Planning Application Information Sheet

Application Type: Agricultural Land Reserve
File Number: 3015-20/C20260007
ALR Application Type: Soil or Fill Use 20.3(5)
Electoral Area: C
Date of Referral: February 10, 2026
Date of Application: January 21, 2026

Property Owner's Name(s): Susan Coe
Peter Coe

Applicant's Name: Holmes Mining Consultants Ltd. – Jason Koepke

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SECTION 1: Property Summary

Legal Description(s): The North West 1/4 of District Lot 6490, Cariboo District

Property Size(s): 64.75 ha. (160 ac.)

Area of Application: 23.77 ha. (58.74 ac.)

Current Designation:
Agricultural and Resource

Min. Lot Size Permitted:
32 ha (79.07 ac.)

Current Zoning:
Resource /Agricultural (RA 1)

Min. Lot Size Permitted:
32 ha (79.07 ac.)

Proposal: The applicant is proposing continuing sand and gravel extraction within a 23.77 ha. (58.74 ac.) of the property. The proposed extraction is 100,000 m3 over a 10 year time frame. The proposed extraction is a continuation of an existing sand and gravel pit.

Existing Buildings: none

Proposed Buildings: none

Road Name: unnamed road

Road Type: Gravel/Dirt Road
Within the influence of a Controlled Access Highway: Cariboo HWY 97
Services Available: none

Within the confines of the Agricultural Land Reserve: Yes - fully within

Required to comply with the Shoreland Management Policy: N/A
Name of Lake/Contributing River: unnamed creek 1
unnamed creek 2
unnamed creek 3
Lake Classification: High

Within Development Permit Area: No

Adjoining Properties: (Source: B.C.A.A.)

	Land Use:	Lot Sizes:
(a) North	Vacant 2 acres or more	66.30 ha. (163.83 ac.)
(b) South	farm vacant	64.75 ha. (160 ac.)
(c) East	2 acres or more manufactured home	63.45 ha. (156.79 ac.)
(d) West	Beef	126.13 ha. (311.68 ac.)

Agricultural Capability Classification:

Canada Land Inventory: Class 1 = Best, Class 7 = Worst

% of parcel	Unimproved rating	Improved rating
60%	100% Class 5- Topography and stoniness	No improved class
40%	60% Class 6- Topography and stoniness 40% Class 4- Topography and Undesireable soil structure and/ or low permeabilirty	No improved class

The agricultural capability classifications of the property are Class 4, Class 5, and Class 6. The limiting factors are noted as adverse Cumulative minor adverse characteristics, undesirable soil structure, land Inundated by streams or lakes and topography.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practises are required. The limitations may seriously affect one or more of the following practises: timing and ease of tillage, planting and harvesting, and methods of soil conservation.

Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops.

Land in Class 6 provides sustained natural grazing for domestic livestock and is not arable in its present condition. Land is placed in this class because of severe climate, or the terrain is unsuitable for cultivation or use of farm machinery, or the soils do not respond to intensive improvement practises. Some unimproved Class 6 lands can be improved by draining and/or diking.

note: the information above is an interpretation of the British Columbia Soil Information Finder Tool – B.C. Agricultural Capability Map. An on-site visit of the property has not been conducted.

PLANNING COMMENTS

Background:

The CRD has received an Agricultural Land Commission application for soil and fill use to expand gravel extraction activities on the subject property. The subject property is 64.75 ha. (160 ac.) contains an existing gravel pit that has been in operation since the year 2000. The property is zoned Resource/ Agricultural (RA 1) in the Quesnel Fringe Area Zoning Bylaw No. 3504, 1999 and is designated Agricultural and Resource in the Quesnel Fringe Area Official Community Plan No. 4844, 2013. The applicant has submitted a notice of work application with the Ministry of Mining and Critical Minerals to extend the authorization end date for the gravel pit to March 2044.

Extraction during the 0 — 10 year period is proposed to take place over a 2.72 ha. (6.72 ac.) area with a proposed total extraction of 100,000 m? of material. The extraction proposed to take place during the 10 — 20 year period is proposed to take place over a 2.96 ha (7.31 ac.) area with a total extraction of 100,000 m3 of material. A 20 — 30 year extraction proposed by the applicant over a 3.23 ha. (7.98 ac.) area, this is not a part of the authorization by the Ministry of Mining and Critical Minerals. The applicant states that if the ALC approved the 20 — 30 year extraction it would be for future approvals with the Ministry of Mining and Critical Minerals.

Location and Surrounding:

The subject property is located 2.5 km southwest of Ten Mile Lake as seen in Appendix B. The neighbouring properties have farm uses or residential uses. To the north, south and west of the subject lot are properties used for grazing. The property to the east is used for residential purposes. Access to the subject parcel is through the parcel to the north and connects to Highway 97.

CRD Regulations and Policies:

Quesnel Fringe Area Official Community Plan Bylaw No. 4844, 2013

5.0 AGRICULTURAL AND RESOURCE USE

With regards to the agricultural land base, the general policies of the Board are:

5.3.29 Require sand and gravel extraction to be conducted in a manner that limits impacts on neighbouring properties, including: control of hours of operation, dust control, screening, access, traffic control, and site circulation

Quesnel Fringe Area Zoning Bylaw No. 3504, 1999

5.2.1 USES PERMITTED

(b) NON-RESIDENTIAL USES:

XX) extraction of raw materials from the land, including crushing and screening activities, but excluding any further processing activities.

Rationale for Recommendations:

Planning staff are supportive of the proposed ALR soil and fill use application. The proposed gravel extraction is a continuation of an existing use that takes place on a property zoned Resource/ Agricultural (RA 1) which permits the extraction of raw materials. The applicant notes that the gravel pit has been in operation since 2000 and was permitted by the Ministry of Energy and Mines for excavation, crushing, screening, stockpiling, and hauling of material.

The site is identified in the BC soil map as having agricultural capability classes 4,5, and 6 with constraints around topography, stoniness and undesirable soil structure. The applicant has stated that agricultural activity has not taken place on the lot throughout its known history.

Ministry of Agriculture and Food (MAF) has provided comments stating that the proponent should use locally sourced seeds in order to reduce the risk of invasive plants. Ministry staff also note that the report does not propose any measures to help mitigate potential noise and dust from the operation which may impact existing and future agricultural activities adjacent to the subject property. Ministry staff state that if the proponent follows all aspects of the Coe Pit Agricultural Capability Assessment and Reclamation Plan the disturbed area has the potential to be reclaimed to a suitable agricultural standard.

The Electoral Area 'C' Advisory Planning Commission (APC) has reviewed the application and is in support. The APC notes that they have no concerns about the environmental impact to adjacent agricultural land. The APC also states that the land cannot currently grow anything or support cattle so it would be improved if the application is approved.

Recommendation:

That the Provincial Agricultural Land Commission application for Soil and Fill Use pertaining to The North West 1/4 of District Lot 6490, Cariboo District be authorized for submission to the Provincial Agricultural Land Commission with a recommendation for approval.

REFERRAL COMMENTS

Advisory Planning Commission: February 25, 2026
See attached

Ministry of Agriculture and Food: March 10th, 2026
See attached

ATTACHMENTS

Appendix A: Application
Appendix B: General Map
Appendix C: Specific Map
Appendix D: Orthographic Map
Other: Applicants Supporting Documents

Advisory Planning Commission Comments
Ministry of Agriculture and Food Comments

Provincial Agricultural Land Commission - Applicant Submission

Application ID:	106547
Application Type:	Removal of Soil (Extraction) within the ALR
Status:	Submitted to L/FNG
Name:	Coe
Local/First Nation Government:	Cariboo Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type	Fee Simple
Legal Description	THE NORTH WEST 1/4 OF DISTRICT LOT 6490 CARIBOO DISTRICT
Approx. Map Area	65.13ha
PID	017-540-496
Purchase Date	Jun 5, 1996
Farm Classification	No
Civic Address	Quesnel Rural - 05795.050
Certificate Of Title	title-1482024 pit.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Peter Coe	Not Applicable	[redacted]	[redacted]	Not Applicable

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?	Yes
Describe the other parcels including their location, who owns or leases them, and their use.	PID: 028-533-640 - directly north of the proposed project property - currently contains a permitted sand and gravel pit which provides low quality aggregate mostly unsuitable for sale. Cows are rotated onto the property for grazing by the landowner - investigated a swap of this land (not in the ALR) and the proposed project land (within the ALR) with the ALC as it is backwards with the designation given the soil structure and as such, ag capability, but we were advised not to pursue this option by the ALC as swaps are no longer a possibility - only inclusion and exclusion are possible. PID: 024-327-671 - directly south of the proposed project - forested, a small amount used for grazing PID: 015-281-817 - south of the proposed project - forested, used intermittently for grazing PID: 029-304-351 - south of the proposed project, contains a large hay field, barn, residence of the landowner, cows, etc.

3. Primary Contact

Type	Third-Party Agent
First Name	Jason
Last Name	Koepke
Organization (If Applicable)	Holmes Mining Consultants Ltd.
Phone	[redacted]
Email	[redacted]

4. Government

Local or First Nation Government:	Cariboo Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the parcel(s).

** The Coe Pit Agricultural Capability Assessment and Reclamation Plan attached to this application contains all details pertaining to this project including background, land use, project description, ag capability, reclamation plan, etc. Detailed information on each section that follows can be found in the document**

The land has not been used for agricultural purposes throughout the known history of the property. Most of the property was logged several years ago with small shrubs and grasses regenerating. Logging was conducted under a private timber mark and was completed by Spur Forestry Ltd. The landowner farms hay on a property to the south of the proposed pit property. He also has a herd of cattle that grazes the lands surrounding the hay fields. There is currently a permitted gravel pit onsite.

Describe all agricultural improvements made to the parcel(s).

The eastern and western property boundaries are fenced, the northern and southern property boundaries are not as the adjacent properties are commonly owned. The Site was densely forested with topographical constraints until several years ago when Spur Forestry Ltd. logged the area under a private timber mark. During logging the lands were formed in areas to allow easier access to certain portions of the property.

Describe all other uses that currently take place on the parcel(s).

There is a Ministry of Mining and Critical Minerals permitted sand and gravel pit in the center of the property. The property is otherwise unused. See background of the sand and gravel permit below and in section 2.1 of the ag capability report attached.

The Coe Pit was permitted by the Ministry of Mining and Critical Minerals (MMCM) in February 2000 under Permit No. G-10-81, Mine No. 1001039. ALC authorization was not attained at the time as it was not required by the Ministry of Mines. Terry Givens was the permittee and operator with permission to mine the land from the landowner, Peter Coe. The original mines permit authorized the extraction of 20,000m3 of sand and gravel annually until 2020 and approved the following activities: excavation, crushing, screening, stockpiling and hauling of material.

At the permit authorization end date in 2020, Terry Givens began the mines permit amendment process with the Ministry of Mines and Critical Minerals.

At this time, it was discovered that the pit was within the ALR and as such, would require a Soil Removal Permit per the 2019 MOU between the Ministry of Mines and the ALC. Mr. Givens did not want to go through the ALC permitting process and offered the pit to the landowner in its given state. In September 2021 the mines permit was transferred to Peter Coe and in 2022 a new mines permit was issued for the Site only authorizing the sale of stockpiled material. This permit is valid from September 2022 to September 2027.

In 2022, Holmes Mining Consultants Ltd. were retained by Peter Coe to compile and submit a Notice of Work (NoW) Application to the Ministry of Mining and Critical Minerals to extend the authorization end date of the pit. As the property directly to the north of the original pit is commonly owned, outside of the ALR and seemingly contained the same soil structure, the NoW was updated to move the Coe Pit from PID: 017-540-496 (within the ALR) to PID: 023-533-640 (outside of the ALR). The NoW was approved by the Ministry of Mining and Critical Minerals in March of 2024 and is valid until March 2044. The updated permit allowed 5,000 tonnes of sand and gravel to be extracted from the new area annually. In addition, the permittee was updated to Spur Forestry Ltd., a company owned by the landowner. Unfortunately, sand and gravel in the new mine area is poor in quality due to high silt levels. As such, the new pit has been inactive for over a year with little disturbance having taken place. The landowner and permittee are proposing to mine the originally permitted mine area and as such, are submitting a Soil Removal Application to the ALC for consideration.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Commonly owned land not in the ALR. Despite this, the landowner rotates cows onto the lands as they are usable for grazing. There is also a permitted sand and gravel pit on the property affiliated with this application - see background section of the ag capability and reclamation plan report.
East	Agricultural / Farm	Private lands that are primarily forested with the exception of a small area in the center of

		the property that is a small field - likely used for grazing.
South	Unused	Commonly owned property that is forested and unused. The properties further south are also commonly owned and are used as a hay field and grazing. The landowner residence and barns are also found on these properties. The landowner has many cows he keeps and he would like to rotate them into the pit area once reclamation occurs to graze.
West	Agricultural / Farm	Private lands which contain a hay/ graze field. The area of the property immediately adjacent to the subject property are forested and unused for agriculture as they likely contain the gravel/ stony soils found in the proposed project area.

6. Proposal

Are you removing soil and placing fill in order to build a structure?	No
Has the ALC previously received an application or Notice of Intent for this proposal?	No

What is the purpose of the proposal?	Due to the need for high quality aggregate in the Quesnel, BC area (major project in the area), Spur Forestry Ltd. (operator) and Peter Coe (landowner) are applying for a Removal of Soil permit from the ALC. The parties are seeking a 10-year authorization that will be renewable upon successfully meeting ALC permit conditions. As provided in Figure 3 and 4, the proponents are proposing to mine 100,000m3 (200,000 tonnes) of aggregate over ten years from the previously disturbed area in the central portion of the property. The existing disturbance is the result of a permitted sand and gravel pit. While the permit is active, the pit is only authorized to sell already stockpiled material until proper ALC authorization is attained. ALC authorization will allow the lands to be brought into compliance

through approval and allow the ALC to dictate an agricultural end land use while holding an appropriate bond to accomplish reclamation goals. The lands are currently not used for agriculture due to topography, stoniness and nutrient deficient soils (see Appendix C: Site Photos).

The proponent is seeking ALC authorization to mine 2.72ha (Figure 3, light orange polygon) of an already disturbed area during the proposed 0-10-year ALC authorization. The lands are generally sloped northwest to southeast with the highest elevation of 785mASL in the 0-10-year authorization at the foot of a knoll in the west and the lowest point of 777mASL in the southeast. In the initial 10-year ALC authorization, the pit floor will be mined to 777mASL with 4:1 final reclamation slopes to the mine area boundaries. Parts of the mine area are already at final elevation. Processing and Stockpiling will occur within the authorized 2.72ha area and be comprised of excavation, crushing, screening, stockpiling, loading and hauling of material.

If a second ten-year authorization is offered by the ALC, mining will expand 0.24ha to the north of the already disturbed 0-10-year authorization area, mining the lands to a final elevation of 768mASL (10–20-year orange polygon). Mining during the second ten-year authorization will encompass all remaining already disturbed areas and as such, all previously disturbed areas will be reclaimed once this authorization is completed. Should a third ten-year term be offered mining will expand 0.27ha north of the 10–20-year authorization area, again mining to a plateau of 768mASL (20–30-year dark orange polygon). For all authorizations, 4:1 final reclamation slopes are utilized. The additional ten-year authorizations factor in 100,000 m3 extracted from Site with mining activities remaining the same as the initial authorization. Lands to the north of the proposed 20–30-year excavation area can be mined in Future authorizations, should they be approved by the ALC.

Final reclamation of the pit will take place as described in Section 4 of this report. Reclamation will be undertaken progressively as final grades, setbacks and slopes are achieved followed by soil placement, then seeding with a native grass seed mix to achieve a grazing end land use. The landowner will bring their cows from an adjacent property to graze. It is anticipated that no progressive reclamation will occur within the 0-10-year mine area as final base elevation will not yet be achieved. Progressive reclamation will take place during the 10-20-year authorization beginning in

	the south and moving north. It is anticipated that about 1.25ha of the 2.96ha 10-20-year authorization area will be reclaimed once the second authorization is completed. The crusher and screener will be systematically repositioned north as mining progresses, allowing the southern portions of the 10–20-year authorization area to be reclaimed. The project has been designed so that reclamation objectives are achievable upon the completion of each ten-year ALC authorization.
Removal of Soil Project Duration	10 year authorization is being sought for approval. Plans have been submitted for two subsequent authorizations however it is the expectation of the proponent that the ALC prefers to approve projects on a ten year timeframe and as such, future mining will be sought once the initial 10 year authorization is completed. At the current extraction rate, there are many years of reserves available onsite - the property is large.

Soil to be Removed

Volume	100000 m^3
Area	27200 m^2
Maximum Depth	8 m
Average Depth	4 m

Soil Already Removed

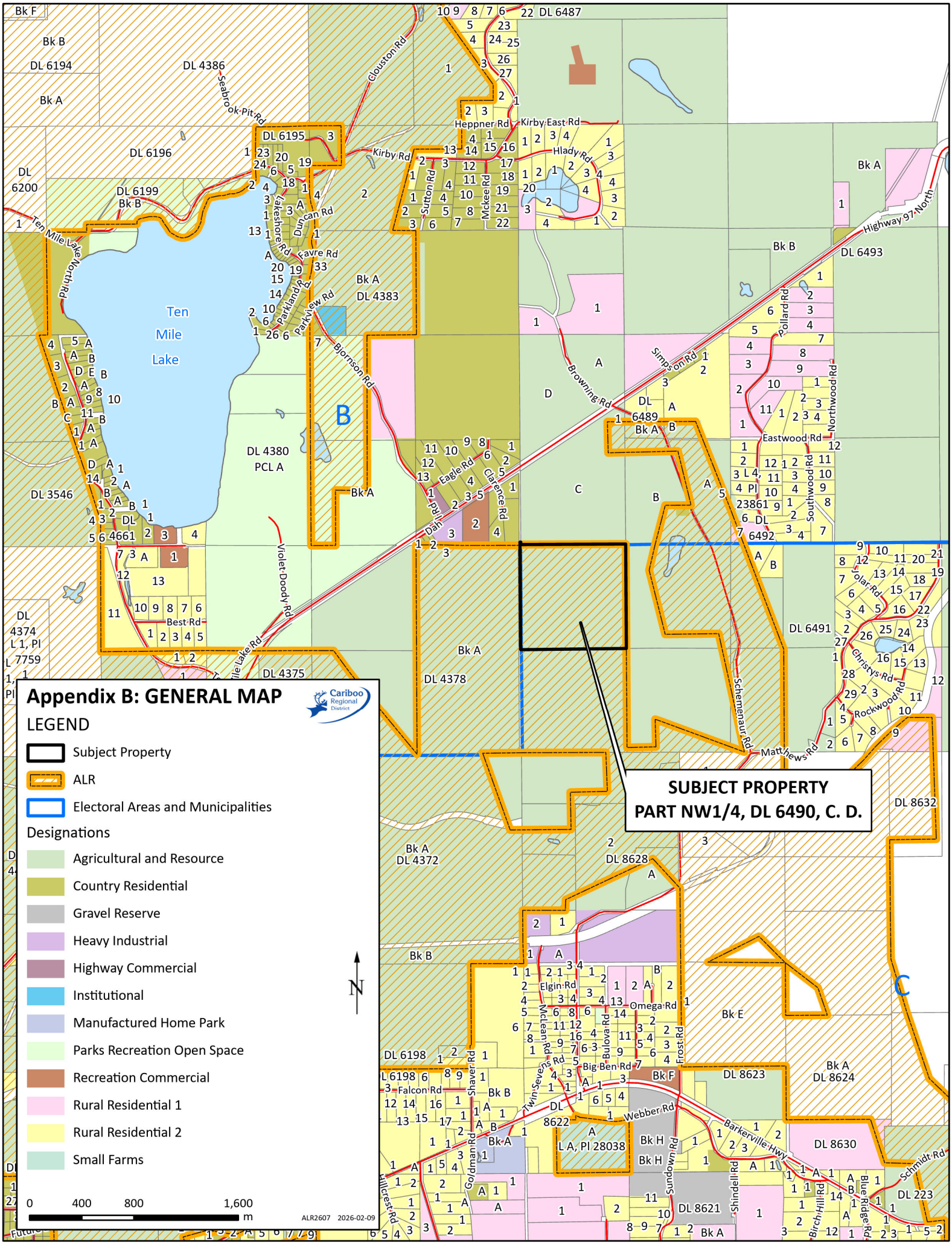
Volume	80000 m^3
Area	28400 m^2
Maximum Depth	5 m
Average Depth	3 m

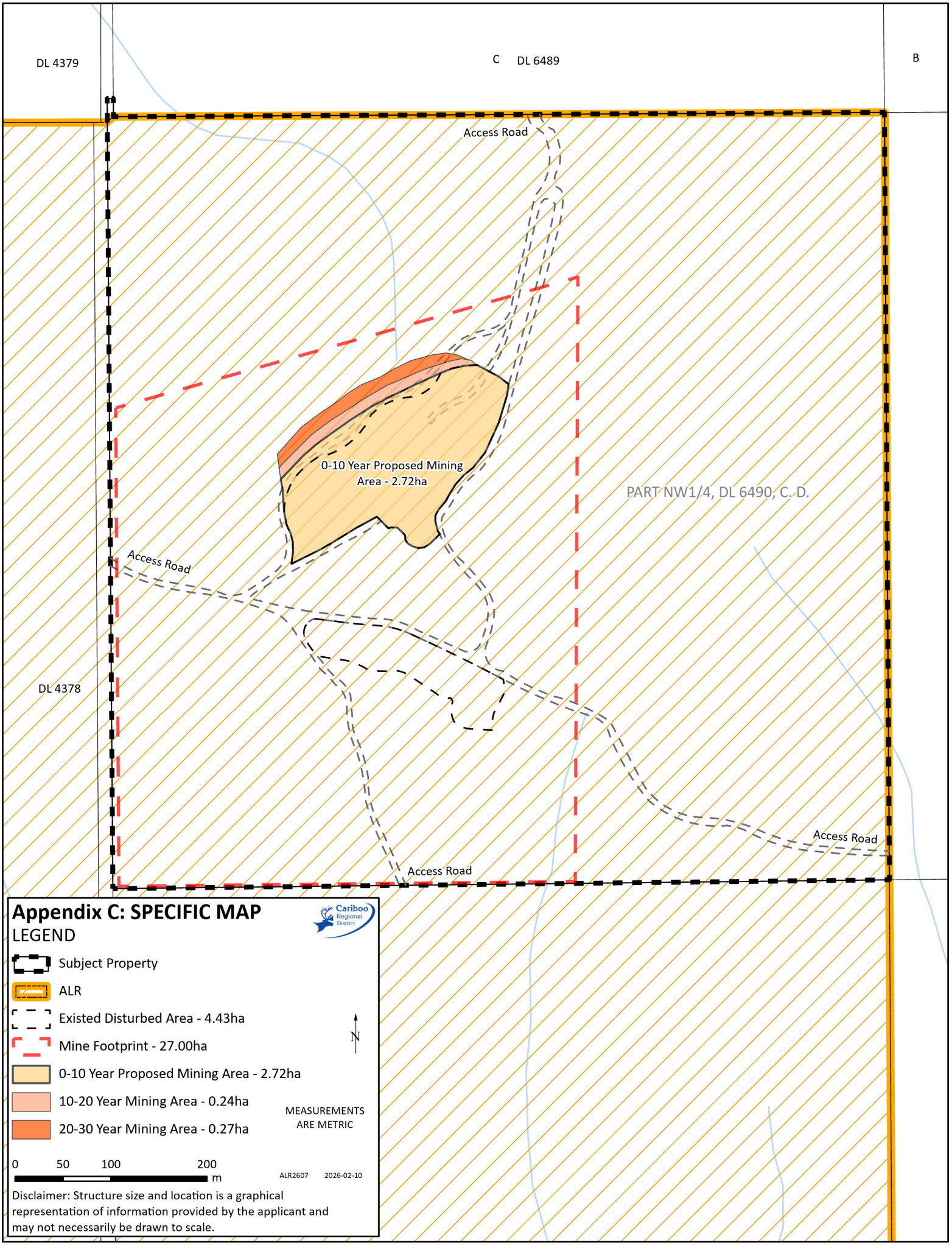
Describe the type of soil proposed to be removed.	Aggregate will mined to supply local projects, primarily producing road building and construction materials.

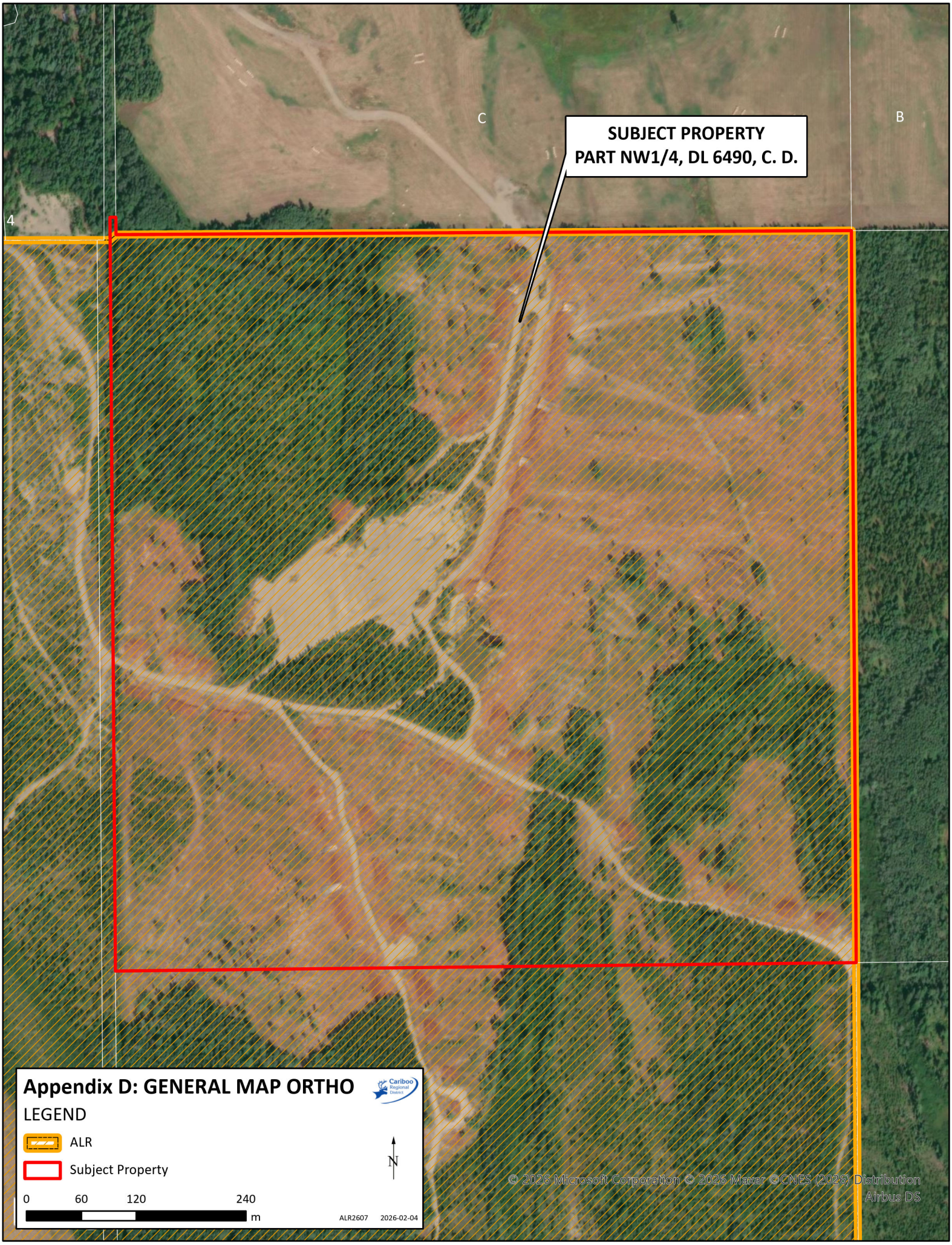
What steps will be taken to reduce impacts to surrounding agricultural land?	As it is projected to take multiple ten-year ALC authorization to achieve final reclamation grades, plateau margins are designed to ensure that phased reclamation will occur after each authorization is complete. The 0–10-year authorization plateau is planned to be at 777mASL with 4:1 final reclamation slopes to the to the 5-meter property boundary as described in the Final Reclamation Plan (Appendix B). The second plateau margin will be at 769mASL, the final base elevation. Further, an erosion and sediment control plan is described in the Agricultural Capability Assessment and Reclamation Plan attached. The area is remote with no immediate neighbours.
Proposal Map / Site Plan	Coe Pit ALC 0106.pdf
Cross Sections	Coe Pit ALC 0106.pdf
Reclamation Plan	Coe Pit Agricultural Capability Assessment and Reclamation Plan_Final.pdf

7. Optional Documents

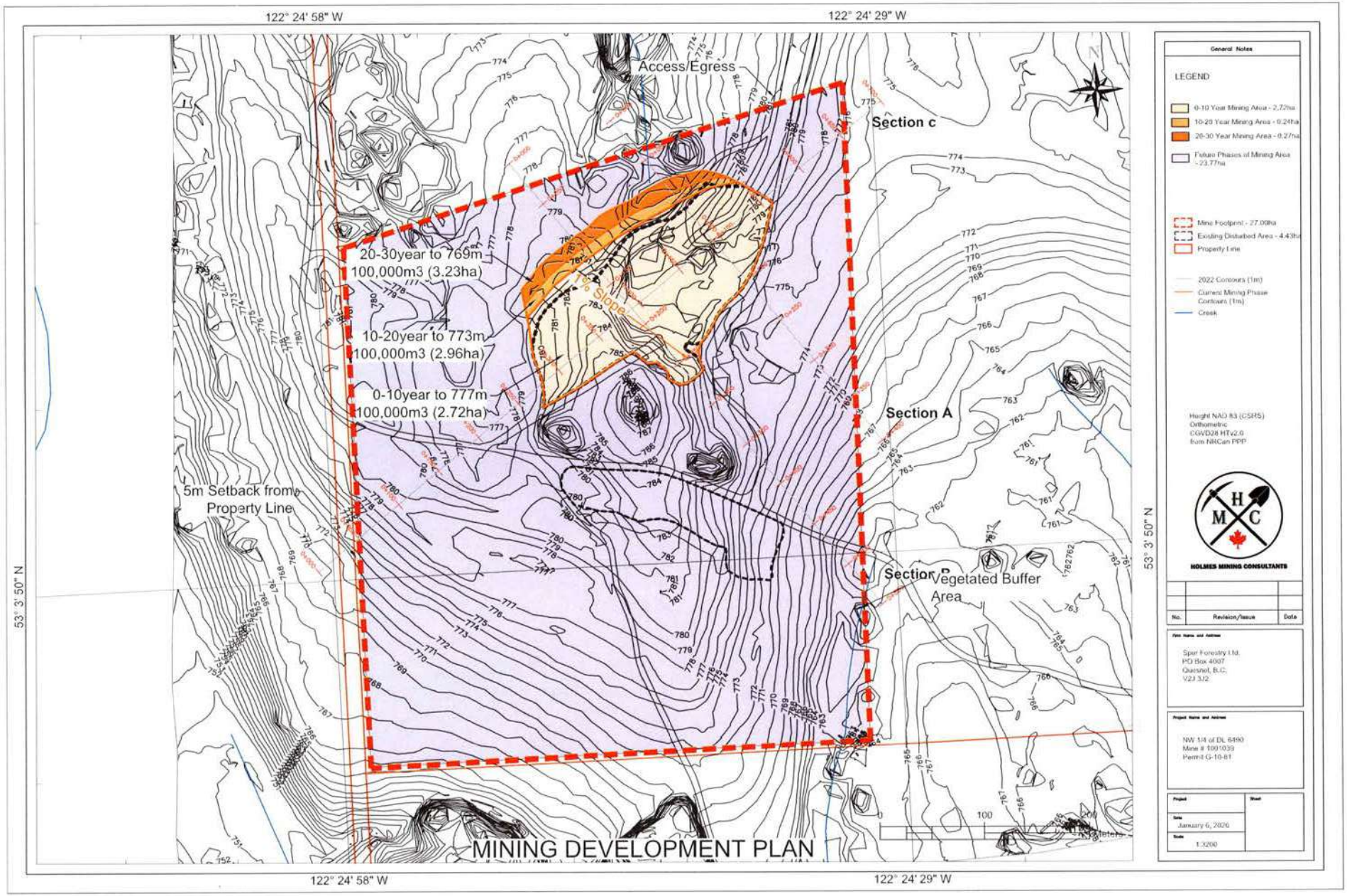
Type	Description	File Name
Other files that are related	Site Shapefiles	Coe Pit ALC shp.zip
Other files that are related	Area Maps	Coe Pit Area Map 0926.pdf
Photo of the Application Site	Soil Sampling Locations	Coe Pit ALC Sampling Locations.pdf
Professional Report	Soil Sampling Lab Results	Holmes Mining COE Report.pdf

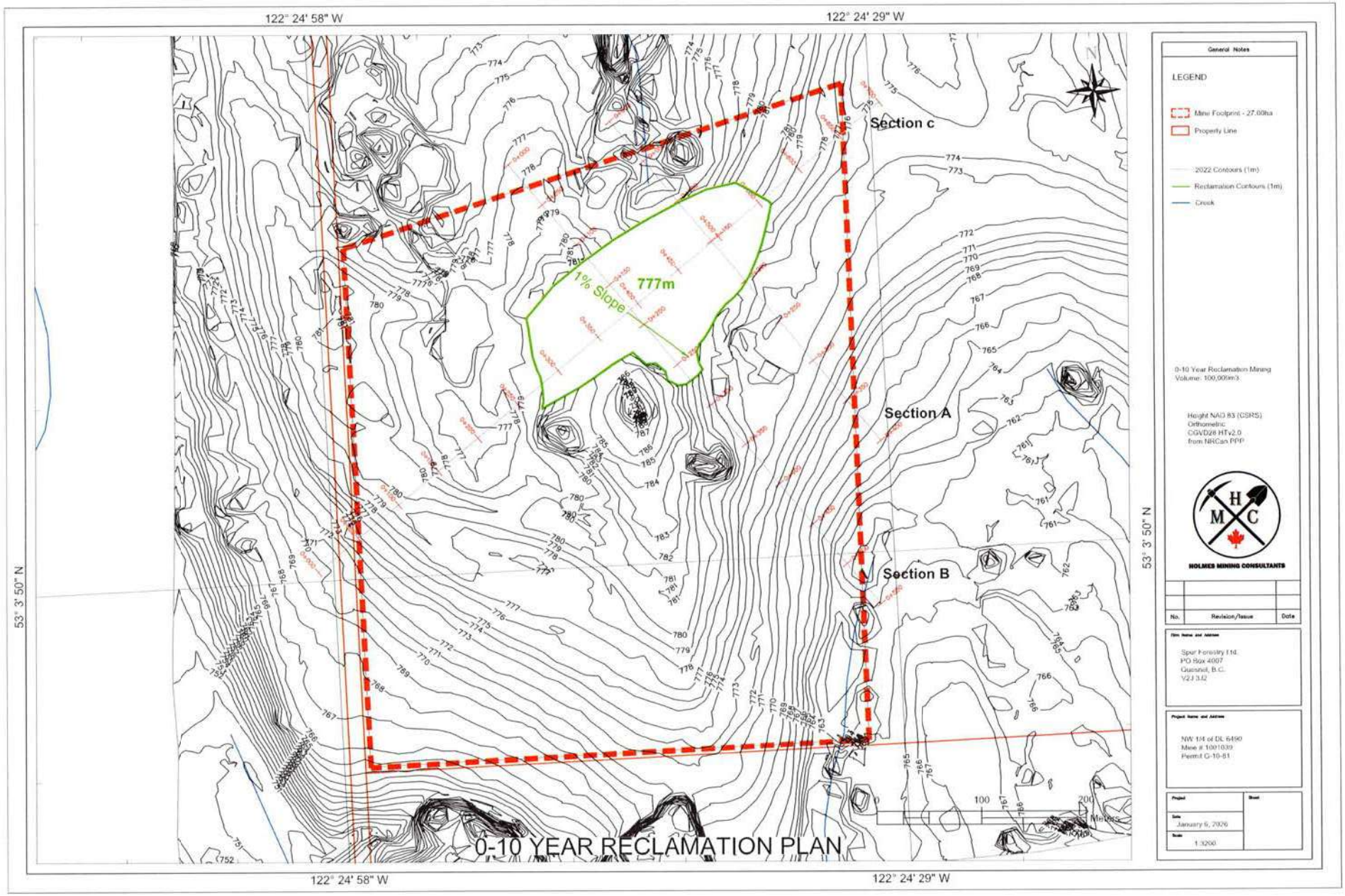

Appendix B: GENERAL MAP
LEGEND
Subject Property
ALR
Electoral Areas and Municipalities
Designations
Agricultural and Resource
Country Residential
Gravel Reserve
Heavy Industrial
Highway Commercial
Institutional
Manufactured Home Park
Parks Recreation Open Space
Recreation Commercial
Rural Residential 1
Rural Residential 2
Small Farms
0 400 800 1,600 m
ALR2607 2026-02-09
SUBJECT PROPERTY
PART NW1/4, DL 6490, C. D.
Ten Mile Lake
Highway 97 North
Kirby Rd
Heppner Rd
Kirby East Rd
Hlady Rd
Glouston Rd
Seabrook Pit Rd
Duncan Rd
Lakeshore Rd
Lavre Rd
Parkland Rd
Parkview Rd
Bjornson Rd
Sutton Rd
Mckee Rd
Browning Rd
Simpson Rd
Pollard Rd
Northwood Rd
Eastwood Rd
Southwood Rd
Eagle Rd
Clarence Rd
Violet Doody Rd
Best Rd
Schemenaur Rd
Matthews Rd
Christys Rd
Rockwood Rd
Jolar Rd
Elgin Rd
Omega Rd
Bulova Rd
Frost Rd
Big Ben Rd
Twin Sevens Rd
Webber Rd
Barkerville Hwy
Falcon Rd
Goldman Rd
Shaver Rd
Sundown Rd
Shindell Rd
Schmidt Rd
Blue Ridge Rd
Birch Hill Rd
Hillcrest Rd
DL 6487
DL 6195
DL 6196
DL 6200
DL 6199
DL 4386
DL 6194
DL 4380 PCL A
DL 3546
DL 4661
DL 4374 L 1, Pl L 7759
DL 4375
DL 4378
DL 4383
DL 6493
DL 6489
DL 6492
DL 6491
DL 8632
DL 8628
DL 4372
DL 6198
DL 8623
DL 8624
DL 8622
DL 8630
DL 8621
DL 223
L 6198
L A, Pl 28038
Bk A
Bk B
Bk E
Bk F
Bk H
B
C
N


DL 4379
C
DL 6489
B
Access Road
0-10 Year Proposed Mining Area - 2.72ha
PART NW1/4, DL 6490, C. D.
Access Road
DL 4378
Access Road
Access Road
Appendix C: SPECIFIC MAP
LEGEND
Cariboo Regional District
Subject Property
ALR
Existed Disturbed Area - 4.43ha
Mine Footprint - 27.00ha
0-10 Year Proposed Mining Area - 2.72ha
10-20 Year Mining Area - 0.24ha
20-30 Year Mining Area - 0.27ha
N
MEASUREMENTS ARE METRIC
0 50 100 200
m
ALR2607 2026-02-10
Disclaimer: Structure size and location is a graphical representation of information provided by the applicant and may not necessarily be drawn to scale.


SUBJECT PROPERTY
PART NW1/4, DL 6490, C. D.
C
B
4
Appendix D: GENERAL MAP ORTHO
LEGEND
ALR
Subject Property
N
0
60
120
240
m
ALR2607
2026-02-04
© 2026 Microsoft Corporation © 2026 Maxar ©CNES (2026) Distribution Airbus DS


122° 21' 7" W
53° 3' 50" N
Access/Egress
Section c
Section A
Section B
20-30year to 769m
100,000m3 (3.23ha)
10-20year to 773m
100,000m3 (2.96ha)
0-10year to 777m
100,000m3 (2.72ha)
7% Slope
5m Setback from
Property Line
Vegetated Buffer
Area
ORTHOPHOTO PLAN
General Notes
LEGEND
0-10 Year Mining Area - 2.72ha
10-20 Year Mining Area - 0.24ha
20-30 Year Mining Area - 0.27ha
Future Phases of Mining Area
- 23.77ha
Mine Footprint - 27.00ha
Existing Disturbed Area - 4.43ha
Property Line
2022 Contours (1m)
Current Mining Phase
Contours (1m)
Creek
Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
from NRCan PPP
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 8490
Mine # 1001039
Permit C-10-81
January 6, 2026
1:3200


122° 24' 58" W
122° 24' 29" W
53° 3' 50" N
Access/Egress
Section c
Section A
Section B
20-30year to 769m
100,000m3 (3.23ha)
10-20year to 773m
100,000m3 (2.96ha)
0-10year to 777m
100,000m3 (2.72ha)
5m Setback from
Property Line
Vegetated Buffer
Area
MINING DEVELOPMENT PLAN
General Notes
LEGEND
0-10 Year Mining Area - 2.72ha
10-20 Year Mining Area - 0.24ha
20-30 Year Mining Area - 0.27ha
Future Phases of Mining Area - 23.77ha
Mine Footprint - 27.00ha
Existing Disturbed Area - 4.43ha
Property Line
2022 Contours (1m)
Current Mining Phase Contours (1m)
Creek
Height NAD 83 (CSRS) Orthometric CGVD28 HTv2.0 from NRCan PPP
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spar Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit G-10-81
January 6, 2026
1:3200


122° 24' 58" W
122° 24' 29" W
53° 3' 50" N
Section c
Section A
Section B
777m
1% Slope
0-10 YEAR RECLAMATION PLAN
100
200
Metres
General Notes
LEGEND
Mine Footprint - 27.00ha
Property Line
2022 Contours (1m)
Reclamation Contours (1m)
Creek
0-10 Year Reclamation Mining Volume: 100,000m3
Height NAD 83 (CSRS) Orthometric CGVD28 HTv2.0 from NRCan PPP
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Gwinsell, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit C-10-81
January 5, 2026
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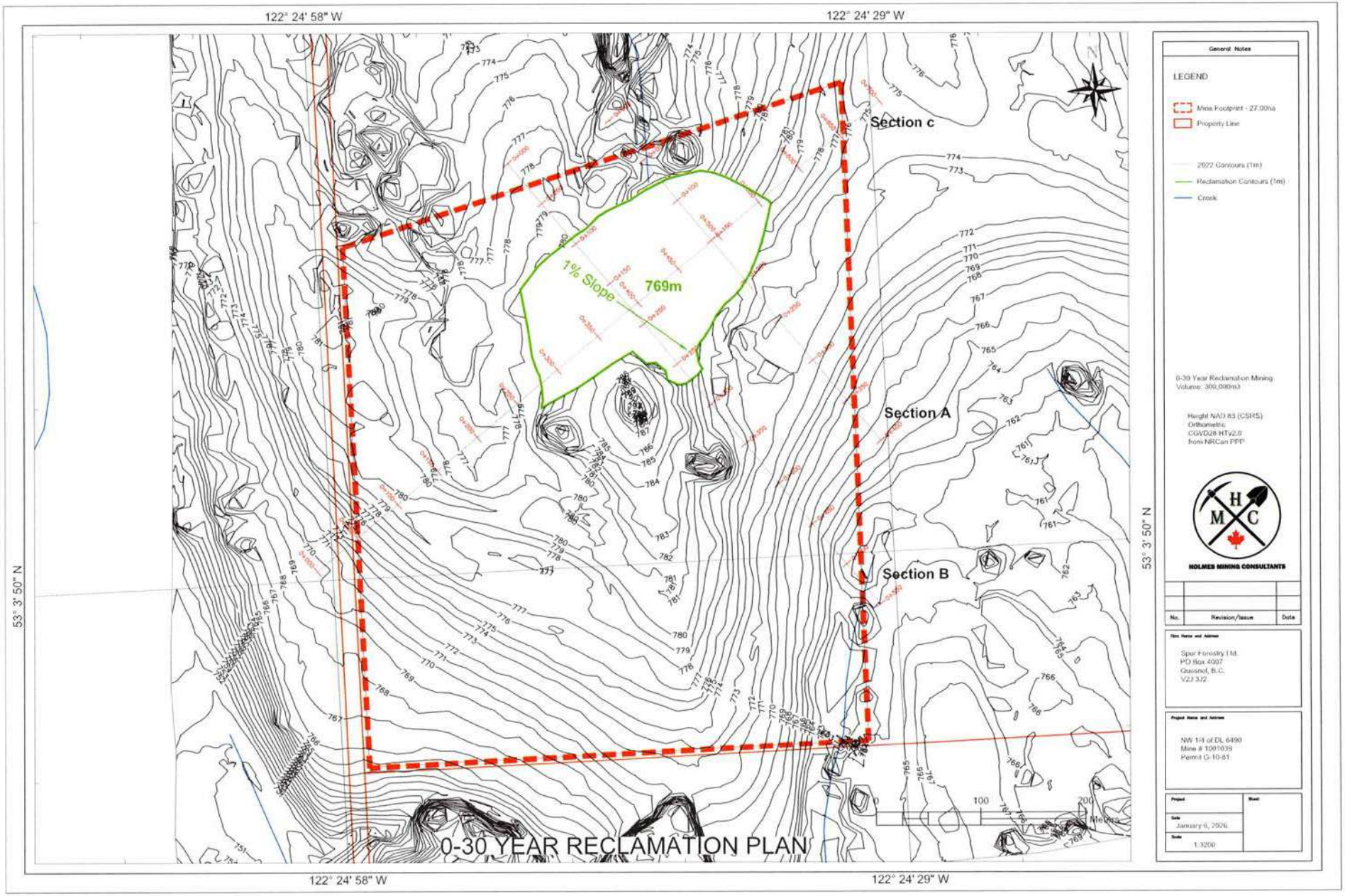
122° 24' 58" W
122° 24' 29" W
53° 3' 50" N
Section c
Section A
Section B
1% Slope
769m
0-30 YEAR RECLAMATION PLAN
General Notes
LEGEND
Mine Footprint - 27.00ha
Property Line
2022 Contours (1m)
Reclamation Contours (1m)
Creek
0-30 Year Reclamation Mining Volume: 300,000m3
Height NAD 83 (CSRS) Orthometric CGVD28 HTv2.0 from NRCan PPP
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit G-10-81
January 6, 2026
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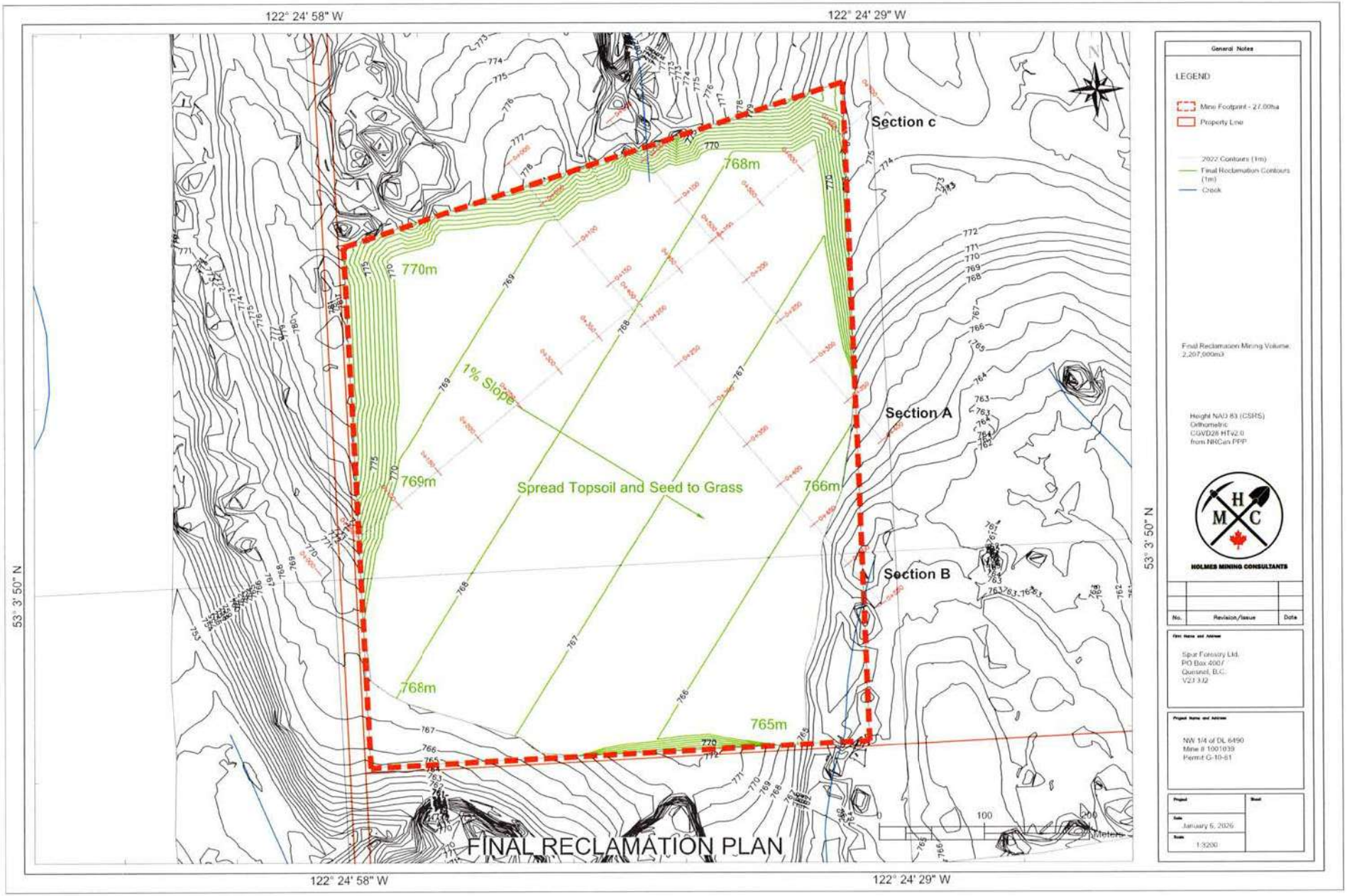
Meters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122° 24' 29" W
53° 3' 50" N
Section c
Section A
Section B
768m
770m
769m
766m
768m
765m
1% Slope
Spread Topsoil and Seed to Grass
FINAL RECLAMATION PLAN
100
General Notes
LEGEND
Mine Footprint - 27.00ha
Property Line
2022 Contours (1m)
Final Reclamation Contours (1m)
Creek
Final Reclamation Mining Volume: 2,207,000m3
Height NAD 83 (CSRS) Orthometric CGVD28 HTv2.0 from NRCan PPP
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit C-10-81
January 5, 2026
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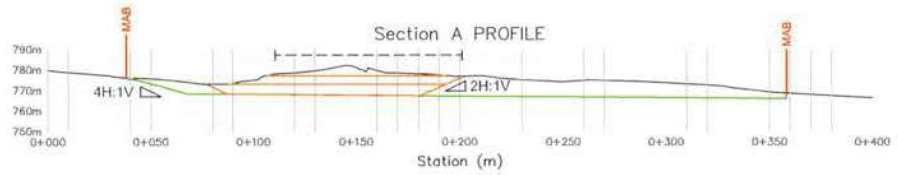
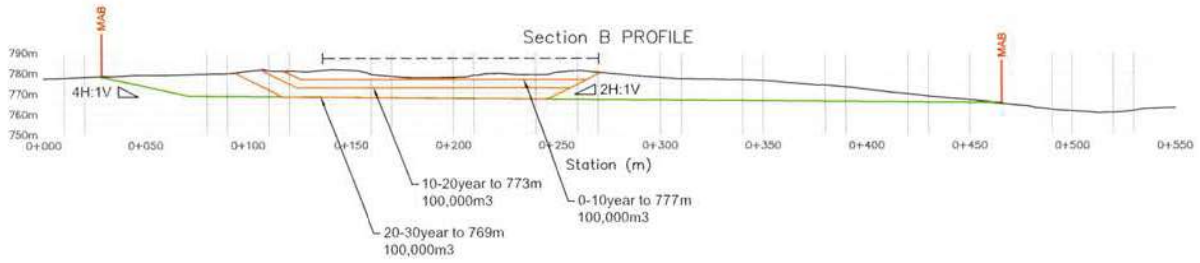
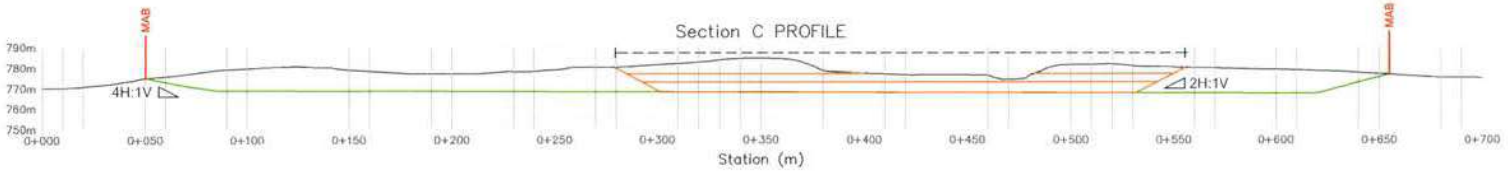






CROSS SECTIONS

General Notes

LEGEND

- Existing Ground Profile
- Current Mining Phase Profile
- Final Reclamation Ground Profile

SCALE 1:2300 H
1:2300 V

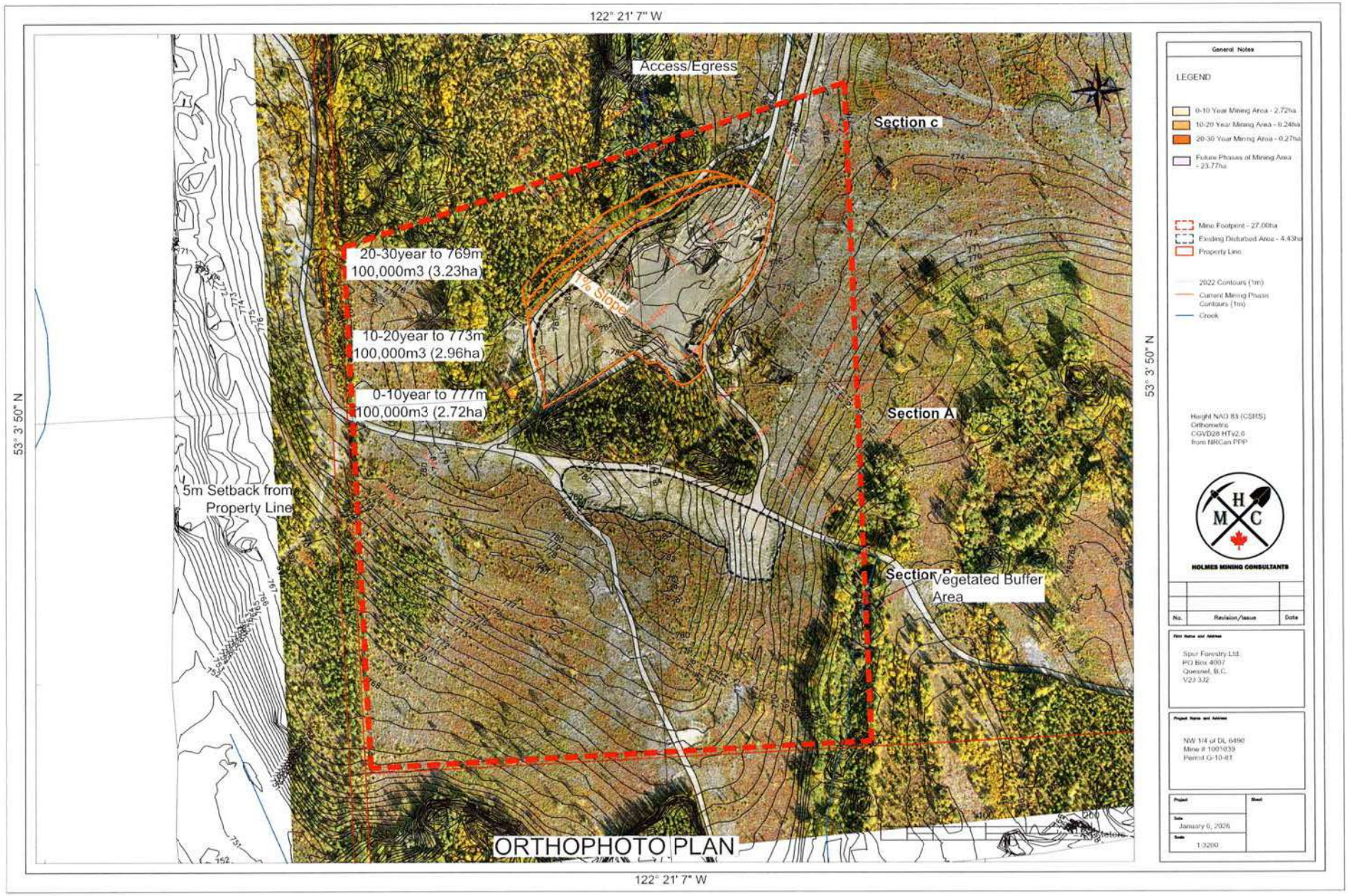
HOLMES MINING CONSULTANTS

No.	Revision/Issue	Date

Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2

NW 1/4 of DL 6490
Mine # 1001039
Permit G-10-81

January 6, 2026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100,000m3 (3.23ha)
1% Slope
10-20year to 773m
100,000m3 (2.96ha)
0-10year to 777m
100,000m3 (2.72ha)
Section A
5m Setback from
Property Line
Section B
Vegetated Buffer
Area
ORTHOPHOTO PLAN
122° 21' 7" W
53° 3' 50" N
General Notes
LEGEND
0-10 Year Mining Area - 2.72ha
10-20 Year Mining Area - 0.24ha
20-30 Year Mining Area - 0.27ha
Future Phases of Mining Area - 23.77ha
Mine Footprint - 27.00ha
Existing Disturbed Area - 4.43ha
Property Line
2022 Contours (1m)
Current Mining Phase Contours (1m)
Creek
Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
from NRCan PPP
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit C-10-61
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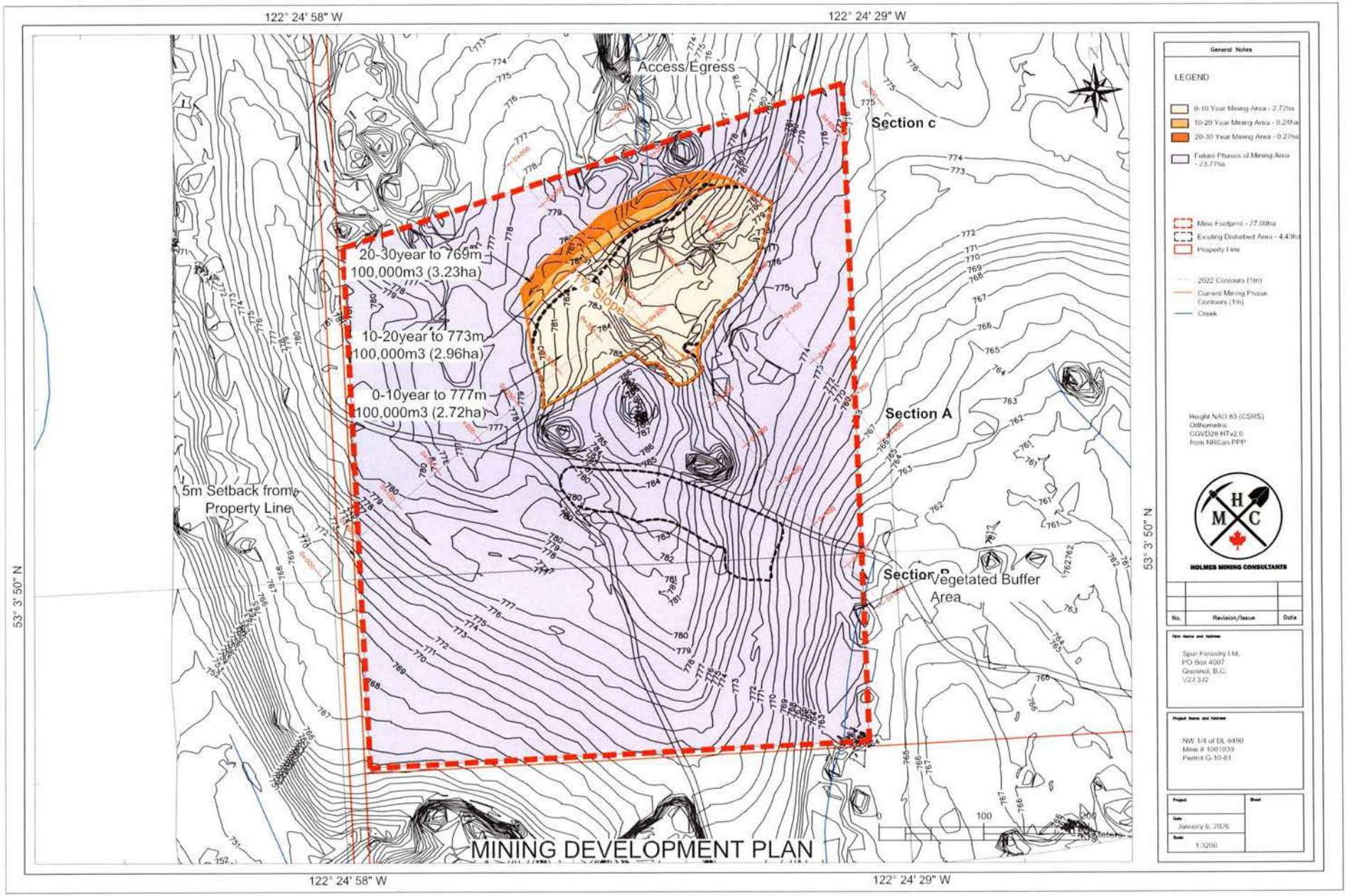
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122° 24' 29" W
53° 3' 50" N
Access/Egress
Section c
Section A
Section B
20-30year to 769m
100,000m3 (3.23ha)
10-20year to 773m
100,000m3 (2.96ha)
0-10year to 777m
100,000m3 (2.72ha)
5m Setback from
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Vegetated Buffer
Area
MINING DEVELOPMENT PLAN
General Notes
LEGEND
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20-30 Year Mining Area - 0.27ha
Future Phases of Mining Area - 23.77ha
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CGVD28 HTv2.0
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PO Box 4007
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NW 1/4 of DL 6490
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Permit G-10-61
January 6, 2026
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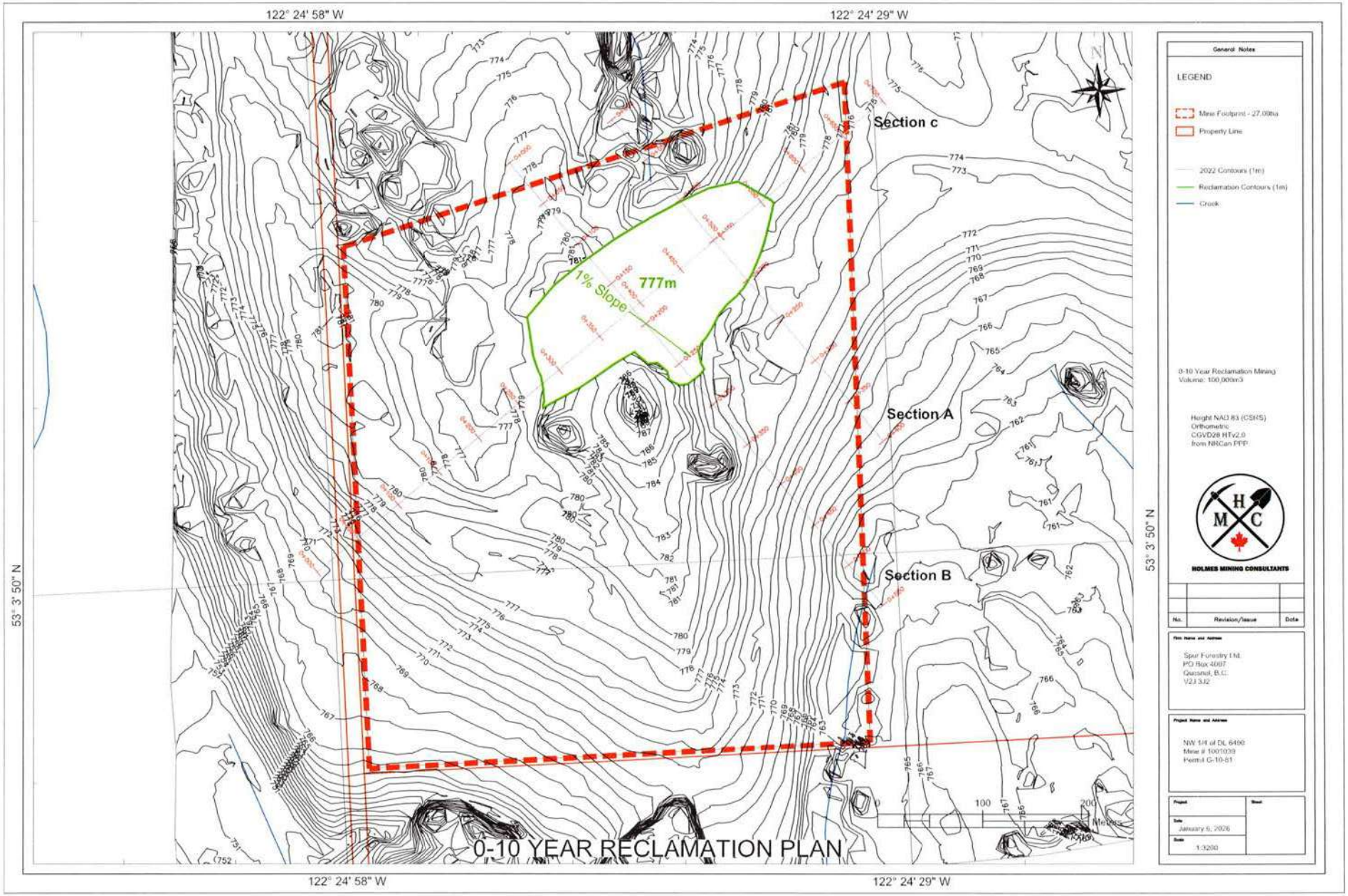
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Section c
Section A
Section B
777m
1% Slope
0-10 YEAR RECLAMATION PLAN
General Notes
LEGEND
Mine Footprint - 27.09ha
Property Line
2022 Contours (1m)
Reclamation Contours (1m)
Creek
0-10 Year Reclamation Mining Volume: 100,000m3
Height NAD 83 (CSRS) Orthometric CGVD28 HTv2.0 from NRCan PPP
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit G-10-61
January 6, 2026
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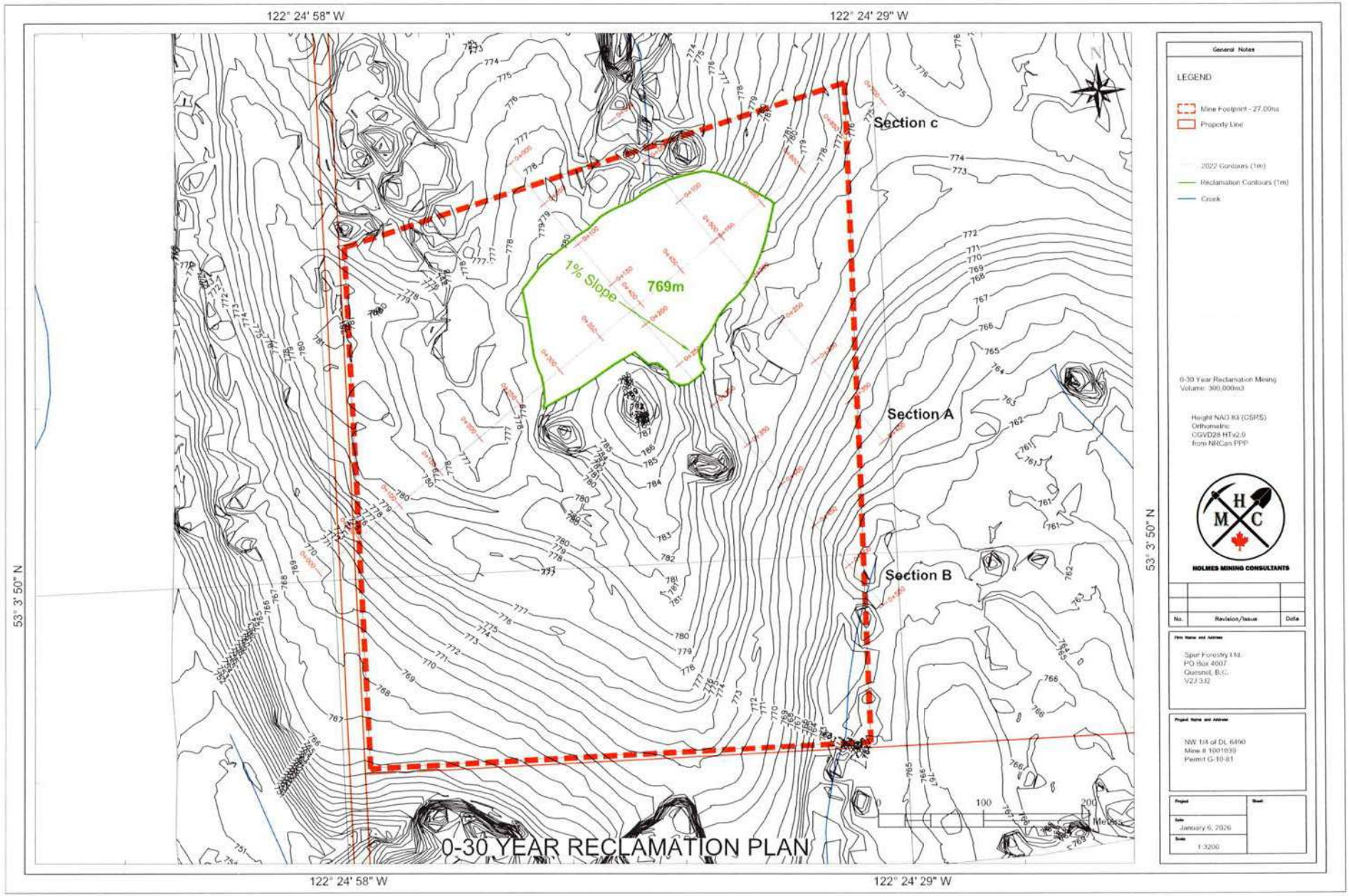
Metres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Section B
1% Slope
769m
0-30 YEAR RECLAMATION PLAN
0
100
200
Metres
General Notes
LEGEND
Mine Footprint - 27.00ha
Property Line
2022 Contours (1m)
Reclamation Contours (1m)
Creek
0-30 Year Reclamation Mining Volume: 300,000m3
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HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
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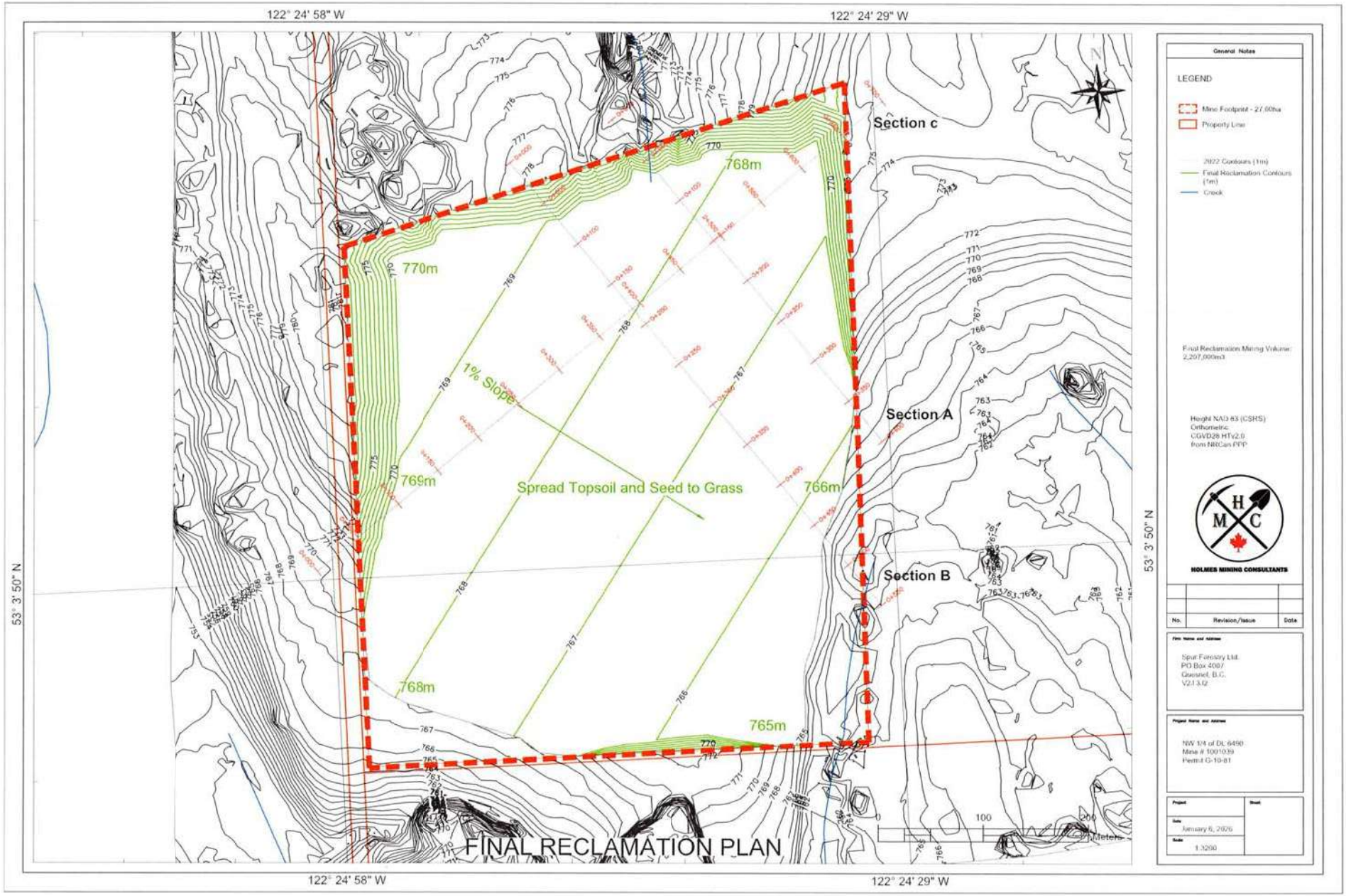
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Section c
768m
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Final Reclamation Contours (1m)
Creek
Final Reclamation Mining Volume: 2,207,000m3
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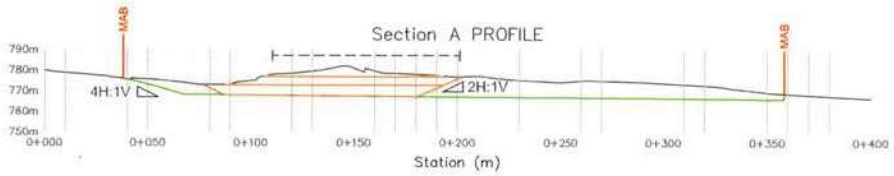

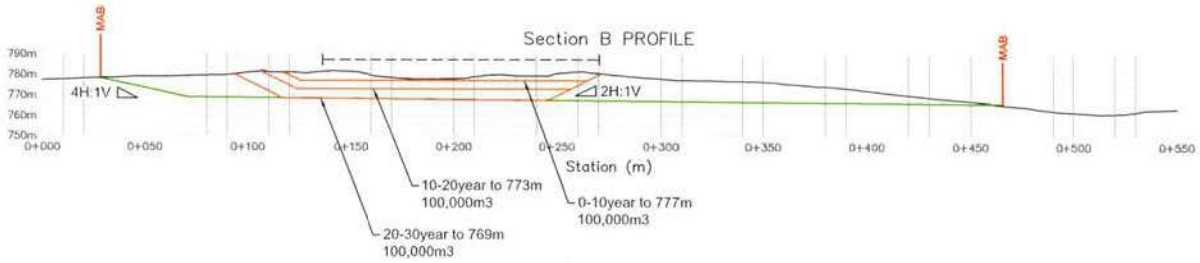

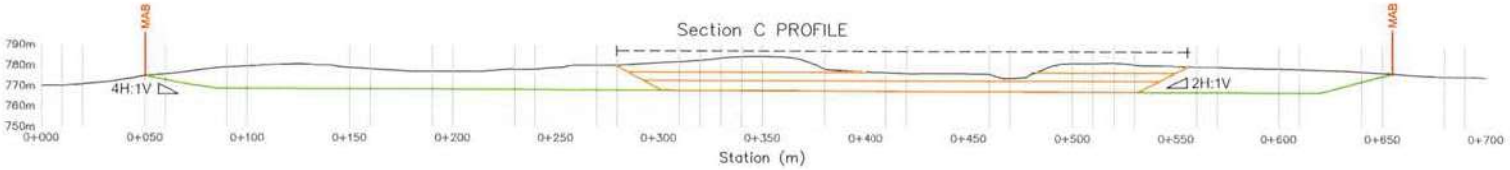

CROSS SECTIONS

General Notes

LEGEND

- Existing Ground Profile
- Current Mining Phase Profile
- Final Reclamation Ground Profile

SCALE 1:2300 H
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HOLMES MINING CONSULTANTS

No.	Revision/Issue	Date

Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2

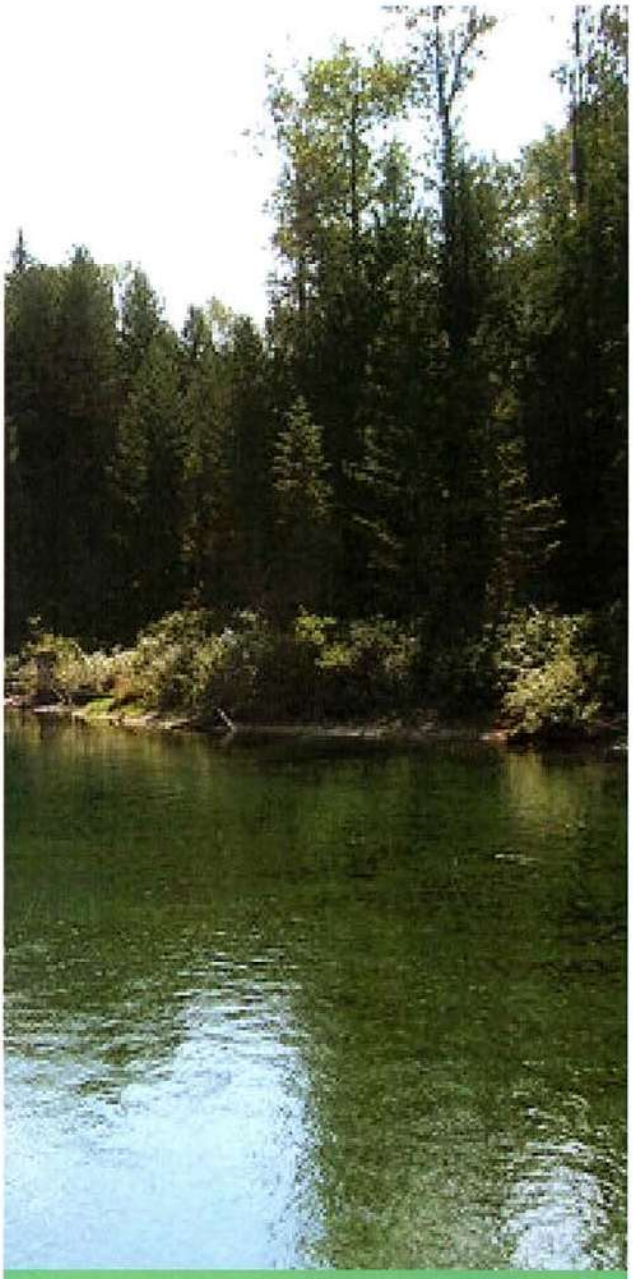
NW 1/4 of DL 6490
Mine # 1001039
Permit G-10-81

Project

Sheet

Date
January 6, 2026

Scale



Agriculture Capability Assessment and Reclamation Plan

Coe Pit

File# 106547
Mine No: 1001039
Permit: G-10-81

January 2026

Prepared By: Jason Koepke, BSc, MEL, CESCL
Reviewed by: Derek Holmes, BSc, PChem
Reviewed By: Julie Budgen, BSc, PAg, RPBio

HOLMES MINING CONSULTANTS

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HOLMES MINING CONSULTANTS

1.0 Introduction

Holmes Mining Consultants Ltd. (HMC) was retained by Spur Forestry Ltd. and Peter Coe to prepare this Agricultural Capability Assessment and Reclamation Plan (the "Plan") for the Coe Pit (the "Site"). The Site is located in the southern portion of the Caribou Regional District (RDOS), Electoral Area C (Bowron Lake/ Barlow Creek/ Barkerville), north of Quesnel, British Columbia (BC). The land parcel (the "Property") that the Site is located on is registered with the Property Identification Number (PIN) 017-540-496, addressed as Quesnel Rural – 05795.050. Peter Coe owns the property and currently leases the land to Spur Forestry Ltd., who operates the Coe Pit to supply construction aggregate to local projects, including supplying aggregate for construction and road building.

The Coe Pit was originally permitted by the Ministry of Mining and Critical Minerals (MMCM) in February 2000 under Permit No. G-10-81, Mine No. 1001039. The permit authorized 20,000m^3 of sand and gravel extraction annually on parcel PID 017-540-496 until September 2022. Despite the lands being located within the BC Agricultural Land Reserve (ALR; See Appendix A), Agricultural Land Commission permission to operate a sand and gravel pit within the ALR was not required at the time. As such, no ALC authorization was attained. In 2022, in advance of a Mines Act Permit amendment, Holmes Mining Consultants Ltd. was retained to prepare and submit a mines act permit amendment to continue mining the area. During the preparation of the Notice of Work (NOW) for the Project it was noted that the Coe Pit is located within the BC ALR (see Appendix A). Due to the 2019 Ministry of Mining and Critical Minerals and Agricultural Land Commission Memorandum of Understanding regarding aggregate extraction on ALR designated lands, an ALC Soil Removal permit and a Ministry of Mines and Critical Minerals permit are required for the continued operation of the Coe pit. A Notice of Work (NOW) for the Project was submitted to Front Counter BC Natural Resource Online Services in 2023 by Holmes Mining Consultants Ltd. The NOW application included a mine development plan and engineered design of the pit. This Plan is intended to ensure the property owner, Peter Coe, complies with ALC Policy P-10 and (ALC 2017) and P-13 (ALC 2021).

To inform a soil capability assessment, a Site investigation was completed by Holmes Mining Consultants Ltd. on August 20, 2025. During the Site visit, a vegetation survey and soil sampling program were completed. The soil sampling program included advancing five test pits and collecting six representative soil samples which were analyzed at a Terra Link laboratory, analyzed for nutrients and agricultural capability. The results of the site assessment and soil analyses are summarized in Section 3 of this report. Site photographs are available in Appendix C, and detailed results of the soil survey and lab analysis are available in Appendix D. Up to this point in time limited agriculture has been possible due to lack of nutrients and stoniness – See Section 1.2 for additional information.

Relevant documents related to the operation and reclamation of the Site, which are referenced in the preparation of this Plan include:

- Notice of Work (NOW), submitted to the Ministry of Mining and Critical Minerals (MMCM) via Front Counter BC by Holmes Mining Consultants Ltd. on January 27, 2023 (Holmes Mining Consultants Ltd., 2023).
- Mine Development Plan for the Coe Pit, January 3, 2023 (Holmes Mining Consultants, 2023; Appendix B).
- Mines Act Permit: G-10-81, Mine No. 1001039 – Coe Pit - Ministry of Mining and Critical Minerals Issued on September 8, 2022.

1.1 Site Location and Description

The Property, which is square in nature, is located approximately 10 km north of Quesnel, BC, at an unaddressed location along Highway 97; see Figure 1. The legal description of the Site is PART NW1/4, DISTRICT LOT 6490, CARIBOO LAND DISTRICT, PID: 017-540-496. The latitude and longitude for the Site are 53.064900 and -122.411500, respectively. The Site, including proposed development and area to be reclaimed are shown in Appendix B.

The project is proposed on a 27.00ha portion of a 64.75ha private property within the Caribou Regional District (CRD), Electoral Area C (Bowron Lake/ Barlow Creek/ Barkerville). The entire property is in the ALR. A permitted sand and gravel pit has disturbed 4.43ha of land in the center of the parcel. The project is remote with few neighbours.

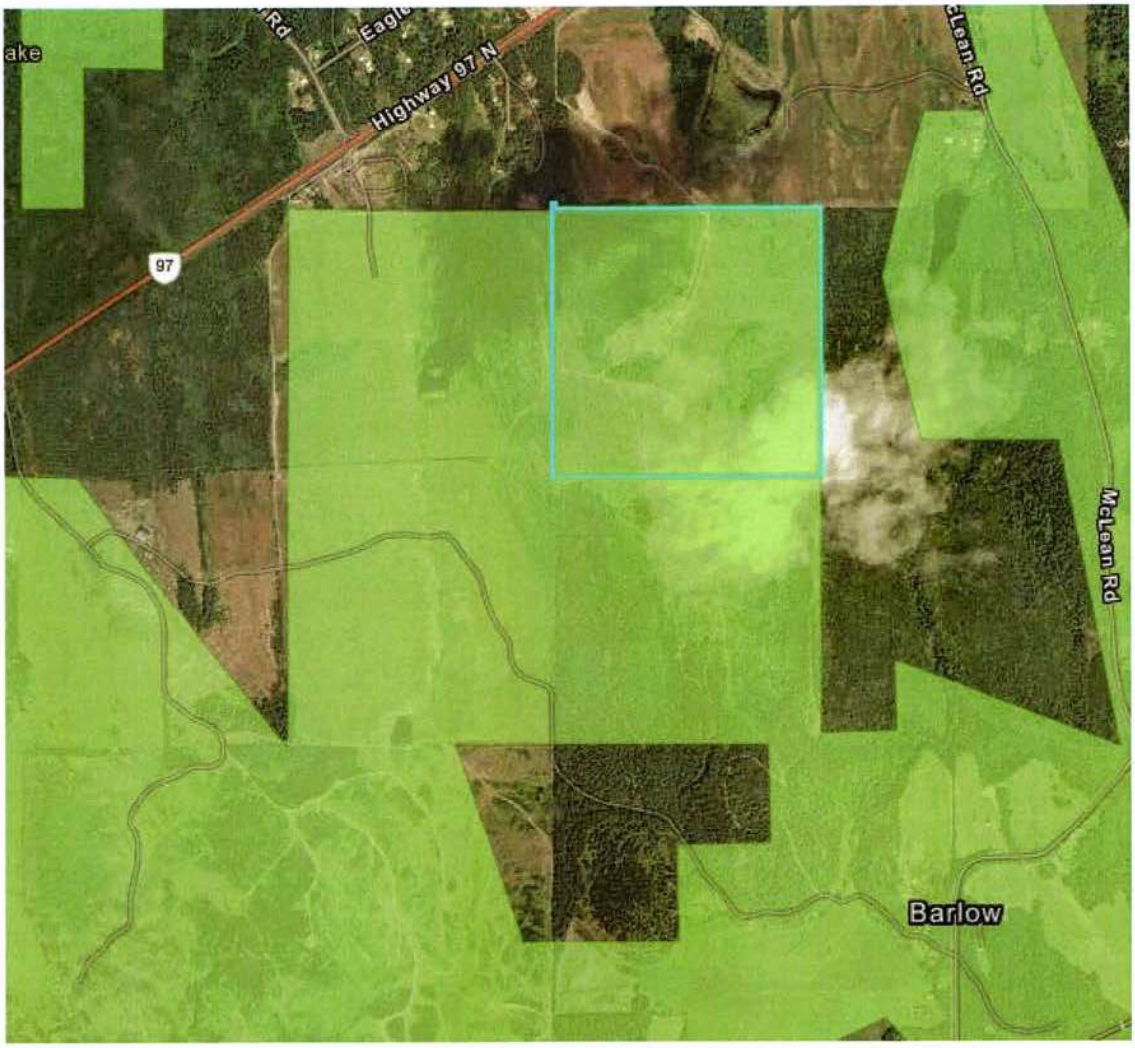

Figure 1: Agricultural Land Reserve Map

1.2 Background

The Coe Pit was permitted by the Ministry of Mining and Critical Minerals (MMCM) in February 2000 under Permit No. G-10-81, Mine No. 1001039. ALC authorization was not attained at the time as it was not required by the Ministry of Mines. Terry Givens was the permittee and operator with permission to mine the land from the landowner, Peter Coe. The original mines permit authorized the extraction of 20,000m^3 of sand and gravel annually until 2020 and approved the following activities: excavation, crushing, screening, stockpiling and hauling of material.

At the permit authorization end date in 2020, Terry Givens began the mines permit amendment process with the Ministry of Mines and Critical Minerals. At this time, it was discovered that the pit was within the ALR and as such, would require a Soil Removal Permit per the 2019 MOU between the Ministry of Mines and the ALC. Mr. Givens did not want to go through the ALC permitting process and offered the pit to the

landowner in its given state. In September 2021 the mines permit was transferred to Peter Coe and in 2022 a new mines permit was issued for the Site only authorizing the sale of stockpiled material. This permit is valid from September 2022 to September 2027.

In 2022, Holmes Mining Consultants Ltd. were retained by Peter Coe to compile and submit a Notice of Work (NoW) Application to the Ministry of Mining and Critical Minerals to extend the authorization end date of the pit. As the property directly to the north of the original pit is commonly owned, outside of the ALR and seemingly contained the same soil structure, the NoW was updated to move the Coe Pit from PID: 017-540-496 (within the ALR) to PID: 023-533-640 (outside of the ALR). The NoW was approved by the Ministry of Mining and Critical Minerals in March of 2024 and is valid until March 2044. The updated permit allowed 5,000 tonnes of sand and gravel to be extracted from the new area annually. In addition, the permittee was updated to Spur Forestry Ltd., a company owned by the landowner. Unfortunately, sand and gravel in the new mine area is poor in quality due to high silt levels. As such, the new pit has been inactive for over a year with little disturbance having taken place. The landowner and permittee are proposing to mine the originally permitted mine area and as such, are submitting a Soil Removal Application to the ALC for consideration.

The land has not been used for agricultural purposes throughout the known history of the property. Most of the property was logged several years ago with small shrubs and grasses regenerating. Logging was conducted under a private timber mark and was completed by Spur Forestry Ltd. The landowner farms hay on a property directly to the south of the proposed pit property. He also has a herd of cattle that grazes the lands surrounding the hay fields.

1.3 Project Description

Due to the need for high quality aggregate in the Quesnel, BC area, Spur Forestry Ltd. (operator) and Peter Coe (landowner) are applying for a Removal of Soil permit from the ALC. The parties are seeking a 10-year authorization that will be renewable upon successfully meeting ALC permit conditions. As provided in Figure 3 and 4, the proponents are proposing to mine 100,000m^3 (200,000 tonnes) of aggregate over ten years from the previously disturbed area in the central portion of the property. The existing disturbance is the result of a permitted sand and gravel pit. While the permit is active, the pit is only authorized to sell already stockpiled material until proper ALC authorization is attained. ALC authorization will allow the lands to be brought into compliance through approval and allow the ALC to dictate an agricultural end land use while holding an appropriate bond to accomplish reclamation goals. The lands are currently not used for agriculture due to topography, stoniness and nutrient deficient soils (see Appendix C: Site Photos).

The proponent is seeking ALC authorization to mine 2.72ha (Figure 3, light orange polygon) of an already disturbed area during the proposed 0-10-year ALC authorization. The lands are generally sloped northwest to southeast with the highest elevation of 785mASL in the 0-10-year authorization at the foot of a knoll in the west and the lowest point of 777mASL in the southeast. In the initial 10-year ALC authorization, the pit floor will be mined to 777mASL with 4:1 final reclamation slopes to the mine area boundaries. Parts of the mine area are

already at final elevation. Processing and Stockpiling will occur within the authorized 2.72ha area and be comprised of excavation, crushing, screening, stockpiling, loading and hauling of material.

If a second ten-year authorization is offered by the ALC, mining will expand 0.24ha to the north of the already disturbed 0-10-year authorization area, mining the lands to a final elevation of 768mASL (10–20-year orange polygon). Mining during the second ten-year authorization will encompass all remaining already disturbed areas and as such, all previously disturbed areas will be reclaimed once this authorization is completed. Should a third ten-year term be offered mining will expand 0.27ha north of the 10–20-year authorization area, again mining to a plateau of 768mASL (20–30-year dark orange polygon). For all authorizations, 4:1 final reclamation slopes are utilized. The additional ten-year authorizations factor in 100,000 m^3 extracted from Site with mining activities remaining the same as the initial authorization. Lands to the north of the proposed 20–30-year excavation area can be mined in Future authorizations, should they be approved by the ALC.

Final reclamation of the pit will take place as described in Section 4 of this report. Reclamation will be undertaken progressively as final grades, setbacks and slopes are achieved followed by soil placement, then seeding with a native grass seed mix to achieve a grazing end land use. The landowner will bring their cows from an adjacent property to graze. It is anticipated that no progressive reclamation will occur within the 0-10-year mine area as final base elevation will not yet be achieved. Progressive reclamation will take place during the 10-20-year authorization beginning in the south and moving north. It is anticipated that about 1.25ha of the 2.96ha 10-20-year authorization area will be reclaimed once the second authorization is completed. The crusher and screener will be systematically repositioned north as mining progresses, allowing the southern portions of the 10–20-year authorization area to be reclaimed. The project has been designed so that reclamation objectives are achievable upon the completion of each ten-year ALC authorization.

Operations at the Coe Pit are intermittent to supply aggregate to local construction projects. There is significant resource development in the Quesnel area which the Coe Pit is ideally situated. Site access is direct from Highway 97 and an internal access road. As Highway 97 is the main access from Quesnel to Prince George the access road network is maintained through all weather and conditions. This is small-scale pit with reserves of approximately 2,207,000m^3. The average annual production rate at the Coe Pit will be 10,000m^3 per year and 100,000m^3 over a 10-year period.

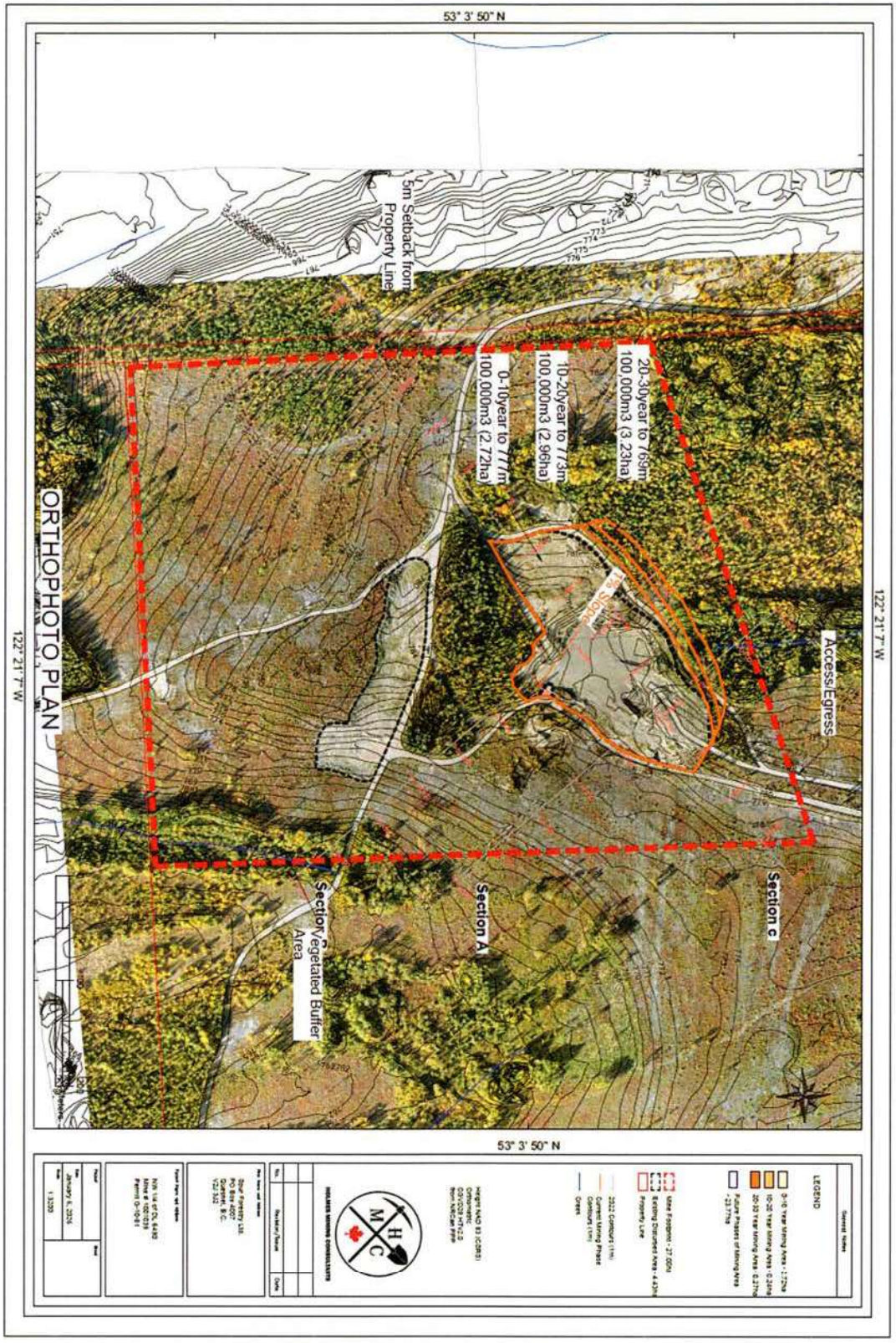

Figure 2: Proposed Pit Area Orthophoto

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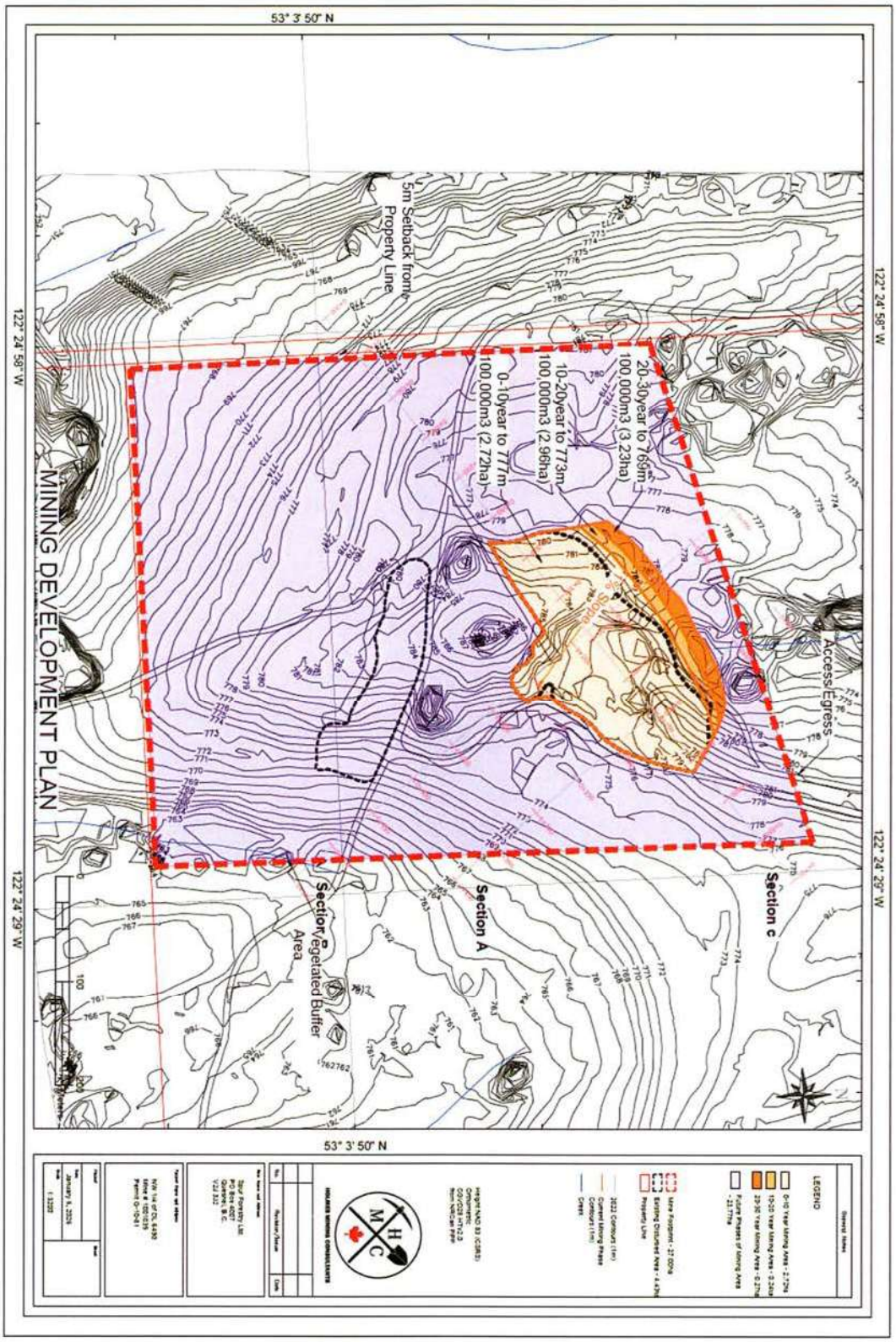

Figure 3: Mining Development Plan

1.3.1 Access Route

From the intersection of Highway 97 and Highway 26 just north of Quesnel, travel north on Highway 97 for 9.2 kilometers and the entrance to the property is on your right. After exiting the highway keep right and travel along the gravel driveway for 1.3 kilometers and you will arrive at the pit.

Figure 4: Location Map

2.0 Land Use Inventory

The project is within the Caribou Regional District (CRD) in Electoral Area C (Bowron Lake/ Barlow Creek/ Barkerville). The Quesnel Fringe Area Official Community Plan – Bylaw 4844 and the Quesnel Fringe Area Zoning Bylaw 3504 govern the area and designate the property as Resource/ Agricultural (RA 1). Resource/ Agricultural lands are permitted for a singular residence as well as the following non-residential uses: a community facility, airstrip, public use including public utility buildings, parks, a home occupation or home industry ancillary, refuse disposal site, farm retail sails, processing of farm products, sawmill and **the extraction of raw materials from the land, including crushing and screening activities.**

The property where the proposed project is situated has been previously logged and is regenerating with shrubs and grasses present. The lands to the north and south of the project are commonly owned. The property to the north has been cleared and has been periodically been used for grazing by the landowner's cattle. Lands to the south of the property include a hay farm, barns for cattle and grazing. The property where the project is to be located is poor grazeland due to stoniness and topography. As such, the

landowner has used the more productive lands to the north and south of the project for cattle to this point in time. The properties to the east are private land which have been logged. They are currently comprised of regenerating forest. The property directly to the west of the proposed Site is a mix of forest and agriculture (grazing). The ALR extends south and west from the Site with lands to the north and east excluded from the ALR. There are portions of properties to the west that are included in the ALR. Agricultural capability is likely limited in the area due to topography, soil nutrient levels and a short growing season.

Figure 5: Land Use on Properties Surrounding the Site

3.0 Land Use Designation

A Site assessment was conducted on August 20, 2025. During the survey, a Holmes Mining Consultants Ltd. Qualified Professional assessed existing conditions (i.e., soil and vegetation) on the lands. The detailed soil survey included the collection of representative soil samples for each terrain type, followed by analysis at a Terra Link laboratory (Section 3.2). In preparation for the Site assessment, a desktop review of soil types and vegetation conditions at the Site was completed (Section 3.1).

3.1 Desktop Review

A desktop review was undertaken utilizing publicly available soils and vegetation information as well as

data obtained by Holmes Mining Consultants Ltd. The following data was available for the pit:

- Publicly available imagery, including Google Earth imagery (2011 to 2025);
- Detailed drone imagery, collected by Holmes Mining Consultants Ltd. (HMC, 2025)
- iMapBC (Province of BC, 2025);
- Soil Information Finder Tool (SIFT; Province of British Columbia 2025).

3.1.1 Soil

The property lies in Central British Columbia on the Interior Plateau. The lands are characterized by a cool continental climate, boreal-transition forests, and a landscape defined by the Fraser River and numerous lakes and wetlands. Rock in the area is from the Mesozoic Era, Triassic to Jurassic Period (iMap BC, 2025). It is part of the Nicola Group and described as volcaniclastic rock (iMap BC, 2025). The Stratigraphic Unit is uTRJNvc (iMap BC, 2025).

According to the BC Soil Information Finder Tool, Site is home to Deserters (60%), Roaring (25%) and Gunniza (15%) soils (SIFT, 2025). Roaring soils were found most prevalently onsite. Roaring soils are classified as a Eluviated Dystric Brunisol (SIFT, 2025). Soils were formed by glaciofluvial mechanisms and are in native condition (undisturbed by agriculture) (SIFT, 2025). The water table is not present in the soil at any time and while roots are unrestricted in any layer (SIFT, 2025). Water is removed from the soil rapidly in relation to supply (SIFT, 2025). Excess water flows downward if underlying material is pervious (SIFT, 2025). Subsurface flow may occur on steep gradients during heavy rainfall (SIFT, 2025). Soils have low available water storage capacity (2.5-4 cm) within the control section, and are usually coarse textured, or shallow, or both (SIFT, 2025). Water source is precipitation.

The BC SIFT tool was also used to investigate the agricultural capability of the Site with the area determined to be primarily Class 5TP. According to the Agricultural Capability Classification in BC (2024) *"Land in Class 5 is generally limited to the production of perennial crops or other specially adapted crops. Productivity of these suited crops may be high. Class 5 lands can be cultivated and some may be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions."* The subclass "T" indicates the land is subject to topography limitations while the subclass "P" suggests stoniness is a limitation to crop production. Lands surrounding the project are also designated Class 5TP.

3.1.2 Vegetation

The Site is located within the Dry Warm subzone (dw1) of the Sub-boreal Spruce Biogeoclimatic zone (Province of BC, 2023). This subzone occurs between the elevations of 750 m to 1100 m and consists of forest cover dominated by lodgepole pine (Pinus contorta var. latifolia), interior Douglas-fir (*Pseudotsuga menziesii*) and hybrid white spruce (*Picea glauca x engelmannii*) with pine and fir dominating on drier sites and spruce on wetter sites (Steen and Demarcho, 2021). Subalpine fir (*Abies lasiocarpa*) occurs at higher elevations of this subzone and black spruce (*Picea mariana*) is present in wetland areas (Steen and Demarcho, 2021). Deciduous tree species present may include trembling aspen (*Populus tremuloides*) and paper birch (*Betula papyrifera)* (Delong et al, 1993).

Much of the mature vegetation onsite was removed when the Site was logged several years ago. There is a stand of trees located to the north of the proposed 0-10-year mine area and a stand of trees in the middle of the mine area to the south of the 0-10-year mine area. Tree species include Trembling Aspen (*Populus tremuloides*), Lodgepole Pine (*Pinus contorta* subsp. *Latifolia*) and a small amount of hybrid White Spruce (*Picea glauca*). The shrub layer consists of Black Huckleberry (Vaccinium membranaceum), Fireweed (*Chamerion angustifolium*), Wild Rose (*Rosa acicularis*) and Red-osier Dogwood (Cornus sericea) Vegetation is limited onsite leaving portions of the land bare, with dusty soils. Cobbles, stones and boulders are found at the soil surface in areas.

3.1.3 Wildlife

The Wildlife present in the SBS is highly variable based on the sub-ecosystem, but typically, moose (*Alces alces*), white tail deer (*Odocoilus virginianus*), small rodents and other furbearers (large mammals) are common. Numerous bird species also utilize this environment, especially species that prefer mature conifers for nesting and foraging, such as pine siskins (*Spinus pinus*), crossbills (*Loxia spp.*) and kinglets (*Regulis spp.*). Bears and moose were seen recently onsite with deer droppings located near test pits.

3.2 Soil Survey

The soil survey is in compliance with the criteria set out in *Policy P-10: Criteria for Agricultural Capability Assessments* (ALC, 2024). Test pits were completed within the Site to obtain baseline information at the frequency of approximately one per every four hectares of mine area for a total of five soil sampling locations (Figure 7). Each location provides a representative sample for each terrain and vegetation type on the Site. Samples were not collected in the disturbed areas as topsoil and overburden had previously been stripped and stored for reclamation.

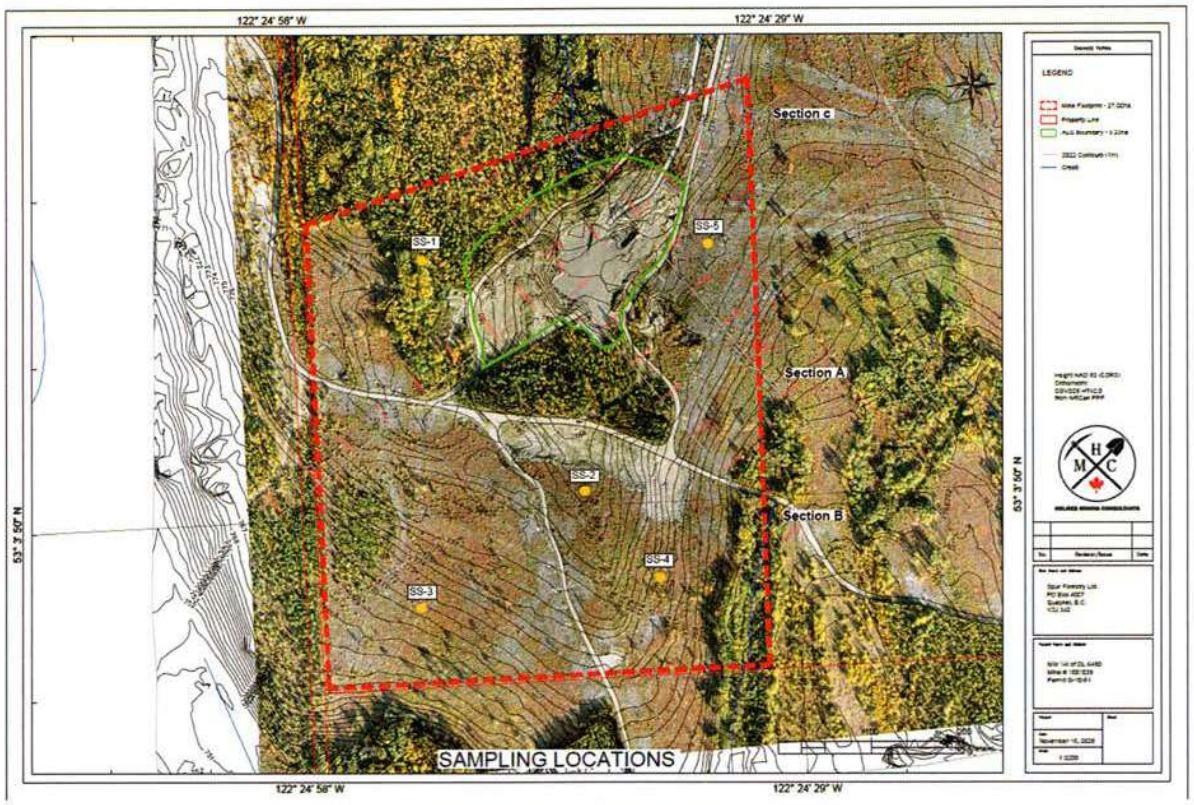

Figure 6: Test Pit Locations

At each of the five sampling locations, one sample was taken in the top 10cm of soils with a B-Horizon sample taken at Soil Sampling location 2. Samples were submitted to Terra Link Labs for analysis of pH, Organic Matter, salinity, nutrient levels, micronutrients and cation exchange capacity.

3.2.1 Soil Survey and Lab Analysis Results

The soil survey was completed on August 20, 2025 and was composed of five test pits (see Figure 6). Each sampling location was advanced to a minimum depth of 0.5m below ground surface. At SS-2 and SS-4, a series of boulders were encountered at 0.5m. Refusal did not occur at SS-1 until 0.75m (stones) while SS-3 and SS-5 were advanced to about 1.1m. Each location contained a thin layer of topsoil followed by approximately 15cm of overburden. Below the overburden there was a large layer of subsoil which had high sand content. Pebbles and stones were prevalent from the surface down at all locations besides SS-1 where the forest had generated a higher level of topsoil. Even at SS-1 abundant stones and pebbles were present in the overburden. Cobbles generally appeared at around 30cm depth and increased in size as test pits were advanced.

The soil classification at all test pits was Eluviated Dystric Brunisol. From the field assessment, the mining area is limited by stoniness and topogrpahy. The proposed mine area contained scattered pebbles (5cm diameter), cobbles (40cm diameter) and boulders (60+cm diameter) at and just below the soil surface.

Rock was found in greater concentrations in disturbed portions of the mine area. Photographs of the area are presented in Appendix C, and collected soil horizon data and complete laboratory analysis results are presented in Appendix D.

Tables 1 and 2 summarize lab results for test pit locations. As seen in Table 1, samples are classified as Sandy Loam or Loamy Sand based on their Sand, Silt and Clay composition. Test pits ranged from 83% sand at SS-1 and SS-2-B to 73% sand at SS-3. SS-3 contained the highest silt content at 20% while SS-1 had the lowest silt content at 10%. Clay content was uniformly onsite low ranging from 5% at SS-2-B to 8% at SS-2. This textural range confirms that the area is comprised of coarse textured materials with low water holding capacity. It also suggests rapid drainage and a high susceptibility to drought stress. In addition, there is low inherent nutrient-retention capacity due to low clay content.

Table 1: Soil Test Pit Physical Characteristics.

Sample ID	% Sand	% Silt	%Clay	Soil Texture Class
SS-1	83	10	7	Loamy Sand
SS-2	77	15	8	Sandy Loam
SS-2-B	83	12	5	Loamy Sand
SS-3	73	20	7	Sandy Loam
SS-4	79	14	7	Loamy Sand
SS-5	82	11	7	Loamy Sand

Table 2 is a summary of many of the chemical characteristics of the soils at the Coe Pit. Soil pH values ranged from 5.4 to 5.9 with no change with increasing depth. These values suggest the Site soils are slightly acidic. Acidic soils have the potential to reduce nutrient efficiency and can limit the establishment of legumes if left unaddressed. Coe pit soil pH levels do not preclude the Site from being able to achieve a grazing end land use but it does reinforce the Site's limitation to low-input forage use. Organic matter values ranged from 9.1% to 5.6%. These values are moderately high for coarse-textured soils and will support a grazing end land use. Cation Exchange Capacity (CEC) values ranged from 13.0 to 15.5 meq/100 g and are considered low to moderate. CEC in this range is consistent with sandy soils and limits the ability of the soil to supply and retain nutrients.

Macronutrient levels within the Site soils are characteristic of coarse-textured soils in the SBS biogeoclimatic zone. Nitrate- N was 1ppm in all sampling locations except for SS-3 which had a Nitrate-N value of 3pmm. Phosphorus ranged from 14ppm at SS-4 to 115ppm at SS-2. Potassium values ranged from 55-120ppm while Sulfate-S ranged from 5-11ppm in soils onsite. Nitrate levels throughout the Site are very low for crop production with available nitrogen being insufficient for sustained growth. Low nitrate concentrations, however, are typical of coarse-textured soils and reflect baseline conditions which can be improved. Available phosphorous ranges from low to good with variability found across the Site. The acidic nature of the soils reduces phosphorous availability efficiency. As such, phosphorous is a secondary nutrient limitation in the mining area of Site. Potassium levels were medium to high in all samples suggesting a potassium rich parent material. Based on these results, potassium is not a restriction to the agricultural capability of the Site. While not as critical for plant growth as nitrogen, phosphorous or

potassium, it is important to note that sulfate levels were low in all samples. Low sulfate could result in lower protein grass, yellowing of plants early in the season and an inability of vegetation to take up the already limited nitrogen in soils.

Table 2: Soil Test Pit Chemical Characteristics.

Sample ID	pH	Organic Material %	Nitrate-N (ppm)	Phosphorous (ppm)	Potassium (ppm)	Sulfate-S (ppm)	CEC
SS-1	5.9	5.6	1	87	111	9	13.0
SS-2	5.4	9.1	1	115	115	7	15.5
SS-2-B	5.4	4.6	1	94	73	11	14.5
SS-3	5.7	7.7	3	31	103	6	14.2
SS-4	5.5	7.4	1	14	55	5	13.5
SS-5	5.8	6.1	1	108	120	10	13.0

Nutrient suitability for topsoil for grassland growth are:

Nitrogen (N) 5–20 ppm nitrate-N

Phosphorus (P) 5–15 ppm Olsen-P

Potassium (K) 120–250 ppm exchangeable K

Table 3 contains the characteristics of a representative soil test pits classified at the Coe Pit on August 20, 2025. A and B Horizon data was obtained from observations, sample collection and analysis during the field assessment, while B and C Horizon metrics are based on information from existing disturbance that have opened up a natural face.

Table 3: Representative Test Pit Log

Thickness	Soil Unit	Description
0 - 5cm	Topsoil	Orangics on surface (grass, herbs, sticks etc.), dark brown, loose, moist, roots, pebbles in select areas
5 - 15cm	Overburden	Sand with silt, some pebbles and cobbles, loose, light gray, rooting throughout
15 - 100cm	Sand w/ trace silt	Coarse, many pebbles and cobbles, compact in areas but generally loose, dry, light brown/ orange
100cm - depth	Gravelly Sand w/ cobbles	Coarse, sand and gravel with pebbles and large cobbles, loose, dry, light brown/ orange

3.3 Agricultural Capability Assessment

An Agricultural Capability Assessment for the Coe Pit has been completed in accordance with ALC Policy P-10: Criteria for Agricultural Land Capability Assessments (ALC, 2024). Based on soil sampling data, the agricultural capability at the Site is confirmed to be Class 5TP. If the soil class was of higher quality (ex. Class 4) the lands would also be designated F for low fertility (due to the lack of available nitrogen) however nitrogen levels in the soil would support Class 5 agriculture if other limitations are improved.

4.0 Site Preparation, Operation and Reclamation

Spur Forestry Ltd. will employ best management practices (BMPs), based on the recommendations outlined in the ALC Policy p-13, Reclamation Plans for Aggregate Extraction (ALC 2021) throughout the development, operation, and reclamation of the Coe Pit. Overarching BMPs include, or are complementary to, the general guidelines outlined in Sections 10.9.1 to 10.9.10, 10.9.13 and 10.7.14 of the MEM's Health, Safety and Reclamation Code for Mines in British Columbia (2024). Details regarding specific measures for site grading, soil management, backfilling, drainage and erosion control, weed management, and agronomic vegetation establishment are provided in Sections 4.1 to 4.7. In addition, the following general management practices will apply:

- Soil will not be salvaged, moved, stockpiled or replaced during conditions of adverse soil moisture content including when the soil is frozen (to prevent slumping) or powdery dry.
- Soil compaction shall be minimized by selecting soil materials with low clay contents for replacement in the root zone, where feasible.
- Stockpiled soils will be seeded with an annual grass (e.g., Fall Rye and clover) on an annual basis to maintain vegetation cover, fix nitrogen and reduce introduction of invasive plant species.
- Surface drainage within, and flowing out or into, reclaimed areas will be maintained at all times to prevent erosion, flooding, siltation or other degradation of soils on the Site and adjacent lands or waterways.
- Onsite supervision by a Qualified Professional (QP) with expertise in soils and reclamation is required during the soil salvaging, stockpiling and soil replacement activities.
- All woody debris/ organic material onsite, including logged trees will be stored alongside topsoil and re-introduced to the lands once reseeding has occurred.

4.1 Grading

An engineered design for the Site was developed in 2025 (Holmes Mining Consultants, 2025), which identified the existing grades of the pit and the final grades at the closure of operations (See Appendix B). A 0-10 Year Reclamation Plan was developed (Figure 7) as well as a Final Reclamation Plan (Figure 8). The 0-10 Year Reclamation Plan shows the central portion of Site mined down to 777mASL in elevation once the initial ten-year ALC authorization is complete. 4:1 final reclamation slopes will be maintained to allow agricultural equipment to easily traverse the area post mining. The design will allow Spur Forestry Ltd. to reclaim the area effectively if there is an unforeseen circumstance where the mine will not continue to be operational after the ten-year authorization is completed. Subsequent authorizations will follow this configuration ensuring reclamation objectives can be achieved after each authorization. The Final Reclamation Plan involves creating a large flat area at with a 1% grade from 770m in the northwest to 765m in the southeast.

Once mining is complete, stripped overburden and topsoil will be applied evenly over the surfaces. Overburden will be placed first followed by topsoil as described in detail in Section 4.2.3. Within the same season, these areas will be replanted with a seed mix compatible with grazing.

An estimated volume of 10,000m^3 of aggregate will be extracted from Site on an annual basis, with 100,000m^3 of aggregate being extracted over the requested ten-year ALC authorization period. According to the Final Reclamation Plan in Figure 8, an estimated 2,207,000m^3 of aggregated is available to be mined over the life of the project.

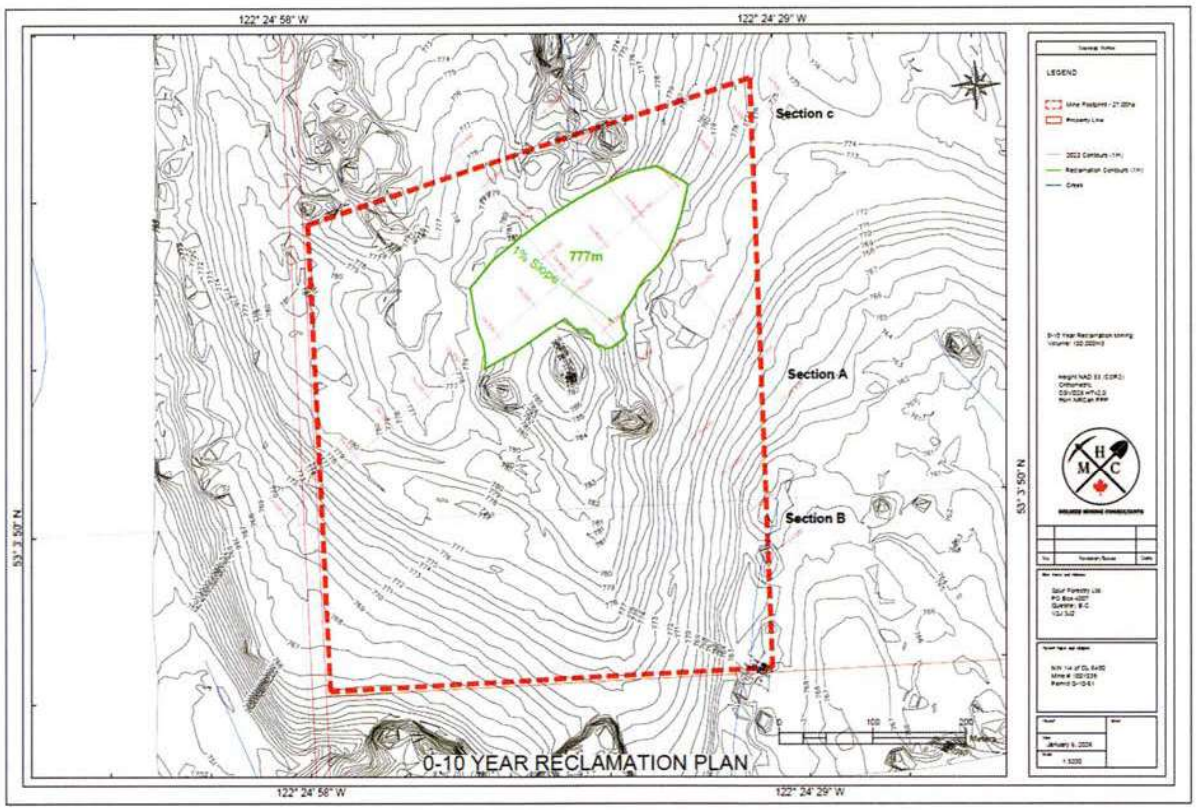

Figure 7: 0-10 Year Reclamation Plan

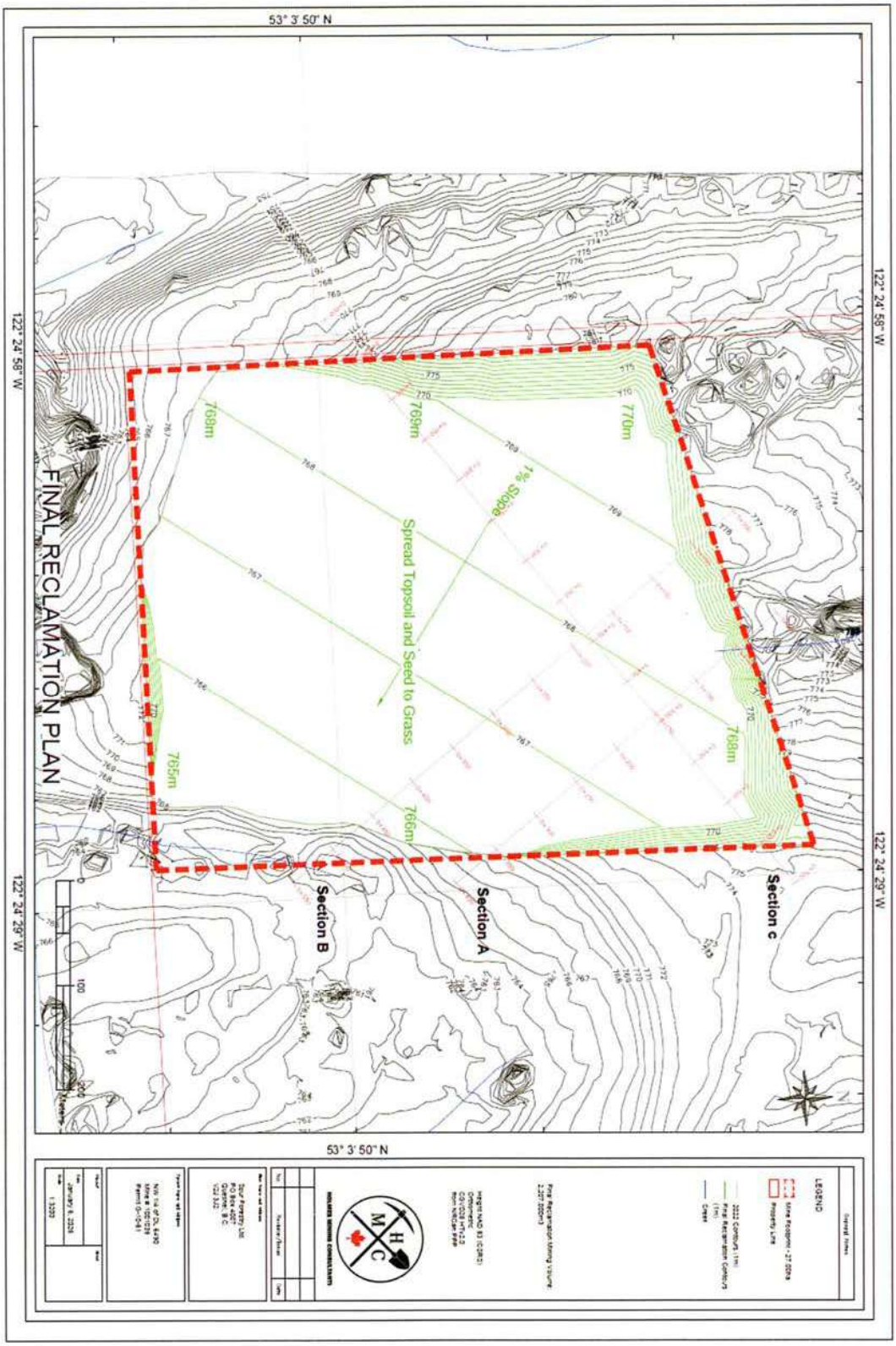

Figure 8: Final Reclamation Plan

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4.2 Soil Management

4.2.1 Soil Salvage

The average depth of topsoil (A-horizon) on the of the Site is shallow (less than 10cm); the subsoil (B-horizon) averages about 115cm. Therefore, the soil salvaged from the Site is anticipated to be between 5-10cm depth for topsoil, then an addition 100-125 cm lift for subsoil. Due to the uniformity between the A and B horizons (as shown in Table 2) soil will be salvaged in a two-life strip and stored beside each other on site. A QP will work closely with equipment operators on the Site to develop the best approach to salvaging the limited soil resources. During salvage operations, Spur Forestry Ltd. will adhere to the following general soil handling procedures:

- Prior to initiating salvage operations, an assessment will be conducted within the target area to identify whether any noxious weeds are present. If so, any occurrences will be appropriately treated (removed manually or chemically treated) prior to soil salvage operations.
- Prior to initiating salvage operations, all equipment involved in the operations will be cleaned prior to entering the areas to be salvaged, and free of any large soil particles and/or soil debris accumulated from other sites, or from other activities at the site (e.g., road construction) to reduce the introduction of invasive plant species to the salvaged soil.
- The topsoil will be salvaged in one lift to a depth range of 5-10cm and stored in berms along the boundary of the mine area.
- Topsoil will be salvaged using an excavator with a clean-out bucket or possibly a dozer.
- Topsoil will be salvaged during non-frozen conditions.
- The topsoil storage piles will be seeded immediately following storage to compete with invasives and minimize erosion (see Section 4.2.2.).

4.2.2 Stockpiled Soil

A designated area for stockpiling soil resources salvaged from the Site will be instituted along the southern 0-10-year Mine Area Boundary. Spur Forestry Ltd. will adhere to the following general soil handling procedures:

- Where possible, Spur Forestry Ltd. will practice progressive reclamation for soil management. As additional phases of mining open in new areas, soil salvaged from the new phase will be placed directly onto previously mined areas (previous phase) for reclamation, eliminating the need for stockpiling.
- Salvaged materials will be stockpiled within the designated stockpile area along the northern boundary of the Site where they will not be disturbed by extraction activities.
- All stockpiled, salvaged soils will be mapped for future reference during relamation.

- Stockpiled soils will be stored in a manner that will not be disturbed following initial placement and seeding, and will not impede Site drainage; drainage from, onto and around the stockpiles, will be controlled by ditches, drains or intercepts as required.
- Stockpiles will be limited in height (2 to 3 meters). Slopes will not exceed a 3H:1V (horizontal: vertical).
- Construct stockpiles in a manner that the surface is shaped for least resistance to the local wind conditions and that promotes positive drainage. The stockpile surface should be sloped in a manner that reduces opportunities for water puddling or ponding and water infiltration into the pile.
- When adding to the stockpile, soil material should be free dumped onto the stockpile and should not be manipulated any further until it is used once again during reclamation.
- Stockpiles will be seeded immediately and established with an appropriate plant cover to protect the stockpiles from weeds, wind and water erosion. Where newly salvaged soil is placed adjacent to existing stockpiles for storage, these areas will be seeded immediately following placement.
- Once stockpiles are completed, ensure the appropriate information is recorded. This includes location, area (m^2), volume, general soil texture, height/depth, revegetation implemented and estimated storage timeline. Also provide a detailed description of equipment used to handle soils, how they were handed, weather conditions during handling and any lessons learned.

4.2.3 Soil Replacement

Once operations at the pit are completed, stockpiled soils, and any other suitable soil materials (if available), will be applied to target areas to establish a plant medium on the surface. During soil replacement activities, Spur Forestry Ltd. will adhere to the following practices:

- Prior to soil placement, complete ground preparation of the target areas to be reclaimed. Consider the following:
    - Any compacted surfaces should be de-compacted by ripping.
    - Inspect the area for the presence of any invasive plants (particularly for areas that have been left undisturbed for long periods). Treat any invasive plant occurrences (see vegetation management plan) should be completed prior to soil placement.
- Where feasible, any stockpiled soils will be replaced in the reverse order from which they were removed.
- Soil materials will be end-dumped and then spread and leveled utilizing low ground pressure equipment, specifically tracked bulldozers.
- Vehicles and equipment will be restricted to designated roads or routes, so that follow-up ripping and subsoiling (decompaction) activities can be limited to these specific areas, and limit soil compaction at the Site.
- Random, repeated running equipment over leveled areas shall be minimized wherever practical. Soil placement should occur with no more than 1 to 2 passes of equipment over the soil following placement.

- During topsoil placement, designated personnel will work closely with equipment operator(s) to ensure target depths are achieved. As the soil material is placed, the depth should be frequently checked using a metal bar with measured increments. The designated personnel should continually communicate with the equipment operator on the measured depths and make adjustments where needed.
- Once soil placement is completed, revegetation will immediately follow. If revegetation is delayed, monitor the surface conditions of the soil placement area between the time of placement and the planned time for revegetation. If soil compaction or surface crusting occurs prior to revegetation, de-compact the surface.

Overburden/Subsoil placement:

- Overburden/Subsoil will be replaced in two lifts (subsoil then topsoil);
- Once the subsoil is in place, the subsoil surface will be roughened as required, to hold topsoil in place following initial placement, and
- Should compaction occur, the affected areas will be ripped to the full depth of the replaced soil and then cross ripped perpendicular to the first direction.

Topsoil placement:

- Topsoil depth will be equivalent to or better than the pre-pit development conditions.
- Coarse fragments will not be introduced in the top 10cm of the soil profile. Prior to replacement of the topsoil, if required, soils will be screened separately to remove coarse fragments. If the percentage of the coarse fragment content by volume is less than 5%, screening will not be necessary, and will be confirmed by a QP.
- Should screening be required, it will be carried out under appropriate soil moisture conditions (not during rainfall events or periods where the soils are saturated).
- Topsoil will be uniformly spread over the target reclaim areas, which will include the pit floor, pit slopes and any disturbed ground around the perimeter of the pit.

4.3 Drainage and Erosion Control Measures

Many activities onsite, such as stripping, excavating, stockpiling, and hauling have potential to cause soil to loosen and be transported by rain and snowmelt. There are no wetlands, permanent creeks or streams in the mining development area with run-off generally distributed within the soils and established vegetated areas. Flat areas on Site have low susceptibility to erosion given the soil composition (rapidly draining) and lack of water velocity. The highest grades within the mine area are vegetated and will remain so for at least the first 30 years of operating the pit.

Holmes Mining Consultants Ltd. conducted a review of groundwater levels at the Site utilizing groundwater wells in close proximity and interpolation of water levels at watercourses in the area and

has reported that the average depth to the high groundwater table is 15m. Based on this knowledge, Holmes Mining Consultants estimate that the proposed excavations will not reach groundwater levels. As a condition of the existing mines act permit, no excavation can occur within 1.5m of the groundwater table.

The final grade of the Site will consist of a 1% slope from northwest to southeast, surrounded by 4:1 slopes to the east and west. Water flow that has the potential to enter the Site is anticipated to source exclusively from precipitation. The potential vectors of water flow entering the Site include:

- Precipitation surface flow from uphill of the western perimeter of the pit, and
- Precipitation directly falling into the pit.

Any water that accumulates within the pit (from either vector identified) will either drain freely below the pit floor or flow out of from the southern mine area downhill.

Management of surface water recommended for the pit includes:

- Directing surface water outflow from the pit into a vegetated sediment impoundment(s) prior to release into the soil, and
- Installation of a vegetated interceptor ditch directly uphill from the northern perimeter of the pit to direct flow away from the pit and stockpiled soil area, (located along the southern perimeter on the upper bench).

4.4 Invasive Plant Management

Invasive species are a growing concern throughout the Caribou Regional District, including on Site. A search using the Invasive Alien Plant Program (IAPP) database from the BC Ministry of Environment showed that there are no invasives recorded on the project Site however there was Diffuse Knapweed, Spotted Knapweed, Meadow Knapweed, Bull Thistle, Burdock, Canada Thistle and Mullein noted across Highway 97 adjacent to the northern property boundary of the property to the north of Site. During a field assessment on August 20, 2025, no invasive species were noted in the proposed pit area. Spotted Knapweed, Diffuse Knapweed and Meadow Knapweed are strong competitors in graze lands and are a high priority for control.

4.4.1 Prevention

Preventing the introduction of invasive plants, as well as quickly responding to an initial spread, is the most effective way to manage invasive plants. These actions will reduce treatment cost and ensure unmanageable outbreaks do not occur during post-mining activities. Preventative measures include identifying potential sources of invasive plant spread. Table 4 summarizes invasive plant sources, potential vectors, and whether control methods are possible.

Table 4: Potential vectors, sources and possible control of invasive plant spread

Vectors	Source	Control Methods Possible
Human-mediated	People – footwear, clothing Vehicles & equipment – moving onto and off of site	Yes Yes
Reclamation Activities	Movement of Soil Use of seed mixture or soil contaminated with invasive plants	Yes Yes
Animals	Wildlife	No
Natural	Wind Rhizome or seed spread	Yes Yes

Preventative measures to reduce potential spread of invasive plants include:

- Minimizing ground disturbance, particularly undisturbed areas outside the proposed mining footprint where native or agronomic vegetation is already well established.
- Prompt ground seeding of disturbed areas with a rapidly establishing seed mixture to prevent soil erosion and establishment of invasive plants.
- Use only tested and approved seed mixtures that have a weed free Certificate of Analysis.
- Soil should not be moved into an area of existing invasive plants.
- Monitor for presence of invasive plants in soil that has been moved and stored.
- Ensure that footwear, clothing, equipment, vehicles, and undercarriages are mud and debris free prior to entering and leaving site as they may contain invasive plants. This includes socks, pant legs and cruise vests.
- Prevent human, equipment and vehicle access through known areas of invasive plant infestation.
- Educate personnel on ways to reduce invasive plant spread and invasive plant identification.

4.4.2 Treatment

Appropriate authorities will be consulted to determine control and monitoring measures of invasive plant species found onsite. If control of an invasive plant is required, treatment options and timing windows will be established that include consideration of the invasive plant species, site conditions and infestation size. Treatment of invasive plants may include chemical, mechanical or biological control methods.

Chemical Treatment

Chemical treatment includes fertilizers and herbicides. Fertilizers can be used to increase the competitive ability of native plant species and out-compete invasive plants. Herbicides, although effective, should be used as a last resort. If herbicide use is required, selection and application of approved herbicide will be performed in compliance with BC's *Integrated Pest Management Act* (Environment Canada, 2024). When possible, chemical spot-treatment will be used rather than broadcast spraying to reduce negative impacts to the surrounding environment. It is recommended that application information be documented using the BC Ministry of Forests, Lands and Natural Resource Operations and Rural Development *Invasive Plant*

Chemical and Mechanical Treatment Record (MFLNRORD, 2022a) and submitted into the Northwest Invasive Plant Council (NWIPC) inventory or IAPP (IIAP, 2024). In addition, herbicides will not be used under the following conditions:

- Invasive plants are within a Pesticide Free Zone (PFZ), such as near a water source or well;
- Invasive plants are within coarse textured soils that would reduce effectiveness of herbicide (an important consideration regarding the nature of the soils at the Site);
- Invasive plant treatment is occurring under inappropriate weather conditions (e.g., persistent precipitation, wind >8km/hr, temperature >28°C;
- Residual herbicides may not be used within 10m of water source and 30m from well;
- Non-residual herbicides may not be used within 1m of water source or well;
- Residual herbicides may not be used within a gravel pit (which eliminates their use at the Site); and
- Residual herbicides with the active ingredient 24-D may not be used on areas that fall within Ministry of Transportation and Infrastructure (MOTI) jurisdiction.

Mechanical Treatment

Mechanical treatment methods are often used in areas where invasive plants have low distribution/density because treatment is simple, effective, and eliminates the potential negative effects of chemical treatment. Mechanical treatment methods are often used in specific locations of an invasive plant infestation where herbicide is not permitted or practical; for example, near riparian habitat or other environmentally sensitive features. Types of mechanical treatment methods include:

- Hand-pulling;
- Digging/Excavating;
- Cutting;
- Mowing;
- Mulching;
- Controlled Burning (Flaming, Tiger Torch);
- Cultivation/Tilling;
- Dead-heading;
- Cover/Smother, and
- Salt water/Vinegar.

However, mechanical treatment options can be limited by:

- Safety issues: burning can pose risk to workers and environment;
- Timing windows: mowing must occur prior to seed dispersal;
- Cost: mechanical treatment may be labour intensive; follow-up treatments may be required throughout the growing season and can be required for a consecutive 3-5 years to ensure effective treatment, and
- Effectiveness: mowing is not effective on smaller invasive plant species; digging/deadheading/mowing is not effective on species that grow from adventitious root buds or rhizomes, such as hawkweed species (*Hieracium* spp.), Japanese knotweed (*Fallopia japonicus*) and yellow flag iris (*Iris pseudacorus*).

If mechanical treatment does occur, appropriate disposal of all plant material and propagules is required. This includes placing invasive plants into dark plastic bags and bringing bags to a landfill that has a designated area for invasive plant species. Invasive plant species must not be composted. It is recommended that mechanical treatment of invasive plants is documented using the *Invasive Plant Chemical and Mechanical Treatment Record* and submitted into the IAPP to add to the NWIPC's inventory information IIAP, 2024).

4.5 Revegetation Plan

The criteria utilized for selecting plant species to re-establish vegetation cover are based on the primary objectives of establishing agricultural forage cover and providing erosion control.

Selection criteria for agronomic forage grass and legume species include:

- Climatically adapted to the Site (ex. SBS biogeoclimatic zone);
- Moderate to high value ratings for:
    - Forage quality;
    - Ease of establishment;
    - Winter hardiness;
    - Erosion control; and
- Beneficial to soil fertilizer (e.g., species associated with nitrogen-fixing bacteria).
- Input from the local rancher proposing to graze the land.

Immediately following the placement of overburden and topsoil on the reclaimed surfaces, the reclaimed areas will be seeded with an agronomic forage seed mix that will establish a forage cover favorable for cattle grazing, aid in the development of soil organic matter and reduce the risk of wind and water erosion. Seed application will be performed following slope texturing and/or topsoil placement and can be applied by hand or via ATV broadcast seeding. A list of species recommended for native cover crop is outlined in Table 5. Should the final seed mix differ from what is proposed in Table 5 after consultation with the end

land user, an updated final seed mix will submitted to the ALC for approval at least 6 months prior to reclamation activities commencing.

Table 5: Coe Pit Revegetation Mix

Common Name	Scientific Name	% Weight Seed Mix
Canada Wildrye	*Elymus canadensis*	34
Slender Wheatgrass	*Elymus trachycaulus*	27
Canada Bluegrass	*Poa compressa*	2
Rocky Mountain Fescue	*Festuca saximontana*	8
Fringed Brome	*Bromus ciliatus*	29
Application Rate: 1500 PLS (pure live seed)/m2		

Fall rye, a non-native grass, may be incorporated into the seed mixes to aid in the quick establishment of vegetation cover during the first growing season. Fall rye is a non-native grass that establishes more quickly than native grasses, can contribute to the development of soil organic matter and does not persist following the year of seeding.

The total area of the Site, identified as the Property Boundary, is 64.75ha, 4.43ha of which has been disturbed by a permitted gravel mine. Peter Coe (landowner) and Spur Forestry Ltd. are requesting a ten-year ALC authorization to mine 2.72ha of the already disturbed 4.43ha area. ALC authorization and the subsequent updated Mines Act permit will bring the Site into compliance with both entities.

The Site will be mined in 6m lifts from a maximum of 781m to 777m over the initial 10-year ALC authorization. Subsequent 10-year ALC authorizations will be sought upon the completion of the 0-10-year approval seeking to disturb an additional 0.24ha in the 10-20-year phase and 0.27ha in the 20-30-year phase. Mining will proceed to 769m during the 10-20-year and 20-30-year authorizations. The proposed phasing will limit the amount of disturbance while allowing the landowner to easily reclaim the area in the unlikely event that the mine is closed at some point in the future. The 0-10-year and 10-20-year mine areas were designed so that all previous disturbances will be reclaimed once mining is completed. It is expected that half of the 0-10-year mine area will be reclaimed during the 10-20-year ALC authorization, once final elevations are achieved.

4.6 Final Planned Agricultural Capability

An Agricultural Capability Assessment for the Coe Pit was completed in accordance with ALC Policy P-10: Criteria for Agricultural Land Capability Assessments (ALC, 2017). Currently, the Agricultural Capability on Site has been classified as 5TP (topography and stoniness). Aggregate extraction will result in a levelling of the surface making the lands usable grazing, removing the topography restriction. In addition, stones will be removed from the soils, removing the stoniness restriction, allowing forage crops to readily grow. The final agricultural capability of the Site will be Class 5.

4.7 Closure Procedures and Certification of Work

A closure report will be submitted to the Commission upon the completion of all reclamation works to ensure that the final land objective has been achieved and the agricultural capability and suitability of the Site has been restored or improved.

The report will include photographs and a written description of all aspects of the reclamation; and is required to ensure that the operation has complied with all the conditions of the ALC authorization. The reports will be completed by a QEP with expertise in rangeland reclamation, after the second full growing season. It is anticipated that the specific requirements of the closure report will be outlined in the conditions of the ALC authorization for the Coe Pit.

5.0 Closure

We trust that the information contained in this report meets your requirements. Should you have any questions, or require further information, please do not hesitate to contact the undersigned.

Holmes Mining Consultants Ltd.

[redacted]

Jason Koepke, B.Sc., MEL, CESCL

Corvidae Environmental Consulting Inc.

Julie Budgen, RP Bio, Pag

6.0 References

ALC (Agricultural Land Commission). 2024. Policy P-10: Criteria for Agricultural Land Capability Assessments. Available online at:

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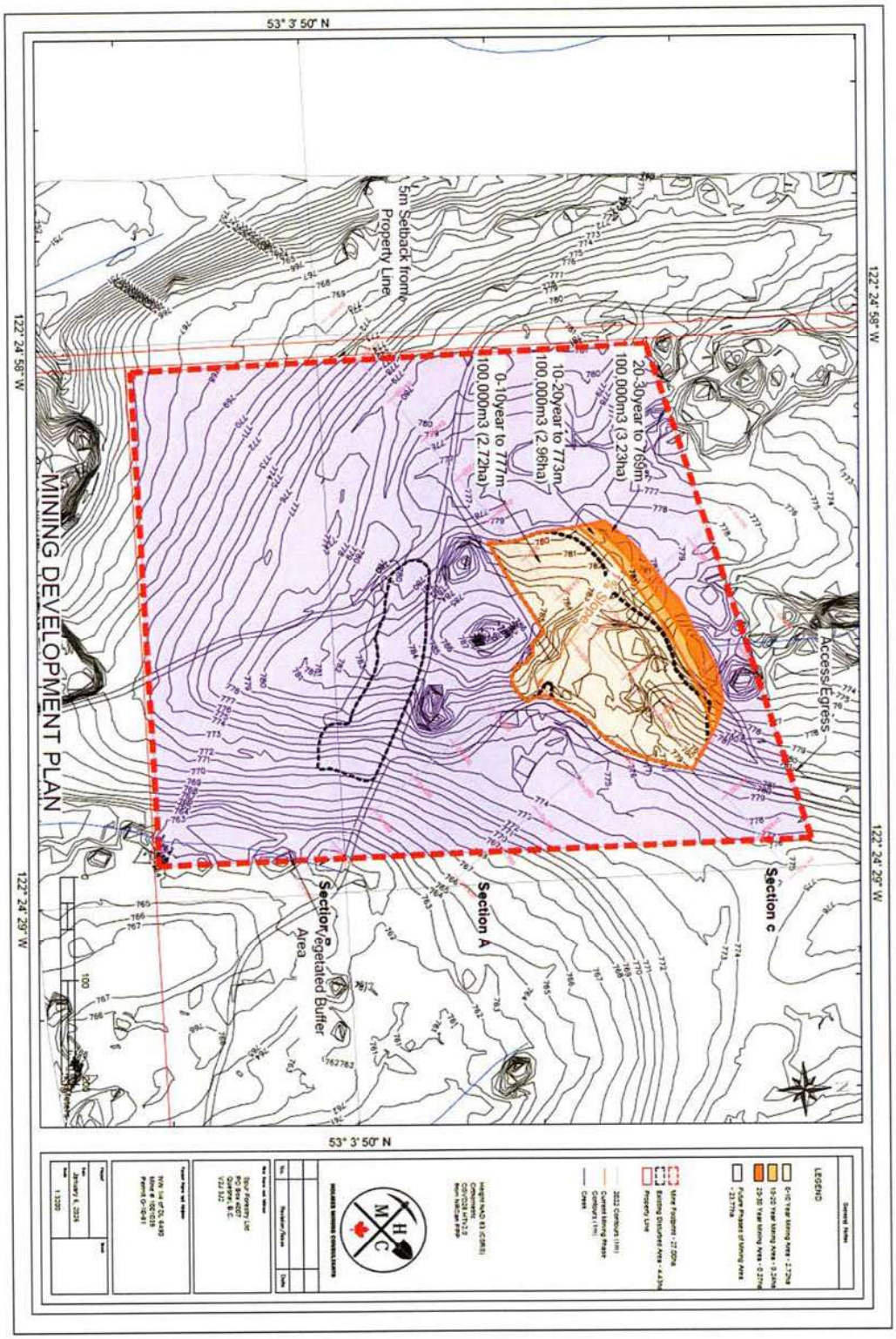
7.0 Appendix

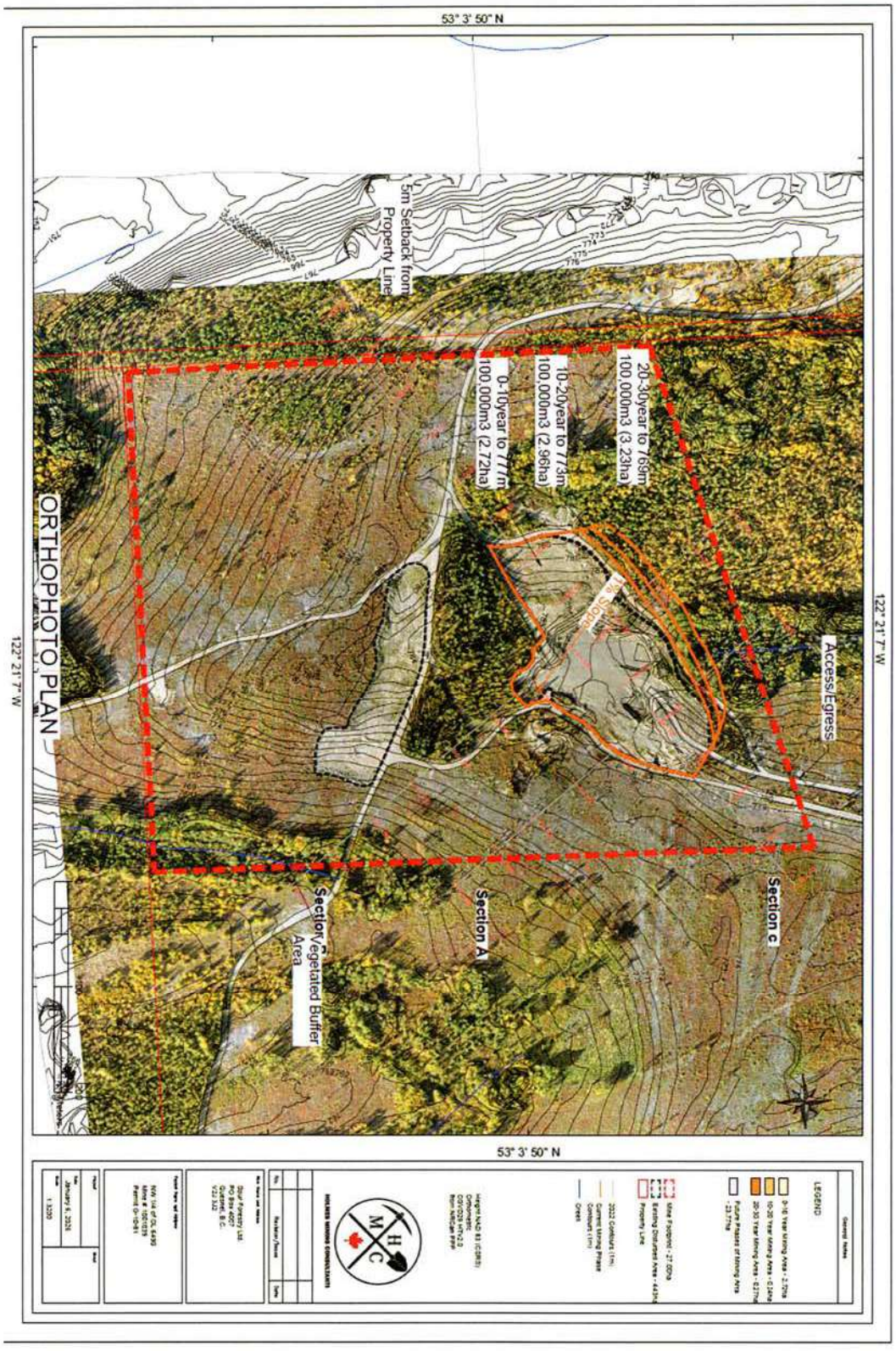
Appendix A: Agricultural Land Reserve Map

Coe Pit - ALR

Appendix B: Mining Development and Reclamation Plans



HOLMES MINING CONSULTANTS



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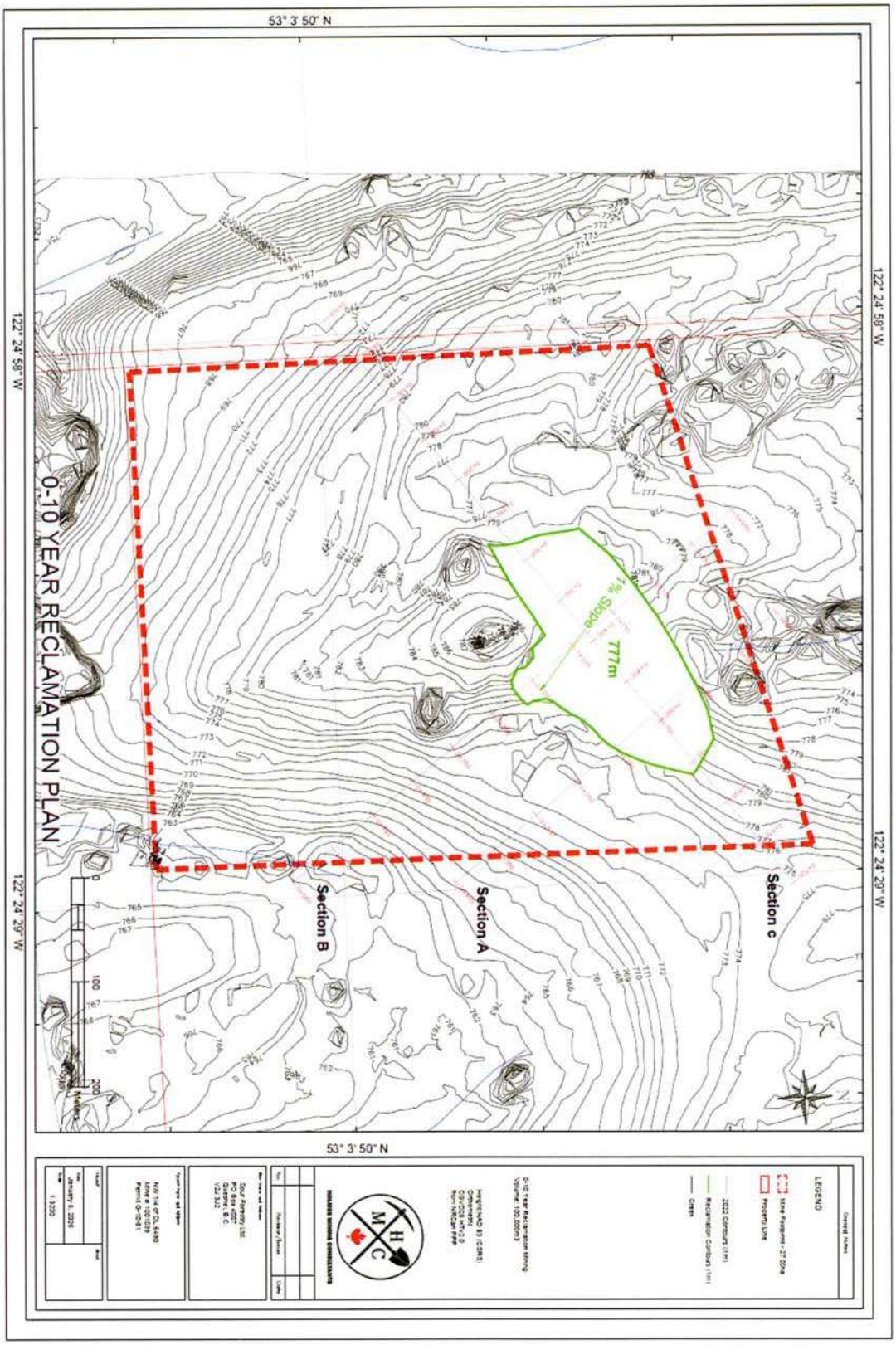

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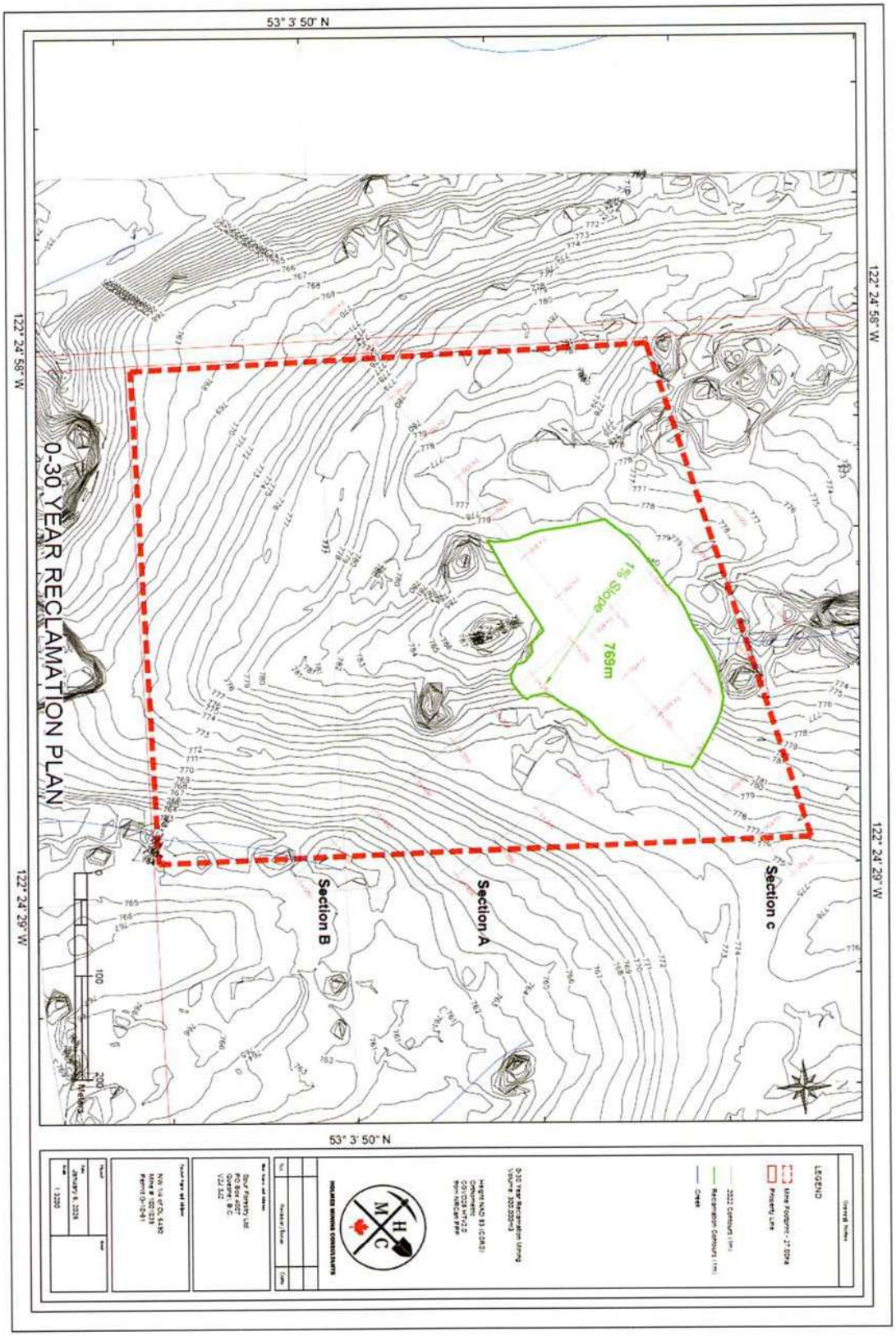

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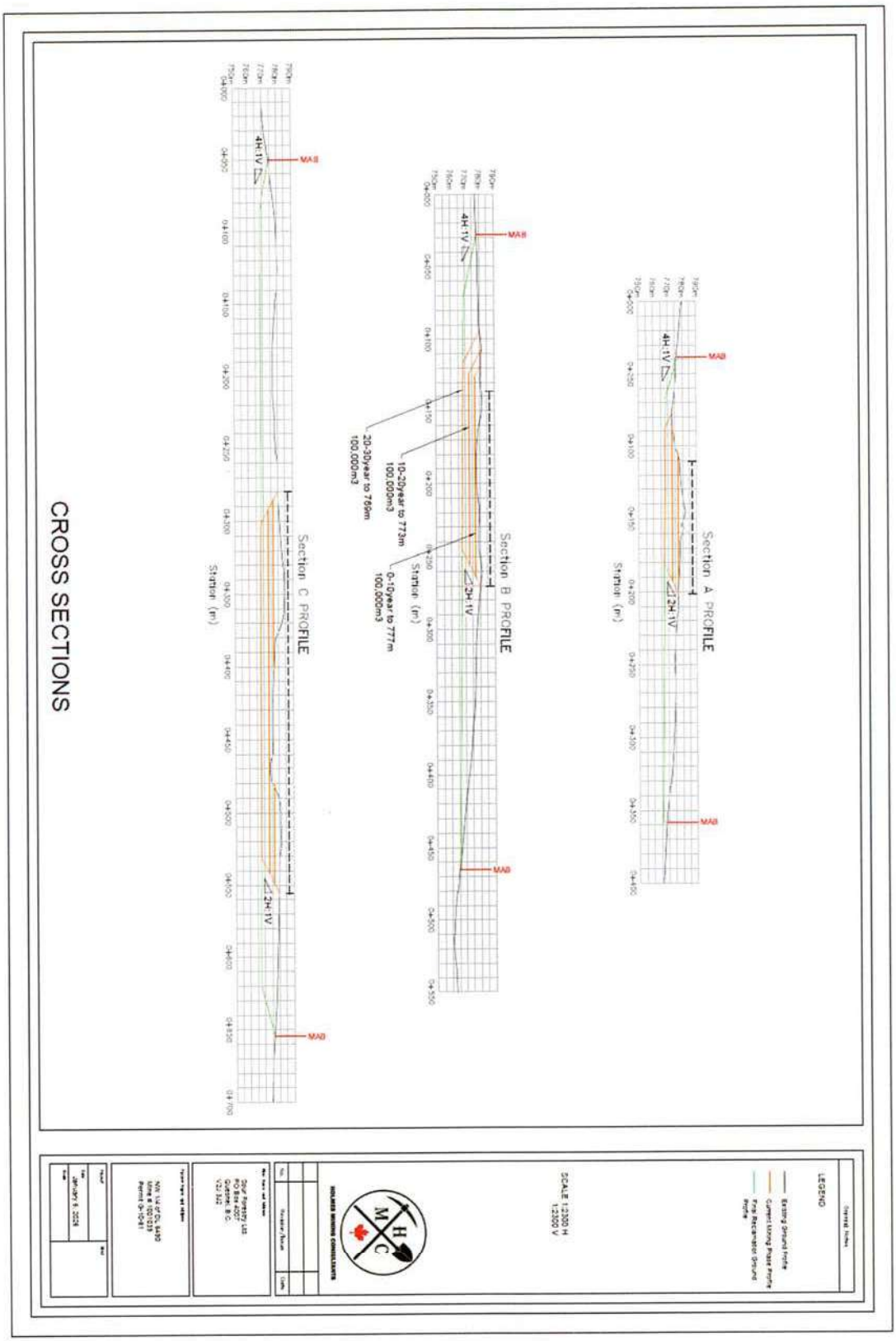

CROSS SECTIONS
Section A PROFILE
Section B PROFILE
Section C PROFILE
4H:1V
2H:1V
MAB
20-30year to 769m
100,000m3
10-20year to 773m
100,000m3
0-10year to 777m
100,000m3
Station (m)
LEGEND
SCALE 1:2000 H
1:2000 V
HOLMES MINING CONSULTANTS

Appendix C: Site Photos

Photo 1: Existing pit showing disturbance looking north.

Photo 2: Vegetation north of the northern mine area boundary. Berm was the result of previous forestry activities.

Photo 3: Representative ground cover located adjacent to SS-2. Light brown soil on surface and dry. Rocks and pebbles strewn over ground. Vegetation in the area is stand alone shrubs and some grasses.

Photo 4: Southern mine area encompassing SS-3. Scattered shrubs and grasses. Sand, pebbles and stones show through a thin topsoil layer. The area was disturbed by forestry activities. Vegetation cover estimated at 50%.

Photo 5: SS1 test pit facing north. Topsoil to 11cm, sand with silt below, stones beginning around 65cm. Dark brown topsoil, moist, loose. B-Horizon is light grey, loose and dry. C-Horizon, not pictured, began at 32cm. C-Horizon was light brown/ orange with stones and cobbles.

Photo 6: Top 30m of SS3 test pit facing east. Topsoil to 6cm sand with silt below, stones found throughout the soil profile with cobbles beginning around 90cm. Light brown, dry, loose.

Photo 7: Second shovel at SS-3.

Photo 8: Spoil of top 30-50cm SS-4

Photo 9: SS-4 test pit facing east. Topsoil to 9cm, sand with silt below, stones and cobbles beginning around 15cm. Dark brown topsoil, moist, loose. B-Horizon is light grey and loose.

Photo 10: SS-5 test pit facing north. Dark brown topsoil to 4cm, grey sand with silt below to about 6cm. C-Horizon was present from 6-110cm. Stones beginning around 8cm. C-Horizon was light brown/ orange with stones and increasing cobbles with depth.

Photo 11: Representative soil profile where mining has occurred adjacent to the eastern disturbed area. About 5cm of topsoil is followed by about 15cm of B-Horizon. Topsoil and B-Horizon were consistent with the rest of Site. C Horizon was orange/ grey and was present from 15cm to about 200cm. Stones are found throughout the profile with cobbles beginning at about 20cm in depth.

Photo 12: Land cover to the southeast of the disturbed area, as a result of forestry.

Appendix D: Lab Reports (See Attached)

Report Number: C25266-10143
Account Number: 04051

A & L Canada Laboratories Inc.

2136 Jetstream Road, London, Ontario, N5V 3P5
Telephone: (519) 457-2575 Fax: (519) 457-2664

C25266-10143

To: TERRALINK HORTICULTURE INC
464 RIVERSIDE ROAD
ABBOTSFORD, BC V2S 7M1

Attn: TERRALINK HORTICULTURE INC
604-864-8418

For: HOLM'S MINING

Field: COE

P.O. Number: ABBOTSFORD

SOIL TEST REPORT

Reported Date:2025-09-25 Printed Date:Sep 25, 2025

Sample Number	Lab Number	Organic Matter	Phosphorus - P ppm Bicarb	Phosphorus - P ppm Bray-P1	Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH pH	pH Buffer	CEC meq/100g	Percent Base Saturations % K	% Mg	% Ca	% H	% Na
SS-3	108492	7.7	16 M	31 M	103 M	153 L	1320 L	14 L	5.7	6.5	14.2	1.9	9.0	46.5	42.2	0.4
SS-4	108493	7.4	9 L	14 L	55 L	128 L	760 VL	28 M	5.5	6.3	13.5	1.0	7.9	28.1	62.0	0.9
SS-5	108494	6.1	46 G	108 H	120 M	104 L	910 VL	15 L	5.8	6.4	13.0	2.4	6.7	35.1	55.4	0.5
SS-1	108495	5.6	43 G	87 H	111 M	159 M	1310 L	14 L	5.9	6.6	13.0	2.2	10.2	50.4	36.8	0.5

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts ms/cm	Saturation %P	Aluminum Al ppm	Saturation %Al	Nitrate Nitrogen NO3-N ppm	K/Mg Ratio	Ca/Mg Ratio	ENR	Field ID
SS-3	6 VL							9 G	449	0.5 G	3 VL	0.21	5.2	90	
SS-4	5 VL							3 L	637	0.9 G	1 VL	0.13	3.6	87	
SS-5	10 L							11 G	1251	1.2 M	1 VL	0.36	5.2	74	
SS-1	9 VL							22 H	504	0.4 G	1 VL	0.22	4.9	69	

OE VL = VERY LOW, L = LOW, M = MEDIUM, H = HIGH, VH = VERY HIGH, G = GOOD, MA = MARGINAL, MT = MODERATE PHYTO-TOXIC, T = PHYTO-TOXIC, ST = SEVERE PHYTO-TOXIC

SOIL FERTILITY GUIDELINES (lbs/ac)

Sample Number	Crop	Yield Goal	Lime Tons/Acre	N	P2O5	K2O	Mg	Ca	S	Zn	Mn	Fe	Cu	B

C25266-10143

Report Number: C25266-10143
Account Number: 04051

A & L Canada Laboratories Inc.

2136 Jetstream Road, London, Ontario, N5V 3P5
Telephone: (519) 457-2575 Fax: (519) 457-2664

C25266-10143

To: TERRALINK HORTICULTURE INC
464 RIVERSIDE ROAD
ABBOTSFORD, BC V2S 7M1

Attn: TERRALINK HORTICULTURE INC
604-864-8418

For: HOLM'S MINING

Field: COE

P.O. Number: ABBOTSFORD

Reported Date:2025-09-25 Printed Date:Sep 25, 2025

SOIL TEST REPORT

Sample Number	Lab Number	Organic Matter	Phosphorus - P ppm Bicarb	Phosphorus - P ppm Bray-P1	Potassium K ppm	Magnesium Mg ppm	Calcium Ca ppm	Sodium Na ppm	pH pH	pH Buffer	CEC meq/100g	Percent Base Saturations % K	% Mg	% Ca	% H	% Na
SS-2	108496	9.1	43 H	115 VH	115 M	128 L	890 VL	18 L	5.4	6.2	15.5	1.9	6.9	28.8	61.9	0.5
SS-2-B	108497	4.6	45 G	94 H	73 L	91 L	540 VL	15 L	5.4	6.1	14.5	1.3	5.2	18.6	74.4	0.4

Sample Number	Sulfur S ppm	Zinc Zn ppm	Manganese Mn ppm	Iron Fe ppm	Copper Cu ppm	Boron B ppm	Soluble Salts ms/cm	Saturation %P	Aluminum Al ppm	Saturation %Al	Nitrate Nitrogen NO3-N ppm	K/Mg Ratio	Ca/Mg Ratio	ENR	Field ID
SS-2	7 VL							16 H	910	1.3 M	1 VL	0.28	4.2	104	
SS-2-B	11 M							7 G	1690	2.6 MT	1 VL	0.25	3.6	59	

OE VL = VERY LOW, L = LOW, M = MEDIUM, H = HIGH, VH = VERY HIGH, G = GOOD, MA = MARGINAL, MT = MODERATE PHYTO-TOXIC, T = PHYTO-TOXIC, ST = SEVERE PHYTO-TOXIC

SOIL FERTILITY GUIDELINES (lbs/ac)

Sample Number	Crop	Yield Goal	Lime Tons/Acre	N	P2O5	K2O	Mg	Ca	S	Zn	Mn	Fe	Cu	B

C25266-10143

REPORT NUMBER: C25266-10143
ACCOUNT NUMBER: 04051

A & L Canada Laboratories Inc.

2136 Jetstream Rd, London, Ontario, N5V 3P5
Telephone: (519) 457-2575 Fax: (519) 457-2664

REPORT OF ANALYSIS

TO: TERRALINK HORTICULTURE INC
464 RIVERSIDE ROAD
ABBOTSFORD, BC V2S 7M1

FIELD: COE

RE: HOLM'S MINING

DATE RECEIVED: 2025-09-23
DATE REPORTED: 2025-09-25

P.O. NUMBER: ABBOTSFORD

Attn: TERRALINK HORTICULTURE INC

LAB NO.	SAMPLE ID	ANALYSIS	RESULT	UNIT	METHOD
8492	SS-3	Sand	73	%	MSA Part 1 (1986) pp 404-408
8492	SS-3	Silt	20	%	MSA Part 1 (1986) pp 404-408
8492	SS-3	Clay	7	%	MSA Part 1 (1986) pp 404-408
8492	SS-3	Soil Textural Class	Sandy Loam		MSA Part 1 (1986) pp 383-385
8493	SS-4	Sand	79	%	MSA Part 1 (1986) pp 404-408
8493	SS-4	Silt	14	%	MSA Part 1 (1986) pp 404-408
8493	SS-4	Clay	7	%	MSA Part 1 (1986) pp 404-408
8493	SS-4	Soil Textural Class	Loamy Sand		MSA Part 1 (1986) pp 383-385
8494	SS-5	Sand	82	%	MSA Part 1 (1986) pp 404-408
8494	SS-5	Silt	11	%	MSA Part 1 (1986) pp 404-408
8494	SS-5	Clay	7	%	MSA Part 1 (1986) pp 404-408
8494	SS-5	Soil Textural Class	Loamy Sand		MSA Part 1 (1986) pp 383-385
8495	SS-1	Sand	83	%	MSA Part 1 (1986) pp 404-408
8495	SS-1	Silt	10	%	MSA Part 1 (1986) pp 404-408
8495	SS-1	Clay	7	%	MSA Part 1 (1986) pp 404-408
8495	SS-1	Soil Textural Class	Loamy Sand		MSA Part 1 (1986) pp 383-385
8496	SS-2	Sand	77	%	MSA Part 1 (1986) pp 404-408
8496	SS-2	Silt	15	%	MSA Part 1 (1986) pp 404-408
8496	SS-2	Clay	8	%	MSA Part 1 (1986) pp 404-408
8496	SS-2	Soil Textural Class	Sandy Loam		MSA Part 1 (1986) pp 383-385

C25266-10143

Results Authorized By: Blwood

REPORT NUMBER: C25266-10143
ACCOUNT NUMBER: 04051

A & L Canada Laboratories Inc.

2136 Jetstream Rd, London, Ontario, N5V 3P5
Telephone: (519) 457-2575 Fax: (519) 457-2664

REPORT OF ANALYSIS

TO: TERRALINK HORTICULTURE INC
464 RIVERSIDE ROAD
ABBOTSFORD, BC V2S 7M1

FIELD: COE

RE: HOLM'S MINING

DATE RECEIVED: 2025-09-23
DATE REPORTED: 2025-09-25
PAGE: 2 / 2
P.O. NUMBER: ABBOTSFORD

Attn: TERRALINK HORTICULTURE INC

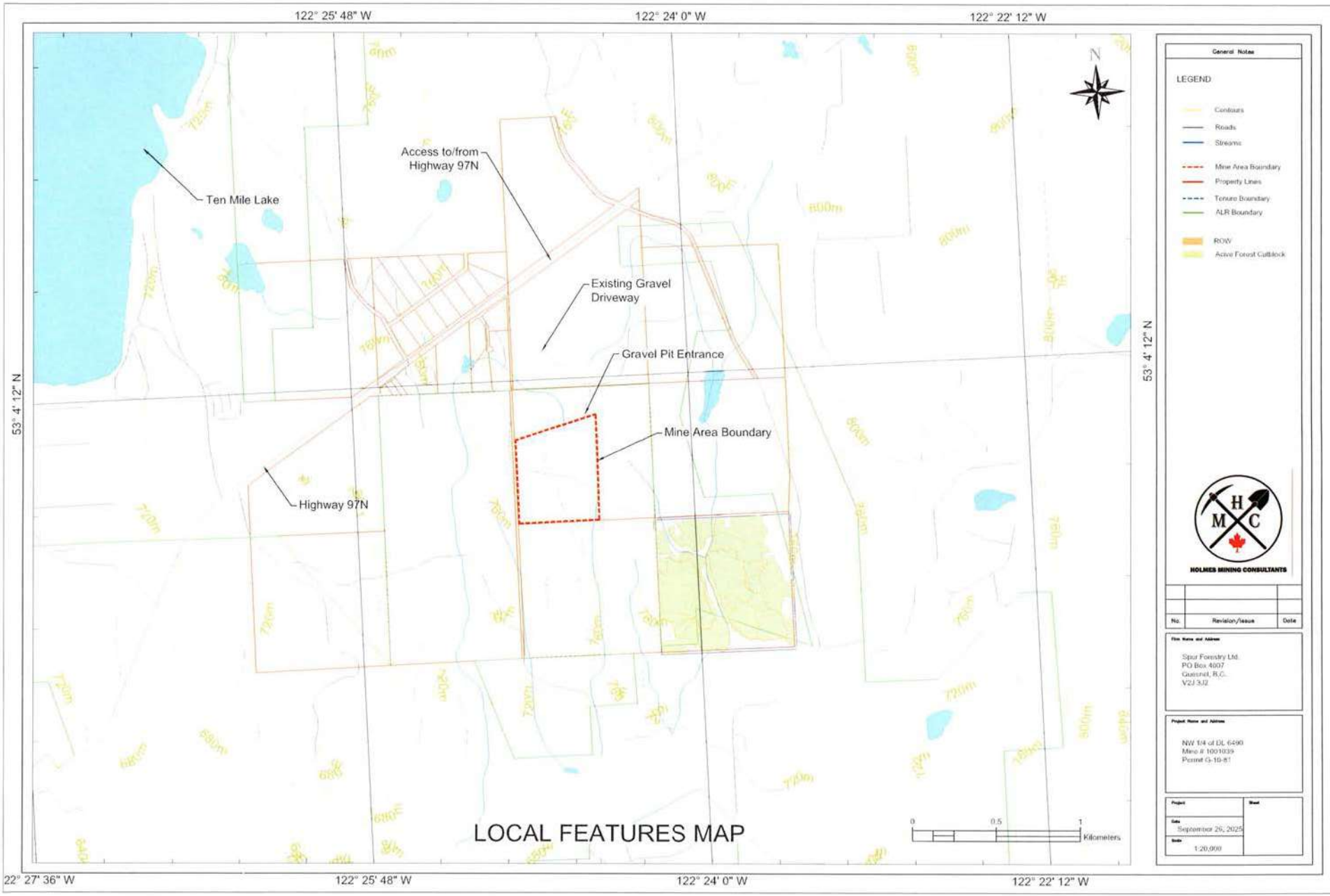
LAB NO.	SAMPLE ID	ANALYSIS	RESULT	UNIT	METHOD
8497	SS-2-B	Sand	83	%	MSA Part 1 (1986) pp 404-408
8497	SS-2-B	Silt	12	%	MSA Part 1 (1986) pp 404-408
8497	SS-2-B	Clay	5	%	MSA Part 1 (1986) pp 404-408
8497	SS-2-B	Soil Textural Class	Loamy Sand		MSA Part 1 (1986) pp 383-385

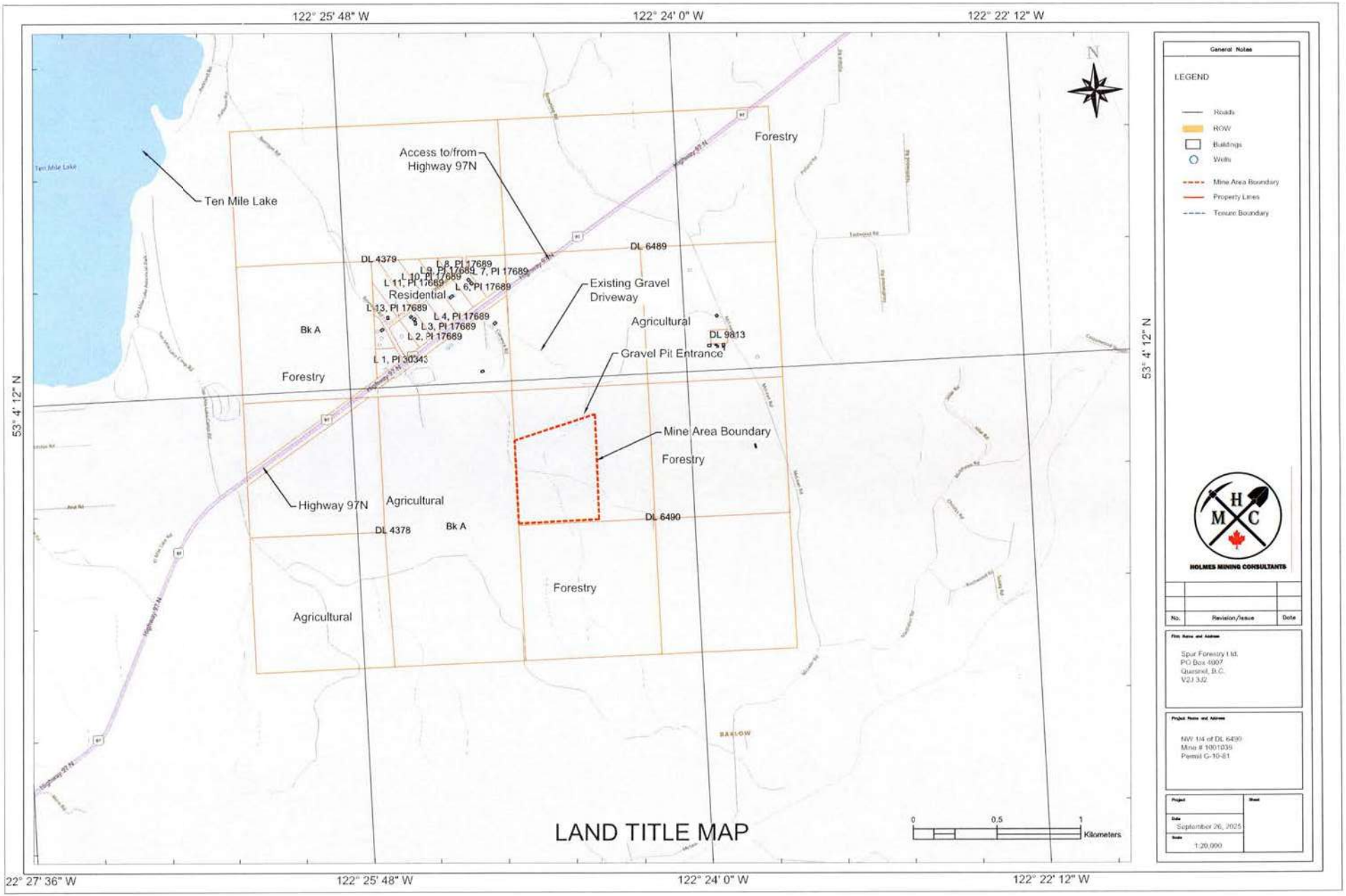
C25266-10143

Results Authorized By: Blood


122° 24' 58" W
122° 24' 29" W
53° 3' 50" N
Section c
Section A
Section B
SS-1
SS-2
SS-3
SS-4
SS-5
SAMPLING LOCATIONS
General Notes
LEGEND
Mine Footprint - 27.00ha
Property Line
ALC Boundary - 3.23ha
2022 Contours (1m)
Creek
Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
from NRCan PPP
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 400 /
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit G-10-81
November 15, 2025
1:3200


122° 34' 12" W
122° 30' 0" W
122° 25' 48" W
122° 21' 36" W
53° 3' 36" N
52° 59' 24" N
Ten Mile Lake
Subject Property
Lat: 53.064900
Long: -122.411500
Highway 97N
Fraser River
Highway 26 Intersection
Quesnel River
Highway 97S
Quesnel
LOCATION MAP
0
1
2
Kilometers
N
General Notes
LEGEND
Mine Area Boundary
BC Health Care Facilities
Route to Hospital via Hwy 97N
Roads
Streams
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit G-10-81
September 26, 2025
1:55,000


122° 25' 48" W
122° 24' 0" W
122° 22' 12" W
53° 4' 12" N
Ten Mile Lake
Access to/from Highway 97N
Existing Gravel Driveway
Gravel Pit Entrance
Mine Area Boundary
Highway 97N
N
0
0.5
1
Kilometers
LOCAL FEATURES MAP
General Notes
LEGEND
Contours
Roads
Streams
Mine Area Boundary
Property Lines
Tenure Boundary
ALR Boundary
ROW
Active Forest Cutblock
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001039
Permit G-10-81
September 26, 2025
1:20,000


122° 25' 48" W
122° 24' 0" W
122° 22' 12" W
53° 4' 12" N
Ten Mile Lake
Access to/from Highway 97N
Forestry
DL 6489
DL 4379
L 8, Pl 17689
L 9, Pl 17689
L 10, Pl 17689
L 7, Pl 17689
L 11, Pl 17689
L 6, Pl 17689
Residential
L 13, Pl 17689
L 4, Pl 17689
L 3, Pl 17689
L 2, Pl 17689
L 1, Pl 30343
Existing Gravel Driveway
Agricultural
DL 9813
Bk A
Gravel Pit Entrance
Forestry
Mine Area Boundary
Forestry
Highway 97N
Agricultural
DL 6490
DL 4378
Bk A
Forestry
Agricultural
BARLOW
LAND TITLE MAP
0
0.5
1
Kilometers
N
General Notes
LEGEND
Roads
ROW
Buildings
Wells
Mine Area Boundary
Property Lines
Tenure Boundary
HOLMES MINING CONSULTANTS
No.
Revision/Issue
Date
Spur Forestry Ltd.
PO Box 4007
Quesnel, B.C.
V2J 3J2
NW 1/4 of DL 6490
Mine # 1001035
Permit G-10-81
September 26, 2025
1:20,000

Cariboo Regional District
File No. _____

FEB 2 6 2026

Referred To _____

Cariboo Regional District

Planning Application Advisory Planning Commission Comment Form

Date of Meeting: Feb 25, 2026
Start Time: 6:05 pm
Location of Meeting: CRD office - Quesnel, BC.

File Number: 3015-20/C20260007
Application Type: Removal of Soil
Electoral Area: C
Legal Description: The North West ¼ of District Lot 6490, Cariboo District
Property Location: N/A

ATTENDANCE

Present:
Chair: Lorne Walker
Members: Warren Ris
Dennis Asher
Lynn Phinney.
Tom Maxwell

Recording Secretary: Charlene Lawrence.
Owners/Agent: Jason Koepke
☐Contacted but declined to attend available on the phone if necessary.

Absent: /

Also Present:
Electoral Area Director: John Massier
Staff Support: _____

RESOLUTION

THAT application with File Number 3015-20/C20260007 be **SUPPORTED** / **REJECTED** for the following reasons:

1) There are no concerns about environmental impact upon adjacent agricultural land.

2) Presently, the land cannot grow anything or have cattle on it. The land will only be improved with this application.

For: 6 Against: 0

CARRIED/DEFEATED

Termination:
That the meeting terminate.
Moved: Warren Ruis
Seconded: Lynn Phinney

CARRIED

Time:

[redacted]

Recording Secretary

[redacted]

Chair

March 10, 2026

Connor Ikoma
Planning Officer II
Cariboo Regional District

Sent by email

Dear Connor:

Re: File 3015-20/C20260007 (ALC File: 106547) – Removal of Soil (Extraction) at The North West ¼ of District Lot 6490, Cariboo District (PID: 017-540-496) – The Subject Property

Thank you for providing Ministry of Agriculture and Food (Ministry) staff the opportunity to comment on File 3015-20/C20260007 that proposes to extract approximately 100,000 m^3 of aggregate from an approximate 3.0 ha area over a 10-year period on the 65.1 ha Subject Property. From an agricultural planning perspective, Ministry staff offer the following comments:

- The applicant seeks to continue aggregate extraction activity that has occurred on an approximate 3 ha area of the Subject Property for 25+ years.

- Ministry staff note that the report completed by Holmes Mining Consultants, dated January, 2026 (the 'Report') that accompanied the ALC application adequately addresses many components of a gravel extraction site including, but not limited to: a description about topsoil salvaging, a detailed analysis of how the pit will be reclaimed to a suitable agricultural standard once extraction activity has ceased and how invasive species will be managed.

- The Report mentions seeding of soil piles for erosion control, as well as reseeding of the area during reclamation. Ministry staff encourage the seed to be sourced locally to reduce the risk of the introduction of invasive species from another region, remembering to check the Certificate of Analysis on the seed lot to ensure regional species of concern are not listed. If they have not done so already, Regional District staff may wish to review the regional list of species of concern with the proponent.

- Ministry staff note, that the Report does not propose any measures to help mitigate potential noise and dust arising from the operation, which may also impact existing and future agricultural activities, both on and adjacent to the Subject Property.

- Ultimately, if the proponent carefully follows all aspects of the Report, the proposed project has the potential for the disturbed extraction area to be reclaimed to a suitable agricultural standard and used for future agricultural production.

Please contact Ministry staff if you have any questions about the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,

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