



Lance Cove - Aggregate Wash Plant

WATER MANAGEMENT PLAN

	NAME	SIGNATURE	DATE
APPROVED BY:	Nolan Jenkins, P. Eng.		13-Feb-2026

Lance Cove Aggregate Wash Plant

Revision History

Revision					Purpose of Issue
N°	By	Verif.	Appr.	Date	
00	NJ	JJ	NJ	13-Feb-2026	Issued for Approval
01	NJ	NJ	NJ	30-Mar-2026	Re-Issued for Approval



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Lance Cove, CBS, NL - Site Background Details

The Lance Cove property located in Seal Cove, CBS, NL is shown in Figure 1 below.



Figure 1

The Lance Cove site had been operated as a quarry for many years and in recent years, with the quarry reserves exhausted, as an aggregate processing site under the ownership of Butler's Sand & Gravel Co. Ltd. (i.e. Butler's). Butler's processed aggregates for JCL Investments Inc. (i.e. JCL) use in their ready-mix concrete operations located in CBS since June 2021 under the terms of an exclusive 5-year agreement. The aggregates in question included concrete coarse aggregates (10mm and 20mm concrete stone) as well as concrete fine aggregates (concrete sand). Late December 2025, JCL acquired the property from Butler's and intend to continue processing these aggregates at the Lance Cove property for its commercial ready-mix concrete plant operation.



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Aggregate Processing Description

Crushed aggregate (see Photo 1) is trucked to the Lance Cove property from a permitted/leased quarry in the White Hill Pond region adjacent to Route 2 Peacekeepers Way as shown in Figure 2 below.



Photo 1

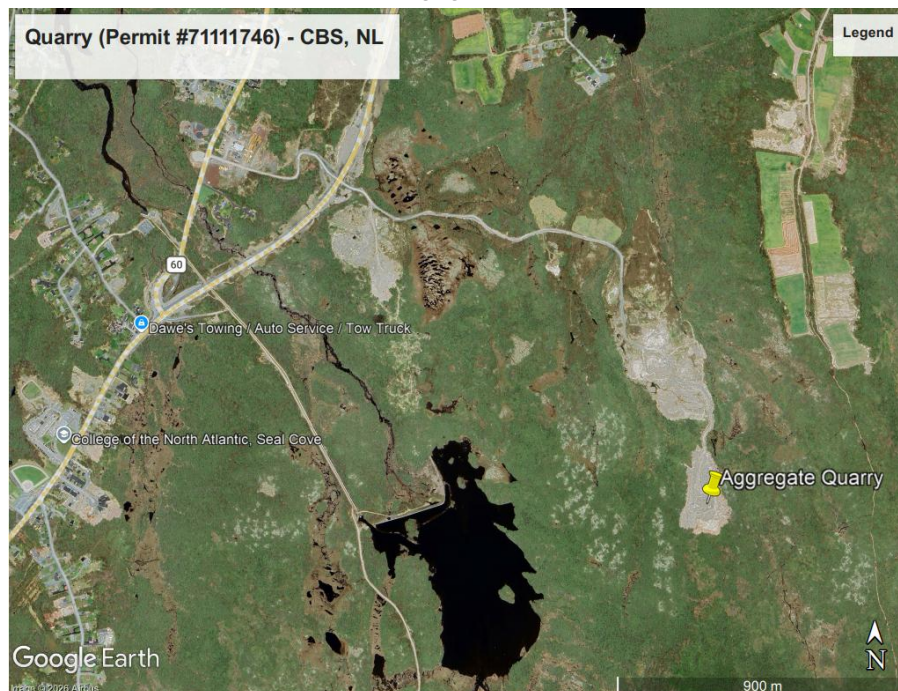


Figure 2



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The aggregates are stockpiled at the site for eventual processing through the wash plant. When sufficient quantity is on-site and the wash plant is ready to start up, the raw aggregates are removed from the stockpile by a front-end wheel loader (FEL) and deposited into the feed chute of the wash plant (see Photo 2).



Photo 2

As the aggregate feed is sluiced down the feed chute, it is directed over a vibratory screen where any oversized material is immediately screened off the top and deposited on the ground for eventual removal and stockpile by the FEL (see Photo 3).



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Photo 3

Depending on the material requirements, the screens are set up to pass 10 mm concrete stone or 20mm concrete stone through the screen onto the belt conveyor. This material is deposited on the ground for eventual removal and stockpiling by the FEL into the appropriate material stockpile (see Photo 4).



Photo 4



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The aggregates and wash water passing through the intermediate screen is passed through two more fine material screens and into one of two screw conveyors. The screw conveyor on the left (looking upstream of the wash plant) processes coarse sand for use as a by-product commonly use for playgrounds, drainage, etc. (see Photo 5). This material is deposited on the ground for eventual removal and stockpiling by the FEL into the appropriate material stockpile while the wash water and fines flow by gravity into the primary settling pond.



Photo 5

The screw conveyor on the right (looking upstream of the wash plant) processes the final concrete sand product to be used in the concrete ready-mix plant (see Photo 6). This material is deposited on the ground for eventual removal and stockpiling by the FEL into the appropriate material stockpile while the wash water and fines flow by gravity into the primary settling pond.



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Photo 6

The general layout of the Lance Cove property as described above is depicted in Figure 3. The major features identified are as follows:

- Raw Aggregate Stockpile
- Primary Water Supply
- Aggregate Wash Plant
- Primary Settling Pond
- Secondary Settling Pond
- Aggregate Stockpiles
- Scales

As materials are required at the ready-mix concrete plant, they are loaded from the various stockpiles by FEL into JCL's haul trucks and are weighed on the scales prior to leaving the property. Not only does this properly account for the quantity/weight of the material in transit to the batch plant, but it also ensures haul trucks are within the legal weight limits imposed by the municipal and provincial jurisdictions.



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Figure 3



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The Lance Cove Wash Plant is expected to normally operate between 20-30 shifts per year to produce the annual aggregate requirements for JCL's concrete ready-mix plant located at 80 Hops Street, CBS.

The wash water required for this operation is drawn via pumphouse from Lance Cove Pond through temporary hose(s) from the Pumphouse to the wash plant (see Photos 7 & 8).



Photo 7



Photo 8



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At the wash plant, the water is directed into an open sluice water pipe directed at the aggregate in the feed chute. The wash water/aggregate mix is directed over and through the vibratory screens and into the two screw conveyors before the fines/water mix is piped via gravity flow from the wash plant (see Photo 9) to the primary settling pond (see Photo 10).



Photo 9



Photo 10



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Water/fines is pumped from the primary settling pond to the secondary settling pond (see Photo 11). As fines accumulate in the settling ponds, they are excavated/dredged to maintain an acceptable capacity volume in the ponds. These excavated fines are stockpiled and eventually returned to the quarry for use in the reclamation activities.



Photo 11

In the event the secondary settling pond exceeds capacity, any overflow water is directed back into the primary settling pond via a 150mm diameter overflow pipe (see Photo 12) before it is pumped back to the secondary settling pond in a recycle loop. When the plant is shut down, the water in the settling ponds reaches its final level via the natural process of evaporation and normal ground infiltration within the footprint of the ponds.



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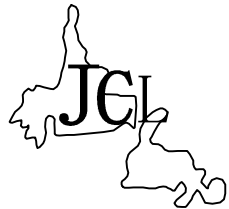
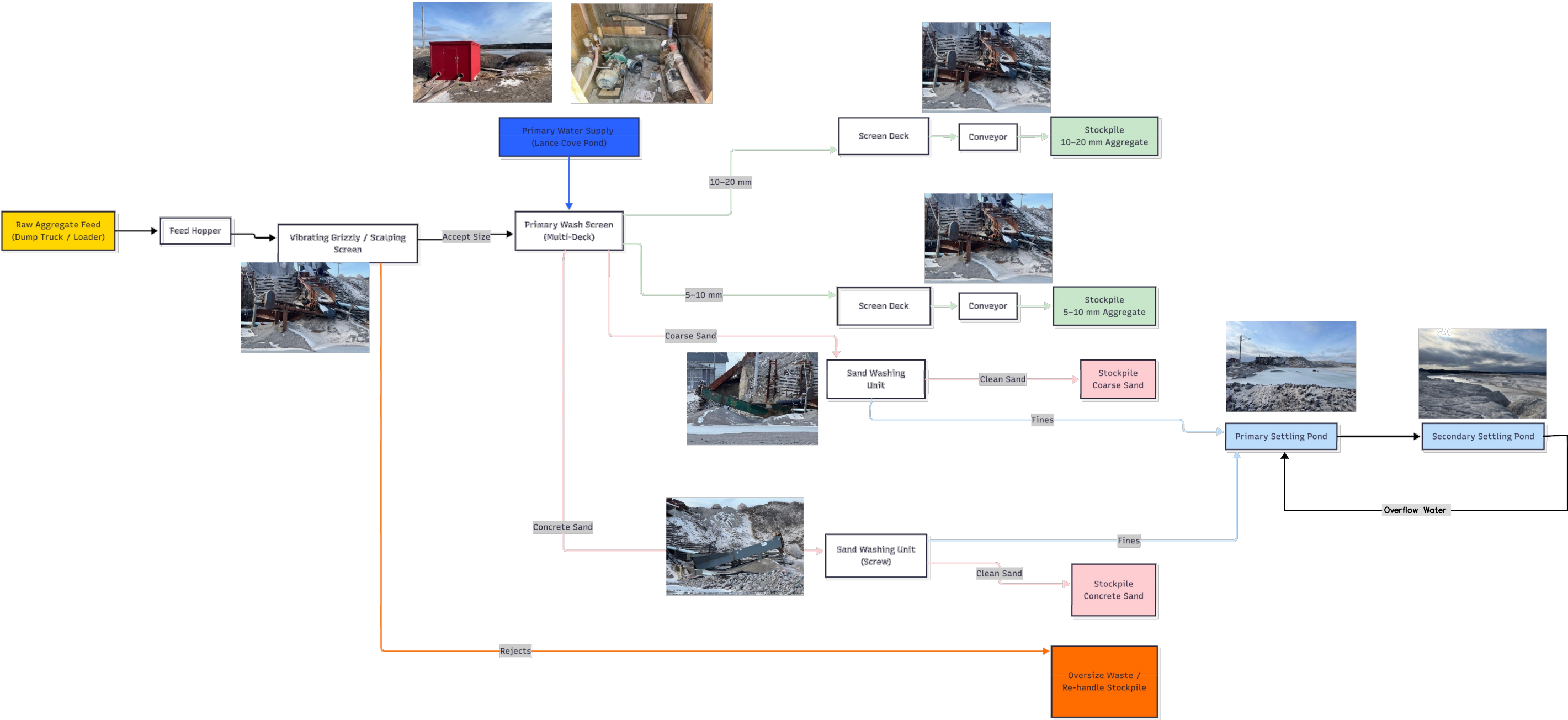
Photo 12

The entire aggregate processing/washing process is summarized in a flow diagram attached as Appendix A.



APPENDIX A

Lance Cove Concrete Aggregate Wash Plant
Flow Diagram



DRAWING TITLE :
CONCRETE AGGREGATE WASH PLANT
FLOW DIAGRAM
LANCE COVE

COORDINATE REFERENCE :	
UTM ZONE NAD83	
SCALE :	NTS
PROJECT No.	--
DRAWING No.	2026-LC-FD-01

REVISIONS :			
NO.	DATE	DESCRIPTION	BY

APPROVED BY :	DATE :
N.JENKINS	2026-01-22
CHECKED BY :	REV :
N.JENKINS	0
DRAWN BY :	SHEET :
C.DUNNE	1 OF 1