

RUBICON LOAM SERVICES INC

MASTER SITE DEVELOPMENT PLAN

Continuation of Gravel and Sand Extraction

SE ¼ Section 11 Township 28 Range 27 West of the 4th Meridian

Prepared for Rubicon Loam Services Inc.

Box 64314, 5628 4th Street NW

Calgary AB T2K 6J7

Prepared by Korschuk Consulting

Presented to Rocky View County

May 17, 2016

A. INTRODUCTION

Owner: Beiseker Hutterite Colony
Box 329
Beiseker AB T0M 0G0

Operator: Rubicon Loam Services Inc.
Box 64314, 5628 4th Street NW
Calgary AB T2K 6J7

Rubicon Loam Services Inc. of Calgary is a local supplier of sand and gravel products in the Beiseker, Irricana, Airdrie, Carstairs and Calgary areas for residential, oilfield and agricultural users.

Rubicon Loam Services Inc. is owned by Carmen Caputo and Associates and will be operated by Darrel Daubert.

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1. History

This land was redesignated from Ranch and Farm to NR1 over 30 years ago by Rocky View County. There has been continuous gravel and sand removal and processing over that time period.

Rocky View County dug test holes in February 2016 (map attached) and found the gravel and sand deposits that are now available are not suitable for their purposes. These deposits are products that Rubicon has markets for.

2. Vision

The owners (Beiseker Hutterite Colony) have made an agreement for Rubicon Loam Services Inc. to remove all usable products in a projected time frame of 3-4 years so that the land can be reclaimed back to the original agricultural use of pasture and crop production.

3. Phasing

Please note the four areas, numbered 1, 2, 3 and 4 and the base area at north part of the quarter section. (Map attached). Each phase will have all useful product removed so reclamation can proceed to return land to agricultural use.

4. Initial Stripping

It is proposed that topsoil from the initial mining area will be removed and salvaged by placing these materials in stockpiles, well separated from other materials. The silty overburden materials covering the granular reserve will then be removed from the initial mining area and will be spread in the mined out lands.

- All topsoil shall be salvaged such that there is no contamination with other materials and all of this topsoil shall be utilized for reclamation of the mined out lands.
- All topsoil stripping operations shall be done at a time of year when birds are not nesting on area being stripped.

5. Gravel Mining and Processing

All mining operations will be conducted in accordance with the prescribed Natural Resource Industrial District (NRI) guidelines.

The actual mining operation will consist of rubber tired front end loaders, a trackhoe and rock trucks excavating pitrun, sand and gravel. The pitrun sand and gravel excavated will be fed to a conventional screening plant. The screening plant will consist of a feeder and a vibratory screener, plus conveyors and/or trucks for stockpiling the finished product. The screening plant is powered by its own diesel power generator. The screening plant will operate on the subject lands to produce products to meet consumer demands. Portable washroom facilities will be provided at the existing pit for the operator and truck drivers. Water for the scale house will be brought in from an offsite source. Gravel washing is not proposed on the subject lands. Granular materials mined will be utilized and no rejected materials will be wasted in the pit. The gravel and sand deposits are relatively small and it is anticipated that mining operations will be completed in 3-4 years.

14. Groundwater and Surface Water

Application for approval pursuant to the Water Act will not be made for handling of any minor amounts of groundwater encountered at the pit bottom. Under the Water Regulation (Ministerial), "Water diverted for the purpose of dewatering a gravel site is exempt from requiring Water Act approval provided that the water is retained within an on-site pit and is not used."

15. Reclamation

Rubicon fully understands and accepts that upon the transfer of the reclamation responsibilities from Rocky View County that they will be required to post security in the amount of \$250/acre for reclamation following Alberta Environment Standards and Regulations.

16. Community Consultation

As the land on all four sides of the proposed gravel pit is owned by Beiseker Hutterite Colony, with no neighbouring residences for a minimum of 1.5 miles and a maximum of three miles in any direction, Rubicon feels door to door consultation is not warranted for the operational transfer of product extraction. Rubicon will place a sign at the point of access on Highway 72 listing phone numbers for any enquiries or concerns by area residents or those wishing to purchase product.

17. Summary

Rubicon Loam Services Inc. is owned by Carmen Caputo and Associates of Calgary Alberta and managed by Darren Daubert of Airdrie Alberta.

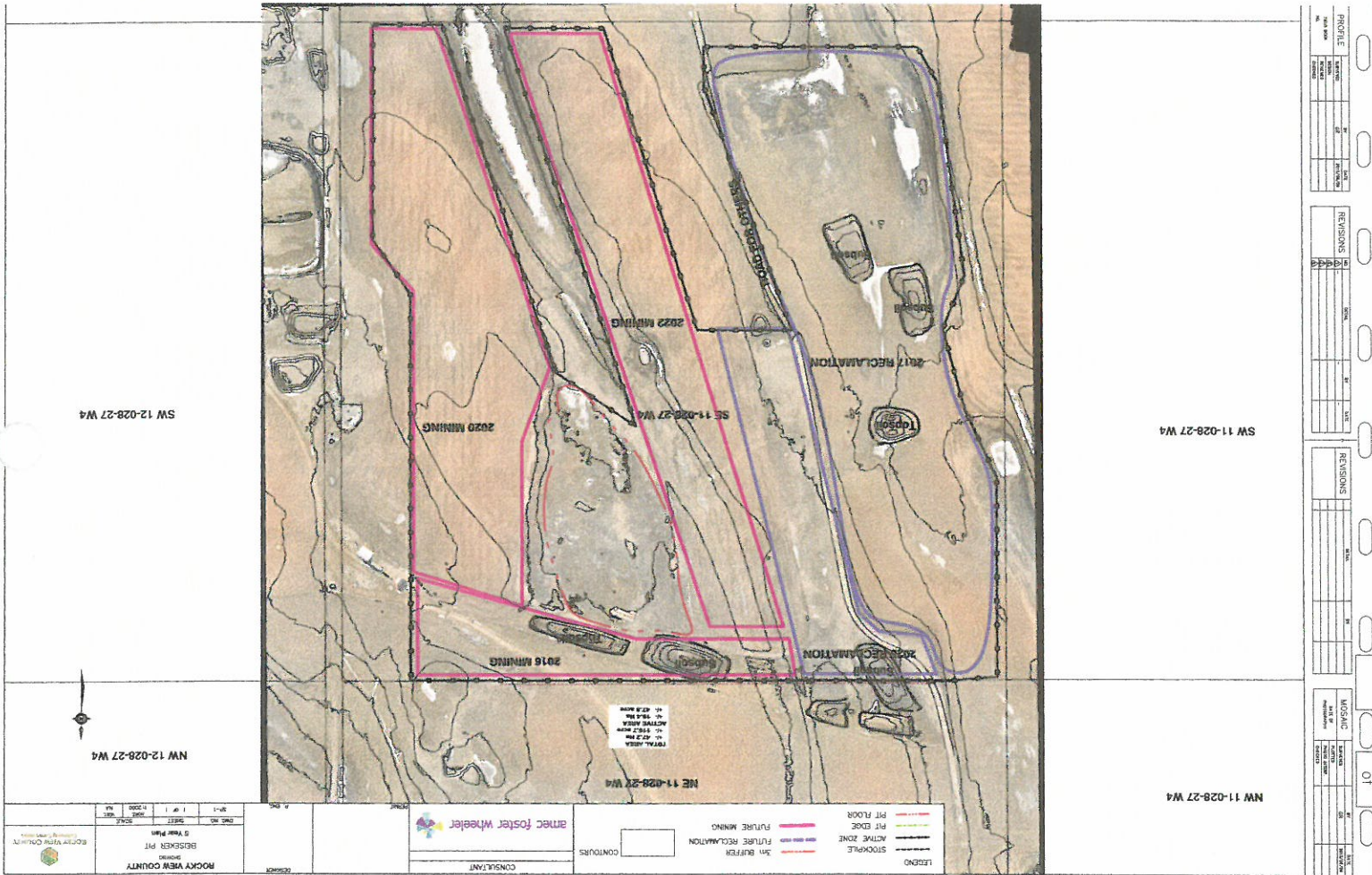
Carmen is a respected business man in the Calgary area and Darren is the son of Brian Daubert, long time operator of Five Star Sand and Gravel Company, operating for over 42 years in the Beiseker and surrounding area.

18. Action Required

Application to Alberta Environment to transfer reclamation responsibilities from Rocky View County to Rubicon Loam Services Inc. and completion and approvals of any required permits from Alberta Environment and Rocky View County including the Master Site Development Plan.

#15:
200mm washed rock
0.2 - 0.5m <100mm cobble with clay and sand,
0.5m - 2m sandy clay medium plastic, 5% rock down
hole stopped







11



HWY 72

11

PH#1

BASE

PH#2

PH#3

PH#4

