PROJECT SUMMARY

Municipal Enterprises Limited (MEL), an affiliated company of Dexter Construction Company Limited (Dexter), plans to expand the McIntyres Mountain Quarry from 4 hectares to 20.39 hectares. Other than the gradual increase in operating footprint, there will be no change from previous operations at the site.

KEY DETAILS

Quarry Location: PID 50019975, accessible from McIntyres Mountain Road, Kingsville, Inverness County, NS

Current NSECC Industrial Approval: 2011-076964-01

Current NSECC Approved Quarry Footprint: 3.99 hectares

Proposed Expansion Area: 20.39 hectares (includes current footprint)

Operating Schedule: Seasonal, when Dexter has a local project.

COMPANY PROFILE

Dexter is the largest heavy civil contractor in Atlantic Canada. Dexter responsibly operates approximately 70 aggregate quarries in Nova Scotia, providing high quality aggregates to support the construction and maintenance of the provincial highway network, and local roadwork and infrastructure projects.

QUARRY OPERATIONS SUMMARY

Dexter operates the quarry during the construction season when it is successful in bidding work in the area. If Dexter is unsuccessful in securing work, the quarry will remain inactive. During periods of operation, the quarry is typically operated for several weeks at a time to produce required aggregate products. All equipment is portable and mobilized to and from the site as needed.

Typical quarry activities include:

- Clearing of vegetation and grubbing of overburden
- Drilling and blasting of bedrock
- Crushing and screening blasted rock into finished aggregate products
- Hauling aggregate products to support local construction and roadwork projects.

REGULATORY CONTEXT

In Nova Scotia, aggregate quarries are regulated by Nova Scotia Environment and Climate Change.

Quarries smaller than 4 hectares require an Industrial Approval if they are not working on provincial highway projects. This approval includes terms and conditions to protect the environment such as limits for noise and dust limits, surface and groundwater monitoring, blasting limits, and reclamation requirements.

Quarries larger than 4 hectares also require an Environmental Assessment (EA) Approval. The EA process includes a thorough review of potential environmental and socioeconomic impacts and identifies measures to ensure that potential impacts are adequately mitigated.

Once the EA is approved, the Industrial Approval must be updated before the expansion can proceed.

BENEFITS OF THE PROJECT

Benefit Type	Description of Benefit
Environmental	Reduced habitat disruption: The proposed quarry expansion would support the continued operation of an existing facility, reducing the need to develop a new aggregate quarry nearby. This limits the need to clear undisturbed land elsewhere, helping preserve untouched habitats and biodiversity.
Environmental	Environmental protection products: The quarry supplies specialty aggregate products used in environmental applications such as shoreline stabilization and erosion control. Continued operation ensures a reliable local source for these materials.
Environmental	Reduced emissions: Sourcing aggregate from a nearby quarry reduces the distance materials must be trucked, lowering transportation-related emissions. Continued quarry operations will reduce haul distances for local projects, resulting in decreased environmental impact.
Economic	Support for local construction: Continued availability of local aggregate reduces construction costs for public and private projects by lowering transportation expenses.
Economic	Infrastructure development: Reliable access to high quality aggregate supports timely infrastructure improvements (e.g., roads, bridges), which are critical for economic growth and public safety.

MI'KMAQ OF NOVA SCOTIA

The nearest First Nations community to the study area is We'koqma'q First Nation, situated in Whycocomagh, Inverness County, approximately 26 km northeast of the quarry. An archaeological resource impact assessment, which included Mi'kmaq engagement, was completed for the project, and the area was ascribed a low archaeological resource potential. A Mi'kmaq Communication Plan will be established to communicate project details with the Mi'kmaq of Nova Scotia.

POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION

No Change / Negligible Change

Due to its rural location, local demand for aggregate from the McIntyres Mountain Quarry is not expected to change significantly over the long term. As such, the expanded quarry will result in a larger operating footprint over time, but other than the gradual increase in area, there will be no change from previous operations at the site. Considering this, there will be no increase in noise, dust, emissions, trucking, blasting frequency, etc. from previous operations. Mitigation measures to manage these effects will continue to be implemented and managed through the site Industrial Approval.

The quarry lands are privately owned and not open to the public, so land access will not change.

There are no homes located within 800 meters of the proposed quarry expansion, so residents will not be affected.

Noise and Dust

Potential Impacts: Quarry operations inherently generate some noise and dust.

Mitigation: The scope of the expansion will not contribute to increased noise, dust, or emissions, above what has previously been experienced at the site. Typical mitigation measures include water spray systems on crushers and wetting work areas to reduce dust, and ensuring all equipment and vehicles are in proper working order to reduce noise.

Surface Water, Wetlands, Fish and Fish Habitat

Potential Impacts: Surface water patterns and quality are not expected to change significantly. The project will not affect fish or fish habitat. A few small wetlands will be removed.

Mitigation: An erosion and sediment control plan, surface water monitoring program, and contingency plan will be established as part of the subsequent Industrial Approval process. Wetland alteration approvals and wetland compensation will be obtained prior to removing wetlands.

Groundwater Resources

Potential Impacts: Groundwater quality and quantity are unlikely to change.

Mitigation: The quarry will be operated above the water table. A groundwater monitoring program and contingency plan will be established as part of the subsequent Industrial Approval process. Blasting events will be monitored for noise and vibration.

Wildlife Habitat

Potential Impacts: 20.39 hectares of land that was previously harvested will be gradually affected. No species at risk have been found in the expansion area.

Mitigation: The slow pace of the expansion will allow wildlife to adapt. A wildlife management plan will be established as part of the subsequent Industrial Approval process.

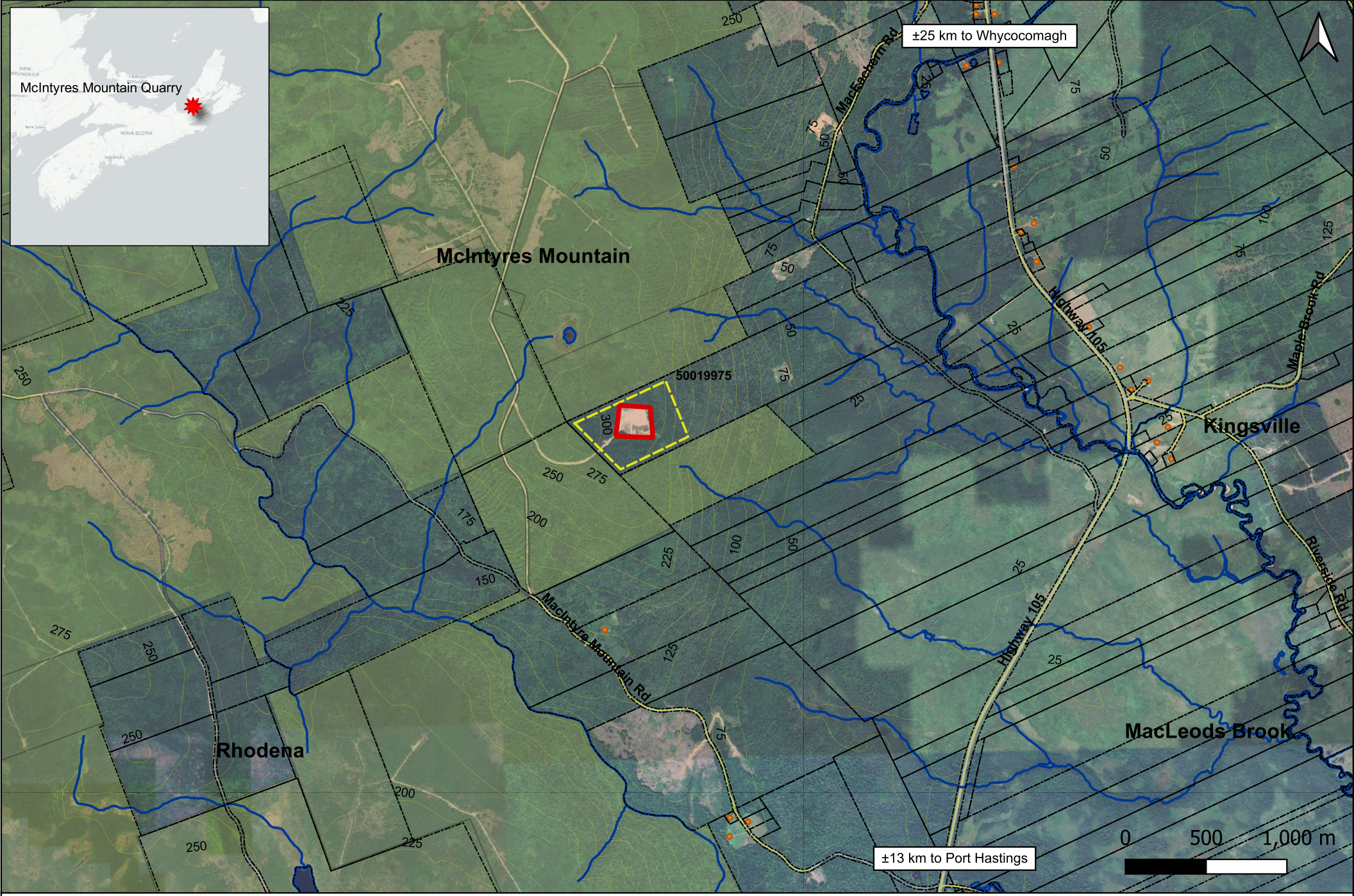
Climate Change

Potential Impacts: Heavy equipment used on site require fossil fuels, which produce carbon dioxide emissions, and contribute to climate change.

Mitigation: There will be no change in the frequency of operations from past use and the amount of fossil fuels consumed is not expected to increase.

CONCLUSION

The proposed McIntyres Mountain Quarry Expansion Project will provide environmental and economic benefits to the local community. Other than the gradual increase in operating footprint, there will be no change from previous operations at the site. Mitigation measures to manage potential impacts will continue to be implemented and managed through the site Industrial Approval.



McIntyres Mountain Quarry Expansion Project

Date: June 3, 2025

Legend

- Property Boundaries
- Approved Quarry Boundary
- Proposed Expansion Area (20.39 ha)
- Crown Lands
- Contours (25m Interval)
- Watercourses (Provincial)
- Potential Residential Receptors

MUNICIPAL GROUP OF COMPANIES