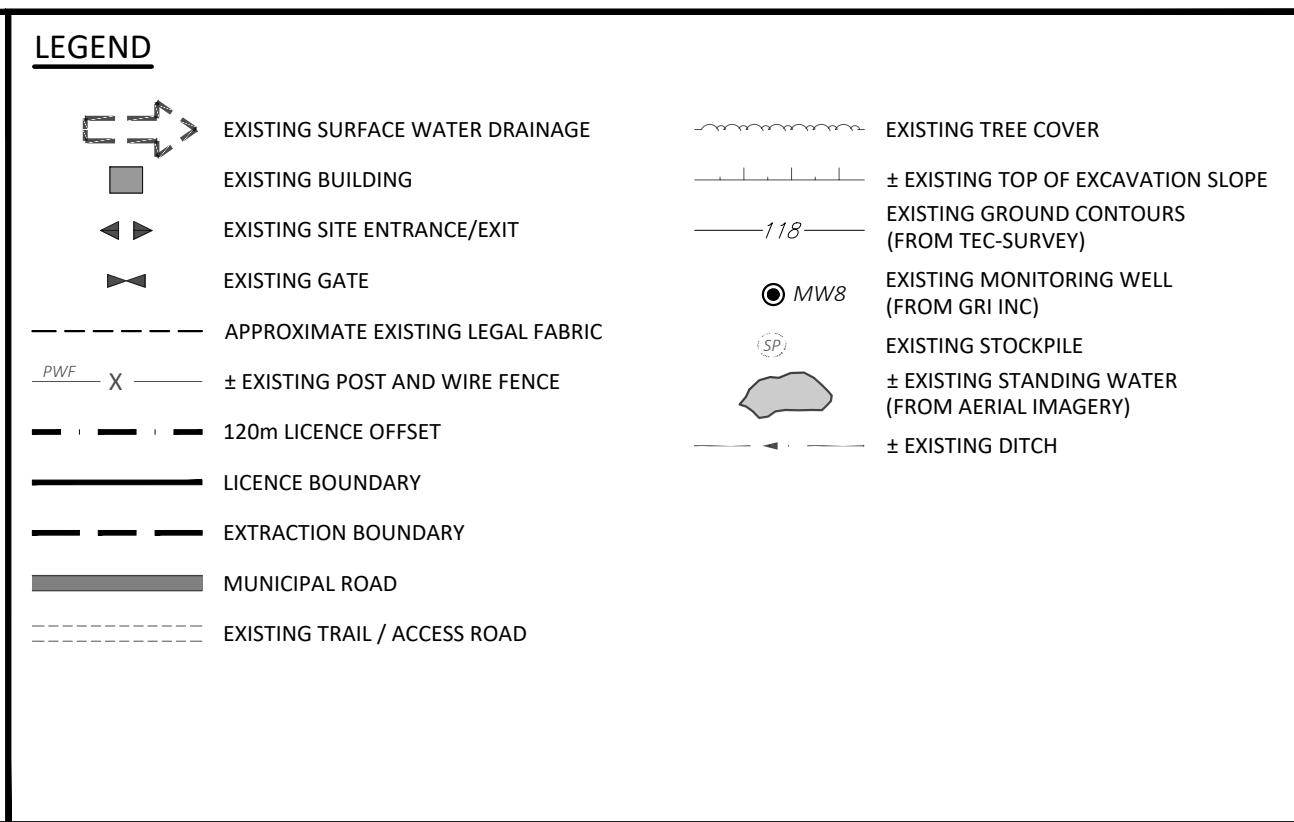
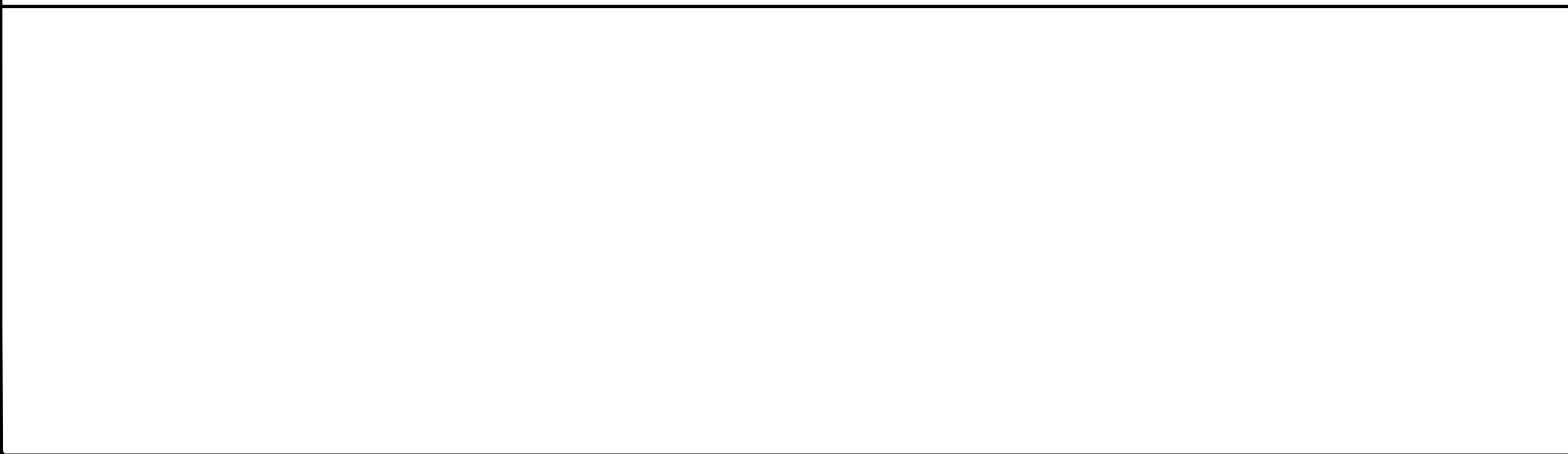
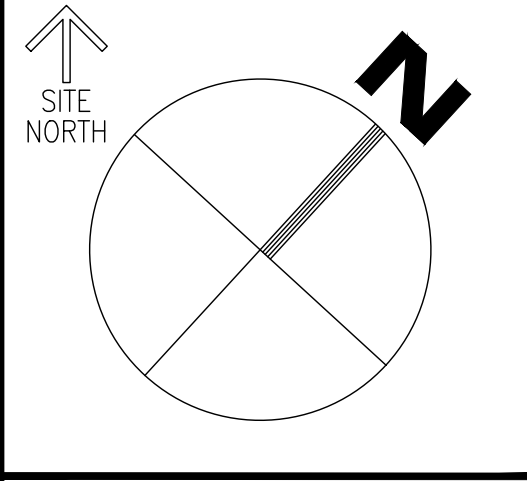
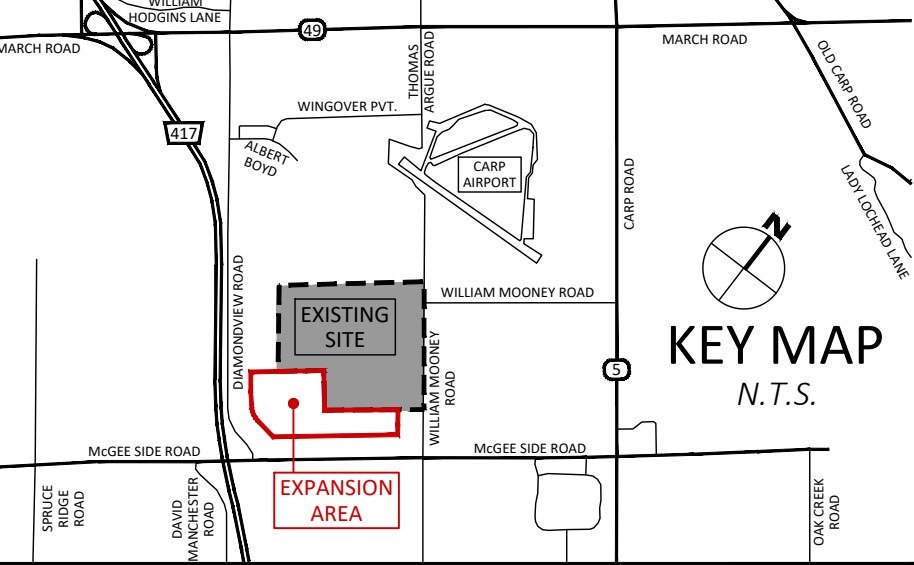




- SITE PLAN GENERAL NOTES:**
- A KEYMAP SHOWING THE LOCATION OF THE PROPOSED SITE IS LOCATED IN THE TOP RIGHT CORNER OF ALL DRAWINGS.
 - GENERAL DESCRIPTION OF THE SITE:
PART OF LOT 11, CONCESSION 4,
GEOGRAPHIC TOWNSHIP OF HUNTLEY,
FORMERLY THE TOWNSHIP OF WEST CARLETON,
NOW IN THE CITY OF OTTAWA
1200 DIAMONDVIEW ROAD MUNICIPAL ADDRESS
 - UTM EASTING AND NORTHING COORDINATES FOR EVERY CORNER OF THE PROPOSED SITE BOUNDARY AND CENTRE POINT OF EVERY ENTRANCE AND EXIT WHERE IT INTERSECTS THE SITE BOUNDARY ARE SHOWN ON ALL DRAWINGS.
 - SCALE REFERENCES USING BOTH RATIO AND GRAPHIC METHODS ARE LOCATED ON THE RIGHT SIDE OF ALL DRAWINGS.
 - THE APPLICANT'S NAME AND ADDRESS IS LOCATED ON THE RIGHT SIDE OF ALL DRAWINGS. THE APPLICANT'S SIGNATURE IS LOCATED ON THE RIGHT SIDE OF THIS DRAWING.
 - NOT APPLICABLE.
 - THE NAME AND SIGNATURE OF THE PERSON UNDER WHOSE DIRECTION THIS PLAN WAS PREPARED AND CERTIFIED CAN BE FOUND ON THE RIGHT SIDE OF ALL DRAWINGS.
 - THIS SITE PLAN IS PREPARED UNDER THE AGGREGATE RESOURCES ACT FOR A CLASS A LICENCE FOR A PIT BELOW THE GROUND WATER TABLE.
 - A NORTH ARROW IS LOCATED IN THE TOP LEFT CORNER OF ALL DRAWINGS.
 - A SCHEDULE FOR RECORDING SITE PLAN AMENDMENTS IS LOCATED ON THE RIGHT SIDE OF ALL DRAWINGS.
 - A LEGEND IS LOCATED ON THE BOTTOM OF ALL DRAWINGS.
 - THE NEW TOTAL LICENCE AREA IS 4 +/- 113.3 HECTARES, LOCATED AND DIMENSIONED ON THE DRAWINGS.
 - APPROXIMATE LOT AND CONCESSION LINES ARE SHOWN ON ALL DRAWINGS.
 - THIS SITE PLAN WAS PREPARED USING THE FOLLOWING RESOURCES:
a. EXISTING 'MCGEE PIT' SITE PLAN BY HOWATCHE ENGINEERING CONSULTANTS LTD. (ARA No. 624971, APPROVED BY MAY 6, 2010).
b. TOPOGRAPHIC MAPPING AND DIGITAL IMAGERY PROVIDED BY TEC-SURVEY (DEC.18, 2020).
c. BOUNDARY SURVEY INFORMATION PROVIDED BY KARSON HOLDINGS INC. (NOV.03,2022).
d. CITY OF OTTAWA ZONING.
e. NATURAL ENVIRONMENT TECHNICAL REPORT - PREPARED BY ECOLOGICAL SERVICES (JANUARY 13, 2026).
f. NOISE STUDY REPORT - PREPARED BY FREEFIELD LTD. (JUNE 29, 2023).
g. ARCHAEOLOGICAL STAGE 1 REPORT - PREPARED BY MATRIX HERITAGE (APRIL 2021).
h. ARCHAEOLOGICAL STAGE 2 REPORT - PREPARED BY MATRIX HERITAGE (DECEMBER 2022).
i. HYDROGEOLOGICAL ASSESSMENT - PREPARED BY GRI INC. (JULY 17, 2025).
 - ANY BOUNDARY AND/OR TITLE AREA INFORMATION SHOWN ON THIS SITE PLAN IS COMPILED FROM THE SOURCES RECITED ABOVE, FOR THE PURPOSES OF THE AGGREGATE RESOURCES ACT. EGIS DOES NOT CERTIFY THAT THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS PLAN ARE ACCURATE WITHIN THE MEANING OF THE SURVEYS ACT. PROPER LEGAL SURVEY RE-ESTABLISHMENT OF ANY BOUNDARY LOCATIONS OF PROPERTIES ON THIS PLAN MUST BE COMPLETED BY AN ONTARIO LAND SURVEYOR WORKING WITHIN THE SURVEYS ACT, SURVEYOR'S ACT, AND LAND TITLES OR REGISTRY ACT AND REGULATIONS MADE THEREUNDER.
 - EXISTING ZONING OF LAND ON AND WITHIN 120 METRES OF THE SITE IS SHOWN ON THE PLAN. ZONING IS BASED ON THE CITY OF OTTAWA ZONING BY-LAWS. ZONING DESCRIPTIONS ARE DEPICTED ON THE PLAN.
 - EXISTING USE OF LAND ON AND WITHIN 120 METRES OF THE SITE IS SHOWN ON THE PLAN.
 - THE MAXIMUM PREDICTED WATER TABLE AT THE SITE BASED ON THE GROUNDWATER ELEVATIONS MEASURED IN THE ONSITE MONITORING WELLS FROM JANUARY 2021 TO DECEMBER 2024 WAS 119.52 METRES ABOVE SEA LEVEL (MASL), MEASURED AT MW8 ON APRIL 28, 2023. HOWEVER, THE ELEVATIONS MEASURED AT MW1 AND MW8 IN APRIL AND MAY 2023 WERE HIGHER, PROPORTIONALLY, IN COMPARISON TO THE OTHER WELLS. IN THE EXPANSION AREA ONLY, THE GROUNDWATER TABLE WOULD BE MORE ACCURATELY BE 118 MASL. HOWEVER, BASED ON ALL THE SITE DATA FROM THE PAST SEVERAL YEARS, IT IS RECOMMENDED AN AVERAGE WATER TABLE FOR THE ENTIRE SITE OF 117.75 MASL BE USED. THIS IS THE CALCULATED FINAL LAKE LEVEL. OVER THE SITE, SEEPAGE MAY BE ENCOUNTERED AT DIFFERENT LEVELS SINCE THE UNCONFINED GROUNDWATER SURFACE WAS FOUND TO SLOPE FROM SOUTH TO NORTH.
 - THE EXISTING MCGEE PIT HOLDS A CURRENT PERMIT TO TAKE WATER (PTTW), PERMIT NUMBER P-300-5229047655, AND ENVIRONMENTAL COMPLIANCE APPROVAL (ECA). ECA NUMBER 1 HAS BEEN APPROVED BY THE CITY OF OTTAWA AND WILL ONLY BE CONSTRUCTED FOR THE PURPOSES OF LOCAL PRODUCT DELIVERIES AND MITIGATION OF POTENTIAL ISSUES. SEE MAXIMUM PREDICTED WATER TABLE AND LEVEL 1 AND LEVEL 2 WATER STUDIES RECOMMENDATIONS ON DRAWING # 05 FOR ADDITIONAL INFORMATION.
 - THE EXISTING MCGEE PIT SITE CURRENTLY HAS TWO OPERATIONAL ENTRANCE/EXIT LOCATIONS AS SHOWN ON THE PLAN.
ENTRANCE # 1 IS LOCATED IN THE NORTH PORTION OF THE SITE TO WILLIAM MOONEY DRIVE. THIS ENTRANCE IS CONSIDERED THE PRIMARY ACCESS AND IS CURRENTLY EQUIPPED WITH A LOCKABLE GATE.
ENTRANCE # 2 HAS BEEN APPROVED BY THE CITY OF OTTAWA AND WILL ONLY BE CONSTRUCTED FOR THE PURPOSES OF LOCAL PRODUCT DELIVERIES TO DIAMONDVIEW ROAD, IF OPERATOR DEEMS FEASIBLE.
 - AN EXISTING SECONDARY ENTRANCE IS LOCATED IN THE WEST PORTION OF THE SITE TO DIAMONDVIEW ROAD AND IS CURRENTLY EQUIPPED WITH A LOCKABLE GATE. THERE IS NO OPERATIONAL ACCESS FROM THE EXISTING SECONDARY ENTRANCE.
 - SIGNIFICANT NATURAL FEATURES ON AND WITHIN 120 METRES OF THE SITE ARE SHOWN ON THE PLAN.
 - SIGNIFICANT HUMAN-MADE FEATURES ON AND WITHIN 120 METRES OF THE SITE ARE SHOWN ON THE PLAN. THE CURRENT MCGEE PIT HAS A LICENSED PIT HAS A LICENSED AREA OF 38.9 HECTARES, THERE ARE 2 RESIDENTIAL DEVELOPMENTS ADJACENT TO THE EASTERLY PORTION OF THE SITE AS WELL AS STRIP RESIDENTIAL DEVELOPMENT SOUTHEAST OF THE SITE (BEYOND 150 METRES OF THE SITE).
 - THE LOCATION AND USE OF ALL BUILDINGS AND OTHER STRUCTURES EXISTING ON AND WITHIN 120 METRES OF THE SITE ARE SHOWN ON THE PLAN.
 - THE EXISTING TOPOGRAPHY OF THE SITE IS ILLUSTRATED ON THE PLAN AS ONE METRE CONTOUR INTERVALS EXPRESSED AS METRES ABOVE MEAN SEA LEVEL (ASL).
 - THE EXISTING SITE IS RELATIVELY FLAT WITH EXISTING SURFACE WATER DRAINAGE GENERALLY TO THE WEST. THE MAJORITY OF SURFACE WATER DRAINAGE OUTSIDE THE EXISTING MCGEE PIT EXTRACTION AREA IS DRAINING TO THE WEST OR COLLECTED IN THE EXISTING DITCH NOTED ON THE PLAN AND THEN DIRECTED WEST WHERE IT OUTLETS TO THE EXISTING DRAINAGE SYSTEM AT DIAMONDVIEW ROAD. ADDITIONAL SURFACE WATER IS RETAINED WITHIN THE EXISTING MCGEE PIT AREA OF EXTRACTION. THE CURRENT PIT UTILIZES A PUMPING SYSTEM TO REMOVE THE RETAINED WATER FROM THE EXISTING EXTRACTION AREA (MOECP PTTW NUMBER 2341-BM8KP0). THE PUMPING SYSTEM FOR DEWATERING THE EXISTING EXTRACTION AREA UTILIZES A SERIES OF SEDIMENTATION PONDS AND SALTATION CONTROLS TO COLLECT SEDIMENT AT THE OUTLET PRIOR TO DISCHARGING TO THE EXISTING DRAINAGE SYSTEM ALONG THE NORTH BOUNDARY OF THE SITE. SURFACE WATER DRAINAGE DIRECTIONS AND DRAINAGE FACILITIES ON AND WITHIN 120 METRES OF THE SITE ARE SHOWN ON THE PLAN. SEASONALLY, THE DRAINAGE MAY BE INFLUENCED SLIGHTLY BY THE GROUNDWATER LOWERING OF THE OPERATION. ANY REDIRECTED WATER WILL CONTINUE TO BE DISCHARGED THROUGH THE SETTLING PONDS AND DISCHARGED IN THE SAME MANNER AS CURRENTLY OCCURS. THE ECA FOR THE EXISTING MCGEE PIT PROVIDES CONDITIONS FOR MANAGING DOWNSTREAM FLOODING DUE TO THE PIT DISCHARGE.
 - EXISTING TREE COVER LOCATIONS ON SITE AND WITHIN 120 METRES OF THE SITE ARE SHOWN ON THE PLAN. THE MAJORITY OF EXISTING TREE COVER HAS BEEN REMOVED IN THE EXTRACTION AREAS OF THE EXISTING SITE LICENCE. THE MAJORITY OF THE EXPANSION AREA CONTAINS A MIXED DECIDUOUS HARDWOOD BUSH WITH A RED FINE PLANTATION EXISTING OVERLYING THE CORE AREA OF THE PRIMARY SAND DEPOSIT. TREES ARE VISIBLE IN THE SATELLITE IMAGE ON THE EXISTING FEATURES DRAWING.
 - AN EXISTING POST AND WIRE FENCE IS LOCATED ALONG THE EAST BOUNDARY OF THE EXISTING MCGEE PIT SITE, ADJACENT TO WILLIAM MOONEY DRIVE, AS SHOWN ON THE PLAN. THERE IS NO EXISTING FENCE ALONG THE REMAINDER OF THE EXISTING MCGEE PIT LICENCE BOUNDARY.
- EXISTING FEATURES FOR SITES THAT HAVE BEEN PREVIOUSLY EXCAVATED:**
- EXISTING EXCAVATION FACES ARE SHOWN ON THE PLAN. THERE ARE NO FINAL REHABILITATED AREAS ON THE SITE.
 - NO RECYCLABLE MATERIALS ARE CURRENTLY STORED ON SITE.
 - THE EXISTING FUEL STORAGE LOCATION IS SHOWN ON THE PLAN.
 - PORTABLE PROCESSING EQUIPMENT IS CURRENTLY OPERATED ON THE EXISTING MCGEE PIT SITE, ON THE PIT FLOOR IN CLOSE PROXIMITY TO THE WORKING FACE AND/OR MATERIAL STOCKPILES. LOCATIONS VARY AS MATERIAL IS REQUIRED.
 - EXISTING BERMS AND HEIGHTS ARE SHOWN ON THE PLAN.
 - PORTABLE PROCESSING EQUIPMENT IS CURRENTLY OPERATED ON THE EXISTING MCGEE PIT SITE, ON THE PIT FLOOR IN CLOSE PROXIMITY TO THE WORKING FACE AND/OR MATERIAL STOCKPILES. LOCATIONS VARY AS MATERIAL IS REQUIRED.



LOCATION OF SITE
PART OF LOT 11 & LOT 12, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF HUNTLEY
FORMERLY THE TOWNSHIP OF WEST CARLETON
NOW CITY OF OTTAWA

APPLICANT AND PROPERTY OWNER
KARSON HOLDINGS INC.
3725 CARP ROAD
PO BOX 517
CARP, ONTARIO, K0A 1L0

MAR.23.2026
DATE
I HAVE THE AUTHORITY TO BIND THE CORPORATION

PLAN CERTIFICATION
I HEREBY CERTIFY THAT THIS SITE PLAN WAS PRODUCED UNDER MY SUPERVISION.

MAR.23.2026
DATE
MARK PRIDDLE, P.GEO.

DESCRIPTION	AREA(ha)
EXISTING MCGEE PIT LICENCE AREA	± 81.9
EXPANSION LICENCE AREA	± 31.4
NEW TOTAL LICENCE AREA	± 113.3
NEW TOTAL EXTRACTION AREA	± 104.9

BOUNDARIES
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SCALE 1 : 3000
0 50 100 150 200 250 300 Metres

No.	Amendments	Date

Check and verify all dimensions before proceeding with the work
Do not scale drawings

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Fax: 613-836-3742
www.egis-group.com

Client:
KARSON HOLDING INC.
2300 CARP ROAD, CARP, ONTARIO K0A 1L0

Project:
McGEE PIT
LICENCE NO. 624971
CLASS "A" PIT BELOW WATER

Drawing Title:
EXISTING FEATURES PLAN

Scale: 1:3000 (METRIC)	Project Number: CCO-22-1195
Drawn by: SH	Drawing Number: 01
Checked By: MP	Sheet 1 of 5
Date: MAR.23.2026	



PART OF LOT 11 & LOT 12, CONCESSION 4
GEOGRAPHIC TOWNSHIP OF HUNTLEY
FORMERLY THE TOWNSHIP OF WEST CARLETON
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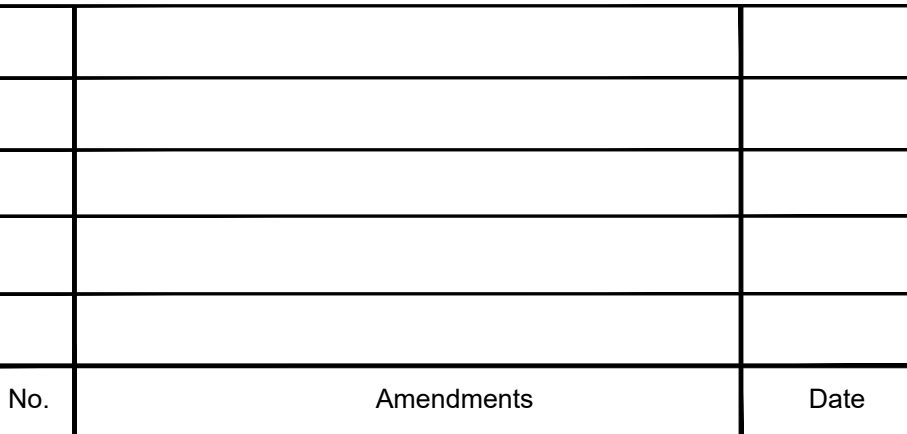
Robert L. Sil
I HAVE THE AUTHORITY TO BIND
THE CORPORATION

I HEREBY CERTIFY THAT THIS SITE PLAN WAS PRODUCED
UNDER MY SUPERVISION.


MARK PRIDDLE, P.GEO.

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McGEE PIT
LICENCE NO. 624971
CLASS "A" PIT BELOW WATER

Scale: 1:3000 (METRIC)	Project Number: CCO-22-1195
Drawn by: SH	
Checked By: MP	Drawing Number:
Date: MAR.23.2026	Sheet 2 of 5

02

