



FRASER VALLEY REGIONAL DISTRICT

SOIL REMOVAL PERMIT

FINAL

As Issued by Regional Board
January 27, 2009

Permit No. SRP 2007-01 Folio Nos. 775:02198.000 / 775:02198.100

Registered Owner: Braelynn Enterprises Ltd. Telephone: n/a

Owner Address: 10200 Sylvester Road, RR 3, Mission BC, V2V 4J1

Applicant: Dave Vernon, Ekset Contracting Ltd. Telephone: 604-220-4677

Applicant Address: 10200 Sylvester Road, RR 3, Mission BC, V2V 4J1

Site Address: 10200 Sylvester Road

The lands affected by and subject to this permit ("the Lands") are shown on Schedule "A", Location Map, attached hereto, which forms an integral part of this permit, and are legally described as:

Lot A Section 1 Township 18, NWD,
Plan LMP18344 (PID 018-895-336)

Lot 1 Section 1 Township 18, NWD
Plan 55998 (PID 005-429-552)

LIST OF ATTACHMENTS

- Schedule A: Location Map
- Schedule B: Amended Quarry Site Plan, January 25, 2008
- Schedule B2: Garshin Creek Amended Protection Buffer, November 6, 2008, Eric Beresford, P.Eng.
- Schedule C: Buffer Strip Sections, January 25, 2008, Eric Beresford, P.Eng.
- Schedule D: Work System and Reclamation Program, February 28, 2007, Eric Beresford, P.Eng.
- Schedule E: Supplemental Information, June 17, 2008, Eric Beresford, P.Eng.
- Schedule F: Letters to FVRD, August 27, 2007, November 6, 2008 and December 19, 2008, Eric Beresford, P.Eng.
- Schedule G: Ministry of Transportation Access Approval, June 28, 2007.
- Schedule H: Flooding and Geotechnical Hazard Assessment, GeoPacific Consultants, May 2, 2008

AUTHORITY TO ISSUE

This Soil Removal Permit is issued under FVRD Electoral Area Soil Removal and Deposit Bylaw No. 0729, 2006 ("Bylaw 0729"), pursuant to Sections 723 and 799 of the *Local Government Act*.

SOIL REMOVAL OR DEPOSIT INFORMATION

Estimated Quantity of soil:

- (1) To be removed: 1,250,000 m³ of rock aggregate
 - (2) To be deposited: n/a
-

TERMS AND CONDITIONS

1. In this permit, "soil" means sand, gravel, rock and other substances of which land is composed.
2. This permit applies to soil removal associated with the existing rock quarry, expansion of the existing quarry, and the proposed quarry expansion onto Lot 1 Plan 55998.
3. Except as otherwise provided under this permit, all soil removal and reclamation activities under this permit shall be in accordance with the Work System and Reclamation Program attached hereto as Schedule D, and the supplemental submissions to FVRD attached as Schedules E and F.
4. Notwithstanding clause 3 above, the quarry layout shall be as shown on the Amended Quarry Site Plan, attached hereto as Schedule B.
5. A natural buffer strip 30 metres wide, measured from the natural boundary of Scorey Creek, shall be provided. No vegetation removal, land alteration, quarrying or other disturbance of land or vegetation shall be permitted in the 30 metre buffer strip.
6. The requirements of clauses 47, 48 and 49 of Bylaw 0729 (pertaining to sound deflection structure) are reduced to permit perimeter buffer strip configurations as shown on the Buffer Strip Sections, attached hereto as Schedule C. In particular, the buffer strips along the northerly boundary of the Lands, adjacent to Lot A Plan 83081 which is currently owned by the applicant, and along the easterly boundary of the Lands, adjacent to Crown land, do not require a berm or fence, but shall require a depressed rock cut section 7 – 10 metres high, to be established as the quarry excavation progresses.
7. Clauses 47, 48 and 49 of Bylaw 0729 are supplemented to require increased noise deflection and buffering measures along the westerly boundary of the Lands, adjacent to Sylvester Road, generally consisting of a 30 metre wide tree retention area and 15 metre wide buffer within which a rock and overburden berm shall be constructed and maintained, as shown on Schedules B and C.
8. Except as shown on Schedule B (Amended Quarry Site Plan), no further openings for access roads or otherwise shall be permitted in the buffer strip on the westerly boundary of the Lands.
9. Specific measures shall be implemented as set out in Schedules D, E, and F, including but not limited to the following items:
 - (a) Per Schedule E and F "Clause 9(a)(xiii)", buffer strip berms shall be graded and seeded. Rock fragments shall be used to stabilize the toe of the berms.

- (b) Noise, dust, vibration and visual impact control measures shall be implemented as set out in Schedule E and F "Clause 9(a)(xv)". For certainty, hours of operation of the quarry shall not exceed those described in Schedule F.
 - (c) Road protection measures shall be implemented as set out in Schedule E "Clause 9(a)(xvi)".
 - (d) Post-quarrying drainage facilities shall be provided as set out in Schedule E "Clause 9(a)(xxi)".
 - (e) Post-quarrying drainage and reclamation measures shall be provided progressively as quarry operations are completed in individual areas.
 - (f) Quarrying shall not be permitted and a natural treed buffer strip shall be maintained north of the "Mining Development Line" shown on Schedule B2, Garshin Creek, Amended Protection Buffer plan, dated November 6, 2008, by Eric Beresford, P.Eng.
10. Quarry development shall be in accordance with the Flooding and Geotechnical Hazard Assessment attached hereto as Schedule H. Specific requirements as set out in the assessment shall be implemented, as follows:
- (a) The applicant's Registered Professional (pursuant to Bylaw 0729) shall carry out annual inspections and report on the condition of water catchment and retention areas, per Schedule H, page 2, paragraph 3.
 - (b) The Registered Professional and/or geotechnical engineer shall design and supervise the construction of a drainage ditch containing gravel berms, silt fences and filter cloth to minimize any environmental impacts of turbid waters flowing offsite, per Schedule H, page 2, paragraph 4.
 - (c) The Registered Professional and/or geotechnical engineer shall design and supervise the construction of a diversion ditch on the east side of the access road, per Schedule H, page 2, paragraph 7.
 - (d) The Registered Professional and/or geotechnical engineer shall inspect the channel of Scorey Creek at least annually, or more frequently as determined necessary by the professional, and shall direct that maintenance activities be carried out (with any required approvals in place), per Schedule H, page 2, paragraph 8.
11. The applicant must obtain from the Province of BC and FVRD approval to amend Covenant BH298671 prior to undertaking any quarry expansion or related work in the area northwest of Plan 59106 (as set out in the covenant).
12. Processing activities such as asphalt production, concrete production, or crushing (other than preliminary grading and cutting of materials for shipment) are not permitted on the Lands, except as provided by Section 911 of the Local Government Act pertaining to land uses legally non-conforming to the zoning bylaw, or upon obtaining necessary land use approvals from FVRD. In no case shall such crushing activities be continued on a scale or to an extent or degree greater than that which legally existed at the time of adoption of the current zoning bylaw for the area, on July 28, 1993 and as amended.
13. No buildings or structures are authorized by this permit. Building permits may be required for any future buildings or structures, in accordance with FVRD building regulations, subject to any exemptions under Provincial legislation, and where applicable shall comply with FVRD bylaws (including but not limited to any specific siting requirements for buildings for resource use, as set out in the zoning bylaw).

14. All quarrying and associated activities shall be in accordance with Mines Act Permit Q-7-14, as amended July 3, 2007 and as it may be amended from time to time, and with any orders or directives of the Provincial Inspector of Mines.
15. Subject to the provisions of Bylaw 0729, this permit shall lapse on the date ten (10) years from the date of issuance of this permit.

PERMIT ISSUANCE

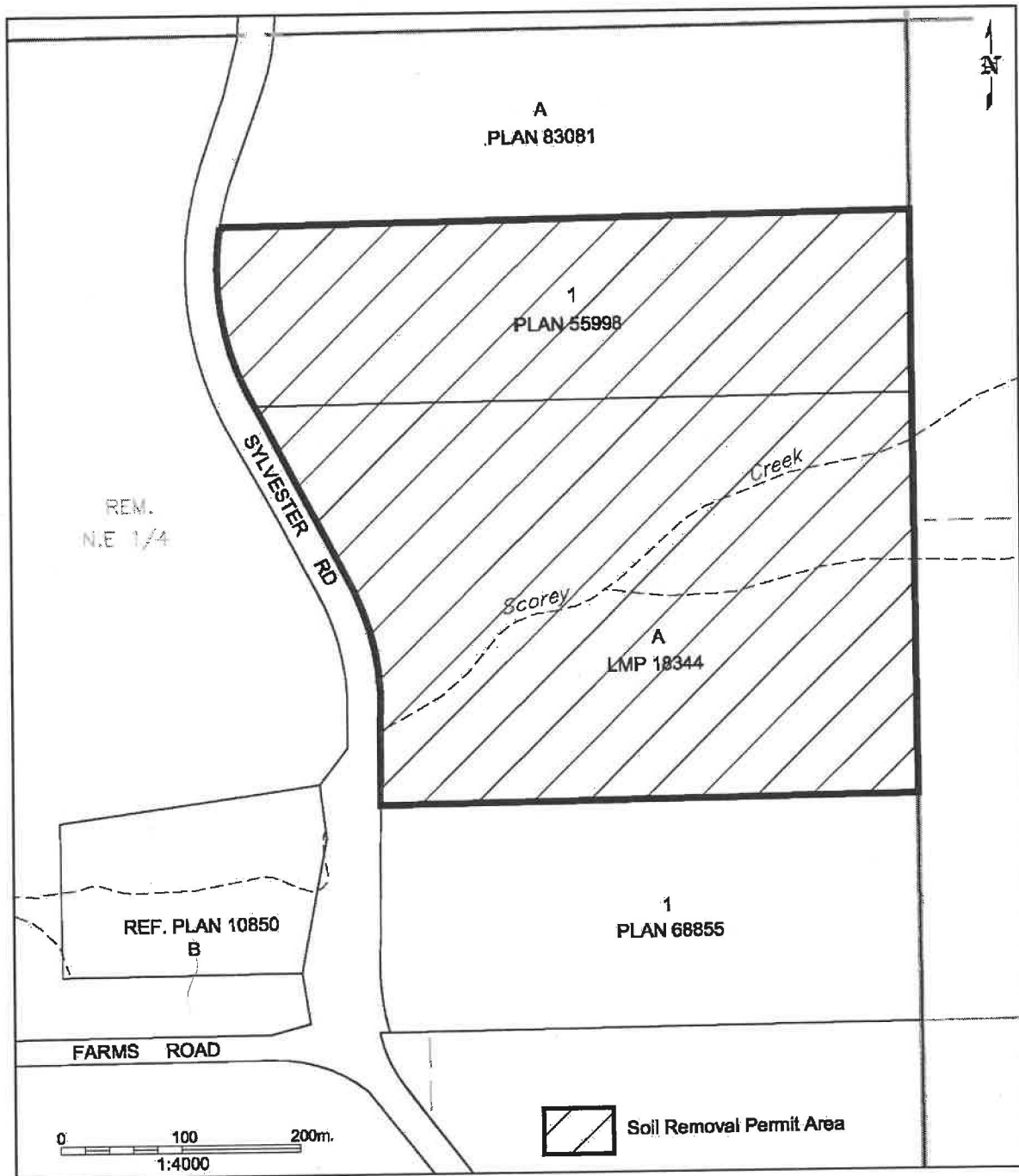
This Soil Removal or Deposit Permit No. 2007-01 is issued by the FVRD Regional Board pursuant to the Fraser Valley Regional District Electoral Area Soil Removal and Deposit Bylaw No. 0729, 2006.



Administrator / Deputy

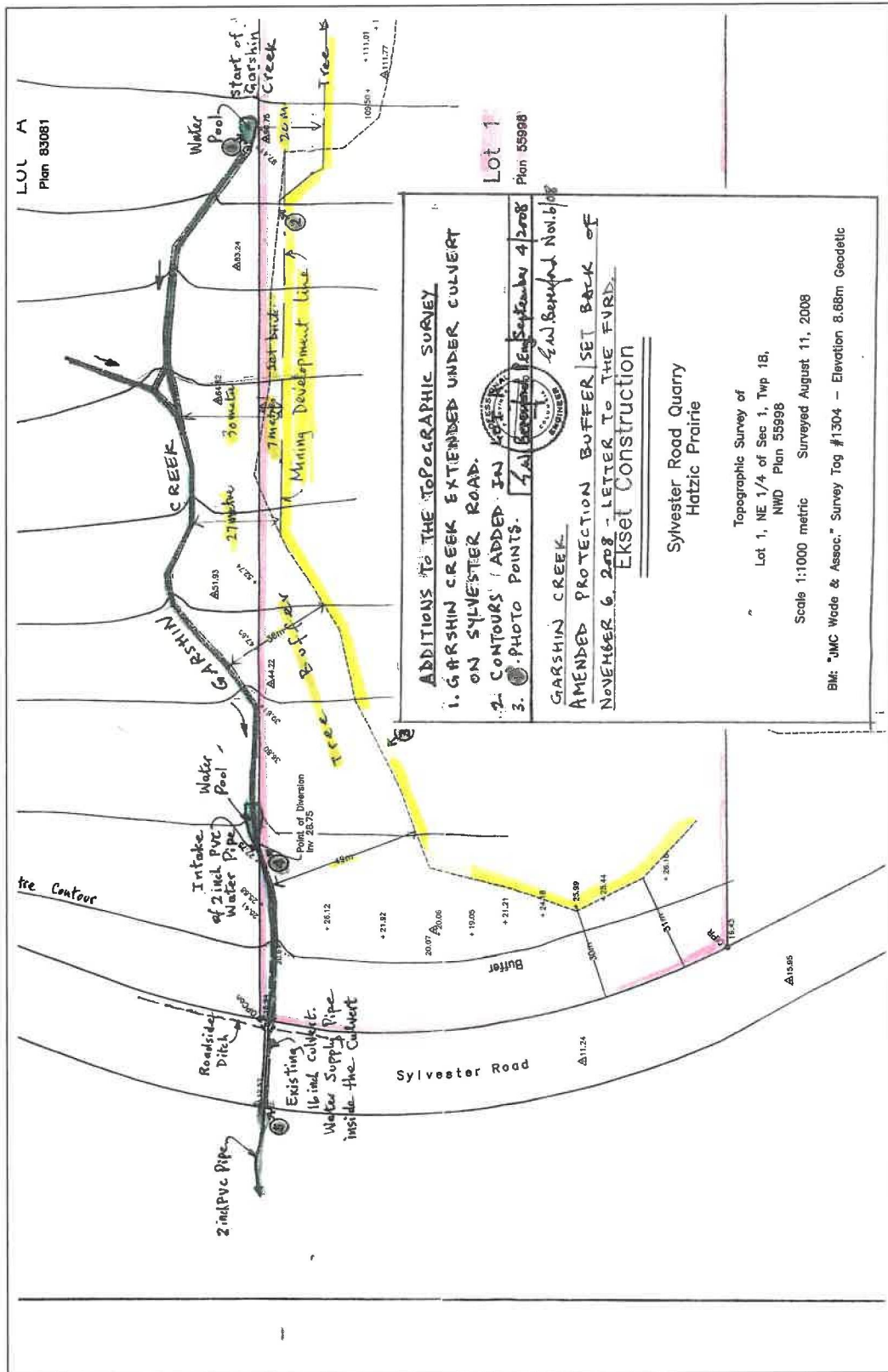
January 30, 2009
Date

SOIL REMOVAL PERMIT 2007-01 SCHEDULE "A" Location Map



SOIL REMOVAL PERMIT 2007-01 SCHEDULE B2 Garshin Creek, Amended Protection Buffer

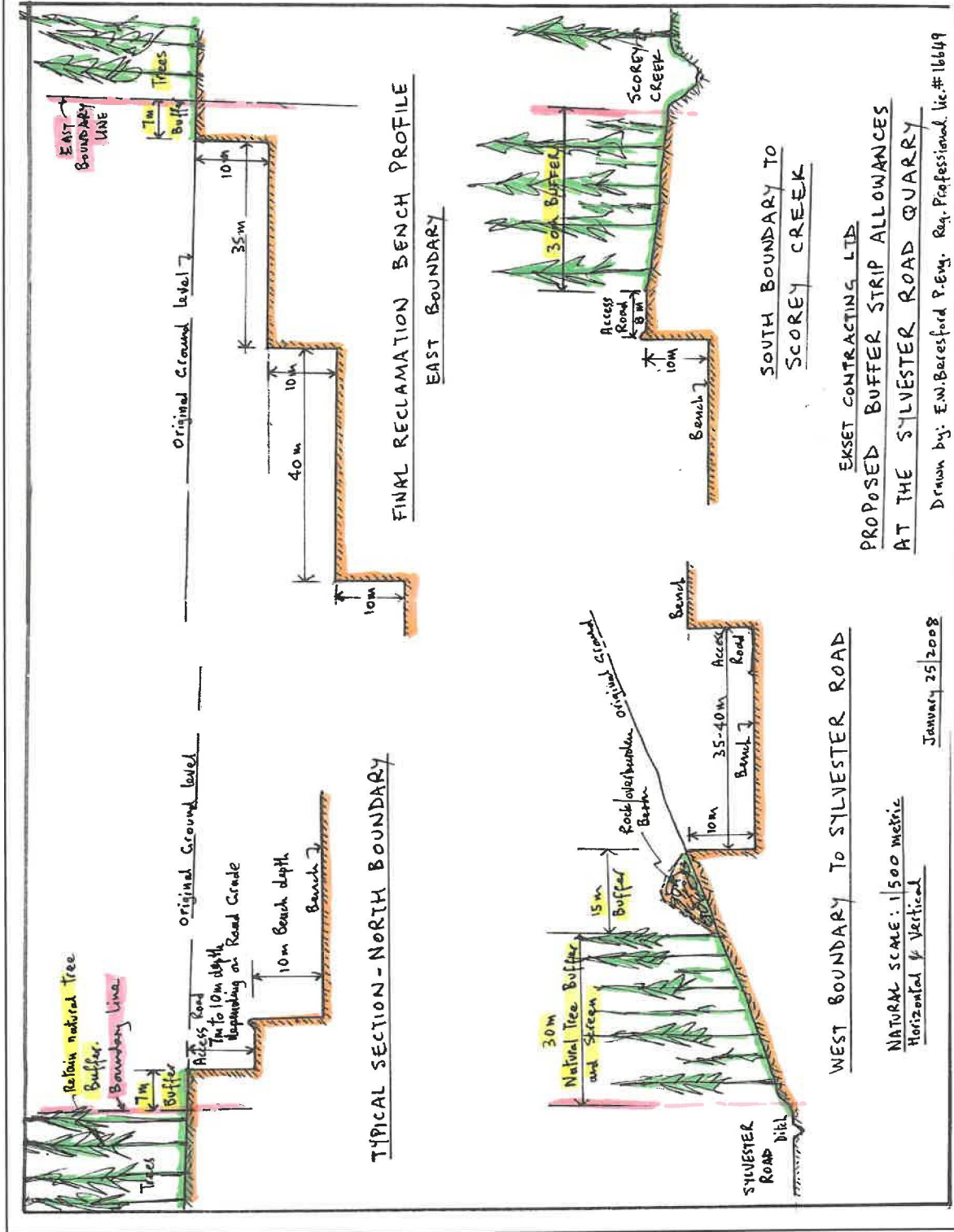
FINAL
As Issued by Regional Board
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January 27, 2009

**Soil Removal Permit 2007-01
Schedule C
Buffer Strip Sections**



WEST BOUNDARY TO SYLVESTER ROAD
SOUTH BOUNDARY TO SCOREY CREEK
 EKSET CONTRACTING LTD
 PROPOSED BUFFER STRIP ALLOWANCES
 AT THE SYLVESTER ROAD QUARRY

Drawn by: E.W. Beresford P.Eng. Reg. Professional Lic.# 16649

WEST BOUNDARY TO SYLVESTER ROAD
 NATURAL SCALE: 1:500 metric
 Horizontal & Vertical
 January 25, 2008

**SOIL REMOVAL PERMIT 2007-01
SCHEDULE D**

FINAL

As Issued by Regional Board
January 27, 2009

EKSET CONTRACTING LTD.

EXTENSION to SYLVESTER ROAD QUARRY

MINE PERMIT Q-7-14

MISSION, B. C.

WORK SYSTEM

and

RECLAMATION PROGRAM

**Lot 1, Plan 55998, NE 1/4 Section 1, Township 18,
Lying East of Sylvester Road, New Westminster District**

**Eric W. Beresford, P.Eng.
Mining Consultant
February 28, 2007**

**Extension to Sylvester Road Quarry, Mission
comprising 8.3 hectares**

Introduction

This report and accompanying mining and reclamation plans and sections are submitted as per Part 10.0 of the Mines Act, and Part 6.0 of the Health, Safety and Reclamation Code for Mines in British Columbia, for approval to extend the existing Sylvester Road Quarry (Mine Permit Q-7-14) into Lot 1, Plan 55998, NE 1/4 Sec. 1, Twp 18 lying East of Sylvester Road, New Westminster District.

The report and plans also form part of the application for a Soil Removal Permit to the Fraser Valley Regional District. The plans illustrate the excavation and removal of rock by quarrying in a series of benches over Lot 1 as a continuation of the existing quarry.

The Sylvester Road quarry was originally permitted by the Ministry of Energy & Mines in September 1986 and amended in February 1998. The existing quarry supplies rock aggregate for the construction industry including road and dyke maintenance and new projects.

Property

The extension as proposed comprises approximately 8.3 hectares (20.7 acres) and is situated immediately to the north of the existing quarry and under the same land-ownership. There are two existing access entrances into the existing quarry and it is proposed to use the existing road allowance r.o.w. Plan 59106 into Lot 1 for access. A four wheel drive/dozer road runs along the common boundary with the quarry and provides access to the bench terraces. No new access or entrance is required from Sylvester Road for the development as planned. The site is covered by trees and a buffer of trees and natural vegetation will be retained along Sylvester Road. Selective logging has taken place over the past 40 years, including most recent logging in 1996/97.

Geology

The rock is medium to coarse grained quartz diorite composed typically of 60-70% plagioclase feldspar, 15-30% quartz, 5-10% biotite and minor amounts of orthoclase feldspar and hornblende. No pyrite or other sulphides have ever been noted. The site is part of a much larger crystalline intrusive body within the Coast Crystalline Complex. No significant faults or shears are known to exist. Some till and gravelly slopewash deposits occur but are shallow in depth. A thin topsoil covers parts of the site.

Rock Reserves

The site has been divided into two mining phases for development, and matches into the existing quarry, and benching system. Estimated in-situ rock reserves have been calculated as follows based on the submitted mine plan:

Phase 1	700,000 cubic metres	1,855,000 tonnes
Phase 2	550,000 cubic metres	1,457,000 tonnes
	<hr/>	<hr/>
Total	1,250,000 cubic metres	3,312,000 tonnes

A tonnage factor of 2.65 tonnes per cubic metre was used in calculating the reserves. Estimated rock production is 80,000 cu.metres per year.

Mining and Reclamation Plan

The mining plan is based on continuing the current practice of using either an 8 metre by 8 metre or 10 metre by 10 metre bench system, but leaving terraces of approximately 40 metres in width upon completion of quarrying. These terraces will then be suitable for other uses or reclaimed to grasses and trees, depending on land use zoning at the time of completion.

Conventional drilling and blasting will be employed as is currently practiced. As higher benches are reached the broken rock will be bulldozed over successive benches to the processing area. A 4 x 4 and dozer access road will be carried to each bench elevation as progress continues but no haul road as such will be provided. Explosives storage magazines are currently in place under existing permits on Sylvester Quarry. The broken rock after blasting and dozing is loaded out by a Front End loader with an Excavator assisting and keeping the workings face clear of loose debris. A mobile crushing and screening plant is brought onto the quarry as required to process the rock into various product sizes of aggregate. Larger rocks called rip-rap rock is produced as a dyke and river bank protection for the Lower Mainland area..

In addition to a natural vegetation and tree buffer being maintained alongside Sylvester Road a berm of rock/overburden material will be constructed parallel to the buffer and continuing from the existing quarry. This berm reduces noise, dust and vibration to the surrounding area. All soils and loose overburden material will be excavated off the solid rock and stockpiled in berms and sloped stockpiles on the site for future use in reclamation of the site after mining.

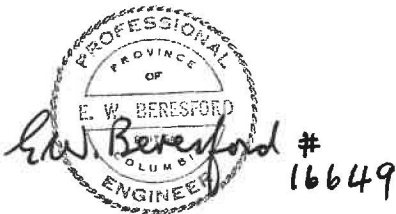
Berms, stockpiles and any reclaimed areas will be seeded to grass to prevent erosion and green up the disturbed areas. Water run-off from the site will be collected by a collector ditch and diverted into the existing settling pond for settlement prior to entering the road ditch system.

Summary

The extension to the existing Sylvester Road quarry will provide a good supply of rip-rap rock and aggregates to serve the local area with the minimum disturbance and without any significant environmental effects. At the production rate as planned of approximately 80,000 cu.metres per year, the subject property will provide between 15 to 20 years of rock supply based on the current mine development plan.

Quarrying experience at the Sylvester Road quarry over the past 20 years has shown the rock strata to be strong and free of any geological structures which might contribute to stability problems.

The benching design is conservative from a geo-technical point of view with an average overall slope of 45 degrees, giving a stable land form during and after mining development is completed.



Eric W. Beresford, P.Eng.
Mining Consultant
February 28, 2007

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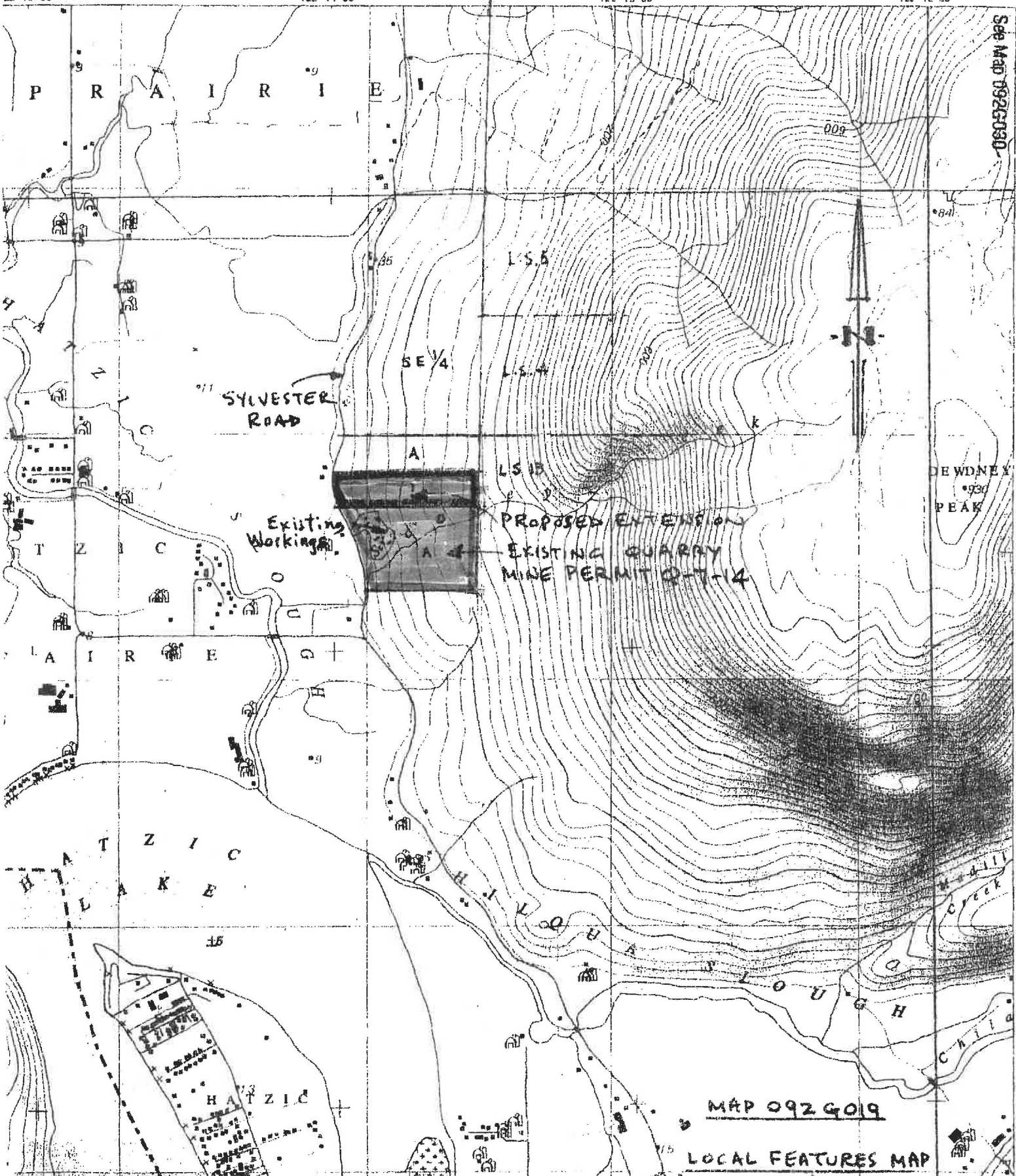
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122°14'00"

122°13'00"

122°12'00"

See Map 092G030



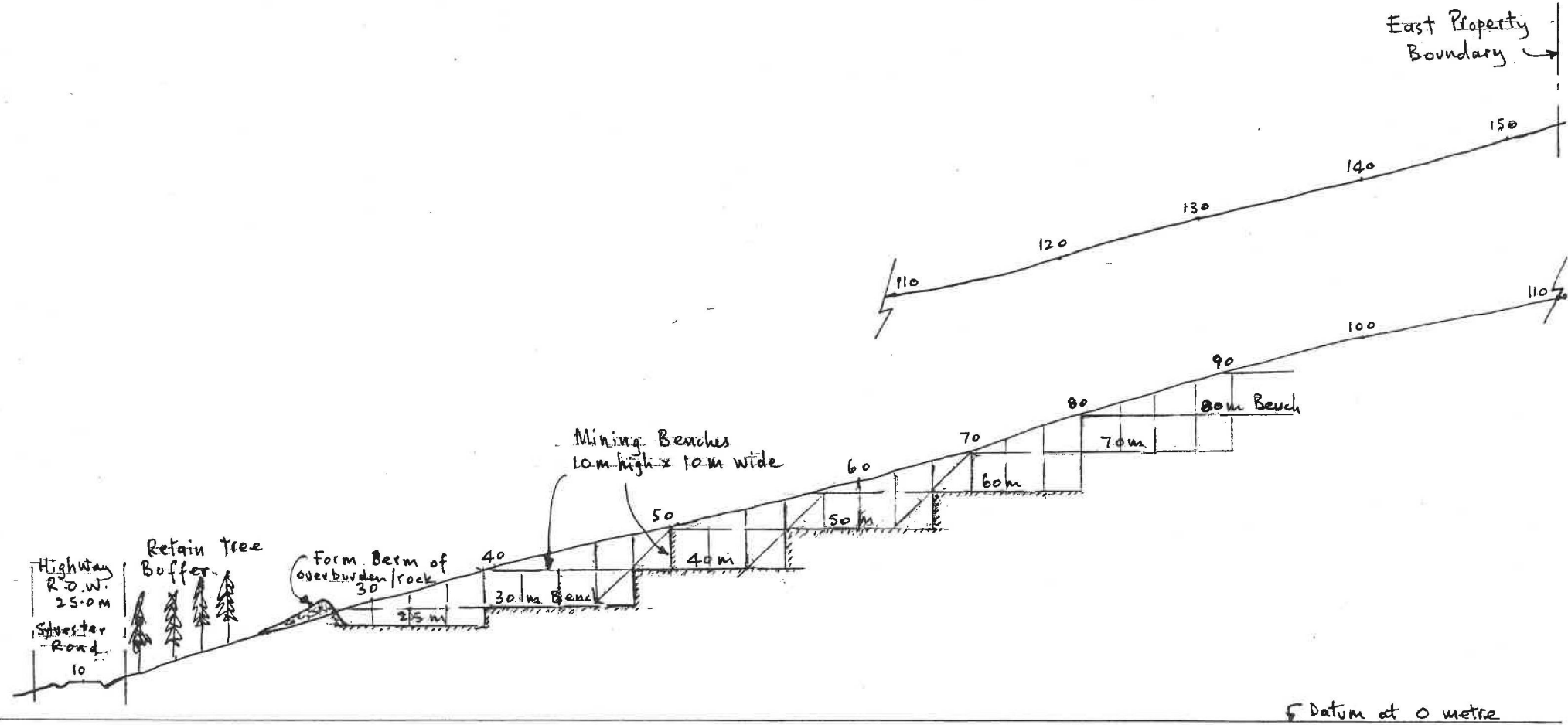
Scale
1:20,000

092G019
Mission

MAP 092G019
LOCAL FEATURES MAP
SCALE: 1/20,000

19 11 00

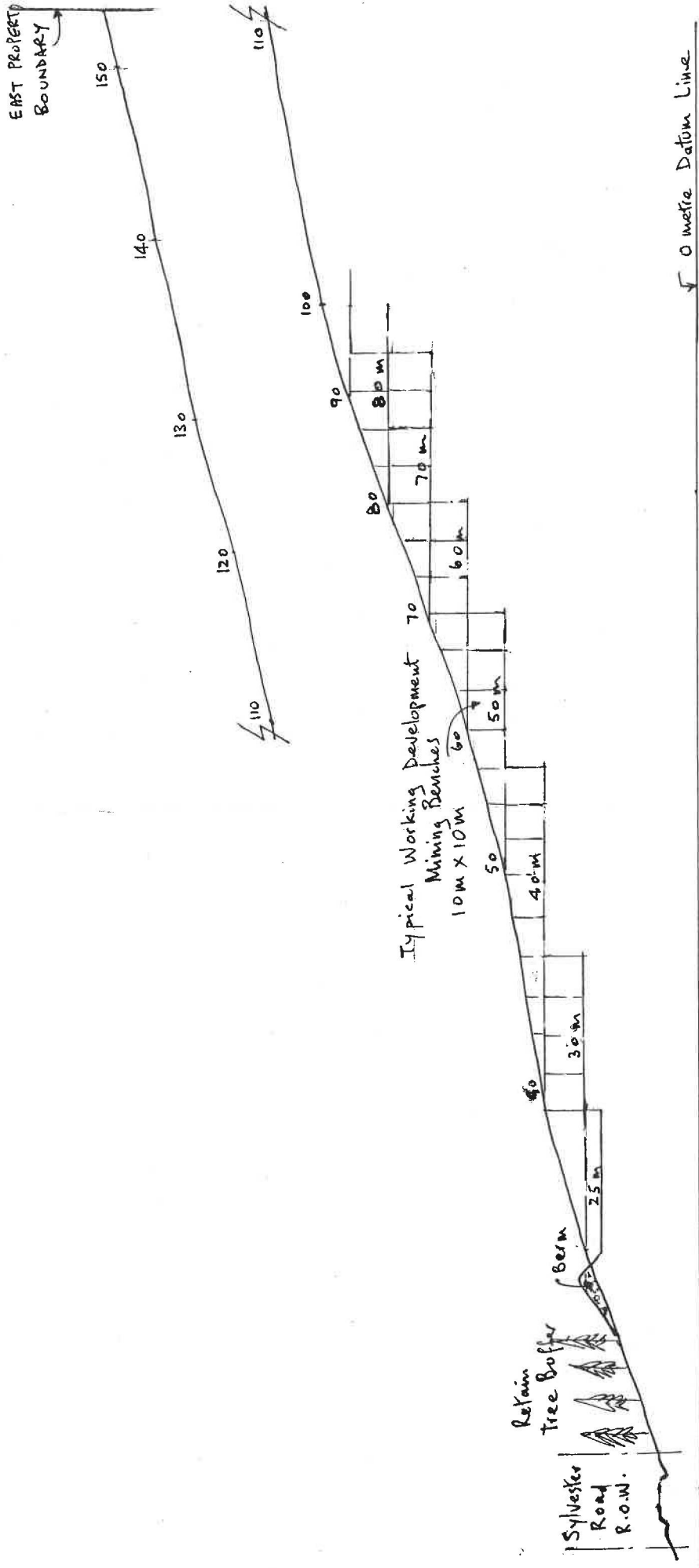
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SECTION A-A

Horizontal & Vertical Scale: 1/1000

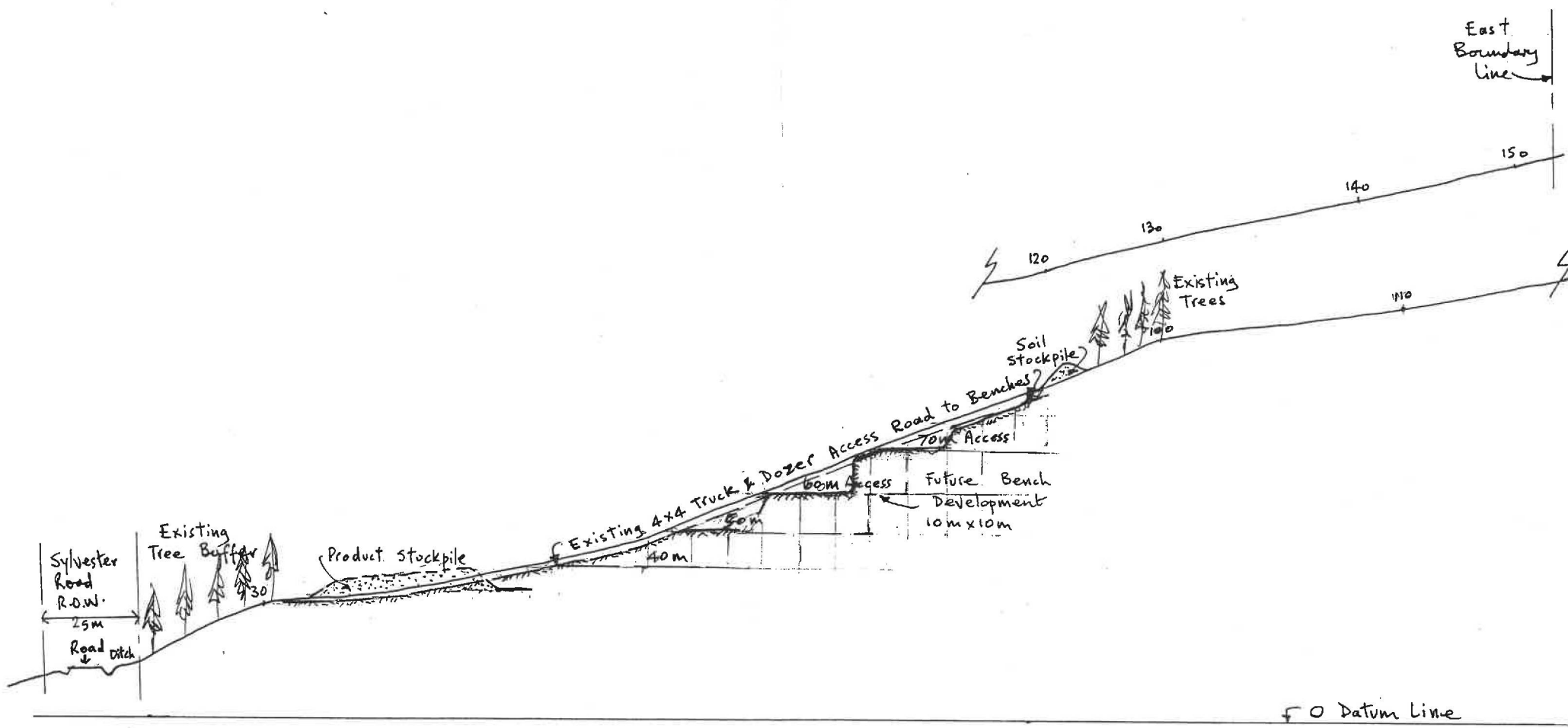
SYLVESTER ROAD QUARRY EXTENSION



SECTION B-B

Horizontal & Vertical Scale: 1:1000

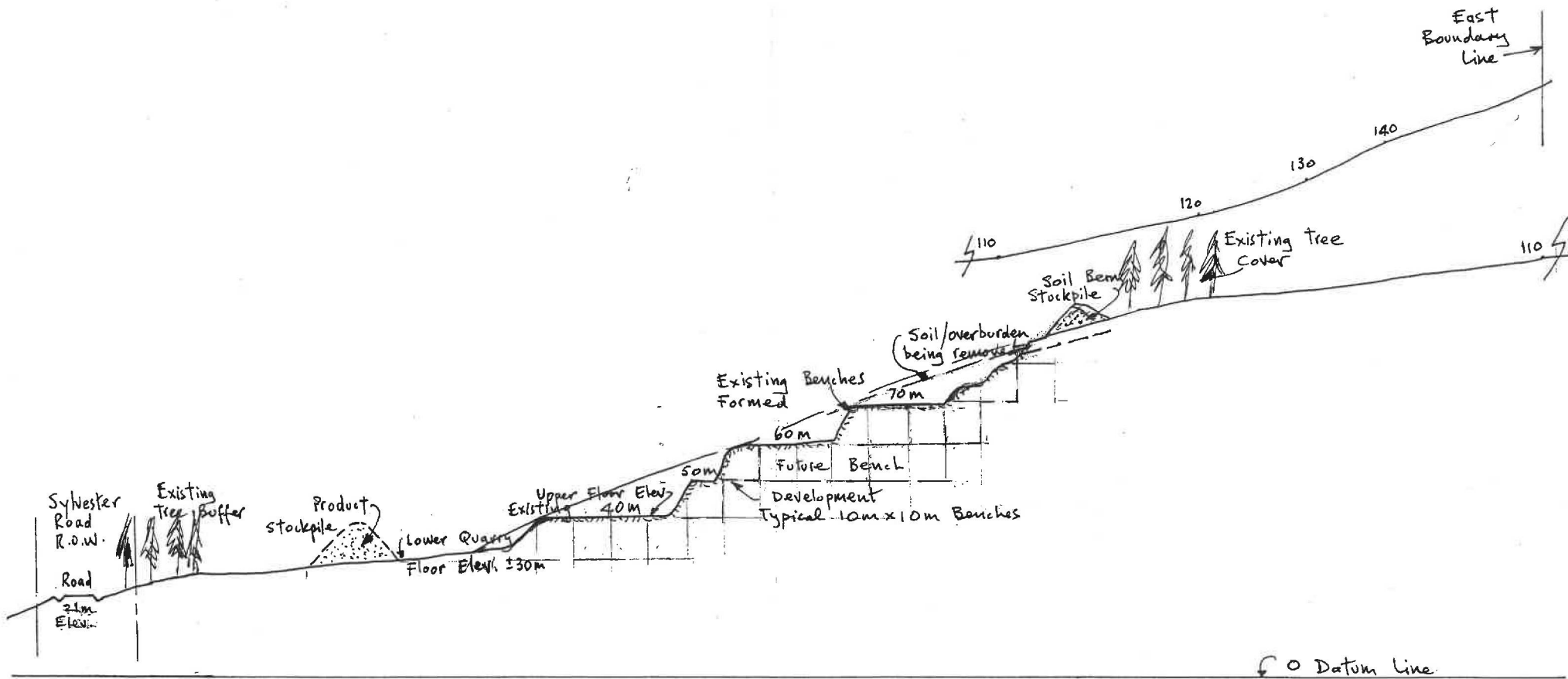
SYLVESTER ROAD QUARRY EXTENSION



SECTION C-C

Horizontal & Vertical Scale: 1/1000

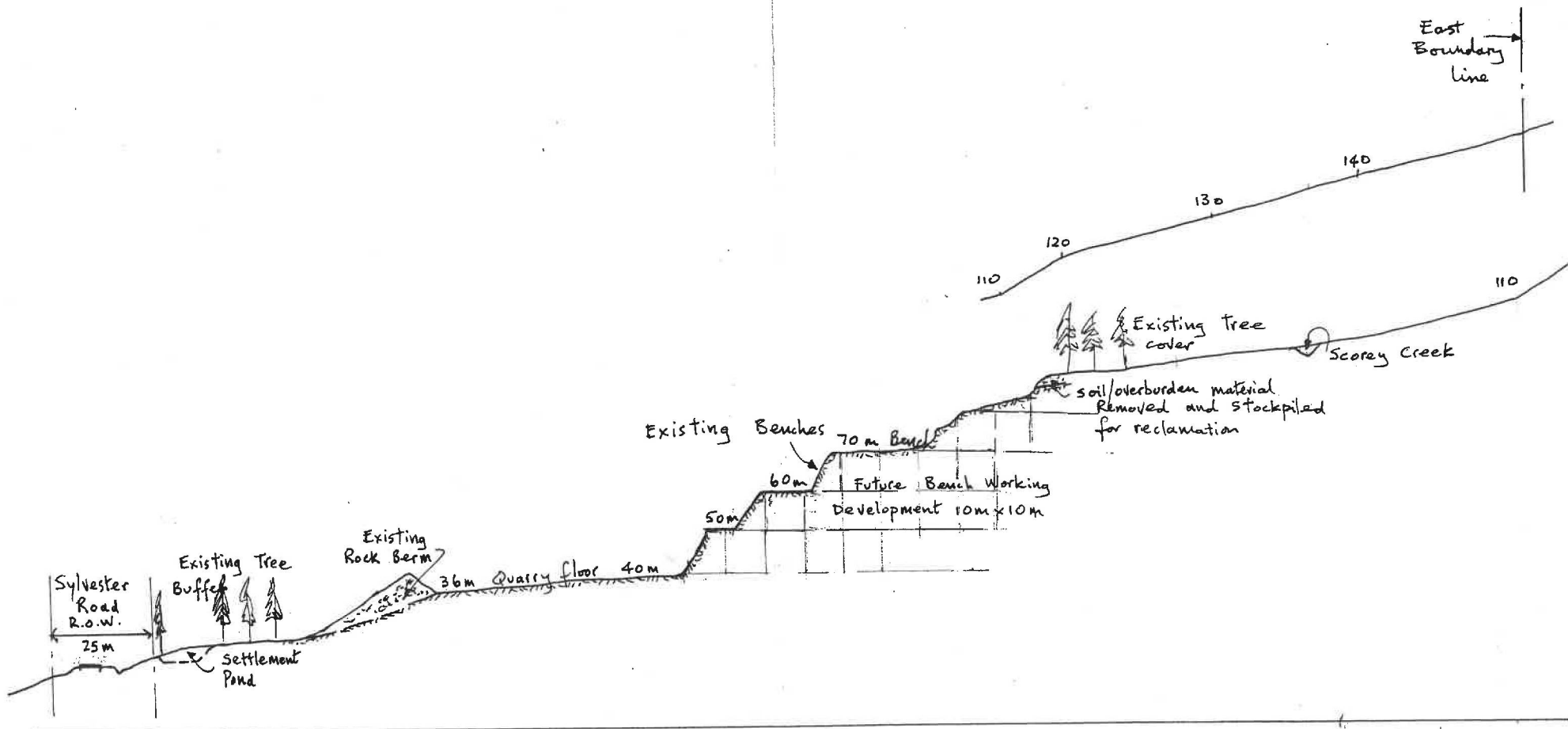
SYLVESTER ROAD QUARRY



SECTION D-D

Horizontal & Vertical Scale: 1/1000

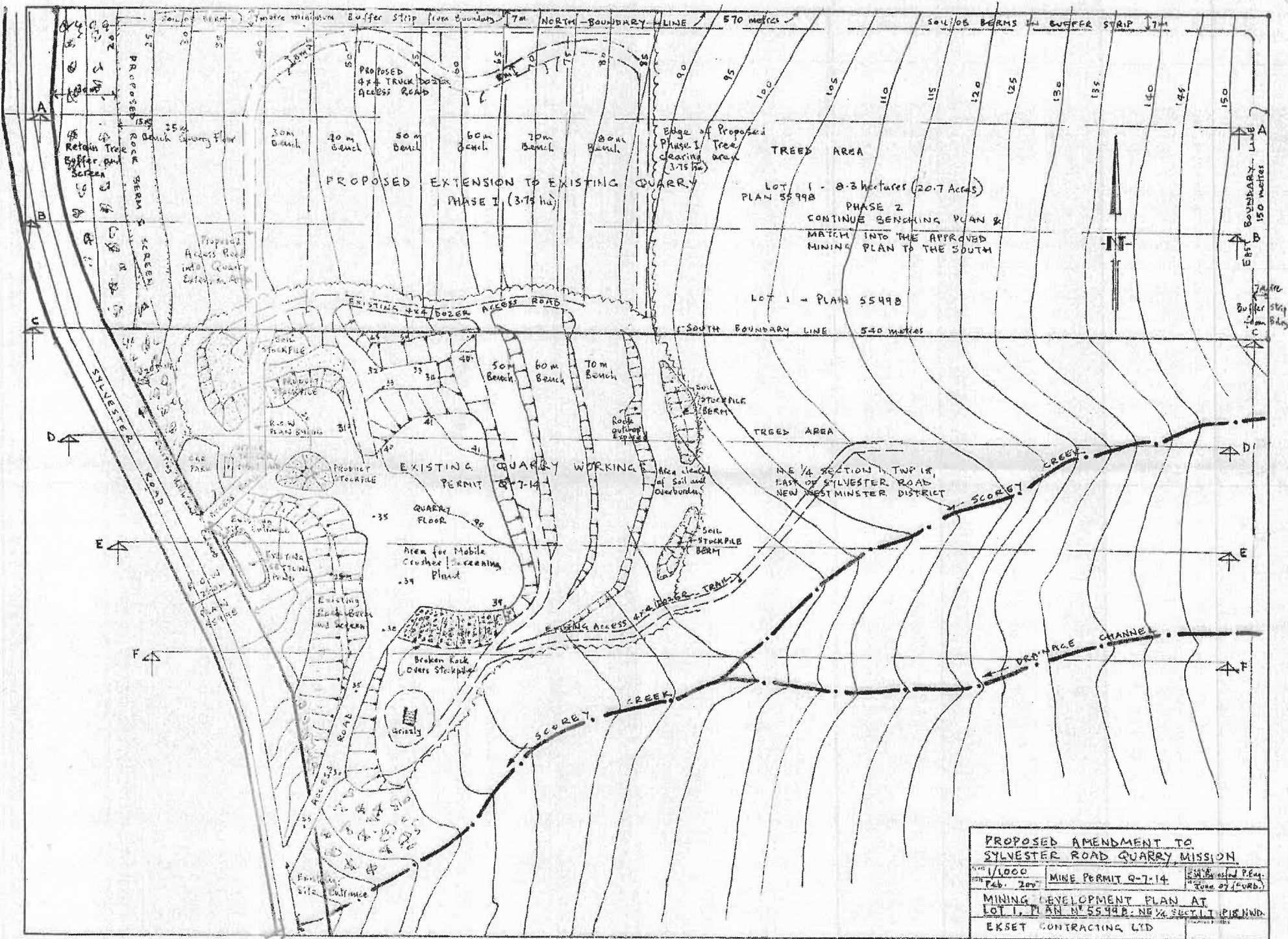
SYLVESTER ROAD QUARRY



SECTION E-E

Horizontal & Vertical Scale: 1/1000

SYLVESTER ROAD QUARRY



PROPOSED AMENDMENT TO SYLVESTER ROAD QUARRY MISSION
 1/1000
 Feb. 2007
 MINE PERMIT Q-7-14
 34th Revised Plan, June 27 (2005)
 MINING DEVELOPMENT PLAN AT LOT 1, PLAN N° 55498, NE 1/4 SEC 14, T18NWD, EKSET CONTRACTING LTD

**SOIL REMOVAL PERMIT 2007-01
SCHEDULE E**

FINAL

As Issued by Regional Board
January 27, 2009

**SUPPLEMENTAL
INFORMATION
JUNE 17, 2007**

Eric W. Beresford, P.Eng.,
Mining Consultant
P.O. Box 1529
Carstairs, Alberta T0M 0N0
(403) 337-4031 FAX 337-2789
Email: ericwberesford@shaw.ca

Richard McDermid ,B.A.,A Sc.T.
Manager of Development Approvals
Fraser Valley Regional District
45950 Cheam Avenue,
Chilliwack, BC.
V2P 1N6

June 17, 2007

Dear Mr McDermid,

Re: Soil Removal Permit Application 2007-01, Lot 1Sec.1 Twp.18 NWD Plan 55998

Thank you for your letter of May 29, 2007 with review comments on the application as submitted for a Fraser Valley Regional District [FVRD] Soil Removal Permit.

The following response has been prepared and signed by the registered professional ,Eric W Beresford P.Eng. License No 16649 on behalf of Dave Vernon, Agent, Ekset Contracting Ltd and with the approval of the landowner Braelynn Enterprises Ltd.

The response as follows is answered in the same order as the letter to cover the points raised:

1. It has been agreed to include the existing quarry as well as the proposed expansion in the permit application as suggested to cover both properties under the same ownership.
2. On an historical basis the existing quarry was granted a Mine Permit [Q-7 14] on September 15, 1986 and quarrying development commenced shortly after that date. The approval included drilling, blasting, screening ,crushing and stockpiling of processed aggregate materials on site and reclamation after mining.

McIntyre & Associates prepared the mining and reclamation report and plans for Ekset Contracting Ltd to support the application under Part10 of the Mines Act.

A subsequent amendment application was approved on Feb.13, 1998 under the same permit.

The permit area covered 14.7 ha [37 acres] of NE 1/4 Sec.1 Twp. 18 NWD.

A mobile screening and crushing plant has historically been brought onto the property on an as required basis to produce aggregate materials over the past 20 years.

3. The Proposed Final Reclamation Plan [R.1] shows a 15 metre undisturbed buffer strip along the north side of Scorey Creek under the Phase 1 mining plans approved by the Ministry of Energy & Mines [MEM] in 1997.
The buffer strip is intended to protect Scorey Creek to allow Phase 1 development of the quarry to take place and prior to making any application to BC Environment to permanently relocate the Creek to the south part of the property so that mining can move into the Phase 2 area.

No application as been made to date to BC Environment under the Fisheries Act or Water Act for diversion of the Creek.

4. A geotechnical engineer will review the Covenant BH 298671 area in regards to any future building development and will be involved with the design for the diversion of the Creek to ensure protection from overland flows.
5. We are now in receipt of the letter from Sharie Conroy who opposes the existing quarry and the proposed expansion and raises many issues and concerns .

We are also in receipt of letters of support from neighbours and businesses in the area.

It is our intention to hold one meeting comprising a public information open house in the daytime and follow that with a public meeting in the evening.

All the issues raised by the Conroy letter or others will be addressed at that time both for the existing permitted quarry and the expansion as proposed.

6. The application for a Mine Permit expansion was submitted to MEM in the first week of March 2007 and is presently under their technical review and referral system.
To date MEM have not requested any further information regarding the proposed expansion.
Advertising notices were placed in the local newspaper and the BC Gazette as part of the MEM 30 day public notification system in mid to end of March 2007.

7. FVRD SRP Bylaw, Clause 9 [a][v]
There have been no observed aquifers or water flows from the exposed rock face of the quarry over the past 20 years of operating the quarry.
The rock is hard, medium to coarse grained quartz diorite with no observed significant faults or shears to aid the passage of water through the rock mass.

Scorey Creek drains the area from above the property and the water table is below Sylvester Road.

There are no water courses visible in the expansion area. .

Clause 9[a][xii]

The buffer zones were designed to meet the requirements of the Mines Act./ Code which requires a 5 metre set back from the boundary .

The buffer zones will be increased to a 7 metre minimum distance as per FVRD , SRB. The tree cover and buffer zones fronting Sylvester Road vary in width from 20 to 40 metres and designed to retain existing natural tree vegetation wherever possible for a visual effect and also act as a sound attenuating barrier .

Clause 9 [a][xiii]

The soil / overburden cover will be excavated and placed in berms/embankments within the buffer areas and graded and seeded to grass to prevent erosion and green up the new disturbed areas.

Placement of larger rock pieces have also been used to prevent erosion of stockpiled material and stabilise the toe of the berms.

The hard quarry rock does not erode as 'organic' soil would.

Clause 9 [a][xv]

The berms/tree retention areas along Sylvester Road vary in width from 20 metres to 40 metres and in length 450 metres and height 10 to 15 metres.

These berms act as a noise barrier at property boundaries.

Usual operating hours at the quarry are from 7.00 a.m. to 6.00 p.m. five days per week with work on Saturdays if required .

As soil removal from the quarry includes rock under the FVRD Bylaw the visual impact of the quarry can only be addressed by keeping a tree cover /berm for visibility from Sylvester Road .

Reclamation of the quarry slopes and benches can only be completed after mining is finished in a particular phase.

The mobile screening and crushing plant works on an intermittent basis and complies with accepted noise levels at property boundaries.

Dust is controlled by water sprays on the quarry roads and at dust emission points.

Ground vibration in the quarry is controlled by use of electric blasting techniques and no surface detonation cord is used in order to reduce blasting noise levels.

Ground vibration tests have been carried out and show no levels that would affect buildings or structures.

The quarry has been monitored from time to time by the MEM Environmental Safety Group in Victoria and no offsite vibration effects have been detected .

Clause 9 [a][xvi]

All trucks leaving the quarry are weighed at the weigh scale on site and therefore conform to legal allowable weights for the type of truck on the highway.

Both entrances off Sylvester Road are paved and the quarry roads are constructed of hard compacted rock to avoid tracking any material onto the public road .

If any material does spill onto the road the road is immediately swept clean of any debris.

Clause 9 [a][xxi]

Upon completion of soil removal ie quarrying, a system of ditches will collect water runoff from the benches/terraces excavated after mining.

The water collection ditches will lead into the existing settling pond of size 30 metres by 10 metres x2 metres deep with out flow to the roadside ditch.
Depending on the end land use of the property ie if residential development then a storm water drainage system will be included in the housing development.

Clause 9 [a][xxii]

The quarry will be developed in a series of benches and stepped terraces in hard rock. These benches will be stable at overall final slopes of 1.5 Horizontal to 1 Vertical and 2H:1V with 40 metre wide terraces suitable for housing development or reclamation to forestry

Soil/overburden will be spread over the flat slopes and seeded to grass and trees depending on the final landscaped reclamation plan.

Clause 9[a][xxiv]

Scorey Creek enters the existing quarry site from L.S.13 at a point 30 metres south of the north east corner boundary and the Creek will not be disturbed in L.S 13.

Diversion plans for the Creek will be drawn up at a suitable time to meet BC Environment and FVRD requirements and submitted accordingly.

The Creek will remain undisturbed with a protective buffer from quarrying activities until such time as approval is granted to relocate to the south part of the property.

Clause 9[b]

A report by a registered professional is attached as Appendix 2 to this letter.

Clause 9[c]

Attached is the current Mine Permit Q-7-14 dated February 13 ,1998.

No other permits are required to operate the quarry.

Clause 9[d]

The reclamation cost on completion of quarrying is estimated at \$20,000 as the quarry configuration including ditches, water control ,etc are all included in the actual production costs of the quarry operation and not separated out for reclamation.

Clause 43

Buffer strips will be at least 7 metres in width as required by FVRD.

Clause 45

All approvals from the appropriate authorities will be obtained prior to relocation of Scorey Creek.

Clauses 47-49

Sound deflection structures will consist of natural forestry cover at the north, south and east boundaries and a combination of forest cover and rock/overburden berms at the frontage to Sylvester Road.

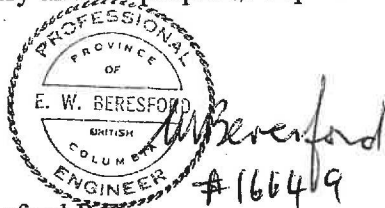
As you are aware the existing Mine Permit supported by the Mines Act and the Health Safety and Reclamation Code for Mines in British Columbia is a very comprehensive piece of legislation that the existing quarry and any future expansion must comply with.

This legislation protects the workers and public for safety aspects as well as reclamation of the site after mining.

The FVRD ,SRB has very similar and somewhat overlapping legislation with the Mines Act and Code and I have endeavoured to meet the intent of both pieces of legislation.

I trust the foregoing meets the requirements of the FVRD to enable a SRP to be issued for the existing quarry and the proposed expansion.

Yours truly.



Eric W Beresford P.Eng.
Registered Professional

- Enc. Appendix 1 - Maps
- Appendix 2- Report ,Clause 9[b]
- Appendix 3 - Permits.

cc Dave Vernon, Agent, Ekset Contracting Ltd.
Land owner ,Braelynn Enterprises Ltd .

Report by a Registered Professional on the Sylvester Road quarry
as per Clause 9 [b] of the Fraser Valley Regional District ,Soil Removal
Bylaw No 0729, 2006.

Eric W Beresford P.Eng.

Dated June 17 , 2007

Registered Professional Statement

Provided the soil removal ie quarrying is carried out in accordance with the approved Mine Permit Q-7- 14 and associated mining and reclamation plans together with the application details to the Fraser Valley Regional District for a Soil Removal permit , the soil removal will not create any of the dangers or hazards as descibed in Clause 9 [b] of Bylaw No. 0729, 2006.

This statement is based upon 20 years of operations at the quarry and examination of the conditions at the existing quarry on Sylvester Road ,backed by sound engineering and blasting practices as proposed for the expansion and continuation of the existing quarry.

As an Inspector of Mines with the Ministry of Energy and Mines between 1988 and 2000 and attending this particular quarry, together with my experience in mining totalling 40 years , I make the above statement.

Eric W Beresford P.Eng.



June 17, 2007

#16649

**SOIL REMOVAL PERMIT 2007-01
SCHEDULE F**

Eric W. Beresford, P.Eng.,
Mining Consultant
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Email: ericwberesford@shaw.ca

RECEIVED
AUG 31 2007
FRASER VALLEY REGIONAL DISTRICT
DEPARTMENT _____

August 27, 2007

Richard McDermid, B.A., A.Sc.T.
Manager of Development Approvals
Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Dear Mr. McDermid:

Re: Soil Removal Permit Application 2007-01, Lot 1 Sec. 1 Twp.18 NWD Plan 55998

Further to your letter of June 25, 2007 requesting additional information and clarification of requirements under Bylaw No. 0729, 2006. The following points address these requirements and are appended in the same order as your letter.

1. Agreed.
2. Agreed.
3. Agreed.
4. A Flooding and "Geotechnical Hazard Assessment Report" has been prepared by GeoPacific Consultants Ltd., dated August 21, 2007 relating to the existing Covenant BH298671. This is being forwarded by Dave Vernon, Agent under separate cover.
5. When advised by FVRD, Ekset Contracting Ltd., will arrange an open house information meeting as discussed.
6. The Ministry of Energy, Mines & Petroleum Resources (MEM) issued an amendment to the existing Mines Permit Q-7-14 dated July 3, 2007 which includes the expansion into Lot 1, Sec 1, Twp 18 NWD, Plan 55998. Copy of permit attached.
7. Clause 9(a) (v)
The surface water runoff and any groundwater discharges from the existing and expanded quarry workings will not effect any neighboring or downstream water supplies.

Clause 9(a) (v), cont.

The water run off from the quarry is directed by a series of collector ditches and benches into a settling pond within the frontage buffer area adjacent to Sylvester Road. This water control system has been in operation for over 10 years and has worked effectively to control surface water runoff.

Clause 9(a) (xii)

The amended mining development plan (enclosed) allows for a 7.0m undisturbed buffer zone of tree cover along the north and east boundaries plus an additional 8.0m of buffer for a soil/overburden sound deflection berm structure as defined in Clauses 47 - 49

The west boundary along Sylvester Road has existing natural vegetation tree buffers of minimum width 20 metres plus a berm/embankment of 15 to 25 metres. The proposed expansion will continue this practise with a natural tree buffer of 30 metres plus a berm/embankment of minimum 15 metres.

Clause 9(a) (xv)

The operating hours as proposed are from 7:00am to 7:00pm, five (5) days per week and Saturday 7:00am to 5:00pm as required. The MEM did not address operating hours in the permit.

Clause 9(a) (xxiii)

After quarrying is completed the land will be left in a series of benches (8-10m high) and wide terraces. These terraces of approximately 40 metres in width will be suitable for either residential development or reclaimed to forestry. Soil and overburden will be stockpiled from the rock quarry as mining develops and placed in berms and will be spread over the disturbed quarry areas on completion of mining. Depending on the end land use at that time if residential development occurs the land will be architecturally landscaped to blend with the development. If forestry use, trees and grasses will be planted to cover the disturbed rock areas.

Clause 9(b)

Geo Pacific Consultants Ltd., refers to the SRK-Robinson Inc., "Flooding and Geotechnical Hazard Assessment Plan 59106" report dated November 20, 1992. This report covers the existing quarry Plan 59106 and the expansion area and will be sent under separate cover.

Clause 9(c)

Amended mine permit Q-7-14 dated July 3, 2007 enclosed.

The Ministry of Transportation were supplied with the mining development plans and application from MEM and Dave Vernon on June 25, 2007. MOT replied by e-mail (enclosed) June 26, 2007 that the existing road access and permit is acceptable File 01-007-15446 and no further work is required.

There are no other permits or approvals required to operate the quarry.

Clause 9 (d)

The reclamation security bonding held by the MEM is \$20,000 under permit Q-7-14 and I concur that this amount is adequate for the reclamation as described. Additional reclamation bonding may be required by MEM in future years as the quarry develops.

The quarry will be progressively mined in a series of benches and terraces which at completion of mining will only require seeding and tree planting. Additional residential development costs will be borne by the builder at that time. The actual costs of forming the terraces, replacing topsoil/overburden, ditching and water management control of the site are included in the mine operating costs and not separated out for the reclamation portion.

Clause 43 - Agreed

Clause 45 - Agreed

Clauses 47, 49

As mentioned in the response to Clause 9(a) (xii) an additional buffer area of 8m width is provided for construction of a sound deflection berm structure to comply with Clause 47, 48.

I trust the above information meets the requirements of the FVRD to enable a public information meeting to be held and subsequent issuance of a Soil Removal Permit.

Yours truly,



A circular professional seal for E. W. Beresford, P. Eng. The seal contains the text: "PROFESSIONAL ENGINEER", "PROVINCE OF COLUMBIA", and "E. W. BERESFORD". A handwritten signature "E. W. Beresford" and the number "16649" are written over the seal.

Eric W. Beresford, P.Eng.
Registered Professional

cc: Dave Vernon, Agent - Ekset Contracting Ltd.
Braelynn Enterprises Ltd.

ENCL:

RECEIVED

NOV 12 2008

FRASER VALLEY REGIONAL DISTRICT
DEPARTMENT _____

Eric W. Beresford, P.Eng.,
Mining Consultant
P.O. Box 1529
Carstairs, Alberta T0M 0N0
(403) 337-4031 FAX 337-2789
Email: ericwberesford@shaw.ca

November 6, 2008

Richard McDermid, B.A. A.Sc.T
Manager of Development Approvals
Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Permit No. SRP 2007-01

Dear Richard McDermid:

Re: Soil Removal Permit 2007-01 - Ekset Contracting Ltd.

Thank you for your letter dated October 24, 2008 regarding the final requirements for the above noted permit primarily in regards to water supply details.

As the Registered Professional for the application and project I can confirm the following on the water supply details:

1. Regarding Scorey Creek, there are no visible water supply diversions, inlet or water pipeline on Scorey Creek within the Ekset Contracting Ltd., SRP application land area.
2. Regarding Garshin Creek we intend to leave the water supply intake pipeline as existing which is located along the boundary lines of Lot 1 and Lot A.

There is an adequate protection buffer of 49m to 36 metres at the diversion point on Garshin Creek shown on my drawing of September 4, 2008. In addition there will be a minimum of 27 metres of buffer protection set-back from Garshin Creek which includes the Lot 1 northerly boundary set-back distance of 7 metres as per the amended mine development plan and section included in the draft Soil Removal Permit 2007-01, received July 4, 2008 and conforming with Bylaw 0729.

I trust this written confirmation of the measures taken to protect the Garshin Creek water supply is acceptable to the Regional Board and the SRP can be formally issued at the November meeting.

.../2

In the matter of the crushing activity as previously mentioned we can discuss these implications at a later time as you note that this issue is not directly involved with the SRP process.

Due to time constraints I have e-mailed this letter and faxed same under my professional engineers stamp as the Registered Professional for the project.

The original letter is being sent by courier today.

Yours truly



Eric W. Beresford, P.Eng.
Registered Professional

cc: Dave Vernon, Ekset Contracting Ltd., Agent
Braelynn Enterprises Ltd., Land Owner

iMANAGED

Doc. No. 181090

DEC 20 2008

Eric W. Beresford, P.Eng.,
Mining Consultant
P.O. Box 1529
Carstairs, Alberta T0M 0N0
(403) 337-4031 FAX 337-2789
Email: ericwberesford@shaw.ca

December 19, 2008

Permit No SRP 2007-01

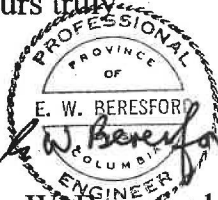
Richard Mc Dermid B.A., A.Sc.T
Manager of Development Approvals
Fraser Valley Regional District
45950 Cheam Avenue
Chilliwack, BC V2P 1N6

Dear Richard Mc Dermid:

Re: Soil Removal Permit 2007-01, Sylvester Road Quarry
Certification by the Registered Professional

In accordance with the Fraser Valley Regional District's Soil Removal Bylaw No 0729, 2006, Section 9(b), I, Eric W. Beresford P.Eng., hereby certify as the Registered Professional for the above Permit, that if the proposed quarry development is carried out in conformance with the application as submitted including supporting reports and letters, the proposed soil removal or deposit on the land will not create a danger from flooding, erosion, landslide, or avalanche, and will not foul, obstruct, or impede the flow of any stream, creek, spring, waterway, watercourse, waterworks, ditch, drain, sewer, or other source of groundwater, whether or not they are situated on private land.

Yours truly,



license
16649

Eric W. Beresford, P.Eng.
Mining Consultant

cc: Dave Vernon, Agent, Ekset Contracting Ltd. ✓
D. Bailey, Braelynn Enterprises Ltd., Registered Landowner

**SOIL REMOVAL PERMIT 2007-01
SCHEDULE G**

Rick McDermid

From: Neill, Mike D TRAN:EX [Mike.Neill@gov.bc.ca]
Sent: Thursday, June 28, 2007 8:02 AM
To: Laura McGill
Cc: Rick McDermid
Subject: RE: Letter from Dave Vernon

Dave Vernon

Thank you for the letter explaining your propose quarry extension. Since you are still processing and loading the material on the existing quarry site and have no significant increase in truck traffic your existing permit will be acceptable. I will add your letter and this email to file 01-007-15446.

Michael Neill
Senior Development Technician
Lower Mainland District, Chilliwack Area
Mike.Neill@gov.bc.ca
Tel 604-795-8206
Cell 604-793-8118
Fax 604-795-8214

From: Laura McGill [mailto:lauram@bbcontracting.com]
Sent: June 26, 2007 1:12 PM
To: Neill, Mike D TRAN:EX
Subject: Letter from Dave Vernon

6/28/2007

Ekset Contracting Ltd.

PO Box #34098 17790 #10 Highway
Surrey, BC V3S 8C4

June 26, 2007

M.D. Neill
45890 Victoria Avenue
Chilliwack, BC
V2P 2T1

Dear Mike

Re: Our meeting at your office on June 25, 2007,

Please advise the Ministry of Transportation that the proposed Quarry Expansion (Lot 1, Sec 1, TWP 18 NWD) does not require a new entrance onto Sylvester Road. The two existing entrances into the existing Quarry are sufficient. Quarry Material will be brought off Lot 1 and loaded onto trucks in the existing quarry and hence onto Sylvester road. The production Quantity and traffic volumes will not be increased onto Sylvester Road as a result of the new expansion. A site plan attached show: the existing Quarry entrances and proposed expansion.

I trust this information is satisfactory for your review.

Yours truly,



Dave Vernon
Agent for Ekset Contracting Ltd.
d.vernon@shaw.ca



S.E. 1/4

L.S. 4

LOT A

PROPOSED QUARRY EXTENSION

LOT 1 PLAN 55998

SUBJECT PROPERTY

* outline in Red ↓

L.S. 13

SYLVESTER ROAD

Entrance

EXISTING

SYLVESTER ROAD

QUARRY

N-10200 SYLVESTER ROAD

NE 1/4, SEC. 1, TWP 18, NWD.

Entrance

ROAD

L.S. 12

**SOIL REMOVAL PERMIT 2007-01
SCHEDULE H**

**GeoPacific
Consultants Ltd.**

#410 -1200 West 73rd Avenue, Vancouver, BC, V6P 6G5
Phone (604) 439-0922 / Fax (604) 439-9189

Ekset Contracting Ltd.
10200 Sylvester Road
RR #3 Mission, BC
V2V 4J1

May 2, 2008
File: 7227

Attention: Dave Vernon

**Re: Soil Removal Permit Application 2007-01, Lot 1 Sec. 1 Twp. 18 NWD Plan 55998;
Flooding and Geotechnical Hazard Assessment**

Introduction

GeoPacific Consultants Ltd. acknowledges being retained by the Ekset Contracting Ltd. in respect of relative geological and hydrological hazards for the proposed quarrying of property.

The site is located on the east side of Sylvester Road, Hatzic Prairie near Mission, described as Lot 1 Twp. 18 NWD Plan 55998. A site visit and tour of current and planned quarrying operations was conducted on Tuesday, July 3, 2007.

The existing covenant BH298671 prohibits any quarrying on subject property (Plan 55998) as part of extension to the existing quarry prior to review against landslide and/ or overland flows, from Scorey Creek, by a registered professional.

The existing quarry on property south (LMP 1834A) has a subdivision in the north west corner (Easement plan NWD 59106) that is the only building site identified on that property to be protected against overland flows from Scorey Creek.

Discussion

The risk of overland flows from Scorey Creek on subject property are minimal based on McElhanney Consulting Services topographical map titled "Sylvester Road Quarry" included as part of Geopacific's original report, dated August 23, 2007. Currently Scorey Creek flows through the existing quarry property from the northeast to the southwest corners. The approximate elevation difference from the top northeast to southwest corners is 120 metres over 530 metres in plan, hence +/-4.5H:1V drop. The creek currently follows roughly the same path as described in SRK-Robinson Inc. "Flooding and Geotechnical Hazard Assessment Plan 59106" report, dated November 20, 1992.

However, it is possible that the incised creek bed could be blocked, and altered in direction, with the deposits of wood waste log jams under extreme rainfall/ snow melt conditions to the point that overland water flows occur. If these conditions happen within the property limits of LMP 1834A the water would flow into existing quarry and then possibly down the access road. If these conditions happen east of subject property it is difficult to predict the amount of water flow that could potentially impact Plan 59106.

The creek avulsion potential and associated alluvial fan hazards related to Scorey Creek are considered of less risk to Easement Plan NWD 59106 with the existing and proposed quarrying expansion. A safeguard zone is created with the removal of rock that will act as a catchment area for any overland flow deposits. In addition, water is pooled, flows slowed and sediments deposited in the quarry basin prior to potential runoff from site.

If an overland water flow event occurred with the magnitude that caused creek avulsion, potential erosion damage would be expected with the quarry, quarry expansion or with the natural undisturbed hillside. However, with the typical creation of a buffer zone at the toe of rock quarry operations the damage risk to city roadways and neighbouring properties can be greatly reduced. The construction and maintenance of the holding areas would be inherent to the quarrying and rock removal process that should be monitored periodically to ensure that their impacts are beneficial in minimizing the risk of overland water or debris flows.

In the extreme event where surface water does fill settlement ponds or catchment areas and flows offsite it can be channeled and cleaned prior to entering local ditches and/ or the ground water. A drainage ditch can be constructed containing gravel berms, silt fences and filter cloth to minimize any environmental impact of turbid waters flowing offsite.

Any related road works or quarrying on the site that are lower than the 100 metre topographical line shown on attached mapping are not going to impact the potential for flooding on lands below and including subdivision lot Plan 59106.

A quarrying program for Plan 55998 is in place and has been approved under the Provincial Mines Act, Permit Q-7-14, dated July 3, 2007. Any works above the 100 metre topographical line is to comply with the creek buffer limits required that will minimize overland flow potential from Scorey Creek in the future. These safe limits will vary with the hillside topography and can be accurately determined based on a detailed topographical survey of creek bed and surrounding hillside at the southeast edge of site, if required.

A berm and or channel could be cut diagonally along the east side of access road into site to channel inadvertent overland flows to existing quarry areas that are lower in elevation than the level of residential lot Plan 59106. The direction of Scorey Creek and tributaries is limited to within existing subject properties, any works (logging etc.) on hillside east of and above properties is beyond the owner's control.

Ekset Contracting Ltd. must continue with the ongoing seasonal monitoring program of Scorey Creek that has been conducted with current quarry operations including maintaining access road

to the creek in the southwest. The maintenance of creek beds should be carried out with the clearing of rock deposits and/or forest litter (trees & branches) after heavy rainfall events.

The Geological Survey Map 1485A of Canada lists the proposed materials to be quarried as Mesozoic and upper Paleozoic granitic bedrock having typically an unconfined compressive strength of 100-250 MPa. Based on the current operations within LMP 1834A there were no visible or known continuous joints or fractures in the open rock face that might contribute to any slope stability concerns. The Canadian Foundation Engineering Manual (CFEM), Chapter 25 explains that unsupported excavations in rock are suitable if the slope height (in m) divided by the rocks UCS (in Mpa) is less than a rough limit of 10. Taking the worst case the slope height is approximately 150 metres and dividing by 100 Mpa a value of 1.5 is calculated. This result indicates a very sound and stable excavation if carried out in the conservative 8m x 8m benching program proposed.

The rock mass composure and conservative benching program within the proposed quarry expansion could withstand a 1:2475 year design seismic event (2% probability of exceedance in 50 years) without suffering a major slope failure. The 2005 National Building Code Seismic Hazard Calculation results in a design peak ground acceleration in this area as PGA (g) = 0.413. The effect of this movement could, however, send loose rocks and boulders down the hillside.

Conclusions

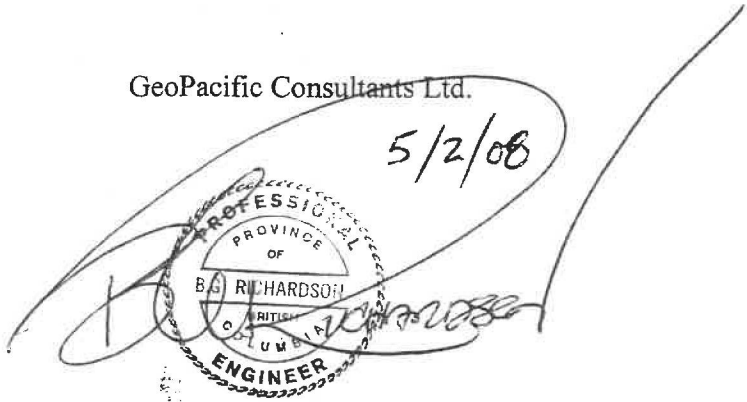
Based on current conditions there is no risk of overland flows from Scorey Creek that would impact the covenanted lot Plan 59106. With the implementation of recommendations given above the extension of quarry into property Plan 55998 poses minimal risk of flooding and potential overland flows can be controlled protecting the building site. The surface waters must be controlled within settlement ponds and ditches on site and cleaned to local standards prior to being decanted to the open local ditches offsite and potentially into the neighboring groundwater of the Hatzic floodplain.

In our opinion, the rock removal from Plan 55998 if carried out in conformance with the application and recommendations made above will “not create a danger from flooding, erosion, landslide, or avalanche” and should not “foul, obstruct, or impede the flow of any stream, creek, spring, waterway, watercourse, waterworks, ditch, drain, sewer, or other source of ground water”.

It must be appreciated that conventional drilling and blasting of rock masses leads to extremely complex media whose engineering properties are difficult, if not impossible to predetermine. It would be prudent to engage independent reviews periodically on the procedures/ methodologies used to quarry the rock, maintain the creeks and control water runoff from site.

We trust this is the information you require. Should you require additional information or clarification of the above, don't hesitate to contact the undersigned.

GeoPacific Consultants Ltd.



Bryon G. Richardson, B.A.Sc., P.Eng.
Project Engineer
ref:disk:jobs\forms\