Greater | Grand Sudbury
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Planning Services
Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3

October 31, 2022 File: # 751-3/22-2

NOTICE OF APPLICATION

having been submitted to the City of Greater Sudbury

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13:

Applicant: Interpaving Limited

Location: PINs 73561-0178, 73561-0179, 73482-0217 & Part of PIN 73481-0496, Parts 1 & 2, Plan 53R-20972, Lot 1, Concession 4, Township of Neelon & Lot 12, Concessions 3 & 4, Township of Dryden (0 Highway #17 East, Coniston)

Application: To amend By-law 2010-100Z being the Zoning By-law for the City of Greater Sudbury by changing the zoning classification on the subject lands from "RU", Rural and "RU(36)", Rural Special to "M5(S)", Extractive Industrial Special.

Proposal: The application is intended to permit a Category 2: Class A quarry operation having an extraction area of approximately 182 hectares to be licensed under the Aggregate Resources Act allowing for the extraction of more than 20,000 tonnes of aggregate to be removed annually from below the established groundwater table on the lands. The existing "RU(36)" special exception allowing for a private railroad siding and associated loading areas is proposed to be remain applicable to a middle portion of the lands.

Any person interested in voicing his/her comments on the application may write to the City of Greater Sudbury, Alex Singbush, Manager of Development Approvals, Planning Services Division, Box 5000, Station A, Sudbury, Ontario, P3A 5P3. If you are aware of any person interested or affected by these applications who has not received a copy of this notice, it would be appreciated if you would so inform him/her.

Please note: Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a planning report, included in a Planning Committee Agenda and posted on the City's website.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

...2

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment, you must make a written request to the City of Greater Sudbury, City Clerk, Box 5000, Station A, Sudbury, Ontario, P3A 5P3.

The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all of the residents.

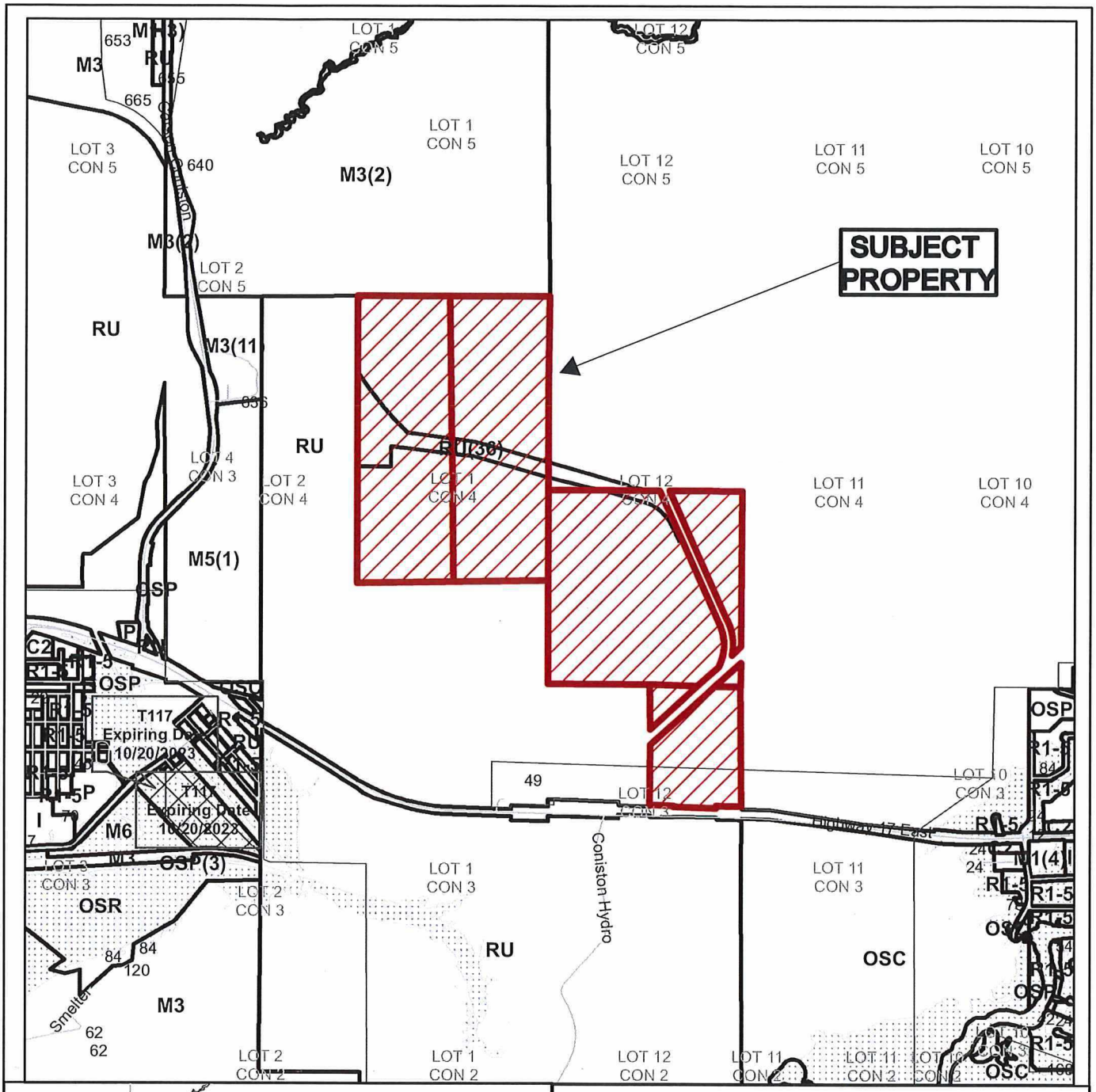
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays in Planning Services.

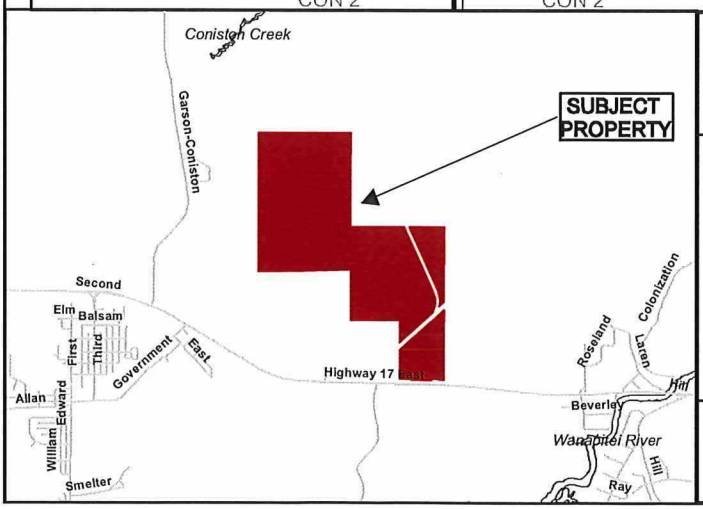
Please call Glen Ferguson, Senior Planner, in Planning Services at 705-674-4455, Extension 4619 or attend at the offices at 200 Brady Street, Tom Davies Square, 3rd Floor.

Additional notice will be provided when the application is scheduled for a public meeting.

GF/sr
Attach.

Alex Singbush, MCIP, RPP
Manager of Development Approvals





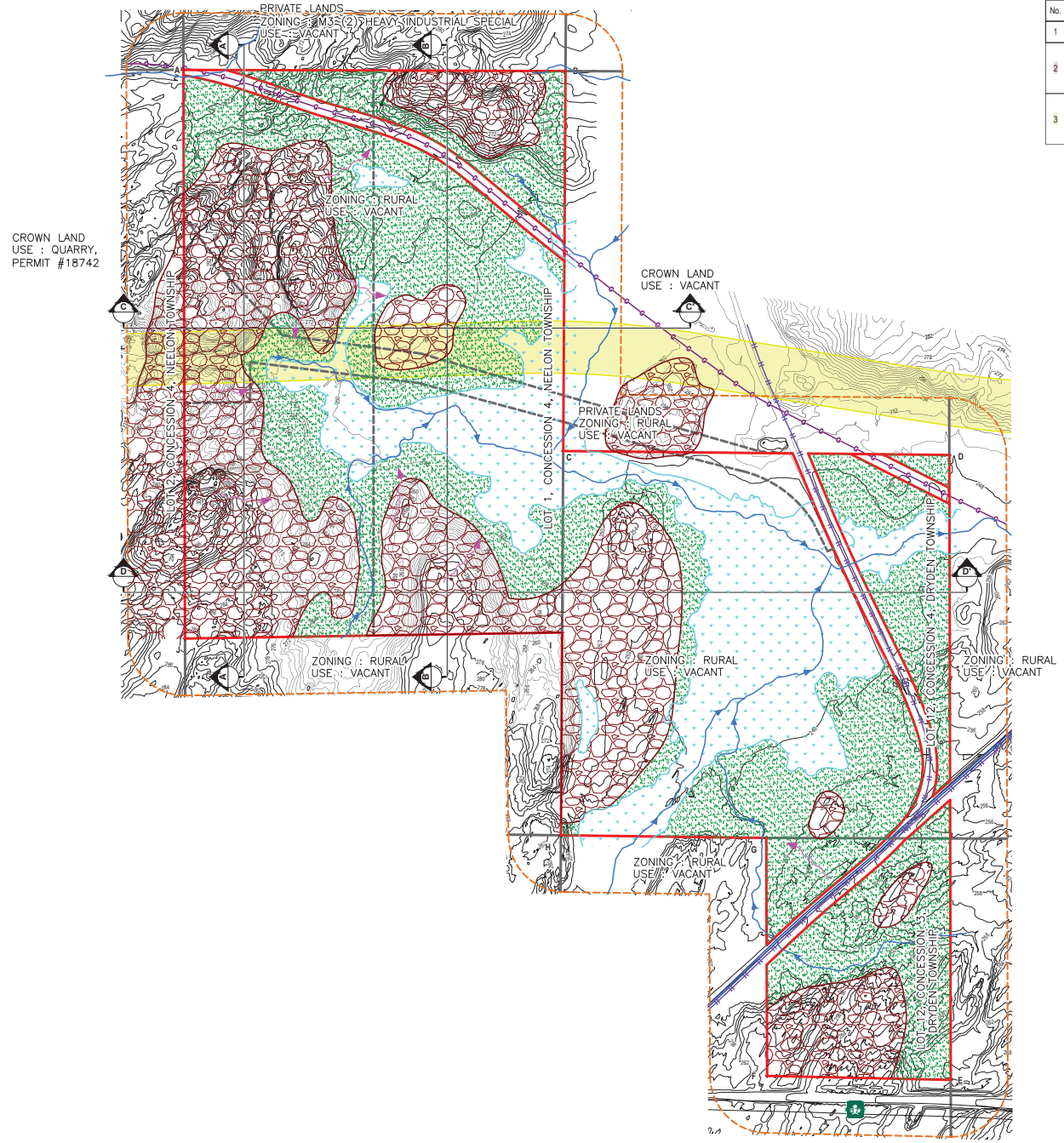
Growth and Infrastructure Department

N

Subject Property being PINs 73561-0178, 73561-0179, 73482-0217 & Part of PIN734810496,
Parts 1 & 2, Plan 53R-20972,
Lot 1, Concession 4, Township of Neelon
Lot 12. Concession 3 & 4, Township of Dryden,
Coniston, City of Greater Sudbury

NTS
Sketch 1

751-3/22-002
Date: 2022 10 03



SITE PLAN AMENDMENTS		
No.	Description	Date
1	Changed client/owner name to 2597238 Ontario Limited	2023/07/26
2	Added watermain and Blast Impact Assessment Addendum 1. Fixed Typos Drawing 2: Added 15 m setback to western site boundary. Removed points M1c and M1d Drawing 3: Added 15 m setback to western site boundary. Drawing 4: Added 15 m setback to western site boundary in cross-sections C-C' and D-D'	2026/01/12
3	Added Preliminary Wetland Mapping - Coniston Quarry # 2 technical report. Drawing 1: Updated mapped extent of wetlands and watercourses. Drawing 2: Updated watercourse mapping. Drawing 3: Updated watercourse mapping. Drawing 4: Updated watercourse mapping and in cross section D-D'.	2026/03/17

A. Site Description

1. Legal Description: Parcel 2821, 2856, 3012 & Part 2969 SES, Township of Neelon & Dryden, City of Greater Sudbury. Property Identification Number (2): 73561-0178, 73561 - 0179, 73482-0217, 73481-0496 LT.
2. General description - Parts of: Lot 1, Con. 4, Neelon Twp.; Lot 12, Con. 3, Dryden Twp.; and, Lot 12, Con. 4, Dryden Twp., City of Greater Sudbury, District of Sudbury
3. Area to be Licensed: 182.4 ha
   Area to be Extracted: 85.2 ha

B. Site Plan References

1. This site plan is prepared under the Aggregate Resources Act for a Class A aggregate license for a quarry below the groundwater table.
2. Property Boundary Information Compiled from existing zoning and parcel maps from the City of Greater Sudbury and Land Schedule Mapping.
3. Zoning information was obtained from City of Greater Sudbury's Zoning By-law 2010-100Z, dated September 2010.
4. Topographic features and contour mapping obtained by the City of Greater Sudbury, dated 2009 and 2016.
5. Contour mapping and topographic features are at two (2) metre intervals with one (1) metre interpolation expressed as metres above sea level (m asl). Elevations are shown related to NAD 83 Datum.
6. Universal Transverse Mercator (UTM) Zone 17 Coordinates for every corner of the Site boundary is provided in the following table:

NAD 83 - UTM 17T		
Corner	Northing	Easting
A	5150443	513132
B	5150439	513935
C	5149639	513930
D	5149631	514743
E	5148315	514746
F	5148323	514359
G	5148824	514358
H	5148831	513935
I	5149257	513928
J	5149244	513134

C. Technical Reports

1. Stage 1 Archaeological Assessment of Coniston Quarry, Lot 12, Concession 4 and Lot 12, Concession 3 Dryden Township; Lot 1 and 2, Concession 4, Neelon Township, District of Sudbury, Horizon Archaeology. Dated: November 18, 2020
2.1. Blast Impact Assessment, Proposed Coniston Quarry Expansion, township of Neelon & Dryden, City of Sudbury, Province of Ontario. Englobe Corp., Dated: March 7, 2022
2.2. Blast Impact Assessment, Proposed Coniston Quarry Expansion Addendum 1, January 9, 2026
3. Acoustic Assessment, Coniston Quarry, Lot 12, Concession 4 and Lot 12, Concession 3 Dryden Township; Lot 1 and 2, Concession 4, Neelon Township, District of Sudbury. Englobe Corp., Dated: September 7, 2022
4. Natural Environment Report Level I & II, Coniston Quarry, Lot 12, Concession 4 and Lot 12, Concession 3 Dryden Township; Lot 1 and 2, Concession 4, Neelon Township, District of Sudbury. Englobe Corp., Dated: February 11, 2022
5. Water Level 1 & 2 and Maximum Predicted Water Table, Coniston Quarry, Lot 12, Concession 4 and Lot 12, Concession 3 Dryden Township; Lot 1 and 2, Concession 4, Neelon Township, District of Sudbury. Englobe Coporation. Dated: June 10, 2022
6. Preliminary Wetland Mapping - Coniston Quarry #2, Parts of Lots 1, Concession 4, Neelon Township; Lot 12, Concession 3 and Lot 4, Concession4 of Dryden Township, City of Greater Sudbury. Englobe Corporation. Dated: March 16 2026

D. Groundwater Table

1. The established groundwater table is at a maximum elevation of 263.2 m asl, as determined through the Hydrogeological Assessment Technical Report (Englobe, 2022).

E. Surface Water Features

1. A small ephemeral creek transects through the Site, flowing in an easterly direction. The creek flows in an easterly direction and eventually discharges into the Wanapitei River

F. Significant Natural Features

1. Eastern Whip-poor-wills were identified within the property limits. This avian species is currently listed as threatened provincially under the Endangered Species Act (2007).

G. Significant Human-Made Features

1. Significant human-made features on or within 120 m of the Site include: roadways, gas line, railway lines, spurs & watermain.

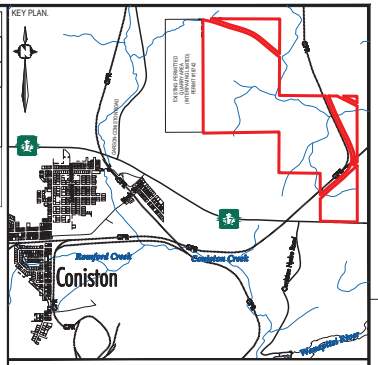
H. Fences and Buildings

1. There are no existing buildings or fencing on Site.

I. Cross Sections

1. Cross Section A - A', B- B', C- C' and D- D' are shown on Drawing No. 4

KEY PLAN.



Legend

- Site Boundary
- 120 m Information Area
- Lot and Concession Lines
- Parcel Boundary
- Bedrock Outcrop
- Forest Area (White Birch, Red Pine)
- Wetland
- Surface Water Drainage Direction
- Proposed MTO Right Of Way
- Creek Showing Flow Direction
- Existing Rail Line
- Gas Line
- Approximate Watermain Location

Prepared By:

Signature:

ENGLOBE

Lea Kurkimaki, P. Eng.for Englobe Corp. — March 17, 2026 (Date)

Curtis Schmidt, P. Eng.for Englobe Corp. — February 15, 2023 (Date)

THIS SITE PLAN HAS BEEN PREPARED UNDER THE DIRECTION OF CURTIS SCHMIDT, P.Eng., WITH REVISIONS UNDER THE DIRECTION OF LEA KURKIMAKI, P.Eng., WHO ARE QUALIFIED TO PREPARE AND CERTIFY SITE PLANS PURSUANT TO SECTION 8(4) ON THE AGGREGATE RESOURCES ACT.

Scale

1:4 500

0 60 120 180 240

0 5 m

Scale accurate when printed at 100% using paper size ISO full bleed A1 (841 x 594 mm)

Client

2597238 Ontario Limited
885 Regent Street, Unit 4-4B
Sudbury, ON, P3E 5M4

Signature of Applicant

I ACKNOWLEDGE AND SHALL CARRY ON MY OPERATION IN ACCORDANCE WITH THIS SITE PLAN UPON WHICH MY PERMIT IS BASED.

Permitee Name / Signature — February 15, 2023 (Date)

Project

Coniston Quarry #2

Parts of: Lot 1, Con. 4, Neelon Twp.; Lot 12, Con. 3, Dryden Twp.; and, Lot 12, Con. 4, Dryden Twp., City of Greater Sudbury, District of Sudbury

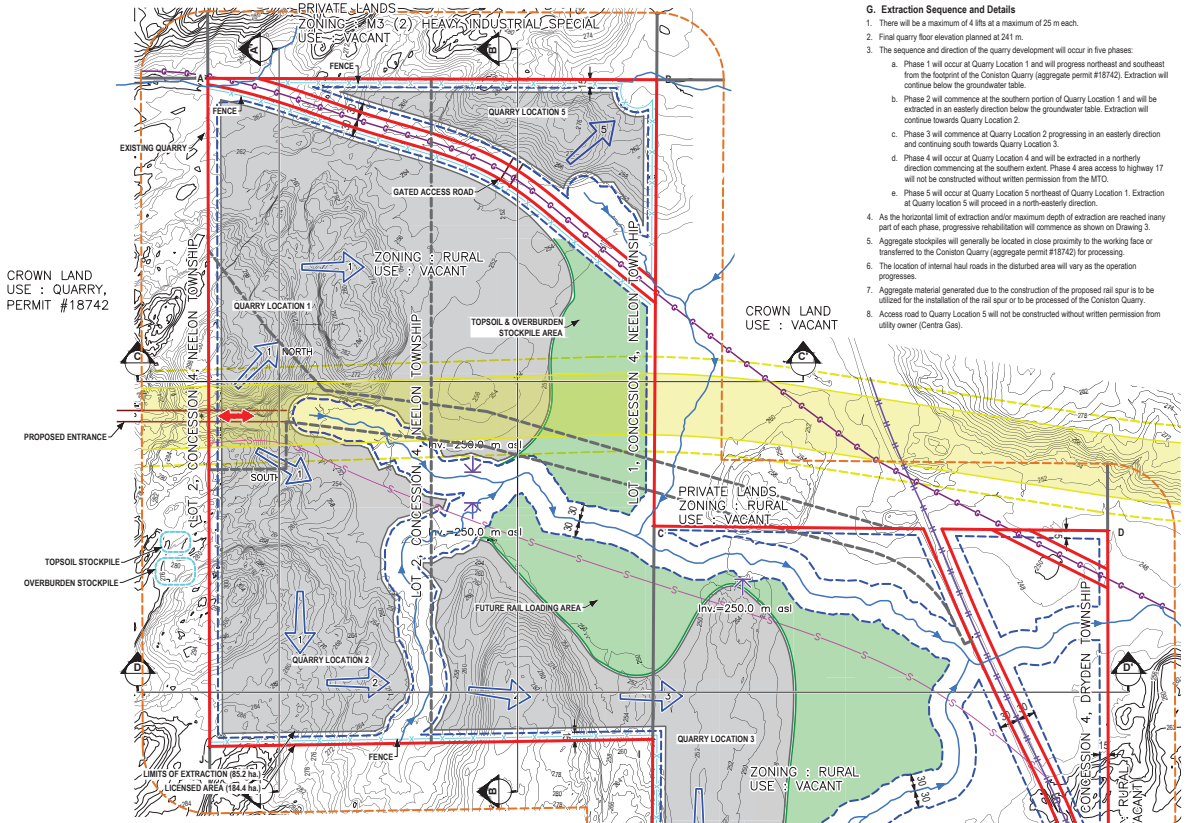
Title

Existing Features Plan

Discipline: General		Prepared by: MH	Verified by: CS
Scale: As shown		Drawned by: JM	Approved by: CS
Date: 2023/07/26		Figure n°:	
Page setup: ! Existing Features	Paper format: ISO full bleed A1 (841.00 x 594.00 MM)	Register n°:	

Resp.	Project	Wbs	Project/ Disc	Phase/ Type	Elec. ref. / Drawing n°	Rev.
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3. Zoning information was obtained from City of Greater Sudbury's Zoning By-law 2010-100Z, dated September 2010.
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I	5149257	513928
J	5149244	513134

NAD 83 - UTM 17T		
Corner	Northing	Easting
Centre Point of Access Roads		
K	5148305	514454
L	5149836	513120

B. General Description

1. Legal Description: Parcel 2821, 2856, 3012 & Part 2969 SES, Township of Neelon & Dryden, City of Greater Sudbury. Property Identification Number (2): 73561-0178, 73561 - 0179, 73482-0217, 73481-0496 LT.
2. General description - Parts of: Lot 1, Con. 4, Neelon Twp.; Lot 12, Con. 3, Dryden Twp.; and, Lot 12, Con. 4, Dryden Twp., City of Greater Sudbury, District of Sudbury
3. Area to be Licensed: 182.4 ha
   Area to be Extracted: 85.2 ha
4. The established groundwater table is at a maximum elevation of 263.2 m asl, as determined through the Water Level 1 & 2 and Maximum Predicted Water Table Report (Englobe, 2022).
5. Maximum of aggregate to be removed per calendar year, combined with aggregate extracted from the adjacent Coniston Quarry (aggregate permit #18742), will not exceed 600,000 tonnes.
6. Source water protection policies do not apply to the site.

C. Hours of Operation

1. Hours of operation will occur 24 hours/day Monday through Sunday and will comply with the noise mitigation measures outlined in the Acoustic Assessment Report (Englobe 2022).
2. Blasting is permitted Monday to Sunday between 8:00 a.m to 6:00 pm. The frequency of blasts will be dependent on aggregate demand.

D. Drainage and Siltation Control

1. Drainage of disturbed areas will be contained on-site by sloping the floor and water will infiltrate into the quarry floor or be directed to an on-site siltation pond for discharge. Prior to proceeding with extraction below the water table, a storm water management/siltation pond will be designed by a qualified person to the satisfaction of the MECP.
2. An Environmental Compliance Approval (ECA) for discharge will be obtained prior to any discharge to adjacent drainage features.
3. An Environmental Activity and Sector Registry (EASR) or a Permit To Take Water (PTTW) will be obtained prior to any groundwater dewatering activities, as applicable.

E. Berms, Fencing and Tree Screens

1. Provisions of the Trespass to Property Act will be utilized to manage and deter unauthorized entry to the Site. Fencing to be installed as shown on Dwgs. 2 and 3 of 4 to demarcate boundaries with signage indicating entry on the premises is prohibited.
2. Fencing will be installed as required in an area when extraction in that area is to begin, or as required for rehabilitation. A gate will be installed at the entrance/exit to the site on Highway 17. All gates will be kept locked and closed when the quarry is not in use.
3. Fencing and berms will be inspected, maintained and/or replaced as necessary until the license is surrendered.
4. Existing trees in setbacks and undisturbed areas will be maintained.

F. Site Preparation

1. No vegetation clearing will occur between April 8th and August 28th to coincide with the migratory bird breeding period.
2. Trees, brush and stumps will be stockpiled on-site for use in rehabilitation or removed from the site for disposal at a landfill facility.
3. Topsoil and overburden will be stripped prior to excavation and stored separately in stockpiles on site in areas shown on site plan. No topsoil or overburden will be removed from the site.
4. Stockpiles will be graded to stable slopes and seeded to prevent erosion and minimize dust.
5. All topsoil and overburden material will be used for rehabilitation.
6. Other than the rail spur line, no other temporary buildings or structures are planned at the site.
7. Internal haul roads will be constructed as required to facilitate extraction operations.
8. Locations/ areas of topsoil and overburden stockpiles are shown on this drawing.

SITE PLAN AMENDMENTS		
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1	Changed client/owner name to 2597238 Ontario Limited	2023/07/26
2	Added watermain and Blast Impact Assessment Addendum 1. Fixed Typos Drawing 2: Added 15 m setback to western site boundary. Removed points M1c and M1d Drawing 3: Added 15 m setback to western site boundary. Drawing 4: Added 15 m setback to western site boundary in cross-sections C-C' and D-D'	2026/01/12
3	Added Preliminary Wetland Mapping - Coniston Quarry # 2 technical report. Drawing 1: Updated mapped extent of wetlands and watercourses. Drawing 2: Updated watercourse mapping. Drawing 3: Updated watercourse mapping. Drawing 4: Updated watercourse mapping and in cross section D-D'.	2026/03/17

G. Extraction Sequence and Details

1. There will be a maximum of 4 lifts at a maximum of 25 m each.
2. Final quarry floor elevation planned at 241 m.
3. The sequence and direction of the quarry development will occur in five phases:
   a. Phase 1 will occur at Quarry Location 1 and will progress northeast and southeast from the footprint of the Coniston Quarry (aggregate permit #18742). Extraction will continue below the groundwater table.
   b. Phase 2 will commence at the southern portion of Quarry Location 1 and will be extracted in an easterly direction below the groundwater table. Extraction will continue towards Quarry Location 2.
   c. Phase 3 will commence at Quarry Location 2 progressing in an easterly direction and continuing south towards Quarry Location 3.
   d. Phase 4 will occur at Quarry Location 4 and will be extracted in a northerly direction commencing at the southern extent. Phase 4 area access to highway 17 will not be constructed without written permission from the MTO.
   e. Phase 5 will occur at Quarry Location 5 northeast of Quarry Location 1. Extraction at Quarry location 5 will proceed in a north-easterly direction.
4. As the horizontal limit of extraction and/or maximum depth of extraction are reached inany part of each phase, progressive rehabilitation will commence as shown on Drawing 3.
5. Aggregate stockpiles will generally be located in close proximity to the working face or transferred to the Coniston Quarry (aggregate permit #18742) for processing.
6. The location of internal haul roads in the disturbed area will vary as the operation progresses.
7. Aggregate material generated due to the construction of the proposed rail spur is to be utilized for the installation of the rail spur or to be processed of the Coniston Quarry.
8. Access road to Quarry Location 5 will not be constructed without written permission from utility owner (Centra Gas).

H. Blasting

1. All extraction of aggregate will occur by blasting.
2. There are no sensitive receptors within 500 m of the licence area.
3. All blasts will be monitored by a blasting consultant at the nearest residences to the south of the site and at the Water Treatment Plant situated along Highway 17 for ground vibration and blast overpressure to ensure compliance with current guidelines.
4. Blast monitoring reports will be maintained for the life of the quarry and will be made available upon request.
5. Blast monitoring may be suspended with the written approval of the Ministry of Natural Resources and Forestry.
6. All blasts will be conducted so that fly rock does not jeopardize the natural gas pipeline or any other receptor.
7. All blasts during phase 4 will be monitored by a blasting consultant above the CGS 750 mm distribution main unless monitoring is being carried out on the CN/CP railway, when extraction is within 50 m of the railway.
8. All blasts will be monitored by a blasting consultant at the natural gas pipeline to ensure ground vibrations do not exceed 50 mm/second.
9. No blasting or vehicle traffic will occur on the natural gas pipeline easement without the prior written consent of the easement owners.
10. Drilling and blasting parameters are adjusted so that adverse effects of blasting on surroundings are mitigated;
11. All blasts are monitored for vibration and overpressure with a minimum of two seismographs installed at the closest receptors;
12. Drilling and blasting operations, including the vibration and overpressure monitoring program will be reviewed annually by an independent blasting consultant;
13. When blasting operations approaches third-party easement and rights-of-way, blasting plan and design will be reviewed by an independent blasting consultant to ensure blasting is carried out in accordance with the third-party requirements and the MECP's guidelines and regulations; and,
14. A site-specific attenuation study will be undertaken by an independent blasting consultant during the first 12 months of the blasting operations to develop a vibration and overpressure attenuation relation specific to this site.

I. Equipment

1. Equipment to be utilized on site will include, but not limited to: rock drill, loaders, excavators, dozers, dump trucks, generators, and screening & stacking equipment.
2. All crushing and processing will temporarily be completed at the Coniston Quarry (aggregate permit#18742) situated at the adjacent lands to the west.
3. If required, an ECA and approved site plan amendment will be obtained for processing and crushing equipment to be used on Site.

J. Dust Control

1. Dust will be mitigated on Site.
2. Water or other provincially approved dust suppressant will be applied to internal haul roads as often as required to mitigate dust.
3. An Environmental Activity and Sector Registry (EASR) will be established for water takings between 50,000 and 400,000 L/day. A Permit To Take Water (PTTW) will be obtained for taking over 400,000 L/day .

K. Fuel Storage, Equipment Maintenance, Scrap and Recycling

1. Fuel will be temporarily stored at the Coniston Quarry (aggregate permit #18741) situated at the adjacent lands to the west.
2. If required, a fuel storage tank will be installed and maintained in accordance with the Liquid Fuels Handling Code or equipment will be refuelled in accordance with the Liquid Fuel Handling Code.
3. Mobile equipment will be serviced off Site.
4. All equipment will be inspected daily for leaks of fuel, oil or hydraulic systems.
5. Scrap will be stored off-site at the Coniston Quarry (aggregate permit #18742) and will be removed on an on-going basis. If required, scrap may be temporarily stored within the disturbed areas as extraction proceeds but shall not be located within 30 m if the licensed boundary or any body of water.
6. Storage of recyclable concrete or asphalt will not occur at the site unless the site plans are amended to allow material processing at the site.
7. All imported materials will be removed from the property prior to final rehabilitation of the site.
8. A spill contingency plan will be developed and implemented during all operations.

L. Excavation Setbacks

1. No excavation will occur within the excavation setback areas of the site.
2. In recognition of the Ministry of Transportation (MTO) future plans to construct a highway across the central part of this site, the following conditions apply to all operations within the proposed corridor:
   a) No extraction or excavation of material for backfilling shall take place within the proposed corridor without the written permission of the MTO.
   b) There will be no permanent structures or machine installations within the corridor area.
   c) Upon one years written notice by MTO, the permittee agrees:
      i. To remove all equipment, stockpiles, structures or materials from corridor areas;
      ii. Leave the Site in a clear stable condition for which will not hinder the proposed highway construction.

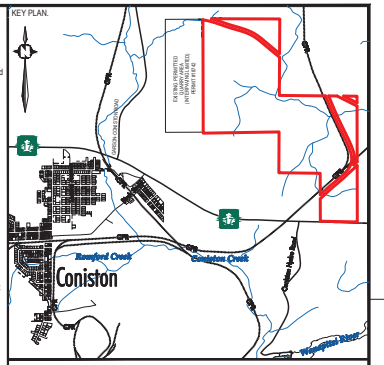
M. Variation from Provincial Standards

1. Differences between proposed operations and the requirements specified in Section 0.13 of Ontario Regulation 244/97:
   a) Final quarry side slopes will consist of 2:1 slope and open quarry faces.
   b) For installation of rail spur, extraction will occur within setback.

N. Natural Environment Mitigation Measures

1. Clearing of vegetation during each phase of the development must occur outside of the peak breeding bird season (between April 8th and August 28th), as per Environment Canada guidelines;
2. Discussion with the Ministry of Environment, Conservation and Parks Species at Risk Branch is to occur regarding the requirement of an Overall Benefit Permit under clause 17(2) of the ESA;
3. The quarry rehabilitation plan is to include the creation of forest blocks/nodes similar to the current species composition that will recreate suitable habitat;
4. The vegetation in the eastern portion of the Site will be maintained to protect the Category 2 Habitat of the Whip-poor-will identified within that portion of the licence boundary;
5. If development does not occur within five years of the issuance of The Natural Environment Level 1 & 2 report, follow-up Eastern Whip-poor-will survey are to be completed by a qualified biologist and at the appropriate time of year to determine if habitat is still being used by birds for nesting, roosting or foraging;
6. If an Eastern Whip-poor-will is encountered during the operation phase, all work in the immediate vicinity of the bird(s) must cease, the individuals allowed to leave the area on its own and the MECP contacted to provide guidance on to how to proceed.
7. For Blanding's Turtles, a 30 m setback will be maintained from the marsh and other surface water features during quarry operations and riparian vegetation within these areas maintained;
8. Impacts to individual bats can be mitigated by completing the tree removal activities when bats are hibernating and not likely to be foraging/roosting in the area (i.e., after September 30th and before April 1st);
9. Work lights, if required, should be hooded (i.e., shielded) and directed downward towards the immediate work area to avoid the upward spread of light, and the height of the light units should be as low to the ground as possible while maintaining worker's safety;
10. During the active period for snakes (between June and August), workers should be aware of snakes in and around the quarrying area. If a snake is encountered, the individual should be left to leave the area on its own;
11. All persons working on the Site shall be made aware of the possible presence of Common Nighthawk within the licence boundary and how to identify the species;
12. If a Common Nighthawk is encountered during the operation phase, all work in the immediate vicinity of the bird(s) must cease, the individuals allowed to leave the area on its own;
13. If a nest is identified, work in that area must cease and a buffer around the nest established until all the young have fledged and left the area.
14. Speed limits are to be established throughout internal haul roads to minimize the occurrence of road fatalities; and,
15. All persons working on the Site shall be made aware of the possible presence of SAR within the licence boundary and how to identify the species.

KEY PLAN.



Legend

- Site Boundary
- 120 m Information Area
- Lot and Concession Lines
- Parcel Boundary
- Setback
- Existing Rail Line
- Gas Line
- Fence
- Spur Location
- Creek Showing Flow Direction
- Approximate Watermain Location
- Berm
- Proposed MTO Right Of Way
- 30 m Setback From Proposed MTO Right of Way
- Areas of Extraction
- Topsoil & Overburden Stockpile, Loading Area
- Road
- Sequence of Extraction
- Rock Channel or Rip Rap Discharge Location
- Proposed Entrance / Exit

Prepared By:

Signature:

Lea Kurkimaki, P. Eng.for Englobe Corp. — March 17, 2026 (Date)

Curtis Schmidt, P. Eng.for Englobe Corp. — February 15, 2023 (Date)

THIS SITE PLAN HAS BEEN PREPARED UNDER THE DIRECTION OF CURTIS SCHMIDT, P.Eng., WITH REVISIONS UNDER THE DIRECTION OF LEA KURKIMAKI, P.Eng., WHO ARE QUALIFIED TO PREPARE AND CERTIFY SITE PLANS PURSUANT TO SECTION 8(4) ON THE AGGREGATE RESOURCES ACT.

Scale

1:4 500

0 60 120 180 240

0 5 10 15 20 m

Scale accurate when printed at 100% using paper size ISO full bleed A1 (841 x 594 mm)

Client

2597238 Ontario Limited
885 Regent Street, Unit 4-4B
Sudbury, ON, P3E 5M4

Signature of Applicant

I ACKNOWLEDGE AND SHALL CARRY ON MY OPERATION IN ACCORDANCE WITH THIS SITE PLAN UPON WHICH MY PERMIT IS BASED.

Permitee Name / Signature — February 15, 2023 (Date)

Project

Coniston Quarry #2

Parts of: Lot 1, Con. 4, Neelon Twp.; Lot 12, Con. 3, Dryden Twp.; and, Lot 12, Con. 4, Dryden Twp., City of Greater Sudbury, District of Sudbury

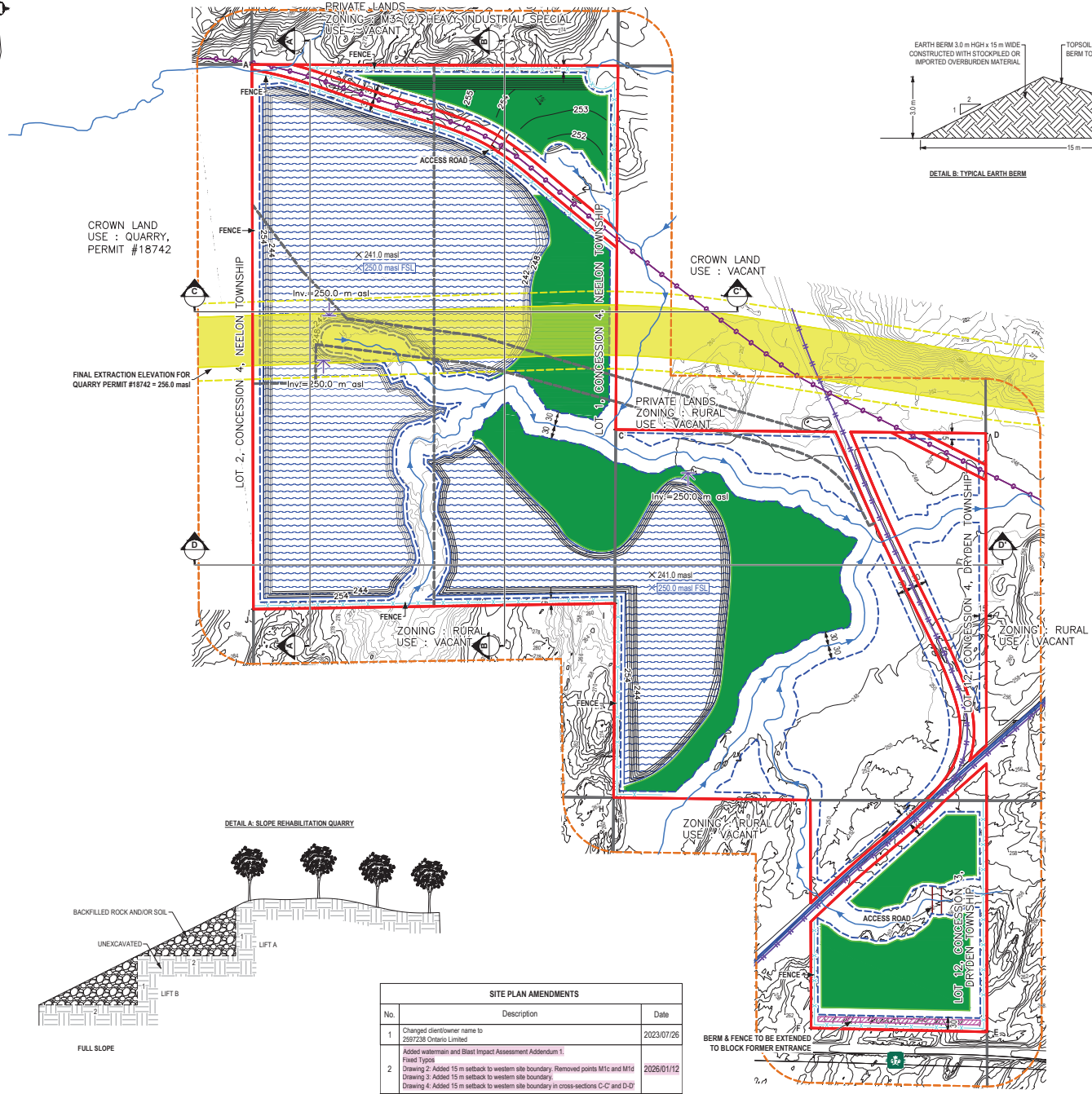
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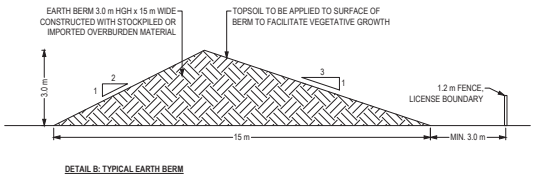
Operations Plan

Discipline: General		Prepared by: MH	Verified by: CS
Scale: As shown		Drawned by: JM	Approved by: CS
Date: 2023/07/26		Figure n°:	
Page setup: 2 Operations Plan	Paper format: ISO full bleed A1 (841,00 x 594,00 MM)	Register n°:	

Resp.	Project	Wbs	Project/ Disc	Phase/ Type	Elec. ref. / Drawing n°	Rev.
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DETAIL B: TYPICAL EARTH BERM

DETAIL A: SLOPE REHABILITATION QUARRY

SITE PLAN AMENDMENTS		
No.	Description	Date
1	Changed client/owner name to 2597238 Ontario Limited	2023/07/26
2	Added watermain and Blast Impact Assessment Addendum 1. Fixed Typos Drawing 2: Added 15 m setback to western site boundary. Removed points M1c and M1d Drawing 3: Added 15 m setback to western site boundary. Drawing 4: Added 15 m setback to western site boundary in cross-sections C-C' and D-D'	2026/01/12
3	Added Preliminary Wetland Mapping - Coniston Quarry # 2 technical report. Drawing 1: Updated mapped extent of wetlands and watercourses. Drawing 2: Updated watercourse mapping. Drawing 3: Updated watercourse mapping. Drawing 4: Updated watercourse mapping and in cross section D-D'.	2026/03/17

A. Site Plan References

1. This site plan is prepared under the Aggregate Resources Act for a Class A aggregate licence permit for a quarry below the groundwater table.
2. Property Boundary Information Compiled from existing zoning and parcel maps from the City of Greater Sudbury and Land Schedule Mapping.
3. Zoning information was obtained from City of Greater Sudbury's Zoning By-law 2010-1002, dated September 2010.
4. Topographic features and contour mapping obtained by the City of Greater Sudbury, dated 2009 and 2016.
5. Contour mapping and topographic features are at two (2) metre intervals with one (1) metre interpolation expressed as metres above sea level (m asl). Elevations are shown related to NAD 83 Datum.
6. Universal Transverse Mercator (UTM) Zone 17 Coordinates for every corner of the Site boundary is provided in the following table:

NAD 83 - UTM 17T		
Corner	Northing	Easting
A	5150443	513132
B	5150439	513935
C	5149639	513930
D	5149631	514743
E	5148315	514746
F	5148323	514359
G	5148824	514358
H	5148831	513935
I	5149257	513928
J	5149244	513134

B. General

1. The anticipated final end use of the site following final rehabilitation is as a lake and private open space.
2. All equipment, buildings, rail spur and stockpiles will be removed from the Site.
3. Roads may be maintained to access the property.
4. All overburden and topsoil stockpiles will be utilized in progressive and final rehabilitation.
5. Once extraction operations cease, the site will be allowed to fill with water naturally to a final water elevation of 250.0 m asl.

C. Staging

1. Staging of progressive and final rehabilitation will follow the direction and sequence of extraction as shown on the Operations Plan (Drawing 2).
2. As the horizontal limit of extractions and/or maximum depth of extraction are reached in any part of each phase, progressive rehabilitation will commence utilizing topsoil, overburden and organic material from stockpiles or areas being prepared for extraction.

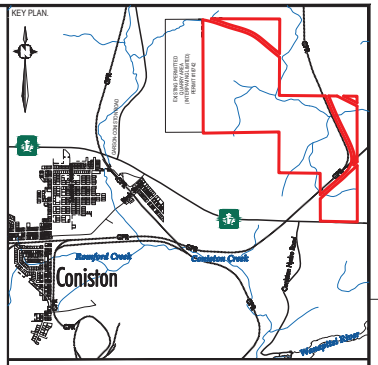
D. Sloping and Grading

1. As the horizontal limit of extraction is reached in each quarry location area, a slope no steeper than two (2) metres horizontal by one (1) metre vertical will be created by either extracting to the 2:1 slope or by backfilling using overburden and topsoil from within the site boundary.
2. All available overburden, topsoil and organic matter from site preparation will be applied to the slopes above the water level and disturbed areas as part of rehabilitation.
3. Where there is a deficit of overburden from site preparation activities, Excess soil, as defined in Ontario Regulation 244/97 may be imported to this site to facilitate the following rehabilitation:
   - 3.a. Creation of 2:1 slopes;
   - 3.b. Top dressing to establish vegetation; and,
   - 3.c. Berm construction.
4. Liquid soil, as defined in Ontario Regulation 406/19 under the Environmental Protection Act, is not authorized for importation to the site.
5. 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.
6. 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.
7. 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 ResourcesAct, as amended from time to time.
8. The cumulative total amount of excess soil that may be imported to this site for rehabilitation purposes is 83,000 m^3

E. Planting and Seeding

1. Topsoil and overburden will be spread over the depleted areas above the predicted new lake elevation on the side slopes as extraction progresses and in areas extracted to above the water table. These areas will then be seeded or planted with a native tree and grass species.
2. All slopes will be seeded/planted as soon as possible to control erosion.
3. Trees planted will include only species already encountered in the area with the intention of returning the periphery land to similar forest conditions as existing. Species will include, but are not limited to: white birch, trembling aspen, red maple, red oak and red pine
5. Any vegetation that dies or is damaged shall be reseeded or replanted.

KEY PLAN.



Legend

- Site Boundary
- 120 m Information Area
- Demarcation of Lot and Concession Lines
- Parcel Boundary
- Setback
- Creek Showing Flow Direction
- Existing Rail Line
- Gas Line
- Fence
- Spur Location
- Pond / Surface Water
- Road
- Rock Channel or Rip Rap Discharge Location
- Full Surface Level
- Berm
- Proposed MTO Right Of Way
- 30 m Setback From Proposed MTO Right of Way
- Area To Be Vegetated, As Required, As Part Of Progressive and Final Rehabilitation.
- Approximate Watermain Location

Prepared By:

Signature:

Lea Kurkimaki, P. Eng.for Englobe Corp. — March 17, 2026 (Date)

Curtis Schmidt, P. Eng.for Englobe Corp. — February 15, 2023 (Date)

THIS SITE PLAN HAS BEEN PREPARED UNDER THE DIRECTION OF CURTIS SCHMIDT, P.Eng., WITH REVISIONS UNDER THE DIRECTION OF LEA KURKIMAKI, P.Eng., WHO ARE QUALIFIED TO PREPARE AND CERTIFY SITE PLANS PURSUANT TO SECTION 8(4) ON THE AGGREGATE RESOURCES ACT.

Scale

1:4 500

0 60 120 180 240

0 5 10 15 cm

Scale accurate when printed at 100% using paper size ISO full bleed A1 (841 x 594 mm)

Client

2597238 Ontario Limited
885 Regent Street, Unit 4-4B
Sudbury, ON, P3E 5M4

Signature of Applicant

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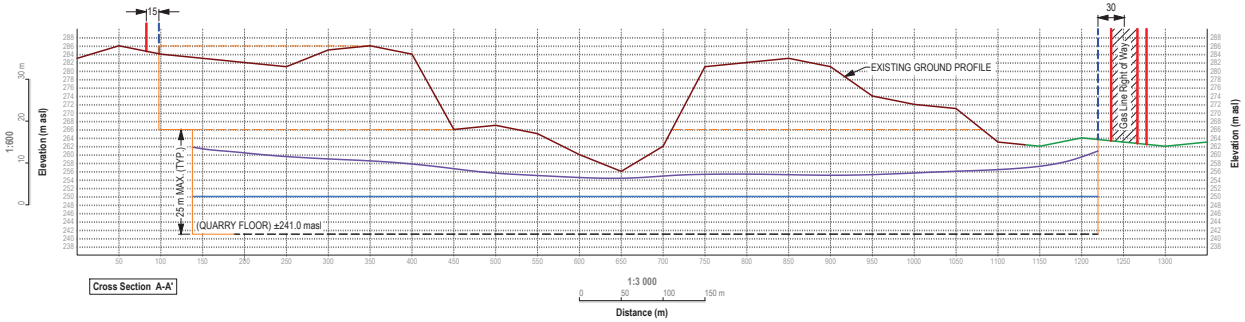
Title

Rehabilitation Plan

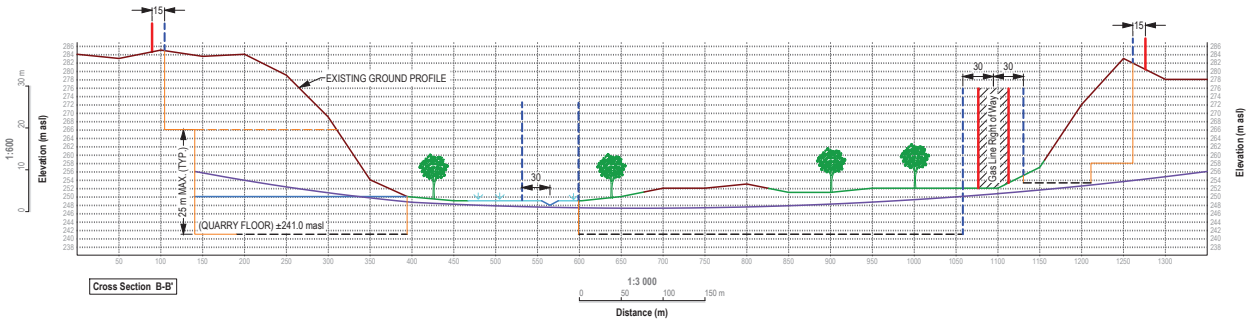
Discipline: General		Prepared by: MH	Verified by: CS
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Page setup: 3 Rehabilitation	Paper format: ISO full bleed A1 (841x0 x 594x0 MM)	Register n°:	

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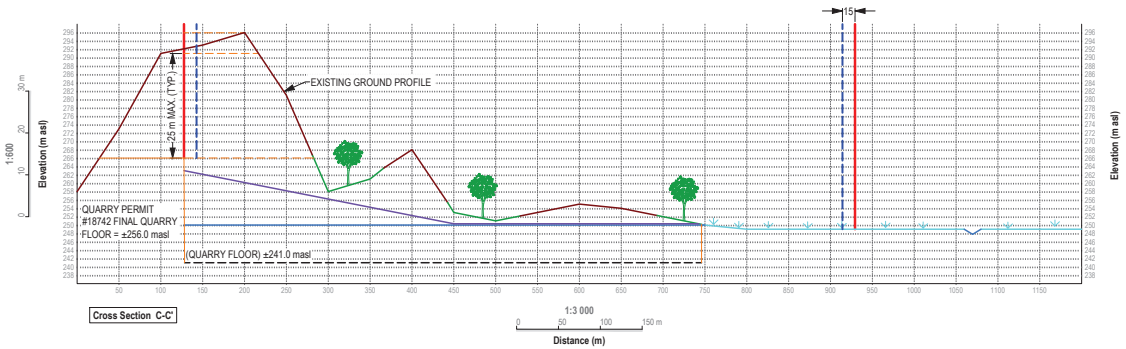
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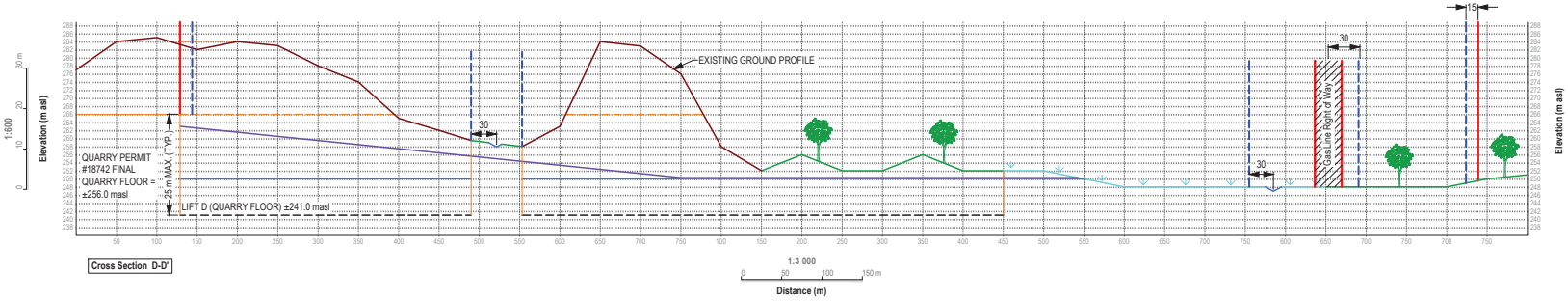
Cross Section A-A'



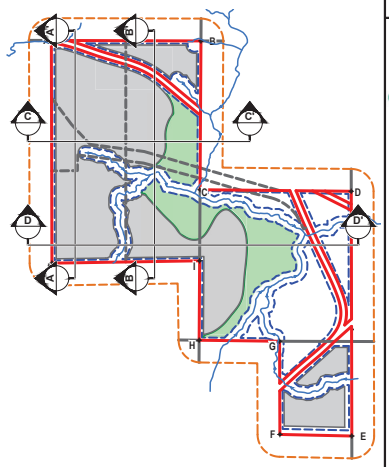
Cross Section B-B'



Cross Section C-C'



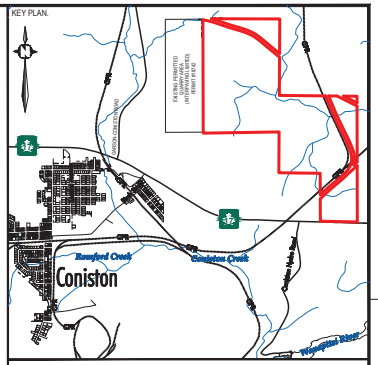
Cross Section D-D'



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KEY PLAN.



Legend

- Licensed Boundary
- Limit of Extraction
- Quarry Floor, ±241.0 masl
- Pond / Surface Water. Full Surface Level = ±250.0 masl
- Groundwater Table
- Creek
- Bedrock (Exposed)
- Forest Area (White Birch, Red Pine)
- Wetland
- Quarry Wall / Bench Lift
- Approximate Lift Elevation

Prepared By:

Signature:

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Title

Cross-Sections

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