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July 18, 2008

Ms. Melanie Horton
St. Mary's CBM
55 Industrial Street
Toronto, ON
M4G 3W9

Dear Ms. Horton:

Reference: Soil/Agricultural Mapping Update
Proposed Flamborough Quarry

The attached soil and soil capability for agriculture map includes an update of the Onsite Soils Map No. 3 of the June, 2004 Agricultural Report prepared for Lowndes Holdings Corp. by Stovel and Associates Inc.

The mapping provides Soil Series data and soil capability for agriculture mapping for the 'Area Not Mapped' (NM) on Map No. 3 of the Stovel report. This July, 2008 report serves as an addendum to the Stovel Agricultural Report and provides for classification of all of the area within the Subject Lands that are to be included within the ARA submission.

Study Area

The area subject to this soil and soil capability for agriculture update includes that portion of the Subject Lands located within Part Lot 1, Concession 11 of the former geographic Township of East Flamborough, now the City of Hamilton, that was previously identified as 'Area Not Mapped' (NM) on Map No. 3 (Onsite Soils) of the June, 2004 Agricultural Report prepared by Stovel and Associates. These lands comprise an area of approximately 22 ha. They are bounded by Concession 11E on the South, Milburough Line on the East and severed parcels on the southwest, at the intersection of Concession 11E and Milburough Line.

Data Sources

The data and background information relied upon for this soil mapping update includes the following:

- Agricultural Report – Proposed Dolostone Quarry. Prepared by Stovel and Associates Inc. June, 2004;

- SMC Flamborough Quarry Level II Natural Environmental Report, Figure No. 9.0 - Soil Profile Locations, March 2006;
- Soils of Wentworth County - Report No. 32 of the Ontario Soil Survey, 1965;
- Colour Aerial Photographs (Stereoscopic Pairs), Scale 1:12,000, 2003; and
- Summary of Soil Sample Data – SMC Flamborough Quarry, prepared by Stantec Consulting Inc.

Soil Conditions

The Study Area subject to this addendum has a total of 28 soil profile examination points conducted by Stovel and Associates and Stantec Consulting Inc. over a period of 4 years (2003-2007). These points included examination and documentation of soil material and soil profile conditions to a maximum depth of 1.0 m. These data were combined with stereoscopic air photo interpretation to provide a basis for the soil boundaries illustrated on the attached map.

The southeastern portion of the map addendum area is dominated by very poorly drained organic soils overlying bedrock. The northwest portion of the Subject Lands is dominated by Dumfries soils including both the rocky and shallow phases. In a narrow band lying between these larger soil units variable soil conditions occur with Farmington, Lily and Brant soil units dominating.

All of the above soil units, with the exception of the Brant Soil Series are described in detail within the June, 2004 Stovel report. The Brant-Shallow Phase Soil Series includes a small area mapped in the south-central portion of the addendum Study Area. The Brant soils were encountered at two locations. Soil depths ranged between 38 and 66 cm over limestone bedrock. The Brant soils have a silt loam surface texture and are generally well-drained. They have developed on lacustrine sediments and have slopes ranging from 3 to 7%.

Soil Capability for Agriculture

The soil capability of the Dumfries, Farmington, Lily and Muck soils are as described in the Stovel report. The shallow soil conditions occurring within the Brant soil unit results in a Class 4r soil capability classification.

The pattern of soil capability for agriculture for the addendum Study Area is illustrated on the accompanying map. The capability ranges from Class 4 to 7 with no Prime Agricultural Land (Classes 1-3) occurring within this area. These lands are predominately wooded and not in crop production, reflecting this low level of soil capability.

The Stovel report indicated that the entire property, excluding the Area Not Mapped was approximately 91.2% comprised of non-Prime Agricultural Land, in the Class 4-7 plus organic

soil category. With this addendum, that figure would rise slightly, to approximately 92.5%, for the entire parcel subject to the ARA submission.

Policy

Within the Provincial Policy Statement (2005), Prime Agricultural Land and Prime Agricultural Areas are defined as follows:

Prime agricultural area:

> *Means areas where prime agricultural lands predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time, or may also be identified through an alternative agricultural land evaluation system approved by the Province.*

Prime agricultural land:

> *Means land that includes specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.*

The Greenbelt Plan has a similar definition of Prime Agricultural Land:

> ***Prime agricultural areas***
>
> *Means areas where prime agricultural lands (specialty crop lands and/or Canada Land Inventory Classes 1, 2, and 3 soils) predominate. This includes: areas of prime agricultural lands and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.* Prime agricultural areas *may be identified by the Ontario Ministry of Agriculture and Food using evaluation procedures established by the Province as amended from time to time; or may also be identified through an alternative agricultural land evaluation system approved by the Province (PPS, 2005).*

With approximately 92.5% of the Subject Lands comprised of Class 4-7 plus organic soil and the remaining 7.5% comprised of fragmented and scattered pockets of Class 2 and 3 soils, the Subject Lands, as a whole, are generally not classified as Prime Agricultural Land and are not part of a Prime Agricultural Area within the policy framework of the Provincial Policy Statement and Greenbelt Plan.

We trust of the enclosed information will complete the required agricultural mapping for your ARA submission.

Yours sincerely

Jerry Hagarty, P.Ag

President
Conna Consulting Inc.

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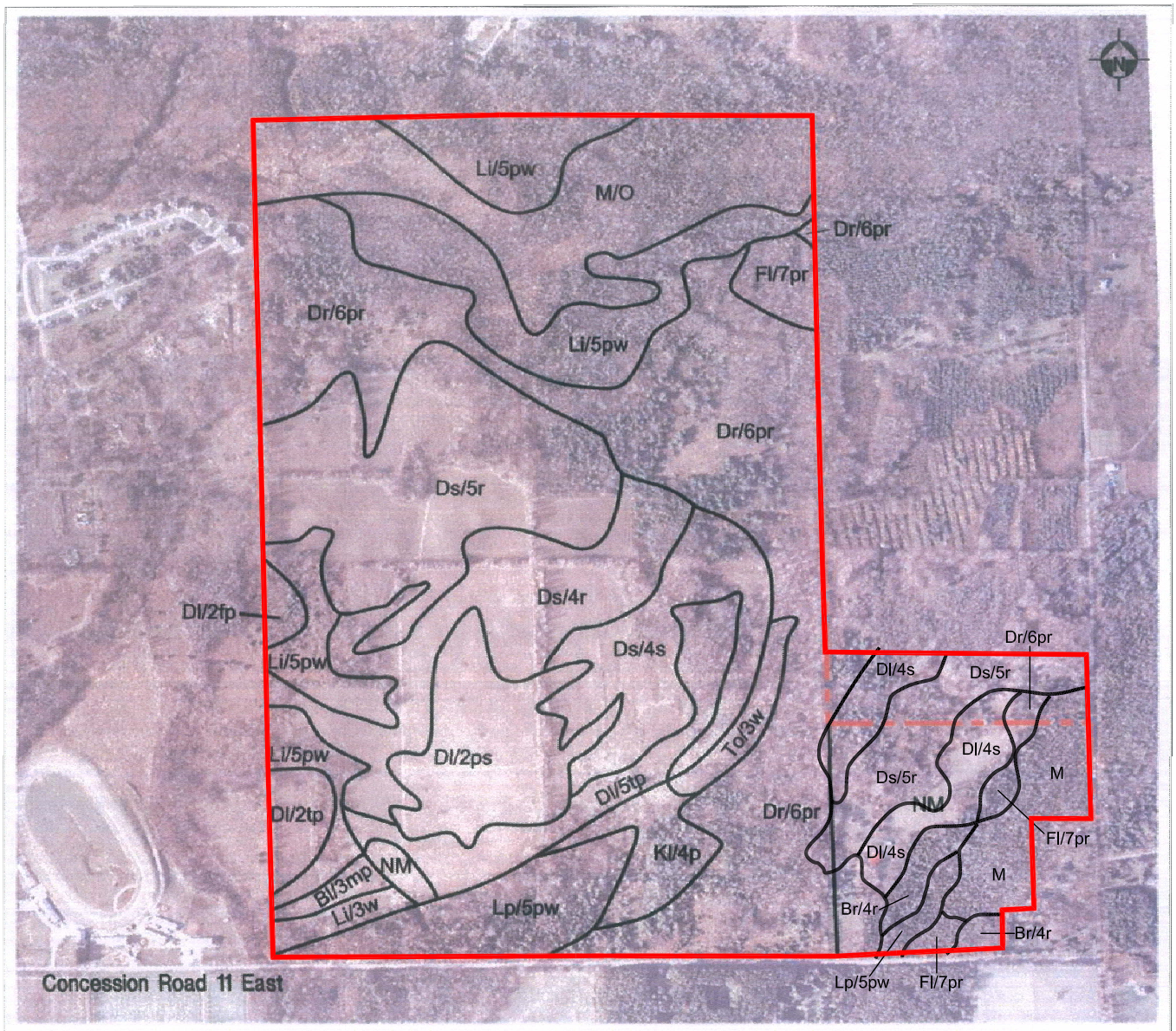

Soil Series — CLI Rating

Lp/5pw

Symbol	Soil Series	Drainage	Parent Material	CLI Rating
Dl	Dumfries loam	Good	Gravelly, sandy loam till	2ps, 4s, 5tp
Ds	Dumfries - shallow phase	Good	Gravelly, sandy loam till	5r
Dr	Dumfries - rocky phase	Good	Gravelly, sandy loam till	6pr
Kl	Killean loam	Imperfect	Loam till	4p
Ll	Lily loam	Poor	Loam till	5pw
Lp	Lily - peaty phase	Very Poor	Loam till	5pw
Bl	Burford loam	Good	Outwash sand & gravel	3mp
To	Toledo silt loam	Poor	Lacustrine silty clay loam	3w
Fl	Farmington loam	Excessive	Excessive Bedrock	7pr
M	Muck	Very Poor	Organic	O
NM	Area Not Mapped	(Disturbed or Not Part of Study Area)		
Br	Brant-shallow phase	Good	Lacustrine silt loam	4r

Descriptions of CLI -
Soil Capability for Agriculture
Subclasses

Subclass	Description
w	excessive wetness
f	low fertility
t	topography
m	droughty
e	erosion
p	excessive stoniness
s	combination of d, f, or m
r	depth to bedrock
i	soils subjected to innundation by streams or lakes

0 400m

Scale 1 : 10,000

ONSITE SOILS

Prepared by Stovel and Associates Inc.(July 2004) & Conna Consutlng Inc.(July 2008)

J.M. HAGARTY, M. SC., P.AG.

Jerry Hagarty is a Professional Agrologist with 33 years of consulting and applied research experience in agriculture with an emphasis on agricultural resource planning and the agricultural sciences.

As a Professional Agrologist, Mr. Hagarty has conducted agricultural land resource assessments, agricultural research and rural land use planning and impact studies involving extensive interpretation of Provincial Food Land and Official Plan Policies, as they may affect the planning of agricultural land use. He has had extensive experience in soil and agricultural resource inventory and capability assessment including land use survey, soil productivity analysis and the determination of microclimatic and soil factors affecting specialty crop production potential. This work has involved the completion of soil and agricultural land use surveys throughout the Province of Ontario and numerous physical resource base assessments involving the interpretation of soil and climatic capability for common field crop and specialty crop production. His experience also includes involvement in research projects dealing with agricultural waste management practices and soil conservation.

JEROME M. HAGARTY M.Sc., P.Ag.

Education

University of Western Ontario, London, B.A., Zoology, 1970
University of Guelph, Guelph, M.Sc., Resources Management, 1973

Professional Affiliations

Member, Agricultural Institute of Canada
Member, Ontario Institute of Professional Agrologists

Jerry Hagarty is a Professional Agrologist with over 30 years of consulting and applied research experience in agriculture. He was a founding member of the firm of ESG International Inc. and is currently an Associate Senior Agrologist with Stantec Consulting Ltd. and President of Conna Consulting Inc. He has served in the fields of agriculture and the environment since 1973.

Mr. Hagarty has strong ties with the University of Guelph with former post-graduate (Resource Management) and Research Associate positions at the University. He also has close ties to the farm community. He has a farm background, being born and raised on a Century beef farm in Perth County (Logan Township). He was co-owner of the home farm until 1997.

Agricultural Resource Assessment and Planning

Mr. Hagarty's work has included extensive involvement in the interpretation of Provincial Agricultural Policies, as they may affect the planning of agricultural land use, including soil and agricultural resource capability assessment and calculation of minimum distance separations between non-farm activities and livestock facilities. This work has involved the completion of soil and agricultural land use surveys throughout the Province of Ontario and numerous physical resource base assessments involving the interpretation of soil and climatic capability for common field crop and specialty crop production.

Mr Hagarty recently completed an agricultural Land Evaluation and Area Review (LEAR) study for the Norfolk County Lakeshore Special Policy Area Secondary Plan on behalf of the County of Norfolk Planning Department and an agricultural comparison of alternative growth areas for the the City of Ottawa on behalf of the Richcraft Group of Companies.

Agricultural Research

Mr. Hagarty is very familiar with farm level production and related operational issues surrounding the implementation of environmentally sustainable agricultural production. He has worked directly with individual farmers and farm organizations involved in a wide range of agricultural food production. This involvement has included the testing of many different farm scale technologies and management practices directed at improving environmental quality.

Mr. Hagarty's research experience includes two major projects for the Agriculture and Agri-Food Table on Climate Change. These projects dealt with Soil Management and Manure Management strategies for mitigation of greenhouse gas emissions within the agricultural industry in Canada.

Mr. Hagarty's experience with agricultural water quality issues includes a $1 million Technology Evaluation and Development management subcomponent of the joint Federal-Provincial SWEEP (Soil and Water Environmental Enhancement) Program dealing with soil erosion and related delivery of phosphorus to Lake Erie. For this program Mr. Hagarty was responsible for the coordination and management of a 6-year research initiative. This work was conducted on behalf of Agriculture Canada. In the early stages of this project Mr. Hagarty organized a large workshop of Provincial expertise directed at assessing research needs.

Mr. Hagarty has also participated in a number of agricultural research projects as part of the research component of Agriculture Canada's Green Plan program. These research projects included an evaluation of tools for reporting on the current state of agricultural resources. As well research was conducted as part of an investigation of on-farm technologies for environmental enhancement involving practices such as compost application on farmland and improved manure management.

Farm Management Practices

Mr. Hagarty's strong soils and agricultural background has allowed him to participate in many soil and water conservation planning studies including research into conservation tillage systems, manure and nutrient management systems, crop production systems as well as agricultural land rehabilitation for pipelines, pits and quarries and waste management projects. He has been involved in the development of crop monitoring programs for pipeline easements.

Mr. Hagarty recently conducted an extensive review of intensive agriculture in the Town of Mono including the development of a planning and policy framework for livestock waste management based on public and stakeholder input and evaluation of existing guidelines and agricultural best management practices.

Hearing/Court Involvement

Mr. Hagarty's experience includes involvement in the preparation and presentation of expert evidence concerning agricultural land resource capability and planning and the potential for land use impacts on farm operations and the agricultural land base. He has been qualified to present agricultural evidence before numerous tribunals including the Ontario Municipal Board, Environmental Assessment Board, Niagara Escarpment Commission and Provincial Court.