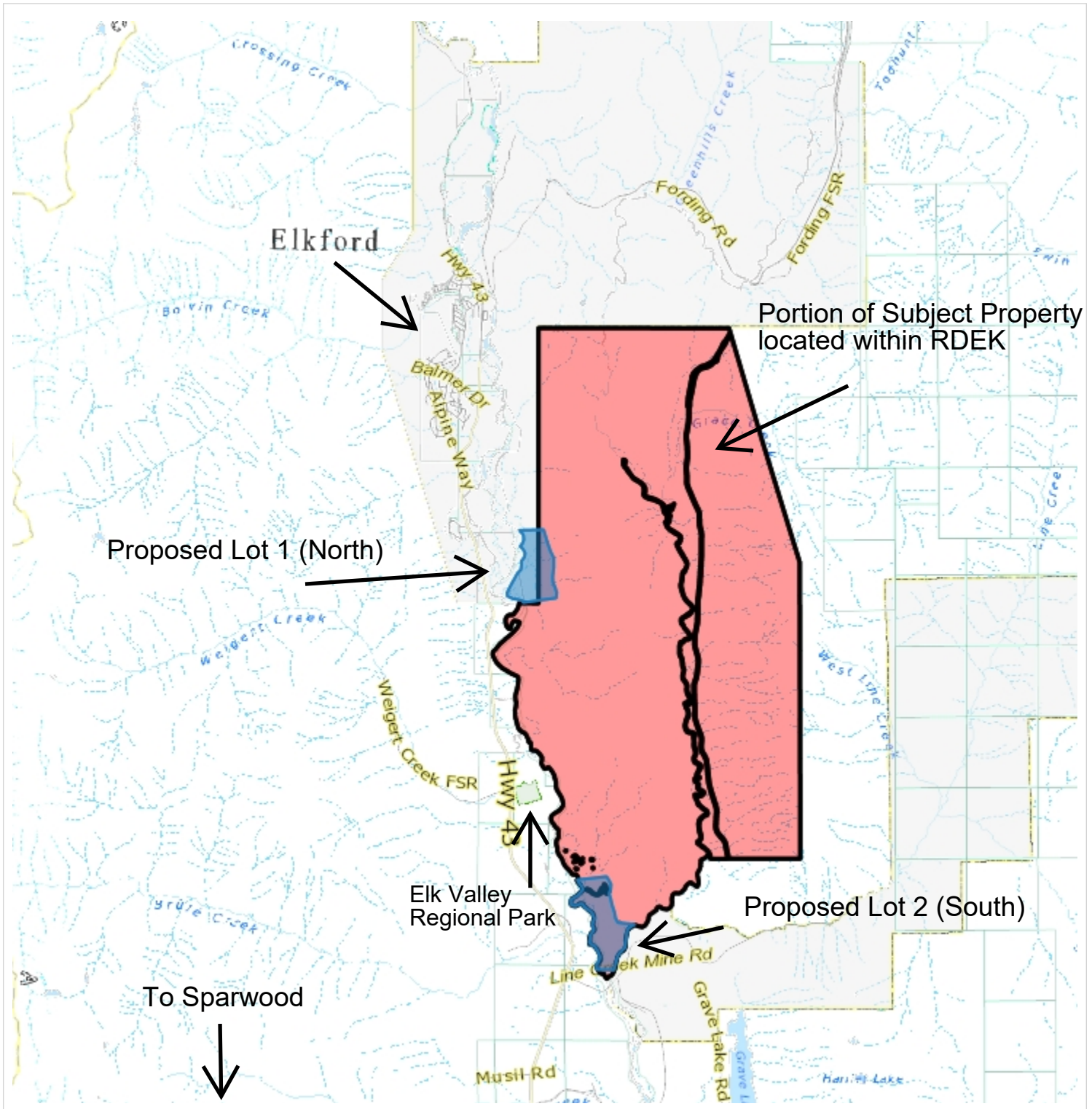


Location Map



Notes:

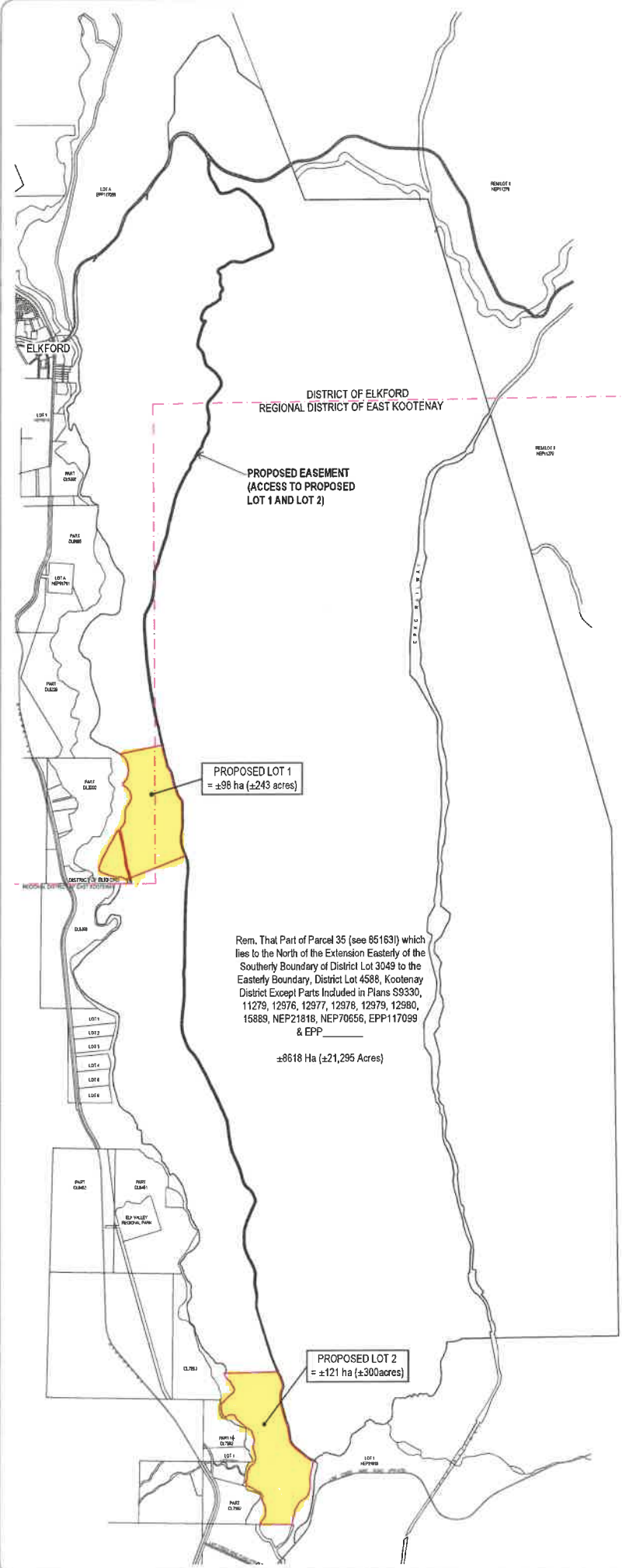


Scale = 1: 194,584



THIS MAP IS NOT TO BE USED FOR NAVIGATION

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



PLAN OF SUBDIVISION

Legal Description:	Remainder That Part of Parcel 35 (see 65163) which lies to the North of the Extension Easterly of the Southerly Boundary of District Lot 3049 to the Easterly Boundary, District Lot 4588, Kootenay District Except Parts Included in Plans S9330, 11279, 12976, 12977, 12978, 12979, 12980, 15689, NEP21818, NEP70656, EPP117099 & EPP _____
Property Owner:	The Nature Conservancy of Canada 200 - 825 Broughton Avenue, Victoria, BC V8W 1E5
Parcel Area:	±8618 Ha (±21,295 Acres)
Parcel Area within ALR:	±1809 Ha (±4,470 Acres)
Legal Description:	Proposed Lot 1, District Lot 4588, Kootenay District, Plan EPP _____
Property Owner:	Yaqil 7a Inuq/it First Nation PO Box 76 Grassmere, BC V0B 1R0
Parcel Area:	±96 ha (±243 Acres)
Parcel Area within ALR:	±62 Ha (±153 Acres)
Legal Description:	Proposed Lot 2, District Lot 4588, Kootenay District, Plan EPP _____
Property Owner:	Yaqil 7a Inuq/it First Nation PO Box 76 Grassmere, BC V0B 1R0
Parcel Area:	±121 Ha (±300 Acres)
Parcel Area within ALR:	±121 Ha (±300 Acres)

PROPOSED LOT 1
= ±96 ha (±243 acres)

PROPOSED LOT 2
= ±121 ha (±300 acres)

Rem. That Part of Parcel 35 (see 65163) which lies to the North of the Extension Easterly of the Southerly Boundary of District Lot 3049 to the Easterly Boundary, District Lot 4588, Kootenay District Except Parts Included in Plans S9330, 11279, 12976, 12977, 12978, 12979, 12980, 15689, NEP21818, NEP70656, EPP117099 & EPP _____
±8618 Ha (±21,295 Acres)

HAWORTH
Development Consulting

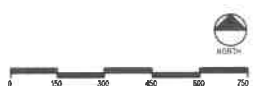
Box 223, Suite 203, 526 - 7th Avenue,
Invermere, British Columbia V0A 1K0
T. 250.342.1227

THE NATURE CONSERVANCY OF CANADA

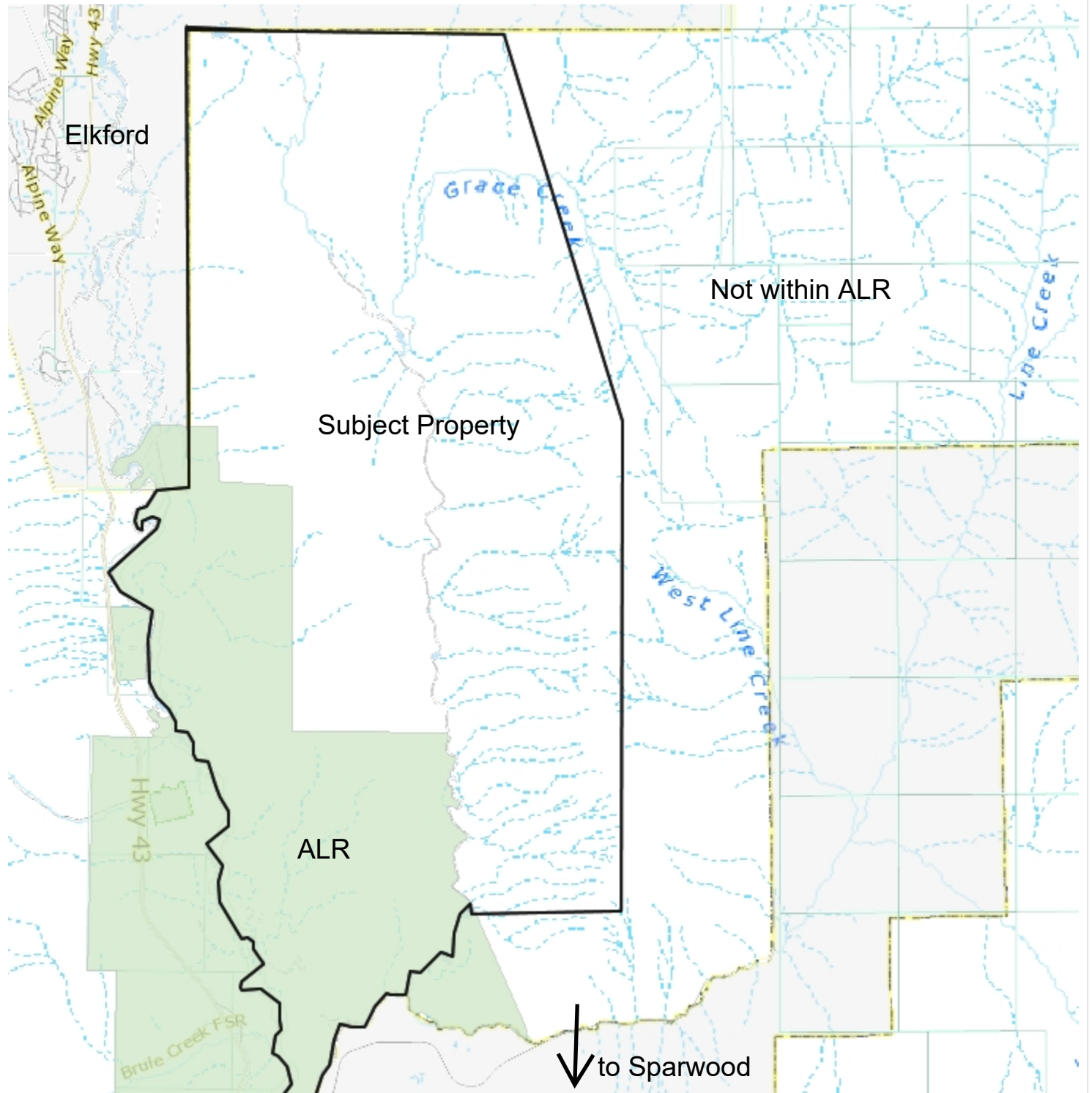
NWP COAL CANADA LTD.

SCALE	AS SHOWN
DATE	10 DECEMBER 2015
PREPARED FOR	NWP COAL CANADA
PROJECT NUMBER	1250
DESIGN BY	PH
DRAWN BY	PH

PROPOSED PLAN OF SUBDIVISION



ALR Boundary Map



Notes:

2,951 0 1,475 2,951 Meters

Scale = 1: 118,006



THIS MAP IS NOT TO BE USED FOR NAVIGATION

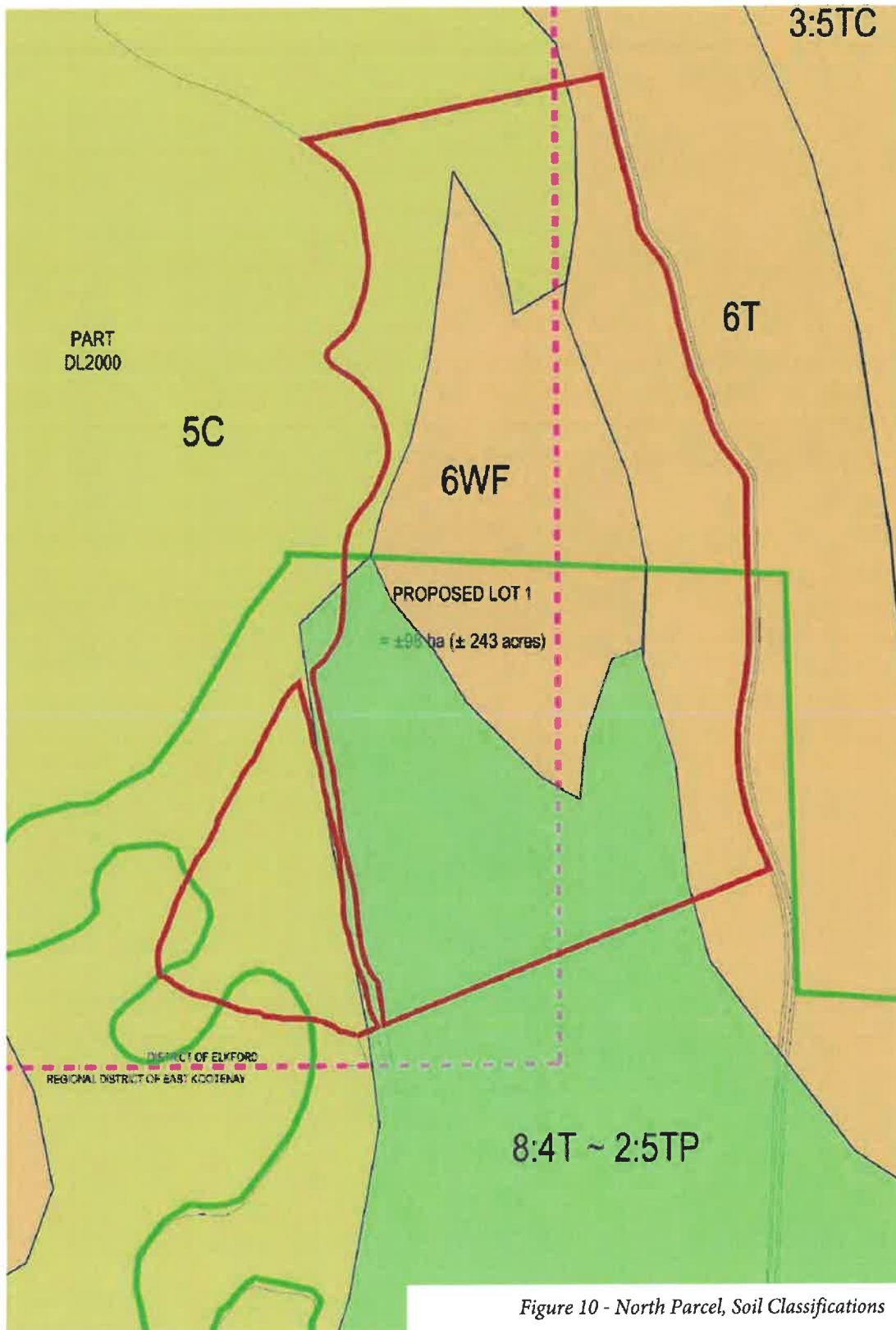


Figure 10 - North Parcel, Soil Classifications

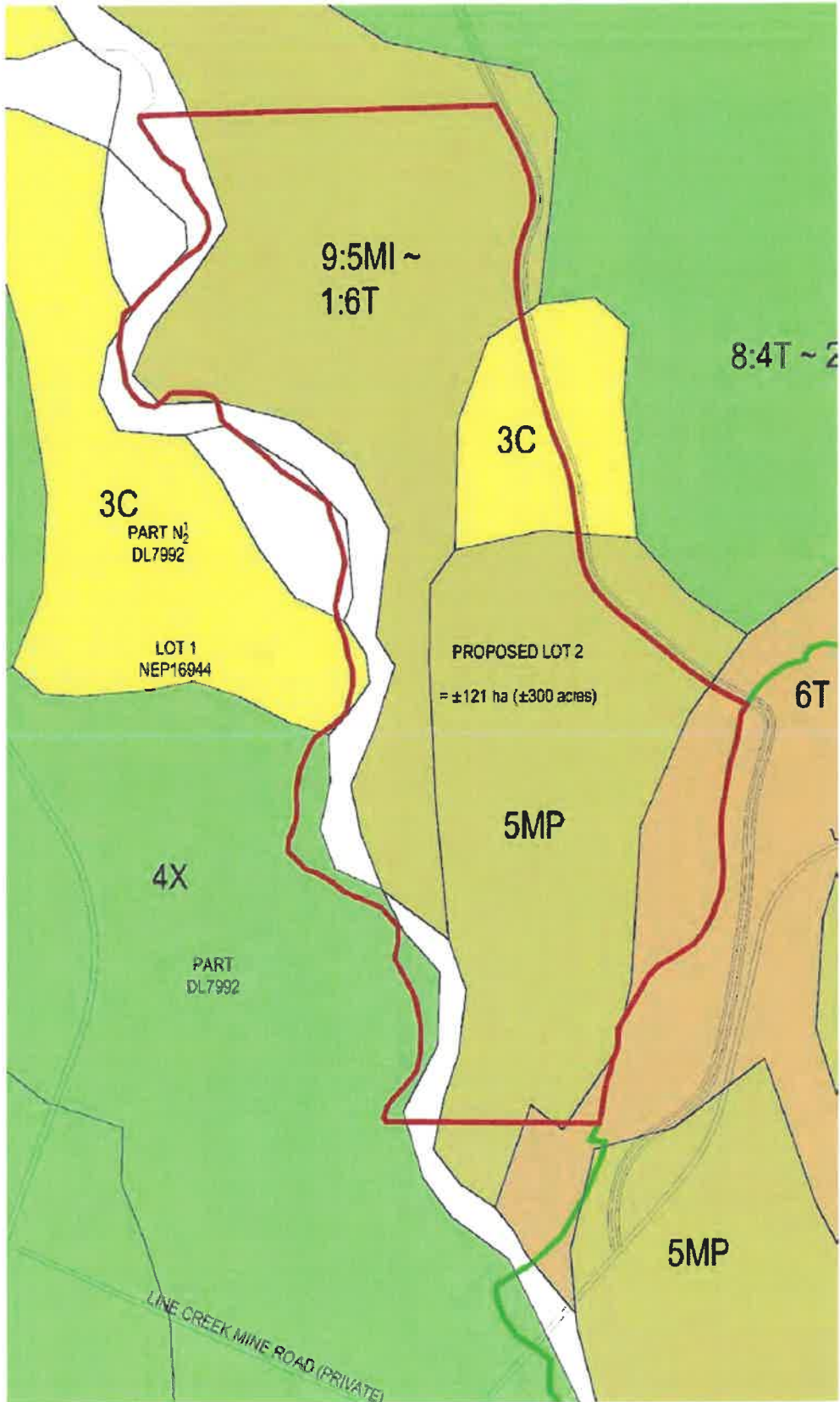


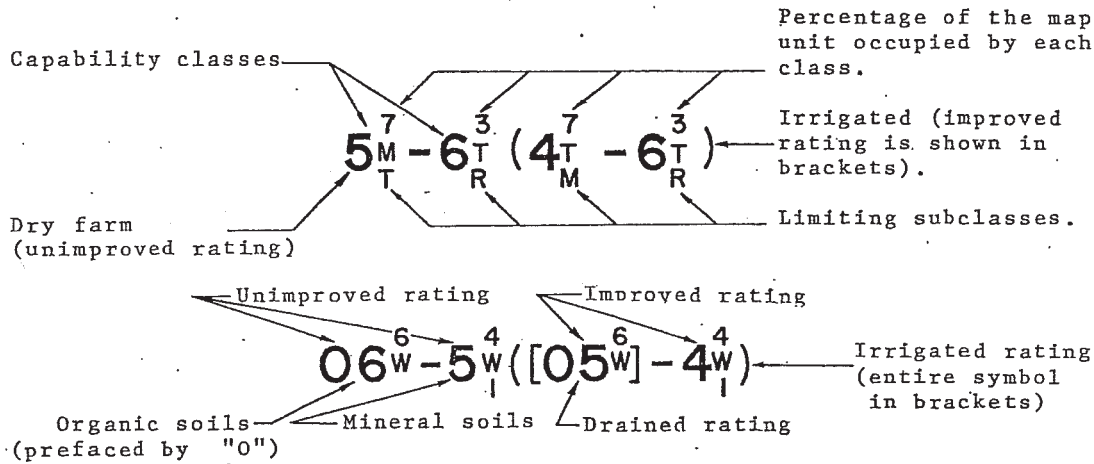
Figure 11 -
South Parcel,
Soil Classifications

Note that the west boundary of the property is the Elk River. The soil class boundaries do not accurately reflect this boundary.

KEY FOR INTERPRETATION OF AGRICULTURE CAPABILITY MANUSCRIPT MAPS (B.C.)

There are 7 capability classes for agriculture with 1 representing the highest class and 7 representing the lowest. In some areas of the province, two ratings are shown: one for dry farming and a second for irrigated or drained (improved) conditions. The irrigated ratings are shown enclosed in round brackets while the drained ratings appear in square brackets. In all cases improved ratings have precedence over dry farm ratings.

Example Classifications



The agriculture capability classes are determined on the relative range of crops the land can produce.

a) Capability Classes

- Class 1 - widest range of crops
- Class 2
- Class 3 } reduced range of crops caused by a number of limiting
- Class 4 } factors (subclasses)
- Class 5 - only permanent pasture or forage
- Class 6 - natural grazing
- Class 7 - no productivity

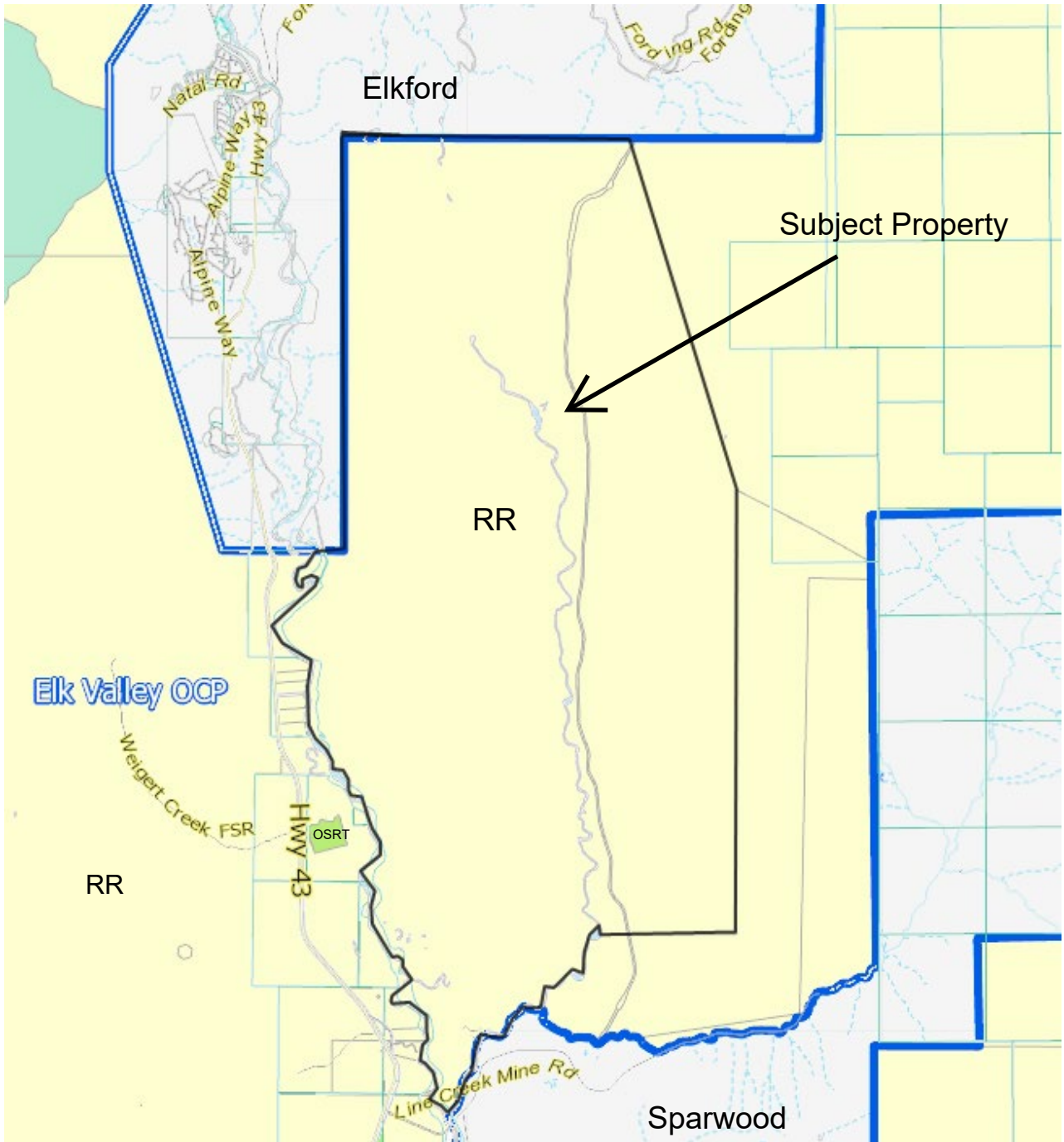
b) Limiting Subclasses

- C - adverse climate
- D - undesirable soil structure
- E - erosion
- F - low fertility
- I - inundation (flooding)
- M - moisture deficiency (droughtiness)
- N - salts
- P - stoniness
- R - bedrock near the surface
- T - topography (slope)
- W - excess water
- X - combination of soil factors
- S - cumulative and minor adverse characteristics

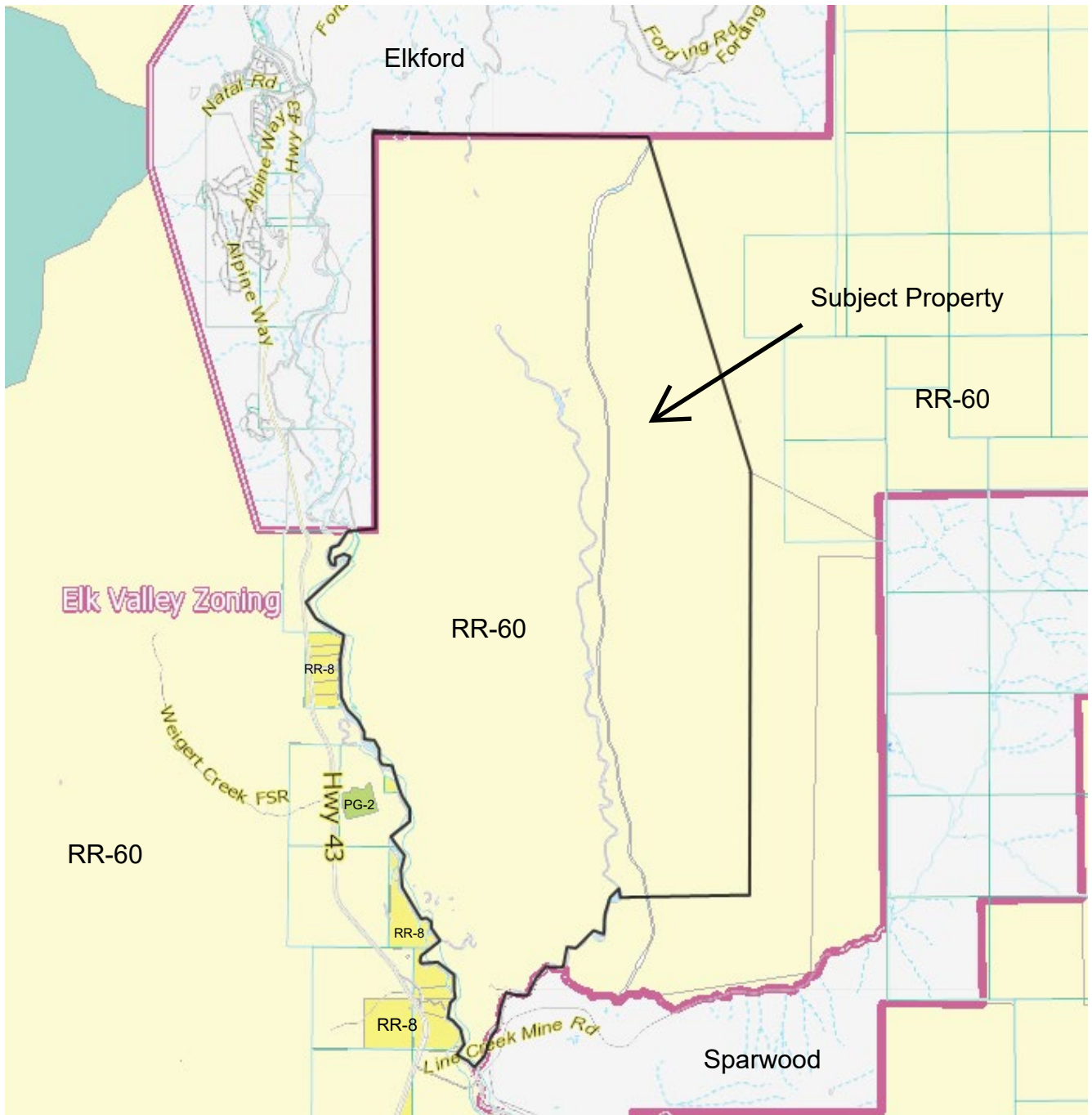
Tree fruit and grape growing areas: these crops are tolerant of soil conditions that limit field crops. Steep and stonier soils in suited climates have been upgraded to accommodate the expanded range of crops. e.g. A class 5T soil dry farmed becomes a 3T irrigated in an area climatically suited to tree fruits.

Note: A more detailed 16 page manual entitled Soil Capability Classification for Agriculture is available from the Lands Directorate, Lands Forests and Wildlife Service, Department of the Environment, Ottawa, Ontario, K1A 0H3.

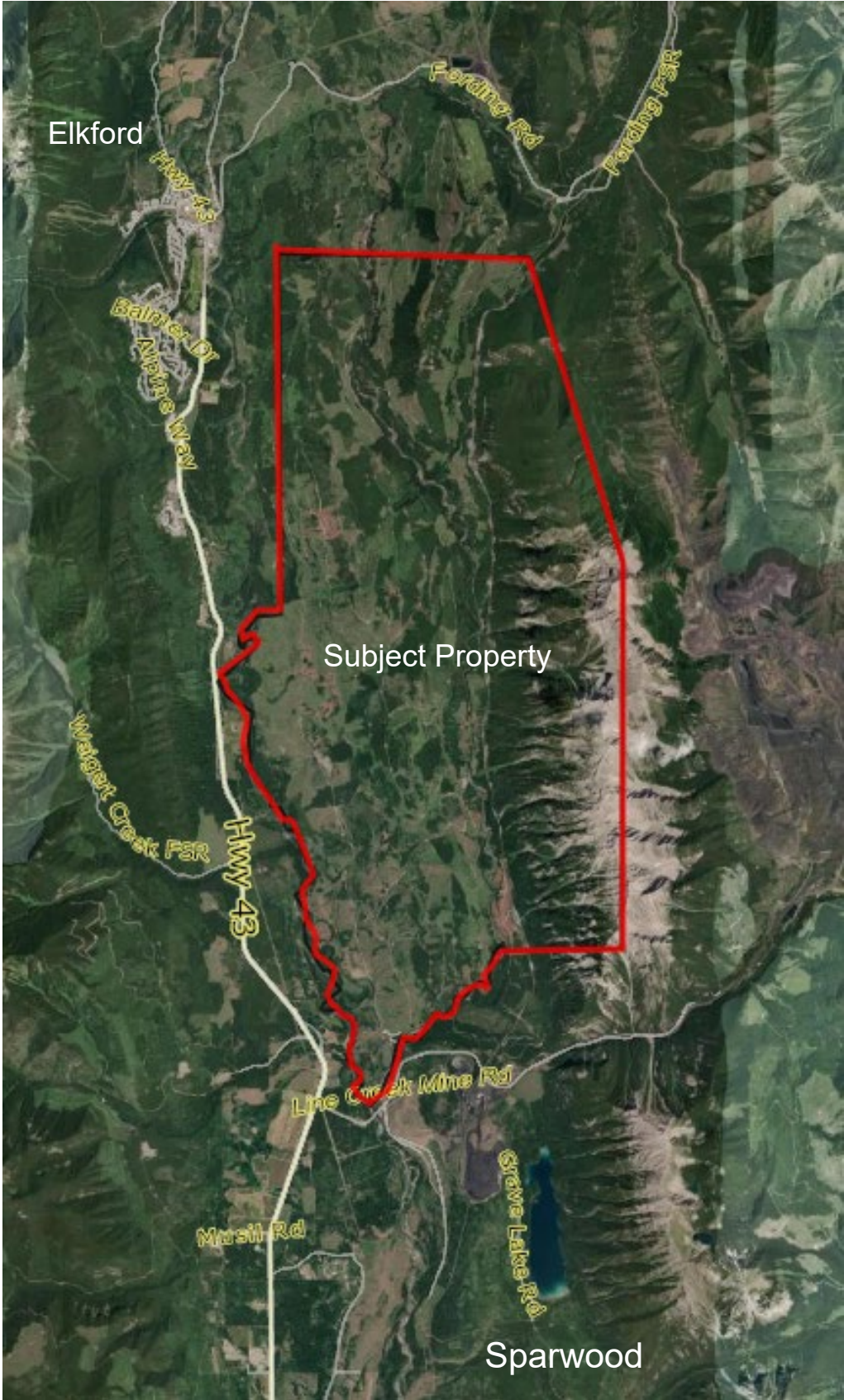
OCP Map

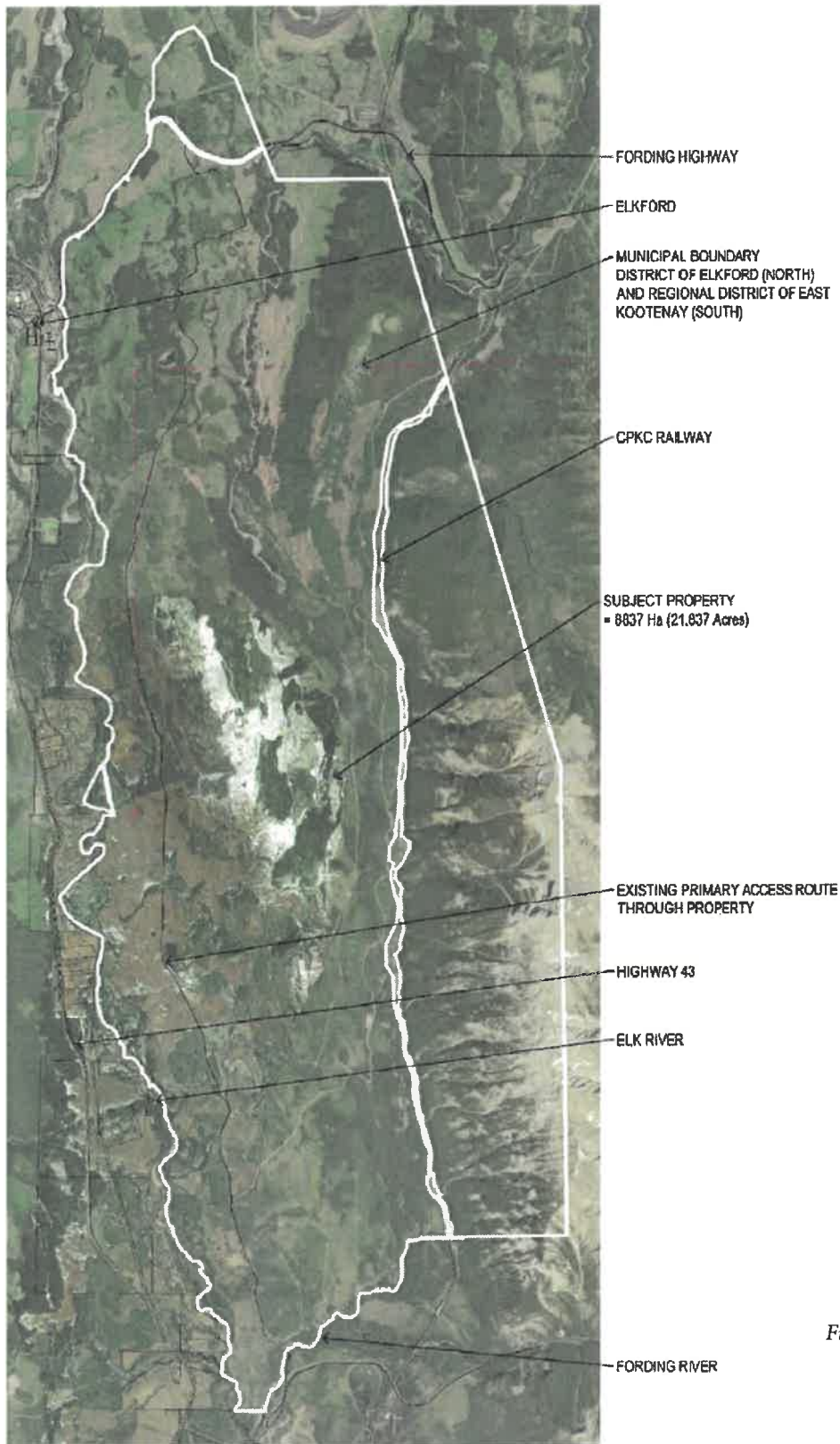


Zoning Map



Aerial Map





*Figure 3 – Existing Property
with Aerial Photo*

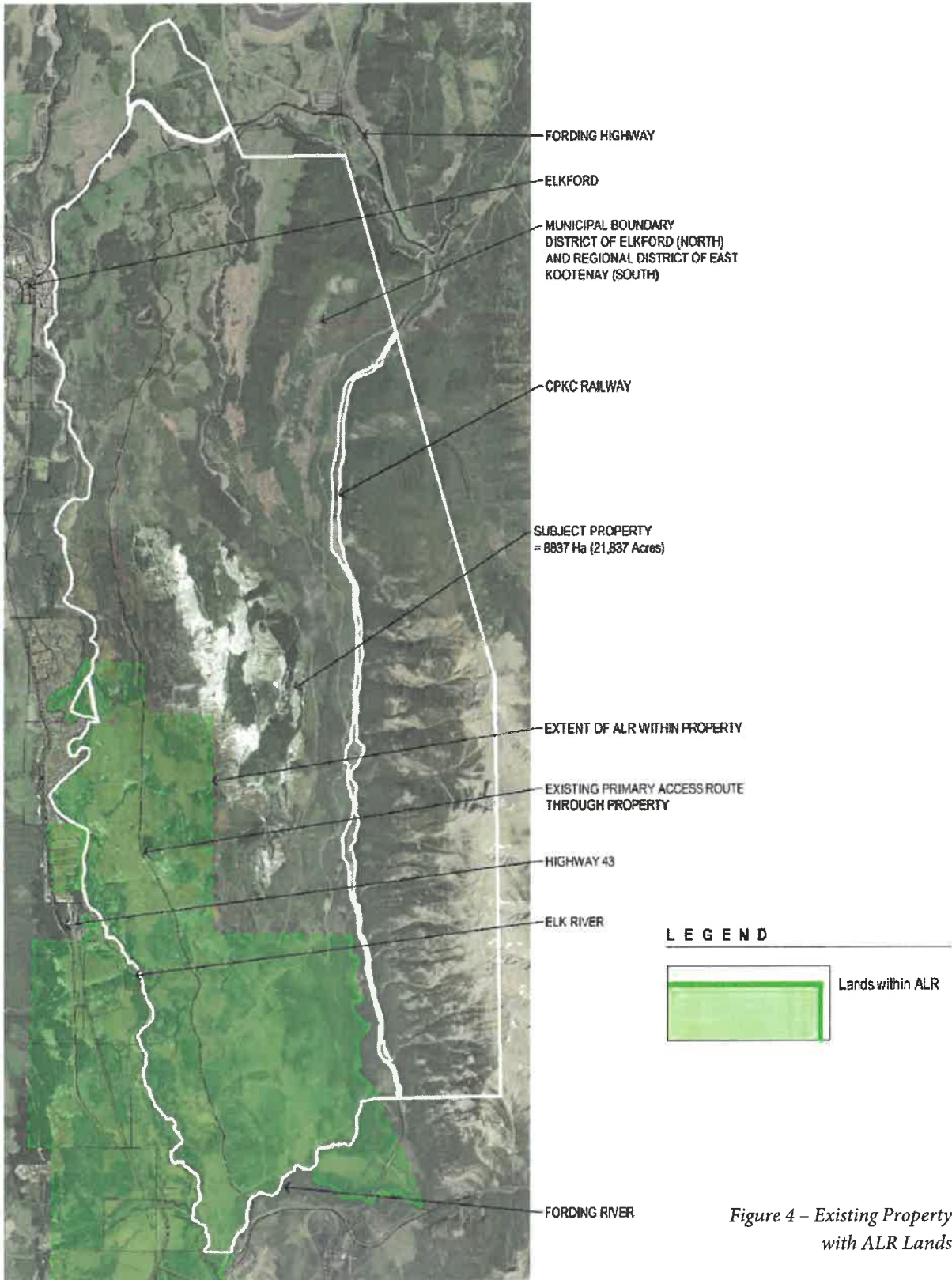


Figure 4 – Existing Property with ALR Lands

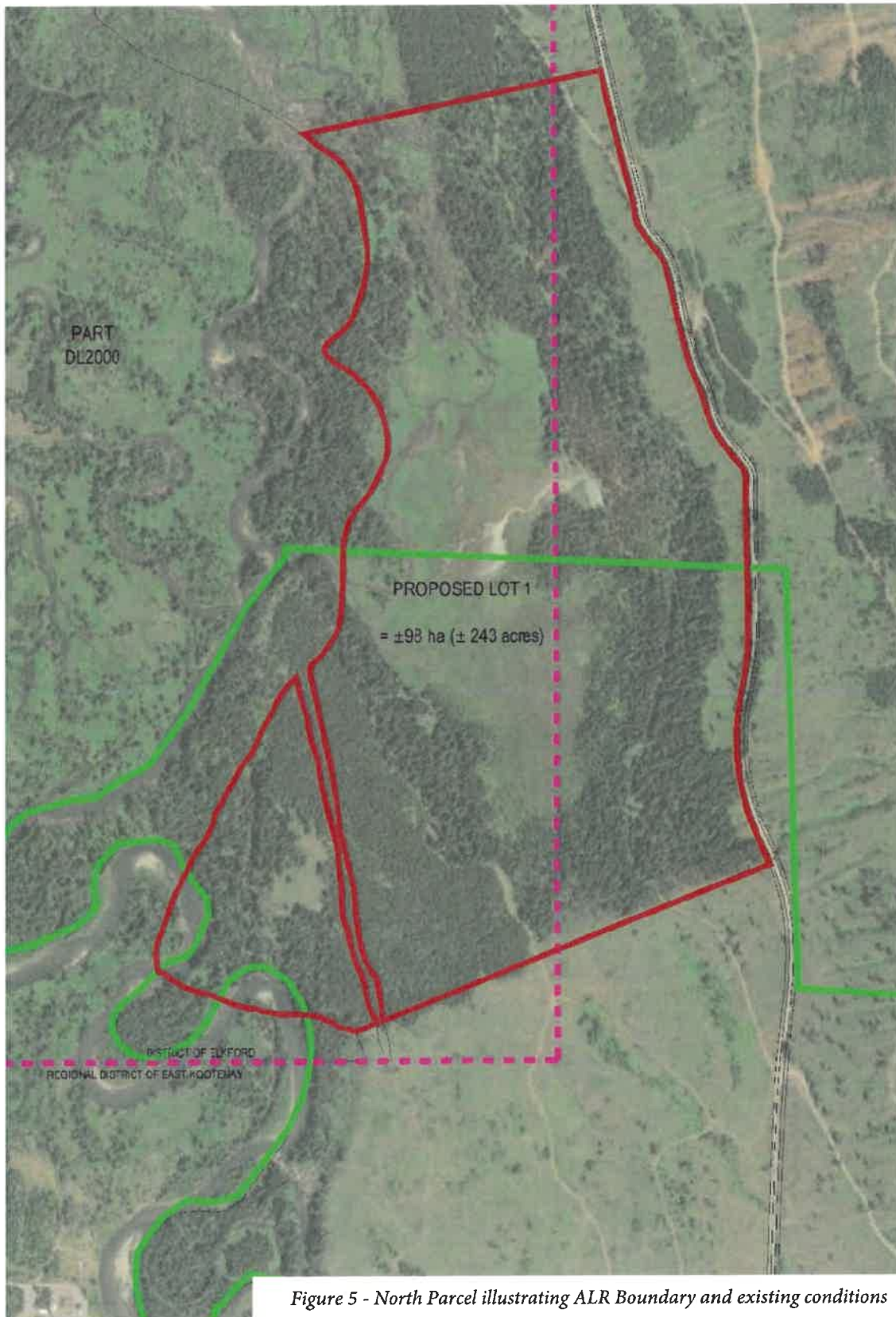


Figure 5 - North Parcel illustrating ALR Boundary and existing conditions



Figure 6 - South Parcel illustrating ALR Boundary (entire parcel is within ALR) and existing conditions



November 13, 2024

Agricultural Land Commission
201 – 4940 Canada Way
Burnaby, BC V5G 4K6
Attn: Ron Wallace
Land Use Planner

Re: Application for Subdivision within the ALR ALC Application #105781 Nature Conservancy of Canada / NWP Coal Canada Ltd.

Ki?su?k kyukyit (good day) Mr. Wallace,

Yaqit Pa-knuqti'it First Nation is one of four Canadian Ktunaxa First Nations. The ?akanuxuniK are the people of Yaqit Pa-knuqti'it, we have occupied and have been stewards over our unceded ancestral lands known as ?akanuxuniK ?amakis' since time immemorial. Yaqit Pa-knuqti'it First Nation's priority is to continue to protect and further the rights and title of the ?akanuxunik', providing opportunities in economic development, health and wellbeing, employment and training, and cultural heritage.

On behalf of Yaqit Pa-knuqti'it First Nation, we write in support of the application by Nature Conservancy of Canada (as property owner) and NWP Coal Canada Ltd for subdivision of land within the Agricultural Land Reserve in the Elkford area of the Regional District of East Kootenay. The land is contained within ?akanuxuniK ?amakis'.

Yaqit Pa-knuqti'it First Nation has developed a close relationship with NWP Coal Canada and is working cooperatively to undertake assessment of NWP Coal's proposed Crown Mountain Steelmaking Coal Project to consider the potential effects of the project on Yaqit Pa-knuqti'it First Nation's rights, interests and values, in accordance with YQT laws and protocols.

In parallel with that assessment, Yaqit Pa-knuqti'it First Nation and NWP Coal are looking to establish a long-term partnership to support development, management and reclamation of the Crown Mountain Project. As part of that agreement, NWP Coal is seeking to transfer the two parcels of land which are the subject of this subdivision application to Yaqit Pa-knuqti'it First Nation.

The two land parcels, like all of ?akanuxuniK ?amakis', have strong cultural and historical significance to our Nation and we propose to manage the future of these lands for ongoing agricultural, conservation and traditional purposes and protection of cultural values.

We fully support the proposed subdivision of the land to enable the transfers of the North Parcel and South Parcel to Yaqit Pa-knuqti'it First Nation as it will enable ongoing traditional management and stewardship of these lands.

Please feel free to contact our Chief Administration Officer, Jason Gravelle, if you have any queries regarding this application.

Hu sukilq'ukni (thank you),



Nasu?kin (Chief) Heidi Gravelle
Yaq'it ?a-knuq'i'it First Nation