FRASER VALLEY REGIONAL DISTRICT

COMMERCIAL GRAVEL OPERATION PERMIT

Permit No.:	**2026-02**
Permit Holder:	426969. B.C Ltd. and Fraser Valley Aggregates Ltd.
Address:	13361 Stave Lake Road, Mission, BC, v2v 0A5
Applicant:	Ronnie Franklin
Permit Area:	13361 Stave Lake Road, Area F

The lands affected by this permit are shown on Schedule A – Permit Area, attached hereto and which forms an integral part of this permit. The lands are legally described as:

PART S1/2 OF NE1/4, SECTION 26, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN RP7491, P18606

LIST OF ATTACHMENTS

The following schedules are attached hereto and form part of this permit:

Schedule "A"	Permit Area
Schedule "B"	Mine Plan
Schedule "C"	Noise Control and Dust Mitigation Plan
Schedule "D"	Communications Plan

AUTHORITY

This Commercial Gravel Operation Permit is issued under *FVRD Electoral Area Commercial Gravel Operations Bylaw No. 1181, 2014* ("Bylaw 1181") which was approved by the Minister of Energy & Mines on September 16, 2016, and adopted the FVRD Board on September 21, 2016.

TERMS & CONDITIONS

1. No person shall cause or permit the removal or processing of aggregate except in accordance with this permit, with *FVRD Commercial Gravel Operations Bylaw No. 1181, 2014*.

2. All gravel removal or processing activities shall occur within the areas shown on the Permit Area attached to this permit as Schedule "A".

3. All gravel removal and processing activities shall be in accordance with the descriptions, plans, reports and specifications submitted by the applicant in support of the permit application and shall be consistent with the Mine Plan attached to this permit as Schedule "B".

4. The permit holder must comply with *FVRD Commercial Gravel Operations Bylaw No. 1181* and all other bylaws of the Regional District, the Mines Act, Local Government Act, and the Community Charter related to aggregate removal and processing.

5. The permit holder must obtain and keep in force all other permits, approvals, consents and permissions required under any statute, regulation, order, enactment or contract related to the aggregate removal or processing.

6. The permit holder must apply to amend this permit, in accordance with *FVRD Commercial Gravel Operations Bylaw No. 1181*, where the Mines Permit issued under the Mines Act is amended.

7. Aggregate operations should generally follow the best practices outlined in the Environmental Objectives and Best Management Practices for Aggregate Extraction and Aggregate Operators Best Management Practices Handbook for British Columbia (or as updated).

8. Communications with area residents and others shall, at a minimum, accord with the Communications Plan attached to this permit as Schedule "D"

Term of Permit

9. The term of this permit will be five (5) years from the date of issuance. For certainty, this permit will expire on April 23rd, 2031.

Days of Operation

10. Hours of work are limited to Mines Act Permit Q-7-78

    a. Monday to Friday: 7 am to 5 pm.

    b. Saturday: 8 am to 5 pm.

    c. Crushing and screening shall be limited to the hours of 8 am to 5 pm Monday to Friday inclusive.

    d. No work shall be permitted on Sundays or Statutory Holidays.

Noise

11. In the Community Areas, between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, no person shall cause or permit noise related to aggregate removal or processing to exceed sixty (60) dBA Leq (1 hour) exclusive of ambient sound when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel.

12. In the Community Areas, between the hours of 7:00 p.m. and 7:00 a.m. Monday through Saturday, and on Sundays and statutory holidays, no person shall cause or permit noise related to aggregate removal or processing to exceed fifty (50) dBA Leq (1 hour) exclusive of ambient sound

when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel.

13. Where the proposed method of noise control approved in a permit includes a sound deflection structure, all vehicles and machinery engaged in aggregate removal or processing on the land must be kept within the confines of the sound deflection structure, except where aggregate removal is undertaken for the purpose of constructing the sound deflection structure.

Dust

14. No person may cause or permit dust associated with aggregate removal or processing to escape from the permit area to constitute a nuisance on any other lands.

15. No person may cause or permit dust associated with aggregate removal or processing to result in:

    a. Dustfall over an average period of two (2) weeks in excess of 1.7 mg/(dm^2-d), or

    b. Total Suspended Particulate Matter over an average period of twenty-four (24) hours more than 120 µg/m^3.

    on any other lands.

Drinking Water

16. No person shall cause or permit soil, rubble, debris, or any other matter or thing originating from a permit area or from aggregate removal or processing, to obstruct, or impede the flow of any drinking water source.

17. No person shall cause or permit soil, rubble, debris, or any other matter or thing originating from a permit area or from aggregate removal or processing to contaminate a drinking water source.

Hazards

18. No person shall cause or permit aggregate removal and processing activities to create a danger to the land or other lands from flooding, mud flow, debris flow, debris torrent, erosion, land slip, rock falls, subsidence or avalanche.

19. No person shall cause or permit aggregate removal and processing activities to occur within 30 metres of the natural boundary of any stream or wetland.

Screening

20. Aggregate removal or processing activities must be screened by providing landscaping, vegetated berms, fences, or other structures or measures so as to avoid an unreasonable detrimental visual impact on adjacent lands where residential, recreational, resort or commercial uses exist or are permitted, and to minimize visual impacts to the surrounding area.

Monitoring and Reporting

21. The permit holder shall, on or before February 28 of each calendar year, provide a report or reports to the Chief Administrative Officer in the form prescribed in Schedule B-3, signed and sealed by the coordinating professional or, as applicable, the registered professional confirm that the aggregate removal and processing is in substantial compliance with the descriptions, plans, and specifications submitted by the permit holder in support of the permit application, all permit conditions and the requirement of *Bylaw No. 1181*, or identifying and describing any areas of non-compliance with recommendations to bring operations into compliance.

22. The permit holder shall submit to the Chief Administrative Officer, on the prescribed form, an Aggregate Removal Volume Report annually for the period from January 1 to December 31 by February 28 of the following calendar year. The permit holder must ensure that the volume report accurately states the volume of aggregate removed from the permit area in cubic metres and must be certified as correct by the coordinating professional to the best of his or her knowledge.

Coordinating Professional

23. A Coordinating Professional must be retained by the permit holder throughout the period of the permit. The Coordinating Professional shall keep a record of all field reviews and of any corrective action taken and shall make the record available to FVRD upon request.

Fees

24. At the time of the filing of Annual Aggregate Removal Volume Report, the permit holder shall pay to the Regional District fees for each cubic metre of aggregate removed from the permit area in the amount of $0.20 per cubic meter of aggregate removed within Community Area.

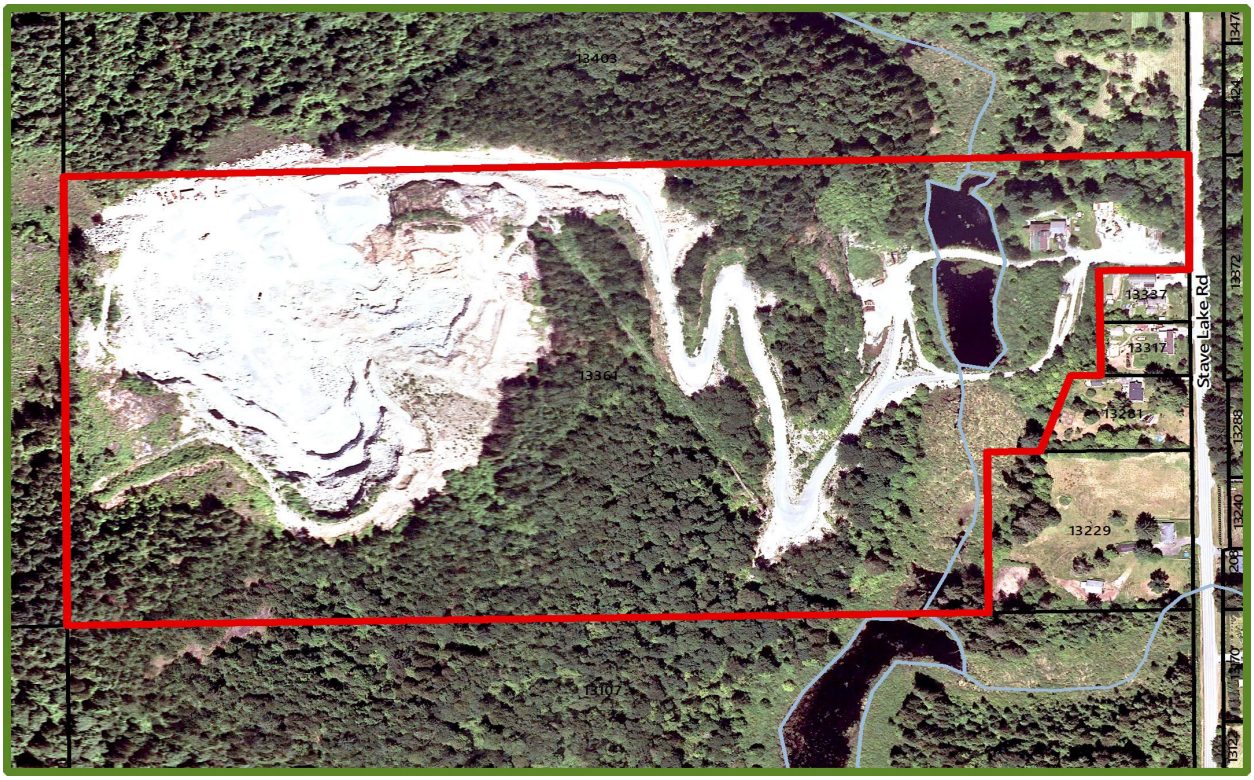
PERMIT ISSUANCE

ISSUED BY THE BOARD OF THE FRASER VALLEY REGIONAL DISTRICT ON THE 23rd DAY OF APRIL 2026.

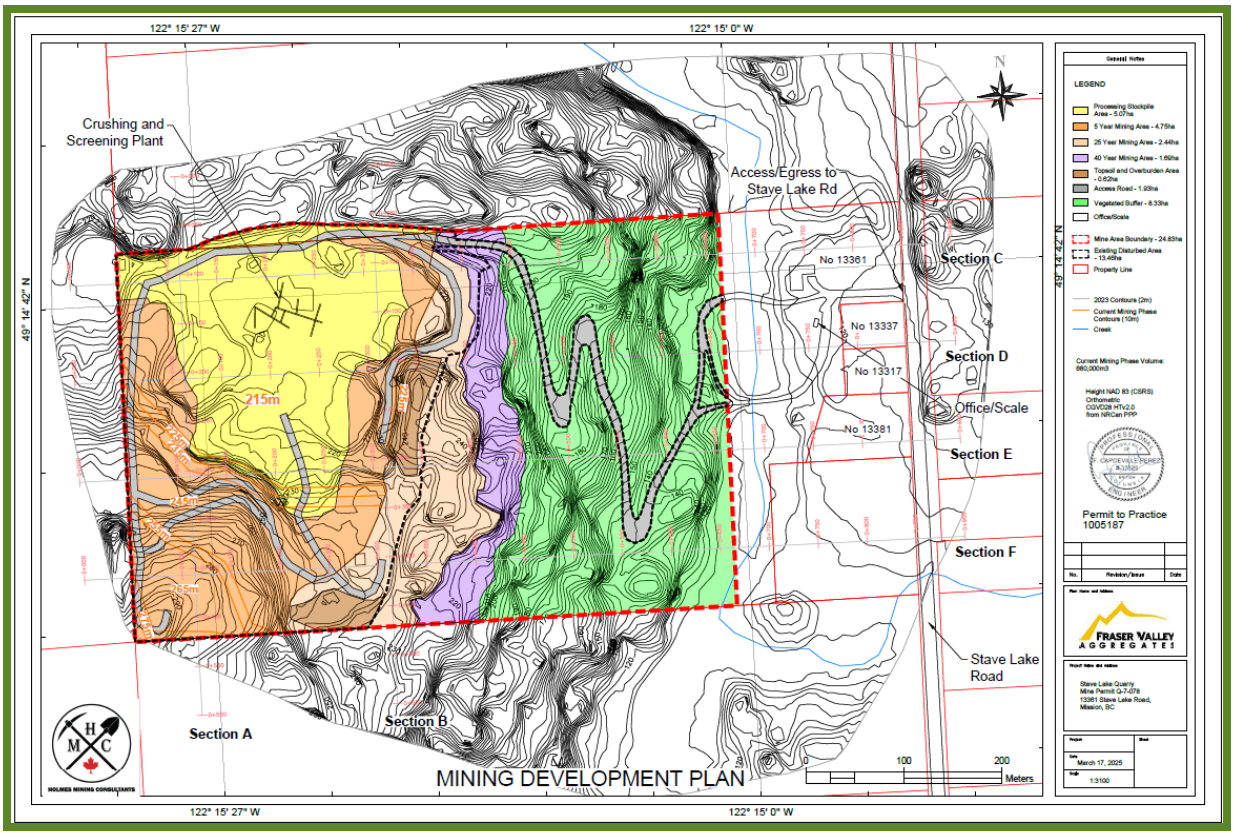
PERMIT 2026-02 EXPIRES ON THE 23rd DAY OF APRIL 2031.

The Board of Fraser Valley Regional District

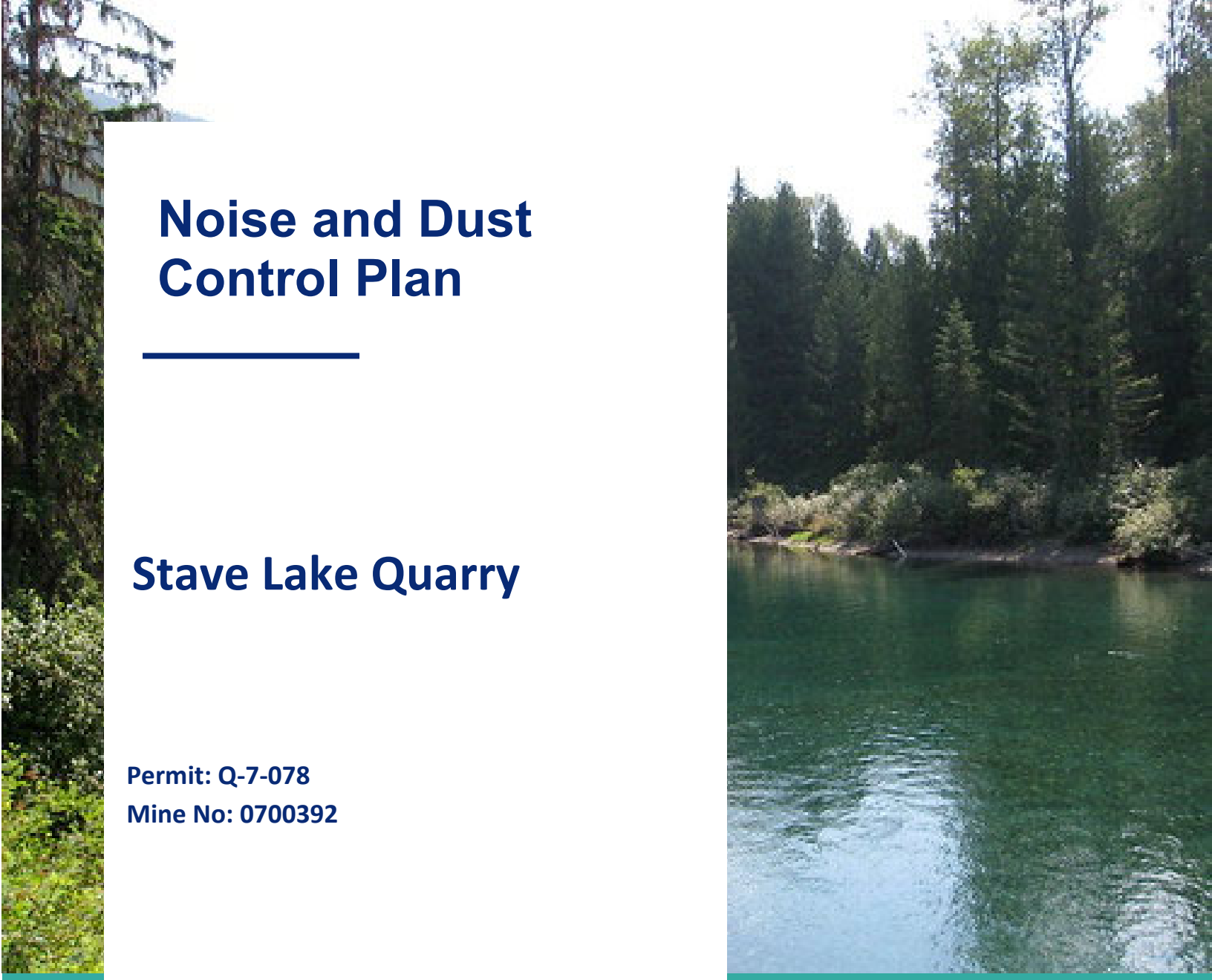
SCHEDULE "A" – Permit Area



SCHEDULE "B" – Mine Plan (not to scale)



SCHEDULE "C" – Noise Control and Dust Mitigation Plans



Noise and Dust Control Plan

Stave Lake Quarry

Permit: Q-7-078
Mine No: 0700392

NOVEMBER 21, 2025

Fraser Valley Aggregates Ltd.
3077 188 Street
Surrey, B.C.
V3Z 9V5

HOLMES MINING CONSULTANTS

Table of Contents

1.0 Introduction

1.1 Purpose and objectives

The purpose of the Stave Lake Quarry Noise and Dust Control Plan is to identify, implement and monitor the application of Best Management Practices (BMPs) to help reduce the fugitive and small particle dust related to the industrial activities at the Stave Lake Quarry near Mission, B.C. and the potential impacts on the neighboring residential areas and waterbodies. Monitoring the air quality will be the onus of the proponent; however, the BMPs will be monitored by the appropriate agencies through inspections, such as but not limited to the Ministry of Mining and Critical Minerals (MMCM) - Mines Act Permit, Ministry of Transportation & Infrastructure (MoTI) - Road Use Permit, Ministry of Forest, Lands and Natural Resources & Rural Development (FLNRORD) - Land Tenure.

This Noise and Dust Control Plan includes activity-specific dust control criteria and dust suppression procedures that have been reviewed and agreed to by all parties. BMPs will be implemented throughout the industrial operations on an as-needed basis. This depends on the activity and the agency oversight.

2.0 Background

2.1 Site Ownership and Physical Location

The Stave Lake Quarry is an existing aggregate extraction operation located at 13361 Stave Lake Road in Miracle Valley, approximately 10 km north of Highway 7 at Sylvester Road just east of Mission. The Stave Lake Quarry was first permitted in July 1993 and has been in continual operations since then. The first significant permit amendment was issued in September of 2002 when operations moved from the lower part of the quarry at 110m elevation to the upper quarry area at roughly 215m elevation where active mining has occurred since. During this 2002 amendment the permit number was changed from G-7-123 to Q-7-78 reflecting that this operation is a quarry. The last amendment was issued in September of

2018 and the Operator, Fraser Valley Aggregates, continues to operate under that permit and conditions. Noise and Dust Control is of heightened importance at the Stave Lake Quarry as there are multiple residences within 1km of the Mine Area. Holmes Mining Consultants Ltd. was contracted to provide this Noise and Dust Control Plan to help mitigate noise and dust effects on these residences.

The Stave Lake Quarry, which has a peak elevation of about 275mASL in the southwest corner of the Mine Area, is a somewhat steeply sloped outcrop surrounded by similar terrain. There are no wetlands, ephemeral or permanent creeks or streams in the Mine footprint. Operational considerations will be developed along with physical structures to prevent fugitive dust and noise from operations adversely affecting the surrounding land and environment.

Mine Name: Stave Lake Quarry
Type of Operation: Aggregate Extraction

Property Location: From Mission Memorial Hospital located at the intersection of Hurd Street and Scott Ave in Mission, BC, travel north on Hurd Street for 1.3km and turn right onto 14 Ave. Travel on 14 Ave for 2.3km and turn left onto Cade Barr Street. Continue on Cade Barr Street for 1.2km and turn right onto Dewdney Trunk Road. After 1.2km turn left onto Stave Lake Street. Follow Stave Lake Street for 5.6km and continue onto Dale Road. After 1.0km turn left onto Farms Road. Continue on Farms Road for 2.4km and turn right onto Stave Lake Road. Follow Stave Lake Road for 2.4km and the site entrance will be on the left.

Legal Description:

PART S1/2 OF NE1/4, SECTION 26, TOWNSHIP 18, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN RP7491, P18606

PID: 003-761-401

Site Map Location: Lat: 49.24437 Long: -122.25531

Mine Manager: Mr. Drew Bailey
Email Address: dbailey@fvagg.com
Contact Phone #: 778-240-7757 (Cell)
# of Employees on site: 4 to 10

2.2 Description of Operations

Stave Lake Quarry is an existing aggregate extraction and processing operation on private property about 17km northeast of Mission, BC. The quarry is an active operation that supplies construction material to local sites. Owned and operated by Fraser Valley Aggregates Ltd., the Permitee is providing this Plan to accompany the Company's application for a mine plan amendment.

The quarry is proposed to be developed with 10m benches until final benches and setbacks are reached from the peak elevation of 292m in the southwest corner of the mine area boundary to about 218m in the central section of the property. The current mining phase however will only be advanced to about 215m (4.75ha dark orange polygon), the elevation of the Processing and Stockpile Area (5.07ha yellow polygon). Each completed bench will be graded and topsoil and overburden spread over the area. Currently, topsoil and overburden (0.62ha brown polygon) is stored to the west of the Current Mining Phase. Development of the quarry has taken place in the northwestern portion of the lands and is proceeding southeast first into the 25-year Phases of Mining (2.44ha light orange polygon) and then into Future Phases of Mining Areas (1.69ha purple polygon). A large Vegetated Buffer (8.33ha green polygon) will be retained in the eastern portion of Site adjacent to the Site entrance. The development area is sloped down toward Stave Lake Road meaning that the quarry will be working many benches during development. Activities on site include drilling, blasting, excavation of blasted rock, crushing, screening and hauling. Access Roads connect the site (1.93ha great polygon) from the site Access/ Egress at Stave Lake Road in the northeast to the top of the quarry in the southwest of the Mine Area Boundary. Some new Access Roads will be developed to permit bench access as well as topsoil and overburden stripping and stockpiling as the quarry is

advanced. It is expected that the maximum un-reclaimed disturbance any given time would be approximately 16 ha. Upon completion of mining, the quarry floor will have the salvaged topsoil and overburden placed over it and re-seeded.

The quarry is operated year-round 5-6 days per week to supply much needed aggregates to the local construction market. At an annual extraction rate of 375,000 tones the quarry has an operational life of 50+ years.

2.3 Environmental Considerations

The development is not expected to have any environmental and/or socio-community impacts given its relatively small size and location. The project is not anticipated to have any effluent discharge, and it will be developed in an environmentally sensitive manner by implementing BMPs in order to either eliminate or minimize any environmental impacts that might occur from the operational areas.

a. Land Considerations

Stave Lake Quarry lies in Upper Hatzic Valley, in the lower Fraser River drainage area, on the southwestern mainland of BC. These lands were almost completely covered by glacial ice at the height of the Fraser Glacial Period, leaving large amounts of glacial till in the mountain valleys of the southern Coast Mountains. Rock in the area is part of the Middle Jurassic - granodioritic assemblage (MJg), consisting of intrusive rocks described as weakly to well foliated quartz diorite, minor granodiorite; minor orthogneiss. These rocks are primarily medium-grained. There are no concerns with acid rock drainage or metal leaching (ARD/ML) based on historical testing. The Stratigraphic Unit is MLJqd.

Stave Lake Quarry, which has a peak elevation of 292m, is a steeply sloped outcrop surrounded by more steep terrain to the north and south. The Processing and Stockpiling Area is at 215m in elevation and the current Mining Phase Area is between 292m and 215m. There are no wetlands, permanent creeks or streams in

the current phase mining footprint with run-off generally distributed within the established vegetated areas. A wetland exists over 250m east of mining operations. No discharge of water to the wetland occurs. Stave Lake is 3km to the west of the property. Adjacent to Stave Lake is Cascade Regional Park, which is 3.5km northeast of the lands. Lands between site and both Stave Lake and Cascade Regional Park are home to vegetated areas, agricultural lands, residential properties and roadways.

The soil and overburden on site is limited as there are many areas of the property that show rock through the soils. Soil in the area is classified as STEELHEAD – Duric Ferro-Humic Podzol. These soils are characterized as being excessively stoney, due to their glacial parent material, which severely limits their agriculture use. They are typically found on steep slopes and nutrient and water holding capacity is very low. STEELHEAD soils usually have L, F, and H or O horizons. They do not have an ortstein or a placic horizon but may have an Ah horizon and mottles that indicate gleiing in some part of the control section. Water is removed from the soil sufficiently in relation to supply, however the large amount of precipitation in the area keeps the soil wet for a significant part of the growing season. Excess water moves slowly downward if precipitation is the major supply.

b. Vegetation

The area is classified as Coastal Western Hemlock (CWH). The CWH zone occurs at low to mid-elevations along much of the coast of BC, covering 10.8 million ha or 11.4% of the province. Except along major river valleys it is found mostly west of the Coast Mountains. At higher elevations it is bordered by the Mountain Hemlock zone, and in southern coastal BC by the Coastal Douglas-fir zone. In general, the climate in the CWH zone is moderate (cool mesothermal). The summers are cool and the winters mild. Mean annual temperature is 5.5°C, ranging from 2.4°C in the CWH ws2 (a northern, interior, montane subzone) to 9.3°C in the CWHxm1 (a southern, coastal subzone). The CWH is the wettest zone in BC with a mean annual precipitation of 2200 mm.

The site area is specifically considered dry and maritime (dm). This association occurs at low elevations on the mainland and immediately adjacent islands. Highly productive and structural complex coniferous forests are characteristic of the CWHdm. Western hemlock is the most common tree species and together with western redcedar is generally frequent throughout the zone. Douglas-fir are also prevalent. Wind is the common form of natural disturbance and compared to fire, generally only affects single trees or small patches of forest. As a result most of the forests are old. Major understorey species include salal, red huckleberry, Hylocomium splendens, Kindbergia oregana, Rhytidiadelphus loreus, and Plagiothecium undulatum. Less common species include dull Oregon grape, vine maple, bracken, and swordfern.

All lands within the disturbed area have been cleared of vegetation and are comprised of exposed rock. Lands outside of the disturbed area are second and third growth forest mainly composed of Western hemlock, Douglas Fir and Western Red Cedar trees. The understory is typical of the CWHdm as it includes dull Oregon grape, an assortment of ferns and huckleberry. A 100+m vegetated buffer will be maintained along the eastern mine area boundary.

Vegetation distribution and density can be seen in the Orthophoto Plan of the site. (Figure 4, Section 6).

c. Atmospheric Considerations

Climate

Mission's climate is characterized being warm and temperate. Precipitation is noteworthy as there is rainfall even during the driest months. This location is classified as Cfb by Köppen-Geiger. The mean yearly temperature recorded in Mission is 8.9 °C. There is an approximately 1884 mm of precipitation that occurs each year. The driest month is August with 62mm of precipitation and the wettest month is November which averages 289mm of rain.

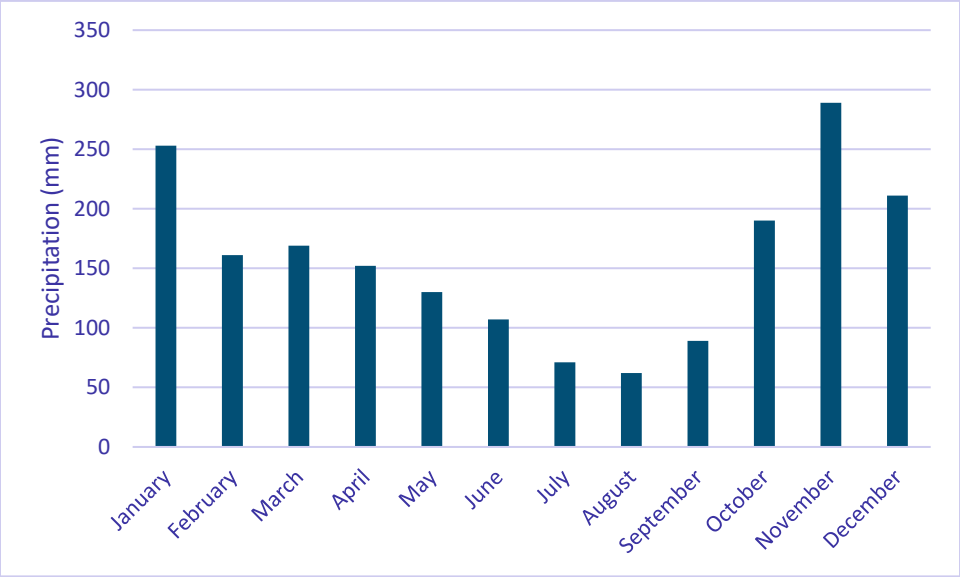


Figure 1: Mission, BC Precipitation by Month

The warm season lasts for around 4 months from about June 21 to September 21, with an average daily high of 22.25 °C. The hottest month of the year in Mission is July, with an average high of 24 °C. and low of 13 °C. The cold season lasts for 4 months, from about November 14 to March 2, with an average daily high temperature of 6 °C. The coldest month of the year in Mission is December, with an average low of 4 °C and high of 0 °C.

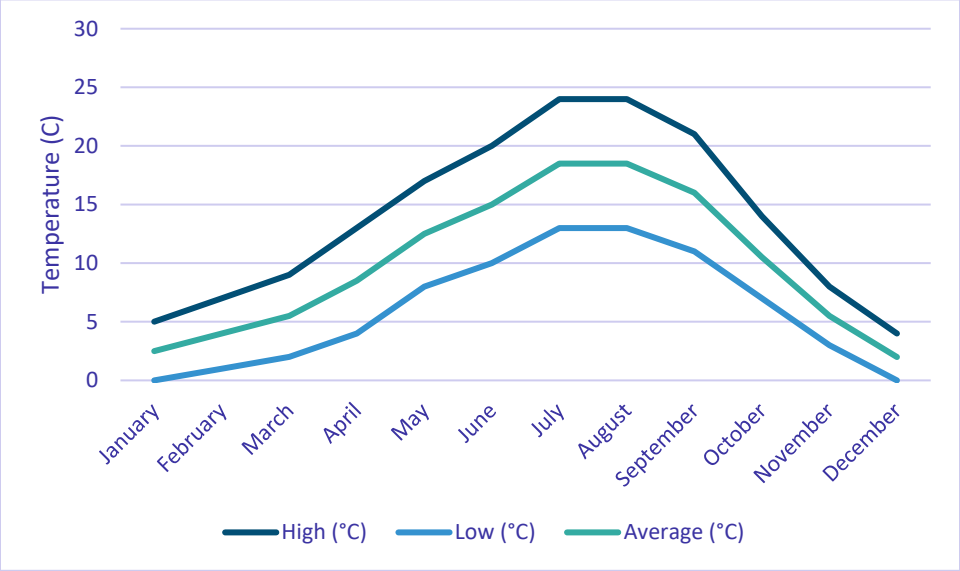


Figure 2: Mission, BC Temperature by Month

Atmospheric Effects

Atmospheric impacts have been minimal from equipment emissions and/or fugitive dust during operations based on data recording devices located on-site. It is expected that during operations and future reclamation activities there will be minimal impacts / insignificant effects (such as deterioration of air quality or reduced visibility due to diesel or fugitive dust emissions) on and from the site. However, to assist with reducing atmospheric effects site operator, Fraser Valley Aggregates Ltd., will undertake the following steps:

- Use modern construction (mining) equipment that meets latest applicable Canadian emission standards;
- Ensure proper inspection and maintenance of equipment;
- Operate equipment within specifications and capacity;
- Limit vehicle and construction equipment idling;
- Use low sulphur fuels for all diesel equipment;
- Revegetate parts of the development that will not be disturbed in the future;
- Clear only the trees needed for mining in that particular area;
- Develop a planned site layout (minimize creation), operational controls (control escape); air quality (dust removal) and cessation, to manage and mitigate any generated fugitive dust; and
- Maximize use of and commitment to Best Management Practices such as following the guidelines set forth by the “Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)”. https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/mineral-exploration-mining/documents/permitting/mine-exploration-and-discovery/agg_bmp_hb_2002vol2.pdf

2.3 Site Map

Refer to Figures 3 & 4 in Section 6.

3.0 Best Management Practices

Proactive controls will be instituted at the Stave Lake Quarry to reduce the amount of dust generation during any site activities. The following Stave Lake Quarry processes, operations or equipment have the potential to emit dust (refer to Figure 4 in Section 6 for visual reference):

- Haul roads (vehicle traffic)
- Stockpile areas
- Transfer points (drops)
- Processing (crushing, screening, etc.)
- Extraction (process)
- Disturbed areas with sands or fines

Best Management Practices (BMPs) represent the current 'state of practice' approach to manage dust impacts and effects, and at Stave Lake Quarry include, but are not limited to:

- Limit surface areas disturbed, limit work in the wind thresholds greater than 20 km/hour, apply suppressant as needed, and clean up spills immediately;
- Grow groundcover, erect windbreaks, apply crust chemicals;
- Reduce speed limits;
- All trucks leaving the site will be covered by a tarp;
- Placement of the crusher will be in the bottom of the pit;
- As required, crushers will be equipped with effective water sprays;
- Area not being mined or used for stockpiling will be seeded with a local forestry range mix;
- A maximum material drop height is not to exceed 1 meter, minimize where possible and should use chutes;

- In cases of a wind event or extreme heat and should the referenced measures be inadequate, operations will stop until the dust is managed effectively. This is described in Section 4.3;
- Treed buffer around perimeter of site;
- All personnel will be notified of the Dust Control Plan.

Refer to Table 1 in Section 3.1 for recommended BMPs specific to the Stave Lake Quarry.

3.1 Site Specific Mitigation and Control Methods

To achieve an effective operational dust control plan at the Stave Lake Quarry, site specific mitigation measures and BMPs have been prescribed to address specific dust generating sources and activities.

Table 1 - Monitoring, Mitigation & Control Methods

Source	Monitoring	Methods for Management & Mitigation (based on BMPs)	Materials & Equipment Needed
Vehicle Traffic (access or haul roads within Stave Lake Quarry)	Visual inspection for dusty conditions shall occur at a minimum of twice daily.	Water roads or use surfactants (calcium chloride). Wheel washer. Wash down trucks. Pave high use areas, where possible. Speed within mine site to be less than 20 km/hr. Post km/hr signage indicating dust control.	Water truck. Calcium Chloride. Signage.

		Limit work on windy days.	
Stockpile areas (aggregate, topsoil/overburden)	Visual inspections shall be carried out hourly.	Keep storage piles covered either with a dust suppressant spray. Treat stockpiles. Seed overburden stockpiles with local native grass mix to reduce dust and prevent noxious weeds. Progressive reclamation; re-sloping mined out pit walls and re-establishing soil cover and immediate re-vegetation or cover. Minimized stockpiling.	Dust suppressant spray. Local native grass seed mix.
Drops (at transfer stations)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east).	Limit work on windy days. Install chutes at drop points. Maximum dump heights not to exceed 1 m, minimize where possible and should use chutes. Enclosing transfer points along conveying circuits	Chutes

		where dust may be created and apply sprays.	
Processing (feeds and discharges for conveyors, crushers, screens, etc.)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east).	Spray bars on crushers and conveyors; watering rate set as needed. Screenings and other high-fine materials: stackers to be kept as close to the tops of stockpiles (drop height of 1 m or less).	Spray bars
Excavation (working pit face, berm construction, rehabilitation)	Should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential areas (east).	Avoid overburden removal and berm construction during dry months. Passive dust suppression - no operations on hot, windy days.	Weather forecast. Visual monitoring.
Weather and dust events	Refer to text below^. The site is located in a wilderness area, so it will be		

	surrounded by remaining forest which will act as a natural buffer.		

Water sprays:

1. Adjust nozzles so that the spray is directed to dust generating areas to provide complete coverage.
2. Locate nozzles upstream of dust generation points and close enough so that the spray is not carried away by wind.
3. Ensure the volume and size of droplets are adequate to sufficiently wet the material (optimal droplet size is 10-150 µm).
4. Time water spray application to ensure the materials are still damp when they are disturbed
5. If conditions require increased dust suppression, emulsifiers or surfactants may be added to improve the 'wettability' of water sprays.

*Application of dust suppressants must not enter or contaminate waterbodies, including surface and groundwater

Weather and dust events create significant hazards to the control of dust management, and it may be that these events superseded the normal dust control methods in Table 1. At certain thresholds (including those climatic conditions listed in Section 4.3), pit activities that are producing visible dust and impacting neighbourhoods should be halted or ceased (with a plan to ensure stockpiles are protected), especially when mitigation techniques are no longer appropriate or effective. Dust events and the required actions are to be recorded (as per Table 2 in Section 4.4).

The Mine Manager must ensure that wherever practicable, water sprays or other dust suppression means and devices are used at every dusty place where work is

carried out and where it is impracticable to do so, personal protective equipment shall be supplied and worn by all persons working in that location, as per the Health, Safety and Reclamation Code for Mining, Section 6.24.2.

3.3 Prevention

Prevention or reduction of the amount of dust generation during site activities can be achieved through proactive controls including, but not limited to:

- Limiting surface disturbance;
- Enforcement of low-speed limits for vehicle traffic;
- Decontamination of trucks leaving work areas;
- Covering of truck loads leaving the facility;
- Height limits for gravel stockpiles;
- Wetting active areas;
- Spraying conveyors and stockpiles;
- Minimizing drop heights;
- Minimizing or ceasing dust generating activity during periods of high wind;
- Wetting unpaved areas;
- Application of dust suppressants or crusting agents;
- Establishing/maintaining vegetative or other groundcover.

3.4 Site Specific Mitigation and Control Methods for Noise

Site operator, Fraser Valley Aggregates, will utilize similar technology and operational activities that are currently used elsewhere in BC to successfully mitigate noise control issues.

Both Fraser Valley Aggregates and the Mine Manager are committed to ensuring that all noise management and mitigation measures will follow the guidelines set forth by the "*Aggregate Operators Best Management Practices Handbook for British Columbia (April, 2002)"* and permit conditions.

http://www.empr.gov.bc.ca/Mining/Aggregate/BMP/Pages/default.aspx

General noises that are associated with a number of common activities at aggregate operations include:

- Loading
- Crushing
- Screening
- Hauling
- Excavation
- Blasting
- Drilling

Noises from specific sources that will need to be mitigated during operations include the following: mobile equipment (truck, dozers and excavators) which generate noise from sources such as diesel engines, back-up alarms and the scraping & crushing noises during excavation and transport.

Fraser Valley Aggregates will complete noise level monitoring to collect background and/or operational noise data. This information will be used to evaluate the potential and cumulative effects of sensitive receptors to noise emissions associated with activities of the project.

It will be through a planned site layout (containment & dampening), operational controls (prevention) and interception (ambient reduction), where the company is confident it can manage and mitigate the generated noises. Fraser Valley Aggregates will ensure the following management and mitigations are implemented as required to minimize noise impacts:

- Develop a mine plan which has designed sound buffers such as operation sunk in to a pit area lower than the surrounding area, processing equipment surrounded or shielded by stockpiles and development of pit walls that will dampen noises;

- Ensure noise reducing vegetation (tree barrier) and topographical features are maintained;
- Examine noise mitigation strategies at other aggregate operations, which have similar requirements for noise reduction;
- Maintain a maximum 20 km speed limit along access roads and within the pit areas;
- Maintain smooth running roads surfaces on all access roads and pit floors to reduce tire noise;
- Operate equipment within specifications and capacity (e.g. don't overload machines) and use noise abatement accessories such as sound hoods and mufflers; and
- All efforts during operations will be to have the placement of the short-term crusher operation in the bottom of the pit, in order to decrease potential noise escapement.

The following is a list of permit conditions Fraser Valley Aggregates will comply with at the Stave Lake Quarry:

- The peak particle velocity at the property boundary shall not exceed 50 mm/sec.
- Air blast (concussion) shall not exceed 120 Dbl.
- The manager shall establish a monitoring program for all blasts conducted, and records, including a blast log, shall be maintained on site.
- Suitable notification shall be given to all residents within 1 km of the quarry at least 24 hours prior to the initiation of any quarry blast.
- All blasts shall be scheduled and designed to minimize effects on nearby residences.
- All equipment shall be maintained in good operating condition, and where applicable, shall be equipped with adequate mufflers.
- An on-site crusher for rock reduction shall be provided with sound reducing measures to minimize noise levels to residents in the area.
- Truck tailgates shall be secured when traveling.

- Audible back-up alarms on all equipment shall be replaced with visual (strobe) alarms.
- Truck speeds on the quarry shall be set to minimize or eliminate the use of engine brakes.
- Tree and vegetation screens must be maintained between the quarry and local residences where practical.
- A 10 to 20 meter elevation difference must be maintained between the Eastern Pit Rim and the floor of the Pit.
- The Eastern Pit Rim is not to be excavated until the Quarry is well established below this level.
- The manager shall conduct such monitoring as may be required to ensure noise levels at the property boundaries do not exceed 55 dBA on a three minute
- Pneumatic drills shall not be used on this site.
- The manager shall locate dominate noise sources as low in the pit as possible.
- The eastern pit rim shall not be day lighted.

The following is a list of Fraser Valley Regional District requirements, from Bylaw No. 1181, 2014, that Fraser Valley Aggregates Ltd. will comply with at the Stave Lake Quarry:

- Between the hours of 7:00 a.m. and 7:00 p. m. Monday through Saturday, no person shall cause or permit noise related to aggregate removal or processing to exceed sixty (60) dBA Leq (1 hour) exclusive of ambient sound when measured at any point along the property line of a receiving parcel or at any point within a receiving parcel. This does not apply to the noise that may be generated by the movement of trucks entering or exiting the site.
- No person will cause or permit dust associated with aggregate removal or processing to escape the permit area so as to constitute a nuisance on any other lands.

- No person will cause or permit dust associated with aggregate removal or processing to result in:
    - Dustfall over an average period of 2 weeks in excess of 1.7 mg/(dm^2-d) on any other lands, or;
    - Total Suspended Particulate Matter over an average period of 24 hours in excess of 120 µg/m3 on any other lands.

4.0 Plan Implementation

4.1 Roles and Responsibilities

While not all site personnel will be directly involved in implementation of the plan, all site personnel should be aware that the plan exists and to contact the Mine Manager in the event that they observe a potential dust concern during the course of their regular activities. Training in this regard should occur to introduce new employees and contractors to the plan and to refresh all employees/contractors regularly.

The Mine Manager will delegate staff to be responsible for the monitoring and management of the dust control. The Mine Manager will determine the frequency of monitoring procedures to be put in place based on triggers for potential dust sources: such as seasonal (e.g. dry) or operational (e.g. crusher on site) conditions, and using BMPs as a guide.

The Mine Manager is responsible for reviewing this DCP on a seasonal basis for consistency and relevancy, if there is a significant operational change, or if reviews or inspections indicate that dust management practices do not meet requirements.

4.2 Monitoring

Monitoring will be on the onus of the Mine Manager and should include:

1. Visual inspection for dusty conditions shall occur at a minimum of twice daily;
2. Visual inspections shall be carried out hourly when overburden removal, berm construction or rehabilitation;
3. Inspection of dust controls functioning properly, such as watering and if chutes are effective;
4. Excavation and loading operations should be monitored hourly when there is dry weather and winds are anticipated to be blowing towards residential and recreational areas;
5. Site manager or delegate will be responsible for monitoring current conditions and weather forecasts from Environment Canada, to subsequently help plan for current and next day watering needs and other measures;
6. Records regarding when and how dust control measures are implemented must be kept on site. These records must include and not be limited to: watering on roads, visible dust observed, meteorological conditions for that day.

4.3 Triggers for Dust Management Mitigation

Visual cues will be the primary trigger for mitigation action to be taken. Typical triggers of employing dust control measures would be:

- If material handling activities are occurring that may impact air quality beyond the property boundary;
- If visible dust is being generated beyond the property boundary by material handling activities, and/or stockpiles;
- If the weather forecast indicates dry conditions and strong winds are likely.

In addition to specific site features which may generate fugitive dust, consideration should also be given to specific climatic conditions which cause dust. These conditions or unusual weather or dust events can include, but not be limited to:

- Temperatures over 30 degrees Celsius;
- Consistent wind speeds over 30 km/hour;
- Temperature inversions and/or cloud cover creating poor air quality.

4.4 Record Keeping

The following tables are to be used for record keeping and include a record of dust events and responses (Table 2), and a complaint tracking tool (Table 3).

Table 2 - Dust Events and Response:

Date	**Name** (staff member responsible)	**Dust Event** (details; time, source, weather, etc.)	**Mitigation and Response** (details)

Table 3 - Complaint Tracking Tool:

Date	**Source of complaint** (name, organization, contact details, etc.)	**Complaint specifics** (who took the complaint, what was the issue, what was done, follow up, etc.)

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.

Andrew Field

Andrew Field, B.ASc., MBA
andrew@holmesmining.ca

Reviewed and approved by:

Felipe Capdeville Perez, P.Eng. (BC)

6.0 Figures

Figure 3: Site Location Map

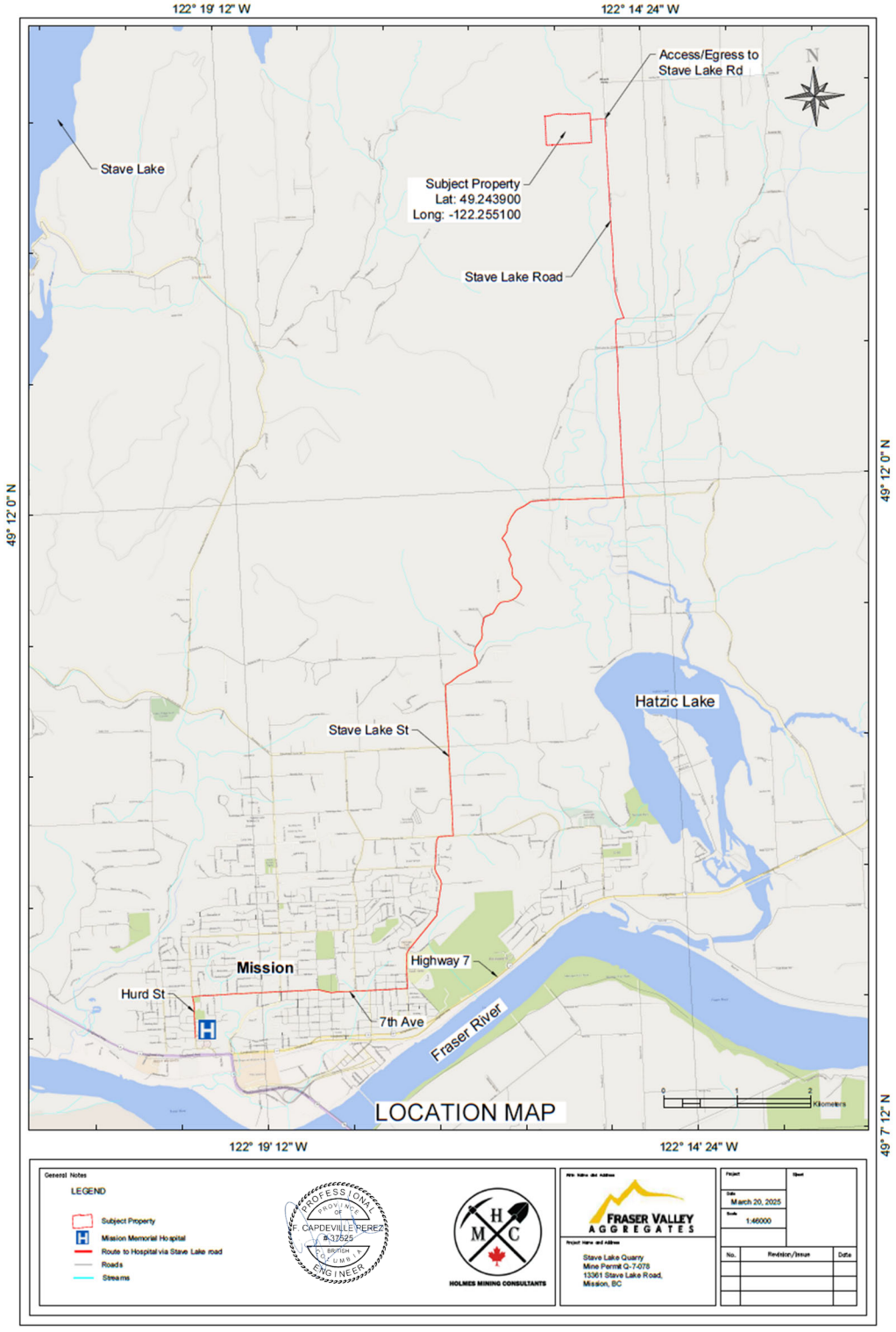


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Figure 4: Orthophoto Plan

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SCHEDULE "D" – Communications Plans

Communications Plan

Stave Lake Quarry

Permit # Q-7-078
Mine # 0700392

NOVEMBER 26, 2025

Fraser Valley Aggregates Ltd.
3077 188 Street
Surrey, BC
V3G 3C1

HOLMES MINING CONSULTANTS

Table of Contents

1.0 Introduction and Purpose

Property Owner, 426969 B.C. Ltd., and Site Operator, Fraser Valley Aggregates Ltd., are committed to maintaining open and constructive communication with nearby residences and the broader community. This Communications Plan, included as part of the FVRD Commercial Gravel Operations Permit (the "FVRD Permit") application, outlines the proactive measures the quarry operation takes to keep the community informed, address questions, and ensure that any concerns are handled promptly and respectfully.

This Communications Plan has been prepared by Holmes Mining Consultants Ltd. (HMC), on behalf of 426969 B.C. Ltd., and is in alignment with the Fraser Valley Regional District (FVRD) Bylaw No. 1181, 2014 (the "Bylaw"), which sets out expectations for community engagement.

2.0 Overview of Operation

Stave Lake Quarry is a typical, medium-sized quarry that uses drilling and blasting to produce rock that can be crushed and sized according to market demands. Rip-rap is also produced at the quarry by picking oversized rock and shipping it directly to customers without any processing (crushing and screening). Typical operations at the quarry include clearing trees, grubbing then stripping topsoil and overburden to reveal the underlying bedrock. This rock is then drilled and blasted, crushed, screened and stockpiled for sale to customers. Aggregate transport trucks access the site from Stave Lake Road and enter the gate then

proceed up a radio-controlled access road to the upper part of the quarry, where they are loaded and then proceed back down the road and over the truck scale.

3.0 Designated Emergency and Community Contact Person

Name: Drew Bailey
Company: Fraser Valley Aggregates Ltd.
Role: Mine Manager
Phone No.: 778-240-7757 (Cell)
Email Address: dbailey@fvagg.com

This individual is authorized to respond to enquiries and concerns from residents and is responsible for ensuring communication-related permit conditions or FVRD requirements are met.

4.0 Communication Methods with the Surrounding Community

4.1 Signage

The Site Operator will maintain and install signage in accordance with the Mines Act Permit and Bylaw, including the following:

Mines Act Permit

- All site access will be secured with locking gates and signage indicating the mine name, Site Operator's name and emergency contact number as well as all appropriate safety advisories. Gates shall be locked when the quarry is not in operation.

Bylaw

- Sign posted at least 14 days prior to the FVRD Board's consideration of the FVRD Permit and removed within 48 hours after issuance or refusal of the FVRD Permit.
- Sign is clearly visible from Stave Lake Road.

- Ensuring signage includes the name of the applicant, nature of application, plan of the FVRD Permit area and property, name and telephone number of the Designated Community Contact Person, FVRD Permit application file number, and name and telephone number of the FVRD.

4.2 Notifications to Local Residents

The Site Operator will notify nearby residents in accordance with the requirements of the FVRD Permit and the Mines Act Permit. Notifications may be issued for:

- Blasting activities: Residents will be informed in advance of planned blasting, as required by permits.
- Noise, dust, or other environmental concerns: Residents will be informed in the event of a permit non-compliance or other conditions that trigger notification under the permits. Refer to the Noise and Dust Control Plan, included with the FVRD Permit application, for specific details.
- Unusual operational activities: Such as unusual equipment mobilization, changes in haul routes, or extended work hours (if permitted by FVRD), if the permits require notification.

4.3 Responding to Enquiries and Concerns

The Site Operator will follow an open and transparent practice for public communication.

For any issues subject to Mines Act Permit conditions, the Site Operator will follow the specific investigation, monitoring, and reporting procedures set out in the permit.

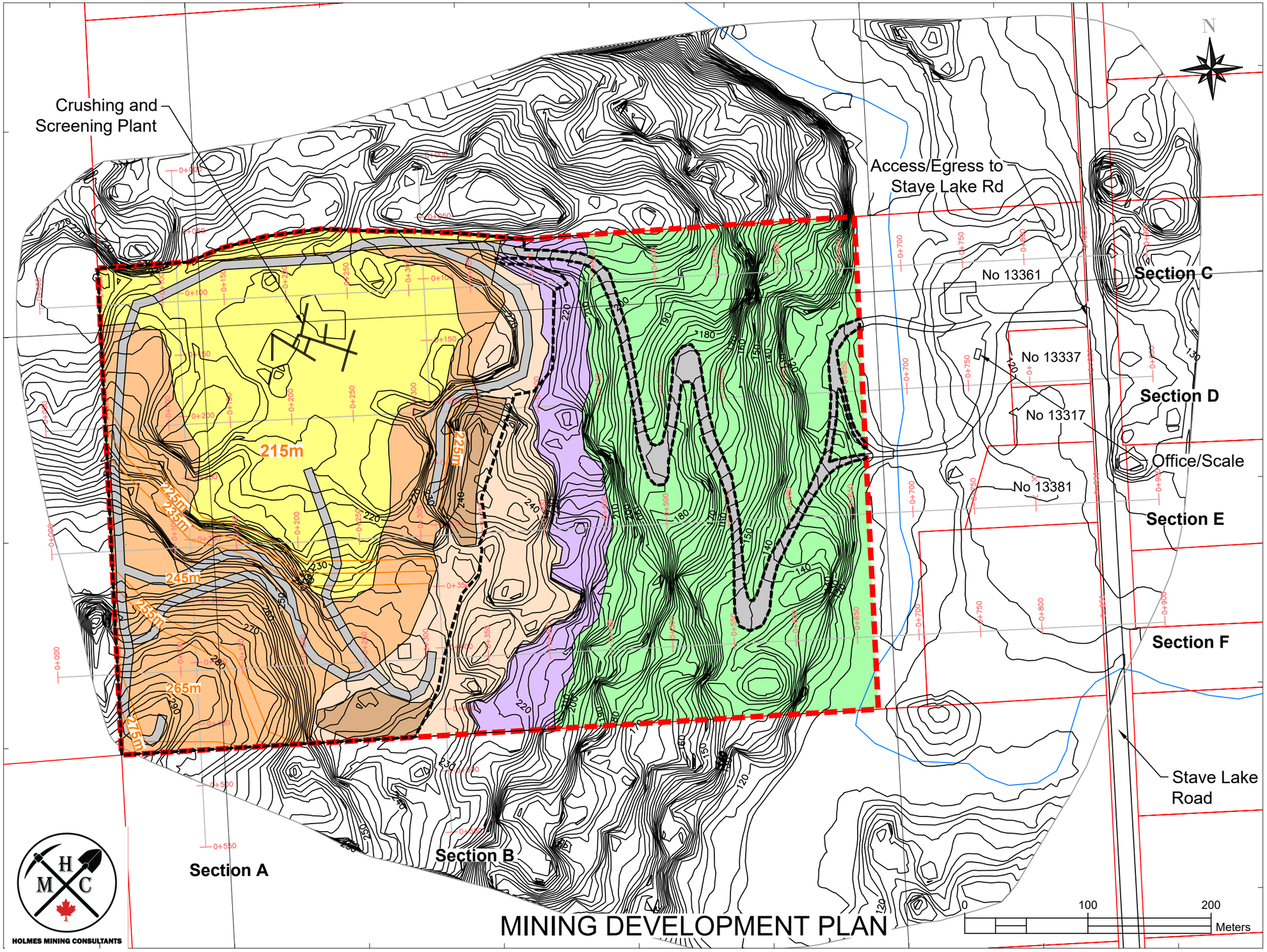
5.0 Compliance with Mines Act Permit

In addition to Bylaw requirements, the Site Operator is fully committed to meeting all communication obligations outlined in its Mines Act permit.

122° 15' 27" W

122° 15' 0" W

49° 14' 42" N



MINING DEVELOPMENT PLAN

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General Notes

LEGEND

- Processing Stockpile Area - 5.07ha
- 5 Year Mining Area - 4.75ha
- 25 Year Mining Area - 2.44ha
- 40 Year Mining Area - 1.69ha
- Topsoil and Overburden Area - 0.62ha
- Access Road - 1.93ha
- Vegetated Buffer - 8.33ha
- Office/Scale
- Mine Area Boundary - 24.83ha
- Existing Disturbed Area - 13.46ha
- Property Line
- 2023 Contours (2m)
- Current Mining Phase Contours (10m)
- Creek

Current Mining Phase Volume: 680,000m3

Height NAD 83 (CSRS) Orthometric CGVD28 HTv2.0 from NRCan PPP

PROFESSIONAL ENGINEER — PROVINCE OF BRITISH COLUMBIA — F. CAPDEVILLE PEREZ — #37525

Permit to Practice 1005187

No.	Revision/Issue	Date

Firm Name and Address

FRASER VALLEY AGGREGATES

Project Name and Address

Stave Lake Quarry
Mine Permit Q-7-078
13361 Stave Lake Road,
Mission, BC

Project	Sheet
Date: March 17, 2025	
Scale: 1:3100	

49° 14' 42" N

122° 15' 27" W

122° 15' 0" W

122° 15' 27" W | 122° 15' 18" W | 122° 15' 9" W | 122° 15' 0" W | 122° 14' 51" W

49° 14' 42" N

49° 14' 33" N

Section G

Section H

Section I

215m

225m

235m

245m

255m

265m

275m

-36.5%

-22.5%

-9.5%

-8.7%

-20.4%

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0 50 100 Meters

SW CORNER DETAIL ORTHOPHOTO PLAN

22° 15' 36" W

General Notes

LEGEND

- Processing Stockpile Area - 5.07ha
- 5 Year Mining Area - 4.75ha
- 25 Year Mining Area - 2.44ha
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- Creek

Current Mining Phase Volume: 680,000m3

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Orthometric
CGVD28 HTv2.0
from NRCan PPP

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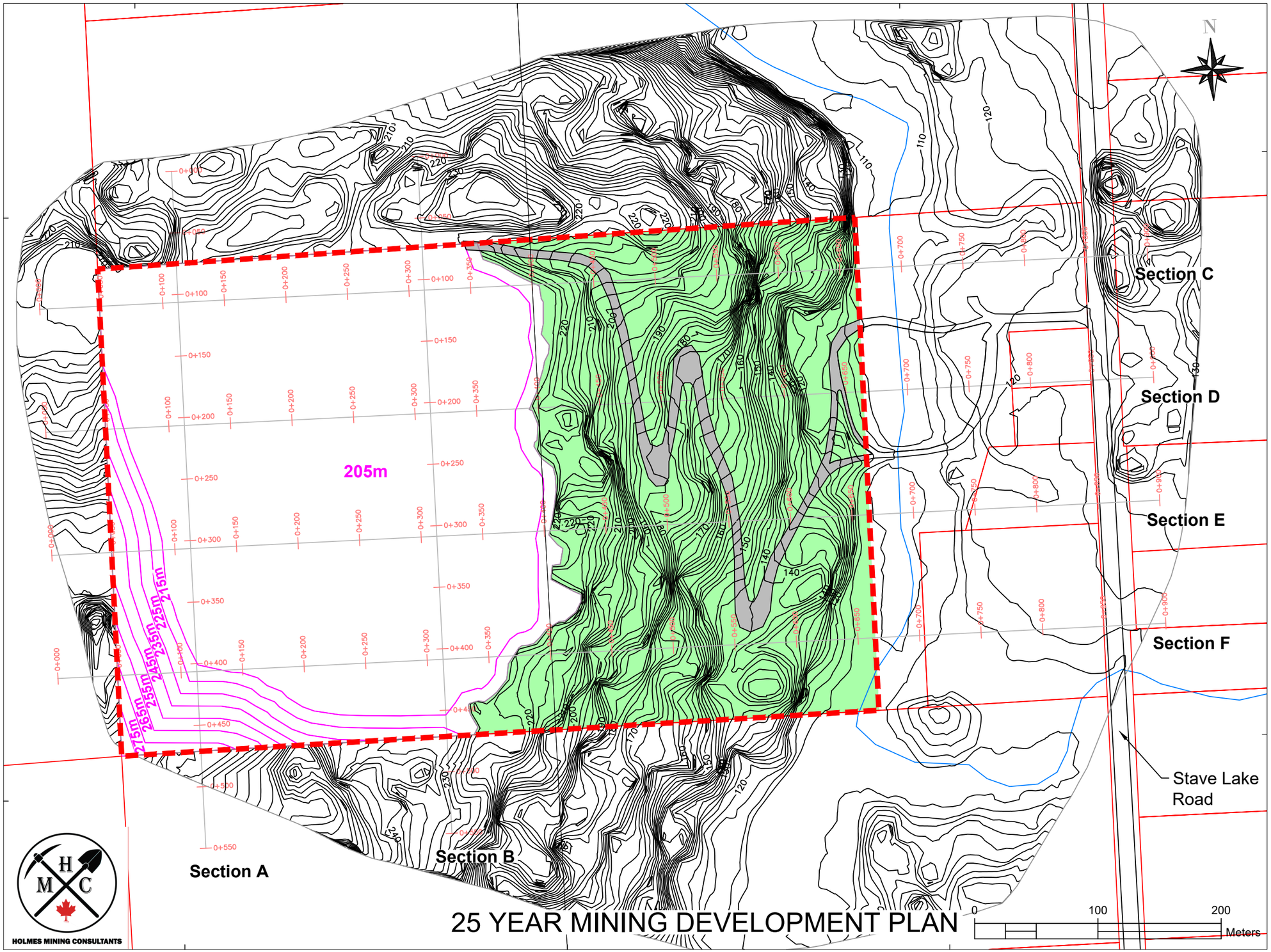

25 YEAR MINING DEVELOPMENT PLAN

HOLMES MINING CONSULTANTS

122° 15' 27" W

General Notes

LEGEND

- Mine Area Boundary - 24.51ha
- Property Line
- Access Road - 0.77ha
- Vegetated Buffer - 10.02ha
- 2023 Contours (2m)
- 25 Year Mining Phase Contours (10m)
- Creek

25 Year Mining Phase Volume: 3,410,000m3

Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
from NRCan PPP

PROFESSIONAL ENGINEER
PROVINCE OF BRITISH COLUMBIA
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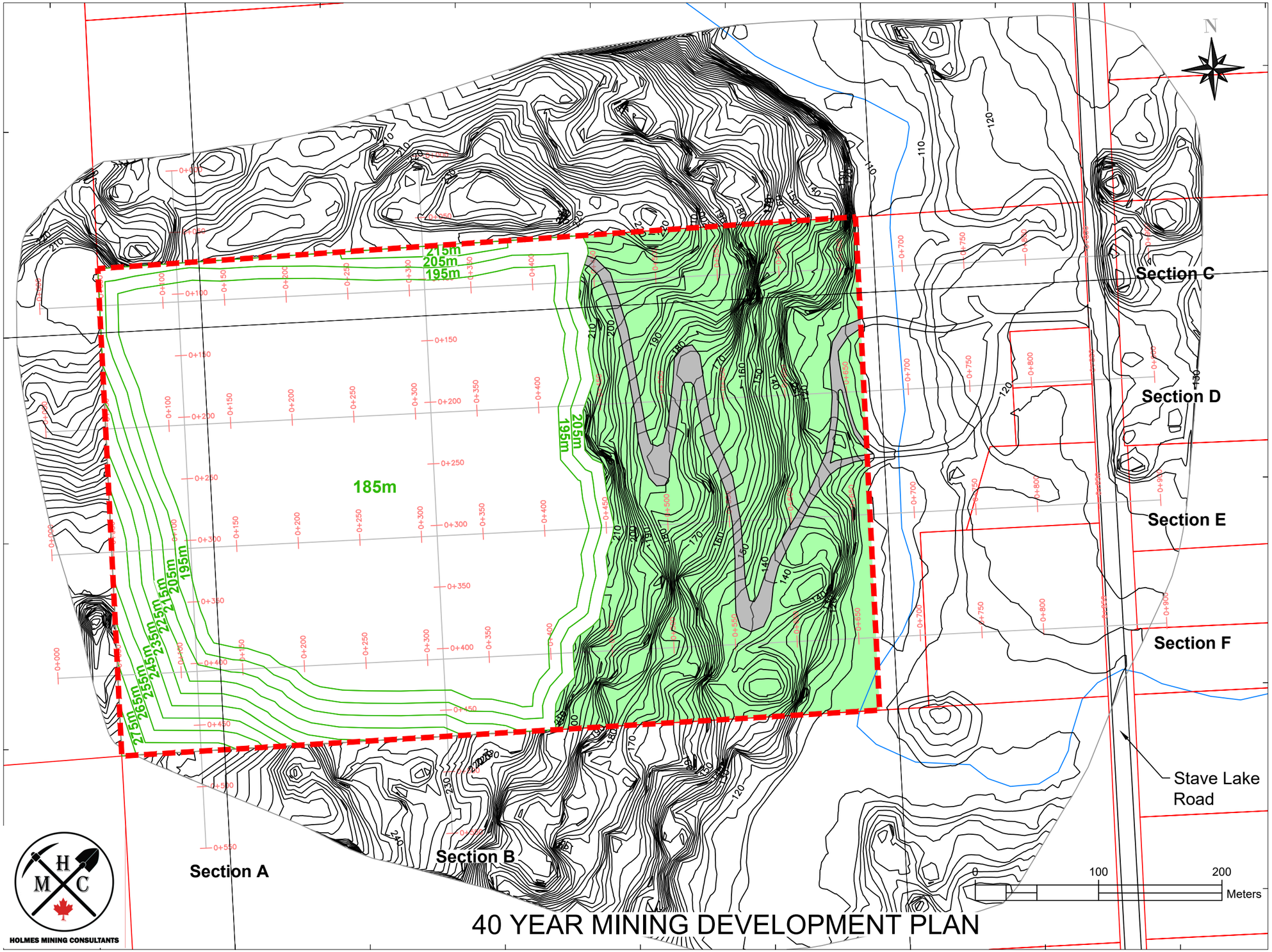
122° 15' 0" W

49° 14' 42" N



40 YEAR MINING DEVELOPMENT PLAN

HOLMES MINING CONSULTANTS

General Notes

LEGEND

- Mine Area Boundary - 24.51ha
- Property Line
- Access Road - 0.70ha
- Vegetated Buffer - 8.33ha
- 2023 Contours (2m)
- 40 Year Mining Phase Contours (10m)
- Creek

40 Year Mining Phase Volume: 5,681,000m3

Height NAD 83 (CSRS)
Orthometric
CGVD28 HTv2.0
from NRCan PPP

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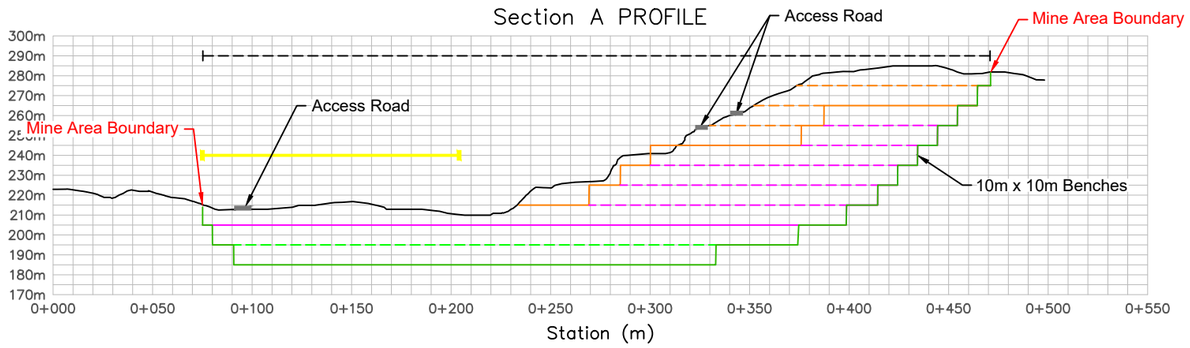

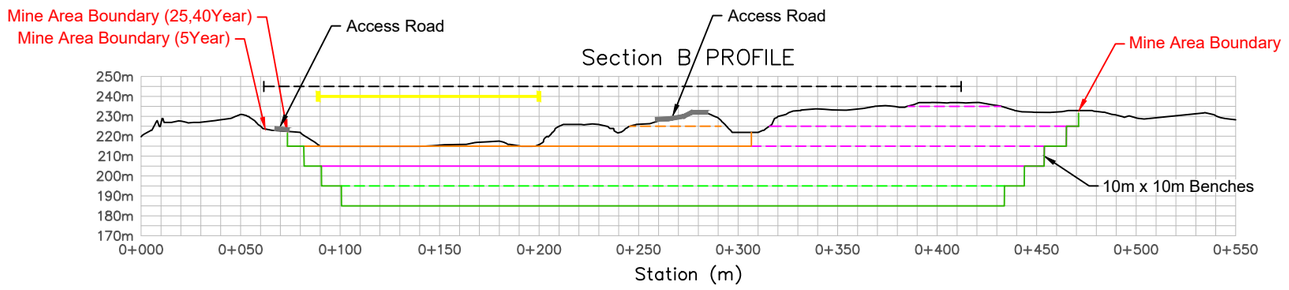

CROSS SECTIONS

HOLMES MINING CONSULTANTS

General Notes

LEGEND

- Existing Ground Profile
- 5Year Mining Phase Profile
- 25 Year Mining Phase Profile
- 40 Year Mining Phase Profile
- Disturbed Area
- Stockpile Area
- Topsoil and Overburden Area
- Access Road
- Stave Lake Road
- 5 Year Phase Excavation 10m Benches
- 25 Year Phase Excavation 10m Benches
- 40 Year Phase Excavation 10m Benches
- Vegetated Buffer Area

SCALE 1:3000 H
1:3000 V

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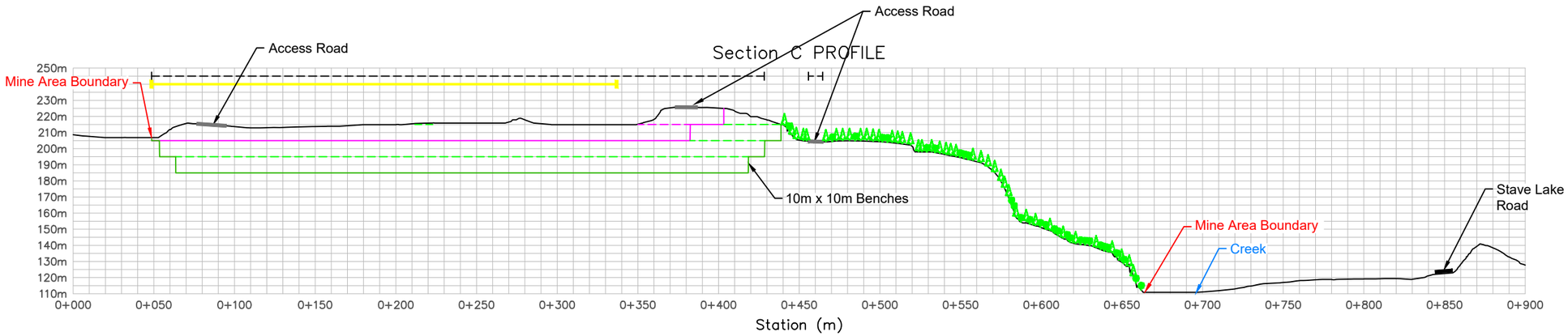

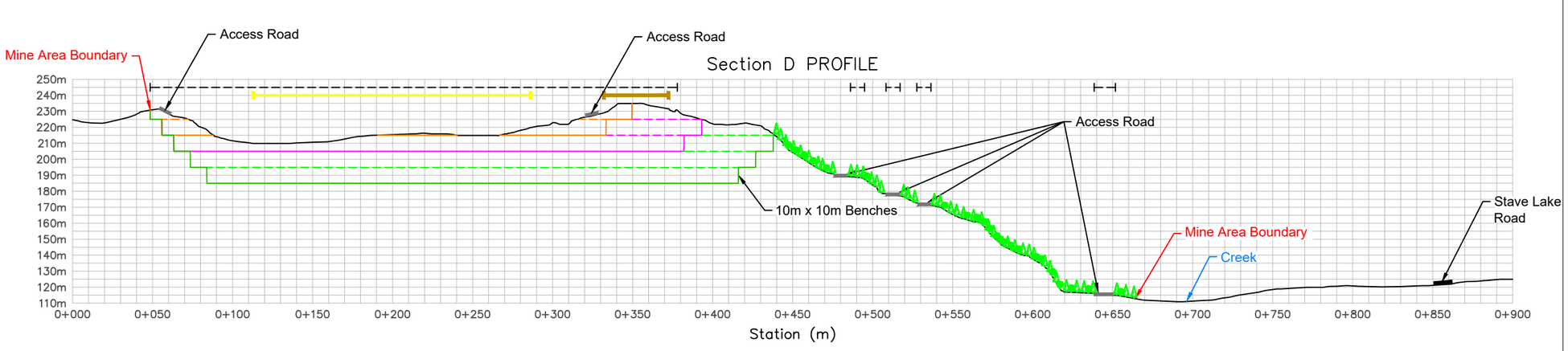

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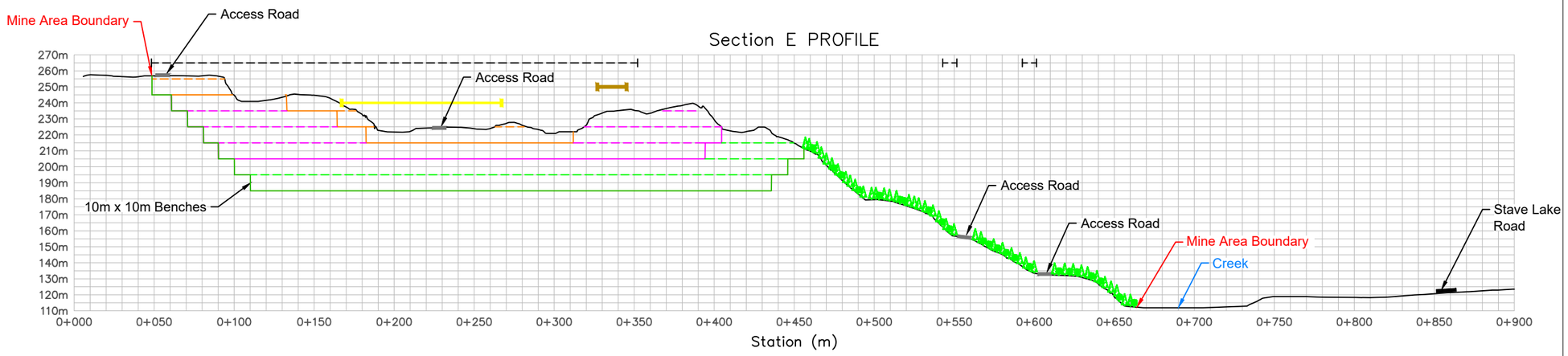

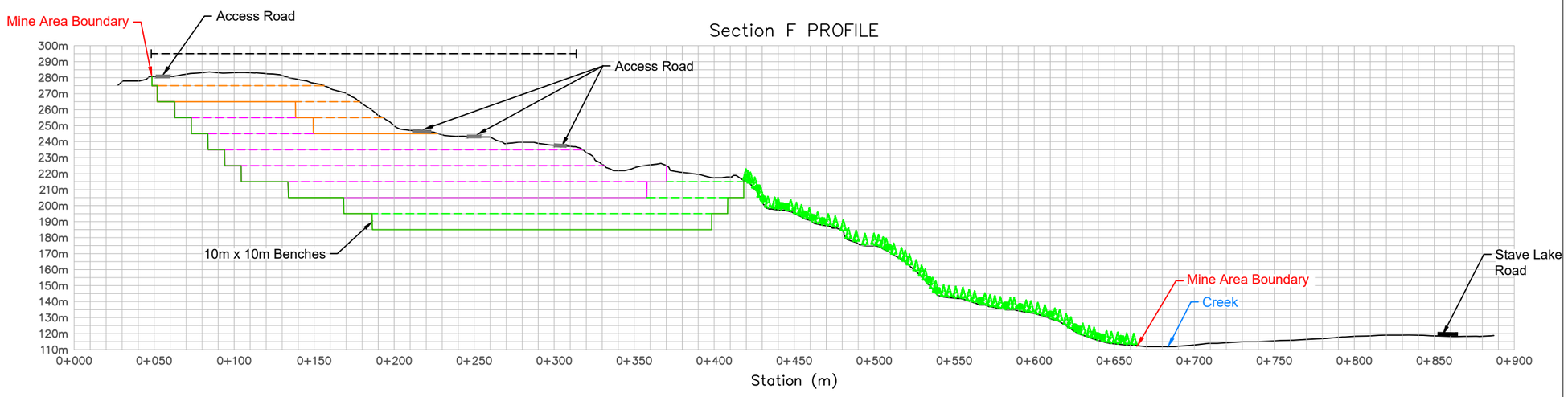

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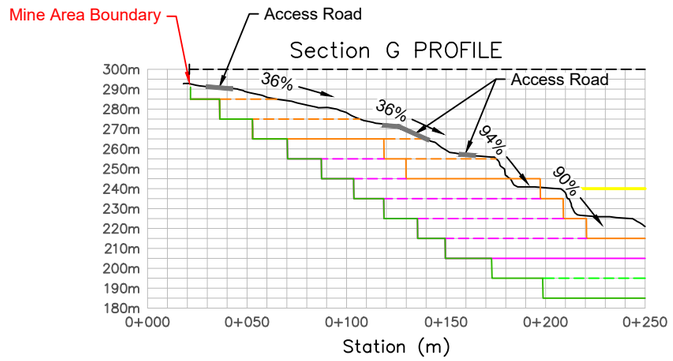

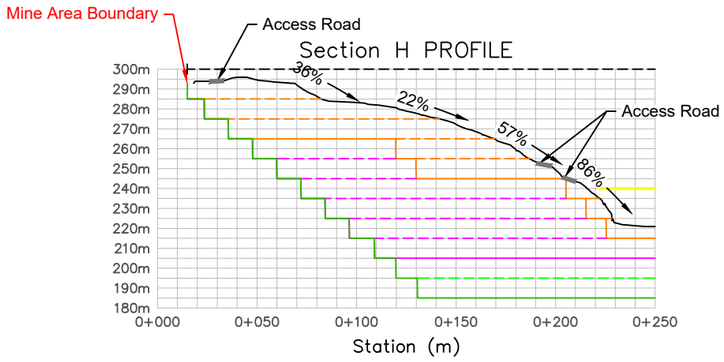

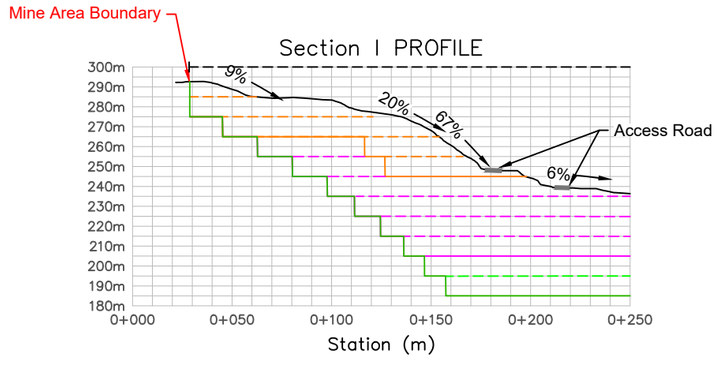

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