

From:
To: [Environment Assessment Web Account](#)
Cc: [Premier](#); [Minister, Env](#); [Brad Johns, MLA Sackville - Uniacke](#)
Subject: NCCI Mount Uniacke Quarry - EA Addendum Comments
Date: November 2, 2025 5:12:17 PM
Attachments: [NCCI EA Registration Addendum - 2025-10-24 - Comments - BSP.pdf](#)
[NCCI EA Registration Addendum - 2025-10-24 - Comments - BSP.xlsx](#)

**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

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I have incorporated comments on the NCCI EA Addendum, directly within the attached pdf taken from the NSECC-EA website. Each section of highlighted text has comments associated, specific to that section. These comments were entered using the Comment functionality of Adobe Acrobat Reader, which is free to download. These comments should also be visible through other pdf viewing software applications. These comments are best reviewed directly in the pdf document to best understand their context. This is a typical industry approach for communicating comments on pdf documents.

To ensure these comments are not lost or hidden from the public record. I have exported them from the pdf into Excel (attached) and pasted them into this email (below). The comments can then at least be cross referenced by page to the original document that NCCI submitted to NSECC.

President

The Partridge Lane Residents Association

EA Registration Comments:

| PDF Page | Comments |
|----------|---|
| 4 | Yet the revised quarry footprint (on paper) does not represent the actual active quarry area. Proof of these continued violations was presented to NSECC early this year. NSECC (Tanya Hunter) verbally acknowledged the violations. Nothing has been done and the quarry continues operations out of bounds. |
| 5 | What did this area look like during the 2023 flooding? Better to use real world evidence than calculations from estimates of possible rainfall. |
| 5 | Where is the flow gauge located? If it is the one at the river mouth in Bedford, a lot happened upstream of that in 2023. |
| 5 | We've already seen how NCCI does not follow the requirements for flow controls and sedimentation control. How can we assume they will follow the rules in the future? NSECC is clearly incapable of identifying these non-compliances or enforcing them when they are identified by the community. |
| 5 | This would have been Wetland 7, however NCCI has already infilled that wetland with construction and demolition waste imported from Halifax. |

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| 6 | What happened to the previously documented WC's that were in the original approval documents? If they are no longer there, safe bet is that NCCI has destroyed them. NSECC needs to monitor the full extent of what is going on here and the impacts over time. The approach of accepting the damage already done to justify more is unacceptable! |
| 6 | Are wetlands not considered "water features", there are or were numerous wetlands in the site delineation maps. |
| 6 | Completed to facilitate the quarry development, yet ignored by NSECC to date. |
| 6 | What about all the rest of the site that is running off directly to the wetland without any controls? |
| 6 | Much of this area is C&D waste imported from the proponent's construction projects in Halifax. Soils in Halifax, especially along the water front are known to be contaminated. In my daily commute I have observed the proponents trucks coming and going on Barrington Street. |
| 6 | Shouldn't this be part of the quarry area? Especially as NCCI is indicating these stored materials are for remediation. |
| 6 | No sedimentation controls have been observed for these disturbances. Photos of high sedimentation flows from these areas were presented to NSECC in 2023. No action was taken, now WSP seems to be advocating this is a good thing. All sedimentation and effluent flows from this site should be a concern. |
| 6 | Cockscomb Lake is a water supply to homes. NCCI should not be allowed to modify the land to affect drainage to Cockscomb Lake!! Given NCCI's performance to date, the likelihood for damage to this water supply is high. This is not a risk NSECC should allow. |
| 6 | How do we ensure this. NCCI has already destroy wetlands and altered WC's without permission. |
| 6 | In the paragraph above WSP indicates drainage in 3 separate directions. Cockscomb Lake is not part of the Sackville River Watershed, it flows to the Bay of Fundy and is a direct water source to homes. |
| 6 | Allowing NCCI to proceed will double the number of watersheds at risk. |
| 6 | What about all the other areas they will affect beyond the approved area? |
| 6 | Or during a climate change level event where the entire area overflows directly into the wetland. There is already plenty of evidence of flows occurring not through the pond and siltation into the wetland and off of NCCI property. |
| 6 | Measurements from WSP's maps in this submission show this distance is ~134m. The original approved area was only ~200m away and NCCI infilled that area with C&D waste to bring the actual distance to the ~134m. |
| 6 | WSP really needs to look at some before and after photos of what has transpired on this site to date. Anyone with any common sense would not consider these changes minimal. Allowing that to occur 10 fold is absurd. This site has gone from a young, growing forest to a scorched earth, C&D waste dump, all because the province had no common sense in 2014 and has subsequently failed to monitor the site and enforce the environment act. |
| 6 | This statement conflicts with the above statement that the site will also impact Cockscomb Lake, which is a separate watershed that flows to the Bay of Fundy. |
| 7 | They have demonstrated no concerns in the past with infilling the wetland and allowing sedimentation to flow directly off the site into the wetland and surround areas down slope. |
| 7 | Poor assumption. NCCI have constantly changed their position on remediation |

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| | since inception. There has been none to date. They haven't even erected the sedimentation control fences they promised in the original application. |
| 7 | What about all the areas beyond that that have affected? |
| 7 | Is there increased run off or does the surface water just filter down through the fractured rock within the quarry. Was this assessed? Where does the water go when it rains? |
| 7 | Where are effluent flows from the C&D Waste going? Into the ground, into the wetland? Why was no testing conducted as requested in 2023 by the community? |
| 7 | Given the comments above, this statement should be reconsidered. |
| 7 | Is 1 in 20 year rainfall reasonable after the 2023 event. What level of event was that? What is the 1 in 20 year number they are using? |
| 8 | 10 year old data. How does it compare to the 2023 actual data? |
| 8 | Does the pre number include the fact that Elmsdale Lumber clearcut the entire area to facilitate the 40ha quarry development prior to the 2014 application? |
| 8 | In WSP's previous reports they identify damage to the existing wetlands from these logging activities. This damage will surely reduce the site's capacity to retain rainfall and dampen the flooding affects in the the Sackville River Water Shed. A significant question that should be asked here is: How much did the existing development contribute to the 2023 flooding? |
| 8 | |
| 8 | In the areas that were clear cut or where the wetlands have been infilled with C&D Waste? I highly doubt it. WSP really needs to pay attention to their previous work on this site. |
| 8 | How can this be? Pre quarry was semi-mature forest. |
| 8 | The Quarry Outlet was a wetland (WL7) before the NCCI infilled it to illegally build the settling pond and related lay down areas outside the approved quarry area. NSECC then allowed NCCI to amend the approved quarry area to encompass this ill created land. In the original approval documents this area was explicitly off limits for development. No wetland alteration permits were ever requested by NCCI or granted by NSECC. |
| 8 | These numbers do not take into account the true extent of what is going on at the quarry site. They are limiting the numbers specifically to the approved quarry area. The approved quarry area is 0.399km ² , so this is a clear indication NCCI has once again violated their IA. |
| 9 | What was the flow rate in 2023? This does not seem to take into account duration of flow? In 2023 it rained for days. |
| 9 | In 2023 the Sackville River Bridge on East Uniacke Road was under water, but did not wash way. Downstream structures did. WSP is advocating making a proven bad situation worse. This could easily result in the existing bridge being washed away during the next climate change level event. Will NCCI be held liable for this damage? |
| 9 | Based on NCCI behavior to date, this will not happen and needs to be ignored! |
| 9 | Yet the 2023 flooding happened! This development added to that flooding and making it larger will only make things worse the next time! |
| 9 | The mouth of the river is clearly not a gauge of the capacity of the river given the 2023 flooding. |
| 9 | The analysis above does not account for the true impact of the quarry since implementation. |
| 10 | What were the daily totals in 2023? These represent real world numbers at this location. |
| 10 | This ignores summer 2025! |

| | |
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| 10 | Yet NCCI has no problems destroying wetlands, and altering water courses without approval or consideration of the impacts. |
| 10 | Review all of the wetland delineation maps created by WSP since 2014. What is the health of WL7 and the one at the top of the quarry? What about all the others that appeared in the 2014 documents that no longer appear on the 2025 documents? |
| 10 | What about all the water running off the site, not going through the settling pond. See all the photos of the runoff and sedimentation into the down slope lands provided to NSECC in 2023 by the community. |
| 10 | that's very uncertain! |
| 10 | Is there a topographic survey to definitively prove this? Photos of runoff not going through the settling pond were provided to NSECC in 2023. |
| 10 | Based on NCCI behavior to date this is unlikely. |
| 11 | That is what NCCI has been saying for over a decade and look where we are at now. |
| 11 | NCCI have not complied with the IA approval requirements to date, why would they start now? The only reason they are anywhere near "compliance" is because of community monitoring and complaints. |
| 11 | This is vague. A detailed storm water management plan and drawings should be provided prior to any approval. A proper design would control discharge rates based on design criteria. The appropriate criteria would need to be used and should be compared to the 2023 real world flows. |
| 11 | The existing settling pond was illegally built outside the original approved quarry area, in a wetland (WL7) that NCCI was expressly told to avoid in their original approval. Trusting NCCI to comply with regulations and honor what they say has not occurred to date. It is highly unlikely this behavior will change. |
| 11 | How will it protect from drought? No rain equals no flow. Are they going to create a giant pond to capture high flows and then pump down the pond during drought conditions? |
| 11 | Wow, further damage the wetland to install monitoring wells and access them. Then wait for the damage from the quarry. Not a worthwhile risk to the community and water supply. |
| 11 | More wetland disturbance! |
| 11 | Why is NSECC not assessing the photos and damage to date caused by this quarry? We can only expect what has occurred to date on a 10 fold scale. A report full of assumptions should not compare to 10+ years of bad behavior and violations by NCCI and all the other companies associated with this development. |
| 12 | More damage to the wetland. |
| 13 | What about all the other discharge points from the site? NSECC was provide photos of these and solids associated with them. |
| 13 | yet all the other discharge points are ignored |
| 13 | That is nearly triple the limit. Nitrogen promotes algae, consumes O2 in water, and is damaging to fish and other wildlife. Particularly blue-green algae. Why aren't these concerns identified? |
| 14 | How will the fish be impacted by the contaminants that may be present in the C&D Waste and pyritic slate buried on the site. |
| 14 | So the quarry hasn't overloaded the wetland and river with nitrogen yet. A good reason to stop before damage is done. |
| 14 | Flow from the quarry may not even be passing by the sample point in the Wetland. True flow paths need to be demonstrated. |

| | |
|----|--|
| 14 | So the quarry has been poisoning the wetland with chemicals from their explosives for a decade! What other complex chemical compounds are in the blasting materials and not being tested for? |
| 14 | So the water was unfit to pump into the wetland. Yet it has been fine to discharge it there for a decade and now that is going to increase 10 fold. Given this data all water from the site needs to be contained and treated. Why was water testing not a requirement before and for all quarries. This is likely going on across NS! |
| 14 | SW3 is >400m from the pond outlet and not necessarily in the flow path from the quarry to the river. Not the best place to have been doing water monitoring for the last decade! |
| 14 | Path forward, continue poisoning, increase the poisoning of the wetland and river but monitor that poisoning more often. |
| 14 | Could the pyritic slate buried on site be causing this? |
| 14 | I have been advised that water sampling in winter does not provide the most reliable results. |

From:
To: [Environment Assessment Web Account](#)
Cc: [Premier](#); [Minister, Env](#); paulwozneymla@gmail.com; lisalachancemla@gmail.com; info@iainrankin.ca
Subject: Mt Uniacke Quarry expansion
Date: November 2, 2025 8:10:18 PM

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**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

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Hello. I am writing with my concerns about the proposed NCCI quarry expansion in Mount Uniacke. My family has owned property on Cockscomb Lake since the 1960s, and I have many concerns about the impact that a much larger quarry (from 4 to 40 hectares) will have on local wetlands, lake health, wildlife, local properties, and the community in general. The area used to be a nature refuge with many birds, hare, turtles, frogs, etc. I have already noticed a difference with the opposite side of the lake being developed and with the 4-hectare quarry opening. Having that quarry expanded to 40 hectares will be another devastating blow to the natural environment and the local community, who have enjoyed and treasured the health of Cockscomb Lake for many years. Please take the community's concerns seriously before it's too late. I will include a list of more specific concerns that have been raised by the local community below.

1. Illegal Wetland Alterations

Wetland WL7 (WSP 2015) south of the approved area was illegally filled, destroying a natural ecosystem. 2023 aerial images show further unapproved alterations along the northern boundary. The fate of wetlands WL1–WL6 and watercourse WC1 is unknown.

2. Ongoing Damage and Future Destruction

WSP 2025 drawings confirm that 10 wetlands will be eliminated to expand the quarry. The new boundary crosses a watershed that feeds Cockscomb Lake — a residential water supply.

3. Buried Waste and Contaminated Soils

Community reports show construction waste, pyritic slate, and other contaminated materials dumped into the destroyed WL7 wetland, now used as the quarry's settling pond and laydown area.

4. Toxic Leaching Risks

Requests for testing (PFAS, PAH, VOCs, metals) were ignored in NSECC's 2024 review. Without testing, the extent of toxic leaching into the Sackville River Headwaters remains unknown.

5. Dangerous Nitrite Levels

WSP (Sept 16 2025) found nitrite levels nearly three times above fish-safe limits, discharging directly from the illegal settling pond toward the Sackville River wetlands.

6. Faulty Blast Monitoring

Blasting records are invalid—equipment was mis-set and mis-placed, making all official blast data unreliable.

Thank you for your time and attention.

From:
To: Premier; Minister, Env; Environment Assessment Web Account
Cc: kody.blois@parl.gc.ca; paulwozneymla@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@iainrankin.ca; mlabradijohns@gmail.com; eroulston@easthants.ca; mnervv@easthants.ca; claudiachender@nsmla.ca;
Subject: NCCI quarry in Mount Uniacke
Date: November 2, 2025 9:24:28 PM

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Dear Premier Houston and Minister Halman,

I strongly urge your government to decline the request for the expansion of the Northumberland Capital Corp. (NCCI) quarry in Mount Uniacke.

Ourselves and many of our residents in our community are deeply concerned about the lack of appropriate stewardship and violations committed by NCCI since its first approval in 2015.

Overhead photos provide evidence of the dumping of foreign materials and soils from their contracting business, effectively turning the quarry into a private landfill.

These violations were reported to your Department, Minister Halman, with supporting evidence, two years ago. Yet enforcement appears to be minimal. We also understand that some contract terms have been amended to legitimize certain violations - a deeply troubling move that undermines the public trust and the Department's core mandate to protect the environment.

Recent independent tests (September 2025) reportedly found dangerously high Nitrate levels, harmful to fish and other aquatic life. Community requests for more comprehensive testing - including PFAS, PAH, VOCs, and metals - have not yet been conducted - these were not included in your 2024 review.

Without this testing, the true scope of possible contamination remains unknown.

This quarry is located within 2-3 kms of many lakes, waterways, and residences

Over blasting is a regular concern as Mount Uniacke is built on bedrock and many residents have now experienced damaged wells and foundations because of the over blasting. (Ourselves included)

A lot of folks in the community draw their household water from these lakes. Also, of note that Lewis lake primarily exists because of underground freshwater springs. With the over blasting because the charges are WAAYYY too strong, we are at risk of losing our beautiful lake, our primary water source for our home, our way of life and hundreds of thousands of dollars off our property values.

When I say over blasting, I mean that with all sincerity

As an example, last year alone, there were 3 separate blasts that were totally unnerving. One literally felt like an earthquake. Another felt like someone dropped a bomb out in our front yard, another shook our house so bad that pictures fell off the walls and it literally felt like the house had jumped off its concrete foundation.

When these blasts happen, it is very scary and traumatizing both to us and our dogs and is quite worrisome with respect to what further property damage, we will endure as a result.

The strength and duration of these blasts and the repeated frequency shouldn't be allowed to happen. It's not right to feel like you're in a warzone. So, either the operators are terrible stewards of the operation and don't care about the residents and the damage that they are causing OR the quarry is simply too close to us to begin with. Perhaps both are the case here.

This quarry has been illegally dumping, wetland infilling, and other activities beyond their approved boundaries, and these issues ALL remain unresolved - proving NCCI to be bad corporate citizens of both the people and the environment.

Also I request that you hold a Public Town Hall. Our community residents deserve transparency and answers to long-standing questions.

Nova Scotians expect decisions based on science, accountability, and integrity.

We have other quarries in our neighborhood that we have no issues with as they never cause any disruption, property damage or known environmental impacts.

Please help us to Protect Mount Uniacke, our properties and our environment.

Also of note, i understand that the municipal council of east hants has also voted against the expansion request of this particular quarry. I am also of the understanding that this quarry does not meet the setback requirements from waterways, wetlands and residences.

Please, I urge you to do the right thing here.

I thank you for your time and attention

Sincerely

(Lewis lake residents that reside 2.5 kms from the NCCI quarry who now have a cracked foundation and a wet basement because of the overblasting.)



Submission ID

dbaac13f

Submission date

02/11/2025 21:35

Submission status

SUBMITTED



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The name, email address, and contact information of people who submit comments on behalf of an organization, such as a community group, business, or non-government organization (NGO) will be included with their comment posted on the website.

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We collect and use your personal information to administer the environmental assessment review process, to verify comments, and to assess the project's proximity to you.

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:

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om the NCCI quarry who now have a cracked
f the overblasting.)

Name:

Email:

City/Town

Postal Code

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Maximum number of files allowed: 10

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☒ **Yes, I agree (must be selected to proceed)**

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**Submission ID**

8e93510c

Submission date

02/11/2025 22:08

Submission status

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Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

To whom it may concern,

I am writing today to share my reasoning why the Uniacke quarry request for expansion should not occur.

I believe the quarry has potential to damage the watershed of the surrounding area as well as the headwater of the Sackville River.

During the time the quarry has been in operation, the small sized quarry has already moved outside of the confines set by DOE. The quarry has seen the boundary change closer to the river collection area. This has been seen by the community as an allowance given by DOE.

Small water bodies clearly identified by DOE, to be undisturbed, were filled in. This has not been challenged by DOE.

The border of the quarry was changed / moved to include the incorrectly placed settling pond. The small water body adjacent to the pond was filled in by 'other soils' which are now inside of the quarry operating area. Each time more allowances creep closer to the river.

As per the new 2025 EA guidelines, planning shall be with respect to climate change. Within 30 to 50 years of proposed quarry operations, will the headwaters of the Sackville River still look the same? Will it experience dramatic weather incidents. A trip to any large quarry operation in this province clearly shows the accumulated siltation. It is not preferable.

Any time an EA for a large development is created now the DOE has suggested the proponent show the benefits and show ways to control negative effects. Smoothing of the negatives is not the same as explaining why the province should approve a development. The current process has the community explaining why a development should be rejected. A development may meet the environmental standards, but it should be evaluated on a comprehensive set of data for the region.

I ask that the Minister value the site of the current 3.99 Hectare quarry for the potential it has to the community of Mount Uniacke, East Hants. Compare it to the future that is underway.

Mount Uniacke and the surrounding areas are already in the development path of HRM. The growth and change seen in Enfield, Elmsdale, and Lantz are direct comparables for real estate. The full council of East Hants have directed development of the Uniacke - Lakelands region to be supported. There is a newly paved street in direct view of the current quarry, with another street, and two other separate subdivisions approved. But sales have stalled because no one wants a \$500,000 house rattled by blasting (that meets regulations) and having property values dropping due to an enlarged quarry for 30 yrs.

Our Province, as with the rest of Canada, is struggling with providing homes for a rapidly growing market. HRM has pushed in all directions, Mount Uniacke is next. Please don't view this EA as simply meeting regulations. Do the math and see that Mount Uniacke is suffering from low density, and hundreds of more homes will provide the taxes to build schools, sidewalks, recreation facilities, and public services.

Our Premier was clear, we can't afford to do the same. Old mining rules and unneeded quarries will not provide the tax base like Mount Uniacke can supply.

I thank you for considering my words.

N

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

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Yes, I agree (must be selected to proceed)

Uploaded document(s)

No documents to display.

From:
To: [Environment Assessment Web Account; MacEachern, Lora A](#)
Cc: mlabradjohns@gmail.com
Subject: NCCI Quarry Application Uniacke Mines Road Mount Uniacke - Expression of concerns
Date: November 2, 2025 4:37:47 PM
Attachments: [02 - NSE Application Review \(2015\) - 2025-10-26 - Comments - BSP .pdf](#)
[07 - Pyritic Slate & C&D Waste - 2025-10-16 - BSP.pdf](#)
[05 - Aerial Image & Wetland Comments - 2025-10-26 - BSP.pdf](#)
[06 - 30m Wetland Buffer Complaint Email - 2025-07-07 - Flat - BSP.pdf](#)

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Madam Minister Masland and Madam Deputy Minister MacEachern:

I write as a concerned resident but also as a retired and now non-practicing lawyer

As a Crown Attorney in Nova Scotia in addition to prosecuting the most serious Criminal Code Offences but also Provincial Regulatory offences including those under the Environment Act, S.N.S. 1994-95, c. 1 and its predecessor legislation. **I am well familiar with the strict liability regime and the defence of due diligence and the powers of the Crown to both prosecute provable offences in the public interest, but also for the Minister and the Courts to require remediation when damage to the environment is occurring or has occurred.**

At the current time, I understand that NCCI as quarry operator has applied to increase the size of the quarry on the Uniacke Mines Road to comprise an area that would, if approved, essentially expand its area of operation by an order of magnitude (from 4 hectares to 40 hectares) and will destroy an additional identified ten wetland areas. These wetlands are important as they are within the headwaters of the Sackville River and Lewis Lake and within the watershed that that leads to Cockscomb Lake and Piggot Lake and residents in these areas either take their local water from the lakes themselves or from dug wells which can be affected by this contamination and uncontained identified runoff and pollutants.

My concerns in this regard are in relation to the ongoing damage to wetlands surrounding the existing NCCI Mount Uniacke Quarry which include **infilling of identified wetlands, dumping of construction waste and pyritic slate into this natural wetland without required permit (as opposed to a an appropriate treatment facility), runoff from the quarry both encroaching and observed threatening wetland areas, a settling pond located in an unapproved area and elevated nitrite levels deleterious to fish and wildlife from ongoing blasting contaminating wetlands and watercourses.**

The information in relation to the above has come from material sent to me by Byron Purcell, P.Eng (attached) which includes information about the original Application which DOE Recommended a quarry of 4 hectares be approved be approved in July 2015 I note in the document that DOE, discounted and disagreed with the public concerns then expressed would be used as a "foot in the door" approach to massively expand the quarry which they are now trying to do. I attach the referenced information it by forwarding that email so that it can be easily reviewed. Additionally, that original Approval recommendation identified a number of conditions related to quarry operation that have apparently not been followed. These include using blast monitoring procedures that do not properly record the levels of blast impact upon homes in proximity to the quarry (placing the equipment away from home foundations inside a container placed in a manner that will essentially deaden the readings that is not complaint with accepted industry standards). I hope you will review the material to provide context to my concerns as they are far more detailed than my own observations.

I understand that these and many other Environmental Safety issues and contraventions of NCCIs current and prior approvals have been previously and regularly reported to Environment Act Inspectors and that despite providing both photographic, scientific testing results, and the identities of witnesses, corrective action has not been taken either voluntarily by the operator of the quarry or through Ministerial ordered or court ordered remediation.

It is my hope that you will not approve the expansion of the quarry and, if necessary, that you will order remediation or at the very least, order a fulsome Environmental-Assessment Report of the current and future impact of the proposal which apparently was not required in the initial application given the cursory reference to it in the approval recommendation of July 2015.

As Minister, you have the power, and I am sure you would agree, the public responsibility to exercise this authority given to you under s 41 of the Environment Act. This includes

both requiring the operator to properly monitor and conduct mitigation studies and determine the effects of any mitigation measures; and the authority to require remediation as well as the authority to Order an Environmental Assessment under s 34 of the Act. Such activities would fall within the Ministerial responsibility under ss.8 (2) of the Environment Act requiring a Minister, [*inter alia*], to:

- a) promote...pollution prevention;
- b) establish and administer policiesand approval processes ...pertaining to the protection and stewardship pf the environment;
- d) develop policies and plans for the management of wastes;
- e) control substances that MAY have a hazardous effect;
- f) promote the rehabilitation and restoration of degraded areas of the environment;

...

It appears that an Environmental-Assessment was ordered and I have reviewed it. I was somewhat surprised, I must confess the final document was seemingly not as comprehensive as I would have expected when one considers the criteria under the Environmental Assessment Regulations , NS Reg 93/2025 as amended which outlines the factors that the Administrator is mandated to include in the terms of reference for the Environmental-Assessment Report and which do not appear to be included in the amended report,. Section 19(1) of the Regulations states as follows:

19 (1) Where an environmental-assessment report is required, the Administrator shall prepare terms of reference for the preparation of the environmental-assessment report which shall include, but not be limited to, the following information:

- (a) a description of the proposed undertaking;**
- (b) the reason for the undertaking;**
- (c) other methods of carrying out the undertaking;**
- (d) a description of alternatives to the undertaking;**

- (e) a description of the environment that might reasonably be affected by the undertaking;**
- (f) the environmental effects of the undertaking, including identifying any effects on species at risk, species of conservation concern and their habitats;**
- (g) an evaluation of advantages and disadvantages to the environment of the undertaking;**
- (h) measures that may be taken to prevent, mitigate or remedy negative environmental effects and maximize the positive environmental effects on the environment;**
- (i) a discussion of adverse effects or significant environmental effects which cannot or will not be avoided or mitigated through the application of environmental control technology;**
- (j) a program to monitor environmental effects produced by the undertaking during its construction, operation and abandonment stages;**
- (k) a program of public information to explain the undertaking;**
- (l) information obtained under subsection (2) which the Administrator considers relevant.**

In addressing these categories the document makes some assumptions that do not seem to be consistent with the reported violations submitted. Specifically, it does not address the failings in past compliance such as positioning of the settling pond; failure to monitor or restrict outflow from it; infilling of existing wetlands with construction waste and pyritic slate material; failure to contain runoff by erecting sediment control fences. Notably, the Company is promising to monitor events and remediate issues as they arise. If we take past inaction as being predictive of future resolve, there ought to be serious concerns with the expected follow through.

Much of the document itself is conclusory in nature, stating what they will manage

without providing much in the way of detail of how they will manage or implement safeguards. I do not have the expertise to assess its accuracy but I hope the Department will not just accept the report prepared for and paid for by the Applicant as being definitive and accurate and that the Department will have its own process for checking the work, particularly after considering the concerns that are being raised.

Additionally, **I note that section 34(5) of the Environment Act, where the Minister believes the applicant is not in compliance with the Act or regulations you may suspend an Environmental Assessment until they are in compliance.** Such would seem, in my respectful submission, achieve both the aims of remediation and prevention of ongoing damage to the environment and permit a fulsome assessment of the environmental impact that an expansion will add to the already documented problems and provide a context for the public concerns related to this operation and as a check on the assertions of compliance in the report and methods to monitor and mitigate damage and efforts to date of the company to comply with its existing permits. It is often said that the past history is helpful in predicting future compliance. Certainly failure to properly adhere to permit requirements and industry standards should be concerning.

I live on Partridge lane in Mount Uniacke approximately 1.3 km from the existing quarry. I have experienced first hand:

a) the loud explosions and violent shaking of my house foundation that is affected by the heavy and apparently improperly documented blasting that has and is taking place (material submitted to DOE showing required blast monitoring in a manner that is not in compliance with accepted industry standard by being attached properly to nearby home foundations in a manner that cushions and reduces the recorded blast size) and not in compliance with the requirements of their existing approval. I and other residents in this and other areas of Mount Uniacke are concerned for the structural integrity of our homes foundations that are directly connected to the local bedrock and for the integrity of our wells. The frequency of explosions is likely to increase in the future as the quarry expands;

b) The ongoing and regular significant degradation of the Uniacke Mines Road that occurs after every heavy rain, winter thaws and spring melts as a direct result of the large amount of traffic occasioned by large dump trucks. The road is so significantly affected that it becomes almost impassable at times due to large ruts and potholes. This has required ongoing maintenance by the Department of Highways and a rebuild two years ago of the lower half of the road itself which has not alleviated the problem. Clearly, an expanded quarry operation will result in increased levels and frequency of degradation

of the Uniacke Mines Road. Increasing the size and scope of the operation to include a time frame of 30 to 50 years will significantly effect residents with increased traffic, increased levels of dust that already permeate residences along the gravel Uniacke Mines road.

I c) Dust as an airborne particulate is a harmful pollutant that is raised not just caused by the trucks traveling to and from the quarry. The process at the quarry to harvest rock through explosive means and the act of crushing it into gravel and loading it into trucks all elevate airborne dust and noise which are known to be harmful to ones health. Certainly I chose to live here and being 1.3 km away from the mine on a dirt road I expect to have some effects of this. However, those on those Uniacke Mines Road will bear much higher levels of dust than is currently the case. As the quarry expands in size more residential areas will be affected by airborne particulate and to a much higher degree as the number of trucks increases, the amount of gravel harvested increases along with the need for more explosions to bring down the ore. I did not see these concerns (dust) addressed in the environmental assessment itself.

d) I have already had two damaged windshields from gravel trucks since moving to Mount Uniacke four years ago. I cannot say the trucks were servicing this quarry since the damage occurred away from the area on a major highway although in the vicinity of Mount Uniacke;

Id, and many other local residents as well as the local Municipal authorities are deeply concerned that concerns raised repeatedly are not being fully investigated and the powers of the Department are not being used to investigate, document and require remediation of existing environmental degradation and correct environmental risks that will only magnify and spread into the groundwater if they are left unchecked.

I I am concerned about the future risks to the integrity of my home, my means of transportation over the Uniacke Mines Road which is the only way out of my property. I ask that you also factor in the very public opposition to the quarry and its expansion by the residents and Municipality of East Hants to this application.

I note that the Minister is also supposed to consider the public consultation process in determining whether to approve the quarry. In this regard Mount Uniacke is currently a small part of the Municipality of East Hants. It is a community that is connected by Highway one through which these trucks will need to travel in and out. Traffic is already quite busy at specific times of the day. The Quarry is currently impacting a number of surrounding subdivisions with noise, dust and traffic. We have been told there are approved plans for the Municipality of East Hants to add a significant (more than 2000) number of new homes in the lands off Uniacke Mines Road. Other subdivisions in the

West Lake, Lewis Lake and Long Lake are also experiencing significant growth. A 40 hectare quarry in the middle of these residential lands with its attendant noise, dust, traffic, and risks to the environment is not the type of growth that ought to be approved.

In writing this letter, I am relying upon both my own observations and information communicated to you and DOE on behalf of Byron Purcell, P.Eng the Stop the Quarry organization, and letters sent by local East Hants municipal Councillors. It is my hope that you will not approve the expansion of the quarry and that you will not approve the existing application to expand.

Respectfully,

Commander, ret'd

From: @cbcl.ca>
Sent: Saturday, November 01, 2025 3:57 PM
To: @gmail.com) < @gmail.com>
Subject: FW: NCCI Mount Uniacke Quarry - Destruction of Wetlands

From a legal perspective, I thought you may find the below email of concern interesting.

regards,

From:
Sent: Saturday, November 1, 2025 3:53 PM
To: Environment Assessment Web Account <ea@novascotia.ca>
Cc: Premier <premier@novascotia.ca>; minister.environment@novascotia.ca; Brad Johns, MLA Sackville - Uniacke <mlabradjohns@gmail.com>
Subject: NCCI Mount Uniacke Quarry - Destruction of Wetlands

The following is a summary of the NCCI's damage to wetlands to date and those planned as

part of the proposed quarry expansion. These are not acceptable losses to the Community, NSECC needs protect the environment and stop enabling these offences. The commented images and documents attached support these findings.

Illegal Wetland Alterations

1. Wetland area WL7 (WSP 2015), south of the approved area, has been illegally filled in, destroying a natural ecosystem.
2. The wetland area at the northern boundary of the approved area has been illegally altered based 2023 aerial images. The present condition is unknown and may have worsened.
3. The fate of wetland areas WL1 to WL6 and water course WC1 (WSP 2015) are unknown and are not displayed on the 2025 WSP drawings. Have these also been illegally altered or destroyed?
4. WSP 2023 data identifies damage to wetlands associated with the logging (clear-cutting) activities that facilitated the original quarry approval. Aerial images show this damage (depressions from equipment tracks and tires) running directly for the present and proposed quarry to the wetlands of the Sackville River Headwaters. These depressions will facilitate run-off from the quarry to the wetlands of the Sackville River Headwaters.

Future Destruction of Wetlands

5. 2025 WSP drawings show 10 wetlands that will be destroyed to facilitate this quarry.
6. The WSP report also indicates the future quarry area will cross onto the water shed that leads to Cockscomb Lake, a direct water supply to homes.

Buried C&D Waste and Pyritic Slate

7. Community surveillance has identified construction and demolition waste, pyritic slate, and other possibly contaminated soils have been used to destroy the WL7 wetland site. Which is now being used for the settling pond and laydown area for quarry activities.

Possible Toxic Discharges

8. In 2023, the community requested NSECC test for toxic compounds (Metals, Volatile Organic Compounds (VOC's), Polycyclic Aromatic Hydrocarbons (PAH's), Polyfluoroalkyl Substances (PFAS)), commonly associated with C&D Waste and contaminated soils, be completed on the WL7 infill materials. This testing should have been included in NSECC's 2024 request for additional information. It was not. What toxic chemicals are now leaching into the soil, water table, and wetlands of the Sackville River Headwaters?

Dangerous Nitrite Levels (WSP Report Sept. 16, 2025)

9. Latest WSP water tests revealed nitrite levels (from blasting compounds) nearly three times higher than what's safe for fish, discharging directly from the illegally located settling pond. This effluent flows immediately downhill to the wetlands of the Sackville River Headwaters, ~134m away. The report fails to identify the other impacts nitrates and ammonia (nitrogen)

can have on water bodies, algae blooms consume oxygen in water (also harmful to fish), and blue-green algae is poisonous to wildlife, humans, and pets.

Attachments:

01 - WSP 2015 Wetlands Map - 2025-10-26 - BSP.jpg

This shows the wetlands and a watercourse delineated by WSP in 2015 to support the application for the 3.99ha NCCI quarry. NSE denied the proposed access route to the quarry and declared WL7 and the wetland at the northern end of the quarry to have 30m setbacks (see attachment 02).

02 - NSE Application Review (2015) - 2025-10-26 - Comments - BSP .pdf

This is NSE's report on the application and site review conducted in 2015. See the highlighted sections and comments linked to those highlights within the pdf document. The Community finds it very disturbing that NSECC allowed NCCI to amend their quarry area to include the settling pond that was illegally erected within the Wetland WL7 area (see attachment 01). This amendment allowed the Expansion application to resume in Sep-2024.

03 - WSP 2022 Wetlands Map - 2025-10-26 - BSP.jpg

Shows the 10 additional wetlands that will be destroyed.

Shows the settling pond and destruction of WL7.

Shows the wetland at the northern end of the quarry as been significantly impacted when compared to its size in 2015.

Show how grossly outside the approved quarry area the quarry is.

04 - Aerial Image & Wetland Comments - 2025-10-26 - BSP.jpg

2023 Aerial Image and commentary further collaborating the above.

06 - 30m Wetland Buffer Complaint Email - 2025-07-07 - Flat - BSP.pdf

Evidence demonstrating NSECC was fully aware that NCCI remained noncompliant when the IA was renewed this past summer (2025).

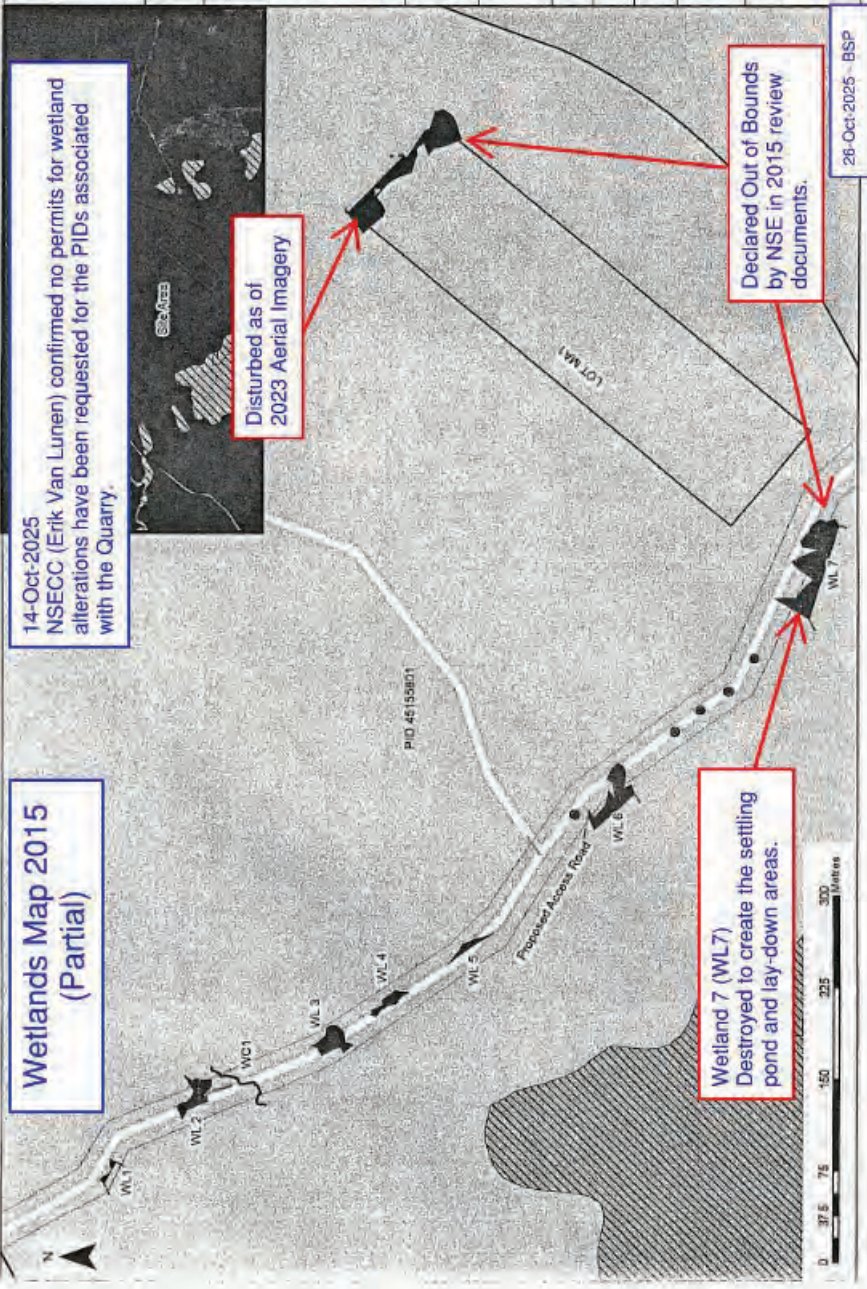
07 - Pyritic Slate & C&D Waste - 2025-10-16 - BSP.pdf

Commented image (28-Sep-2025) showing the C&D Waste and Pyritic Slate that are visible in the WL7 infill. These materials have been brought to Mount Uniacke from downtown Halifax, I have witnessed the trucks from NCCI's associated construction company (Allterrain Construction) on Barrington Street many times as part of my work commute. From my more than 28 years of work in the Consulting Engineering Industry, I'm aware that the soils in downtown Halifax are historically impacted with

contamination. They should not be dumped in a wetland in Mount Uniacke, they should be tested and directed to an appropriate treatment facility.

President

The Partridge Lane Residents Association



Wetlands Map 2015
(Partial)

14-Oct-2025
NSECC (Erik Van Lunen) confirmed no permits for wetland
alterations have been requested for the PIDs associated
with the Quarry.

Disturbed as of
2023 Aerial Imagery

Wetland 7 (WL7)
Destroyed to create the settling
pond and lay-down areas.

Declared Out of Bounds
by NSE in 2015 review
documents.

26-Oct-2025 - BSP



WSP
WSP Canada Inc.
11000 Highway 101
Dartmouth, Nova Scotia, Canada B3B 1V7
T 902-435-9000 F 902-435-1040 www.wspgroup.com

Figure 1. Wetland and
Watercourse Delineation

| | |
|---|--|
| Legend | |
| | Disturbed wetland area as of 2023 aerial imagery |
| | Wetland boundary |
| | Watercourse boundary |
| | Drainage divide |
| | Lot boundary |
| | Wetland |
| | Information boundary |
| | NCEP/NSP project boundary |
| | Property line |
| | Wetland (previously delineated) |
| Notes | |
| 1. Referenced Digital Topography Map by Nova Scotia Geographic Information Services (GIS) Department of Natural Resources and Forestry. | |
| 2. Project: ATIS 17 MTM Nova Scotia Zone 5. | |
| CLIENT | |
| Northumberland Capital Corp. Inc. | |
| PREPARED BY: | |
| CHECKED BY: | |
| DATE: June 2015 | |
| WSP Project No. 151-06388 | |
| Proposed Access Road | |
| Unlace Mines Road Mount Unlace, NS | |

Report

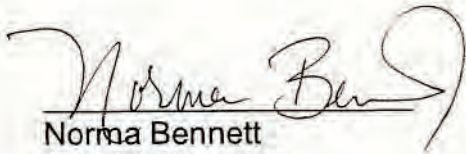
Application For Approval

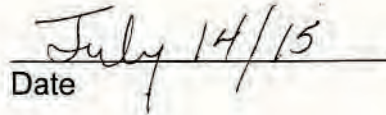
Application Number: 2014-091797

File Number: 94500-30-BED-2014-091797

Central Region

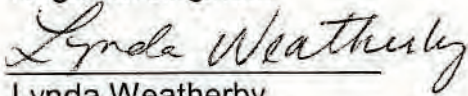
Bedford

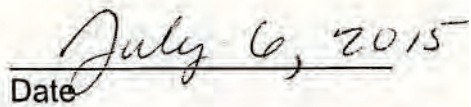

Norma Bennett
District Manager


Date

Adam d'Entremont, P.Eng
Regional Engineer

Date


Lynda Weatherby
Inspector Specialist


Date

Report

File No:92100-30-BED-091797

Application No:2014-091797

**File Name:Northumberland Capital Corp. Inc
Quarry
Mount Uniacke, Hants County**

A. Purpose

In accordance with the Activity Designation Regulations , division V Part 2 (13) The construction, operation or reclamation of (f) a quarry where a ground disturbance is made for the purpose of removing aggregate with the use of explosives; is designated an activity.

B. Introduction

To evaluate the potential environmental effects associated with the operation by Northumberland Capital Corp. Inc of a Quarry at Mount Uniacke, Hants County. The proposed Quarry is located on map series 11D/13, grid reference E435816 N4973582, PID # 45155801.

C. Discussion

The Approval Holder, Northumberland Capital Corp. Limited (in good standings), intends to utilize the area on an as needed basis to meet their requirements. The proposed quarry will be used to manufacture construction aggregates, to be used on PWC, NSTIR and private construction contracts. The proposed quarry will be operated on lands leased by the Approval Holder from Elmsdale Lumber Company.

The Approval Holder plans to extract aggregate an estimated 30,000 - 40,000 metric tonnes per year, depending on local construction contracts. Crushing will be completed with mobile crushing equipment. Stockpiling will take place on the site. Washing of aggregate is not expected to take place. Structures on the site will include the scale and scale house. Blasting activities will be designed and completed by a certified company and in accordance with the Regulations.

The closest dwelling, as indicated on the survey plans in the reference documents, is shown to be 1602 metres from the proposed associated works, which meets the minimum separation distance of 800 metres from a structure. As per the Pit and Quarry Guidelines, this separation distance is measured from the working face and point of blast to the foundation or base of the structure.

The proposed area of operation covered by this Approval will exceed the 30 metre separation distance from other adjoining properties. The proposed area of operation covered by this Approval will meet all of the separation distances as specified in the Pit and Quarry Guidelines.

The applicant has explained that access to the site will be via an upgraded existing access road constructed by the property owners to support their lumber operations. During a site visit it was noted that the road was in disrepair and currently impacts a wetland. NSE has indicated to the proponent that as this road is not part of the Approval the owner of the site will be required to submit an application for wetland alteration prior to upgrades being completed. Alternatively, NSE would be receptive to allowing the road to be moved to a site that does not impact a wetland. This road does not form part of the 3.99 hectare lease.

The general location of the quarry is associated with the Mount Uniacke Gold Mining District. The Applicant has shown evidence that the quarry is not located in the District and that the nearest known tailings piles are 1.35 km away. During a site visit NSE inspector noticed some Halifax bedrock folded into an outcrop. NSE requested that the proponent complete sampling identified in the Sulphide Bearing Material Disposal Regulations. The tests were completed and the testing confirmed that no sulfide bearing materials were present at the drilled locations, leading NSE to believe that the site is acceptable for the quarrying operations. A term and condition will be included in the Approval requiring any sulfide bearing materials discovered during quarrying be reported to the Department.

During a site visit on April 30, 2015 NSE inspectors identified a potential wetlands not shown on the Application. The proponent was asked to have the site delineated. A report was provided to the Department identifying a small wetland at the north boundary of the proposed quarry site. A term and condition is included in the Approval to maintain a 30m buffer to the wetland.

D. Environmental Impact Section

The following Environmental impacts have been considered and included in report where applicable:

i) Air emissions:

Air emissions from quarries are mostly associated with the truck and equipment operation. GHG emissions are controlled where possible by turning off equipment while not in use and limiting idle times for trucks. Particulate emissions are discussed later.

ii) Surface Water:

The nearest surfacewater body to the site is 297m down gradient to the south. The proponent will construct a settling pond on the site to allow for sediment to drop out of solution before being discharged. During periods of heavy rains the proponent will pump excess water through filter bags to provide additional assistance

Surfacewater will be monitored quarterly in accordance with the templated terms and conditions.

iii) Groundwater:

The approval includes terms and conditions requiring an amendment to this approval prior to the proponent excavating below the water table. No groundwater monitoring is recommended at this time.

iv) Wastewater:
Not Applicable

v) Storm water:

Stormwater will be controlled via grading and ditching with impacted site effluent being directed to a settling pond. The proponent will also use hay, silts fences and hydroseeding to control erosion caused by stormwater.

vi) Noise and Dust:

Environmental impact from noise and dust are expected to be minimal as the proposed area meets the required minimum separation distances

from the nearest residential dwelling. Noise and dust will be further restricted to the limits set forth in the Department of Environment and Labour *Pit and Quarry Guidelines* and shall be monitored at the Department's request.

vii) Solid Waste:
Not Applicable

viii) Dangerous Goods/Waste Dangerous Goods:

There is no planned storage of any hazardous materials on site. Refuelling will be done using mobile fuel trucks or onsite fuel tank. All fuel storage and refuelling will be done in accordance with the Petroleum Management Regulations

ix) Site suitability and impact to soils

The local area is known as the Mount Uniacke Gold Mining District. There has been some concern that the construction of a quarry would impact the existing tailing piles, or disturb unknown goldmining shafts. There has been no evidence to support these concerns. The information that is available suggest that the nearest tailings piles would be 1.35 km away.

E. Rehabilitation

The proponent has provided some general plans for rehabilitation and committed to begin rehabilitation once 1.5- 2 ha of the source aggregate has been removed. The approval will include terms and conditions for submission of rehabilitation plans and bonding in accordance with the template.

F. Environmental Assessment

Not Applicable

G. Financial Security and/or Environmental Liability Insurance

The quarry will require a financial security in a method acceptable to the minister as described in the Activity Designation Regulations. The security will be required for the life of the facility .

H. Compliance Issues

A brief search of the proponent showed no outstanding compliance issues to

date. The company , Northumberland Capital Corp, does not have a history with the department.

A broader search of companies known to be owned by the same directors was also completed. This search showed All Terrain received a compliance item from an inspector, which was complied with.

I. Other Considerations pertaining to the issuance of approval

The Municipality of East Hants confirmed they have no zoning restrictions or bylaws in the area of the proposed quarry. The Municipality noted they rely on Provincial regulators to determine if a quarry is acceptable.

A letter was circulated during the Approval process indicating that the proponent held mineral rights to the area , which caused some confusion to the public. It was generally thought that Northumberland Capital Corp was going to be mining gold . After some basic investigations and discussions with the Department of Natural Resources (DNR) it was determined that the claim was false and that neither Northumberland Capital Corp nor its directors have an exploration licence for the site. Additionally, it should also be noted that mineral exploration and quarrying activities are not mutually exclusive and can co-exist.

J. Contingency Plan

Not Applicable

K. Reporting

An Annual report is required to be supplied by the Approval Holder as noted in term and condition 12 a & b . The Annual report is required to include any monitoring required by the Approval, and is to be delivered by January 15, 2015.

L. Public Consultation / Stakeholder Input

Public consultation was undertake by the proponent in accordance with the Department's guidelines. A number of issues were raised during the consultation regarding the site location, impacts to ground and surface water, noise and dust, the process of public consultation, and the access roads.

There appears to have been some incorrect information circulated in the community which lead most to believe that the quarry would be in excess of several hundred acres once completed, and that Environmental Assessment regulations could be skirted by only applying for a 4 hectare quarry and doing an

expansion in the future. Both of these statements were incorrect.

The proponent supplied NSE with a report summarizing the public consultation and made the document available to anyone whom provided comments.

Post-consultation NSE received several complaints regarding the consultation process. The major complaint were that the proponent ads were undersized and the dates used (near Christmas Holiday) did not attract enough attention. The proponent followed NSE criteria for consultation , and extended the time frame for responses at the request of NSE.

It was also determined based on other quarry consultations in the Province that additional consultation would not result in any benefit to the community or proponent.

M. Aboriginal Consultation

Aboriginal notification was provided to the Sipekne'katik First Nations and the KMKNO . No comments were received from either notification.

N. Recommendation

The information in the application to construct ,operate and reclaim a quarry has been reviewed and it is recommended that the construction operation and reclamation of the facility be approved subject to the attached terms and conditions. The Approval will be valid for 10 years.

Adam d'Entremont, P.Eng

KEY MAP:



LEGEND:

- LOT MA1 (4.6 ha)
- PROPOSED EXPANSION AREA (40.5 ha)
- PID 45155801
- PROPERTY BOUNDARIES
- MAPPED WATER FEATURES
- WATERCOURSE
- WATERCOURSE (INDEFINITE)
- MAPPED WATERBODIES
- MAPPED WETLANDS
- FIELD IDENTIFIED WETLANDS



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PROJECT:

MT. UNIACKE QUARRY EXPANSION

PROJECT NO.: 151-05389-02

CLIENT:

MARITIME AGGREGATES

FIGURE:

WETLAND DELINEATIONS

FIGURE NO.: 9

REVISION NO.: 0

SCALE: 1:1,000

0 50 100 200 meters

DATUM: NAD 83 CSRS

PROJECTION: UTM ZONE 20 NORTH

DRAWN BY:

CHECKED BY:

CREATED DATE: (YYYY-MM-DD)

REVISION DATE: (YYYY-MM-DD)

2022-07-19

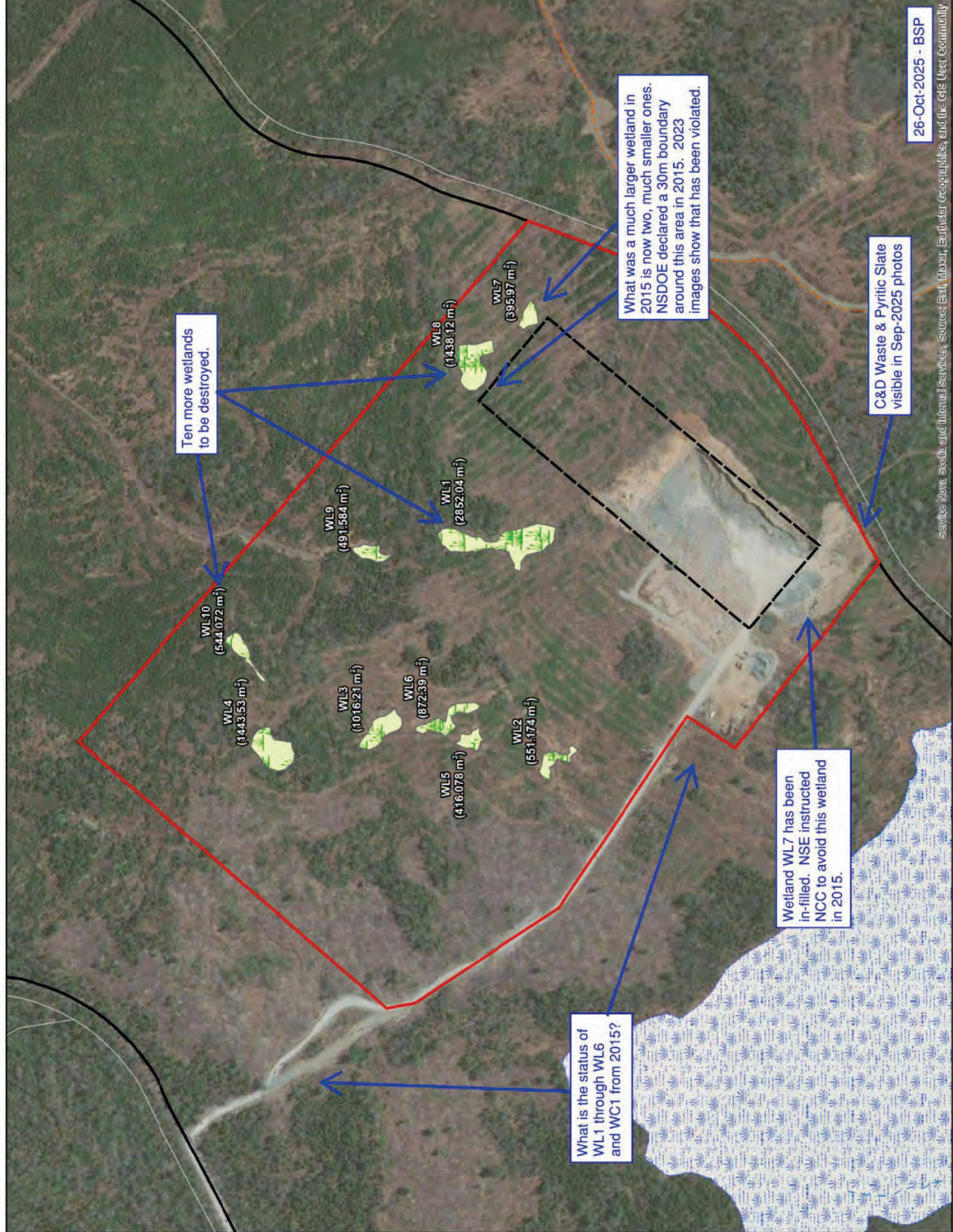
2022-07-19

WSP Canada Inc.

1 Spectacle Lake Drive

Dartmouth, Nova Scotia

www.wsp.com



Aerial Image ~ September 2023
4-Oct-2023 Blast occurred after this photo.
Created: 30-Mar-2023 - BSP
Updated: 7-Jul-2025 - BSP

30m Buffer to Wetland

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.)
The Approved Quarry Area

Continued Out of Bounds
Quarry Activity

Continued Out of Bounds
Quarry Activity

Active Access Road
(As directed by NSE)

44°54'44.72"N
63°48'51.37"W

Proposed Access Road
(Denied by NSE in 2015)

Wetland WL7
Altered (completely in-filled)
without a permit.

44°54'42.60"N
63°48'47.82"W





Unknown C&D
Waste

Asphalt

Pyritic Slate

Cobblestone

Mount Uniacke Quarry
Looking West from Old Mines Road
Former Location of Wetland 7 (WL7)
Photo Taken: 28-Sep-2025 - BSP
Comments: 16-Oct-2025 - BSP

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

Updated: 7-Jul-2025 - BSP

30m Buffer to Wetland

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.)

The Approved Quarry Area

Continued Out of Bounds
Quarry Activity

Continued Out of Bounds
Quarry Activity

Active Access Road
(As directed by NSE)

44°54'44.72"N
63°48'51.37"W

Proposed Access Road
(Denied by NSE in 2015)

Wetland WL7
Altered (completely in-filled)
without a permit.

44°54'42.60"N
63°48'47.82"W

200.0 m
200 m

From:
Sent: Monday, July 7, 2025 5:38 PM
To: Tanya Hunter (Tanya.Hunter@novascotia.ca)
Cc: Brad Johns (mlabradjohns@gmail.com); mlabradjohns.assistant@gmail.com; Tim Halman (minister.environment@novascotia.ca); premier@novascotia.ca
Subject: NCCI Mount Uniacke Quarry - 30m Wetland Buffer Follow-up
Attachments: NSE Application Review (2015) - 2025-07-07 - Comments - BSP .pdf; Lot MA1 (WSP) - Comments - 2025-07-07 - BSP.pdf; Quarry Aerial & Lot MA1 - w Comments - 2025-07-07 - BSP.pdf

Tanya

To follow up on our conversation earlier today, please find attached the source material, acquired by FOIPOP, documenting the wetland at the northern end of the quarry and the 30m buffer designated by NSE in 2015. These documents are attached as the following files and listed in order of precedence:

NSE Application Review (2015) - 2025-07-07 - Comments - BSP .pdf

Please see the imbedded comments associated with each highlighted section. Some reference the following as supporting documents.

Lot MA1 (WSP) - Comments - 2025-07-07 - BSP.pdf

Identifies the northern wetland in question, as well as WL7 that was destroyed to create the settling pond for the quarry and the laydown areas for the “associated businesses”. As discussed, it is rather unsettling that NSECC accepted the amendment to the quarry area, to include the settling pond, given that area was designated off limits in the original application and approval. NSECC affectively awarded NCCI for breaking the rules and continues to do so by allowing them to operate.

Quarry Aerial & Lot MA1 - w Comments - 2025-07-07 - BSP.pdf

Geopositioned aerial image, with original Lot MA1 shown, all lines and imagery should be accurate within 1-2 meters. This shows the location of the northern wetland, 30m buffer, and how it has already been disturbed. It also shows how completely out of bounds the entire quarry operation is with respect to the approved area (Lot MA1). It does not show the amended quarry area which is a box around the settling pond.

Based on our conversation, regarding my complaint of 16-Apr-2025 (email “NCCI - Mount Uniacke Quarry - Apparent Violations”):

1. NSECC could not find evidence of the apparent contaminants leaking from the quarry equipment shown in the photo. The equipment was not in the location shown in the photo at the time of the inspection. The inspection was only recently completed.
2. NSECC confirmed that the quarrying equipment was located outside the quarry area. This is a non-compliance with the IA.
3. You will follow up on the northern wetland, supporting information above.

As of today, the community has now provided evidence (to NSECC) that the NCCI, Mount Uniacke Quarry, has been (and continues to be) non-compliant with their Industrial Approval since 29-Apr-2016. NCCI received their Industrial Approval for the Mount Uniacke Quarry on 14-Jul-2015. NCCI has shown complete disregard for the requirements of their industrial approval and the community of Mount Uniacke since the inception of this endeavor. NCCI should be given no consideration for the renewal of their IA or for an expansion to 40ha quarry. Doing so simply continues the negative effects, clearly documented to date, this quarry is having on the community of Mount Uniacke.

regards,

President
Partridge Lane Residents Association

From:
To: [Premier](#)
Cc: [Minister, Env; Environment Assessment Web Account; paulwozneymla@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@ianrankin.ca; mlabradijohns@gmail.com; eroulston@easthants.ca; mperry@easthants.ca; kody.blois@parl.qc.ca](#)
Subject: URGENT: Mount Uniacke Quarry: Blasting Damage, Contamination, and Government Inaction
Date: November 2, 2025 10:32:21 PM
Attachments: [NSECC Negligence - 2025-11-02 - BSP.pdf](#)

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Premier Houston and Minister Halman,

Residents of Mount Uniacke continue to express **deep frustration over ongoing blasting by Northumberland Capital Corp. (NCCI)**, citing cracked walls, foundation failures, and loss of well water for some. Despite these reports, ECC continues to rely on company-installed monitoring that residents have captured to be improperly set up to gather reliable data. (**see attached photos**).

Explanation of Blast Monitoring photos. **Blast photo 1** - captured by a property owner on Partridge Lane (Cockscomb Lake), shows an improperly set up monitoring equipment. Two things very wrong here: data collection equipment is inside a plastic container and is set up on a soft surface - the notes on the photo tell the rest. **Blast photos 2 - 4** depict the proper placement of industry standard data collection.

My family and I live close to the site. **We have experienced severe concussions reverberating through our home, like a bomb blast.** It is *totally unacceptable* that taxpayers anywhere in this province should be subjected to this. Such activity would never be tolerated near your own homes, I am certain. You're familiar with the expression 'walk a mile in my shoes'! I attach here a photo captured over Cockscomb Lake, where I reside. It's akin to what one would see in a war zone!

For years, this company has been allowed to operate with minimal oversight - despite violations, buried debris, and foreign soils, all known to ECC, and now **confirmed nitrate contamination** harmful to fish and ecosystems. **Yet ECC has still not ordered full-area contaminant testing** before considering expansion.

How can any decision be called informed without that data?

This community, Sirs, **is calling for these full tests to be done** before any decision is made on this issue.

Please take note in **the attached Agenda and Meeting notes** that took place with Minister Halman's staff in 2023, indicating that all were made aware of these issues. **See end of document - Pg. 3 on testing discussion.** I cannot imagine that these issues were not shared with the Minister by his staff. And if they were not, well, that is clear negligence and dereliction of their duty, in my opinion. **It is indicated there that comprehensive testing was requested to be performed by CALA labs.** Were these ever conducted? And if so, what were the findings? **Can this be shared with the public here, through our MLA, Mr. Johns?** And if these tests were not conducted, please explain why not?

The failure of the Community Liaison Committee (CLC) is another red flag. What was meant to connect NCCI and residents became ineffective - lacking quorum, representation, and public access. ***ECC still calls it "in full compliance."*** This is yet another example - as if this government needs one more - of how **NCCI is not a good corporate citizen.** But you already know that, just as you know their record of disregard for both the public and the environment, here. **Why does your Department of Environment pretend not to know these truths, Premier Houston?**

We are calling for a **public Town Hall**, arranged through your offices and MLA Brad Johns, so these issues can finally be addressed directly.

Please respond to these repeated and legitimate requests from the good people of Mount Uniacke.

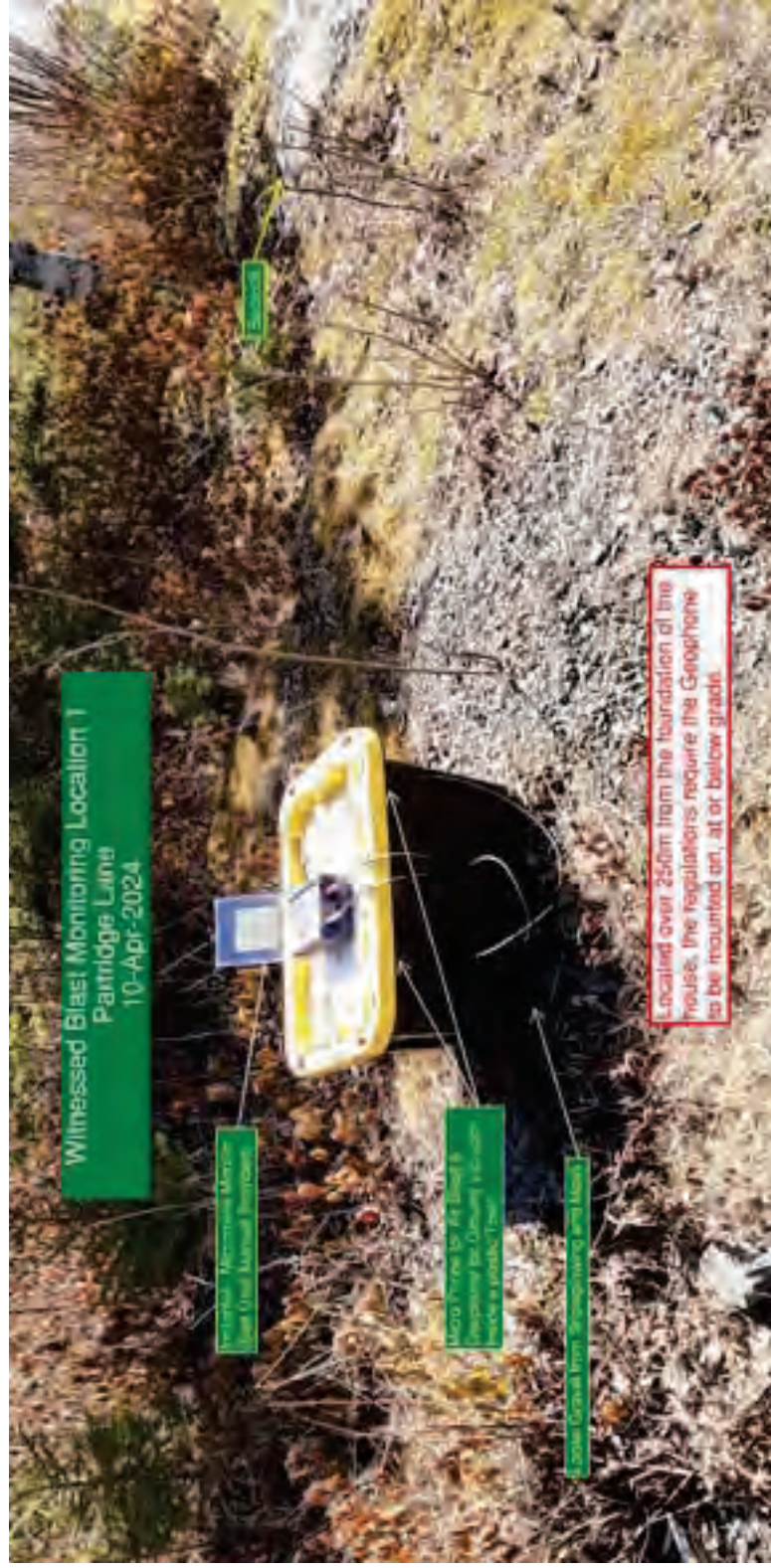
Cockscomb Lake (1.2 km from quarry site)

Attachments:

- Blast seen behind Cockscomb Lake
- Blast and monitoring photos

– Meeting agenda/minutes which also contain documented violations images dating back to 2022









Calibrated: July 10, 2025
Cal. by: SERVICE at Instantel Inc.
Next Cal. Due: July 10, 2026

Made in Canada

Instantel





Environment and Climate Change

92100-30-2014-091797
30 Damascus Road, Suite 115
Bedford, N.S. B4A 0C1

Phone: (902) 424-7773
Fax: (902) 424-0597

Process RSN Number: 14971946

INSPECTION REPORT

Document Review

APPLICATION/APPROVAL HOLDER: NORTHUMBERLAND CAPITAL CORP. INC.
APPLICATION/APPROVAL NUMBER: 2014-091797-00
INSPECTION DATE: May 02, 2022
SITE NAME: Mount Uniacke
SITE ADDRESS: NS

OVERVIEW OF INSPECTION

12. b) Annual report on or before January 15.

2021 Annual Report received from /
2022 by email.

Str. of Northumberland Capital Corp on Jan 10,

Quarry floor elevation remains 151.0 m.

To date, there is 1.61 hectares open as an established floor area.

It is anticipated that reclamation of areas will be begin when this area reaches to 2 hectares opened up.

Production levels are similar to most years, yielding 30,000 to 40,000 ton of materials across a range of products.

Regarding complaints/enquires, there were none received this operating year.

Two CLC meetings were scheduled during this period: Oct 27, 2021 & Jan 04, 2022 .

No particulate (dust) or sound monitoring required by NSE during 2021, nor was any requirement for a groundwater monitoring program.

SURFACE WATER

pH: @ SW3: 4.86 to 5.07; @ SW4 4.61 to 5.15; @ Outfall 7.45 to 7.62

TSS @ SW3: <5 ; @ SW4 <5 ; @ Outfall consistently <5

Samples taken are compliant with approval.

BLASTING

There was three blasting events in 2021 :

in April 21, 2021 , no seismic event trigger

in Sept 14, 2201 and Dec 14, 2021 , both have log monitoring provided by BME Engineering Ltd.

This inspection report was prepared on May 02, 2022 by Jillanna M Brown, Regional Engineer with Nova Scotia Department of Environment and Climate Change who may be contacted at:

Nova Scotia Department of Environment and Climate Change
30 Damascus Road, Suite 115
Bedford, N.S. B4A 0C1
Phone: (902) 424-7773
Fax: (902) 424-0597
<https://novascotia.ca/nse>

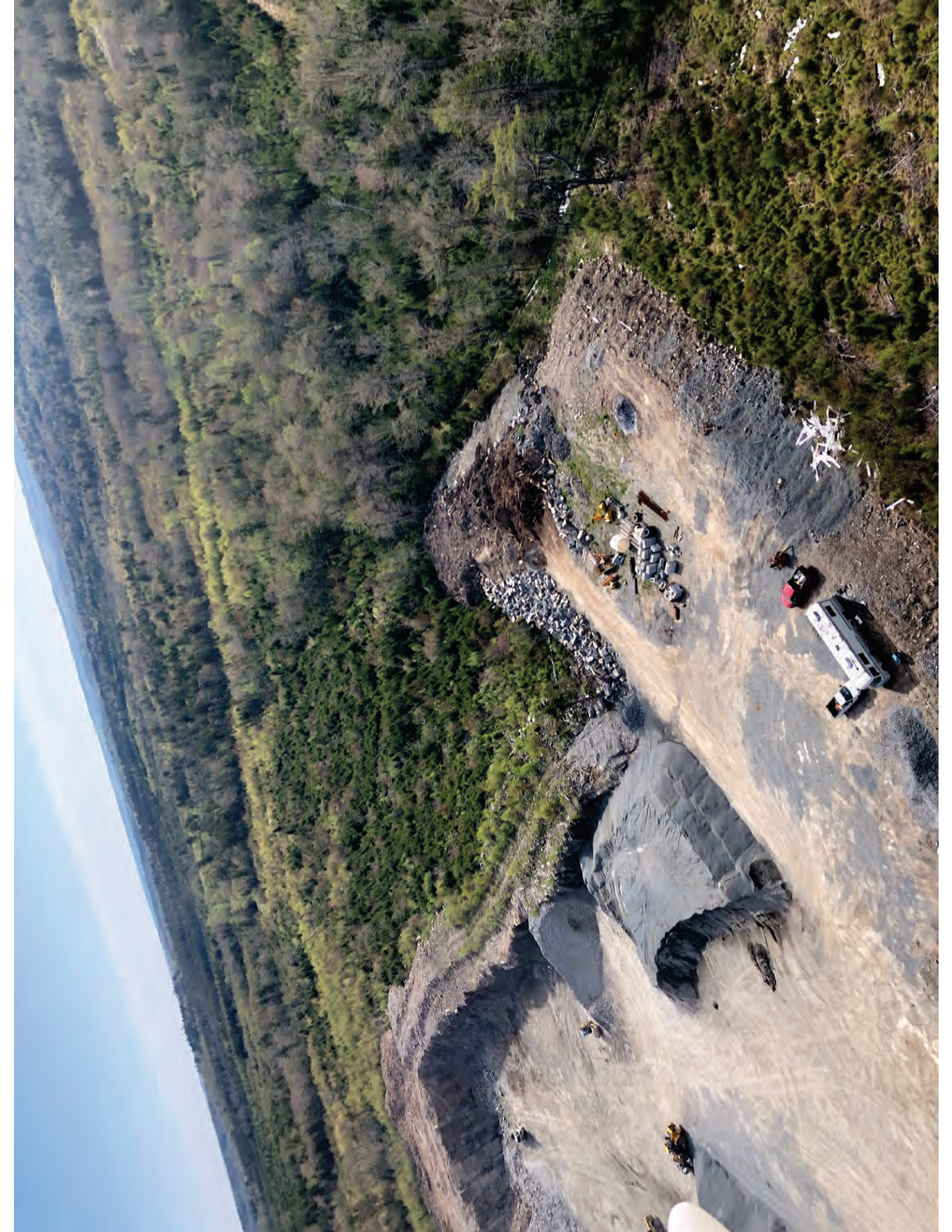




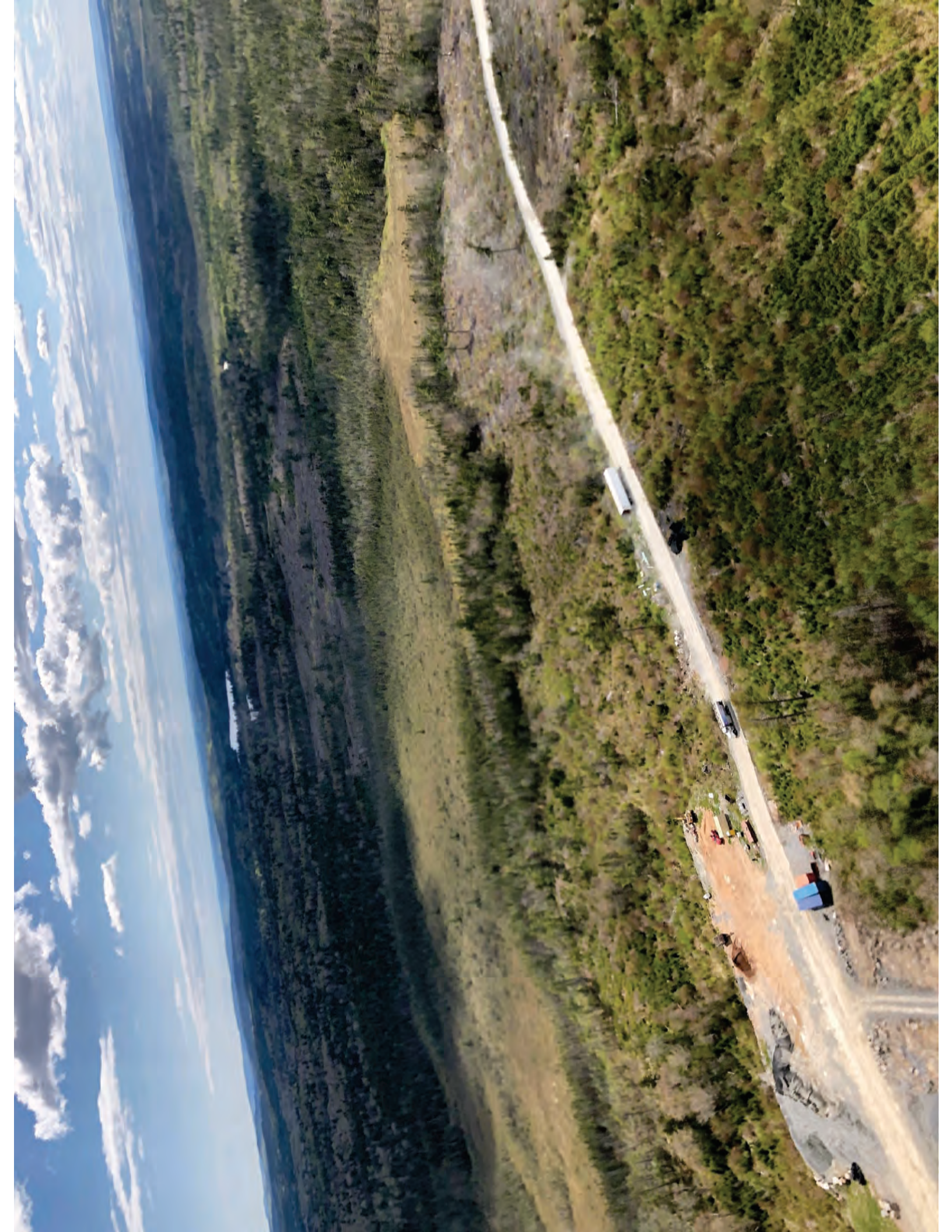












Agenda & Minutes

| | | | |
|---------------------|---|--------------------|-----|
| Project Name | Mt. Uniacke Quarry Expansion | Project No. | N/A |
| Date: | 18-Sep-2023 | Taken By: | BSP |
| Minutes Of | Community Meeting with NSDOE | | |
| Attending | DSDOE: Lee Ann Crouse (LAC), Bridget Tutty (BT), Candace Quinn (CQ), Lynn Bowen (LB) Community: | | |
| Absent | Tanya Ferrell (TF) | | |
| Copies to | | | |

| Item | Discussion | Action |
|------|---|--------|
| 1 | Introductions | |
| 2 | Evolution of the Quarry | |
| 3 | Community Liaison Committee (CLC) | |
| 4 | Definitions (2015 Approval & NS Pit & Quarry Guidelines) - "Active Area" clarify meaning | |
| 5 | Location & Size of the Quarry - Not within the approved area - < 30m (98.43') from property lines - IA 8. a) iii) - >3.99ha (4.6ha was published in May-2022) | |
| 6 | Wetlands - WL7 Infilled. - 2023 Application does not show all those previously identified. | |
| 7 | Violation - Collection and Handling of Storm Water IA 4. | |
| 8 | Violation - Lack of Erosion and Sedimentation Controls - IA 4. b) c) | |
| 9 | Violation - Ditching Storm water way from the Active Area | |
| 10 | Violation - Stormwater runoff to adjacent lands - IA 4. b) e) | |
| 11 | Violation - Run-off and siltation from Storage Piles and imported soils | |
| 12 | Violation? - Storing construction materials and junk on site | |
| 13 | Violation - Burying construction materials and other waste on site. | |
| 14 | Violation? - Importing soils from offsite and disposing of them in the infilled areas. Are these soils contaminated? Have they been tested and identified as safe to use as fill? | |

| Item | Discussion | Action |
|------|---|--------|
| | 2022-05-20 - AM & PM Photos | |
| 15 | Violation – Quarry Boundaries not clearly identified - IA 11. a) | |
| 16 | Violation – Blasting after 1800h 21-Apr-2021 – Blast occurred at 1837h and was reported to NCC Significant impacts reported by air and via ground vibration. | |
| 17 | Violation – Location of lack of protection of Fuel Storage Tank IA 11. d) | |
| 18 | Unjacke Mines Road (UMR) | |
| 19 | Minister's ability to cancel or suspend an Approval See IA Section 3 g) i) | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | <p>NSDOE Roles:</p> <p>Lee Ann Crouse: Director, Policy, Planning, and Environmental Assessment (EA)</p> <p>Bridget Tutty: Manager of the EA Branch</p> <p>Candace Quinn: EA Officer (Who is managing this file.)</p> <p>Tanya Ferrell: Director from the Bedford Regional Office (To provide an Inspection, Compliance, Enforcement perspective, if needed.)</p> <p>Lynn Bowen: ??</p> | |
| | <p>Community Roles:</p> <p>President of the Partridge Lane Residents Association</p> <p>CLC Community Representative for Partridge Lane</p> <p>VP of the Cockscomb Lake Association</p> | |

Agenda & Minutes

| | | | |
|---------------------|---|--------------------|-----|
| Project Name | Mt. Uniacke Quarry Expansion | Project No. | N/A |
| Date: | 25-Sep-2023 | Taken By: | BSP |
| Minutes Of | Community Meeting with NSECC-ICE | | |
| Attending | DSDOE: Sam Robichaud (SJR); Mariah Hunt (MDH); Kelly Maher (KCM); Tanya Farrell (TMF) Community: | | |
| Absent | | | |
| Copies to | | | |

| Item | Discussion | Action |
|------|--|--------|
| 1 | Introductions | |
| 2 | Evolution of the Quarry | |
| 3 | N/A to this Meeting | |
| 4 | Definitions (2015 Approval & NS Pit & Quarry Guidelines) - "Active Area" clarify meaning | |
| 5 | Location & Size of the Quarry - Not within the approved area - < 30m (98.43') from property lines – IA 8. a) iii) - >3.99ha (4.6ha was published in May-2022) | |
| 6 | Wetlands - WL7 Infilled. - 2023 Application does not show all those previously identified. | |
| 7 | Violation – Collection and Handling of Storm Water IA 4. | |
| 8 | Violation – Lack of Erosion and Sedimentation Controls - IA 4. b) c) | |
| | Discuss path forward actions by 2:35. | |
| 9 | Violation – Ditching Storm water way from the Active Area | |
| 10 | Violation – Stormwater runoff to adjacent lands - IA 4. b) e) | |
| 11 | Violation – Run-off and siltation from Storage Piles and imported soils | |
| 12 | Violation? – Storing construction materials and junk on site | |
| 13 | Violation – Burying construction materials and other waste on site. | |

| Item | Discussion | Action |
|------|--|--------|
| 14 | Violation? – Importing soils from offsite and disposing of them in the infilled areas. Are these soils contaminated? Have they been tested and identified as safe to use as fill? 2022-05-20 - AM & PM Photos | |
| 15 | Violation – Quarry Boundaries not clearly identified - IA 11. a) | |
| 16 | Violation – Blasting after 1800h 21-Apr-2021 – Blast occurred at 1837h and was reported to NCC Significant impacts reported by air and via ground vibration. | |
| 17 | Violation – Location and lack of protection of Fuel Storage Tank IA 11. d) Damage to wetlands by clear cutting activities as identified by WSP in the Application & verbally at the NCC open house. | |
| 18 | Unjacke Mines Road (UMR) | |
| 19 | Minister's ability to cancel or suspend an Approval See IA Section 3 g) i) | |
| | | |
| | | |
| | | |
| | NSECC Roles: Sam Robichaud: Acting District Manager (ICE) Mariah Hunt: Inspector Kelly Maher: Inspector Tanya Ferrell: Acting Director from the Bedford Regional Office | |
| | Community Roles: President of the Partridge Lane Residents Association | |
| | | |
| | | |
| | Recommend Inspection Path | |
| 1 | Topographic Survey <ul style="list-style-type: none"> a. Locate and clearly mark Lot MA1. Markings to be visible to allow aerial drone imaging to document them. b. Survey and collect data points of the perimeter of the Active Area, which would be the interface between the natural environment and all disturbed areas supporting the Active Area. | |

| Item | Discussion | Action |
|------|--|--------|
| | <ul style="list-style-type: none"> c. Survey and collect data points at the perimeter of all areas where siltation runoff has left the Active Area to determine the impacted areas. d. Collect elevation data points across the entirety of the Active Area. Consider including a laser drone scan. e. Record location & elevation of each soil sample. | |
| 2 | Visual Inspection <ul style="list-style-type: none"> a. Walk the perimeter of the Active Area and beyond. Collect detailed notes and images of the site, impacted areas and violations. Coordinate with topographic survey references. b. Identify additional sampling requirements based on conditions observed. | |
| 3 | Soil Sampling Infilled Areas <ul style="list-style-type: none"> a. Setup erosion controls for excavations. b. Excavate trenches at 3m intervals to identify waste products buried on site. c. Collect soil samples for each soil of different origin for testing. d. Document location and elevation of each sample via topographic survey. | |
| 4 | Soil Testing Requirements <ul style="list-style-type: none"> a. Metals, Volatile Organic Compounds (VOC's), Polycyclic Aromatic Hydrocarbons (PAH's), Polyfluoroalkyl Substances (PFAS), more? b. Laboratory testing shall be completed by CALA Accredited Laboratories. | |
| | | |
| | | |
| | | |
| | | |



Submission ID

a43aeb0a

Submission date

02/11/2025 22:56

Submission status

SUBMITTED



All comments received from the public consultation will be posted on the department's website for public viewing, following the necessary redactions of personal information in accordance with the Freedom of Information and Protection of Privacy Act. **By submitting your comments to the Department, you are consenting to the posting of your comments on the department's website.**

The name, email address, and contact information of people who submit comments on behalf of an organization, such as a community group, business, or non-government organization (NGO) will be included with their comment posted on the website.

The name, email address, and contact information of individuals will be removed before their comments are posted on the website.

Privacy Notice

Your personal information submitted as comments on an Environmental Assessment Project is collected in accordance with the Nova Scotia Environment Act, Environmental Assessment Regulations, and the Nova Scotia Freedom of Information and Protection of Privacy Act.

We collect and use your personal information to administer the environmental assessment review process, to verify comments, and to assess the project's proximity to you.

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.

To read more about how government respects your privacy when interacting with us, review our full [privacy statement \(https://beta.novascotia.ca/privacy\)](https://beta.novascotia.ca/privacy). For questions about how your personal information is handled by the program, you may contact us at 902-424-3600 or [ea@novascotia.ca \(mailto:ea@novascotia.ca\)](mailto:ea@novascotia.ca).

Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

I oppose the expansion of the Mt Uniacke Quarry, in part, because it will damage or destroy the 10 wetland areas delineated by WSP in 2022. These wetlands are located in the watershed for Cockscomb Lake which functions as a residential water supply. Wetlands store water, provide storm water management and filter pollution. Off-site Wetland Compensation will not replace these services for those who depend on this lake water.

I also oppose expansion of Mt Uniacke Quarry unless and until Northumberland Capital Corporation Inc (NCCI) addresses and mitigates the large number of existing and cumulative negative environmental and community impacts that have resulted from their CURRENT operations. NCCI's unwillingness to address documented community concerns,

places the community and environment at high risk of additional future impacts, especially with a planned ten fold expansion. These cumulative impacts are listed below with suggested mitigation measures.

Cumulative Environmental and Community Impacts of NCCI Current Operations

-quarry generated dust and airborne pollutants from blasting, excavation and transportation activities continue to negatively impact local residents. Dust from aggravate quarries has known negative human health effects. The unresolved situation requires an improved air quality plan that is monitored, enforced and reported to the community. Due to the risks, Ontario regulations advise aggravate mining companies to form a Community Advisory Panel (CAP) to keep residents informed about blasting activities and monitoring results. NSECC can encourage NCCI to do this or set it up for them.

[https://ossga.com/multimedia/2021-06-04-132019-](https://ossga.com/multimedia/2021-06-04-132019-32717/dust_management_gravel_facts_sheet_june_2021_.pdf)

[32717/dust_management_gravel_facts_sheet_june_2021_.pdf](https://ossga.com/multimedia/2021-06-04-132019-32717/dust_management_gravel_facts_sheet_june_2021_.pdf)

-there has also been no notice for some blasting activities and a failure to follow-up on residents' complaints about blasting damage. This needs to be remedied with community text notification of all blasting, a prompt response to damage complaints and a written policy for how to agree on remediation measures and timelines.

-area roads have been damaged from heavy truck traffic, leaving roads in a continuously degraded state such that access is difficult for residents and, potentially, increases emergency services response times. Area roads require regular scheduled inspection, grading, and annual reporting to the community on those activities.

-there has been unauthorized expansions of quarry activities outside of the approved project coordinates. Expansion has impacted wetland WL7 as noted by WSP in 2022. Alteration and infilling of wetland WL7 to create a sedimentation pond was not part of the sites formal erosion control plan. In 2025, WSP documented nitrate levels three times the allowable limit discharging from this settling pond. The impacts to WL5 and its adjacent watershed area requires further study to plan effective remediation.

-there has been documented illegal dumping of construction materials that were transported onto the quarry site, including soil and construction waste, possibly containing pyritic slate. Aerial inspection of the quarry and surrounding area is required, along with testing of soil and suspicious material prior to removal. NSECC needs to issue fines to NCCI for all violations.

-there are outstanding requests to NSECC for information on the quarry's 10 year re-approval, and reports pertaining to community environmental complaints. These failures of communication have resulted in an erosion of trust that requires ongoing intervention. The existing cumulative impacts on the environment and local community also demonstrates a lack of due diligence on NS ECC's part to monitor and enforce NCCI's compliance with environmental regulations and approval conditions. Until NCCI has resolved the above issues, approval for any expansion should be denied. Any new proposals must avoid the wetland watershed.

Name:

Email:

City/Town

HRM

Postal Code

B2V 2T3

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:

By submitting your comments, you are consenting to the posting of your comments on the department's website.



Yes, I agree (must be selected to proceed)

Uploaded document(s)

No documents to display.

From: [Rahman, Mohammad](#)
To: [Rafferty, Meghan](#)
Cc: [Tutty, Bridget R](#); [Bowen, Lynn A](#)
Subject: FW: mt uniacke quarry
Date: November 5, 2025 1:54:24 PM

----- Original Message -----

From: @msn.com>
Received: Mon Nov 03 2025 17:15:01 GMT-0400 (Atlantic Standard Time)
To: PNS Environment <minister.environment@novascotia.ca>; Minister of Environment <minister.environment@novascotia.ca>; Minister of Environment <minister.environment@novascotia.ca>; Minister of Environment and Climate Change of Environment and Climate Change <minister.environment@novascotia.ca>; Minister of Environment <minister.environment@novascotia.ca>; ECC Minister <minister.environment@novascotia.ca>; PNS Environment & Climate Change <minister.environment@novascotia.ca>; Minister Environment and Climate Change <minister.environment@novascotia.ca>; Environment Minister <minister.environment@novascotia.ca>;
Subject: mt uniacke quarry

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I question how this quarry could be approved with all the non-compliances that have been brought to your attention, you have been sent pictures as prof.

Sent from [Outlook](#)

From: [Rahman, Mohammad](#)
To: [Rafferty, Meghan](#)
Cc: [Bowen, Lynn A](#); [Tutty, Bridget R](#)
Subject: FW: Quarry expansion in Mount Uniacke
Date: November 5, 2025 1:40:23 PM

----- Original Message -----

From: @gmail.com>;
Received: Mon Nov 03 2025 14:23:16 GMT-0400 (Atlantic Standard Time)
To: Claudia Chender <claudiachendermla@gmail.com>; Anthony Edmonds <gpns@greenpartyns.ca>; Premier [] <premier@novascotia.ca>; Premier premier@novascotia.ca <premier@novascotia.ca>; Kim Masland <kim.maslandmla@gmail.com>; Claudia Chender <claudiachendermla@gmail.com>; Sackville Rivers Association <sackvillerivers@ns.sympatico.ca>; ; Tim Halman <timhalmanmla@gmail.com>; Melissa Sheehy-Richard <melissa.mlaoffice@gmail.com>; Claudia Chender <claudiachendermla@gmail.com>; Minister of Environment <minister.environment@novascotia.ca>; Minister of Environment <minister.environment@novascotia.ca>; Bridget R Tutty <bridget.tutty@novascotia.ca>; Lynn A Bowen <lynn.bowen@novascotia.ca>; Adrian Fuller <adrian.fuller@novascotia.ca>; Minister of Environment and Climate Change of Environment and Climate Change <minister.environment@novascotia.ca>; John MacDonald <mlahantseast@gmail.com>; Public Works <publicworksminister@novascotia.ca>; Adrian M Fuller <adrian.fuller@novascotia.ca>; Brad Johns <mlabradjohns@gmail.com>; Joanna Bull <joanna@ecologyaction.ca>; Eleanor Roulston <eroulston@easthants.ca>; Lynn Bowen <lynn.bowen@novascotia.ca>; Samantha Robichaud <samantha.robichaud@novascotia.ca>; Minister of Environment <minister.environment@novascotia.ca>; ECC Minister <minister.environment@novascotia.ca>; PNS Environment & Climate Change <minister.environment@novascotia.ca>; Bridget Tutty <bridget.tutty@novascotia.ca>; Kim Masland <publicworksminister@novascotia.ca>; @halifaxexaminer.ca>; Minister Environment and Climate Change <minister.environment@novascotia.ca>; K. Aldous <melissa.mlaoffice@gmail.com>; PNS Environment <minister.environment@novascotia.ca>; ECO/OP Premier <premier@novascotia.ca>; Environment Minister <minister.environment@novascotia.ca>; @cbc.ca; @cbc.ca; @globalnews.ca; @gmail.com; jwoodford@easthants.ca; mperry@easthants.ca; emoussa@easthants.ca; Uniacke.Estate@novascotia.ca; MIN_CCTH@novascotia.ca;
Subject: Quarry expansion in Mount Uniacke

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**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

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Dear Premier Houston and Minister Halman,

I am writing to you to address the application by Northumberland Capital Corp. (NCCI) for the quarry expansion in Mount Uniacke. My name is Meaghan Whitney and I own a home located on East Uniacke rd. 5km from the current quarry site.

The current quarry has affected me and my family negatively and has not operated as a good corporate citizen. Affecting our quality of life with blasting that severely shakes my home even from 5km away.

The blast that stands out to me the most occurred on November 26, 2024. I was outside I could physically feel what I can only describe as a shockwave. We have had blasts also registered on the seismograph located at Dalhousie Earth & Environmental Sciences dept. Obviously this is very disruptive to humans however, it also affects our pets who are often distressed by the loud blast and shaking of the house, on this particular day I needed to calm my own dog before making my way to my neighbours home to spend time with their dogs who were distressed enough they were unable to settle. As there is no notice given about blasting we are unable to prepare in advance to be with our pets or send them to expensive doggy daycares. As a result we sometimes come home to pets that have been stressed for hours. This quarry and their blasting has made me reconsider if I would like to purchase more land in the area as I had planned when I relocated to the area in 2021 to add additional animals such as horses to my property and If I even want to continue to live in the area.

I am also very concerned how this will affect my house (foundation Insulated Concrete foundation to the roof line) and my well. We are fortunate enough to have a well that produced water all through our drought this year but it is well documented that blasting can potentially damage local wells. I hope that the government will refuse the application to expand the quarry and in addition address the current operations and environmental impacts.

I am appalled that an extension of their operating permit was approved on July 6, 2025. After concerns documented by residents of violations including;

- excessive blasting that has registered on the seismograph located at Dalhousie Earth & Environmental Sciences dept
- blast monitoring that does not meet the regulations, industry standards
- Quarry activities occurring outside the approved area to the West, South and East.
- Dumping of off sight materials including C&D waste on public property. Old Mine Road (Class K)
- infilling of Wetland WL7 (WSP-2015)

I would encourage you to decline the application to expand the current quarry operation. I would also ask that all operations be paused until proper investigations into all non compliance issues have been addressed and wetland WL7 has been restored.

As a resident of Nova Scotia I trust that my government enforces all of their environmental regulations and holds both companies and individuals accountable when damage occurs as a result of non-compliance to those regulations, I am not only disappointed but appalled that Northumberland Capital Corp has been able to continue operate while blatantly ignoring the not only environmental regulations but also operating regulations.

Sincerely,

From:
To: [Environment Assessment Web Account](#)
Subject: Opposition to Proposed Mount Uniacke Quarry Expansion
Date: November 3, 2025 6:31:54 AM

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Dear Environment Assessment Department,

I am writing as a Mount Uniacke resident to express our strong opposition to the proposed expansion of the quarry in Mount Uniacke.

Our community is deeply concerned about the potential environmental and social impacts this expansion would bring. The proposed development threatens to degrade local ecosystems, increase air and noise pollution, and place additional strain on nearby communities. Furthermore, the expansion is inconsistent with the government's stated commitments to sustainable land use, biodiversity protection, and climate action.

We respectfully urge your office to reconsider approval of this project and to conduct a thorough environmental impact assessment that fully accounts for the cumulative effects on wildlife, water quality, and local residents' quality of life. We also encourage the exploration of alternative, more sustainable economic opportunities that do not compromise the health of our environment.

Thank you for your attention to this important matter. We would appreciate the opportunity to meet with your office to discuss these concerns further.

Yours sincerely,