

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

#26-Hwy 520, Claresholm Industrial Area, Box 550, Claresholm, Alberta T0L 0T0

Phone: (403) 625-3351 Fax: (403) 625-3886

Email: development@mdwillowcreek.com

NOTICE OF MUNICIPAL PLANNING COMMISSION MEETING

Form B

Application No. 043-20

TO: 2 Mile Radius

Notice is hereby given that an application is being made for a development permit with regard to the following:

NAME OF APPLICANT: Burnco Rock Products Ltd.

TYPE OF DEVELOPMENT: Class I Resource Extraction operation

LEGAL DESCRIPTION OF SITE: Ptn. SE.W/SW 05-17-28-W4M

PLACE OF MEETING: Municipal Administration Building, Claresholm

TYPE OF MEETING: Regular Municipal Planning Commission

DATE OF MEETING: **Wednesday, July 8, 2020 at 9:10 am**

This development application and all associated information are available for viewing at the Municipal Office at the address shown above during normal hours of operation, or website at www.mdwillowcreek.com. Please go to the website for any future amendments to this notification and/or application.

Any person affected by the said proposal has the right to present a written brief prior to the hearing and/or to be present and be heard at the meeting. Any information submitted will become available to the public and may also be shared with the applicant and appropriate government/other agencies and is subject to the provisions of the *Freedom of Information and Protection of Privacy Act* (FOIP). If you have any questions, please contact The Municipal District of Willow Creek No. 26.

Persons requesting to be heard at the meeting shall submit a written request to be heard to the development officer not later than:

July 3, 2020 (10 consecutive days from the date of this notice)

DATE: June 18, 2020

SIGNED:

C. Chisholm

Cindy Chisholm

Development Officer

MD of Willow Creek No. 26

THE MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26
Box 550, Claresholm, AB T0L 0T0
Phone (403) 625-3351 Fax (403) 625-3886 www.mdwillowcreek.com

FOR OFFICE USE ONLY

APPLICATION FOR A DEVELOPMENT PERMIT

IMPORTANT: This information may also be shared with appropriate government/other agencies (e.g. Alberta Agriculture, Food and Rural Development; Alberta Environment; the regional health authority), and may also be kept on file by those agencies. This information may also be used by and for any or all municipal programs and services. The application and related file contents will become available to the public and are subject to the provisions of the Freedom of Information and Protection of Privacy Act (FOIP). If you have any questions about the collection of this information, please contact The Municipal District of Willow Creek No. 26.

Application No. _____
Fees Submitted: \$ _____
Site Inspection: _____

Form A

APPLICANT: BURNCO Rock Products Ltd Telephone: _____

ADDRESS: _____ Fax: _____

T2H 2P9 Bus/Cell: _____

REGISTERED OWNER: Tricycle Lane SAB Ltd. Telephone: _____

LEGAL DESCRIPTION: Lot(s) _____ Block _____ Plan _____

OR: Quarter S/2 Section 05 Township 17 Range 28 W 4 M

EXISTING USE: Inactive Gravel Pit and Cultivated Farm Land

PROPOSED USE: Gravel Extraction and Crushing and Farm Land

PARTICULARS OF PROPOSED DEVELOPMENT: BURNCO would like to mine the remaining reserve on the property. This mining will occur through a phased development, which includes progressive reclamation. This will allow for the adjacent land to be returned to pre-disturbance use more quickly. The total pit size disturbance area is 20.82 hectares. Please see the attached Development Permit Application package for detailed information.

Additional information or clarification can be helpful in processing the application without delay. You may wish to use the back of this form or attach a separate sheet with such information. **Please fill out the Right of Entry authorization on reverse.**

REGISTERED OWNER OR PERSON ACTING ON BEHALF OF:

I/we agree to the collection and sharing of this information contained in this application, and any other information may be required to verify and evaluate this application as explained above. I have submitted particulars concerning the completion of the proposed development and agree to comply in all respects with any conditions that may be attached to any development permit that is issued and with any other bylaws that are applicable. I am aware I may be required to pay for all local improvement costs, which include drainage, sidewalks, road construction, street lighting, water and sewer main extensions, utility connection fees and installation costs at the present established rate.

I have read and understand the terms noted on the reverse side of this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify the registered owner(s) of the land described above is aware of this application.

DATE: February 11th, 2020 SIGNED: _____

IMPORTANT: See Over

ADDITIONAL INFORMATION: _____

IMPORTANT:

1. Subject to the provisions of the Land Use Bylaw of The Municipal District of Willow Creek No. 26, the term "development" includes any change in the use of buildings or land.
2. Although the Development Officer is in a position to advise on the principle or details of any proposals, such advice must not be taken in any way as an official consent, and is without prejudice to the decision in connection with the formal application. It must be clearly understood any development by the applicant within 21 days after receipt of a Development Permit is at his own risk.
3. Please submit a plan or drawing showing locations of existing and proposed buildings, roads, services, boundaries, etc. in sufficient detail to ensure proper consideration of the application. Measurements may be metric or imperial units. It is desirable the plans and drawings should be on scale appropriate to the development, as follows:

Site plans – ratio of 1:1000 or 1:1500
Other drawings – ratio of 1:100 or 1:200

or as required by the Development Officer. However, unless otherwise stipulated, it is not necessary for plans and drawings to be professionally prepared.
4. If a decision is not made within 40 days from the date of the receipt of the application in its complete and final form, the applicant may exercise his right of appeal as though he had been mailed a refusal at the end of the 40-day period unless an agreement for a time extension has been entered into with the municipality.

RIGHT OF ENTRY:

I hereby authorize representatives of The Municipal District of Willow Creek No. 26 to enter my land for the purpose of conducting a site inspection in connection with this application.

This right is granted pursuant to Section 542(1) of the *Municipal Government Act*.

DATE: FEB 11 2020 _____

SIGNED:

Scott M. Burns
Registered Landowner(s)



Development Permit Application
&
Project Activities Plan

Nanton Gravel Pit
SW 05-17-28 W4M
SE 05-17-28 W4M

BURNCO Rock Products Ltd

April 2020

Executive Summary

BURNCO Rock Products Ltd. (BURNCO) previously operated a gravel pit at S/2 05-17-28 W4M located northwest of the Town of Nanton, Alberta. The site has seen no development or operations for nearly 25 years. BURNCO is seeking a development permit for the property, which will allow the extraction of sand and gravel. The application includes a portion of one parcel that includes area from both the SW 05-17-28 W4M and the SE 05-17-28 W4M. This area includes 20.82 ha within the two quarters. Land use on the parcels is currently Rural General, but an application has been submitted to change the land use to Rural Industrial.

This application, along with BURNCO's currently Code of Practice (16030-02-00) would create a gravel pit development which BURNCO plans to operate for the next 10 years.

In support of this application, BURNCO has compiled detailed site planning and mitigations and has developed reclamation plans for these lands. This forms the basis of the Project Activities Plan which follows in this document. This document provides detailed activities planning for the life of this development and on all lands associated with this project.

It is BURNCO's belief that by following the Project Activities Plan for the lands associated with the proposed development, that BURNCO's Nanton Gravel Pit can operate in a commercially successful and environmentally responsible manner for many years to come.

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Detailed Report

1.0 Introduction

BURNCO Rock Products Ltd. (BURNCO) previously operated a gravel pit at S/2 05-17-28 W4M located northwest of the Town of Nanton, Alberta. The site has seen no development or operations for nearly 25 years. BURNCO is seeking a development permit for the property, which will allow the extraction of sand and gravel. The application includes a portion of one parcel that includes area from both the SW 05-17-28 W4M and the SE 05-17-28 W4M. This area includes 20.82 ha within the two quarters. Land use on the parcels is currently Rural General, but an application has been submitted to change the land use to Rural Industrial.

This application, along with BURNCO's current Code of Practice (16030-02-00) would create a gravel pit development which BURNCO plans to operate for the next 10 years.

In support of this application, BURNCO has compiled detailed site planning and mitigations and has developed reclamation plans for these lands. This forms the basis of the Project Activities Plan which follows in this document. This document provides detailed activities planning for the life of this development and on all lands associated with this project.

It is BURNCO's belief that by following the Project Activities Plan for the lands associated with the proposed development, that BURNCO's Nanton Gravel Pit can operate in a commercially successful and environmentally responsible manner for many years to come.

BURNCO's proposed gravel pit will be operated Monday through Saturday from 7:00am to 7:00pm. Operations include aggregate crushing, earthmoving necessary to expose materials and reclaim disturbed areas, and loading trucks with finished construction aggregates. The site will be a daytime operation and the operations scope should not change that. Over time, sales are expected to reach 150,000 tonnes per year.

Aggregate from this site will be used to supply local construction projects.

1.1 Location and Ownership

The land is located along Highway 2 in Willow Creek County and is directly northwest of the Town of Nanton. The total proposed development area is 20.82 ha. The property is privately held and BURNCO has entered into a lease agreement with the owners for gravel mining. The Land title is included in Appendix 3.

Table 1 – Land Ownership and Occupancy

Location Municipal Address or 1/4-Sec-Twp-Rge-Mer	Registered Owners Name, Address and Phone Number	Occupants Name, Address and Phone Number
SW 05-17-28 W4M SE 05-17-28 W4M	Tricycle Lane Ranches Ltd. PO Box 1480, Station "T" Calgary, Alberta T2H 2P9 (403) 640-9355	Farming Tenant: (SW 05 & SE 05) 2L Farms Ltd. Attention: McKenzie Lorie PO Box 191 Nanton, Alberta T0L 1R0 (403)-861-6779

1.2 Current Land Use

The land is currently designated as Rural General. Under this designation, the land is rotating between a cultivated crop and hay land. The site has an existing Provincial Code of Practice (Registration # 16030-02-00), which has been included in Appendix 3. Please note that the Code of Practice is currently in the process of being transferred from BURNWEST Properties Ltd. to BURNCO Rock Products Ltd. This Code of Practice has been kept in good standing since 2005.

1.3 Adjacent Lands

Lands to the south of the inactive pit contain a Willow Creek County gravel pit. Silver Lake can be found south of the county gravel pit, as well as west and north of BURNCO's inactive pit. Further west of Silver Lake is Highway 2, which is located less than one kilometer from the pit. The remaining properties to the east and south of the pit are being utilized as agricultural land and residences. There are currently thirty-six residences within a two-mile radius of the pit.

2.0 Site Analysis

2.1 Topography

The project area is located north of the Town of Nanton, along the eastern boundary of Silver Lake. The topography of the parcel varies significantly. The previously disturbed area is lower than the undisturbed area, which increases to the north and west. Along the northern and western boundaries of the parcel is a significant vegetated windbreak. The adjacent properties are at a lower elevation than the subject parcel. Overall the elevation varies between 1,022.5 meters above sea level (masl) and 1,035 masl.

2.2 Pit Description

The parcel has a previously mined pit, which is 8.60 ha in total size. This disturbance is along the southern boundary of the parcel and is adjacent to a Willow Creek county pit. The pit was last operated between 1990 and 2000. The proposed pit will include 20.82 ha of land, which is located adjacent to the inactive pit, to the north and east.

2.3 Soil and Resource

2.3.1 Topsoil Texture

- Silt Loam
 - o Very rocky with poor vegetation growth.
 - Estimated aggregate content of 30%

2.3.2 Soil Series

- Orthic Black Chernozem
 - o Rockyview-Lyalta series

2.3.2 Soil, Overburden, and Aggregate Depths

- Topsoil: 0.20 m
- Subsoil: 0.12 m
- Overburden: 1.35 m
- Aggregate 5.80 m

3.0 Development / Operating Plan

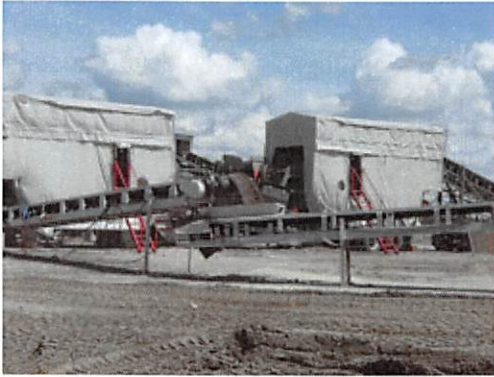
3.1 Overview

BURNCO previously operated a gravel pit at S/2 05-17-28 W4M. BURNCO is proposing to increase the overall permitted size of the pit to 20.82 ha, from the current size of 8.6 ha. In total, the lands contain an estimated 1,200,000 tonnes of aggregate and are expected to operate for 10 years. Major activities at the pit will continue to include:

- aggregate crushing
- earthworks
- loading and scaling

Crushing

Crushing is completed with a portable crushing plant. This plant is comprised of several modular components on wheeled chassis. When assembled, the components work together to crush, screen, and convey aggregate materials in the production of construction materials. The plant is mobilized to the site as required and the length of stay is dependent on the type and amount of materials required for anticipated construction projects. It is expected that the use of a portable crushing plant will continue through all phases of the proposed project.



Earthworks

To extract the gravel (pitrun), topsoil and subsoil must be salvaged, and overburden must be removed to expose the gravel beneath. This work is accomplished with heavy machinery such as scrapers, track hoes, articulating trucks, bulldozers, graders. This process is expected to continue as required through all phases of the proposed project.



Loading and Scaling

Once aggregate materials have been processed by the portable crusher and portable wash plant, the final step is to load these materials into trucks for transport to construction projects. This work is accomplished with a loader. Trucks are then weighed and ticketed at a portable commercial truck scale and portable scale house. This process is expected to continue as required through all phases of the proposed project.



These are standard operating activities and previously occurred at the site and at the county pit. The site will also remain as a daytime operation with no operations at night or on Sunday's. Over time, sales are expected to reach 150,000 tonnes per year.

Aggregate from this site will be used to supply local construction projects.

3.2 Hours of Operation

BURNCO proposes the following hours of operation. For all future phases of development, the site will remain a daytime operation:

- Hours for Operating:
 - 7:00 am to 7:00 pm Monday through Saturday
 - No activities on Sunday's
- Hours for Hauling:
 - 7:00 am to 7:00 pm Monday through Saturday
 - No activities on Sunday's

3.3 Development Phasing

A detailed phasing plan is provided in Appendix 1. The key development strategies associated with that phasing plan are as follows:

Phase 1:

- 4.05 ha will be stripped and excavated
- Topsoil and subsoil will be used as a berm along the northern edge of the phase
- Overburden will be used to backfill the existing pit
- Haul route will start from the southern boundary of the property, proceed west along TWP RD. 170 and end on HWY 2
- Scale house will be constructed near the access road at the south of the property

Phases 2:

- 4.07 ha will be stripped and excavated
- Topsoil and subsoil will be used as a berm along the eastern edge of the phase
- Overburden will be used to backfill phase 1
- Haul route will remain unchanged

Phases 3:

- 4.10 ha will be stripped and excavated
- Topsoil and subsoil will be used as a berm along the eastern edge of the phase
- Overburden will be used to backfill phase 2
- Pre-1978 overburden will be used to backfill phase 3
- Haul route will remain unchanged

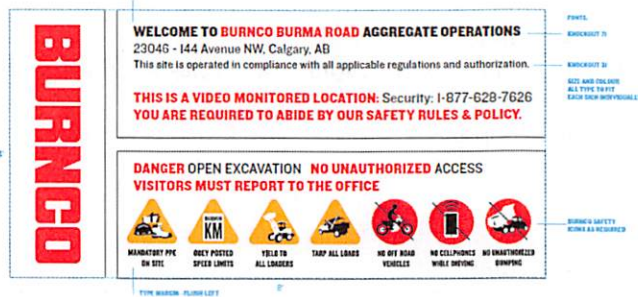
3.4 Site Securement, Signage, Buffers

Project lands will continue to be secured on all property boundaries with farm fencing. All access points to the project lands such as farm approaches will be gated.

Upon issuance of a development permit for these lands, “Danger No Trespass” signs will be posted every 200m along all property boundaries to inform the general public about the presence of open excavations and provide basic site information.



The primary access point to the project will have lockable steel gates comprised of two 16-foot gates hung on large steel corner posts. Signage will also be provided to identify the site and provide key information. Signs will be 4 feet by 8 feet and mounted on one or both sides of the approach.



There will be a minimum 3m buffer to adjacent property or road allowances. Given the high amount of overburden material available for back-sloping/reclamation purposes no additional extraction setbacks will be required.

3.5 Air Quality Assessment and Control

BURNCO has implemented the following measures to reduce dust generated from the operations:

- A 30km/hour speed limit is enforced in the stockpile area,
- A water truck will be available to water the extraction and processing areas as a means of reducing dust,
- During overburden stripping operations, the dust will be controlled by watering the work area as needed,
- All soil stockpiles will be seeded as soon as possible following construction,
- The disturbance associated with the excavation area will be kept to a minimum by progressively reclaiming mined out cuts thereby reducing the amount of wind-borne dust generated from exposed areas,
- Each separate major component of the crusher (i.e., the cone, jaw and screen deck) will be enclosed by a sound and dust retarder blanket system.

BURNCO is also committed to monitoring the site as necessary to ensure air for the area is not adversely affected. As required to meet Alberta ambient air quality objectives, BURNCO will utilize enhanced mitigation measures. Such enhanced mitigations include:

- Additional dust control (sprinklers, more frequent water truck use, and dust suppressants),
- Reducing site activities during periods of poor air quality,
- Paving of the access road up to and including the scale facility,
- Additional Vegetation planting around receptors.

3.6 Noise Assessment and Control

BURNCO intends to minimize the noise of the operation through the following measures:

- The loader back-up alarm systems will be maintained at the minimum dBA levels allowable under Alberta Occupational Health guidelines. When the equipment is operating during darkness, the noise alarm system is turned off and a strobe light warning system is turned on as an alternative to the warning sounds,
- Access roads will be graded and regularly maintained to reduce traffic noise,
- Each separate main component of the crusher (i.e. the cone, jaw and screen deck) will be enclosed by a sound and dust retarder blanket system. Testing has shown that the sound levels drop significantly from 10-15 dBA with the installation of these blankets,
- Any electrical generating sets will have sound absorbing baffles installed,
- Where feasible highline power will be utilized instead of generators for powering the conveyors, crushers and wash-plant,
- Rubber liners will be used at all conveyor transfer points to reduce the impact noise,
- Where feasible, the use poly screen decks vs. traditional steel screen decks on the wash-plant to reduce the sound level,
- All equipment associated with the crusher will be regularly maintained to ensure that it is working properly and that no noise other than normal operating noise is emanating from the equipment,

- Use of engine retarder brakes will not be allowed when trucks are in the stockpile area,
- Strategically place product piles to shield the neighboring areas from the operating equipment,
- Construction of screening berms in strategic locations as detailed in Section 4.1.

Based on this modeling, it is BURNCO's belief that the Project will not create an adverse effect related to noise. The noise environment for the area is already heavily influenced by road traffic on Highway 2. The projected noise increases related to the project are modest. Additionally, these increases would only be experienced during the daytime which would further limit impacts.

BURNCO is also committed to monitoring the site as necessary to ensure noise does not become an adverse effect for the area. As required, BURNCO will utilize enhanced mitigation measures. Such enhanced mitigations include:

- Additional noise control,
- Reducing site activities during periods of excessive noise.

With these options in place, BURNCO is confident that noise will not become a nuisance as a result of this development.

3.7 Erosion and Sediment Control

BURNCO intends to minimize erosion during operation through the following measures:

- During construction and operation, physical barriers such as straw bales and silt fences will be utilized to minimize erosion when necessary
- All drainage will be directed into the excavation

3.8 Environmental Monitoring

Monitoring for particulate, sound, and other emissions will be conducted as required at this site. No permanent monitoring stations are envisioned.

3.9 Surface Water and Ground Water

Existing Dugout

- Approximate size: 554.8 m² (Appendix)
- Are surrounding water body will be sloped 5:1 for a vertical distance of one meter above and one meter below the full supply level.

Release of Pit Water

- No pit water is expected since excavations will be dry pit excavations, therefore there is no need to release pit water

Depth to Groundwater

- Groundwater is approximately 10m below original ground surface

Water Management

- All drainage will be directed to low points within the pit toward the existing dugout.
- Pit operations will not divert, block or impound the natural surface or subsurface drainage

3.10 Groundwater Security

Should any nearby water well users indicate to BURNCO that they believe their water supply has been negatively impacted due to the gravel mining operation, BURNCO will do the following:

- Provide a temporary alternate water supply within 24 hours if a resident is without water,
- Hire an outside consultant within 14 days to determine the cause of the problem,
- Provide a permanent alternate water supply if the problem is at least partially due to BURNCO's mining operation.

3.11 Traffic Impact Assessment and Control

As described in Section 3.3, BURNCO expects to utilize the previous haul route out of S/2 05-17-28 W4M for the remaining extraction phases of the parcel. The route exits the South side of the parcel onto TWP RD 170. Trucks then turn west onto TWP RD 170 and then onto Highway 2. Site volumes are not expected to change significantly during this project and this route is expected to continue to serve adequately.

3.11.1 Haul Safety

All drivers are required to follow the BURNCO trucking policy to ensure BURNCO safety standards as well as the public's expectations are met. Drivers must always practice responsible driving habits and maintain a good driving record. As with all BURNCO operations, company employees and independent truckers involved in the hauling of aggregate must meet three criteria:

- Safety – only the highest standard of safety is appropriate to safeguard the public, the driver's peers and the driver himself or herself,
- Legality – all federal, provincial and municipal laws and regulations must be followed as well as BURNCO's own regulations,
- Efficiency – the least time-consuming, safe and legal hauling route must be taken.

Each spring, independent truckers wishing to work for BURNCO must register themselves and their vehicles by providing, among other things, proof of proper insurance, registration, vehicle inspection, and coverage by the Workers Compensation Board.

3.11.2 Haul Monitoring

BURNCO participates in the Alberta Sand and Gravel Association (ASGA) truck registry program to help monitor trucks. The registry works in the following manner:

- The truck registry requires all gravel truck operators to display a four-digit number, and the phone number 1-866-901-ASGA (2742),
- If someone feels the truck is not operating in a safe and courteous manner, they can phone the complaint line and register a complaint,
- All complaints received via this number are documented and relayed to the producer (i.e. BURNCO) the truck is registered with.

The producer then follows up on the complaint to ensure it is resolved. With the truck registry BURNCO is informed of any problems that are occurring on the haul route and can resolve them promptly.

3.12 Hazardous Waste Plan

All fuel storage sites will be constructed in a manner that follows the *Guidelines for Secondary Containment for Above Ground Storage Tanks*, Alberta Environmental Protection, May 1997, and comply with Part 4 of the *Alberta Fire Code 2006* for tank registrations. A bermed imperviously lined area, or other form of secondary containment, will surround fuel tanks with a minimum 110% holding capacity of the largest tank's capacity.

Any spills within or beyond the bermed area of the above ground storage tanks will be controlled immediately using various techniques including diking and containing. Any spills will be collected using sorbent pads and vacuum trucks.

Materials such as oil, lubricants, glycols, etc. that are stored on-site will be labeled according to the Workplace Hazardous Materials Information System (WHMIS) regulations and will be suitably contained. No waste material will be imported into the pit. All waste material generated from pit operations will be collected and stored in approved containers. This waste material will then be hauled on a regular basis to an approved landfill for proper disposal. Burial of waste will be prohibited during all phases of the operation. Portable sanitary facilities will be located on site. All sanitary waste will be hauled to an approved waste management treatment facility.

4.0 Reclamation Plan

BURNCO always strives to promptly reclaim their operations back to an equivalent land capability and to re-establish a similar grade and drainage patterns that existed prior to disturbance. The site will be predominantly reclaimed back to agricultural use as shown in the reclamation drawings provided in Appendix 1.

4.1 Landscaping and Closure

As there was a previous operation on site, the infrastructure necessary for the operation of a gravel pit is already in place. This includes items such as a designated haul route, screening berms and ponds to allow for dust control. Over time, and as the project develops, new infrastructure will be required and changes to existing infrastructure are also anticipated. A detailed phasing plan is provided in Appendix 1. One of the key development strategies associated with that phasing plan is the development of a suitable screening berm along north and east portions of the Project.

4.2 Soil Salvage

All topsoil and subsoil on site will be salvaged and used in the final reclamation. Topsoil and subsoil salvage will not occur under wet, frozen, adverse field conditions or high wind velocities that will result in mixing, loss, compaction or degradation of soil. Topsoil and subsoil will be salvaged a minimum of 10 m ahead of pit faces.

In some instances, topsoil and subsoil will be placed along the north and east development boundaries for use in creating screening berms. These stockpiles will be separated from each other with topsoil used to develop the south portion of the berm and browns used to develop the north portion of the berm. These screening berms will be vegetated as soon as possible and will be sloped 3:1 with a 3m top. Stockpile site locations will be prepared so that:

- Stockpiles are placed on stable ground,
- Stockpiles are placed in locations unaffected by pit activities,
- Stockpiles are stabilized to minimize erosion.

4.3 Subgrade

Placement of fill and rough grading will follow the contour plan shown in Appendix 1 Drawing No. 5: Cross Sections. Once subgrades are established, areas will be ripped and cross ripped to a depth of 0.3 meters to ensure decompaction of the subgrade. Ripping can help improve soil conditions by breaking up the surface of the overburden, increasing infiltration of surface water, and creating a better root zone.

4.4 Soils Placement

Once subgrades are established and de-compacted, subsoil and topsoil will be spread evenly.

4.5 Vegetation

Once topsoil has been evenly placed, the reclaimed areas will be re-vegetated to hayland using drill seeding at a rate no less than 22 kg/acre. Grass seed mixture will be 50% alfalfa, 35% meadow brome, 15% timothy. Once seeding is complete, a program of cutting and fertilizing will take place as necessary to ensure the hayland becomes established.

4.6 Inactive Pit Conservation & Reclamation Techniques

The pit will be clearly identified by signs that indicate danger and discourage trespassing. Slopes around structures and equipment will be stabilized and sloped no steeper than 3:1. During periods of inactivity of over six months, pit faces will be sloped no steeper than 2:1. Stockpiles will be vegetated, and the weeds will be sprayed and mowed. The site will be monitored to ensure soil reclamation material is stable, weeds are controlled, and the site is secure.

During periods of inactivity greater than six months, additional signage will be installed to further indicate danger and discourage trespassing. Slopes around structures and equipment will be stabilized and sloped no steeper than 3:1, pit faces will be sloped no steeper than 2:1, stockpiles will be seeded, and any weeds will be sprayed and/or mowed.

Once complete, the site will be monitored on a monthly basis to ensure soil reclamation material is stable, weeds are controlled, and the site is secure.

5.0 Conclusion

The BURNCO Nanton Pit has the potential to be a successful operation for many years. BURNCO would like to restart operation at this location and is seeking to obtain the permitted area of the pit and secure the long-term future of the facility. This report outlined how BURNCO would address the concerns that were expressed about the development of the project. It also presents the various studies that have been undertaken by independent professionals to look at the scientific data and determine the project impacts and prescribe mitigation measures.

This project presents a great opportunity for Willow Creek County and the people of Alberta in continuing to meet the growing demand for aggregates. These aggregates are critical in building our communities and maintaining our quality of life.

BURNCO is committed to the highest level of care and compliance in all our developments. It is BURNCO's belief that by following the Project Activities Plan for the lands associated with the proposed development, that BURNCO's Nanton Gravel Pit will be able to operate in a commercially successful and environmentally responsible manner for many years to come.

Appendix 1: Drawings



LEGEND:

- Property Boundary --- Proposed Rezoning Area - 21.97 ha (54.28 acres)
- Proposed Future Development Area - 20.82 ha (51.44 acres)
- Existing Disturbance - 8.60 ha (21.25 acres)
- Topsoil Pile Subsoil Pile Overburden Pile
- Proposed Haul Route
- Distance From Adjacent Features

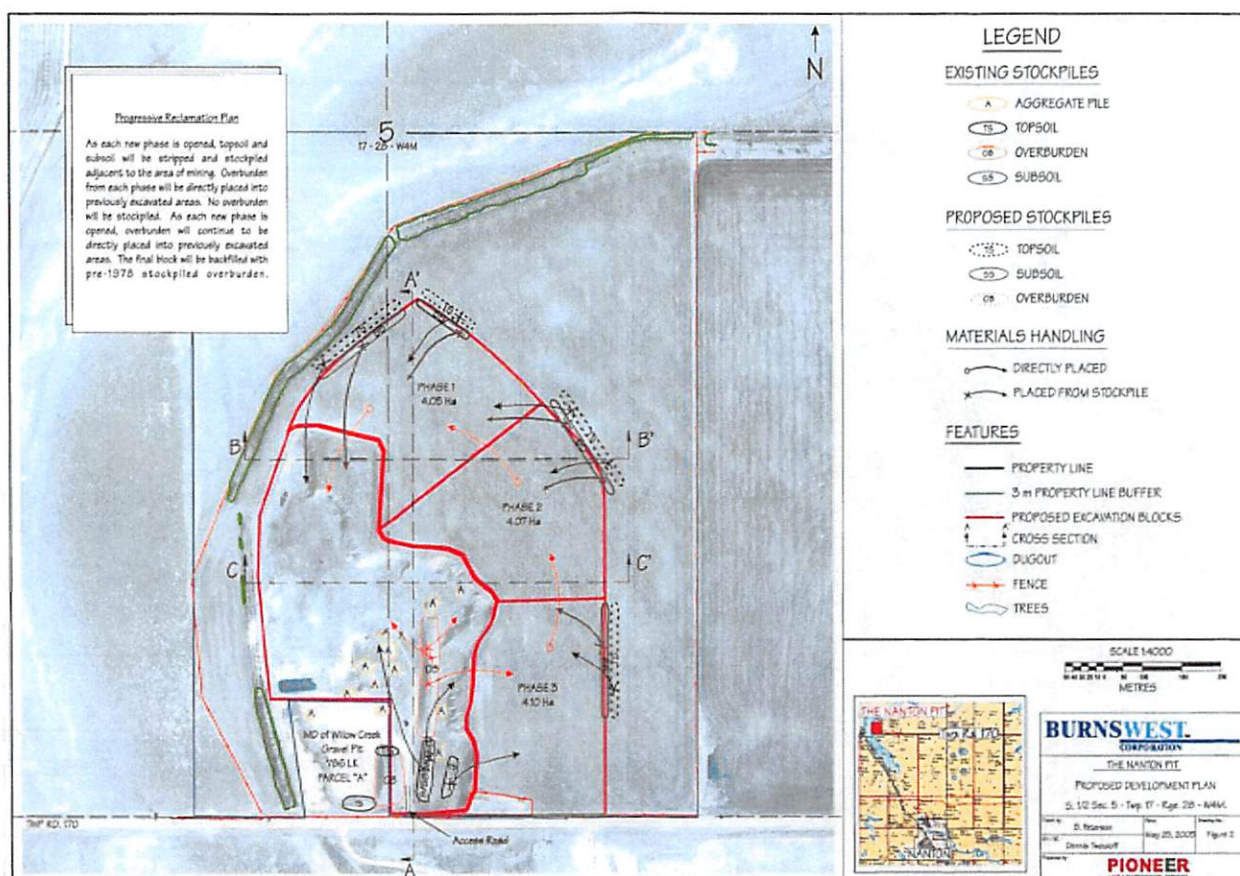
BURNCO Rock Products Ltd

Nanton Pit
Site Plan

S 1/2 Sec 05-17-28 W4M

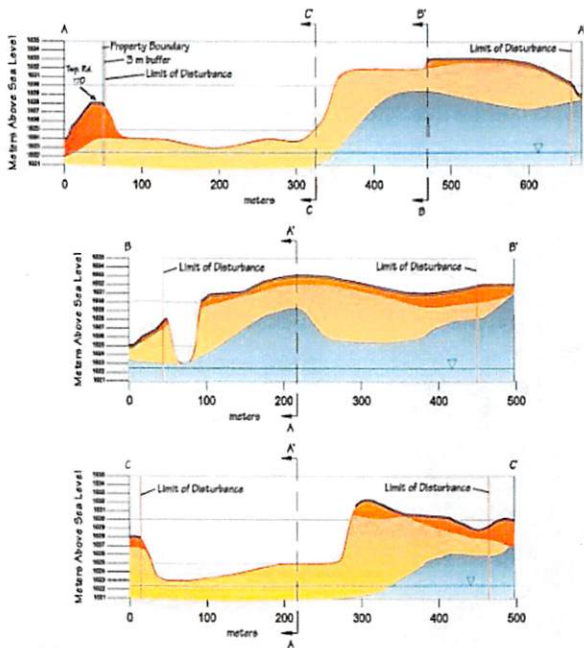
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DATE REVISED: APR. 2020		CHECKED BY: TC	



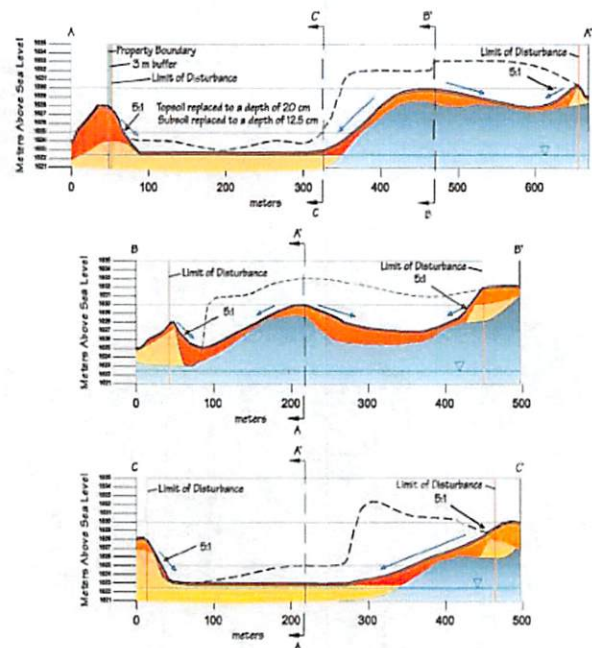




EXISTING SITE CONDITIONS



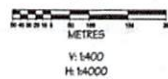
RECLAIMED SITE CONDITIONS



LEGEND

- | | |
|---|--|
| SAND AND GRAVEL | PROPOSED EXCAVATION LIMITS |
| OVERBURDEN | PROPERTY BOUNDARY |
| BEDROCK / TILL | 3 M PROPERTY LINE BUFFER |
| TOPSOIL | ASSUMED WATER TABLE |
| SUBSOIL | ORIGINAL GROUND LEVEL |
| DRAINAGE | SLOPE OF RECLAIMED PIT FACE (NO STEEPER THAN) |

SCALE



BURNSWEST

CONSTRUCTION

THE NANTON PIT

CROSS SECTIONS

S. 1/2 Sec. 5 - Twp. 17 - Rge. 25 - W4M.

Drawn by: E. Blomgren Date: May 25, 2020

Checked by: David Tordoff P. 5.02.4

Project by: PIONEER

Appendix 3: 2005 - Nanton Code of Practice

**Registration Application
Code of Practice for Pits
Sand and Gravel**

For
BURNSWEST Corporation

On
S ½ 5-17-28-W4M
The Nanton Pit

Prepared By:

**Pioneer Land and Environmental Services
(a division of Pioneer Land Services Ltd.)**

Jeremy Church, B.Sc.
Environmental Scientist

Dennis Twerdoff, M.Sc., P.Geo., P.Ag.
Project Manager

July 8, 2005

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List of Appendices

Appendix 1	Conservation and Reclamation Plans
Appendix 2	Site Photos
Appendix 3	Land Title

SCHEDULE 1

REGISTRATION INFORMATION

Date: June 21, 2005

Previous *Environmental Protection and Enhancement Act* Approval Number:
SG-55-85 (16030-01-00)

Water Act authorization required? ☐ Yes ☒ No

If Yes, _____ or current *Water Act* authorization Number: _____

Name of Applicant (company or person in whose name the pit will be registered):

BURNSWEST Corporation

Address: _____

Phone: _____ Facsimile: _____

e-mail: _____

Name of Person Submitting Application: Erwin Spletzer

Company Name: BURNCO Rock Products

Job Title: Property Manager

Address: _____

Phone: _____ Facsimile: _____

e-mail _____

Signature: _____

BURNSWEST Corporation
The Nanton Pit

e-mail: _____

Pit Location	Registered Owners	Occupants
Municipal Address or 1/4-Sec-Twp-Rge-Mer	Name, Address and Phone Number	Name, Address and Phone Number
S ½ 5-17-28-W4M	BURNSWEST Corporation	None

SCHEDULE 2

ACTIVITIES PLAN

Part 1 Information

1.1 Aggregate Type

- Sand and Gravel.

1.1.1 Current Size of Pit

- 8.60 ha

1.2 Average Thickness

- Topsoil: 0.20 m
- Subsoil: 0.12 m
- Overburden: 1.35 m
- Aggregate 5.80 m

1.2.1 Soil Series

- Orthic Black Chernozem.¹
 - Rockyview-Lyalta series.

1.2.2 Overburden and Aggregate

- Overburden Volume: 281,070 m³
- Aggregate Volume: 1,207,560 m³

*Based on a proposed total pit size of 20.82 ha.

1.3 Topsoil Texture

- Silt loam.
 - Very rocky with poor vegetation growth.
 - Estimated rock/gravel content of 30%.
(Photo 1, **Appendix 2**)

1.4 Erosion and Dust Control Techniques

Erosion Control:

- During construction and operation, physical barriers such as straw bales and silt fences will be utilized to minimize erosion when necessary.
- All drainage will be directed into the excavation.

Stockpiles:

- Will be separated from each other by at least 3 m, they will be vegetated and shallow sloped.
- Stockpile site locations will be prepared so that:
 - stockpiles are placed on stable ground;
 - topsoil stockpiles are placed on topsoil in locations unaffected by pit activities;
 - subsoil stockpiles are placed on subsoil in locations unaffected by pit activities;
 - overburden stockpiles are placed on overburden in locations unaffected by pit activities;
 - reject material are placed in areas where topsoil has been stripped; and
 - topsoil stockpiles are stabilized to minimize erosion.
- Topsoil salvage will not occur under wet, frozen, adverse field conditions or high wind velocities that will result in admixing, loss, compaction or degradation of topsoil.
- The following observations were made during the pit inspection and suggest the topsoil and subsoil may have been salvaged together during previous excavations:
 - The very old stockpiles (pre-1978) appeared to be mixed topsoil and subsoil.
 - The large overburden stockpile northwest of the access gate appeared to have topsoil piled on the north side.
- Topsoil will be salvaged a minimum of 10 m ahead of pit faces.

Dust Control:

- If necessary, water will be sprayed on the crusher.
- During dry periods, the pit and access roads will be watered down. A surface amendment material will be used on the access road if necessary.

1.5 Air Monitoring Initiatives

- No air monitoring is planned for this area.

1.6 Inactive Pit Conservation & Reclamation Techniques

- The pit will be clearly identified by signs that indicate danger and discourage trespassing.
- Slopes around structures and equipment will be stabilized and sloped no steeper than 3:1.
- During periods of inactivity of over 3 months, pit faces will be sloped no steeper than 2:1.
- Stockpiles will be vegetated.
- Weeds will be sprayed and mowed.
- The site will be monitored bi-annually to ensure soil reclamation material is stable, weeds are controlled and the site is secure.

1.7, 1.8 Scale Drawings (Existing, Operational & Reclaimed conditions)

- See attached Conservation and Reclamation Plans (**Appendix 1**).

Part 2 Information

1.9 Maximum Pit Size

- 20.82 ha

1.10 Depth to Groundwater

- Approximately 10 m below original ground surface.

1.11 Pit Activities

- Dry pit excavations.
- Crushing and screening.
- Possible asphalt plant.

1.11.1 Wet Pit Excavations

- No wet pit excavations will occur.

1.11.2 Salt Mixing, Asphalt Mixing, Truck Box Spraying

- No salt mixing will occur.
- A portable asphalt plant may be located on the site.
- Truck box spraying may occur.
 - If spraying does occur, it will be conducted in designated areas (See section 1.12).
- Bulk fuel may be stored on the site in above ground storage tanks.

1.11.3 Aggregate Washing

- No washing will occur on site.

1.11.4 Use of Alternative Reclamation Material

- No alternative materials will be used for reclamation.

1.12 Mitigative Measures

Crushing and Screening:

- Crusher will be located within pit to minimize noise and reduce visual impact.
- Crushing and screening equipment will be sprayed with water and cleaned weekly to control dust.

Asphalt Mixing and Truck Box Spraying:

- Asphalt mixing and truck box spraying will occur in designated areas.
- Designated areas will be prepared so that:
 - topsoil has been stripped and stockpiled; and
 - the base is composed of a low permeability material (ie. $< 10^{-6}$ cm/s), a compacted clay liner, or an engineered liner.
- Any diesel impacted material will be salvaged and disposed of in an appropriate waste management facility.
- These activities will occur at least 100 m from Silver Lake.

Bulk Fuel Storage:

- All fuel storage sites will be constructed in a manner that follows the *Guidelines for Secondary Containment for Above Ground Storage Tanks*, Alberta Environmental Protection, May, 1997².
- Any bulk fuel storage will be located upland away from Silver Lake in a designated service area.
- A bermed imperviously lined area, or other form of secondary containment, will surround fuel tanks with a minimum 110% holding capacity of the largest tank's capacity.
- All machinery maintenance supplies will be kept in a designated storage facility.

Spills:

- Any spills within or beyond the bermed area of the above ground storage tanks will be cleaned immediately using various techniques including diking and containing. Spills will be collected using sorbent pads and vacuum trucks.
- All spills and waste material will be collected immediately and disposed of at an approved waste management facility.
- If pit operations interfere with the immediate spill response, pit operations will be suspended until complete cleanup occurs.

Water Management:

- All drainage will be directed to low points within the pit toward the existing dugout.
- Pit operations will not divert, block or impound the natural surface or subsurface drainage.
- Existing dugout on site, expect landowner to signoff as surface improvement (Photo 7, **Appendix 2**).

1.13 Proposed Reclaimed Pit Land Uses

Hayland and Pasture: 100%

1.13.1 Agricultural Lands

CLI Soil Capability for Agriculture³:

- $2^7_T 3^2_T 4^1_W$ – A complex area rated for non irrigated farming as Class 2 with topographic limitations, Class 3 with topographic limitations and Class 4 with excess water limitations. Based on a site visit, the soil capability for agriculture is less than class 2^7_T . The topsoil on the site is thin, only 15-20 cm thick and there is gravel to the surface (Photos 2,5, **Appendix 2**).
- The end landuse will be hayland.
- All slopes will be reclaimed to 5:1.

1.14 Release of Pit Water

- No pit water is expected since excavations will be dry pit excavations, therefore there is no need to release pit water.

1.15 Soil Replacement Depth

Topsoil:

- All available topsoil will be used for reclamation. Topsoil will be replaced to a depth of 0.20 m.
- Prior to replacing reclamation material, stockpiles should be sampled to identify areas of potential unknown topsoil.

Subsoil:

- Subsoil will be replaced to a depth of 0.12 m.

1.16 Scale Drawings of Site Conditions After Reclamation

- See attached Conservation and Reclamation Plans (**Appendix 1**).

1.17 Cross-Section Drawing of Site Conditions After Reclamation

- See attached Conservation and Reclamation Plans (**Appendix 1**).

1.18 Surface Water Bodies in Reclaimed Landscape

- Existing dugout
 - Approximate size: 554.8 m² (Photo 7, **Appendix 2**)
- Area surrounding water body will be sloped 5:1 for a vertical distance of one meter above and one meter below the full supply level.

Additional Information

Excavation:

- Average depth of excavation including removal of topsoil, subsoil, overburden and aggregate: 7.47 m
- Life expectancy of pit: 20+ years.
- Equipment used for moving topsoil: dozer, excavator, grader, articulated rock truck, scraper/buggy, and front-end loader.

Boundaries:

- Property boundaries are fenced.
- Extraction setbacks may be required if overburden and reject material is not sufficient to meet reclamation needs.

CLI Soil Capability for Agriculture:

- 2_T3_T4_W
- Proposed slopes are 5:1 along all pit faces to maintain equivalent land use capability.

Revegetation:

- Seed mixture as per landowner's request.

Signature:

Signature: _____ Date: _____

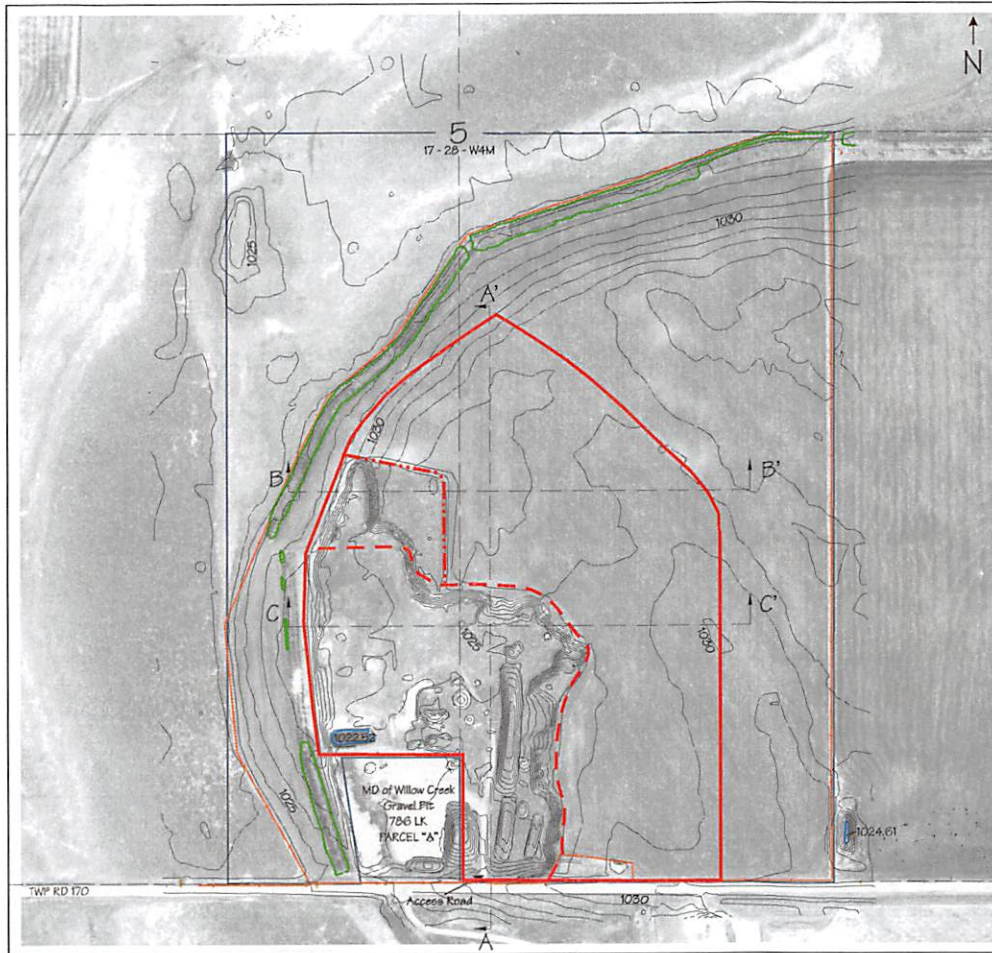
Jeff Burns, BURNSWEST Corporation

References

1. Walker, B.D., Pettapiece. 1996. Soils of the Gleichen area, 82I/SW. Agriculture and Agri-Food Canada, Centre for Land and Biological Resources Research, Edmonton, AB. Alberta Soil Survey Report 82I-SW. CLBRR Contrib. No. 96-14. 24pp. + map.
2. Alberta Environmental Protection, Industrial Waste and Wastewater Branch. Guidelines for Secondary Containment for Above Ground Storage Tanks. May 16, 1997.
3. Agricultural and Rural Development Act. 1968. Canada Land Inventory: Soil Capability for Agriculture, Gleichen 82 I. Queen's Printer and Controller of Stationery, Ottawa, Canada.

Appendix 1

Conservation and Reclamation Plans



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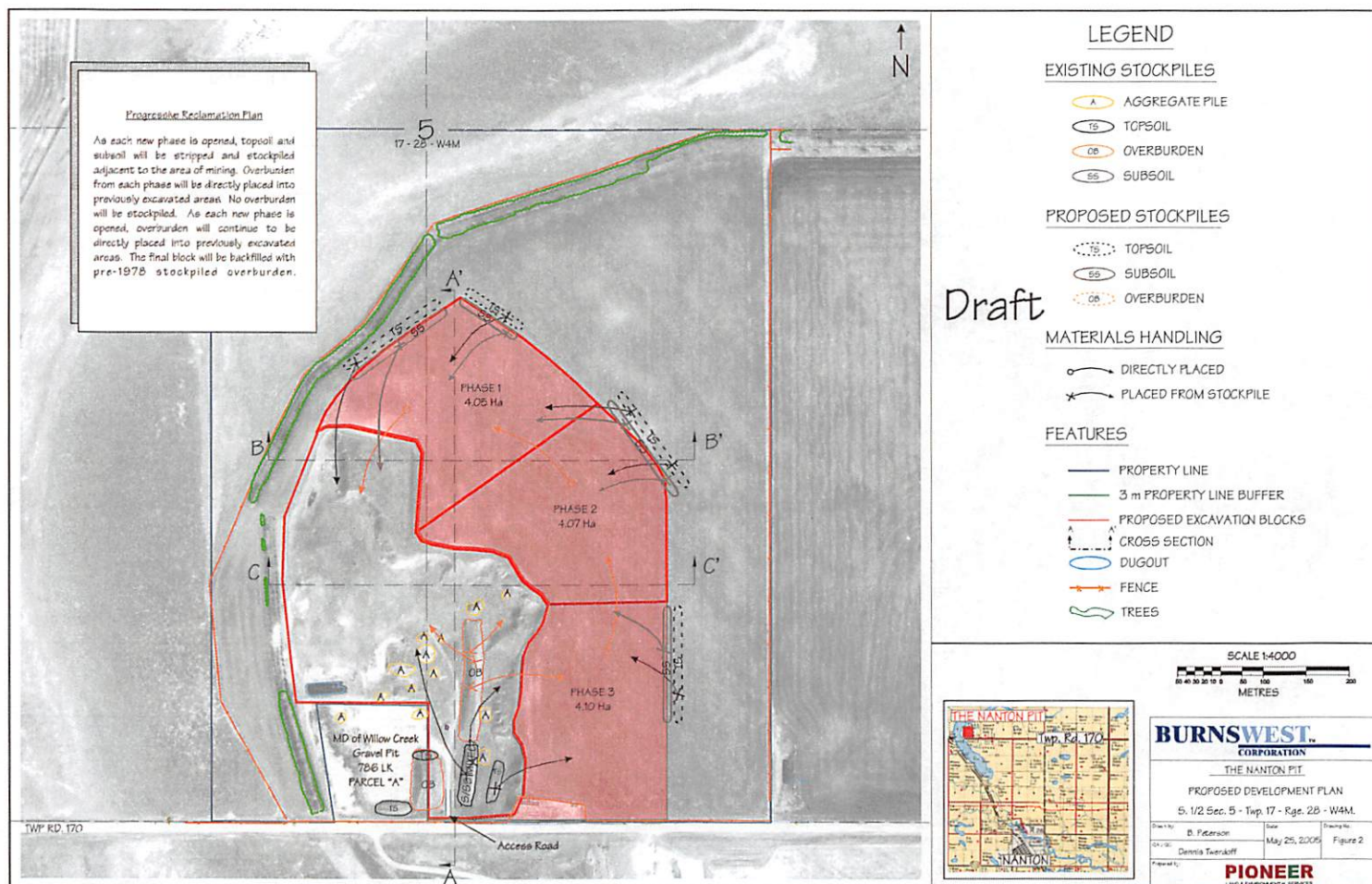
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- Limit of Excavation
- - - Pre-1978 Excavation
- . - . Post-1978 Excavation
- A A'
Cross Section
- Dugout
- Fence
- ~ Trees

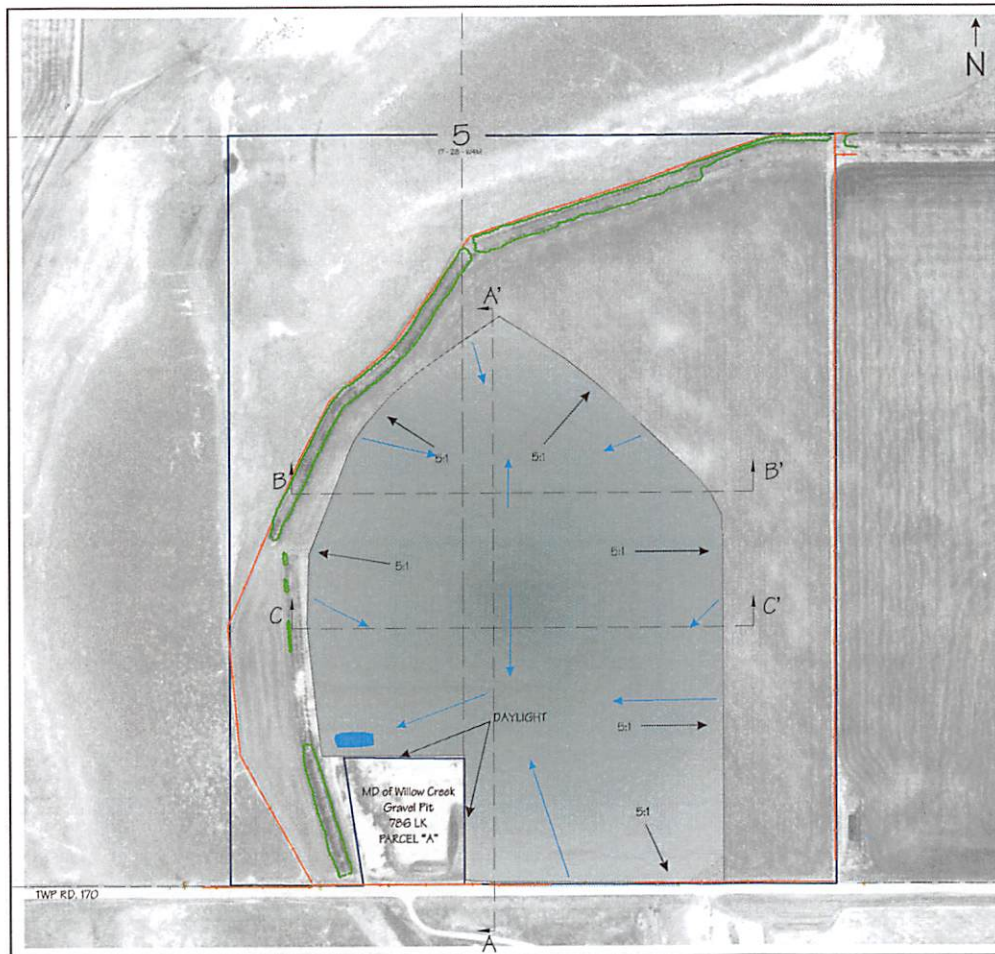
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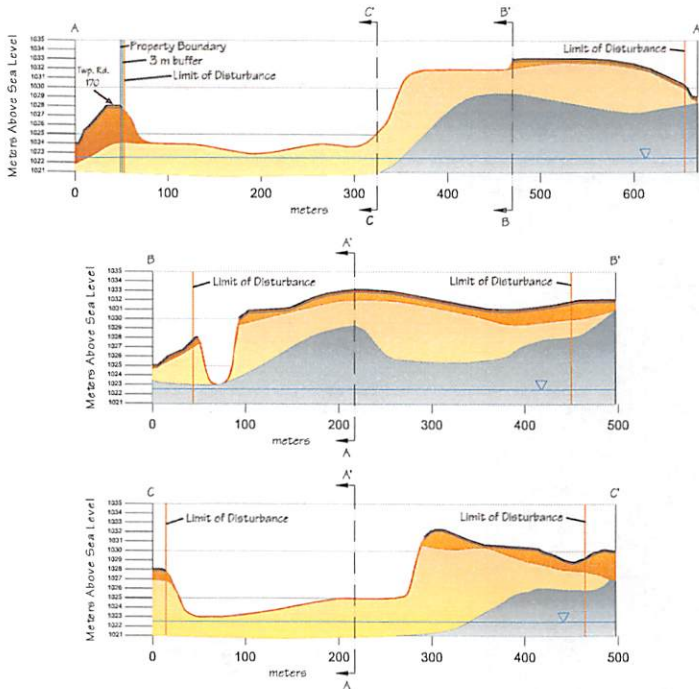


BURNSWEST CORPORATION		
THE NANTON PIT		
TOPOGRAPHY AND EXISTING DISTURBANCE		
S. 1/2 Sec. 5 - Twp. 17 - Rge. 28 - W4M		
Drawn by: D. Peterson	Date: June, 2005	Figure 1
Checked by: Dennis Tvedrud		
Prepared by: PIONEER LAND & SURVEILLANCE SERVICES		

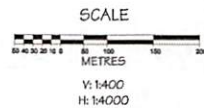
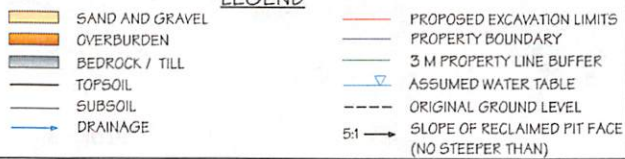
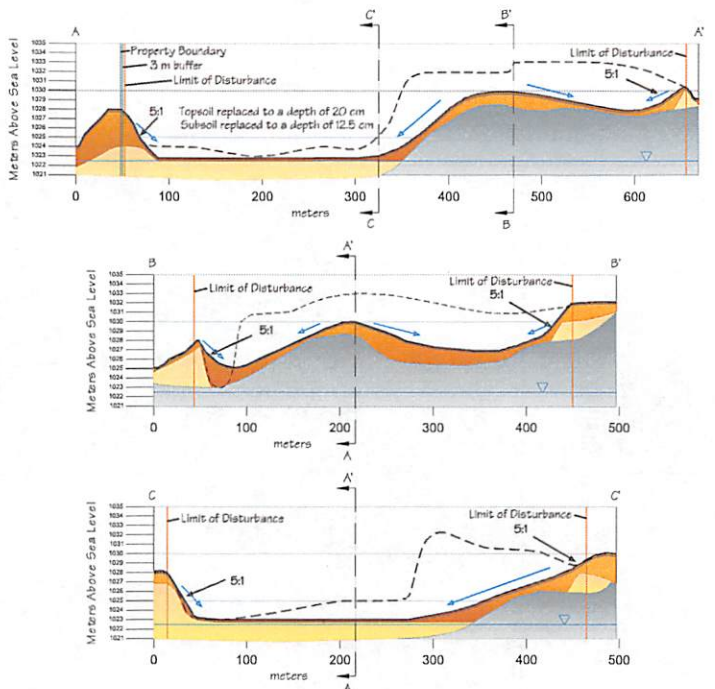




EXISTING SITE CONDITIONS



RECLAIMED SITE CONDITIONS



Appendix 2

Site Photos

BURNSWEST Corporation
The Nanton Pit
S ½ 5-17-28-W4M

Photo Supplement



Photo 1: Poor vegetation with bare patches on undisturbed areas.



Photo 2: Topsoil depth on undisturbed areas (approx 20 cm).

**BURNSWEST Corporation
The Nanton Pit
S ½ 5-17-28-W4M**

Photo Supplement



Photo 3: Looking south from northern edge of excavation.



Photo 4: Looking at western edge of excavation.

BURNSWEST Corporation
The Nanton Pit
S ½ 5-17-28-W4M

Photo Supplement



Photo 5: Looking at topsoil depth at northern pit face (approx. 20 cm).



Photo 6: Looking south at partially reclaimed slope.

**BURNSWEST Corporation
The Nanton Pit
S ½ 5-17-28-W4M**

Photo Supplement



Photo 7: Looking southeast at existing dugout within excavated area.

Appendix 3

Land Title



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0017 632 969 4;28;17;5;SW,SE 173R240 .

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 17
SECTION 5
THE WEST HALF OF THE SOUTH EAST QUARTER AND THE EASTERLY
825 FEET OF THE SOUTH WEST QUARTER CONTAINING 52.6 HECTARES
(130 ACRES) MORE OR LESS
EXCEPTING OUT OF THE SOUTH WEST QUARTER
PLAN NUMBER HECTARES ACRES MORE OR LESS
GRAVEL PIT SITE 786LK 1.62 4.00
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

173R240 . 04/10/1972

OWNERS

BURNSWEST CORPORATION.

(DATA UPDATED BY: CHANGE OF NAME 961023440)

ENCUMBRANCES, LIENS & INTERESTS
REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
173R240

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

4348LO . 27/09/1972 CAVEAT
CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING
COMMISSION.
DEFERRED RESERVE CAVEAT

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 26 DAY OF MAY, 2005 AT 09:44 A.M.

ORDER NUMBER:2791014

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
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OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S

LINC SHORT LEGAL
0030 246 409 4;28;17;5;SW

TITLE NUMBER
031 428 877 +2

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 17
SECTION 5
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

A) PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
PARCEL	5071DR	0.344	0.85	
ROAD	0313486	1.268	3.13	

B) THE EASTERLY 825 FEET IN PERPENDICULAR
WIDTH THROUGHOUT OF SAID QUARTER SECTION
CONTAINING 20.2 HECTARES (50 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 031 072 341

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

031 428 877 10/12/2003 ROAD PLAN

OWNERS

2L FARMS LTD..

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
031 428 877 +2

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2798EA .	30/10/1928	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.. 320-17 AVE SW CALGARY ALBERTA T2S2V1 "E. 30 FT OF S. 25 FT. OF W. 1015 FT. DATA UPDATED BY: TRANSFER OF UTRW NO. 1333FR" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001289653) (DATA UPDATED BY: CHANGE OF NAME 041479489)
751 042 251	08/05/1975	UTILITY RIGHT OF WAY GRANTEE - ALBERTA GOVERNMENT TELEPHONES. "16 1/2 FT. STRIP IN UNIFORM WIDTH THROUGHOUT PARALLEL & ADJACENT TO THE NORTH EAST EASTERLY LIMIT OF RAILWAY PLAN RY8"
751 074 675	18/07/1975	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7510558 "30 FT. STRIP"
811 042 702	10/03/1981	CAVEAT RE : RESTRICTIVE COVENANT CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION. 905-4TH AVENUE, SOUTH, LETHBRIDGE ALBERTA
011 201 845	19/07/2001	

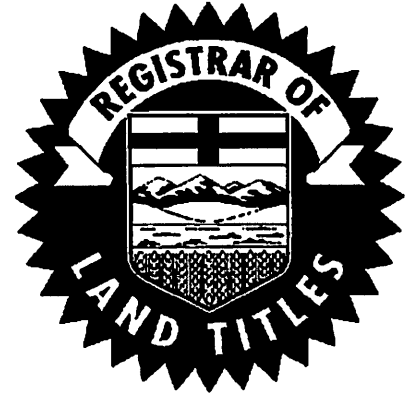
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TOTAL INSTRUMENTS: 005

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ORDER NUMBER:2791004

CUSTOMER FILE NUMBER:



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THE BENEFIT OF CLIENT(S).



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0030 246 219 4;28;17;5;SW 041 368 476

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 17
SECTION 5
THAT PORTION OF THE SOUTH WEST QUARTER
WHICH LIES WITHIN THE PARCEL ON PLAN 5071DR
CONTAINING 0.344 HECTARES (0.85 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES (ACRES) MORE OR LESS
ROAD 0313478 0.023 0.06
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 031 428 509 +4

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

041 368 476 27/09/2004 TRANSFER OF LAND

OWNERS

KIRK MOORE GREASLEY

AND

ADELE MARYLYN GREASLEY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
041 368 476

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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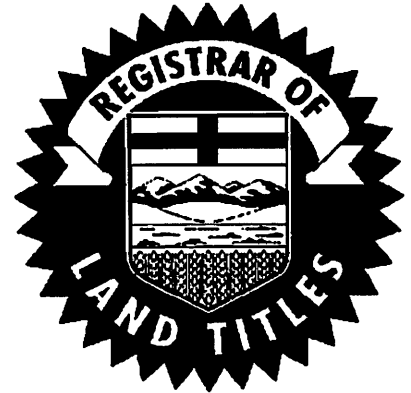
NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 26 DAY OF MAY, 2005 AT 09:44 A.M.

ORDER NUMBER:2791009

CUSTOMER FILE NUMBER:



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SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).



ALBERTA REGISTRIES
LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0026 591 736 4;28;17;5;SE 961 136 951

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 17
SECTION 5
THE EAST HALF OF THE SOUTH EAST QUARTER
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES ACRES (MORE OR LESS)
SUBDIVISION 9512757 4.05 10.00
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 951 270 871 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

961 136 951	21/06/1996	TRANSFER OF LAND		

OWNERS

LLIZABET K DWYOR

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

041 392 950	15/10/2004	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
961 136 951

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
------------------------	--------------	-------------

GRANTEE - ATCO GAS AND PIPELINES LTD..

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED
HEREIN THIS 26 DAY OF MAY, 2005 AT 09:43 A.M.

ORDER NUMBER:2790985

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE
SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS
SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR
OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL
PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR
THE BENEFIT OF CLIENT(S).

Appendix 4: 2017 - Nanton Alberta Environment Approval Letter

File: 004-16030

October 27, 2017

Burnswest Corporation

Dear Mr. Sullivan:

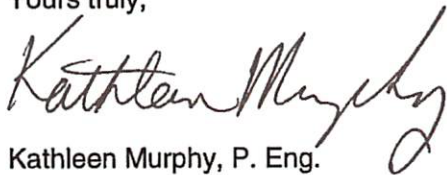
Subject: 5 Year Report
Registration No. 16030-02-00
Nanton Pit, S½ 05-017-28 W4M

Thank you for submitting the 5 Year Report (Schedule 4 – Part 1) for the above mentioned pit. The report has been reviewed and the security has been updated.

The next 5 year update (Schedule 4) will be required in October of 2020. Please note, any changes to the activities plan must be submitted to Environment and Parks for authorization prior to commencement.

If you have any questions, please call Meghan Nannt at (403) 388-3198 or email Meghan.Nannt@gov.ab.ca.

Yours truly,



Kathleen Murphy, P. Eng.
Approvals Manager

cc: Regulatory Approvals Center (RAC)

Appendix 5: Land Title



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0017 632 969 4;28;17;5;SW,SE 181 088 967

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 17
SECTION 5
THE WEST HALF OF THE SOUTH EAST QUARTER AND THE EASTERLY
825 FEET OF THE SOUTH WEST QUARTER CONTAINING 52.6 HECTARES
(130 ACRES) MORE OR LESS
EXCEPTING OUT OF THE SOUTH WEST QUARTER
PLAN NUMBER HECTARES ACRES MORE OR LESS
GRAVEL PIT SITE 786LK 1.62 4.00
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF WILLOW CREEK NO. 26

REFERENCE NUMBER: 173R240 .

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 088 967	02/05/2018	TRANSFER OF LAND	\$915,000	SEE INSTRUMENT

OWNERS

TRICYCLE LANE SAB LTD.

(DATA UPDATED BY: CHANGE OF ADDRESS 181262279)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
4348LO .	27/09/1972	CAVEAT CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
181 088 967

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

DEFERRED RESERVE CAVEAT

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF
FEBRUARY, 2020 AT 09:24 A.M.

ORDER NUMBER: 38801555

CUSTOMER FILE NUMBER: 19531-6285



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Appendix 6: Landowner Consent Letter

February 11, 2020

BURNCO Rock Products Ltd.

HAND DELIVERED

Attention: Mr. Travis Coates, Land and Resource Manager – Alberta and Saskatchewan

RE: Permit Applications

Tricycle Lane SAB Ltd. ("TL") hereby grants consent to BURNCO Rock Products Ltd. to apply for approvals, licenses and/or permits on lands owned by TL and described as SE, SW -05-17-28 W4M.

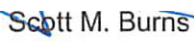
This consent applies to the following applications:

- Willow Creek County Land Use Application to re-designate lands to Rural Industrial
- Willow Creek County Development Permit Application for operation of a gravel pit;
- Registration for the Code of Practice for Pits under the Environmental Protection and Enhancement Act and Conservation and Reclamation Regulation;
- License to divert ground/surface water under the Alberta Water Act; and
- Approval to disturb wetlands under the Alberta Water Act.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at

Sincerely,


Tricycle Lane SAB Ltd.


Scott M. Burns
President

TC/ap