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Mount Uniacke Quarry Expansion Project, Hants County - Addendum

Comment Period End Date: 2 November 2025

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Date: October 14, 2025

To: Megahn Rafferty

From: Lesley O'Brien-Latham, Executive Director, Policy and Strategic Advisory Services

Subject: Mount Uniacke Quarry Expansion Project, Hants County - Environmental Assessment Addendum Registration

Scope of review:

The scope of this review follows the Department of Fisheries and Aquaculture's (NSDFA) legislated mandate to develop, promote and support fishing, aquaculture, seafood processing and sportfishing in Nova Scotia.

List of Documents Reviewed:

- EA Registration Addendum - Mount Uniacke Quarry Expansion Project.pdf
- NCCI_MtUniacke EA Addendum Report_Sep2025

Details of Technical Review:Marine Fisheries:

Northumberland Capital Corporation Inc. has submitted an Environmental Assessment for their proposed expansion of a quarry located 2.5km Northeast of the community of Mount Uniacke, Nova Scotia in Hants County. The development appears to pose negligible impacts to NSDFA's Marine Fishery interests.

There are two licensed NS commercial marine fisheries buyers/processors located within Hants County where the proposed quarry expansion is to be located. Hnatiuk Hunting and Fishing Ltd. is located 58km northeast from the proposed site and Canesp Global Distribution S.L. Inc. is located 38km southeast from the proposed site. NSDFA advises that since the quarry expansion does not propose any marine activity, and with mitigation measures to buffer against connectivity to the marine environment, the quarry expansion poses negligible impacts to the operations of the latter two commercial marine fisheries businesses.

Regarding commercial marine harvesting fisheries in the area, lobster is the most lucrative fishery with connectivity to the Sackville River watershed, which is adjacent to the proposed quarry expansion. The adjacent marine waters are known as Lobster Fishing Area (LFA) 33. Fishing in LFA 33 occurs from the last Monday in November to the last day of May, annually. There are a small number of harvesters (<10) who fish the approaches near Eastern Passage, 30km southeast of the headwaters of the Sackville River watershed. Although there is some concern raised about the quarry's expansion regarding connectivity with the Sackville River watershed, it is likely, with proper mitigation measures, that project would pose negligible impacts to the LFA 33 lobster and other adjacent commercial marine fisheries since they are active far afield from the proposed site.

Regarding the impacts to Indigenous communities, there are no active Indigenous fisheries adjacent to the proposed site.

Aquaculture:

There are no rockweed lease or aquaculture sites within 25km of the proposed project.

Please note the addendum only provided information on surface water for quality and quantity, as there was no information related to sediment creation and power outages to review.

Inland Fisheries:

The addendum dealt with surface water run off and modelling water balances and identified no significant increase in water levels/runoff to downstream areas. The addendum also referred the reader to original environmental assessment submitted in 2023 for fish & fish habitat information, which NSDFA had reviewed.

Key Considerations: (provide in non-technical language)

The proponent's proposed quarry expansion in Mount Uniacke, NS is subject to environmental assessment policies and guidelines. Based on the activities proposed, and with proper mitigation measures and adherence to the environmental policies and guidelines, there is negligible risk to the adjacent commercial marine fisheries activities and NSDFA's interests.

As there are no aquaculture or rockweed harvesting operations within a 25km radius of the project location, and since the addendum does not contain any changes that would impact local inland waterways, fish or fish habitat, there are no concerns from the Aquaculture or Inland Fisheries divisions of NSDFA.

Project proponent should also be made aware of:

- the [Fisheries and Coastal Resources Act](#),
- Provincial [Aquaculture License and Lease Regulations](#),
- Provincial [Aquaculture Management Regulations](#),
- the [Nova Scotia Rock Weed Harvesting Regulations](#), and
- the Department's [Site Mapping Tool](#) for information on the location of sites and leases in the area of their proposed project.

Date: October 13, 2025

To: Meghan Rafferty, Environmental Assessment Officer

From: NSECC ICE, Central – Tanya Farrell

Subject: **Addendum - Mount Uniacke Quarry Expansion Project, Hants County, Nova Scotia**

Scope of review:

This review focuses on the following mandate: Surface Water

List of Documents Reviewed:

Mount Uniacke Quarry Expansion Project Environmental Assessment Registration Addendum, prepared by WSP, dated September 10, 2025.

Details of Technical Review:

- The surface water sampling conducted by the proponent identified elevated concentrations of several parameters including but not limited to nitrite and pH. It is unknown what impacts quarry expansion will have on runoff and how potential impacts to runoff may be mitigated.
- The proponent has proposed some changes to surface water monitoring. Any changes to surface water monitoring would require an amendment to the Industrial Approval.
- Based on the submission, potential changes to runoff or baseflow are unclear. It is recommended that a water management plan be required as part of the Industrial Approval.

Key Considerations: (provide in non-technical language)

- Expansion of the quarry beyond the current footprint will require an amendment to the Industrial Approval.
- The Industrial Approval should be updated to address surface water quality concerns.
- A water management plan that meets the Department's requirements should be submitted as part of the amendment process for the Industrial Approval to support the proposed expansion.



Fisheries and Oceans
Canada

Pêches et Océans
Canada

Bedford Institute of Oceanography
1 Challenger Drive
P.O. Box 1006, Station P500
Dartmouth, Nova Scotia B2Y 4A2

Date: October 14, 2025

To: Meghan Rafferty, Environmental Assessment Officer

From: Donald Sam, Regulatory Review Biologist, Fish and Fish Habitat Protection Program

Subject: Mount Uniacke Quarry Expansion (Addendum), Hants County, Nova Scotia

Scope of review:

Fisheries and Oceans Canada (DFO) is responsible for administering the fish and fish habitat protection provisions of the *Fisheries Act* (FA), the *Species at Risk Act* (SARA), and the *Aquatic Invasive Species Regulations*.

DFO's review focused on the impacts of the works outlined in the Mount Uniacke Quarry Expansion Project Environmental Assessment Registration Document to potentially result in:

- the death of fish by means other than fishing and the harmful alteration, disruption or destruction of fish habitat, which are prohibited under subsections 34.4(1) and 35(1) of the *Fisheries Act*;
- effects to listed aquatic species at risk, any part of their critical habitat or the residences of their individuals in a manner which is prohibited under sections 32, 33 and subsection 58(1) of the *Species at Risk Act*; and
- the introduction of aquatic species into regions or bodies of water frequented by fish where they are not indigenous, which is prohibited under section 10 of the *Aquatic Invasive Species Regulations*.

Recommendations: (provide in non-technical language)

DFO did not identify any potential impacts to fish or fish habitat during the review of the addendum document for the Mount Uniacke Quarry Expansion Project, Hants County and has no further comments or recommendations.

Further information on the Mount Uniacke Quarry Expansion project can be provided through the NSECC watercourse and/or wetland alteration approval process(es), and/or through submission of a DFO Request for Review application to DFO to allow DFO staff to conduct a regulatory review of the project to identify potential impacts to fish and fish habitat, and to determine if an authorization under the *Fisheries Act* and/or a *Species at Risk* permit is required.

Date: October 10, 2025

To: Meghan Rafferty, Environmental Assessment Officer

From: Water Resources Management Branch

Subject: **Addendum - Mount Uniacke Quarry Expansion Project, Hants County, Nova Scotia**

Scope of review:

This review focuses on the following mandate: surface water quality and quantity, and wetlands

List of Documents Reviewed:

EA Registration Document (EARD), EARD Addendum, GIS Data

Details of Technical Review:

Surface Water

In response to the Minister's decision in 2024, the proponent provided a water balance assessment with sound details in the EA Addendum. Impacts on surface water quantity to the downstream wetland/watercourse system (Headwaters of Sackville River) were assessed.

The EA Addendum indicates that the potential risks of flooding due to climate change can be mitigated by the settling pond with adjustments to the pond size or the addition of new ponds as needed to meet engineering and NSECC standards. Details of the pond were not provided, so the efficiency of this mitigation measure cannot be assessed at this time.

The proponent conducted general chemistry and total metals at the outfall of the settling pond in November 2024. The testing found greater nitrite levels than the long-term Canadian Council of Ministers of the Environment Guidelines for the Protection of Aquatic Life (CCME Guidelines). The proponent also conducted follow up testing and investigations into the possible sources of nitrite. They speculated that the increased nitrite levels are due to residues picked up by runoff within the quarry from previous blasting activities. The proponent proposes to include nitrite testing at the outfall of the settling pond during monthly monitoring events.

Wetlands

The EARD addendum provided an assessment of potential impacts to the headwater wetland complex associated with the Sackville River downgradient of the proposed

quarry expansion site. A wetland monitoring plan was developed to assess and mitigate impacts to the wetland.

Key Considerations: (provide in non-technical language)

Surface Water

The proponent should select appropriate rainfall events (e.g., return period, duration, intensity) based on the selected climate change scenario (RCP 4.5) and quarry life to inform adjustments to the operation/design of the settling.

In addition to the monthly nitrite testing at the outfall of the settling pond, it's recommended that a risk-based monitoring approach be incorporated into the monitoring plan (e.g., incorporating monitoring based on the frequency or occurrence of blasting activities in relation to rainfall events for parameters of concern (e.g., nitrite).

Wetlands

The proposed wetland monitoring plan is sufficient. If impacts to the wetland are identified NSECC shall be notified, and mitigation and/or adaptive management may be required.

The proponent should submit a Wetland Alteration Approval Application for review and approval for any wetlands proposed to be directly or indirectly altered and complete any necessary compensation and monitoring. The proponent should utilize Nova Scotia's Wetland Alteration Application's Guided Template for the permit applications.



Submission ID

a577b187

Submission date

24/09/2025 20:45

Submission status

SUBMITTED



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Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

We already have negative effects from the Quarry all the way on the end of Rockwell Drive. Blasting shakes our house and increases sediment in our water filters. The Quarry trucks driver dangerously in front of our school. I have heard the Quarry also pushes the boundaries of what blasting is allowed and would continue to do so in the future. We do not support this expansion.

Name:

Email:

City/Town

Mount Uniacke

Postal Code

B0n 1z0

Attachment(s):

Drag & drop or [choose file](#) to upload

Maximum file size per file: 10 MB

Accepted file types: doc, docx, jpg, jpeg, pdf, png, xls, xlsx

Maximum number of files allowed: 10

Please note:

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Yes, I agree (must be selected to proceed)

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No documents to display.

**Submission ID**

5a2735f2

Submission date

24/09/2025 21:16

Submission status

SUBMITTED



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Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

The blasting done is way more then allowed.although hard to prove once its done. We are very worried about our wells and foundations. I live on norman lake and my dogd ran downs stairs from the shake and noise of the blast.The road is not built for constant truck traffic and is not properly maintained.

Name:**Email:**

@gmail.com

City/Town

Mount Uniacke

Postal Code

B0N 1Z0

Attachment(s):

Drag & drop or [choose file](#) to upload

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Yes, I agree (must be selected to proceed)

Uploaded document(s)

No documents to display.

**Submission ID**

fa226ee9

Submission date

25/09/2025 08:49

Submission status

SUBMITTED



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Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

I have a huge concern and I am totally against the expansion of the quarry. Our community is expanding it, there are new subdivisions being built in Mount Uniacke the last thing we need is a quarry expansion where certainly will impact our environment and our lives. It will be disappointing to know that our leaders would allow this quarry to further expand, it should be shut down for good instead. This is an absurd.

Name:

Email:

@yahoo.com

City/Town

Mount Uniacke

Postal Code

B0N 1Z0

Attachment(s):

Drag & drop or [choose file](#) to upload

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Yes, I agree (must be selected to proceed)

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**Submission ID**

9d21b4bb

Submission date

25/09/2025 17:13

Submission status

SUBMITTED



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Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

We do not need any more destruction of forests, grinders going, blasting thst shakes our houses andvscares our pets and livestock. And more trucks on the road which is already in a terrible state Due to all the trucks...stongly object. This a bedroom community, most of us here for the peace and quiet...

Name:**Email:**

@gmail.com

City/Town

Mount Uniacke

Postal Code

B0N 1Z0

Attachment(s):

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Yes, I agree (must be selected to proceed)

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No documents to display.

**Submission ID**

4095fd22

Submission date

26/09/2025 13:01

Submission status

SUBMITTED



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Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

As a resident of the Uniacke Mines Rd, it is disheartening to see politicians and public workers approving this type of project. I invite each of you decision makers, to come on a working day, and take a walk for 30 minutes on the Uniacke Mines Rd. The amount of dust that the quarry trucks generate is obscene. It is impossible for us tax payers, to enjoy a SIMPLE WALK in our neighbourhood due to this type of industrial activity. I'm writing this letter with the last glimpse of hope that you will at least listen, and take the only action that will give us some sense of importance. PAVE THE UNIACKE MINES RD. At least, to the point where the houses end, it would be amazing if it could be done all the way to the access to Cockscomb Rd, but of course, you'll say it's too much to ask. If there's a sliver of humanity within yourselves, please pave the Uniacke Mines Rd. It is horrible to take a walk on the road, let alone do laundry and put our clothes outside, our cars are covered with dust, our

homes are covered with dust, our appliances such as HRV, Heat Pumps, among any others that perform any type of ventilation, have to be maintained twice as much due to those quarry trucks generating triple amounts of dust compared to a regular domestic truck or vehicle. And, maybe one of the most important things, it is unknown the damage the quarry will do to the quality of our well water. But go on, and enjoy the tax dollars the project will provide for you. It's in this times where I wish I was religious to believe that someday you'll pay the consequences of your actions, but sadly, I know you won't.

Name:

Resident of the Uniacke Mines Rd, won't provide a name since our privacy is not important to y

Email:

City/Town

Mount Uniacke

Postal Code

B0N 1Z0

Attachment(s):

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No documents to display.



Submission ID

1083967e

Submission date

27/09/2025 16:34

Submission status

SUBMITTED



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Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

I am strongly opposed to the expansion and the quarry in general for a long list of reasons, both environmental and including serious safety issues. I am within a few kms from the site and moved here before the quarry opened. We are close enough that our whole house shakes after a blast and most of the time, don't have any prior warnings. We've only heard the sirens 2-3 times in the last 10 years and one of us works from home. We usually find out by feeling it and all the glassware in the house rattling. It feels like a bomb went off way too close for comfort. It's terrifying and stressful. We worry about the water quality, foundation issues and air quality. We have to pay for any repairs ourselves and all the higher ups can say all they want, that claims can be put through but let's be honest, average families don't have the financial means to fight that. I'm concerned about how the air quality is being affected that my kids breath by having this quarry SO close to a residential area and in a

town that is rapidly expanding. The larger the quarry, the worse the blasting, potential water and foundation issues and air quality we'll have. The blasts are detectable well past Sackville and we're right down the road from it. This quarry at its current size also impedes growth and will continue to stack up environmental issues with new subdivisions that can very clearly see the blasting from their back yards. It literally doesn't take a scientist to see this is a dangerous location right in a growing town. Allowing an expansion could also affect property values and in this economy, that's all some of us have for the future.

Name:

Email:

City/Town

Postal Code

Attachment(s):

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Uploaded document(s)

No documents to display.

**Submission ID**

cba5a420

Submission date

30/09/2025 07:18

Submission status

SUBMITTED



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Select a Project:**Comments:**

I am a resident of Partridge Lane Mount Uniacke which is very close the the quarry. I am writing to express my opposition to further expansion of this quarry. We have been experiencing blasts which result in earthquake like shaking of residences in close proximity. I am fearful of what further expansion will do to our homes, water quality, road structures etc. Constant trucks traffic on the Uniacke Mines Rd is causing deterioration of the road and dangerous traffic.

Name:

Email:

...@gmail.com

City/Town

Mount Uniacke

Postal Code

B0N 1Z0

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From:
To: Brad Johns, MLA Sackville - Uniacke; Kody.Blois@parl.gc.ca
Cc: Michael Perry; emoussa@easthants.ca; Bowen, Lynn A; Farrell, Tanya M; Hunter, Tanya; Hunt, Mariah Dawn; melissa.mlaoffice@gmail.com; Premier; MLA Brad Johns Assistant; chuck@cartmill.ca; Tutty, Bridget R; Dodd, Jeffrey M; eroulston@easthants.ca; infomorning.halifax@cbc.ca; marnoon@cbc.ca; Munroe, Sharon; brad.johns@gmail.com; Bertrand, Brittany; kayla.hounsell@cbc.ca; gretchenf@sierraclub.ca; karenmckendry@ecologyaction.ca; paul.palmer@cbc.ca; Joanna@ecologyaction.ca; Yuriev, Nadine; office@liberal.ns.ca; feedback@nsndp.ca; SRA3@bellaliant.com; gpns@greenparty.ns.ca; SRA@bellaliant.com; Diane.Paquette@cbc.ca; michael.gorman@cbc.ca
Subject: No! to a massive 40 hectare expansion Uniacke Quarry (please read)
Date: October 6, 2025 8:53:02 AM
Attachments: [image.png](#)
[image.png](#)

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Very concerned local resident,

Cockscomb Lake, Mount Uniacke



URGENT COMMUNITY ACTION NEEDED



The Mount Uniacke Quarry Expansion will NOT STOP unless we demand it.

Politicians — our MLA, Premier Tim Houston, and NSE Minister Tim Halman — must hear us loud and clear:

✗ NO QUARRY EXPANSION! ✗

This is not just another meeting. This is our chance to show up, speak out, and protect our community's future.



Be there in person



Uniacke Legion



Wednesday, October 15



6:30 PM



Spread the word

Very few people even know this meeting is happening — tell your neighbors, friends, and family!



Write in now — make your objections heard:

NSECC (Nova Scotia Environment & Climate Change)
minister.environment@novascotia.ca

Premier Tim Houston premier@novascotia.ca

NSE Minister Tim Halman tim.halman@novascotia.ca



Politicians only act when they hear from us — in numbers.

WHY WOULD MOUNT UNIACKE WANT A QUARRY **TEN TIMES BIGGER?**

From 4 hectares to a massive 40 hectares —
a decade of blasting, dust, and disease
has already been enough.

For 10 years our community has endured
the impacts:

- Environmental harm
- Industrial dust and disease
- Disrespect for residents

This is **NOT** a NIMBY reaction.
It's a demand for fairness, health,
and accountability.

**STOP THE QUARRY EXPANSION —
PROTECT MOUNT UNIACKE!**



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**STOP THE QUARRY EXPANSION —
PROTECT MOUNT UNIACKE!**



Submission ID

c792b60b

Submission date

10/10/2025 10:21

Submission status

SUBMITTED



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We may only use or disclose your personal information for another purpose if we are authorized by law to do so, or if we obtain your consent.

By submitting your personal information to us, you acknowledge that the information provided to us is correct and accurate, and you understand that any personal information you provide is collected, used, and disclosed for the purpose of administering the review process.

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Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

As a resident of the Uniacke Mines Rd, the quarry operation poses several health risks.

- The dust it creates, makes it impossible for us residents to enjoy the outdoors of our own homes. Breathing all the dust generated by the dump trucks is awful. We cannot be outside on a nice sunny day during a week day because of this operation, and forget about taking a walk, the dust at the roadside is even worse, let alone, dangerous to walk with dogs or little kids.
- The contamination it will cause to the water table due to the explosives they use to harvest the bedrock will seep into the water, and now we will have health issues due to our private water wells contaminated.

Besides the health risks, the quarry operation can damage private properties, foundations,

well casings, among other types of damage due to the blasting and constant use of the road by heavy trucks, and we will be left alone to cover the bill for a damage we did not create.

The quarry also denies to sell to private owners, they only sell to contractors and friends, I've tried to purchase in the past with no luck, so what is the benefit for us residents, to share the road with the quarry, just for them to make business with whoever they choose, but we cannot get even this smaller benefit, however, we have to endure all the negatives of having a quarry on our road near our homes.

Please consider these comments as if you lived here, and ask yourselves this question. Would I like to live in the Uniacke Mines Rd? Knowing that I cannot enjoy my property from Monday-Friday from 7 am to 5 pm.

I know you might think, there's less than 20 houses on the Uniacke Mines Rd, so passing on a big development for the province, or upset 20 families, might be worth it? But we remind you, we also pay our property taxes, and we should receive the same level of respect as a bigger community.

Name:

Email:

City/Town

Postal Code

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From:
To: [Environment Assessment Web Account](#)
Cc:

Subject: Public commentary - Opposition to Mount Uniacke Quarry
Date: October 10, 2025 3:56:07 PM

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Opposition to the Proposed Expansion of Uniacke Quarry

Dear NSECC Environmental Assessment Team,

I am writing to formally oppose the proposed expansion of the Uniacke Quarry from 3.99 hectares to a staggering 40 hectares—an increase comparable to going from one football field to ten. Such a drastic expansion threatens to extend the quarry's footprint for the next 30 to 50 years, and the Mount Uniacke community cannot endure another prolonged period of industrial degradation.

For over a decade, the residents of Mount Uniacke have endured the detrimental impacts of this quarry. Why would authorities even consider permitting such a massive expansion? The community has already borne enough suffering. We believe further growth would only exacerbate the existing issues and threaten the health, safety, and quality of life of those who live here.

Moreover, residents along Uniacke Mines Road, facing the already substandard gravel, and those living around Cockscomb Lake, are already burdened by this ongoing industrial activity. Soon, they will be joined by a new 500-home community, led by the Municipality of East Hants. An expanded, oversized quarry in this neighborhood is a disaster waiting to happen—posing significant environmental, health, and safety risks to our community.

The owners of the quarry, NCCI, has demonstrated a pattern of dishonesty and poor corporate citizenship throughout this decade. Their actions reveal a disregard for environmental regulations and community well-being. NSECC already has a substantial record of complaints—regarding over-blasting, toxic settling ponds washing into the Sackville River headwaters, and NCCI's redrawing of Impact Assessment boundaries. It is evident that NCCI shows little respect for Mount Uniacke or for NSECC.

Specific Concerns:

Illicit Infilling of Wetland 7:

NCCI illegally infilled Wetland 7 to create the settling pond and laydown areas, despite clear stipulations in the original 2015 approval documents that designated Wetland 7 as off-limits. How could NSECC approve an amendment that includes this wetland into the quarry area? It appears NSECC has rewarded NCCI for breaching environmental laws by lifting Minister Halman's EA pause—an action that sets a dangerous precedent.

Unauthorized Quarry Activities Outside Approved Boundaries:

NCCI has been blasting and removing rock outside the approved quarry boundaries. To date, NSECC has failed to address this violation. At minimum, NCCI should have been required to include these areas within the amended quarry boundary. Furthermore, the access road on the western edge of the quarry, which NCCI continues to use for operations, remains outside the approved area and should have been incorporated into the expansion.

To the NSECC leadership:

You have promised to provide feedback on the numerous complaints filed against the quarry. Yet, to date, there has been silence—no responses, no action. We have submitted at least three complaints this year alone, and previous discussions with Tanya Hunter at ICE have yielded no updates for over two months. Is NSECC covering up or delaying action on these violations to facilitate the expansion? It appears that NSECC is siding with a business that shows complete disregard for legal compliance and community concerns—including your own regulatory responsibilities.

In conclusion, I urge NSECC to reconsider this reckless expansion proposal. The community's patience has worn thin, and we demand that our environment, health, and future are prioritized over corporate interests.

Thank you for your attention to this urgent matter.

Sincerely,

longtime Mount Uniacke Resident and Concerned Citizen

**Submission ID**

df5cdf43

Submission date

10/10/2025 16:14

Submission status

SUBMITTED



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Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

My understanding is that the proponent of this quarry did not meet their environmental requirements of their settling pond, nor testing downstream. As well the dimensional limitations of their 1 hectare site were abused
They frequently stored offsite waste in this area.
Why would any reasonable person or Provincial department think that the abuses of their permit requirements will stop if the site is 10 times the size.
There were random explosions at the site (not blasting) that propelled rock and dust hundreds of feet in the air with absolutely no warning.
They have regularly destroyed the road into the site, not to mention clouds of dust covering every house, car etc on the Uniake Mines Rd

Tis is a residential area, not an industrial park.
Stop this madness and stop the expansion.

Name:

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From:
To: [Minister, Env; melissa.mlaoffice@gmail.com; Premier](#)
Cc: [claudiachender@nsmia.ca; info@mombourquette.ca; kody.blois@parl.gc.ca; Farrell, Tanya M; mlabradjohns.assistant@gmail.com; mlabradjohns@gmail.com; lisalachancemla@gmail.com; Hunter, Tanya; Tutty, Bridget R; Dodd, Jeffrey M; Bertrand, Brittany; Hunt, Mariah Dawn; mperry@easthants.ca; emoussa@easthants.ca; eroulston@easthants.ca; Info@sipeknekatik.ca; info@mikmagrights.com; chiefaugustine@ncns.ca](#)
Subject: Environmental Contamination AND Lack of Transparency to the Public of Mount Uniacke by our PC Government
Date: October 10, 2025 3:00:09 PM
Attachments: [QUARRY LETTER TO GOVERNMENT.rtf](#)
[quarry image.jpg](#)
[quarry image2.jpg](#)
[01 - Quarry w Comments - 2024-03-30 - BSP.pdf](#)
[Quarry Violations - 2025-04-15 - Flat - BSP.pdf](#)
[QUARRY POSTER6.png](#)

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Please see the attached correspondence with additional attachments

Thank You

Subject: Environmental Contamination AND Lack of Transparency to the Public of Mount Uniacke

Thank you ALL for taking the time from your busy days to read our community's letter. We'd like to point out that throughout this communication are many *IMPORTANT* questions, all of which are **bolded** and **highlighted**. We're asking as citizens and taxpayers, that the Premier and Minister Halman ensure they're responded to below each question, **highlighted in a separate colour, in a timely manner (well before Minister Halman is required to make his decision on Nov 12/25).**

Given that we are on a ticking clock here for the *FUTURE* of our community. Thanking you in advance for that.

Our first IMPORTANT question. NCCI, was to have their Additional Addendum for missing information on surface water submitted by their EA registration of September 16/25. One year from the date, Minister Halman, paused the EA process. It shows on NSECC's, EA website as having been filed on September 23 (*five business days after their deadline*).

Question: **will the peoples of Mount Uniacke be afforded the same courtesy extension - an additional five business days on our 30-day response period, which has a deadline of Nov. 2/25?**

This letter is from the COMMUNITY OF CONCERNED TAXPAYERS, here in Mount Uniacke (MU), on both the long-standing, and now newest, controversial matters regarding *Northumberland Capital Corp. Inc. (NCCI) and the aggregate quarry they operate off the Uniacke Mines Road (UM Rd), for the past 10 years.* And, the '**fact**' that despite none of them having been resolved and yet, our PC government's, NSECC, is moving forward with this expansion process. *Which is unbelievable - yet, somehow, Not - given the history of not only NCCI's actions but NSECC's, as well!*

To touch briefly only, on the original and 'long-standing' **list of adverse issues**, without going into lengthy details, we will revisit what they were and still remain, *unaddressed/unresolved since 2015:*

- *the consensus* of property owners of over-blastings, despite what blast data reports show
- **the failure** to provide the community with a blast notification system using emails
- *the deplorable state* of the Uniacke Mines Road (the one way in-out to the quarry site) where many residents reside, which also created many air quality and road safety issues, not only on the UM Rd but elsewhere in the community - on a gravel roadway with a legal speed of 80 km/h that we are told by TIR, cannot be reduced despite the circumstances of this particular road
- **the fact that NCCI** is not and has never wanted to be a good corporate citizen to the citizens of MU, despite what they tell NSECC on paper
- Proven by their blatant affront to this community to '**deny**' us the right to a properly run CLC, with ample property owner representation for our concerns/complaints/resolutions; for transparency; to provide the community with knowledge of CLC discussions (which is required), to know who our area reps were, how to contact them, etc. This could've been a valuable tool, that your staff, Minister Halman, allowed NCCI, to make a mockery of.
- *Also proven by their disdain and disrespect* towards us when attending **any of their 'rare' NSECC required Town Halls**, for the purpose of checking another appropriate tick box on an application - not designed to provide or gain anything positive from it

It is the unanimous opinion of the people here in MU, that the large number of unresolved 'past' issues and now 'new' are a direct result of how our government body and elected officials have allowed this corporation to run amok in our community '*unchecked*' and '*unrestrained*' **with no consequences.** No

matter what they do, it would seem! **For reasons, seemingly, only the key players involved, understand!** And, which we will get to in a moment.

Our Municipality doesn't want this 'particular' quarry. They wrote to government in Sept. '23, **STRONGLY opposing it**, citing as some of their many reasons, the fact that **MU didn't need it.** *It provides no contribution to the community's betterment.* **Most of the aggregate leaves MU for other areas closer to and within the HRM.** They pay a 'mere' \$300/year in property taxes, compared to what home owners and other businesses pay. While at the same time, its presence is predicted to be a deterrent to future developers in the residential and small business growth plans that MEH has for MU.

Question: **what happened to MEH's 2023 letter of strong opposition for the community within their governance? Must they now submit a new letter?** and,

Question: *the first, 30 day public comments window had a deadline of September 28, 2023.* **What happened to those 185 comments logged two years ago?**

and,

Question: **how much weight do these comments really make?**

Are we to understand that these MANY comments, are 'actually' taken into consideration by the Minister, in making his decision. *Let's be realistic here, Minister Halman, you don't really read all of these many valid comments/concerns, nor do your staff.*

IF, our government '*really cared*', all of what follows below wouldn't exist here in this community, where there already were and still are **three functioning aggregate quarries, an asphalt and a cement plant**, all of which cause zero negatives to the community or its peoples. This particular quarry of NCCI, never belonged where it was approved for, Sirs. And, you know it. There were plenty of other areas where they could've set up their activity - where they could cause no harm to anyone or their properties and have a lot less opposition and scrutiny. NSECC should've told them just that - 10 long years ago!

BIG QUESTION: **why didn't NSECC?**

PREMIER HOUSTON and MINISTER HALMAN, you are 'both' well aware and well informed, on all aspects of the issues and controversies, by now, despite not holding your current positions in 2015, when this 3.99ha quarry was first approved. However, in the time that you have both been in your current positions, you have done **NOTHING** to stop the list of IMPROPRIETIES accumulated over these 10 yrs by NCCI!

The PEOPLES OF THIS COMMUNITY DESERVE 'TRANSPARENT' ANSWERS TO OUR 'many' VALID QUESTIONS contained within this letter - BEFORE DECISION DAY.....

It is the opinion, Sirs, to the citizens of this community, that one of two things are and have been at play here since 2015:

- **either NSECC staff** whose role it is to oversee, monitor, verify and accept certain items and enforce where necessary, aspects of the compliant operation of NCCI's quarry, aren't doing their jobs very well or don't know how, **OR**,

- **our elected officials in charge here**, that is you, Mr. Houston and you, Minister Halman, are and have been instructing them to look the other way on certain improprieties *and, in some instances, 'proven' issues of non-compliance that should have shut the operation down, long ago!*
- And, if not in 2023, then certainly today, after recent 'required testing' by NSECC, **has found and proven** that **contaminants from NCCI's aggregate operation are present in the wetland area**. We will explain more on that in a moment. We know we don't really have to because you're 'clearly' already well aware and seemingly 'again' willing to look the other way for 'whatever' hidden agendas are running in the interactions between NCCI and our PC government.

Question: **So, which is it Premier Houston/Minister Halman, is your NSECC staff simply inept at fulfilling the responsibilities of their monitoring and enforcement roles, OR, are you, as our 'elected officials' running hidden agendas here (with NCCI) in the community of MU?** and,

If it is the latter, then we ask, what exactly are those agenda?

These decisions you 'both' make, that are life altering to citizens lives here, and **all our government is 'required' to do is give us a mere 30 day window to send in all of our public comments and concerns**. Another box checked, not unlike our experience with NCCI's requirements, boxes checked but not 'really'!

Our government doesn't even have to deal with us, in person, the affected citizens. How convenient!

Question: **for such an important issue that will bring decades more of the same past 10 yrs to MU, why is it that our government doesn't feel holding a public forum, a Town Hall, in the affected community, with you, Mr. Premier and you, Minister Halman, along with some of your staff present, and the proponent, to have 'real' and 'open' discussions with the citizens here, before decisions are made?**

But **first off, let's get right to the 'elephant in the room'**. Minister Halman, you should be aware by this time, alerted by your ICE staff, of the contamination test findings regarding NCCI's operation **on their current 3.99ha** quarry site.

The community is hearing of a 'new' and recent testing requirement by NSECC, **that NCCI had to have conducted on effluent leaving the quarry settling pond**. As a result of that testing, in conjunction with their firm, WSP, who ran the tests, **discovered chemicals from their blasting compounds, at levels harmful to the ecosystem** are being discharged into the wetlands there!

Question: **is this newly required testing true?** and,

if yes, **is it true that chemicals were found at toxic levels, harmful to fish in the sensitive wetlands there?**

It was said that NCCI's action was to pump out and clean the settling pond and disposed of that water and solids **'offsite'** and then continued to conduct 'business as usual'.

Question: **is this information true?**

and, if so, **does NSECC, ICE staff, oversee WHERE they dispose of the contaminated water/solids?**

If the answer to that is 'No', then the next question is:

Who is responsible for that disposal and how does NSECC verify that it was disposed of in an appropriate location and safe manner?

Further, **the community has been told that this testing is only for the settling pond. While it ignores all the other discharge paths for effluent around the perimeter of the current 3.99ha site.** These areas are completely uncontrolled and unmonitored.

Question: is it true that no other paths of discharge are checked?

It is our understanding from key community members, **that information regarding this same contamination issue was provided to NSECC staff, in September 2023, in a meeting with our MLA, Mr. Brad Johns, in attendance.** Aerial photos showing these discharges and the related siltation effects were provided **and have seemingly been ignored.** The Addendum then attempts to play down the contamination.

Question: Is it true or false that information with evidence of contamination was provided to your staff in September '23?

It's interesting that in NCCI's, EA registration docs, almost every Residual Effect and Significance was listed as minor or minimal. Individually they might be minor or minimal, but **cumulatively** they will have an impact.

A few more questions on Wetland 7 near the quarry site, if you will:

- It has been established that NCCI and their related companies have **illegally** infilled a designated wetland (WL7), **that they were expressly told to avoid in their 2015 approval.** They did so using construction and demolition waste imported from their *Allterrain Contracting Inc.* work in Halifax. This infilled area includes their illegally created settling pond. As the resolution for quarrying outside the approved area, **NSECC allowed** them to amend the approved area to include the **illegally infilled wetland** and ignored all the other areas that are part of the active quarry. **NSECC rewarded** NCCI for committing an offense against the Environment Act.

Question: why was this and, how could NSECC have accepted this as being okay? Please explain

- NCCI quarried (blasted and removed rock) **outside the approved quarry area.** **NSECC has done nothing to address this.** At minimum NCCI should have been forced to include this area in the amended quarry area.

Questions: Why was their 'no repercussion' to NCCI for doing this and why weren't they told they now had to include this area in the amended quarry scope?

- NCCI should have also had to include the access road on the western edge of the quarry in the amendment. They continue to use this road for quarry activities, yet it is outside the approved area.

Question: *why was this not done and why is the second part of that statement allowed?*

- **The attached 2024 image** shows how out of compliance, NCCI are in the scope of their operations. All the disturbed areas in the photo should be inside the red box. **The red box was the original approved area** and has since been modified to include the settling pond, but not the rest. Since 2023, NCCI continues to violate their approval and NSECC continues to do little to nothing to stop them. **This community is the only party** trying to hold NCCI accountable and, yet, our only known avenue for reporting is to do so through NSECC, our government body who 'seemingly' condones all these improprieties.

Question: *Premier Houston, how is this okay? and, how can you expect this to be okay with the citizens of MU?*

The 'attached' 2025 image shows the continued non-compliances.

This question is addressed to Premier Houston:

You are well aware of the aspects of this opposition. We understand you met with a couple key members of our community, at the Uniacke Estate, over one year ago. They showed you a video presentation on these controversial issues. They say they left that exchange with you feeling you were supportive of this community's position.

Questions:

- *were you aware of all of the above?*
- *do you agree and support the decisions of NSECC in regards to NCCI operations and, in how, Minister Halman's staff have handled these improprieties?*
- *do you still support MU's opposition to this expansion project?*

All of the above is shocking news, for obvious reasons. Given NCCI's track record here in MU, their 'zero' level of transparency to this community and, 'seemingly' **NSECC's inability to enforce their improprieties!**

You are starting to understand why this community can no longer trust the role our PC government has played in NCCI's operations in MU, in their ability or concern in protecting our environment, our safety, our health and how your government has proven that its actions and lack of, in many cases, conflicts with the best interests of each and every taxpayer affected!

The citizens of MU see this as a clear path to why, Minister Halman, **should not only be DENYING this expansion but CANCELLING**, NCCI's existing 10yr renewal they just obtained

ON THE ISSUE OF TRANSPARENCY:

Now, we'll move on to a whole other series of questions, Premier Houston and Minister Halman, on the

subject of **TRANSPARENCY** to the public of MU.

Both by our government and the proponent, and how BOTH have failed this community miserably!

- **Lack of transparency to the taxpayers of MU, when key members of our community** have presented our government with 'factual' photographic **evidence of 'potential' violations of the Industrial Approval (IA)**, all swept under the proverbial carpet, never to be heard of again as to whether each item was founded or not, and if so, what was done.

Question: *what did happen with the many areas of 'reported' violations of NCCI's, 2015 IA, that were brought to the attention of your ICE staff, with our MLA, Mr. Brad Johns present, in a joint meeting at NSECC offices, September 2023 - this includes the earlier discussion above re: contamination of the wetland area?*

The public here was never informed of what was investigated by your ICE staff and/or what their findings were. The only issue we ever heard about was the relocation of the settling pond and later heard that NCCI didn't relocate it and that seemed fine with your offices!

Question: *is this true?*

- Another very good, and **recent example of your department's lack of transparency, Minister Halman.** In June/25, we wrote to you concerning the June 10/25 'over-blast'. Your staff can tell you it wasn't, but it was! *With all due respect, Premier and Minister, you do not live here and are not subjected to the concussions that make you think a bomb went off! That rattles the foundation of your homes, shakes your walls, cracks windows, foundations and floor tiles.* In that communication we asked about NCCI's upcoming soon to expire, 2015 IA, set to expire, July 6/25. A Ms. Tanya Farrell responded to us and **she gave us a very generic response that would be given when speaking of any proponent.** What she did not share with us, but we later found out through FOIPOP obtained documents, was that **she would've known when she responded to us on June 18/25, that the proponent, Mr. Andrew Rodgers, proponent for NCCI, had been having many email conversations and submitting letters and the 'Application to Renew' to a Ms. Brittany Bertrand, Engineer for NSECC, from April 1 - May 6, 2025, all for the purpose of gaining a 10 yr extension on their 2015 IA.** **All unbeknownst to this community.** Clearly, the goal was to gain the renewal to keep NCCI in business until the Additional Information Addendum could be supplied for the expansion, we now realize.

Question: although we've read many documents, letters, and have reviewed NCCI's 'Application to Renew', what we do not know and have not seen, is an actual signed 'Approval to Renew' their 2015 IA.

What 'official date' did they gain their 10 yr renewal approval? and where can this 'approval' document be found? and,

Does this 'new' 10 yr, IA renewal approval come with identical conditions as the 2015 IA, including the requirement of a CLC (Community Liaison Committee)?

Question: *Why the secrecy? Why was, Ms. Farrell, not compelled to share with the community asking about the status, that the proponent had, in fact, already gone through the renewal process? quite possibly, already had the approval by the date, June 18/25, in which she was responding to us.*

- another more 'recent' example of 'lack of transparency' from our government to the public of MU. **Minister Halman and Premier Houston**, is in certain facts found within these recently obtained FOIPOP docs, as mentioned above, *dated between April 1 - May 6, 2025*, mainly in the form of emails and letters between Ms. Bertrand and Mr. Andrew Rodgers.

*'Facts' that clearly indicate that the proponent, Mr. A. Rodgers, **KNEW** when he was making 'Application to Renew' the 2015 IA, that his corporation would be gaining approval for their 40ha expansion project, eventually.* We direct you to the following 'verbatim' quotes, said by Mr. Rodgers, leading anyone to arrive at only one realization. That there was only one clear reason for those 'facts' being disclosed to and accepted by NSECC staff, without question or correction, **and that was because the proponent had already been assured by your office, Minister Halman, they'd have their expansion approval in the Fall.** They had **NOTHING** to worry about.

- **FACT number one:** conflicting PID numbers being provided by Mr. Rodgers in his correspondence and on the 'Application to Renew' document, don't coincide with their 2015, 3.99ha PID#. At first thought to be a typo, but not on three separate documents!

The PID# for the 2015 existing quarry is (**45155801**) as shown on the Industrial Approval. This is the PID that Mr. Rodgers should've been referring to 'wherever and whenever' he was citing a PID in these communications in his attempt to gain a 10-yr extension of his existing IA.

Now, in 2025, the proponent is citing PID#**PID#45409950** in his communications to Ms. Bertrand, as well, *Section 3, of the Application for Renewal Approval.* **This second PID, of course, is for the 40 hectares of property where the expansion is proposed for.**

Question: *please explain the reason for the differing PID#s? Is the 10 yr. renewal approval for an entirely separate parcel of land, other than the original 3.99ha of 2015?*

why would your staff accept incorrect PID numbers? and,

how can this extension request be done without the public's knowledge?

- **FACT number two:** Again, from NCCI's 'Application for Renewal Approval', under the section on 'Reclamation Plan', the proponent states (verbatim) and we quote, **"Rehabilitation efforts will commence once FIVE hectares of rock resource have been extracted.** Stockpiled topsoil and overburden will be redistributed across the quarried areas to facilitate natural re-vegetation." end quote

Given that we all know the 2015 IA was for 3.99ha,

Question: *why would NCCI be commencing rehabilitation efforts once 5ha has been extracted? Please explain?*

- **FACT number three:** In a further statement made by Mr. Rodgers in correspondence, dated, April 1/25, to Ms. Bertrand, he states, "Additionally, smaller trees and saplings located in future expansion areas will be transplanted into reclaimed zones to help re-establish native vegetative cover."

These statements made by Mr. A. Rodgers, clearly suggests a 'confidence' of knowing on April 1/25, in what the future holds for NCCI's expansion plans.

Question: Why would Mr. Rodgers have been so confident in what the Minister's decision on NCCI's expansion would be, five months ahead of registering the 'Additional Information Addendum', prompting him to make these (seemingly) 'knowing' statements?

Question: And, a far better question is, why would NSECC accept these statements made in these documents and communications, by Mr. Rodgers, regarding the scope of the working area, which he describes as being 'more than 5ha' and 'future expansion' areas, when it didn't yet exist?

We now direct attention to **Section 7, of the Application to Renew**, where the proponent, Mr. Andrew Rodgers, signed a 'Declaration', **dated May 4, 2025**, in which he's declaring:

*"I acknowledge it is an offense under Section 158 of the Environment Act to provide false or misleading information, and confirm to the best of my knowledge and belief the information provided in this form and supporting documentation **is true and accurate.**"*

Now, let's examine the validity of that signing. Unless Mr. Rodgers had it in writing on May 4/25, or a clear 'verbal' understanding, from you, Minister Halman, or one of your trusted staff, **five full months ahead** of supplying your department with the missing EA information, it would seem by all appearances to any member of the public, that the proponent was in fact making an untrue and inaccurate declarations.

Question: Are we to believe that Mr. A. Rodgers was confused about which PID number to use or the size hectares he was dealing with for the site he was making application to renew ?

Question: how does Minister Halman explain these serious discrepancy of facts?

Which was it, Minister Halman?

Did Mr. Andrew Rodgers commit an offense when he signed that 'Declaration' on May 4/25? OR did he possess, to the best of his knowledge and belief from YOUR OFFICES, that all was in order to be approved, when the time was right for the public to be made aware in the Fall?

- And, lastly on this transparency issue, Premier Houston and Minister Halman

Question: WHY is everything that is done by our government body, who are tasked with licensing, overseeing, enforcing violations of these type of industrial activities, protecting the environment 'in all that entails' for ALL NOVA SCOTIANS, and the safety and peace of mind of a community's people - why is it geared towards appeasing the corporations, while at the same time, ignoring, disrespecting and disregarding the valid concerns and facts put forth by the taxpaying public affected by the presence of

this activity?

Mr. Premier and Minister Halman, how can you possibly expect this community to feel confident going forward, that this PC government, tasked with all of the above and, **which has failed THIS COMMUNITY, miserably, at doing so to date; will do anything different than what we've experienced in the past!**

Should you approve this proponent for a ten times size quarry operation, and based on what has already been disclosed above, you ALREADY HAVE! You just haven't made it 'official' yet. It has been made clear to us, ALL, that NSECC, under this PC government, cannot and will not, DO ANY BETTER, going forward. Given the many 'real' concerns, negative impacts and distress to this community, the violations that there were 'never' any repercussions for, that have arisen with only a 3.99ha quarry, over the past 10 yrs, and that NSECC were UNWILLING to improve and/or enforce, for reasons known only to the key players involved?

We, ALL, shudder to think what the next three to four decades or more will bring. Many, I'm sure, simply won't take it - those that can, will move away from the area.

YOU ARE DESTROYING THE LIVES OF GOOD PEOPLE WHO CALL THIS AREA THEIR HOME, Sirs!

There has been only one thing about NCCI's presence in our community since it was first heard about in 2014, that ever made sense. And, that's the fact that it was an industrial activity that had 'no place' in this rural community.

And, it should **NEVER** have been allowed, in this location, in the first place!!!

What is worth more than the enrichment of citizens lives, their right to peaceful living in a rural setting, their right to breath clean air, their right to enjoy their properties, unfettered with 'no distress' caused by blastings (for themselves and their pets) their structures & wells, their right to 'safely walk' on the road they pay taxes to live on or the road they pay taxes to drive on to get to their home, to avoid unnecessary vehicle repairs caused by the road.

What's it REALLY all about, Premier Houston and Minister Halman? PLEASE, for once, in all of this great debacle, be honest and transparent concerning what it's REALLY all about?

There's only one question left to ask, and that is???

Question: *is the revenue from the TAX DOLLARS really so great that it's of more significance than all of the above laid out and asked, worth making the environment here, these people and their properties, their safety, the collateral damage of?*

Our community will be holding a Town Hall, on Oct. 15/25 @ 6:30 - Mount Uniacke Legion, (lower leve), located at 18 Veterans Lane, MU. We hope you can arrange your schedules to attend, Premier Houston and Minister Halman and be there to support your citizens, some who voted for you in our last election. It would be good if you could be available to answer some of these IMPORTANT questions, in person. However, we still require them to be answered in this communication.

Please consider attending, MU residents and others deserve to finally be heard!

The people of MU, will remember come the next elections, who stood with them and who stood against them, in this matter!!!

Thank you for your time.

Respectfully,

Residents in close proximity to NCCI's quarry

Attachments:

- [redacted] as mentioned above
- [redacted] a geographic map of how the quarry site sits surrounded by the mentioned communities of residents, (note, the small white box in the lower rt corner of red box is the current 3.99ha)
- [redacted] a photo depicting one of the many 'over-blasts' of Fall 2024, this photo was captured behind homes on Cockscomb Lake
- [redacted] and the remaining PSA poster attachments are what is being circulated throughout our community on social media.

Aerial Image ~ September 2023
4-Oct-2023 Blast occurred after this photo.
Created: 30-Mar-2023 - BSP

44°54'54.53"N
63°48'39.59"W

44°54'52.54"N
63°48'36.03"W

Lot MA1
Based on NSE Survey
Coordinates (30-Apr-2015)
Area = 3.999ha (39,993 sq.m.)

44°54'44.72"N
63°48'51.37"W

44°54'42.60"N
63°48'47.82"W



200 m



Disturbed Wetland that has a 30m buffer identified in approval documents.

Access Road that was to be abandoned by NSECC Directive, clearly in use. See tire tracks.

Drill Rig

Recently Completed Drill Holes

Quarry Equipment leaking contaminants onto the ground.

Quarry Equipment x5 located outside the approved Quarry Area.

Apparent Quarry Violations

Prepared: 15-Apr-2025
Image: Quarry 2
Image Date: 30-Mar-2025

Legend

Red Text & Arrows: Apparent Violation

Blue Text & White Arrows: General Information





MOUNT UNIACKE COMMUNITY MEETING

STOP THE QUARRY EXPANSION

 **Wednesday, October 15, 2025**

 **Uniacke Legion — 6:30 PM**

WHY ATTEND

- The Quarry wants to grow from 4 Hectares to 40 HECTARES!
- 30+ more year of blasting, concerns, dust, and industrial disease.
- Our land, water, and health will continue to be impacted.
- Your voice matters — let it be heard!

**PROTECT OUR COMMUNITY. PROTECT OUR FUTURE.
BE THERE OCTOBER 15!**