LEDONIS LIMITED
PORTLAND CREEK QUARRY

Environmental Assessment Registration Document

Submitted by:
Ledonis Limited
68 Main Street
Pasadena, NL
A0L 1K0

Prepared with the assistance of:
NCD Consulting Limited
34 Yellow Wood Drive
Paradise, NL
A1L 0X9

March 3, 2026
(Date of Document Submission)

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1.0 NAME OF UNDERTAKING

Portland Creek Quarry Permit Application

- Quarry Permit Identification
  - File 711:13427 covering 19.37 ha
- Environmental Assessment Registration Identification
  - File Reference No. 200.20.3611

2.0 PROPONENT

2.1 Name of Corporate Body

Ledonis Ltd.

2.2 Address

68 Main Street
Pasadena, NL
A0L 1K0

2.3 President/ Owner

Mr. Ryan Wentzell
Telephone: 709-640-8557
Email: arwentzell@hotmail.com

2.4 Principal Contact Person

Mr. Ryan Wentzell
Telephone: 709-640-8557
Email: arwentzell@hotmail.com

3.0 THE UNDERTAKING

3.1 Nature of the Undertaking

The proposed project referred to as the Portland Creek Quarry is a 20.5 ha quarry permit application (File 711:13427) submitted by Ledonis Ltd. in September 2025 to the Mineral Lands Division of the Department of Energy and Mines. The area being registered for Environmental Assessment (EA) review is 19.37 ha after revising the boundary to ensure compliance with all regulations. The application was defined by the Environmental Assessment Regulations, 2003 Section 33(3) as requiring environmental review. The quarry project is located on the Northern Peninsula, near the towns of Portland Creek and Daniels Harbour, ~500 m east of The Viking Trail highway Route 430 (***Figure 1 & 2***). An adjacent quarry permit (File 711:12781- 9.8 ha) was issued to Ledonis in 2020 and contains active quarry operations under an approved subordinate quarry permit. A ~68.3 ha Private Land Grant owned by Ledonis contains the nearby Mountain Waters Resort, a recreational fly-fishing attraction established in the 1950's. (***Figure 3***). The combined ~29.17 ha quarry permit area will eventually be developed under a quarry lease with Development, Rehabilitation and Closure (DRC) plans submitted and approved by the Department of Energy and Mines.

The previously issued quarry permit (File 711:12781- 9.8 ha) has been operated by Marine Contractors Inc. (MCI) during the last 5 years under subordinate quarry permits renewed annually and approved by the Department of Energy and Mines. The quarry is used mainly to produce winter road maintenance sand while crushed gravel aggregate is also sold to the general construction industry in the region. The quarry contains a bulk resource of sand and gravel that requires minimal processing and is expected to meet the future demand for winter sand and other aggregate products. The equipment used for quarrying and processing, i.e. crushing and/or screening, will continue to be provided by the approved subordinate quarry operator or other approved subcontractors. Clearing inside the project will be completed only in areas proposed for near-term development (***Figure 3***) to ensure the resource is developed sustainably and with minimal impact on the environment.

3.2 Purpose/Rationale/Requirement for the Undertaking

The quarry project is expected to provide up to 10,000 cubic meters (m^3) annually of winter road maintenance sand and crushed gravel aggregates to the region of the Northern Peninsula. This rate will fluctuate annually to meet the demand estimated in contracts between Ledonis and the subordinate quarry permit holders/ operator and other end users. Peak operations are expected during summer months while winter road sand

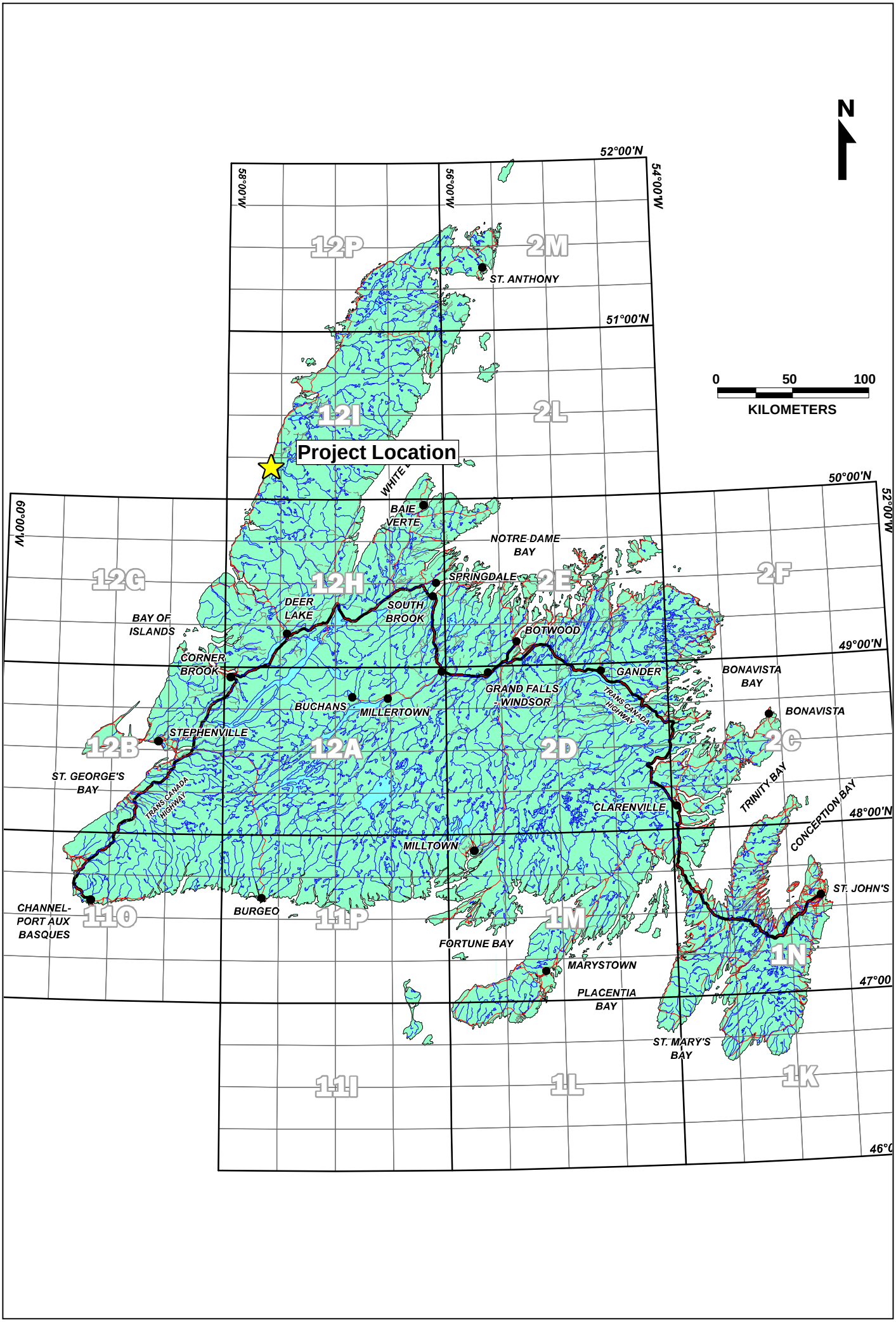

Figure 1: Project Location Map NTS. 12I/04

Figure 2: Quarry Permit Location Map

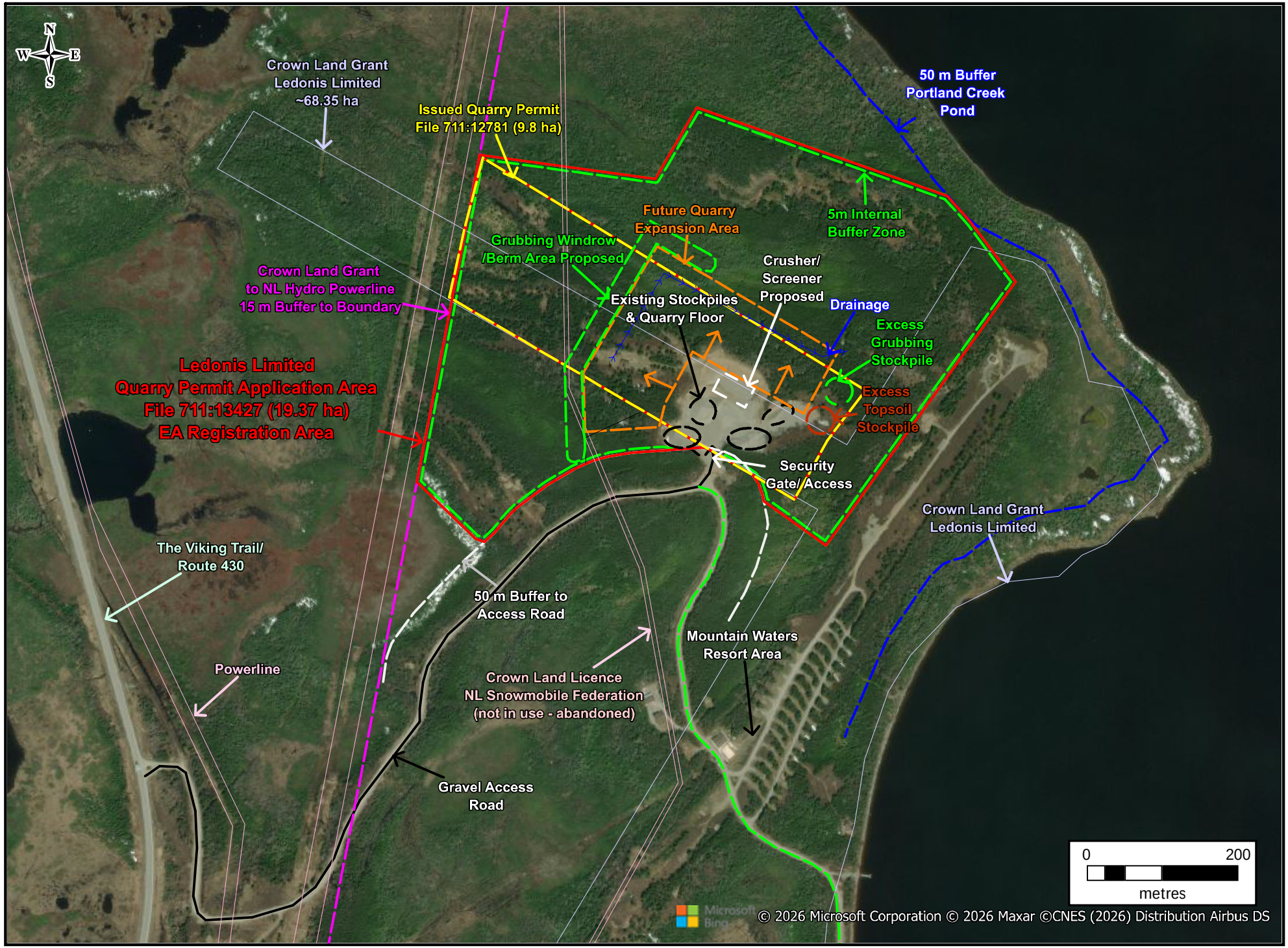

Figure 3: Detailed Quarry Application Area Map

stockpiles will be trucked to highway depots as required and accessible throughout the winter if required. The quarry operations include crushing and screening and will continue in the existing approved quarry permit area using heavy equipment supplied by quarry operators/ subcontractors without the need for drilling and blasting. The quarry location is considered by Ledonis to be most reasonable from a safety, environmental and regulatory point of view because of the previously approved quarry permit area, established access, forested buffer areas, and private land areas owned by the proponent. Quarry operations will ensure minimal impact to the surrounding environment and avoid visibility impacts to Route 430. Ledonis intends to follow the quarry legislation prescribed by the Department of Energy and Mines including full rehabilitation of the site upon closure with updated DRC plans submitted every 5 years.

The quarry permit boundaries are buffered from Portland Creek Pond, adjacent powerlines and public roads (***Figure 3***) as required by the Mineral Lands Division. Portland Creek Pond is located over ~50 m from the northern boundary at its closest point and the near-term development is not proposed in this area (***Figure 3***). A powerline and Crown Land Grant issued to NL Hydro is buffered by 15 m from the western quarry boundary. A 50 m buffer to the public use gravel access road, extending to the private Mountain Waters Resort, will ensure the quarry operations are hidden from view by ample naturally forested areas. A 5 m internal buffer zone to the permit boundary will be left undeveloped (***Figure 3***) and is typically used to construct a perimeter berm composed of windrowed grubbing. Drainage channels, rock check dams, silt screen fencing and possibly a settling pond will be implemented as required to control and filter any discharged surface water from the site. A water management plan for the combined ~29.17 ha project area will conform to the regulations for environmental protection set by the Water Resources Management Division of the Department of Environment and Climate Change.

Construction of the project will require tree removal and stripping of overburden from a ~4 ha area proposed for development over the next ~20 years based on current demand. A berm of grubbing is proposed along the western boundary to further restrict visibility, while any excess topsoil and grubbing will be separated and stockpiled inside the project area for future reclamation of the site (***Figure 3***). Development will progress from the existing quarry floor area northward along 5 m high development faces with adequate bench design spacing as required by Occupational Health and Safety Regulations.

4.0 DESCRIPTION OF THE UNDERTAKING

4.1 Geographic Location

The project is located approximately 3.3 km north of the community of Portland Creek, and 4 km south of town of Daniels Harbour, on the Northern Peninsula, on NTS Map Sheet 12I/04 (***Figures 1 & 2***). The project is accessed by The Viking Trail highway, Route 430 situated within the Coastal Plateau Subregion of the Northern Peninsula Ecoregion. The quarry area overlaps with a 68.35 ha Private Land Grant owned by Leonis Ltd. and contains the Mountain Waters Resort, located ~250 m south of the quarry (***Figure 2***). Sensitive human receptors to the project are shown in ***Figure 4*** including public users of highway Route 430 and the town of Daniels Harbour. The quarry has restricted access by a lockable security gate along the southern boundary to prevent public access (***Figure 3***). Surrounding the project are naturally forested areas while elevations inside the quarry range between 10 m and 20 m above sea level (asl).

The existing quarry floor and stockpile areas are not visible to the highway due to tree screening from inside the quarry and along parts of the highway. Land use in the area includes tourism, fishing, power distribution, and dairy farming. These land use activities have not been impacted by the existing quarry, and it will remain concealed behind forest blinds and constructed berms to avoid disrupting the view of the natural landscape. Potential resource conflicts with the proposed continued quarry construction and operations are discussed in **Section 4.5.**

4.2 Physical Features

4.2.1 Project Site Description

The Portland Creek quarry area has been active since 2012 under quarry permit (File 711:9825 - 2 ha) issued to Paul Parsons. The existing quarry permit (file 711:12781 – 9.8 ha) covers part of a ~68.35 ha Private Land Grant owned by the proponent. The 19.37 ha quarry permit (File #711:13427) application boundary is undeveloped and provides additional resources of sand and gravel required to secure long-term quarry operations. Existing quarry development disturbance covers ~1.3 ha, including a quarry floor, aggregate stockpiles and quarry walls (***Figure 3***). Currently there are four stockpiles of processed sand and crushed gravel, totaling ~10,000 tonnes that are trucked off-site as needed past a secured, lockable gate. Stripped grubbing and topsoil are separated and preserved in berms and stockpiles for use as future reclamation material.

Figure 4: Receptor Location Map

Near-term development will continue to expand the quarry floor toward the north to cover ~4.2 ha and is estimated to take over 20 years at the current extraction rate with rehabilitation of exhausted areas to occur as development progresses. The remaining quarry will remain undeveloped until future quarry expansion is necessary. Adequate buffer zones have been established from the quarry boundary to Portland Creek Pond, the public access road and NL Hydro powerline (***Figure 3***). The quarry entrance along the southern boundary will restrict access using a security gate, earth berms and the existing forested buffer zone parallel to the public access road. The elevation inside the project ranges from 10 m to 20 m above sea level (asl). The sand and gravel are of good quality, having a low silt content and do not require washing for the current end use. A resource estimate has not been performed for the entire quarry area however an existing quarry face of ~5 m and previous geological mapping indicate a broad deposit of glaciofluvial sand and gravel. The quarry floor is above the local water table and there are currently no issues with surface water drainage or pooling water inside the lease area.

4.2.2 Existing Biophysical Environment

The quarry project is located within the *Coastal Plain Subregion of the Northern Peninsula Ecoregion* that stretches north along the west side of the Northern Peninsula from Bonne Bay to Hawkes Bay. Glacial activity greatly influences this coastline, leaving many deeply cut bays and fjords. This subregion is mainly flat and covered by low plateau bogs; forests are restricted to the slopes leading up to the central plateau and belong to the great boreal forests. The Northern Peninsula forest is one of the coldest ecoregions on the island and has the shortest growing season from 110 to 150 days. No part of the ecoregion is more than 50 km from the sea, and moisture deficiencies in soil do not occur.

Much of the Coastal Plan subregion's underlying bedrock is limestone and dolostone formations that are rich in calcium carbonate and were deposited in a shallow sea during the Cambrian period about 550 million years ago. Historically, zinc ore was mined at Daniels Harbour underground, beginning in 1976 and is currently closed.

Low-lying plateau bogs cover much of the coastline having almost circular pools and well-developed drainage. Large areas of bogs are covered with caribou lichen (Cladonia), a plant that is rare in other locations in Newfoundland. Heath moss is the dominant plant in these bogs, though sedges, alpine bilberry, and Dicranum elongatum also frequently occur. Limestone barrens are not as well developed and have fewer plant species than the Straight of Belle Isle barrens further north. Species that grow here include mountain avens, swamp birch, red bearberry, dwarf willow, purple saxifrage, sedges, Greenland primrose, northern green orchids, oxytropis, and liquorice root.

Forests predominantly occur on the slopes of the Long-Range Mountains, adjacent to the Western Newfoundland Forest ecoregion in the south and on large glacial till deposits as

seen near Hawkes Bay. The coastal plain subregion forest includes balsam fir while the lack of forest fire activity limits the growth of birch and aspen. The forest and plant diversity seen elsewhere on the island are not found in this ecoregion.

Wildlife such as moose, lynx, mink, snowshoe hare, black bear, red fox, coyote, beaver, muskrat otter, and caribou can all occur in the diverse habitat available in this ecoregion. The caribou are members of the Northern Peninsula herd. Sometimes the Humber herd are seen in the southern portions of the Coastal Plains in the summer. Many bird species typical of boreal forests can be found here, such as the ruffed grouse, boreal chickadee, ruby-crowned kinglet, fox sparrow, white winged crossbill, yellow-bellied flycatcher, hermit thrush, blackpoll warbler, and northern waterthrush. Birds of prey include bald eagle, merlin and osprey. Canada geese nest on coastal bog ponds, as well as stage during fall migration at St Paul's Inlet, Parsons Pond, and other coastal sites.

The rivers and lakes provide habitat for three-spine stickleback, nine-spine stickleback, Atlantic salmon, brook trout, rainbow trout, rainbow smelt, and American eel. Portland Creek is a registered Atlantic Salmon fishing river. The Gros Morne National Park encompasses nearly 400 km^2 of the coastal plain subregion and protects its essential features. The park designated a World Heritage Site in 1987 by UNESCO and the Table Point Ecological reserve is located just north of Daniels Harbour (***Figure 2***) and is noted for its protection of fossils.

4.2.3 Site Visibility

The Portland Creek quarry area is located over 500 m east of The Viking Trail highway, Route 430, at its closest point and the quarry is not visible through the forested areas surrounding the quarry (***Figure 5***). The elevation inside the quarry area declines from ~20 m asl in the south to ~10 m asl in the north and visibility from Daniels Harbour, ~4 km away, is currently screened by the forested area inside the quarry (***Figure 6***). The gravel access road that runs adjacent to the southern quarry boundary is separated by a 50 m buffer zone to restrict visibility. The quarry is partly visible from the access point into the quarry while the operations are concealed behind the forest blind within the 50 m road buffer. A grubbing berm is proposed on the western side of the development to further screen the quarry from public users of Route 430. Portions of the quarry that are exhausted of resources and not useable for quarry operations will be rehabilitated to help blend with its natural surroundings provided the areas are not required for future operations. Progressive and closure rehabilitation will be considered in Development, Reclamation and Closure (DRC) plans submitted to the Department of Energy and Mines and are part of any approved quarry lease plan.

4.3 Quarry Construction, Operation and Maintenance

Any approved quarry operator, under a subordinate permit, issued by the Department of Energy and Mines will be required to follow the development plan outlined by Ledonis and prevent any harmful impacts to the surrounding natural environment and marine habitats. The resource of sand and gravel inside the combined project area will be extracted at annual rates to meet demand from the Department of Transportation and Infrastructure and commercial construction industry in the region. This is estimated by the proponent to be up to 10,000 cubic meters per year based on the last 5 years of production. The crushing and/or screening, stockpiling and transport of materials will be completed by a subordinate permit holder or subcontractor typically using loaders, excavators, dump trucks and a mobile crusher/screener setup without the need for permanent infrastructure. The processed winter road sand may require only screening while crushing is used to produce Class A, Class B etc. for use in asphalt or other construction needs. The stripping and clearing of grubbing/overburden will correspond with the proposed development areas gradually expanding the quarry floor along benches no greater than 5 m in height. The remaining undeveloped areas will be left for future long term development. A detailed set of DRC plans or Quarry Lease Plans (QLP) for the combined quarry permit areas will be submitted to and approved by the Department of Energy and Mines, after the anticipated release from EA review.

4.3.1 Site Access

Access to the quarry is gained via a ~1.5 km long gravel road that leads east from The Viking Trail/ Route 430 to the Mountain Waters Resort adjacent to Portland Creek (***Figure 3***). The security gate area and forest screening along the gravel road will restrict and control access to the quarry area (***Figure 3***). The public gravel road will be shared for use and signs will be posted at the entrance to warn the public of the quarry operations and trucking, particularly near turns in the road (***Figure 3***). The access road will be separated from the quarry by a 50 m buffer zone which is forested adjacent to the southern boundary. Internal haul roads will be used as required to access areas of the quarry and implement the development plan. Maintenance of the haul roads and access road will be completed using an excavator and/or grader as required to smooth ruts and maintain drainage ditches.

4.3.2 Site Clearing

Site clearing will be done gradually and in conjunction with the advancement of quarry development in the proposed near-term development area (***Figure 3***) prior to stripping the overburden. During site clearing, any merchantable timber will be cleared either by handheld chainsaws, mulchers or mechanical harvester equipment and will be garnered under a commercial cutting permit issued by the Department of Forestry, Agriculture and

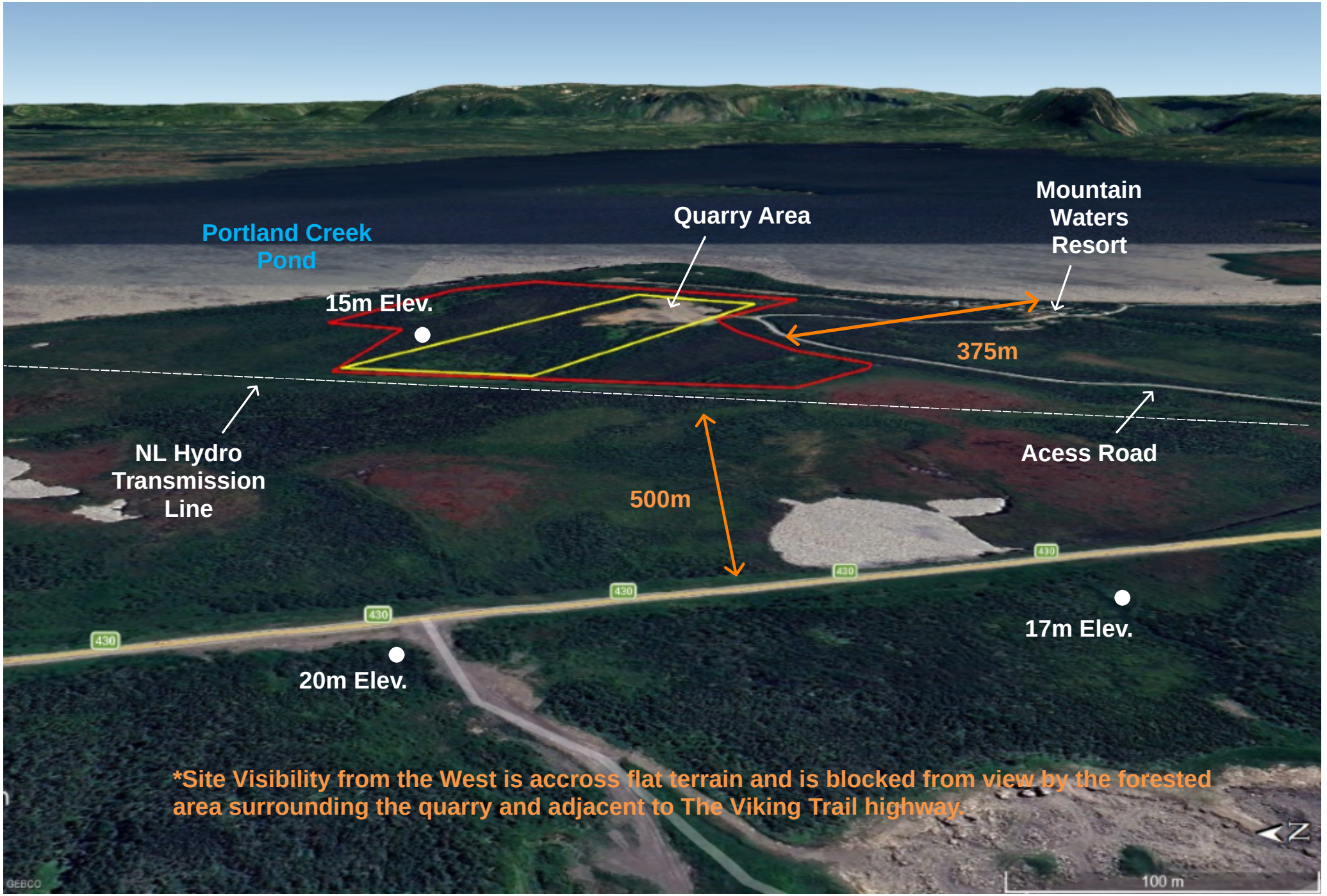

Figure 5: Example of Site Visibility from the West (Looking East) - Aerial View

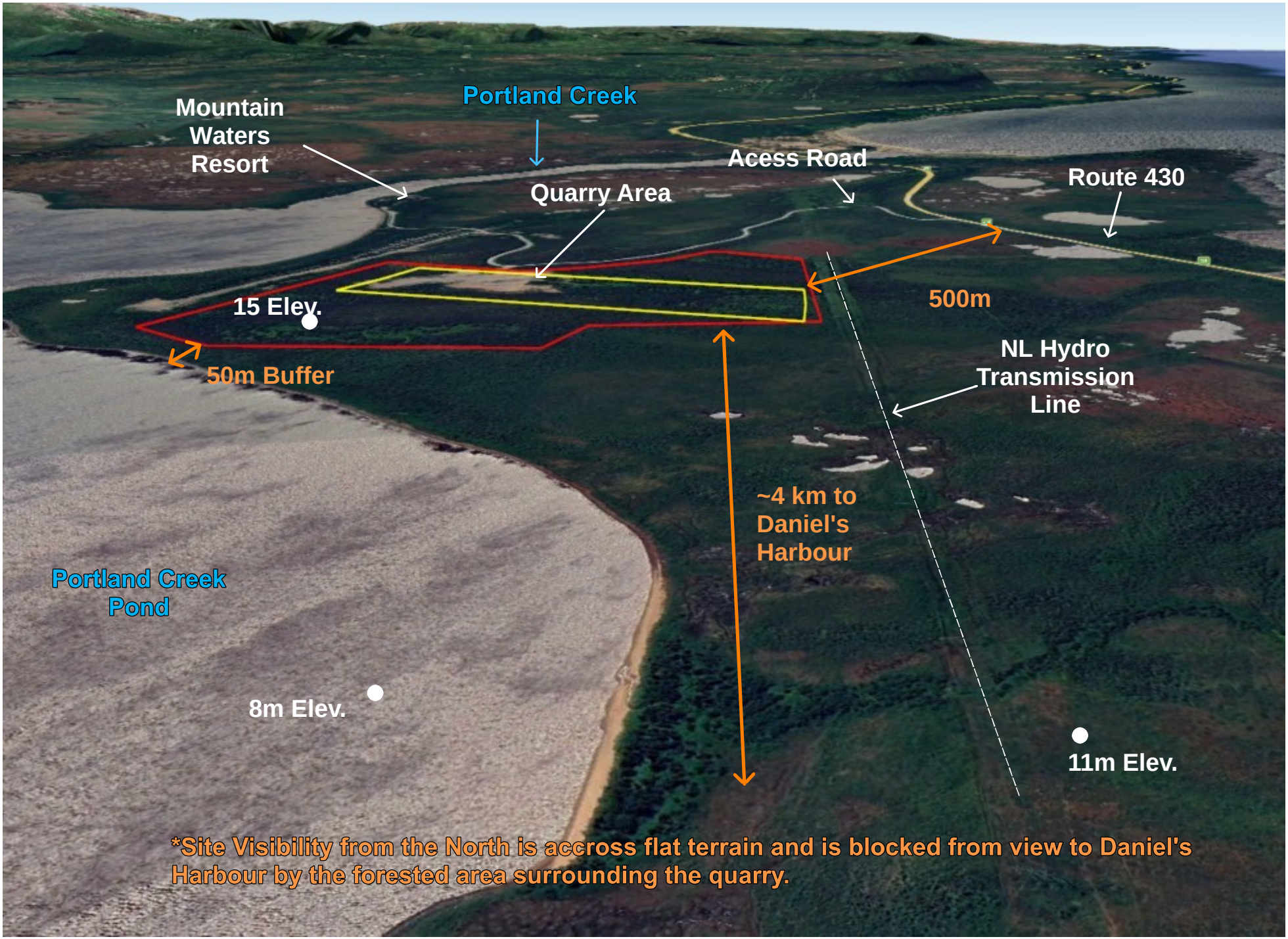

Figure 6: Example of Site Visibility from the North (Looking South) - Aerial View

Lands at the Port Saunders District office. Surficial soils, subsoils and grubbing containing organics within the overburden material will be stripped, separated, stockpiled and/or used to create berms along the western side of the development facing Route 430 (***Figure 3***). The organics will be preserved for use as future reclamation material to cover the developed area upon closure of the quarry promoting regrowth of natural vegetation in disturbed areas. A 5 m internal buffer zone to the quarry boundary will be left undeveloped (***Figure 3***).

4.3.3 Construction, Development and Operation

Quarry operations will continue inside the existing quarry permit until the additional project area is released from EA review, and the quarry permit application is approved. Stripping will then occur incrementally inside the proposed development area (***Figure 3***). Extraction will occur from the existing quarry faces, up to 5 m in height, with a bench design allowing for safe slopes and catchment berm placement between each quarry level created. The quarry floor will remain above the groundwater level and surface water will drain through channels that will eventually daylight with topography in the north away from Portland Creek Pond (***Figure 3***). Processed and unprocessed sand and gravel will be stockpiled on the quarry floor and transported offsite for final use. There are no signs of bedrock or large boulders inside the quarry. Currently the washing of aggregates is not required but may become necessary depending on the silt content of the bulk material encountered. Operations will be performed using heavy equipment owned by the subordinate quarry permit operator including excavators, front end loaders and dump trucks, mobile crushing, screening and conveyors. The use of subcontractors may be required depending on equipment availability. The proposed quarry project area contains a long-term resource of sand and gravel projected to meet consumer demands while following the regulations for the development, rehabilitation and closure of the quarry site.

The quarry operations will take place throughout the year but is dictated by seasonal demand and winter weather. All extraction activities will adhere to the Government of Newfoundland and Labrador's Occupational Health and Safety Regulations under the Occupational Health and Safety Act. The location of the quarry is considered by Ledonis to be the most practical and cost effective since it is an approved quarry area, within a Private Land Grant, with existing access and a long-term resource. This source is located in reasonable proximity to highway depots and is expected to reduce the need for excessive dump trucks on public roads with processing occurring internally, reducing the carbon footprint, and maximizing cost efficiency.

4.4 Potential Sources of Pollution During Construction and Operation

The construction and operation of the proposed quarry will utilize various heavy equipment that presents a source of noise disturbance, exhaust emissions, petroleum/ hydrocarbons, dust, domestic waste, and general refuse to the surrounding environment. It is the responsibility of the quarry operator/ contractor to maintain equipment in good operating condition and follow Occupational Health and Safety standard protocols for quarry operations. The approved operator will ensure that the quarry site has an emergency response plan, and that necessary emergency response equipment is available to address hazards related to fire and hazardous spills thus protecting the workers and the environment. Consistent monitoring of the site and operating equipment will ensure that potential sources of pollution are identified, and appropriate steps are taken to mitigate hazards to the surrounding environment.

4.4.1 Air

Air pollution will be generated in the form of exhaust fumes from operating equipment and dust from airborne clay particles in the quarry will be minimized. Exhaust fumes will be reduced by ensuring that all mechanical equipment using combustion engines contain functioning emission-control devices fitted to the exhaust system. These devices reduce harmful pollutants contained in the exhaust. When heavy equipment is not in operation it will be shutdown, avoiding unnecessary idling, to maximize fuel efficiency and minimize unnecessary exhaust fumes. Dust created from the quarry operations will be controlled by minimizing the development footprint and stripping overburden from only the required production areas in sequence and not all at once. The dust generated by heavy equipment traveling along the quarry floor or access roads will be mitigated during very dry periods by using mobile watering trucks to suppress silt particles, preventing them from becoming airborne. All activities within the quarry will be conducted in a manner that respects the province's *Air Pollution Control Regulations (2004).*

4.4.2 Noise and Vibration

The machinery, inside the quarry site, will generate some amount of noise during operations and processing. The use of blasting techniques is not required on site. The expected sound levels will not exceed those generated by previous and ongoing quarry operations in the area that include crushing/screening. All mechanical equipment used in the operations will be maintained to ensure that the decibel levels produced do not exceed the manufacturing standard. The quarry site will be a controlled environment whereby operations typically occur during daytime work hours.

4.4.3 Domestic Waste and Sewage

The subordinate permit holder is responsible for disposing of waste material generated on site. Domestic garbage and food waste generated by workers will be placed in suitable refuse containers and disposed of at a suitable landfill site on a weekly basis or more frequently as required. Access to the site will be restricted to prevent indiscriminate dumping and access. Portable lavatories will be utilized as required by workers during operating hours and maintained by a certified waste management service provider (i.e. Pardy's Waste Management or equivalent) on a weekly basis or as needed. No permanent infrastructure is required on site and any scrap metal or equipment no longer useable for quarry operations will be removed from site and disposed of at a scrap yard or approved metal recycling facility or service provider. Domestic waste will be collected and disposed of in accordance with the *Environmental Protection Act (2002)*.

4.4.4 Fuel

Fuel used by heavy equipment on site will be delivered directly by a petroleum product service company as required. No fuel storage tanks will be located on the site, however storage tanks with a capacity of >2,500 litres, if required in the future, for the refueling of equipment on site are subject to the Storage and Handling of Gasoline and Associated Products Regulations which will be followed. Emergency spill response kits will always be available on-site during quarry operations for containment and cleanup of any hydrocarbon leaks from malfunctioning equipment. Heavy equipment operators working on the project will be knowledgeable about spill response procedures. All mechanical equipment using fuels will be kept in good operating order with regular inspections and servicing by certified mechanics to prevent incidents of hydrocarbon spills. Any leaks or spills of more than 70 liters will be reported to the Environmental Emergency Telephone Line, cleaned up immediately and contained. Storage, handling and disposal of used/ waste oil or contaminated materials will follow the *Used Oil and Used Glycol Control Regulations*.

4.4.5 Effluent

The effluent generated during quarry operations is likely to be in the form of surface water transporting fine-grained particles from the quarry floor during rainfall events. Site runoff will follow the natural topography that slopes gently towards the north. There are currently no obvious concerns with pooling water inside existing quarry area, and the permeable subsurface sand and gravel is expected to provide good drainage. Shallow ditching inside the proposed development area will ensure runoff is collected and drained toward the north and inside the boundary (***Figure 3***). The northern quarry area is not proposed for near-term development and there is ample vegetation buffering to sensitive marine

habitats. The monitoring of drainage will occur during all stages of quarry construction and development to ensure discharged site water meets the regulatory requirements of the *Environmental Control Water and Sewage Regulations (2003)*.

The installation of rock check dams, hay bales, and silt fencing will collect and remove suspended fine-grained particles from site runoff water if required before it exits the boundary. These measures, though circumstantial, will be in line with industry's best practices to reduce suspended fine-grained particles from entering nearby wetlands, watercourses and waterbodies. During major rainfall events additional water holding areas may be constructed to temporarily hold water within the quarry and allow for suspended fine-grained particles to settle out.

4.5 Potential Resource Conflicts During Construction and Operation

Historic quarrying in the Portland Creek area began after the established Mountain Waters Resort, also owned and operated by Ledonis Ltd. the quarry permit applicant. The Newfoundland and Labrador Snowmobile Federation Inc. (NLSF) were issued a license to occupy for a winter snowmobile trail that crosses through the quarry and the Ledonis private land. A letter received from NLSF states they have no intention of operating a groomed trail in this area. Land use in the project area may include tourism, cabin ownership, dairy farming and salmon fishing. The quarry operations will ensure these activities can continue in a safe manner. Warning signs of potential quarry hazards will be clearly placed along the access road and at the gated quarry entrance. Domestic wood harvesting is not anticipated to be impacted by the quarry operations considering the size of the broad domestic cutting area compared to the permit application area, with many other options available to meet local demand. Additionally, the region has been utilized for commercial mining, and this dormant activity will not be impacted by the quarry operations but will instead help stimulate the local economy.

The proposed quarry boundary allows for the regulated buffer distance to any waterbody or watercourse to be maintained thus protecting the natural environment that is valued by tourists and local land users. Any encounter with wildlife will follow regulations stated in the Wildlife Regulations under the *Wildlife Act (CC. 96-809). As noted above,* domestic waste will be disposed of appropriately off-site to avoid attracting wildlife.

The quarry area is located adjacent to Portland Creek Pond, and the boundaries are beyond the 50 m required buffer by the Mineral Lands Division and the 30 m buffer required by the Water Resources Management Division of the Department of Environment, Conservation and Climate Change. Precautionary measures to prevent

suspended solids from reaching any watercourses are components of the proposed quarry development plan, as discussed in **Section 4.4.5** and summarized as follows:

- A 5 m wide buffer zone along the permit boundaries will be left undeveloped where no materials will be excavated providing a perimeter berm to contain surface water inside the quarry area and allow for filtration through permeable subsurface sand and gravel.
- The quarry excavation depths will remain above the water table and shallow drainage channels will be constructed that direct surface run-off into designated collection and discharge areas that daylight with topography.
- The use of rock check dams, hay bales and silt fencing inside the quarry will remove suspended fine-grained particles prior to entering vegetated buffer areas outside the quarry boundary separating marine habitat areas.

4.6 Occupation

The occupations required for the proposed quarry site are listed below and classified as per the National Occupational Classification (2021):

Construction

- 1 Heavy Equipment Operator –Excavator/Dump Truck (73400)
- 1 Heavy Equipment Operator – Tree Harvester/Mulcher (84110)

Operation

- 1 Quarry Supervisor (73400)
- 2-3 Heavy Equipment Operators – Loader/Excavator (73400)
- 2-5 Heavy Equipment Operators –Crusher/Screener (73400)
- 2-5 Heavy Equipment Operators – Dump Truck/Tandems/Dump-Trailers (73400)

The operation of the quarry will require up to 15 employees to run at peak capacity, for short term annual periods, with an anticipated production rate of up to 10,000 m^3 annually, although fluctuations in material demand may lead to a change in the number of required employees and annual production volumes.

4.7 Reclamation and Closure

Rehabilitation of the quarry area will begin once the sand and gravel resources are exhausted or continue progressively as areas are no longer suitable for operations. The future quarry extraction plans will be defined in a set of development, rehabilitation and closure plans submitted to and approved by the Mineral Lands Division of the Department

of Energy and Mines. Quarry faces will be a maximum of 5 m in height with designed bench spacing to allow safe 30-degree rehabilitation slopes and 2 m catch bench berms where multiple development faces are created. Organic material that was stripped and preserved from the development area will be re-spread over the sloped and quarry floor area to promote natural revegetation. The revegetated quarry area will then continue to regenerate and blend with the surrounding natural landscape.

5.0 APPROVAL OF THE UNDERTAKING

Table 1 at the end of this document contains a list of referral agencies, responses and possible permits required for the project, some of which are already in progress.

6.0 SCHEDULE

The proposed schedule for this project is as follows:

Submission of Registration Document	March, 2026
Review of Submission Document by Government	April, 2026
Commencement of Construction and Operations	June, 2026

7.0 FUNDING

Funding for the construction and operation of the quarry project will be provided by the quarry owner Ledonis Ltd.

8.0 LIMITATIONS

This environmental registration document was prepared by NCD Consulting Ltd. in consultation with Ledonis Ltd. for their use under the terms defined in a written contract between the two parties. The information included in this document relates to the scope of the proposed project exclusively. NCD Consulting Ltd. has collaborated with the client and utilized NCD's combined extensive knowledge in quarry development and environmental regulations, to as accurately as possible and with the information available, at the time of drafting this document, layout the development of the site in a safe and environmentally sustainable manner.

R.Wentzell

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Mr. Ryan Wentzell
President/ Owner
Ledonis Limited

26-03-03

_____

Date

Table 1: Referral Agencies, Responses and Possible Permits Required

Department/Regulatory Agency	Status	Possible Required Approvals/Permits or Comments
Provincial Archaeology Office	Approved	
Environment, Conservation and Climate Change-Water Resources Management Division	Approved	Adhere to WRMD Regulations
Environment, Conservation and Climate Change- Environment and Wildlife	Conditional Approval	Core Range/Habitat for Newfoundland Caribou, Operate Under Established Legislation
Environment, Conservation and Climate Change -Environmental Assessment Division	Project Registration Required	Environmental Assessment Registration
Digital Government & Service NL – Environmental Protection	Conditional Approval	Maintain Forest Screen to Route 430, Operate Under Established Legislation
Energy and Mines - Mineral Lands Division	Under Review	
Municipal and Provincial Affairs Local Governance and Land Use Planning	Approved	
Transportation and Infrastructure	Approved	
NAV Canada	Approved	Notification of Construction
Newfoundland and Labrador Hydro	Conditional Approval	
Tourism, Culture, Arts and Recreation - Tourism	Conditional Approval	Maintain Forest Screen to Route 430 and Mountain Waters
Tourism, Culture, Arts and Recreation – Parks NL	Approved	
Fisheries and Aquaculture – Aquaculture	Approved	
Fisheries and Aquaculture – Fisheries	Approved	
Forestry, Agriculture and Lands – Lands Management	Approved	
Forestry, Agriculture Lands – Agriculture	Approved	
Forestry, Agriculture and Lands - Forestry	Approved	Commercial Cutting Permit, Port Saunders District Office
Forestry, Agriculture and Lands - Crown Lands	Approved	