PROJECT SUMMARY

3341581 Nova Scotia Limited (the Proponent) is proposing the Inglisville Road Pit Project (the Project), a new sand and gravel extraction operation located in West Inglisville, Annapolis County, Nova Scotia (PID 05062815), on a property of approximately 76 ha. If approved, the Project will be developed progressively in 1-hectare operational blocks over an anticipated operational lifespan of 20 to 30 years, beginning with an initial 4.0 ha footprint (Blocks 1-4) and extending to a maximum of 36 one-hectare operational blocks (36 ha) over the life of the Project. The proposed Project would expand southward progressively over its lifespan.

The proposed operation is expected to support an annual production rate of approximately 50,000 tonnes. The proposed Project will require an Environmental Assessment Approval and an Industrial Approval under the *Environment Act* before it can proceed. An existing private access road connecting to Inglisville Road will be used for site access.

The proposed Project has been designed to follow Nova Scotia's environmental protection standards, including maintaining buffers around watercourses and avoiding wetlands where feasible, ensuring that excavation activities are well separated from the water table, and following best practices for noise, dust control, stormwater management, and the management of Mi'kmaq resources. If approved, the site will be progressively reclaimed and restored over its lifespan.

GENERAL OPERATING SCHEDULE

If approved, the proposed Project would operate on approximately 150 working days per year. Excavation, crushing, and stockpiling would follow a standard work week from May to October, with reduced activity from November to April. Production activities would take place during daytime hours only (7:00 AM to 7:00 PM), with no night-time operations, and weekend and holiday work would be limited as much as possible. Trucks hauling aggregate off-site would operate mainly from May to December, because the local roads leading to the highways are subject to spring weight restrictions.

POTENTIAL EFFECTS ON THE MI'KMAQ OF NOVA SCOTIA

The nearest Mi'kmaq community is Annapolis Valley First Nation, located approximately 45 km from the Project site. Formal engagement was initiated in April 2026 with all 13 Mi'kmaq First Nations in Nova Scotia, the Native Council of Nova Scotia, the Kwilmu'kw Maw-klusuaqn (KMK), and the Maritime Aboriginal Peoples Council (MAPC). A virtual meeting was held with MAPC on April 27, 2026, to discuss the Project and archaeological considerations; no major concerns were raised, though MAPC recommended additional subsurface (shovel) testing near any area of identified archaeological potential if ground disturbance is planned there. Engagement will continue as the Project progresses.

The Mi'kmaq of Nova Scotia hold treaty rights, under the Peace and Friendship Treaties and protected by Section 35 of the *Constitution Act, 1982*, to hunt, fish, and gather for food and to earn a moderate livelihood. The assessment considered how the proposed Project could affect these activities and the resources that support them.

Potential Effects: The 2025 archaeological assessment, completed under a provincial Heritage Research Permit, found no archaeological resources but identified one area with high potential for Ancestral and/or archaeological resources. The main extraction area has low potential, although unidentified resources could still be encountered. If approved, clearing and excavation will remove wildlife habitat and plants (including those gathered for food, medicine, or ceremony) in the work area; noise may cause wildlife to avoid nearby areas, and hunting and trapping will not be possible within the area closed to the public during operations. Fishing could be affected if sediment, spills, or drainage changes reduced water quality. Reclamation will allow some resources to return over time.

Mitigation Measures: The area of high archaeological potential will be avoided, bridge work will stay within the existing disturbed roadway footprint, and if Ancestral resources are found, work will stop, and Nova Scotia Communities, Culture, Tourism and Heritage will be contacted. Clearing will avoid the peak bird nesting season where possible; a Wildlife Management Plan will be implemented, and noise and traffic controls will limit disturbance to wildlife. Buffers around wetlands and watercourses, a one-metre separation from the water table, and erosion, sediment, and spill controls will protect water quality for fishing. Clearing limits will be marked, vehicles kept to designated roads, and disturbed areas progressively reclaimed. The Proponent will continue to engage with Mi'kmaq communities and organizations, including on timing and access for hunting and trapping.

No significant impacts on Mi'kmaq cultural resources, including opportunities for hunting, trapping, fishing, and gathering, are anticipated.

BENEFITS OF THE PROJECT

If approved, the proposed Project would provide several benefits for local communities and Nova Scotia as a whole:

JOBS AND LOCAL ECONOMY

The Project will support local employment and will purchase goods and services from nearby businesses, including fuel supply, equipment maintenance, and transportation. The Proponent will also seek to create employment opportunities for Mi'kmaq communities.

CONSTRUCTION AND INFRASTRUCTURE

The pit will produce high-quality sand and gravel used for construction and infrastructure projects throughout western Nova Scotia. Approximately 50 percent of production is anticipated to go to the South Shore region, with the remainder distributed among the Annapolis Valley and other western counties. Some aggregate may also be sold in the Halifax area, depending on business opportunity.

By providing locally sourced materials, the Project reduces the need for long-distance transportation of sand and aggregate, lowering costs and emissions for the region.

POTENTIAL ENVIRONMENTAL EFFECTS AND MITIGATION MEASURES

The proposed Project has been designed to limit environmental effects. Where effects may occur, mitigation measures will be applied to reduce or eliminate them. The main areas considered include water, wetlands, plants and animals, air quality, soil, transportation, cultural resources, and human health.

SURFACE WATER AND GROUNDWATER

Potential Effects: Pit activities could cause erosion, runoff, changes in drainage patterns, or, in some cases, may affect groundwater supply and quality. These could affect water quality in streams and groundwater levels beneath the site.

Mitigation Measures: Excavation will stay at least one metre above the seasonal water table, and no pumping or dewatering will occur. A 30-metre buffer will be maintained around all four watercourses on the Project Site, the largest being Eel Weir Brook. Sediment and erosion controls will be installed, stormwater will be managed on-site, a Groundwater Management and Monitoring Plan will be developed, and operations will be adjusted if necessary to ensure that water resources are protected.

WETLANDS AND AQUATIC HABITAT

Potential Effects: Dust or runoff from the site could reach nearby wetlands or aquatic habitats. Nine wetlands have been identified on the Project Site. No wetland area will be removed in the development of the first four blocks. If any wetland alterations are needed in later stages of development, they will be permitted as required by the Province.

Mitigation Measures: The first four blocks have been designed to avoid all nine wetlands, with a vegetated buffer maintained around each. Any wetland alteration needed in later stages would also require a plan to offset any habitat lost. Dust suppression and erosion control measures will also help protect these areas.

FLORA, FAUNA, AND TERRESTRIAL HABITAT

Potential Effects: Vegetation clearing may temporarily reduce wildlife habitat as the Project expands over its lifespan. Noise, dust, and human activity could also disturb birds and other animals near the site. Additionally, sensitive species may nest on or near the site, which may be disturbed by pit activities. Several species protected under provincial or federal law, including birds, bats, and turtles, have been identified as potentially using habitat on or near the site.

Mitigation Measures: Clearing will be scheduled outside of the main bird nesting season where possible. Buffers will be maintained around sensitive areas. Reclamation will use native plants and will occur progressively rather than all at once. A Wildlife Management Plan will guide monitoring and protection measures for species of concern.

AIR QUALITY

Potential Effects: Dust and exhaust from trucks and equipment could reduce local air quality, especially during dry or windy weather.

Mitigation Measures: Equipment will be well-maintained, idling minimized, trucks covered, speed limits enforced, and dust suppression techniques will be employed during dry conditions.

SOIL AND GEOLOGY

Potential Effects: Soil disturbance during excavation could increase erosion. There is a small chance of encountering naturally occurring problem rock, though this is considered unlikely given the area's geology.

Mitigation Measures: Erosion and sediment controls will be followed throughout operations, and disturbed areas will be reshaped and seeded during reclamation. If problem rock is encountered, NSECC will be notified immediately.

SOCIOECONOMIC, LAND USE, AND TRANSPORTATION

Potential Effects: The Project will support local jobs but will also mean some additional truck traffic on local roads. Effects on property values or land use are not expected.

Mitigation Measures: The site will operate within municipal zoning requirements. Access roads will be maintained, truck routes will be clearly marked, speed limits enforced, and haul routes selected to avoid populated areas and school zones to the greatest extent possible.

CULTURAL AND HERITAGE RESOURCES

Potential Effects: An archaeological survey identified one area with potential for Ancestral and/or archaeological resources. No archaeological resources such as historic sites or artifacts were found during the survey, but there is a small chance resources could be encountered during operations.

Mitigation Measures: Work will avoid the identified area. If archaeological materials are found, work will stop immediately, and provincial authorities and Mi'kmaq representatives will be contacted.

HUMAN HEALTH AND WELL-BEING

Potential Effects: The Project may cause temporary effects from dust, noise, and increased truck traffic, along with standard safety risks from operating heavy equipment.

Mitigation Measures: To reduce these effects, the Project will operate during daytime hours only. Dust and noise will be minimized through suppression techniques and equipment maintenance. Trucks will follow posted speed limits, and loads will be covered to reduce dust along haul routes. Safety signage will be installed and the site secured against unauthorized access.

ENGAGEMENT WITH THE MI'KMAQ OF NOVA SCOTIA AND THE PUBLIC

ENGAGEMENT WITH THE MI'KMAQ OF NOVA SCOTIA

On April 20, 2026, letters describing the Project were sent to the Chiefs of all 13 Mi'kmaq First Nations in Nova Scotia, the Native Council of Nova Scotia, the KMK, and MAPC. These letters introduced the Project, invited feedback, and offered opportunities to meet. A virtual meeting was held with MAPC on April 27, 2026, to discuss the Project and archaeological considerations.

ENGAGEMENT WITH GOVERNMENT AND AGENCIES

The Project team met with the Municipality of the County of Annapolis on April 30, 2026, and Nova Scotia Environment and Climate Change (NSECC) on May 13, 2026. Project information was also shared with the Village of Lawrencetown, the Town of Bridgetown, the Town of Middleton, and the local MLA.

ENGAGEMENT WITH THE PUBLIC AND OTHER STAKEHOLDERS

Local residents, landowners, and community organizations were informed about the Project. On April 20, 2026, a Project Description was shared with local environmental NGOs and a recreational trail organization. Between June 9 and June 11, 2026, information about an upcoming Public Open House was distributed by email to Mi'kmaq communities, municipal governments, local NGOs, and community churches, and physical flyers were posted at 15 locations across Middleton, Lawrencetown, and Bridgetown, including libraries, Legion branches, and grocery markets. A targeted digital campaign ran June 15-23, 2026, advertising the Public Open House and linking to a Project website with details and a feedback form. A Public Open House was held June 23, 2026, at the Inglisville Community Club.

WHAT WE HEARD

Feedback emphasized protecting the Lawrencetown Municipal Water Supply Area, managing noise and dust, and ensuring haul trucks don't create safety risks, particularly near the school zones and a public pool area on Trout Lake Road. We also heard concerns about wildlife and habitat protection.

HOW FEEDBACK WAS INCORPORATED

- Groundwater and source water protection through a one-metre water table separation, no pumping or dewatering, and a Groundwater Management and Monitoring Plan led by a licensed hydrogeologist.
- Haul routes selected to avoid populated areas and school zones to the greatest extent possible.
- Restricted operating hours and dust suppression to reduce effects on nearby homes and wildlife.
- A Wildlife Management Plan, with vegetation clearing scheduled outside peak nesting season where possible.

CLIMATE CHANGE

GREENHOUSE GAS EMISSIONS

The Project will produce GHG emissions from trucks and equipment, estimated at approximately 1,088 tonnes of CO_2e per year, well below the federal reporting threshold and less than 0.01% of Nova Scotia's total annual emissions (approximately 13.69 million tonnes in 2024). To reduce emissions, the Project will use well-maintained equipment, minimize idling, and enforce speed limits. Sourcing materials locally will also help lower regional transportation emissions.

CLIMATE CHANGE IMPACTS ON THE PROJECT

The Project has been designed to account for a changing climate. More intense rainfall could increase erosion or runoff, so the site will use stormwater controls, vegetated buffers, and erosion protection. Reclamation will restore vegetation that supports the site's resilience to flooding and erosion over time.

CONCLUSION

The proposed Inglisville Road Pit Project is not expected to cause significant environmental effects. Some effects, such as on wildlife habitat, may be greater than others, but these can be effectively managed through the implementation of mitigation measures, and are expected to resolve over time after Project operations cease and the site is restored.

The Project has been designed to operate responsibly by maintaining buffers, staying above the water table, reducing dust and noise, and restoring the site through progressive reclamation. These measures will help protect local ecosystems and water resources while ensuring that the land can return to a healthy state once operations are complete.

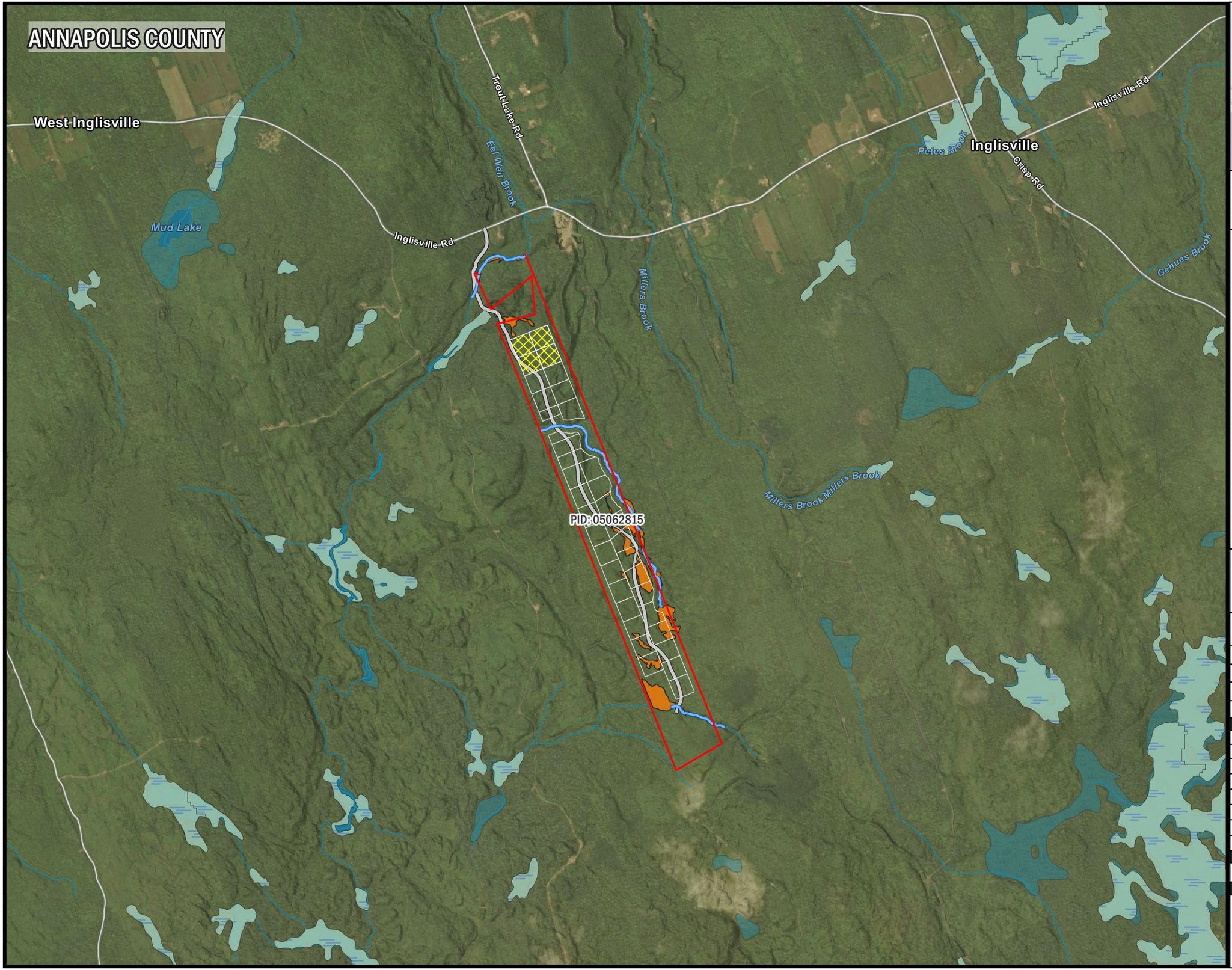
If approved, throughout its operation, the Project will support jobs and the economy in Annapolis County and supply materials for local construction and infrastructure. By sourcing materials locally, the Project will also reduce long-haul transport emissions.

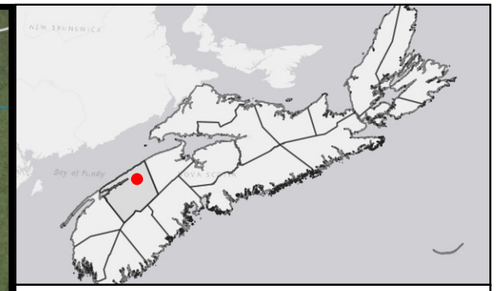
The Project Site was previously used for forestry, and siting the Project within this already-disturbed area helps minimize its overall environmental footprint compared to developing an undisturbed site.

WHAT HAPPENS NEXT

If approved, the Proponent will prepare a detailed Environmental Protection Plan in consultation with NSECC, covering water resources, wetlands, plants, animals, and public safety throughout the life of the Project. Monitoring will ensure that excavation stays above the water table, buffers are respected, and mitigation measures remain effective.

The Proponent will continue working with regulators, local governments, the Mi'kmaq of Nova Scotia, and community stakeholders, and welcomes ongoing questions and feedback from the public.





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ENVIRONMENTAL & GEOMATICS

- Project Site
- Access Road
- Initial Development Area (Blocks 1-4)
- Future Development Blocks
- Watercourses - Provincial
- Watercourses - Field Delineated
- Wetlands - Provincial
- Wetlands - Field Delineated

3341581 Nova Scotia Limited

Inglisville Road Pit Project

Project Area

Project #: 2025-007	**Drawing:** 1
Drawn: CN	
Checked: SD	
Approved: SD	**Date:** 2026-10-16

Revision or Issue

00	Map Draft	2026-08-25	CN
01	Map Revisions	2026-10-09	CN
02	Final Map	2026-10-16	CN
No.	**Description**	**Date**	**By**

Notes

Project Location: Inglisville Road, Inglisville, Annapolis County, Nova Scotia

Map Parameters

CRS: EPSG:2961 / NAD83(CSRS) / UTM zone 20N
Projection: Universal Transverse Mercator (UTM)
Units: Metres
Basemap: ESRI World Imagery; ESRI Light Grey Base; ESRI Hybrid Reference Layer; NS LiDAR Hillshade
Sources: Nova Scotia Hydrographic Network (NSHN); Nova Scotia Natural Resources and Renewables (NSNRR)

Scale: 1:18,000 when printed at 11"x17"

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