

PROJECT SUMMARY

Kenneth Lutz Trucks Ltd. (the Proponent) is proposing the Morden Road Sand Pit Expansion Project (the Project), which proposes to expand an existing sand pit located off Morden Road in Auburn, Kings County, Nova Scotia (PIDs 55090187 and 55545354). The current approved pit area is 3.995 hectares, and the proposed expansion will add 1.46 hectares, bringing the total approved project area to approximately 5.46 hectares.

The sand pit operates under Nova Scotia Industrial Approval No. 2019-2616742-00. The expansion will proceed under this existing approval, with amendments submitted following approval of the Environmental Assessment (EA). The annual extraction from the expansion area is expected to be approximately 10,000 tonnes. No new access roads or major infrastructure are required. The Project will continue to use existing haul routes and infrastructure.

The Project has been designed to follow Nova Scotia's environmental protection standards, including maintaining buffers around wetlands and watercourses, separating excavation from the water table, and following best practices for dust control, stormwater management, and site reclamation.

POTENTIAL EFFECTS ON THE MI'KMAQ OF NOVA SCOTIA

The nearest Mi'kmaq community is Annapolis Valley First Nation, located approximately 17 km from the Project site. Formal engagement was initiated in April 2025 with all 13 Mi'kmaq First Nations in Nova Scotia, the Native Council of Nova Scotia, and the Kwi'mu'kw Maw-klusuaqn Negotiation Office. No responses had been received at the time of writing. Engagement will continue as the Project progresses.

An archaeological assessment was completed in March 2025. While no archaeological resources were found, one area within the Project site was identified as having high potential for Pre-contact Mi'kmaw archaeological resources. This area will be avoided during Project activities. The results were submitted to Nova Scotia Communities, Culture, Tourism and Heritage for review.

No significant impacts on Mi'kmaw cultural resources or land use are anticipated.

BENEFITS OF THE PROJECT

The Project will provide several benefits for local communities and Nova Scotia as a whole:

JOBS AND LOCAL ECONOMY

The Project supports local employment and purchases goods and services from nearby businesses.

CONSTRUCTION AND HOUSING

The pit produces high-quality sand used for housing and infrastructure, including municipal plumbing, electrical line burial, and septic system filtration.

RENEWABLE ENERGY DEVELOPMENT

The materials are also used in renewable energy projects such as wind and solar farms, where they support foundations, access roads, and site grading, helping advance Nova Scotia's climate and sustainability goals.

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 Project has been carefully 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: Sand 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 water table to protect groundwater. A 30-metre natural buffer will be kept around McGee Brook, the closest watercourse. Sediment and erosion controls will be installed, and stormwater will be managed on-site. If needed, groundwater will be monitored during operations to ensure protective measures remain effective.

WETLANDS AND AQUATIC HABITAT

Potential Effects: Dust or runoff from the site could reach nearby wetlands or aquatic habitats. While no wetlands will be directly disturbed, these sensitive areas could be indirectly affected.

Mitigation Measures: A 30-metre buffer will be maintained around wetlands and McGee Brook. Dust suppression and erosion control measures will be applied, and runoff will be directed away from sensitive areas. By working outside wetland boundaries, the Project will avoid direct disturbance to these ecosystems.

FLORA, FAUNA, AND TERRESTRIAL HABITAT

Potential Effects: Vegetation clearing may temporarily reduce wildlife habitat. 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.

Mitigation Measures: Clearing will be scheduled outside of the main bird nesting season whenever possible. Buffers will be maintained around sensitive areas. During site reclamation, native plants will be used to restore the natural habitat. Over time, reclamation will return the disturbed area to a natural state. A wildlife management plan will be developed in order to prevent harmful effects to wildlife and protect wildlife that may nest on or near the Project site.

AIR QUALITY

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

Mitigation Measures: All equipment will be well-maintained to reduce emissions, and idling will be minimized. Trucks leaving the site will be covered, and speed limits will be enforced to reduce dust. Water or other dust suppression methods will be used during dry conditions.

SOIL AND GEOLOGY

Potential Effects: Soil disturbance during excavation could increase erosion. There is also a chance of encountering naturally occurring problem rock, such as sulfide-bearing rock.

Mitigation Measures: Erosion and sediment controls will be followed throughout operations. Disturbed areas will be reshaped and seeded during reclamation to stabilize soils. If problem rock is encountered, NSECC will be notified, and the material will be managed in line with provincial requirements.

SOCIOECONOMIC, LAND USE, AND TRANSPORTATION

Potential Effects: The Project will support local jobs and the construction sector, but it 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 zoning requirements. Access roads will be maintained, truck routes will be clearly marked, and signage will be used to inform drivers and residents. Speed limits will be enforced to protect safety and reduce traffic impacts.

CULTURAL AND HERITAGE RESOURCES

Potential Effects: An archaeological survey found one small area within the Project site that has potential for Mi'kmaq cultural resources. While no resources were discovered, there is always a chance they could be found during operations.

Mitigation Measures: Work will avoid the identified sensitive area. If archaeological materials are found, work will stop immediately, and provincial authorities and Mi'kmaq representatives will be contacted. A protective buffer will be kept around areas with cultural value.

HUMAN HEALTH AND WELL-BEING

Potential Effects: The Project may cause temporary effects on nearby residents from dust, noise, and increased truck traffic. These effects could reduce the enjoyment of outdoor spaces or create minor nuisances during operations. As with any industrial activity, there are also standard safety risks from operating heavy equipment.

Mitigation Measures: To reduce these effects, the Project will operate only during daytime hours. Dust and noise will be minimized through suppression techniques, equipment maintenance, and traffic management. 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 will be secured to prevent unauthorized access. Together, these measures will help protect the health, safety, and well-being of nearby residents and workers.

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

ENGAGEMENT WITH THE MI'KMAQ OF NOVA SCOTIA

The Proponent began engaging with Mi'kmaq communities early in the Project planning process. On April 15 and 16, 2025, 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, and the Kwi'mukw Maw-klusuaqn Negotiation Office. These letters introduced the Project, invited feedback, and offered opportunities to meet. Follow-up calls were made in May 2025 to confirm receipt of the information. An archaeological assessment of the site also identified one area with high potential for Pre-contact Mi'kmaw cultural resources, which will be avoided during operations.

ENGAGEMENT WITH GOVERNMENT AND AGENCIES

The Project team met with Nova Scotia Environment and Climate Change (NSECC) and the Nova Scotia Office of L'nu Affairs in March 2025 to discuss the Project and the environmental assessment process. Project information was also shared with municipal governments, including the Municipality of Kings, the Town of Berwick, and the Villages of Greenwood and Kingston.

ENGAGEMENT WITH THE PUBLIC AND OTHER STAKEHOLDERS

Local residents, landowners, and community organizations were informed about the Project. Two adjacent landowners were contacted directly, and both provided written permission to allow expansion up to their property boundaries. On April 16, 2025, information was also shared with local non-governmental organizations and trail groups. A Canada Post mail-out delivered Project information to 1,277 households and businesses within 5 km of the site, including a map and a link to a Project website with details and a feedback form.

WHAT WE HEARD

Feedback that we received emphasized the importance of protecting groundwater, managing noise and dust, and ensuring that site reclamation is done responsibly. Additionally, we heard the need to protect migratory birds, local biodiversity, and natural habitats. Questions were raised about how groundwater will be managed, how the depth to the water table will be considered, and how the site will be monitored during operations and rehabilitation.

HOW FEEDBACK WAS INCORPORATED

Concerns raised by stakeholders have been addressed in the assessment:

- Groundwater protection is included through maintaining at least a one-metre separation from the water table and developing a groundwater monitoring plan. This will limit impacts to the local groundwater table.
- Noise and dust effects are discussed in detail, with clear mitigation measures to reduce impacts on nearby homes and wildlife.

- Reclamation practices are described, including the use of native plants and topsoil to restore habitat. Bird and wildlife protection measures include scheduling vegetation clearing outside the main nesting season where possible and conducting routine inspections for nesting wildlife on site.

CLIMATE CHANGE

GREENHOUSE GAS EMISSIONS

The Project will produce greenhouse gas (GHG) emissions from trucks and heavy equipment, estimated at 937 tonnes of carbon dioxide equivalent (CO₂e) per year. This represents a very small portion of Nova Scotia's total emissions (14.8 million tonnes in 2022). While these emissions contribute to global climate change, the Project's overall footprint is considered minor. Products produced by the Project may be used in the construction of renewable energy projects and green infrastructure.

To reduce emissions, the Project will use well-maintained equipment, minimize unnecessary idling, enforce on-site speed limits, and use energy-efficient or low-emission equipment where feasible. By sourcing sand close to where it is needed, the Project also helps lower transportation emissions in the region.

CLIMATE CHANGE IMPACTS ON THE PROJECT

The Project has also been designed to account for the effects of a changing climate. More intense rainfall or storms could increase erosion or runoff, but the site will use stormwater controls, vegetated buffers, and erosion protection to manage these risks. The sandy soils at the site drain naturally, which reduces the risk of flooding. Reclamation will restore vegetation that enhances the site's resilience to flooding, erosion, and other potential climate change impacts.

The sand produced will support renewable energy and sustainable infrastructure projects, including wind and solar developments. By providing local aggregate materials for these initiatives, the Project indirectly contributes to Nova Scotia's climate and sustainability goals.

CONCLUSION

The Morden Road Sand Pit Expansion Project is not expected to cause significant environmental effects. The assessment shows that potential impacts on water, wetlands, plants, animals, air quality, transportation, and nearby communities can be effectively managed through careful planning, proven mitigation measures, and regulatory oversight.

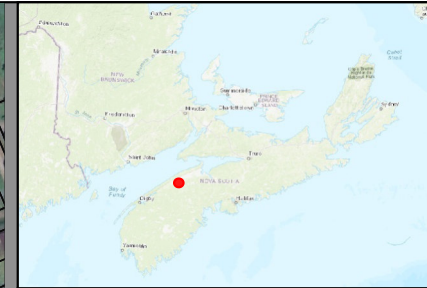
The Project has been designed to operate responsibly by maintaining buffers from sensitive areas, staying above the water table, reducing dust and noise, and restoring the site through progressive reclamation. These measures will help protect local ecosystems while ensuring that the land can return to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

Throughout its operation, the Project will provide important local benefits. It will support jobs and the economy in Kings County, supply materials needed for housing and infrastructure, and contribute to renewable energy development in Nova Scotia. By sourcing sand locally, the Project also reduces the need for long-haul transport, lowering regional emissions. Additionally, expanding the existing Morden Road Sand Pit offers a lower overall environmental footprint than developing a new sand pit site.

WHAT HAPPENS NEXT

As the Project moves forward, the Proponent will prepare a detailed Environmental Protection and Monitoring Plan in consultation with the Government of Nova Scotia. This plan will include measures to protect local 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 to work closely with regulators, local governments, the Mi'kmaq of Nova Scotia, and community stakeholders. Engagement will remain open, and the Proponent welcomes questions, feedback, and input from any member of the public. This ongoing consultation will help ensure the Project is carried out in a safe, transparent, and environmentally responsible way.



Legend

- NSPRD Land Parcels
- Subject Properties
- Current Pit Area
- Proposed Pit Expansion Area
- McGee Brook - Field verified
- Wetlands - Field verified
- Wetlands - Provincial
- Watercourses - Provincial



Morden Road Sand Pit Expansion Project

Project Area

PROJECT #: 2024-014	FIGURE: 1
Drawn: CN	
Checked: IB	
Approved: IB	Date: 2025-08-25

Revision or Issue			
1	Map Draft	2025-08-23	CN
2	Final Map	2025-08-25	CN

No.	Description	Date	By
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Notes

Project Location: Morden Road, Auburn, Kings County, Nova Scotia

Map Parameters

ESRI, IPED (2024) / NAD83(CSRS) / UTM Zone 18N
Projection: Universal Transverse Mercator (UTM)
Datum: NAD83
Spheroid: EGSE World Spheroid, Geoid Heights: NS LIDAR
WGS84
Source: Nova Scotia Hydrographic Network (NSHN), Nova Scotia
Soils Natural Resources and Environment (NSNRE), Nova Scotia
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Scale: 1:8,000

