



Department of Energy Mines & Resources
PO Box 2703, Whitehorse, Yukon Y1A 2C6



May 17, 2018

File No: LP01259

Brandy Gyorfi and Elliott Sharp
2398 Wallington Road
P.O Box 2164
Chetwynd, BC
V0C 1J0

Dear Sir/Madam:

Re: Class 3 Placer Mining Land Use Approval

Your application for a Class 3 approval has been approved:

- As submitted.
- Subject to the attached conditions.
- Subject to security deposit as received.

The effective date of this approval will be May 17, 2018. All work, including restoration, must be completed by May 16, 2023, and inspected before full security and/or completion certificates can be applied for.

Please feel free to contact our office at (867) 996-2256 should you have any questions.

Regards,

A handwritten signature in black ink, appearing to be "Robert Savard".

Robert Savard
A/Chief, Placer Land Use

cc: EMR Natural Resources Officer, Compliance Monitoring and Inspections
ENV Environmental Affairs, Environmental Protection Branch



**MINING LANDS
MINERAL RESOURCES BRANCH
GOVERNMENT OF YUKON**

Pursuant to the *Placer Mining Act* and the *Placer Mining Land Use Regulation*, the Chief, Placer Land Use hereby grants a Class 3 approval to:

Brandy Gyorfi and Elliott Sharp
2398 Wallington Road
P.O Box 2164
Chetwynd, BC
V0C 1J0

APPROVAL NUMBER: LP01259
PROPERTY NAME: Minto Road
UNDERTAKING: Placer
CLASS: Class 3 Approval
EFFECTIVE DATE: May 17, 2018
EXPIRY DATE: May 16, 2023 or until a Class 4 approval is issued, whichever occurs first

This approval shall be subject to the restrictions and conditions contained herein and to the restrictions and conditions contained in the *Placer Mining Act* and the *Placer Mining Land Use Regulation* made thereunder as proposed in Mining Land Use Application LP01259.

Dated this May 17, 2018

A handwritten signature in black ink, appearing to read "Robert Savard", written over a horizontal line.

Robert Savard
A/Chief, Placer Land Use

**PLACER MINING LAND USE
APPROVAL**

**Class 3
LP01259**

Brandy Gyorfi and Elliott Sharp

**SCOPE OF APPROVAL: Claim Status Report (Appendix A)
Exploration Activity Report (Appendix B)**

LOCATION: 105M12

Definitions

“**Act**” means the *Placer Mining Act*, SY 2003, c.13; SY 2013, c.18;

“**Operator**” means a person who is engaging in an operation;

“**Chief**” means Chief of Placer Land Use, pursuant to the Act.

“**Effective date**” means the date this Approval comes into force as evidence by the date of the signature of the Chief;

“**Site**” means the area bounded by the sum of the mineral claims described above under ‘Scope of Approval’;

“**Inspector**” means an inspector designated pursuant to the Act;

“**Corridor**” means a path from which trees and brush have been cut to accommodate a trail, waterline, fuel line or power line.

“**Access road**” means a road that provides access to a public highway or to a private road

“**Isolated road**” means a road that does not provide access to a public highway directly or through a private road.

“**Road**” means a pathway for vehicular traffic the construction of which requires the movement of rock or earth.

“**Trail**” means an access to a site within a claim or lease that is constructed with little or no movement of rock or earth.

“**Upgrading**”, in relation to road, means re-establishing a road that has not been useable for more than five years by vehicles of a type the road was originally designed to serve, modifying a road to provide usability for vehicles that are of a different type than those the road was originally designed to serve and any other upgrading or modifying of a road, other than for maintenance or erosion control.

PART ONE – GENERAL REQUIREMENTS

Duration of Approval

1. This approval is valid upon signature of the Chief until the expiry date or until a Class 4 approval is issued. In the event that mineral titles lapse, or that agreements to operate on mineral titles are dissolved, the Approval becomes null and void for that portion of the operating plan, where there is no right to the minerals.

2. Only the work identified in the prospecting lease “Work Program and Additional Information” form, approved by the Mining Recorder, can be carried out until such time as the prospecting lease is staked to claims.
3. All outstanding reclamation continues to be the responsibility of the operator.

Compliance with Operating Conditions

4. All operating activities must comply with the Operating Conditions contained in Schedule 1 of the *Placer Mining Land Use Regulation*. These Operating Conditions are enforceable.

PART TWO - REPORTING REQUIREMENTS

Contact Numbers/Planning and Communication

5. Submissions and reports to the Chief should be made in duplicate to the following addresses:

Chief, Placer Land Use
Box 2703, K-9
Whitehorse, Yukon Y1A 2C6

Mining Lands Officer
Box 10, K-MA
Mayo, YT Y0B 1G0
867-996-2256
mayo.mining@gov.yk.ca

6. The contact for the Operator will be:
Brandy Gyorfi and Elliott Sharp
2398 Wallington Road
P.O Box 2164
Chetwynd, BC
V0C 1J0
Brandy Gyorfi and Elliott Sharp
bgyorfi@hotmail.com
250-401-8677
7. All spills must be reported immediately to the 24-Hour Yukon Spill Reporting Line (867) 667-7244 and to the Mayo Mining Inspections Office (Compliance, Monitoring and Inspections) at (867) 996-2568.
8. An operator who takes an emergency remedial measure shall, as soon as possible but not later than 10 days after taking it, send a written report to the Chief describing the duration, nature and extent of the emergency and the measures taken to respond to it.
9. The operator shall contact the Mayo Mining Inspections Office (Compliance, Monitoring and Inspections) at (867) 996-2568 at least 14 days prior to commencing the field season.

10. The operator shall contact the Mayo Mining Inspections Office (Compliance, Monitoring and Inspections) at (867) 996-2568 at least 14 days prior to leaving the site at the end of the operation.

Heritage

11. All palaeontological resources uncovered during operations shall be reported to the Yukon Palaeontology Program, Government of Yukon in Whitehorse at (867) 667-8089 or (867) 667-5386.
12. All archaeological resources uncovered during operations shall be reported to the Yukon Archaeology Program, Government of Yukon in Whitehorse at (867) 667-3771 or (867) 667-5386.

Wildlife

13. All incidents with wildlife shall be reported to the District Conservation Officer in Mayo (Northern Tutchone Region) at (867) 996-2247, as well as any other communication regarding wildlife.

PART THREE – TERMS AND CONDITIONS

Removal of Vegetative Mat

14. If the vegetative mat must be removed to carry out an operation, it must be removed so as to protect the seed and root stock contained within the mat and be stored separately from any overburden or bedrock removed for use in re-establishing the vegetative mat when the operation ceases.

Re-establishment of vegetative mat

15. All vegetated areas disturbed by operation activities, including fuel and waste storage areas, clearings, corridors, camps and supporting infrastructure, and trenches and drill site, must be left in a condition conducive to re-vegetation by native plant species or other species adaptable to the local environment to encourage re-vegetation comparable to similar, naturally occurring, environments in the area.
16. Conditions conducive to re-vegetation include provision of an adequate soil layer with moisture retaining ability, no soil contamination by hydrocarbons or other hazardous substances, provisions of adequate seed or root stock and contoured or otherwise stable slopes.
17. If adequate seed or root stock is not naturally available, re-seeding or transplanting of vegetation is required. Only non-invasive species may be used for re-seeding or transplanting. Consult with the Mining Inspector prior to seeding.

Erosion Control and Permafrost

18. All areas disturbed during an operation must be re-sloped, contoured or otherwise stabilized to prevent long term soil erosion, slumping and subsidence.
19. All activities must be carried out to avoid or minimize damage to and loss of permafrost.
20. The operator shall insulate the ground surface beneath all temporary structures and temporary facilities used in the project where permafrost is present to:
 - a) Prevent any vegetation from being removed, and
 - b) Prevent the ground from settling or eroding

Historic Objects and Burial Grounds

21. Operations must not be carried out within 30m of a known archaeological, palaeontological or burial site unless the Chief indicates, in writing, that such activities may be carried out.
22. Any sites containing archaeological objects or human remains, or burial sites discovered in the course of carrying out an operation must be immediately marked and protected from further disturbance and, and as soon as practicable, the discovery reported to the Chief. No further activities may be carried out within 30m of the site until the Chief indicates, in writing, that the activities may be resumed.

Disposal of Wastes/Cleanliness

23. All solid waste, including debris, equipment, barrels, drums, and scrap metal, must be safely stored on the site of the operation while the program is carried out and must be disposed of in accordance with the *Solid Waste Regulations*.
24. The operator shall keep all garbage, including kitchen waste, in a container that prevents access by bears and other wildlife, until properly disposed of in accordance with the *Solid Waste Regulations*.
25. When burning kitchen waste on site it must be burned regularly to reduce odours that might attract wildlife and be burned to ash by forced air or fuel fired incineration.
26. Campsites must be kept clean and tidy.
27. All attractants, including garbage, kitchen waste and strained solids from grey water, shall be stored in a container that prevents access by bears and other wildlife, until properly disposed of according to the *Solid Waste Regulations* or burned daily to ash by forced air and fuel fired incineration according to the *Air Emissions Regulations*.

Fuel and Chemical Storage and Handling

28. If petroleum fuel storage capacity exceeds 4000L, a secondary containment structure must be constructed. The containment structure must be made of a material impervious to petroleum products and:
 - a) if there is a single storage tank, be of sufficient size to accommodate at least 110% of the capacity of the storage tank; or
 - b) if there is more than one storage tank, be of sufficient size to accommodate 110% of the capacity of the largest storage tank or 10% of the total capacity of all of the tanks, whichever is greater.
29. All petroleum products, including waste petroleum products, and any other hazardous substances must be stored in a secure fashion no less than 30m from the ordinary high water mark of any water body.
30. All fuel cache(s) must be protected with an earthen berm and flagged to prevent spills resulting from accidental contact with heavy equipment. Flags should be visible above the snow pack.
31. All petroleum products, including waste petroleum products, and any other hazardous substances, must be transferred and handled without spillage.
32. All waste petroleum products and any other special waste, as defined in the *Special Waste Regulations*, generated in the course of carrying out the operation must be disposed of in accordance with the *Special Waste Regulations* when the program ceases.
33. The operator shall clearly identify the owner, the contents and the date on fuel drums to establish and manage ownership and responsibility.

Spills and Spill Contingency Plans

34. A spill contingency plan for petroleum products and other hazardous substances must be prepared and posted in the camp and at all fuel handling locations used in carrying out the operation.
35. All fuel spill equipment and materials must be maintained in a state of readiness sufficient at all times to contain and clean-up any hazardous materials spills.
36. If a spill occurs, the spill contingency plan must be immediately implemented and notice given to the 24-hour Yukon Spill Report Line. As soon as practicable, an inspector must be contacted. Whatever remedial action is required to clean-up the spill and reclaim the affected land and water must be taken.
37. The location of any spills shall be clearly marked with stakes or flags.

Use of Vehicles

38. Vehicles must be maintained and operated to prevent spills of fuel, lubricants, coolants and oil.

Timber and Brush

39. Cut brush must not be piled so that it blocks movement of wildlife or people.
40. Leaning trees created by the cutting of lines, corridors and clearings must be felled.
41. When it is economically viable to do so, timber suitable for sale must be salvaged and stockpiled.
42. All risk of fire hazard must be avoided.

Trenching

43. Trenching carried out by hand or using hand-held tools must be methodical.
44. All trenches must be stabilized and marked to minimize risk to the public.
45. Open trenches shall be sloped at one end to avoid entrapment of wildlife.
46. Trenches constructed with mechanized equipment must be back filled by first depositing any removed overburden and bedrock and then replacing the vegetative mat that was removed to construct the trench.
47. The operator must ensure that all employees and contractors working at the trench sites are aware of the operating conditions for trenching.

Drilling

48. All reasonable efforts must be made when drilling to minimize impact on wildlife and the public.
49. Drill holes that pose a hazard or that lead to ground water must be plugged to prevent flow of water to the surface.
50. The location of drill holes must be marked by flagging or other suitable means at the location of the drill hole.
51. The operator must ensure that all employees and contractors working at the drill sites are aware of the operating conditions for drilling.

Roads, trails, and off-road/trail use

52. All vehicles must be operated to avoid rutting and gouging of roads and trails.
53. If rutting, gouging, ponding or permafrost degradation occurs off road or trail, vehicle use must be suspended or relocated to ground that is capable of bearing the weight of the vehicle without causing such damage and the former routes must be restored in

compliance with the operating conditions for re-establishment of the vegetative mat and erosion control.

54. Off road and trail routes must be reconnoitered and must be used in a way that minimizes ground disturbance, including damage to permafrost and sensitive wildlife habitat.
55. Use of skids on permafrost or wet ground is only permitted outside of winter where it is not reasonable to use any other means of transporting equipment.
56. Routes for trails must be reconnoitered and flagged.

Release of sediment

57. All reasonable care must be taken in carrying out activities near or adjacent to a water body to prevent sediment from entering a water body, unless otherwise permitted by law.

Wildlife

58. An electric fence shall be installed around gray water sumps, cooking facilities and incinerators to prevent habituation of bears to camp waste.

Security

59. Security may be required at any time by the Chief.

Reclamation

60. Reclamation shall be progressive in nature where possible and completed before expiry of the approval.

PART FOUR – FINAL DECOMMISSIONING

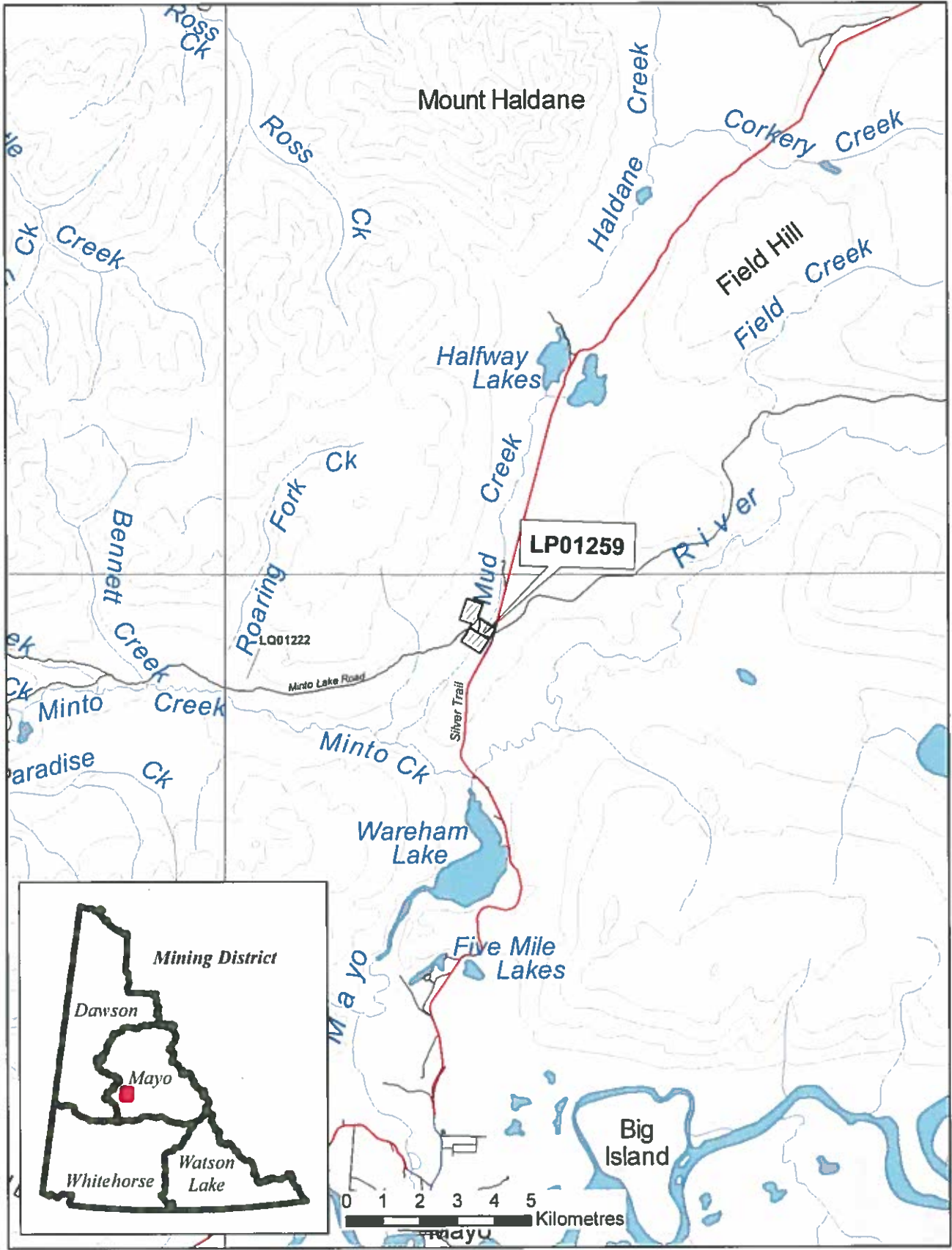
61. All petroleum products and any other hazardous substance must be removed from the site when the operation ceases.
62. All waste petroleum products and any other special waste, as defined in the *Special Waste Regulations*, generated in the course of carrying out the operation must be disposed of in accordance with the *Special Waste Regulations* when the program ceases.
63. Debris, equipment, fuel barrels, scrap metal and other waste at the work site shall be completely disposed of, so as not to attract wildlife, by removal to an authorized disposal site as often as is practicable throughout the mining season and completely at the cessation of the operation.
64. Structures must be removed and the site restored at the end of the exploration program or prior to the expiry of this approval, whichever comes first, to a level of utility comparable to its previous level of utility.

65. Final reclamation will occur prior to the expiry of the exploration program or prior to the expiry of this approval, whichever comes first, according to standards outlined in the operating conditions for re-establishment of vegetative mat and erosion control.

PART FIVE – OTHER MATTERS

Applicable Laws

66. All other applicable legislation, regulations, laws, by-laws and ordinances must be complied with. Additional authorizations or approvals may be required. Any doubt as to whether an additional authorization or approval is required should be verified by a duly authorized official at the appropriate government body or bodies.
67. Notice of Schedule III must be provided to the Yukon Water Board ten (10) days prior to use of water.
68. Attached (Appendix B) is a list of the approved activities.
69. Attached (Appendix C) are the commitments that form part of this operating plan.





LP01259 Appendix A

Claim Status Report

18 April 2018

Claim Name and Nbr.	Grant No.	Expiry Date	Registered Owner	% Owned	Excess NITS #'s	Grouping	Permit
Co-Discovery	P 514912	2022/06/06	Brandy Gyorfi	100.00	0 105M12	C GM00268	LP01259
P Discovery	P 524178	2018/08/25	Brandy Gyorfi	100.00	0 105M12	D	LP01259
P Silver 1	P 513812	2021/06/22	Brandy Gyorfi	100.00	0 105M12	GM00268	LP01259
P Silver 2	P 513813	2021/06/22	Elliott John Sharp	100.00	0 105M12	GM00268	LP01259
P Silver 3	P 524177	2018/08/25	Elliott John Sharp	100.00	0 105M12		LP01259

Criteria(s) used for search:

CLAIM DISTRICT: 1000003 CLAIM STATUS: ACTIVE & PENDING GRANT NUMBER (FROM & TO): P 513812 & P 513813, P 524177 & P 524178 GRANT NUMBER (FROM): P 514912 REGULATION TYPE: PLACER

Left column indicator legend:
 R - Indicates the claim is on one or more pending renewal(s).
 P - Indicates the claim is pending.

Right column indicator legend:
 L - Indicates the Quartz Lease.
 F - Indicates Full Quartz fraction (25+ acres)
 P - Indicates Partial Quartz fraction (<25 acres)

Total claims selected : 5
 D - Indicates Placer Discovery
 C - Indicates Placer Codiscovery
 B - Indicates Placer Fraction



LP01259 Appendix B
MINING LAND USE
EXPLORATION and RELATED ACTIVITIES REPORT

April 18, 2018

LP01259
Class III

Brandy Gyorfi
 Box 2164
 Chetwynd, BC V0C1J0

ELEMENT	CRITERIA	TERMS AND CONDITIONS
Area stripped per claim per year		Up to 2000 m ²
Total volume of trenching		Constuction of a 15 m x 15 m settling pond and 10 m x 10 m sump
Fuel Storage in a facility		Diesel 450L, Gas 20L
Nb of persons in a camp at any one time		10
Use of Vehicles on Existing Roads or trails		1.3 km
Establishing new access roads per operation		Trails 2 km x 2.5m
Height of overburden piles		3m
Total volume of trenching		Total 12 trenches 30 x 1 x 5 Total 1800 m ³ using hand held tools and mechanized

**Brandy Gyorfi and Elliott Sharp
LP01259**

**Appendix C
Proponent Commitments**

- Kitchen and non-hazardous waste will be hauled to the landfill in Mayo (2018-0032-003-1)
- No access routes will be built within 30 m of a watercourse (2018-0032-003-1)
- Spill kits will be kept on site (2018-0032-005-1)
- Vehicles will be maintained and inspected on an ongoing basis (2018-0032-004-1)
- In the event of a spill, fuels will be contained and cleaned up immediately (2018-0032-004-1)
- The Proponent will report all spills to the spill hot line (2018-0032-004-1)