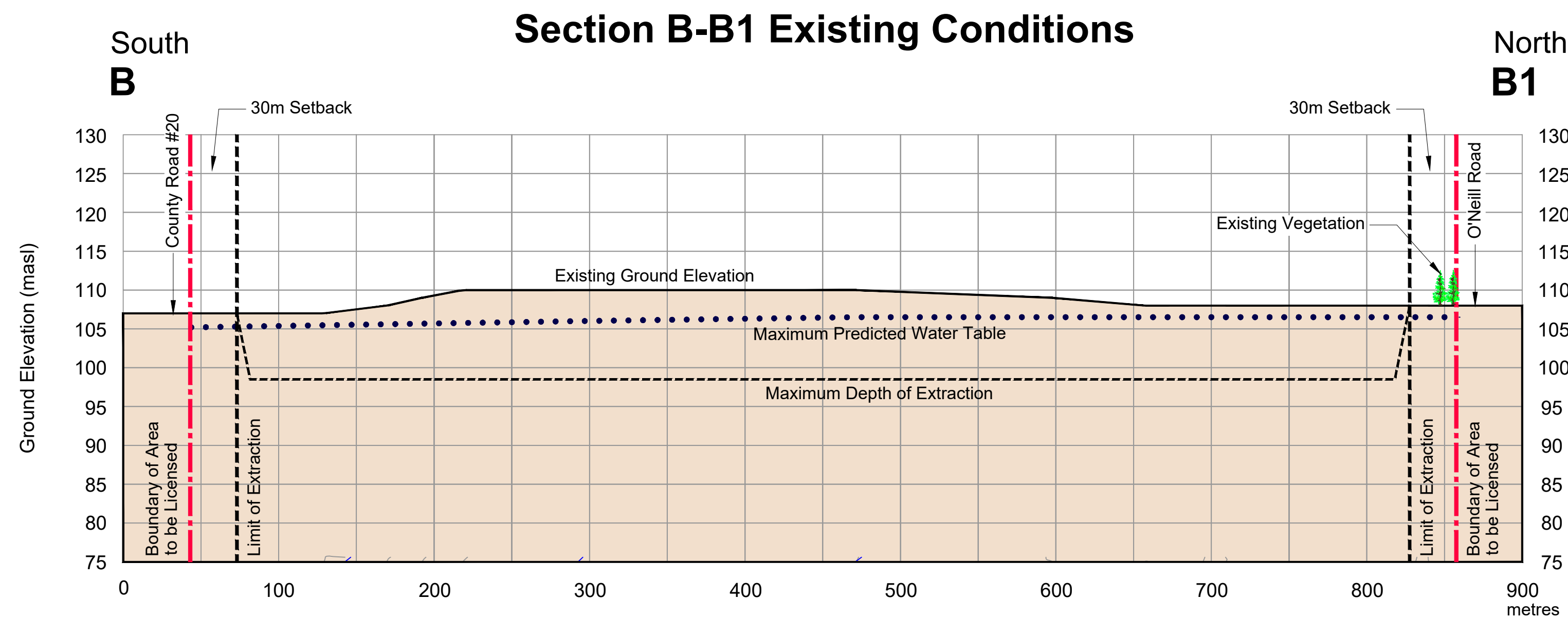
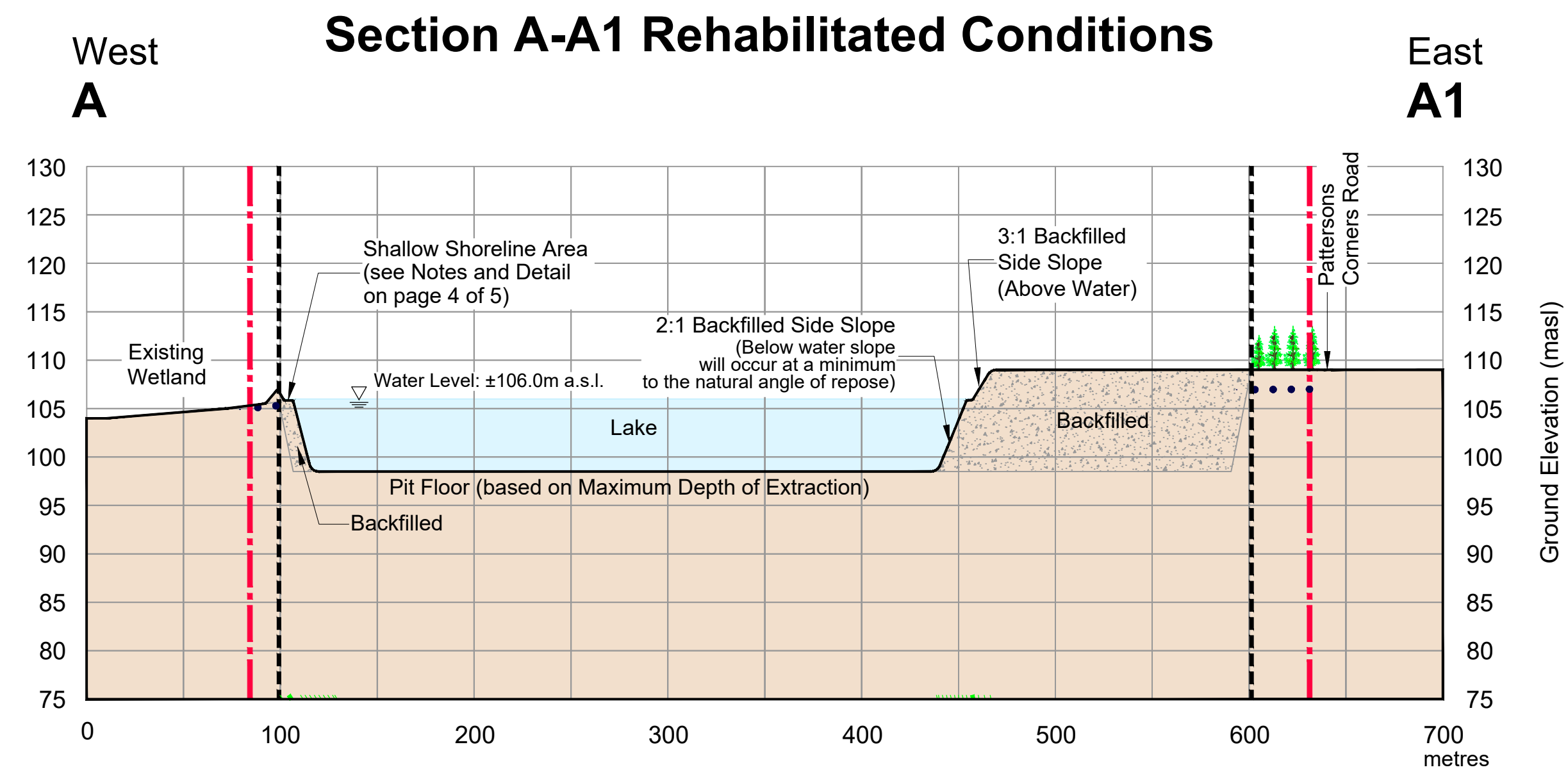
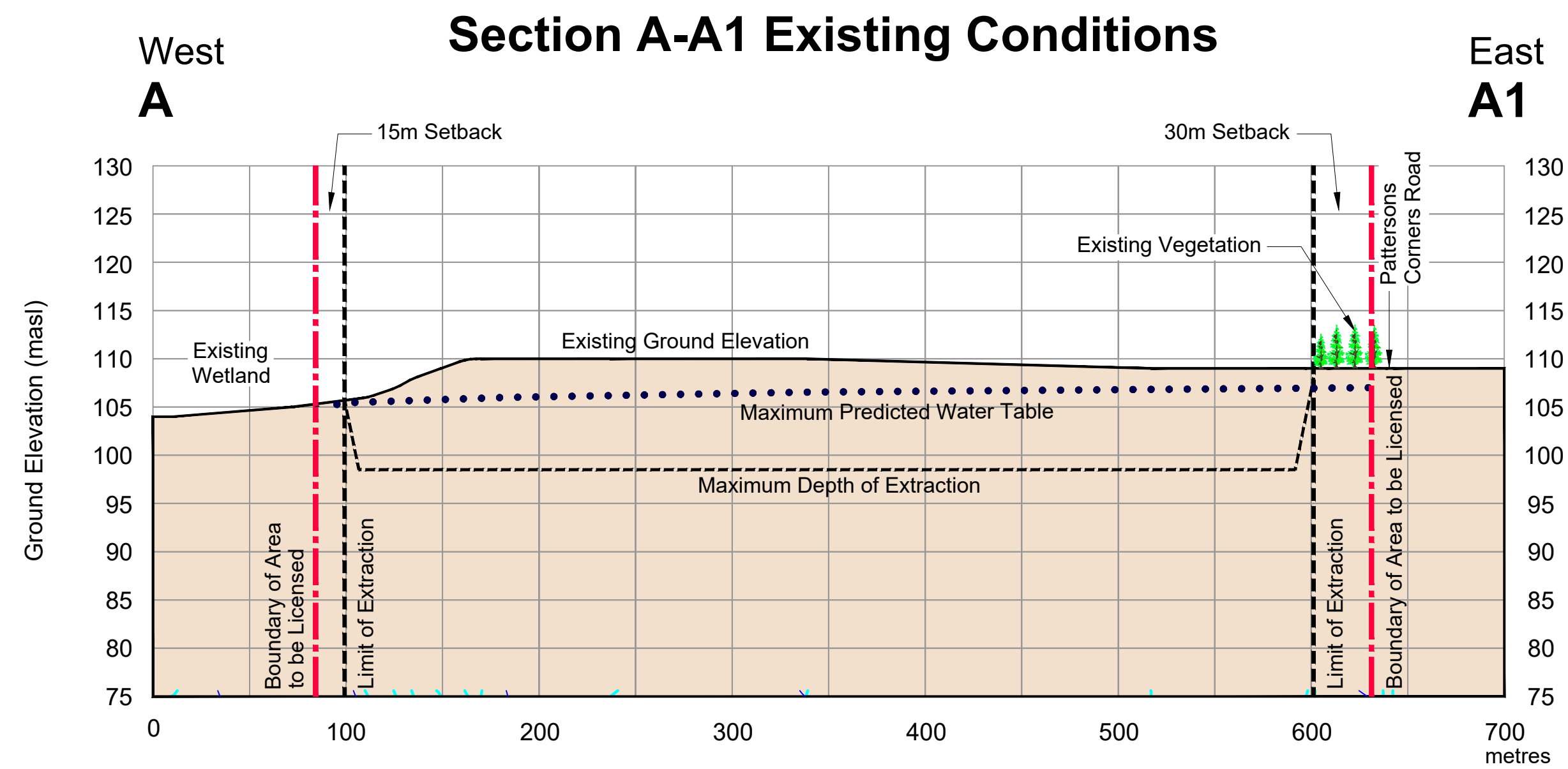
TOMLINSON

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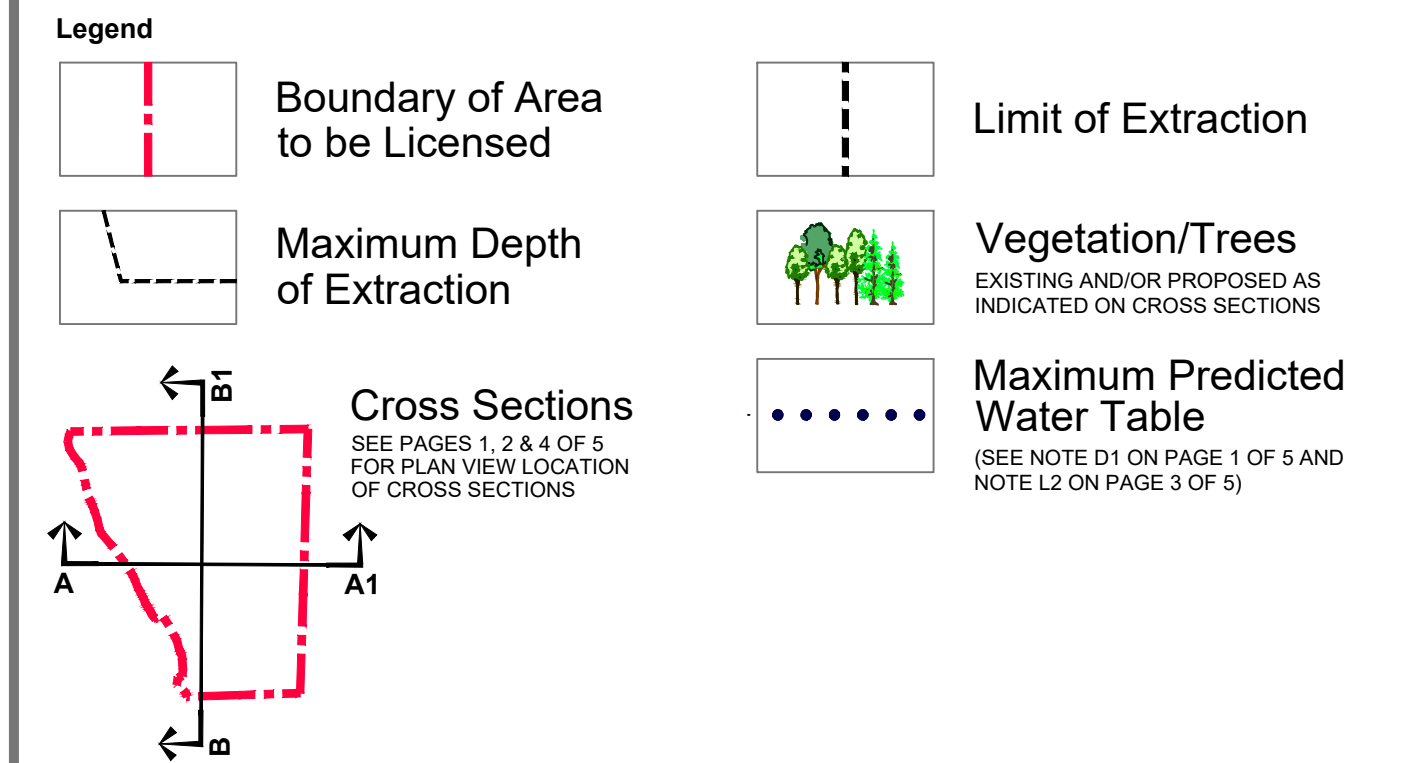
Rob Pierce
R.W. Tomlinson Limited
Vice President Planning and Development

ARA Licence Reference No. 	Pre-approval review:	
For submission to MNR - March 2026		
Plan Scale 1:3,000 (Arch D)	Plot Scale 1:2.5 [1mm = 2.5 units] MODEL	
SCALE 50 0 50 100 METRES	Drawn By D.G.S.	File No. 9137AR
	Checked By N.D.	

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Legal Description
PART OF LOTS 13 AND 14
CONCESSION 8
(geographic township of Oxford on Rideau)
MUNICIPALITY OF NORTH GRENVILLE
COUNTY OF LEEDS AND GRENVILLE



Site Plan Amendments			
No.	Date	Description	By



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Vice President Planning and Development

Project
East Oxford Pit

ARA Licence Reference No.	Pre-approval review:
Plan Scale: Horizontal 1:2,500 Vertical: 5x Exaggeration	Plot Scale: 1:2.5 [1mm = 2.5 units] MODEL
HORIZONTAL SCALE 50 0 50 100 METRES	Drawn By: D.G.S. File No.: 9137AR
Checked By: N.D.	
File Name	CROSS SECTIONS PLAN
Drawing No.	5 OF 5

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