



Provincial Agricultural Land Commission - Applicant Submission

Application ID: 108334
Application Type: Removal of Soil (Extraction) within the ALR
Status: Submitted to L/FNG
Name: Peace Fibre Consulting Ltd.
Local/First Nation Government: Peace River Regional District

1. Parcel(s) Under Application

Parcel #1

Parcel Type Fee Simple
Legal Description THE FRACTIONAL SOUTH 1/2 OF SECTION 24 TOWNSHIP 82 RANGE 17 WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT
Approx. Map Area 38.91ha
PID 014-575-809
Purchase Date Oct 8, 2004
Farm Classification Yes
Civic Address RR#1, SITE 3, COMP 48 FORT ST. JOHN, BC V1J 4M6
Certificate Of Title Title BW467463.pdf

Land Owner(s)	Organization	Phone	Email	Corporate Summary
Darrel Leahy	Peace Fibre Consulting Ltd.			PEACE FIBRE CONSULTING LTD. - Corporate Summary.pdf

2. Other Owned Parcels

Do any of the land owners added previously own or lease other parcels that might inform this application process?

Yes

Describe the other parcels including their location, who owns or leases them, and their use.

The adjacent northern parcel 014-575-795 is owned by Peace Fibre Consulting Ltd. and utilized as crop land. A portion of the parcel is forested.

The parcel northwest of the gravel pit is also owned by Peace Fibre Consulting Ltd. and utilized as crop land.

The parcel east of the gravel pit is Crown land.

3. Primary Contact

Type Third-Party Agent

First Name Kristina

Last Name Bellamy

Organization (If Applicable) Blackbird Environmental LP

Phone [REDACTED]

Email [REDACTED]

4. Government

Local or First Nation Government: Peace River Regional District

5. Land Use

Land Use of Parcel(s) under Application

Describe all agriculture that currently takes place on the

Approximately 20% of the parcel is not suitable for agricultural purposes due to steep slopes (i.e., ~18 ha; non-ALR), and the remainder is active cropland (i.e., ~67 ha, 70%). The remainder is utilized for gravel pit

parcel(s).	operations (i.e., 9.3 ha, ~10%). Approximately 10% of the parcel is within the ALR.
Describe all agricultural improvements made to the parcel(s).	Portions of the parcel suitable for equipment operations were historically cleared and utilized for hayland until approximately 5 years ago when the usable land was converted to cropland, per landowner.
Describe all other uses that currently take place on the parcel(s).	A 9.3 ha gravel pit is present within the parcel, with the eastern half utilized for cropland until development.

Land Use of Adjacent Parcels

	Main Land Use Type	Specific Activity
North	Agricultural / Farm	Cropland, approximately 20% remains forested due to steep slopes towards the Peace River.
East	Other	Non-ALR forested Crown land with steep slopes towards the Peace River.
South	Other	Non-ALR Crown land, of the Peace River (e.g., waterbody).
West	Other	Active cropland and partially forested.

6. Proposal

Are you removing soil and placing fill in order to build a structure?	No
Has the ALC previously received an application or Notice of Intent for this proposal?	Yes
Application or NOI ID	53121
What is the purpose of the proposal?	This application will continue the gravel pit operations as previously approved under the above noted NOI (i.e., 53121).
Removal of Soil Project Duration	10 years

Soil to be Removed

Volume	229000 m ³
Area	46000 m ²
Maximum Depth	6 m
Average Depth	5 m

Soil Already Removed

Volume	185000 m ³
Area	37000 m ²
Maximum Depth	6 m
Average Depth	5 m

Describe the type of soil proposed to be removed. Aggregate

What steps will be taken to reduce impacts to surrounding agricultural land? This project will be conducted entirely within the existing previously permitted footprint to minimize disturbance to agricultural land. Any topsoil removed during site preparation will be salvaged and stockpiled along the outer edge of the project footprint. The stockpiles will be stabilized and seeded as soon as practical to reduce erosion, maintain soil quality, and prevent the establishment of noxious weeds. These measures will help protect the agricultural capability of the land and support future reclamation following aggregate extraction activities.

Proposal Map / Site Plan 26022_PeaceGravelPit_Fig2_Overview_R2.pdf

Cross Sections 26022_PeaceGravelPit_Fig3_Cross-Sectional-Profiles_R1.pdf

Reclamation Plan 26022_PeaceFibreGravelPit_MDRP_R0.pdf

7. Optional Documents

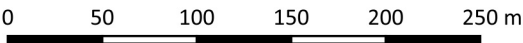
Type	Description	File Name
Other files that are related	Prior Approved NOI	26022_NOI_Apr. 10 2013.pdf
Other files that are related	Proposed Boundary Shapefiles	26022_ProposedAreaR1.zip

Peace Gravel Pit
within Sec 24, Twp 82, Rge 17, W6
Cross-Sectional Profiles



1:40,000,000

Horizontal Scale 1:4,000



Vertical Exaggeration = 3 Vertical Scale 1:1,000
Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)

Legend

- Pit Boundary
- Final Grade Label
- Surface Countour - April 8, 2026

Disclaimer

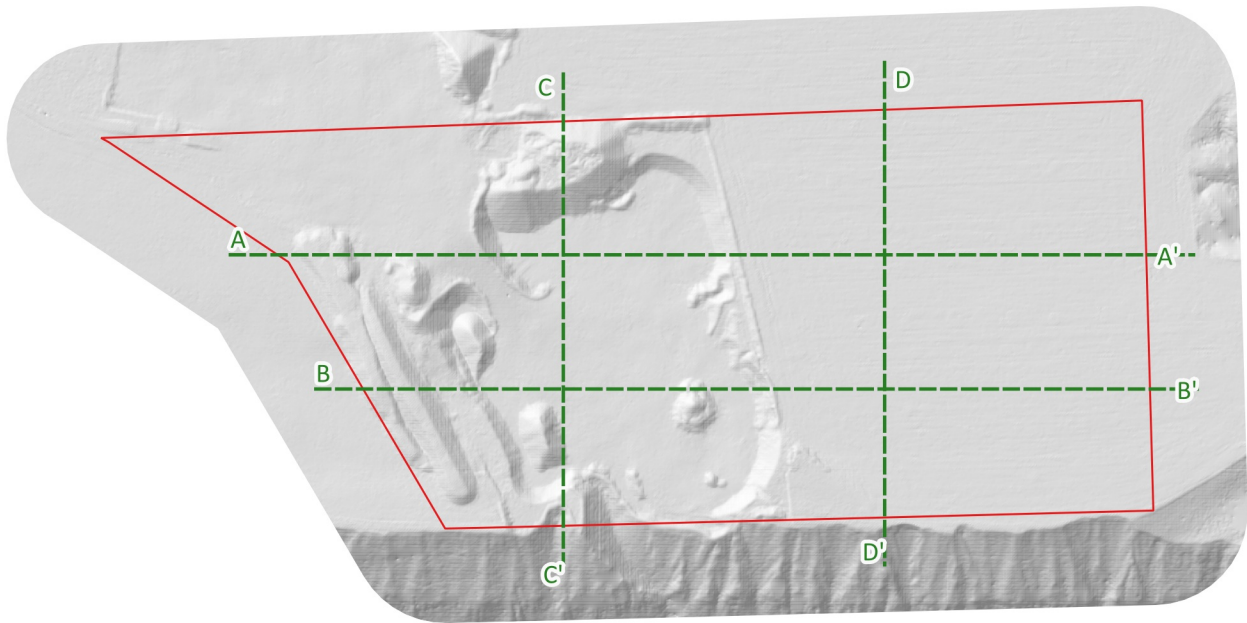
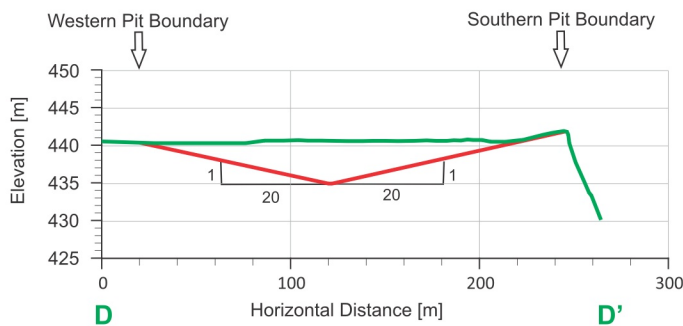
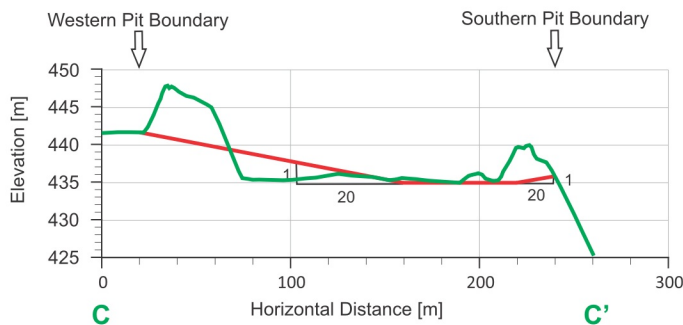
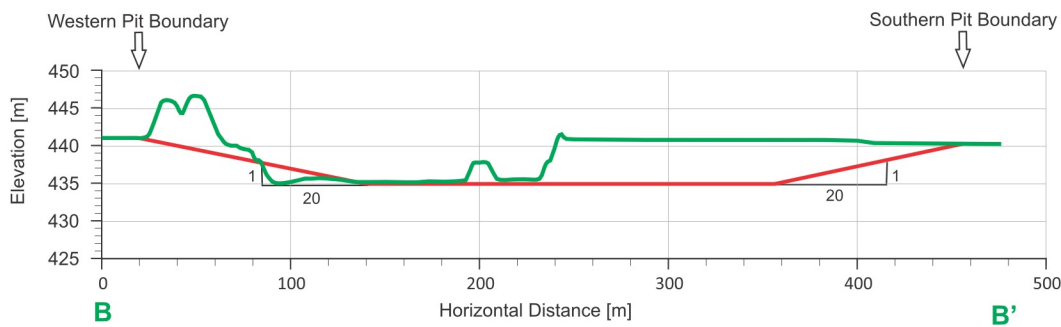
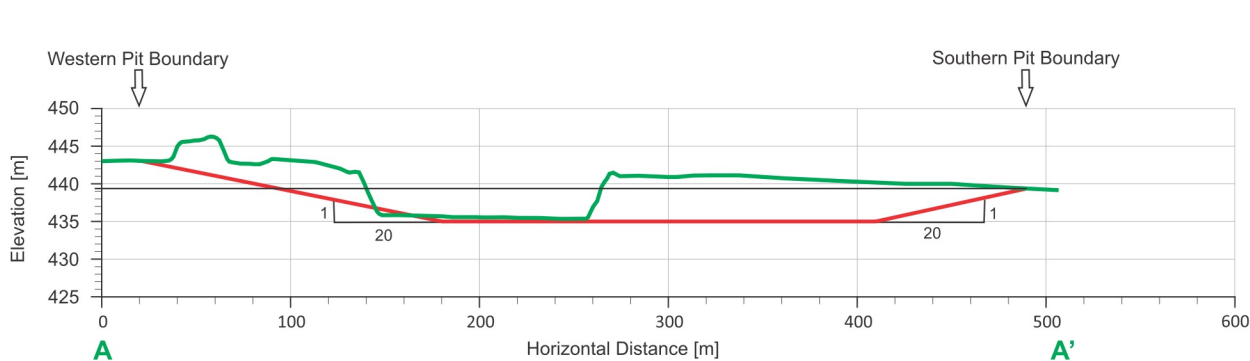
UTM Zone 10, NAD 83, CGVD28
Date of data acquisition: May 8, 2026
Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
For representational purposes only, all locations are approximate.

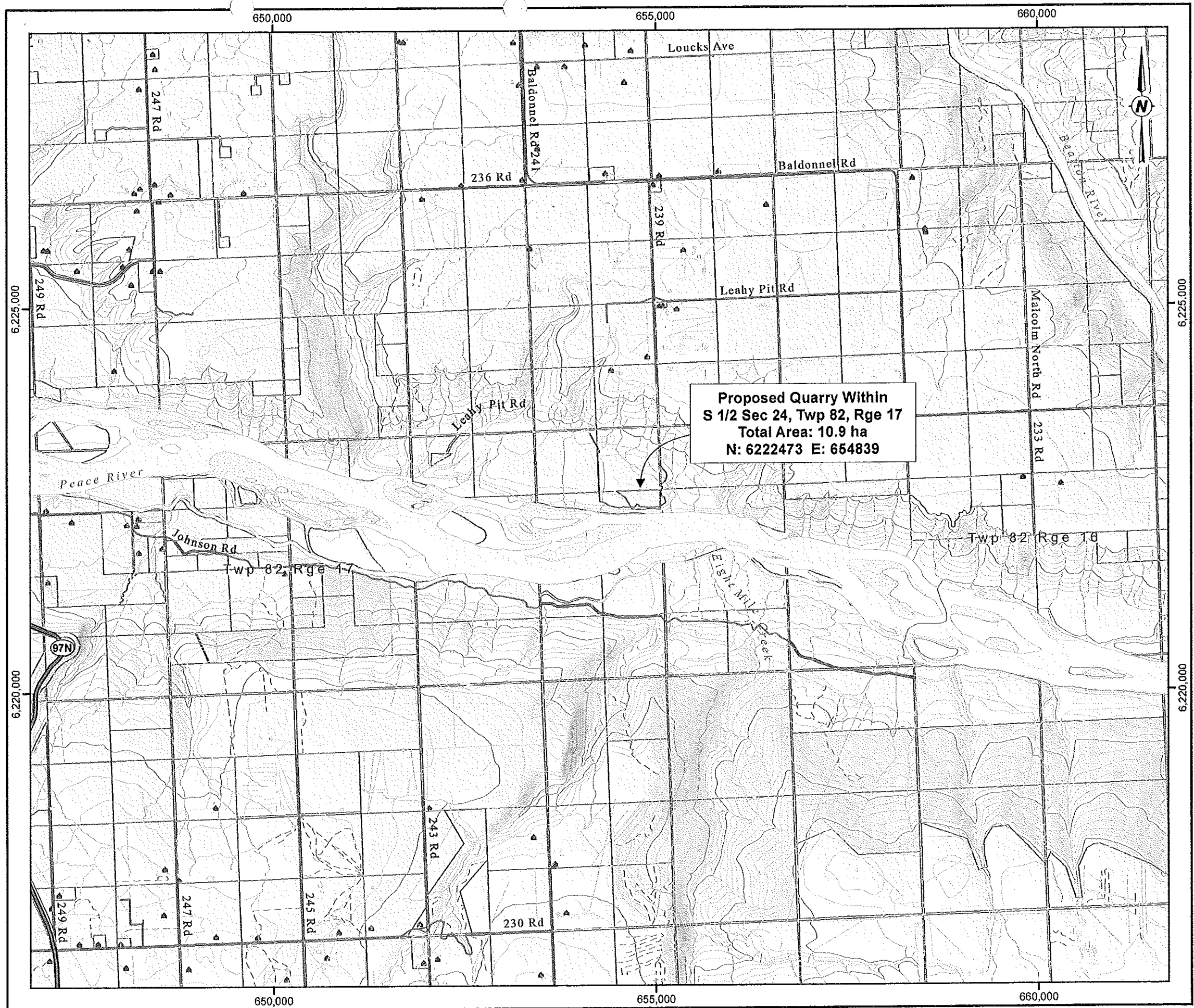
Our File:	26022	Mine No.:	1641082	Revision #:	1
Client File:	n/a	GIS:	KS	Date:	June 24, 2026



blackbird.ca
Fort St. John, BC

Figure 3





PEACE FIBRE CONSULTING LTD.

**PROPOSED QUARRY
FOR SITE LOCATED WITHIN
S 1/2 SECTION 24, TOWNSHIP 82, RANGE 17
- LOCATION MAP -**

Peace River District
BCGS: 94A.018

1:50,000

0 1 2 Km
Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (Ledger)

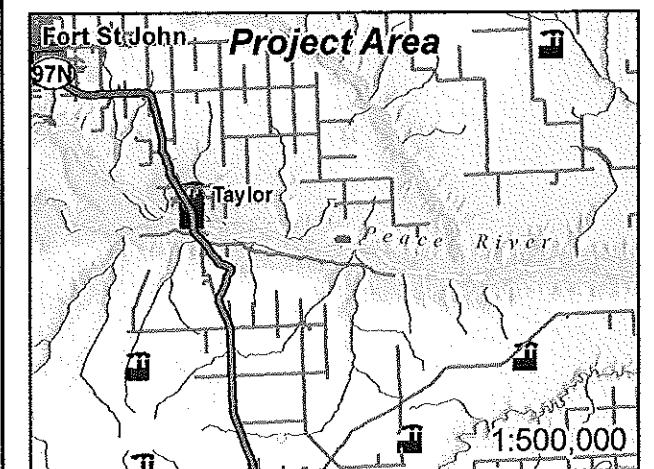
- Proposed Quarry
- Highway, Regional Main Road
- MOTH Paved, Highgrade Road
- Unpaved, Lowgrade Road
- Winter Road
- Resource, Recreation Road
- Cutline, Seismic Line
- Trail
- Contour, Index, 100m
- Contour, Intermediate, 20m
- Residence
- Surveyed Parcels
A.L.R.
- Parks, Recreation Areas
- OGMA

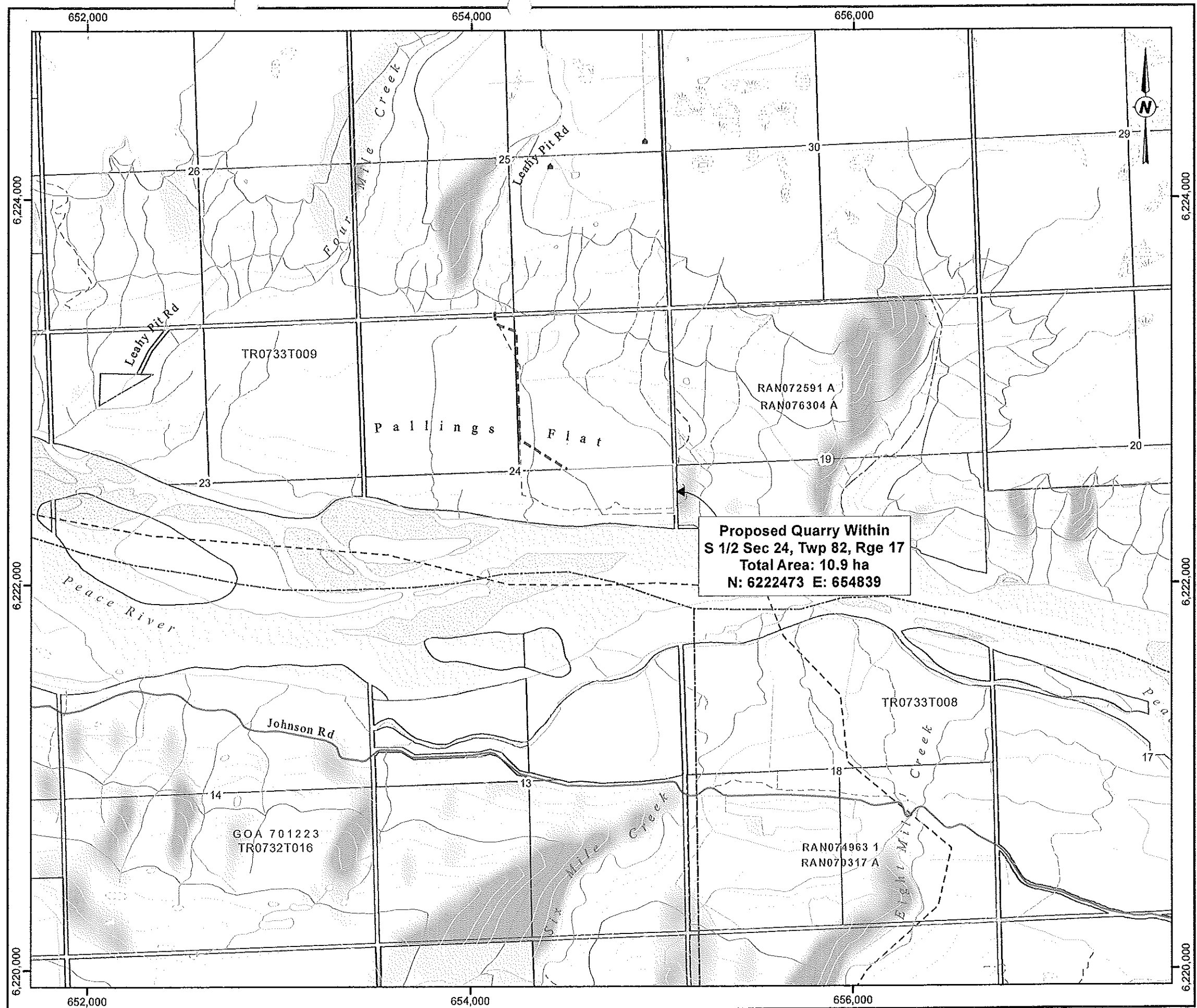


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Professional Land Surveyors and Engineers

10201 17th St, Dawson Creek, BC, V1G 4C3 Ph: 250-762-5868
PO Box 717, #203 - 51st Ave, Fort Nelson, BC V0C 1R0 Ph: 250-774-2800
www.TryonGroup.ca mail@TryonGroup.ca

Tryon Job: 12-007 (Mp1) January 2012



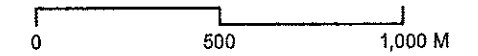


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**PROPOSED QUARRY
FOR SITE LOCATED WITHIN
S 1/2 SECTION 24, TOWNSHIP 82, RANGE 17
- LOCAL FEATURES -**

Peace River District
BCGS: 94A.018

1:20,000



Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (Ledger)

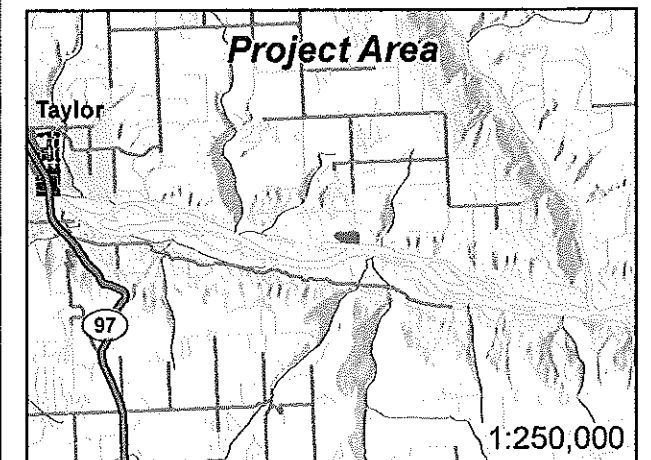
- Proposed Quarry
- Proposed Access
- Highway, Regional Main Road
- MOTH Paved, Highgrade Road
- Unpaved, Lowgrade Road
- Winter Road
- Resource, Recreation Road
- TR# Trapline
- GOA# Guide Outfitter Area
- RAN# Grazing Tenure
- Contour, Index, 100m
- Contour, Intermediate, 20m
- Residence
- Private Land

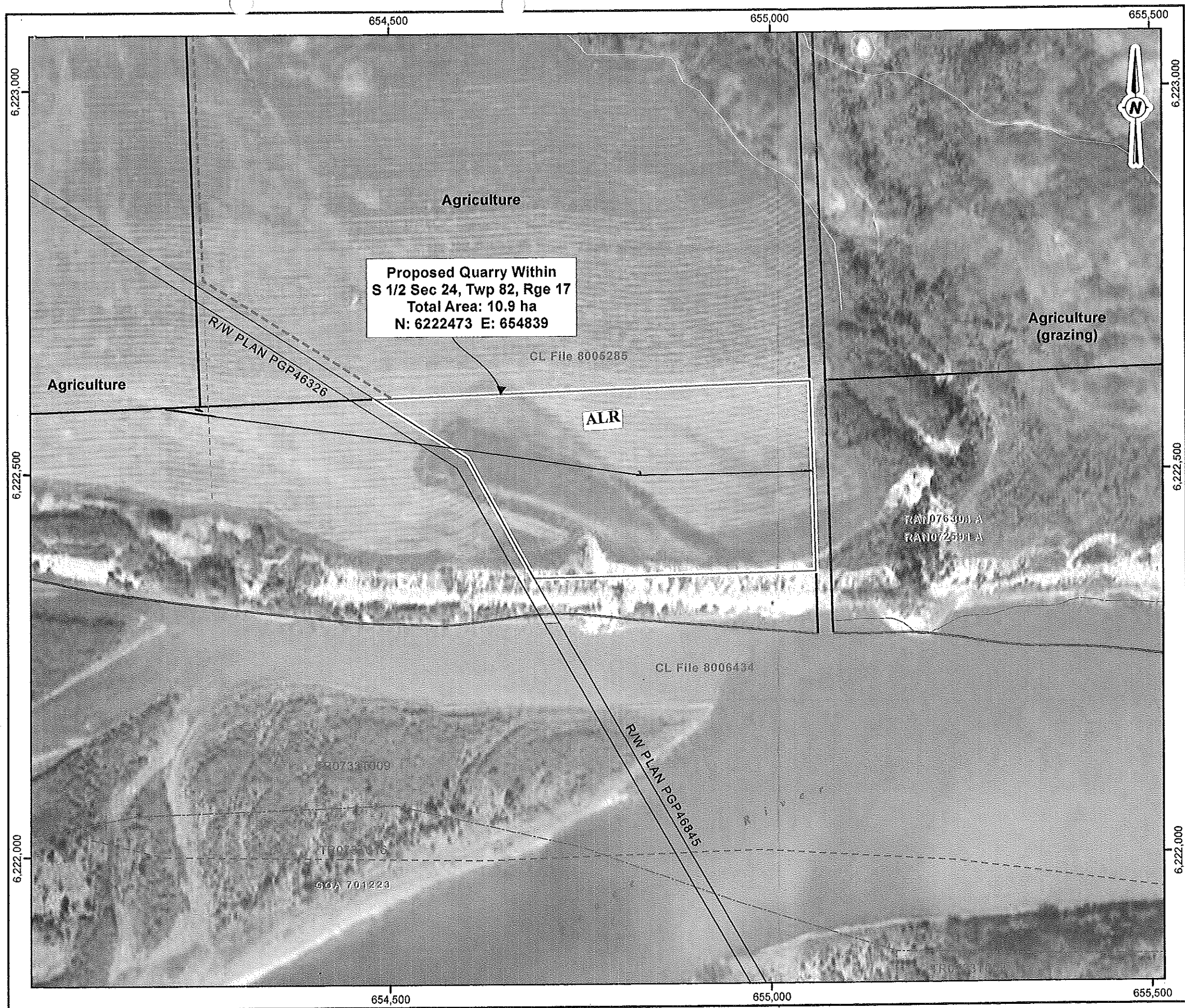


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Tryon Job: 12-007 (Mp2) January 2012





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**PROPOSED QUARRY
FOR SITE LOCATED WITHIN
S 1/2 SECTION 24, TOWNSHIP 82, RANGE 17
- LAND TITLE/LAND USE -**

*Peace River District
BCGS: 94A.018*

1:5,000

0 100 200 M

Projection UTM Zone 10 NAD 83
Map to scale when plotted
on a page 280mm x 432mm (Ledger)

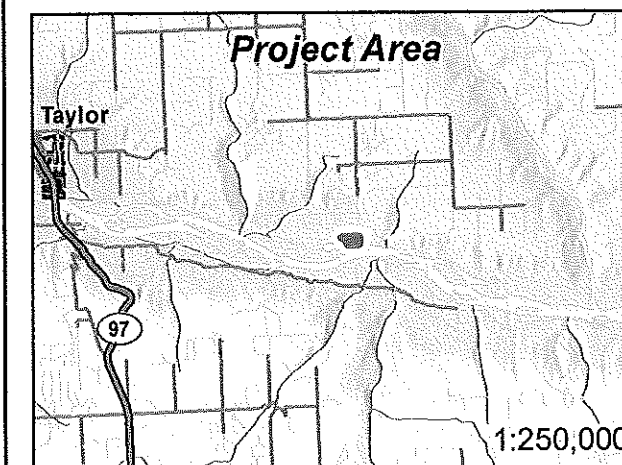
- Proposed Quarry
- Proposed Access
- Highway, Regional Main Road
- MOTH Paved, Highgrade Road
- Unpaved, Lowgrade Road
- Winter Road
- Resource, Recreation Road
- TR# Trapline
- GOA# Guide Outfitter Area
- RAN# Grazing Tenure
- Surveyed R/W
- Surveyed Parcels
- CL File# Crown Land Tenure



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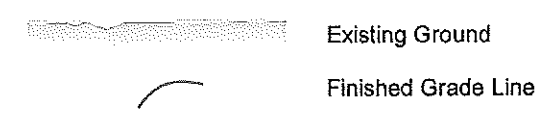
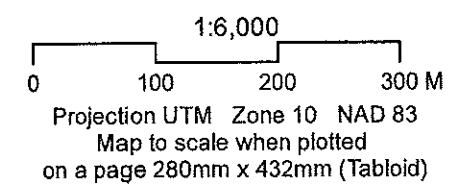
10201 17th St., Dawson Creek, BC, V1G 4C3 Ph: 250-782-5868
PO Box 717, #203 - 5415 51st Ave, Fort Nelson, BC V0C 1R0 Ph: 250-774-2600
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Tryon Job: 12-007 (Mp3) January 2012



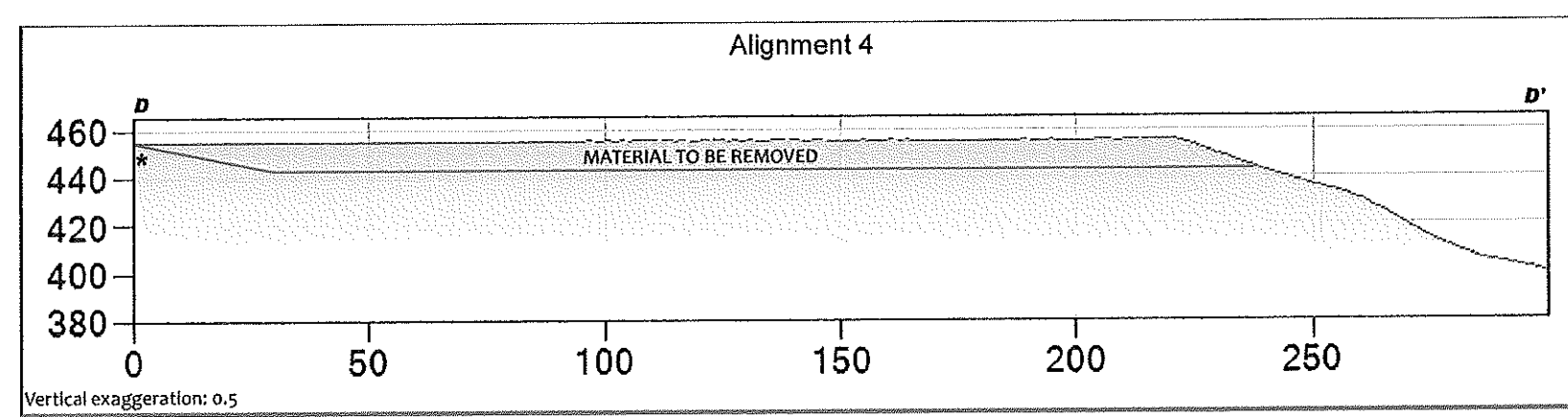
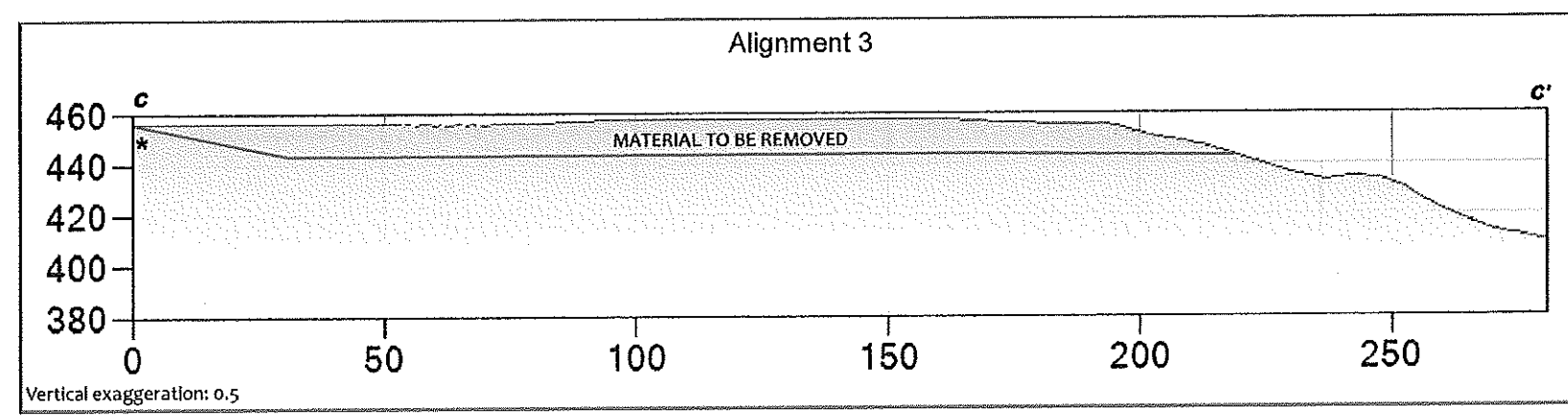
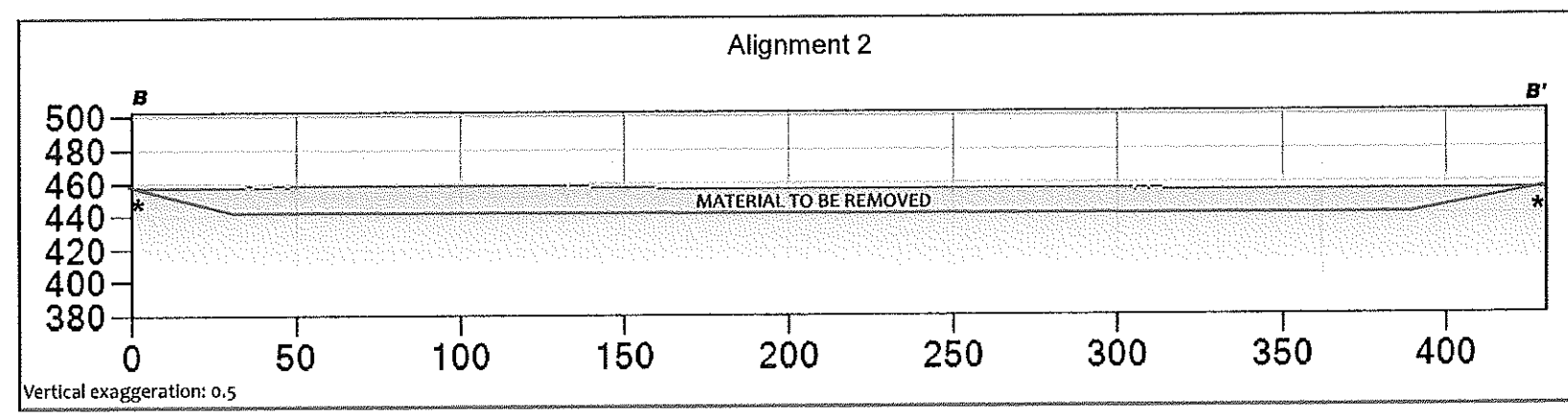
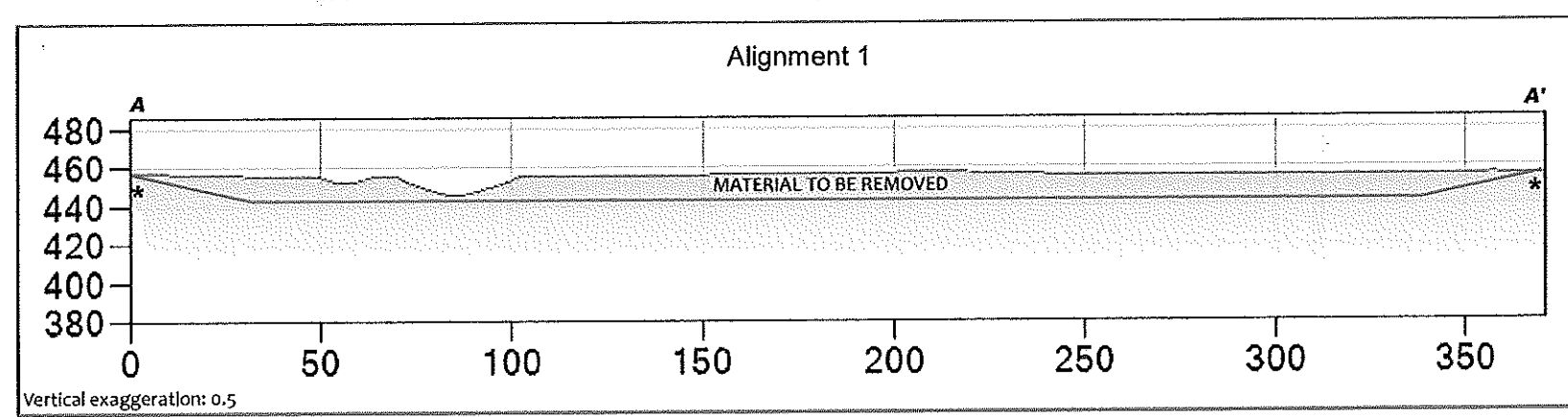
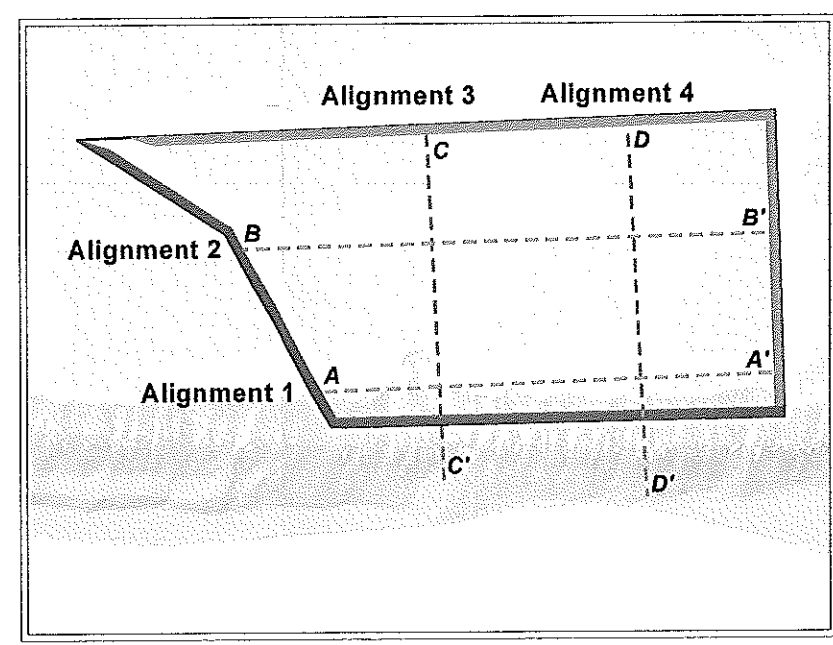
PEACE FIBRE CONSULTING LTD.

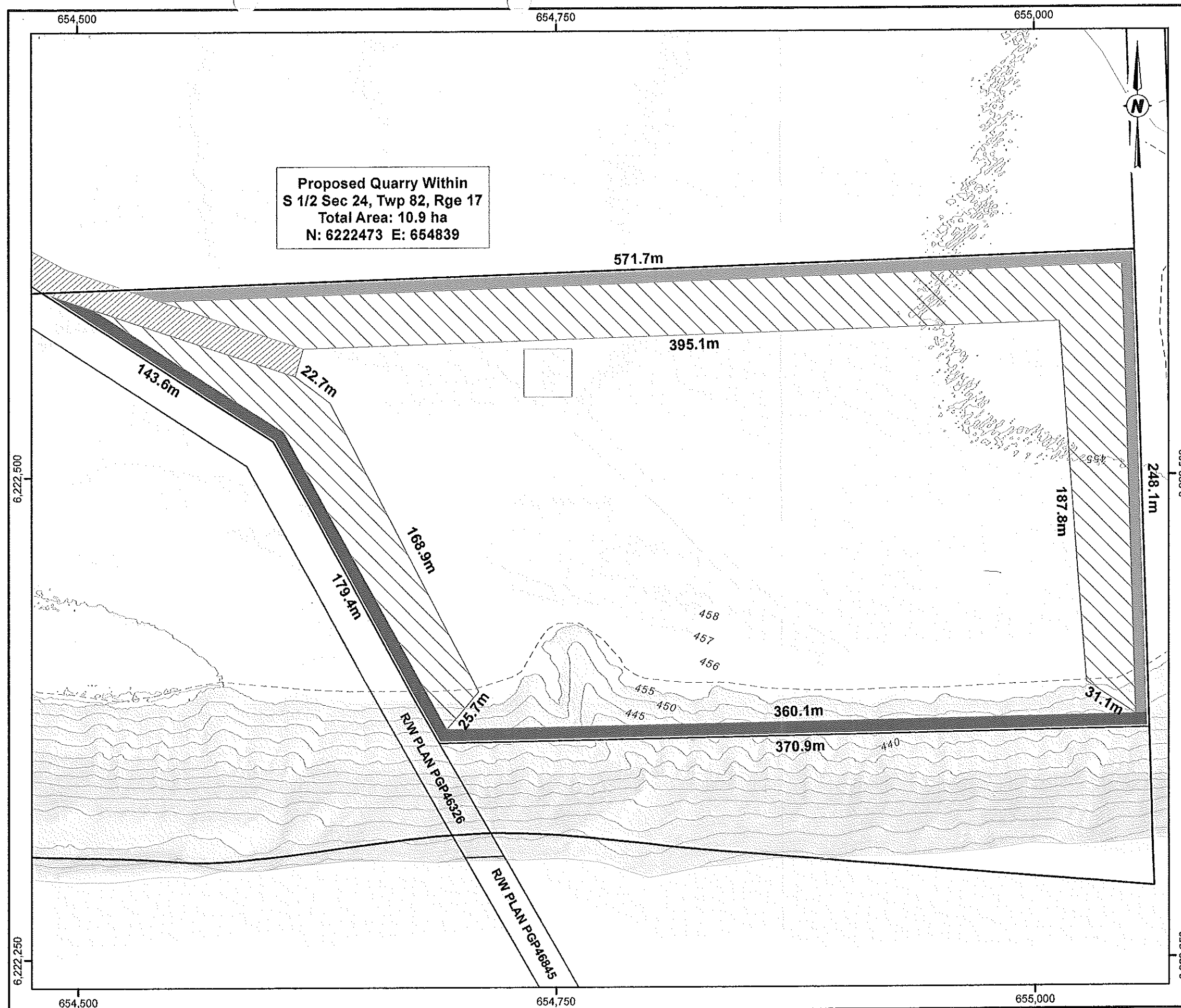
**PROPOSED QUARRY
FOR SITE LOCATED WITHIN
S 1/2 SECTION 24, TOWNSHIP 82, RANGE 17
- PROFILE PLAN -
Peace River District
BCGS: 94A.018**



* Perimeter excavation slope = 2:1,
7m from quarry boundary.

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Tryon Job: 12-007 (Mp5) January 2012





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**PROPOSED QUARRY
FOR SITE LOCATED WITHIN
S 1/2 SECTION 24, TOWNSHIP 82, RANGE 17
- DEVELOPMENT PLAN -**

Peace River District
BCGS: 94A.018

1:2,000

0 50 100 M

Projection UTM Zone 10 NAD 83
Map to scale when plotted
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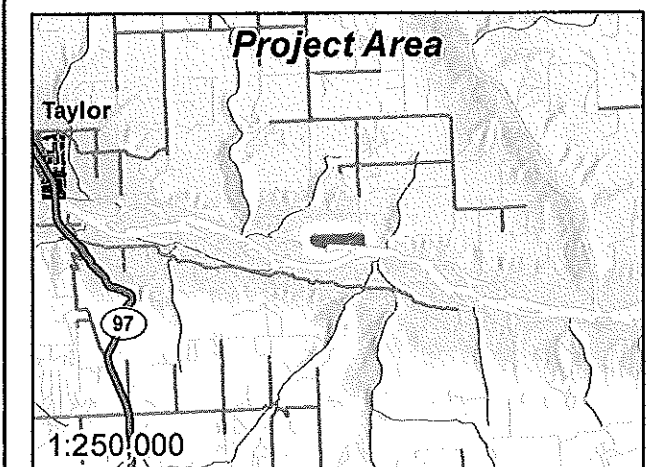
- Proposed Quarry
- Safety Berm / Strippings Pile (7m)
- Leave Strip (7m)
- Proposed Access (15m)
- Proposed Weigh Scale
- Cut Slope (2:1)
- Surveyed Parcels
- Surveyed RW
- Trail
- Contour, Index, 5m
- Contour, Intermediate, 1m

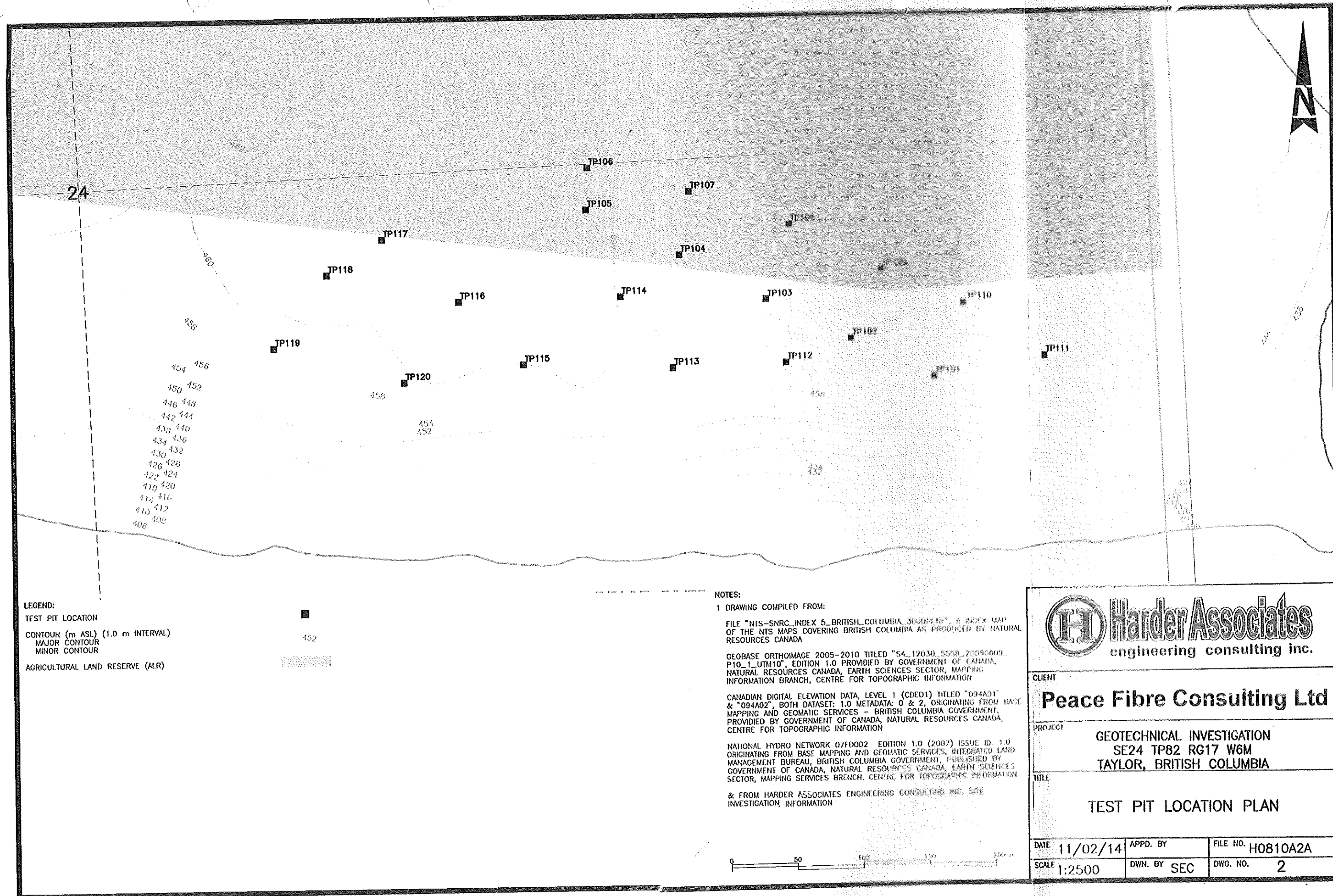


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Tryon Job: 12-007 (Mp4) January 2012





LEGEND:
TEST PIT LOCATION
CONTOUR (m ASL) (1.0 m INTERVAL)
MAJOR CONTOUR
MINOR CONTOUR
AGRICULTURAL LAND RESERVE (ALR)

NOTES:
1. DRAWING COMPILED FROM:
FILE "NTS-SNRC_INDEX 5_BRITISH_COLUMBIA_3000P11B", A INDEX MAP OF THE NTS MAPS COVERING BRITISH COLUMBIA AS PRODUCED BY NATURAL RESOURCES CANADA
GEOBASE ORTHOIMAGE 2005-2010 TITLED "S4_12030_555R_20090609_P10_1_UTM10", EDITION 1.0 PROVIDED BY GOVERNMENT OF CANADA, NATURAL RESOURCES CANADA, EARTH SCIENCES SECTOR, MAPPING INFORMATION BRANCH, CENTRE FOR TOPOGRAPHIC INFORMATION
CANADIAN DIGITAL ELEVATION DATA, LEVEL 1 (CDED1) TITLED "094A01" & "094A02", BOTH DATASET: 1.0 METADATA: 0 & 2, ORIGINATING FROM BASE MAPPING AND GEOMATIC SERVICES - BRITISH COLUMBIA GOVERNMENT, PROVIDED BY GOVERNMENT OF CANADA, NATURAL RESOURCES CANADA, CENTRE FOR TOPOGRAPHIC INFORMATION
NATIONAL HYDRO NETWORK 07FD002 EDITION 1.0 (2007) ISSUE ID: 1.0 ORIGINATING FROM BASE MAPPING AND GEOMATIC SERVICES, INTEGRATED LAND MANAGEMENT BUREAU, BRITISH COLUMBIA GOVERNMENT, PUBLISHED BY GOVERNMENT OF CANADA, NATURAL RESOURCES CANADA, EARTH SCIENCES SECTOR, MAPPING SERVICES BRANCH, CENTRE FOR TOPOGRAPHIC INFORMATION
& FROM HARDER ASSOCIATES ENGINEERING CONSULTING INC. SITE INVESTIGATION INFORMATION

**Harder Associates**
engineering consulting inc.

Peace Fibre Consulting Ltd

GEOTECHNICAL INVESTIGATION
SE24 TP82 RG17 W6M
TAYLOR, BRITISH COLUMBIA

TEST PIT LOCATION PLAN

DATE 11/02/14	APPD. BY	FILE NO. H0810A2A
SCALE 1:2500	DWN. BY SEC	DWG. NO. 2

Mine Development and Reclamation Plan

Peace Fibre Gravel Pit



Prepared for:
Peace Fibre Consulting Ltd.

July 7, 2026

Management Plan – R0

Project No.: 26022
Client File: n/a



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Table of Revisions

Revision No.	Date	Reason/Type of Revision
R0	July 7, 2026	Original plan issued.

1 Project and Property Description

Blackbird Environmental LP (Blackbird) was retained by Peace Fibre Consulting Ltd. to prepare this Mine Development and Reclamation Plan (MDRP) for the continued operation and reclamation of the existing Peace Gravel Pit in support of a Notice of Intent application to the BC Agricultural Land Commission (ALC). The Peace Gravel Pit is currently authorized under a permit issued by the Province of British Columbia and expires in May 2032. Based on the proposed scope of work and anticipated extraction volumes, the project is not subject to review under the BC *Environmental Assessment Act*.

The Peace Gravel Pit was permitted for a 9.3 ha footprint. Currently, approximately 4.9 ha of the active extraction area has been opened. The remaining 4.4 ha had not been disturbed at the time of the field assessment and is currently used for annual crop production. Approximately 1.5 ha north of the permitted pit boundary on an adjacent parcel has been disturbed historically and is scheduled for reclamation in 2026.

The Peace Gravel Pit has seen minimal activity in recent years and is expected to produce approximately 15,000 tonnes of aggregate.

The pit is located approximately 35 km southeast of Fort St. John, BC (see Figure 1 in Appendix C), within one parcel of private land. Please refer to Table 1 below for the parcel description.

Table 1: Parcel Description

DLS Location	Assessment Roll Number	Parcel Identifier
FRAC S1/2, SECTION 24, TOWNSHIP 82, RANGE 17, MERIDIAN W6, PEACE RIVER LAND DISTRICT	27-760-006763.000	014-575-809

The aggregate operation is located within an actively farmed agricultural landscape dominated by annual crop and forage production. Gravel extraction activities have historically been concentrated within a defined portion of the parcel to minimize interference with ongoing agricultural use of the surrounding lands.

The areas of the subject property not subject to gravel extraction activities have been previously cleared of vegetation and are currently utilized for annual crop production.

The objective of this MDRP is to provide a practical framework for the continued operation and progressive reclamation of the Peace Gravel Pit while minimizing adverse environmental effects such as topsoil admixing, erosion, poor slope stability, contamination, and the establishment or spread of noxious weeds. Upon completion of extraction activities, the site will be reclaimed to a stable landform capable of supporting agricultural use consistent with the surrounding property.

2 Methods & Approaches

2.1 Desktop Review

As recommended in 'Soil Inventory Methods for BC' (BC RIC 1995), Blackbird's team reviewed available current and historic satellite imagery for the subject parcel (including the existing pit area) to pre-type soil map units, i.e., determine land use patterns likely related to soil, hydrology, topography, or climate factors (e.g., wetlands, cultivated areas). Potential third-party interests, as well as current geological, biological, and agricultural capability mapping within the project area were explored via imapBC and the PRRD web mapping application.

Blackbird staff accessed a variety of digitized maps and publicly available GIS layers in the desktop review, including Soil Survey Report No. 42 from the "Soils of the Fort St. John-Dawson Creek Area, British Columbia" at a scale of 1:100,000 (Agriculture Canada 1986). Additional detail on the mapped soil units was retrieved from the BC Data Catalogue ALR and soil survey spatial data and is summarized in Table 3 (Government of BC 2017, 2026).

Additional data layers accessed for the purpose of the assessment of the pit area include GIS data related to hydrology and wetlands, cultural features (e.g., roadways and industrial activities), forestry and vegetation, terrain, surficial geology, fish, and wildlife, as well as zoning and land ownership information.

The sources of information described above were incorporated into georeferenced digital maps, which were used to guide the field assessment. The resulting pre-typed soil map polygons were considered preliminary interpretations that were subsequently verified and refined through the field assessment.

2.2 Field Procedures

Field procedures were based on Section 2 of the "Field Manual for Describing Terrestrial Ecosystems, 2nd Edition" (BC MFR and BC MOE 2010).

The field assessment was undertaken as an authoritative or 'free' survey. This type of survey uses known and inferred soil-landscape relationships to predict soil characteristics (BC RIC 1995). During this type of survey, the assessment professional chooses representative sample plots within an undisturbed portion in the immediate vicinity of the current pit and extrapolates the information gathered at this location to nearby sites with the same soil-landscape relationship (BC RIC 1995).

A team of environmental professionals registered in BC assessed the areas subject to this report on May 8, 2026. During the first field visit, the entire area of interest was traversed on foot to assess terrain characteristics, document existing conditions and advance several soil assessment plots.

Soil profiles were assessed via shovel test into the unmodified parent material horizon or to auger refusal to identify soil characteristics. Assessment point locations were determined on slope, vegetation, and apparent drainage characteristics.

Following the site visit, Blackbird project staff classified the assessed soils according to the Canadian System of Soil Classifications (AAFC 1998) criteria and subsequently correlated site soils to the soils described in the "Soils of the Fort St. John-Dawson Creek Area, British Columbia", BC report No. 42 soil survey (Agriculture Canada 1986). All field documentation was compared and reconciled with existing data to determine soil types and agricultural land capability ratings for the assessed area.

3 Results

3.1 Land Use and Zoning

The property subject to this application is currently zoned A-2 (large agricultural holdings). Per the Peace River Regional District (PRRD) Zoning Bylaw No. 1343, 2001 mining (including gravel extraction and processing) is a permitted land use in this zoning class (PRRD 2021).

The subject property is part of the North Peace Fringe Area OCP Bylaw No. 2460, 2021. The PRRD supports agricultural production as the principal use of land. The project subject to this application has been specifically designed to minimize impacts to the agricultural land base by minimizing the disruption of existing field patterns while facilitating supplemental income to the applicant's farming operations.

The property subject to this application is contained partially within the Agricultural Land Reserve (ALR) and a Notice of Intent to the BC Agricultural Land Commission will be required.

3.2 Soil Survey

Soil survey mapping from the "Soils of the Fort St. John–Dawson Creek Area, British Columbia" indicates that the subject aggregate operation overlaps multiple mapped soil units associated with fluvial and colluvial deposits within the Peace River Valley. These mapped units are summarized in Table 2.

Table 2: Soil map units and unimproved agriculture rating with limiting factors

Section of Quarry	Soil Map Unit	Dominant Texture	Soil Subgroup	Mode of Deposition	Unimproved BCLI Rating
Majority	70 % Taylor 30 % Branham	Clay Loam Sandy Loam	R.BLC O.EB	Colluvial Fluvial	70 % 1 30 % 2 _x
South Edge	100 % Rockland	-	-	Undifferentiated	60 % 6 _T 40 % 7 _{TR}

Taylor soils consist of Rego Black Chernozems on clayey colluvial deposits along the north side of the Peace River. The soils occur on gently to moderately sloping fans on intermediate river terraces, with underlying materials that are variable in texture and stratigraphy. Taylor soils are well to moderately well drained and are considered highly productive for a wide range of agricultural crops.

Branham soils consist of Orthic Eutric Brunisols with some Cumulic Regosols. These soils are typically dominated by sandy textures and occur on level terraces at elevations of less than 600 m, for example west of Bear Flat on intermediate terraces of the Peace River, as in this case. As a result of the fluvial origin of the parent material, gravel may be present as a substrate layer or within the soil profile. Regosols with silty and sandy-textured A horizons occupy 20–40% of this soil polygon. Branham soils are weakly calcareous and characterized as well drained and rapidly pervious.

Rockland map units are areas where undifferentiated bedrock outcrops dominate, and soil development is limited. Steep, irregular slopes are typical.

Four soil assessment plots were completed in and adjacent to the operation's current footprint, including two within the previously undisturbed northern portion of the permitted area. Three assessment plots were classified as well-drained Brunisols, while one plot within the previously disturbed portion of the pit was classified as a well-drained Chernozem. Surface and upper mineral horizons generally contained few coarse fragments; however, coarse fragment content increased substantially within the underlying parent material at one assessment location.

Detailed descriptions of the observed soil characteristics can be found in Appendix B.

3.3 BC Land Inventory Ratings – Agriculture

The agricultural classification system is based on the Canada Land Inventory as modified for British Columbia by Kenk and Cotic in MOE Manual 1 (1983). The capability class, which defines the degree of limitation for soil-based agriculture, is further defined by the sub-class(es) which indicates the kind of limitation applicable to the mapped polygon.

The assessment of a parcel of land's capability for agricultural use is determined by assessing both climate (which generally determines the range of crops possible in any particular area) and soil-landscape characteristics (which govern the type and relative level of management practices required). It should be noted that the BC land inventory (BCLI) classification is based on the relative degree and type of limitation and/or the range of crops; it is not related to actual productivity (i.e., yield) of any specific crop (BC MOE 1983).

Among other assumptions and limitations, the methodology guidelines for agricultural capability ratings state that ratings are subject to revisions if newer or more accurate information with regards to the underlying information becomes available (e.g., climate characteristics), or if agricultural technology enables a wider range of crops.

The majority of the subject aggregate operation is contained within a BCLI polygon described as 70% Class 1 and 30% Class 2, with a small portion along the south edge contained within a BCLI polygon rated 60% Class 6 and 40% Class 7. The classification is based on soil, landscape, and climate information. The areas subject to this application carry unimproved agricultural capability ratings of 1 and 2.

Class 1 describes mineral soils that have no significant limitations in use for crops. Soils in Class 1 are level or have very gentle slopes; they are very deep, well to imperfectly drained and hold moisture well. They can be managed and cropped without difficulty. Under good management they are moderately high to high in productivity for a wide range of field crops adapted to the region (BC MOE 1983).

Mineral soils in **Class 2** have moderate limitations that restrict the range of crops or require moderate management practices. The soils are deep and hold moisture well. The limitations are moderate and the soils can be managed and cropped with little difficulty. Under good management they are moderately high to high in productivity for a fairly wide range of field crops adapted to the region. Soils in this class are not generally suited to as wide a range of crops as soils in Class 1 (BC MOE 1983).

Mineral soils in **Class 6** are capable only of producing perennial forage crops and improvement practices are not feasible. The soils provide some sustained natural grazing for farm animals, but the limitations are so severe that improvement by use of farm machinery is impractical. Soils may be placed in this class due to unsuitable terrain for use by farm machinery, a lack of soil responsiveness to improvement, or a very short grazing season. In the case of organic Class 6 soils, improvement practices may be feasible.

Mineral soils in **Class 7** have no capability for arable culture or permanent pasture. This class also includes rockland, other non-soil areas, and bodies of water too small to show on the maps.

Subclass X describes soils with minor cumulative limitations, i.e. soils having a moderate limitation due to the cumulative effect of two or more adverse characteristics, which individually would not affect the class rating.

Subclass T describes soils that are subject to restrictions associated with adverse topography, which refers to either excessively steep slopes or slope patterns that limit agricultural use.

Subclass R indicates that there is soil less than one metre deep overlying solid bedrock.

Topsoil textures encountered during the field visit were typically silt loams to silty clay loams, with topsoil depth ranging from 17-40 cm (please refer to Table 3 below for a representative soil profile description), and admixing of 5-10 % was observed in one of the soil plots as a result of normal farming practices.

Table 3: Generalized profile description for brunisolic map units found in the project area

Horizon	Depth [cm]	Colour	Texture	Structure	Consistence	Coarse Fragments
Ap	0-17	10YR 2/2	SiL	granular	friable	0%
Bm	17-40	10YR 4/2	SiCL	granular	friable	0 %
C	40-100	10YR 4/3	CL	sub angular blocky	friable	0%

Published BCLI mapping indicates that the majority of the subject area is associated with Class 1 and Class 2 agricultural capability ratings. The field assessment provided additional site-specific information relevant to reclamation planning, including topsoil depth, soil texture, drainage characteristics, and coarse fragment content. These field observations do not replace published agricultural capability mapping; rather, they provide additional context for soil salvage, handling, replacement, and reclamation planning. Based on the observed soil and landscape conditions, reclamation to agricultural use comparable with surrounding land management is considered achievable following completion of extraction activities.

3.4 Topography and Surficial Geology

The area subject to this application is located on an elevated alluvial landform within the Peace River Valley. Existing pit conditions indicate that the aggregate deposit extends to approximately 5 m below the ground surface and is underlain by sedimentary bedrock (see Appendix C, Figure 3).

The site generally slopes to the south, with gradients ranging from approximately 0 to 2 percent. No evidence of significant erosion, slope instability, subsidence, or tension cracking was observed within the undisturbed portions of the site at the time of the assessment.

3.5 Hydrology

Field observations indicate that site soils are generally well drained. No accumulated surface runoff, watercourses, ponds, wetlands, or other surface water features were observed within the pit footprint during the assessment.

Water well records for a domestic well located approximately 2.5 km northwest of the site indicate a static water level at a depth of approximately 40 m. Due to differences in elevation, lithology, and local hydrologic setting, this well is not considered directly representative of site conditions. However, no evidence of groundwater seepage, perched water tables, mottling, or prolonged saturation was observed during the field assessment, and site soils exhibited generally well-drained characteristics.

Table 4: Hydrological features near the aggregate operation

Watershed Code (1:50k)	Description
230	Peace River

A review of the BC Freshwater Atlas indicates that no previously mapped drainages directly traverse the physical footprint of the subject pit (BC MOE 2025a). No surface watercourses, lakes, ponds, or wetlands were noted within the boundaries of the pit during the field assessment. The nearest mapped surface watercourse in relation to the pit is the Peace River, located 100 m to the south, which is known to provide important habitat to a wide variety of fish species, including bull trout, rainbow trout, mountain whitefish, Arctic grayling, as well as a variety of sucker and minnow species (BC MOE 2025b).

Based on the available water well information, field observations, soil characteristics, and absence of observed surface water features within the pit footprint, groundwater or surface water constraints are not anticipated to significantly influence extraction or reclamation activities at this site. Standard erosion and sediment control measures should nevertheless be maintained during operations due to the proximity of the Peace River.

3.6 Vegetation

Portions of the parcel subject to this report have been cleared historically and are currently managed for agricultural production. The pit is located in the southeast corner of the subject parcel. At the time of the assessment, cultivated portions of the parcel had recently been seeded to a spring wheat crop.

No weed species listed as provincially or regionally noxious were observed within the footprint of the subject pit or in its immediate vicinity at the time of the assessment.

4 Mine Development and Operating Plan

4.1 Development Schedule

Aggregate extraction will continue within the permitted pit footprint as required to meet product demand. Disturbance will be limited to areas required for active extraction, processing, and stockpiling operations. Where practical, reclamation activities will occur progressively to reduce the amount of exposed disturbed land at any given time.

Existing infrastructure and utility rights-of-way within or adjacent to the pit footprint will be protected throughout operations. No excavation, stockpiling, equipment maintenance, refuelling, or material storage will occur within designated utility setbacks unless specifically authorized by the applicable utility owner.

4.2 Clearing and Grubbing

To reduce the probability of dust, visibility and stormwater impacts, additional clearing and grubbing should be restricted to the areas that will be actively used for extraction, processing and stockpiling in the near future. If possible, these areas should be cleared and grubbed immediately prior to extraction.

4.3 Topsoil Stripping and Storage

Topsoil materials will only be handled during dry to moist conditions, as any handling of saturated, frozen, or powdery soil can result in compaction, admixing, and ultimately soil loss. Additionally, topsoil will only be handled under direction of a qualified registered professional (QRP) where required. If any additional topsoil stripping is required (e.g., along the north or east edge), it is recommended that the topsoil be stripped to a depth of approximately 24 cm (minimum 17 cm and maximum 40 cm) from the ground surface.

No material (e.g., overburden, reject materials, processed product) is to be stockpiled on top of undisturbed topsoil.

Due to the relatively low depth of topsoil in some locations within the footprint and the poor fertility of the subsoil and parent material, great care should be taken not to over-strip the topsoil. It may be necessary to strip the topsoil in horizontal increments (e.g., 30 m swaths) and haul it to the stockpile/berm location. Heavy equipment traffic on topsoil should be reduced to a minimum and avoided whenever possible.

Topsoil from any future site clearing will be stockpiled. Topsoil will not be used to fill berms or be used as temporary fill material and will not be allowed to leave the quarry area.

Any unvegetated sections of the topsoil stockpiles will be seeded as soon as possible (i.e., within a maximum of 30 days of when topsoil materials were added to the current topsoil pile). The topsoil stockpile will be seeded with a forage seed mixture to prevent the establishment of noxious weeds on site as well as prevent topsoil loss through erosion.

4.4 Overburden and Reject Storage

Following topsoil removal, any remaining subsoil (overburden) will be removed in a second lift. Overburden not suitable for extraction, as well as any reject material resulting from processing operations, will be used for re-contouring the site as part of final site reclamation efforts.

Any future overburden and other rejected materials will be stored separately from the topsoil adjacent to the topsoil stockpile along the west pit boundary. A two-metre separation between topsoil and overburden/reject piles and berms should be maintained at all times.

Stockpiles that will not be used within six months should be stabilized with permanent vegetation to help in preventing erosion and the establishment or spread of noxious weeds on site.

4.5 Erosion Control

During operations, localized erosion may occur where vegetation has been removed and soils remain exposed.

The most efficient protection from any potential erosion is the establishment of appropriate vegetation in inactive areas of the pit. Re-vegetating the stockpiled topsoil and overburden with a favourable seed mixture will be considered the primary measure to mitigate erosion risks related to topsoil and subsurface soil materials. Additional erosion control measures may include installing biodegradable erosion control blankets over any seeded areas, the use of weed-free straw bales, straw wattles, and/or sediment (silt) fencing.

4.6 Groundwater and Surface Water Protection

Based on the available groundwater information, existing pit conditions, and observed site drainage characteristics, excavation activities are not expected to interact with groundwater resources. As a result, the potential for direct effects on groundwater is considered low. However, any aggregate operation carries the potential to increase the risk of groundwater contamination, for example through the removal of vegetation and soil buffers or the accidental release of pollutants during operations.

Hazardous materials will not be permanently stored on site. Fuel and required lubricants will be transported to site as needed, and impermeable barriers (e.g., drip trays) will be used if any equipment repair or maintenance work is required to be conducted within the boundaries of the aggregate operation.

If water does accumulate on site, it is expected that it will infiltrate into the ground within a relatively short period of time. If the need to discharge stormwater arises, the discharge will be designed in a manner that does not allow any sediment-laden discharge fluid to enter any surface watercourses directly. Discharge will occur onto a well-vegetated area through sprinklers or perforated hoses and will be closely monitored to prevent erosion. Any discharge or dewatering activities will be conducted in a manner that prevents sediment delivery to the Peace River.

4.7 Weed Management

A weed control program will be implemented to prevent the spread of noxious weeds.

Weed species often thrive in disturbed soils which are free of vegetative cover. In addition to seeding the stockpiled soil berms during excavation operations, operators will be trained to identify noxious weeds as early identification can prevent significant outbreaks. Where practical, identified weeds will be physically removed or otherwise managed using appropriate control measures, including herbicide treatment where necessary. During reclamation, the site will be regularly inspected for weeds until favourable vegetation completely covers the site, is well established, and no bare areas remain.

5 Land Rehabilitation Program

Upon completion of aggregate extraction activities, the disturbed area will be reclaimed to a stable agricultural landform capable of supporting future crop or forage production. Final grading will be designed to blend with the surrounding landscape, promote positive drainage, and facilitate the use of agricultural equipment. Reclaimed areas will be seeded to annual agronomic crops or perennial forage consistent with surrounding agricultural land use.

Prior to final reclamation, all debris and garbage must be removed from the site. No foreign material is to be buried on site.

5.1 Backfilling and Contouring

Once removal of aggregate at this site is complete, disturbed areas will be re-contoured using overburden and reject materials to create a reclamation surface suitable for agricultural use. Final slopes will not exceed 20:1 (horizontal to vertical) wherever practical and will be blended into the surrounding topography to facilitate agricultural operations and reduce erosion potential. Any compacted areas resulting from reclamation activities will be ripped prior to topsoil replacement.

Final grading will be designed to promote positive drainage and minimize localized ponding while maintaining a landform suitable for agricultural use. Significant long-term water accumulation within the reclaimed pit is not anticipated.

5.2 Topsoil Replacement

Once grading of the disturbed areas is complete, salvaged topsoil will be spread evenly over the surface. It is imperative that no topsoil handling occur while the material is very wet, frozen or powdery.

The salvaged topsoil will be returned to 80 percent or more of the original topsoil depth and will be spread as evenly as possible.

Topsoil will not be intentionally compacted during reclamation. Any areas compacted by reclamation activities will be ripped or tilled as necessary to alleviate compaction and promote root penetration, infiltration, and long-term agricultural productivity.

5.3 Vegetation Establishment

The timely establishment of vegetation is essential to prevent erosion, reduce the probability of noxious weed establishment, and facilitate the return of the site to productive agricultural use. Any replaced topsoil will be seeded with a forage crop or other agronomically suitable seed mix upon completion of reclamation.

Seeding is expected to be completed in the spring, which will enable the vegetation to form a protective blanket prior to winter and the following spring melt. However, if final reclamation activities occur in the late fall or winter, the forage crop can be seeded onto the snow cover. Note that poor growth will result if either deep frost or drought occurs following germination.

Fertilizing should be considered to help establish a healthy and functional forage stand but should only be applied based on soil fertility test results.

Erosion control blankets, coconut matting, or other geotechnical erosion control measures may be used if erosion problems are encountered during reclamation.

Vegetation establishment should be evaluated at the end of the first growing season following reclamation. Areas exhibiting poor vegetation establishment, erosion, or excessive weed growth should be addressed through spot seeding, weed control, or other corrective measures as required.

6 Closure

Services provided by Blackbird for this report have been conducted in a manner consistent with the level of skill, care and competence ordinarily exercised by members of the profession of agrology currently practicing under similar conditions and like circumstances in the same jurisdiction in which the services were provided.

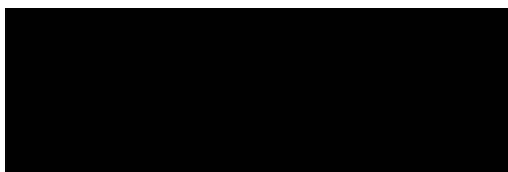
The evaluations contained in this report are based on professional judgement, field observations, available information, and professional experience. Soil, landscape, and hydrological conditions other than those identified during the assessment may exist within the project area.

The recommendations and conclusions contained in this report pertain only to the site conditions observed by Blackbird at the time of the inspection. Since site conditions may change over time, this report is intended for immediate use.

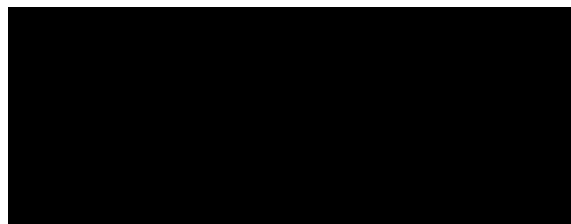
The conclusions of this report are based in part on information provided by others. Blackbird believes this information to be accurate but cannot guarantee or warrant its accuracy or completeness.

The information presented in this report was acquired, compiled, and interpreted exclusively for the client for the purposes described in this report. It is intended only for internal use by the client and for use by government agencies regulating the specific activities to which it pertains. Blackbird does not accept any responsibility for the use of this report, in whole or in part, for any purpose other than intended or to any third party for use whatsoever.

If you have questions with regards to this report, feel free to contact the lead author at your convenience by email at [\[REDACTED\]@a](#).



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Appendix A – Photos



Photo 1: Aerial view of the Peace Gravel Pit, facing southwest.



Photo 2: Aerial view of the Peace Gravel Pit, facing northeast.



Photo 3: View of the active pit area, facing north.



Photo 4: View of the proposed expansion area to the north of the operation area, facing east.



Photo 5: View of the mine entrance gates and signage.



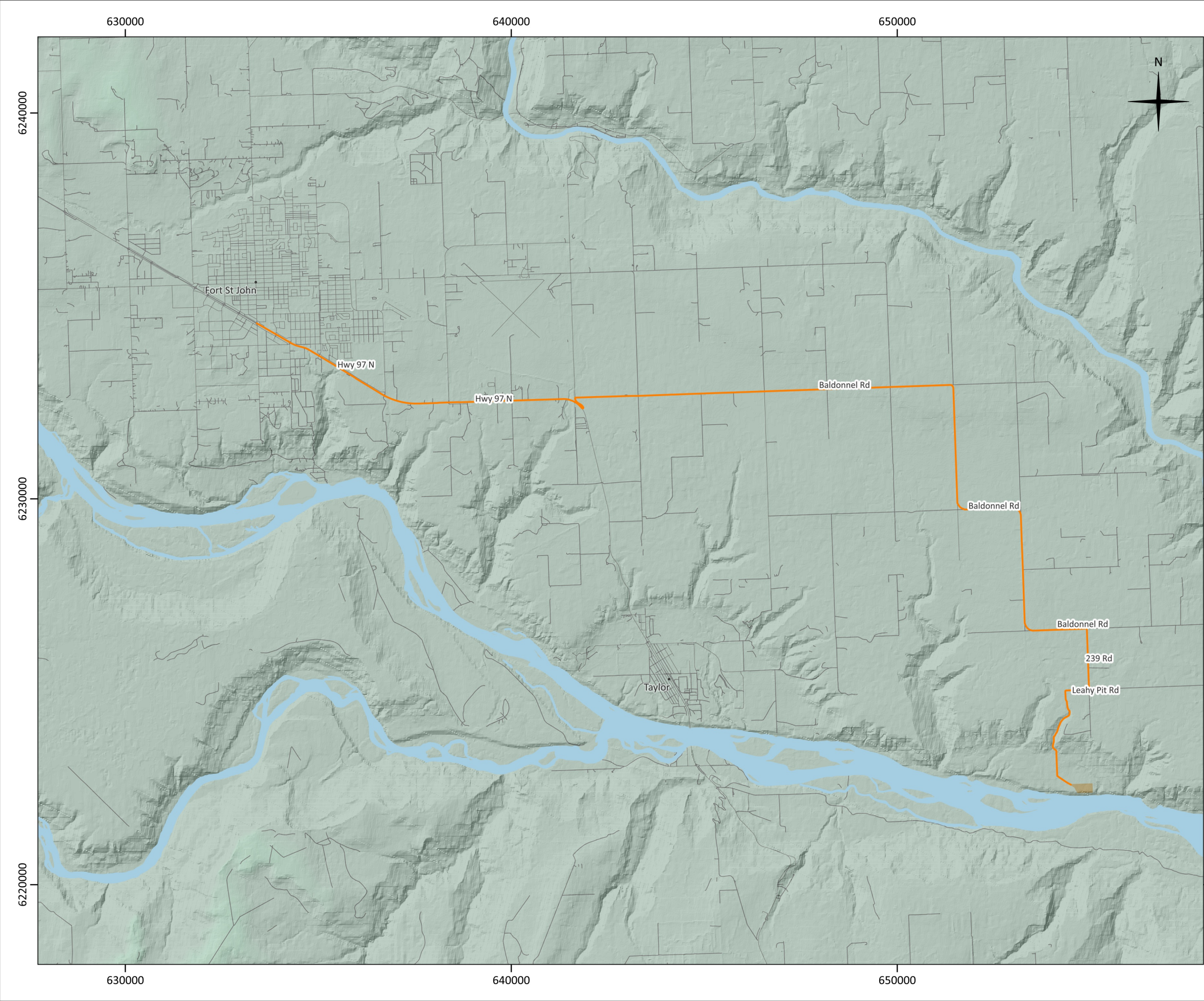
Photo 6: View of the soil profile in the plot located west of the active pit.

Appendix B – Soil Plot Information

Assessment Plot	Horizon	Depth (cm)	Colour	Texture	Structure	Mottling	Consistence	Coarse Fragments	Site Characteristics		Vegetation & Comments	Profile Photo
# 1 UTM 10 654521 E 6220453 N	Ap	0-17	10 YR 3/3	Loam	Sub-angular blocky	None	Loose	-	Slope:	0	Alfalfa, canola, lambs quarters, smooth brome	
	Bm ¹	17-35	10 YR 6/2	Silty Clay Loam	Sub-angular blocky	None	Loose	-	Aspect:	-		
	BM ²	35-42	10YR 6/2	Silt Loam	Granular	None	Loose	-	Drainage:	Well		
	C	42-100	10YR 4/2	Silt Loam	Sub-angular blocky	None	Loose	-	Admixing:	0		
	-	-	-	-	-	-	-	-	Soil Order:	Brunisol		
# 2 UTM 10 654970 E 6222433 N	Ap	0-40	10 YR 3/3-	Loam	Granular	None	Friable	-	Slope:	0 %	Dandelion, lambs quarters Auger refusal at 45 cm	
	C	40-45	10 YR 3/3	Sand	Granular	None	Loose	70 %	Aspect:	-		
	-	-	-	-	-	-	-	-	Drainage:	Well		
	-	--	-	-	-	-	-	-	Admixing:	0		
	-	-	-	-	-	-	-	-	Soil Order:	Chernozem		
# 3 UTM 10 654891 E 6222624 N	Ap	0-17	10 YR 2/2	Silt Loam	Granular	None	Friable	-	Slope:	0 %	Alfalfa, Kentucky bluegrass Auger refusal at 41 cm	
	Bm	17-30	10 YR 4/2	Clay Loam	Sub-angular blocky	None	Firm	-	Aspect:	-		
	C	30-41	10 YR 4/3	Clay Loam	Sub-angular blocky	None	Firm	-	Drainage:	Well		
	-	-	-	-	-	-	-	-	Admixing:	0 %		
	-	-	-	-	-	-	-	-	Soil Order:	Brunisol		

Assessment Plot	Horizon	Depth (cm)	Colour	Texture	Structure	Mottling	Consistence	Coarse Fragments	Site Characteristics		Vegetation & Comments	Profile Photo
# 4 UTM 10 654507 E 6222767 N	Ap	0-23	10 YR 2.5/3	Loam	Sub-angular blocky	None	Friable	-	Slope:	2 %	Kentucky bluegrass, smooth brome Auger refusal at 54 cm.	
	Bm	23-40	10 YR 4/3	Silty Clay Loam	Sub-angular blocky	None	Friable	-	Aspect:	74°		
	C	40-54	10 YR 4/3	Clay Loam	Sub-angular blocky	None	Friable	-	Drainage:	Well		
	-	-	-	-	-	-	-	-	Admixing:	5-10 %		
	-	-	-	-	-	-	-	-	Soil Order:	Brunisol		

Appendix C – Maps and Sketches



Peace Fibre Consulting Ltd.

Peace Gravel Pit
within Sec 24, Twp 82, Rge 17, W6
Location Map



1:40,000,000

Horizontal Scale 1:100,000
0 1 2 3 4 5 km
Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)

Legend

- Peace Gravel Pit
- Access from Fort St. John
- Road - Loose
- Road - Paved
- Surface Waterbodies

Directions to Site

km 0 - 10 Travel east from Fort St. John on Highway 97 North, turn Left onto the 255 Rd
km 10 - 10.5 Follow 255 Rd for 400m, turn right onto Baldonnel Rd
km 10.5 - 29.5 Continue down Baldonnel Rd for 19km, turn right onto the 239 Rd
km 29.5 - 31 Continue down the 239 Rd for 1.5 km, turn right onto Leahy Pit Rd
km 31 - 33.5 Follow Leahy Pit Rd for 2.5 km, Pit access will be a slight left

Disclaimer

UTM Zone 10, NAD 83
Date of data acquisition: n/a
Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
For representational purposes only, all locations are approximate.

Our File:	26022	Mine #:	161082	Revision #:	1
Client File:	n/a	GIS:	KS	Date:	Jun. 24, 2026



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Fort St. John, BC
250.793.7262

Figure 1



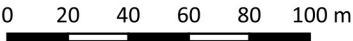
Peace Fibre Consulting Ltd.

Peace Gravel Pit
within Sec 24, Twp 82, Rge 17, W6
Overview - May 8, 2026



1:40,000,000

Horizontal Scale 1:2,500



Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)

Legend

- Agricultural Land Reserve
- Pit Boundary
- Existing Infrastructure
- Pipeline Buffer (30 m)

Disclaimer

UTM Zone 10, NAD 83
Date of data acquisition: May 8, 2026
Data Credit: Blackbird Environmental LP, Google
For representational purposes only, all locations are approximate.

Our File:	26022	Mine No.:	1641082	Revision #:	2
Client File:	n/a	GIS:	KS	Date:	June 24, 2026



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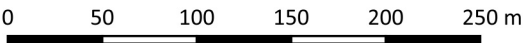
Figure 2

Peace Gravel Pit
within Sec 24, Twp 82, Rge 17, W6
Cross-Sectional Profiles



1:40,000,000

Horizontal Scale 1:4,000



Vertical Exaggeration = 3 Vertical Scale 1:1,000
Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)

Legend

- Pit Boundary
- Final Grade Label
- Surface Countour - April 8, 2026

Disclaimer

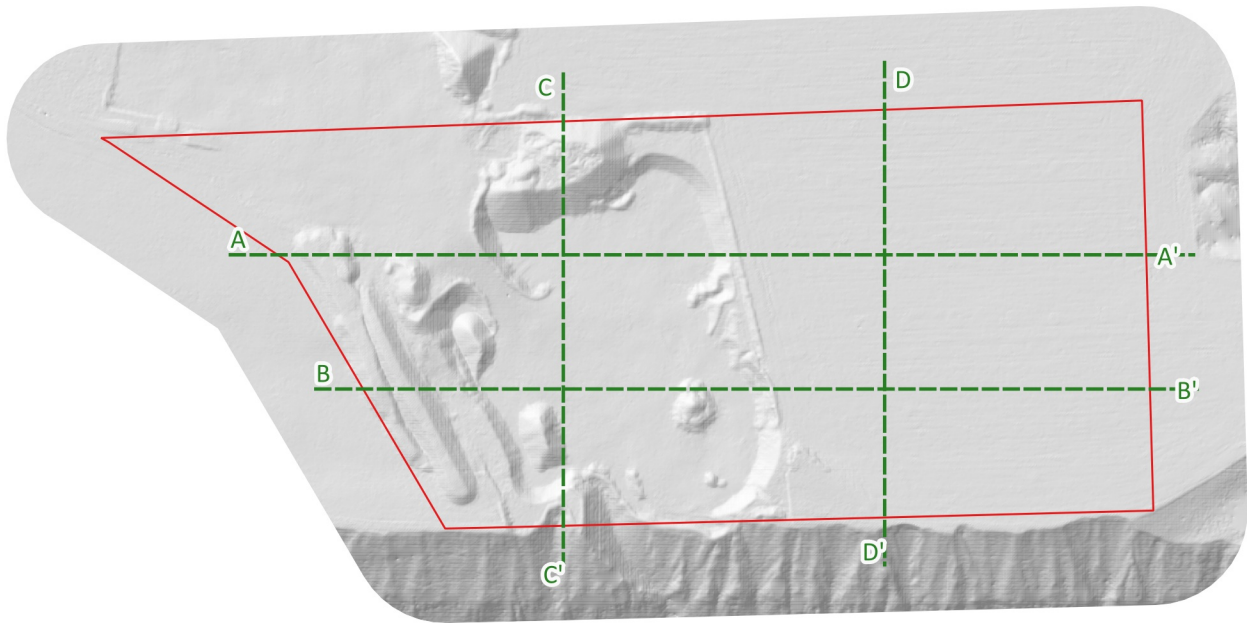
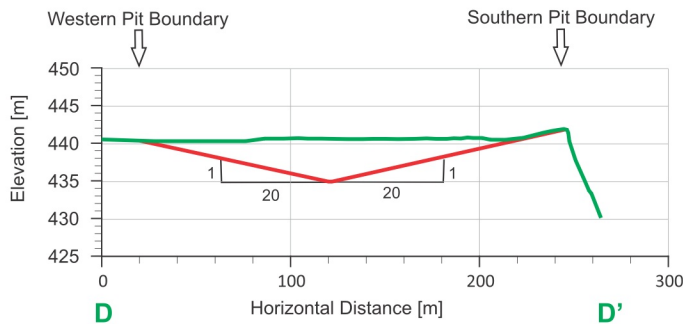
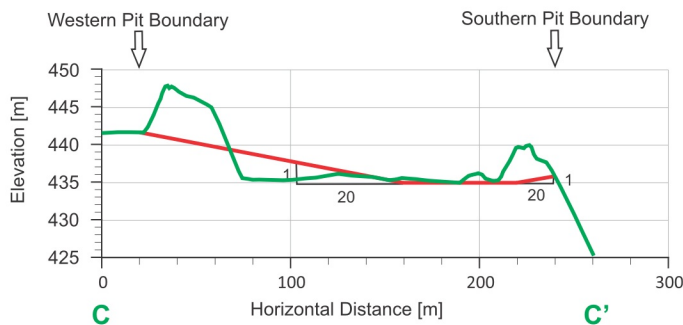
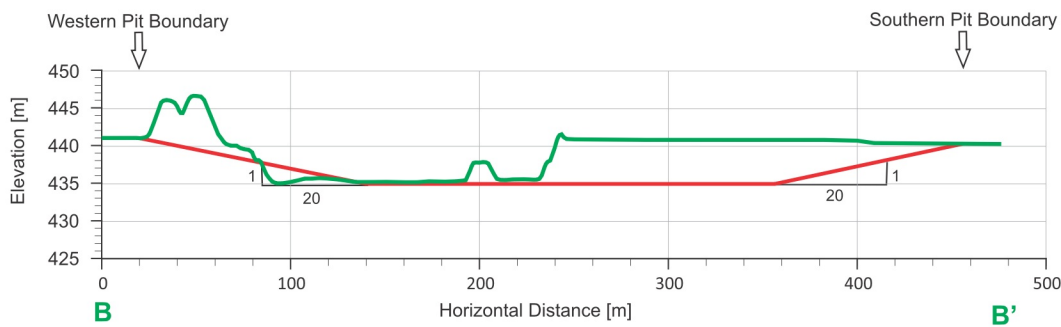
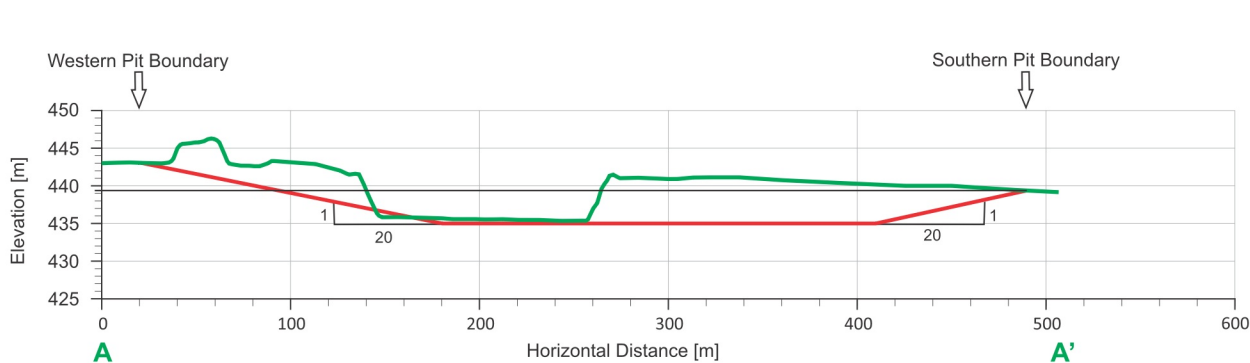
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Date of data acquisition: May 8, 2026
Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
For representational purposes only, all locations are approximate.

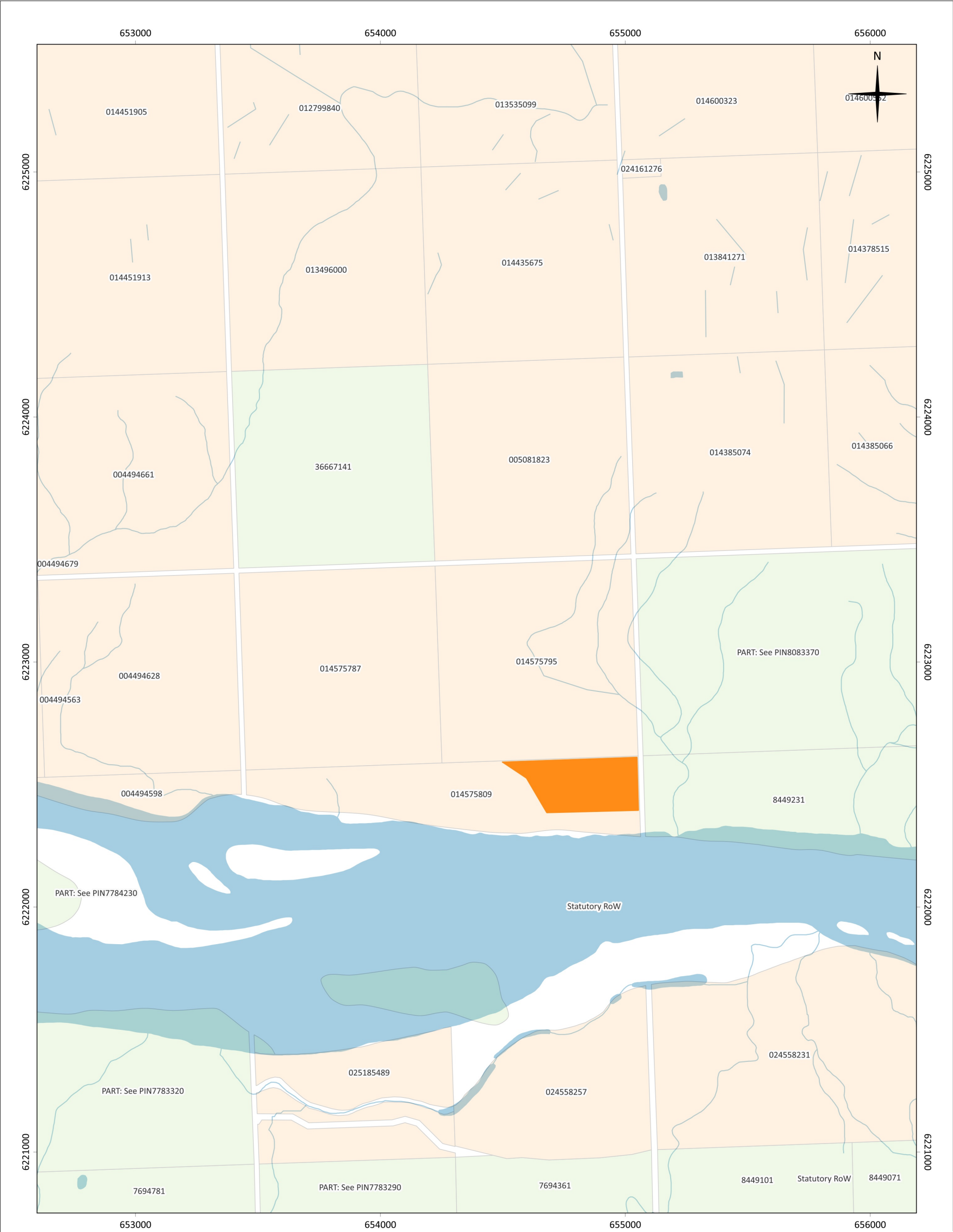
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Client File:	n/a	GIS:	KS	Date:	June 24, 2026



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250.793.8386

Figure 3



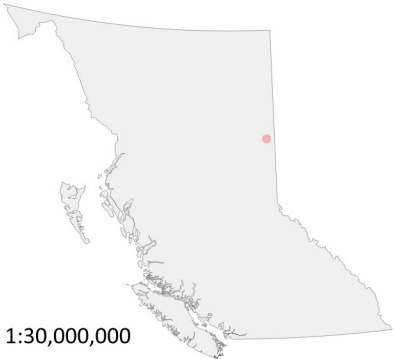


Legend

- FWA Stream Network
- Gravel Pit Boundary
- Freehold Parcel
- Rivers & Lakes

Disclaimer

UTM Zone 10, NAD 83
Date of data acquisition: n/a
Data Credit: Blackbird Environmental Ltd., BC Geodata Warehouse
For representational purposes only, all locations are approximate.



Peace Fibre Consulting Ltd.

Peace Gravel Pit
within Sec 24, Twp 82, Rge 17, W6
Title/Tenure Map

Horizontal Scale 1:15,000			
0	200	400	600 800 1,000 m
Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)			
Our File:	26022	Mine No.:	161082
Client File:	n/a	GIS:	KS
		Revision #:	1
		Date:	Jun. 24, 2026



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Figure 4



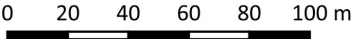
Peace Fibre Consulting Ltd.

Peace Gravel Pit
within Sec 24, Twp 82, Rge 17, W6
Overview - May 8, 2026



1:40,000,000

Horizontal Scale 1:2,500



Map to scale when plotted on a page 280 mm x 432 mm (Tabloid)

Legend

- Agricultural Land Reserve
- Pit Boundary
- Existing Infrastructure
- Pipeline Buffer (30 m)

Disclaimer

UTM Zone 10, NAD 83
Date of data acquisition: May 8, 2026
Data Credit: Blackbird Environmental LP, Google
For representational purposes only, all locations are approximate.

Our File:	26022	Mine No.:	1641082	Revision #:	2
Client File:	n/a	GIS:	KS	Date:	June 24, 2026



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Figure 2