

From:
To: [Environment Assessment Web Account](#)
Cc: [Premier](#); [Minister Env](#); [Brad Johns \(mlabradjohns@gmail.com\)](#)
Subject: RE: NCCI Mount Uniacke Quarry - Climate Change (Flooding)
Date: November 3, 2025 11:19:32 AM

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Further to the below, it does not appear the Halifax Regional Municipality has been consulted regarding these predicted increases in flow that will be delivered into HRM. Given the catastrophic effects of the 2023 flooding in Sackville and Bedford, I would think HRM would have serious concerns in this regard.

President
The Partridge Lane Residents Association

From:
Sent: Thursday, October 30, 2025 1:34 PM
To: Environment Assessment Web Account <ea@novascotia.ca>
Cc: Premier <premier@novascotia.ca>; minister.environment@novascotia.ca; Brad Johns (mlabradjohns@gmail.com) <mlabradjohns@gmail.com>
Subject: NCCI Mount Uniacke Quarry - Climate Change (Flooding)

WSP EA Registration Addendum – 2025-09-10

Section 2.1.3 – Environmental Effects Assessment – High Flows

“East Uniacke Road would experience **a minor increase of 3.0%** for both a 1:20-year and 1:100-year flow.”

During the July 2023 flooding of the Sackville River Watershed, the Sackville River Bridge at East Uniacke Road was underwater, photos attached. Other bridges downstream were washed out and much of Bedford was under water. Exactly how does the 2023, real world event compare to the predicted 1 in 20 and 1 in 100-year rainfall events?

WSP is advocating that the expanded quarry will have negligible effect, based on model information. There are 2-year-old, real-world data and experience that needs to be accounted for! If we simply apply 3% more water to the 2023 observed conditions, what is the result? Will the Sackville River Bridge be washed out? Will the nearby homes, that are at nearly the same elevation as the bridge deck, be flooded or washed away? Why

are there not flood plan maps included in the EA Addendum showing the impacts of this predicted increase in flows and the related water levels?

The even greater questions that should be answered are:

How did the existing Quarry site contribute to the 2023 flooding and damages?

What is NCCI's liability with respect to the 2023 and future damages?

Before the quarry development, the entire area (~67ha) was a growing forest and wetlands, capable of accepting and holding rainfall, a 100% natural flood mitigation tool. Now it consists of wetlands damaged by forestry operations (WSP 2023), damaged and destroyed wetlands (WL7-2015 and the one at the north end of MA1), and ~6.7ha of impermeable quarry and infilled areas that dump water and sediment directly toward the provincially mapped wetlands of the Sackville River Headwaters.

These questions need to be clearly addressed for the protection of infrastructure and the welfare of everyone living along the Sackville River.

President

The Partridge Lane Residents Association







Please post photos of the 2023 Flooding in this area!
They can be used to express concerns related to Climate Change and the NCCI
Quarry's affects on flooding that are being downplayed in the Sep-2025
Additional Data.

Sackville River Bridge at
East Uniacke Road





Submission ID

73ceb66e

Submission date

03/11/2025 13:04

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'm not opposed to a quarry – but does this one have to be so close to waterways and residences? (like within 2-3 kms of residences and precious lakes with underground springs!!?)

There are other quarry's that are further away and we have no quarrel with any of those as they cause no disruption to our property value or way of life.

Our Municipal councilors and Provincial MLA'S have publicly stated that they also oppose the proposed expansion as Mount Uniacke is on bedrock and blasting damages foundations and wells.

i shouldn't have to feel like I'm in a war zone every time they blast/over blast.

I have some very REAL concerns regarding this quarry and their request for a renewal and or expansion.

Let me preface....In Aug 2004, my husband and I purchased our first home on Woodland Park Drive, in the cove, on Lewis lake.

Lewis lake is located exactly 2 kms from the existing quarry site. The location is very close indeed.

And I cant understand why was this quarry ever aloud to take up operations in a neighborhood with such close proximity to the surrounding lakes and numerous residences?

FACT: Lewis lake primarily exists because of freshwater underground springs. If these get damaged, we could lose our lake.

This years drought notwithstanding, In the last 9 years there has been a very noticeable decline in average water level compared to the first 10 years that we've lived here. I can prove this.

Like many other residences on Lewis lake, the primary water source that services our home is drawn directly from the lake. There is a dug well on our property and the water testing results in 2004 indicated that the water quality in the lake was far superior to that of the water in the dug well.

It is well known that the groundwater quality in Mount Uniacke is terrible. Most homes require elaborate treatment systems. As such, the majority of households on our community bring in bottled drinking water that was either purchased or obtained from the Gates Family freshwater spring in Ardoise.

I have also seen dead small fish floating in the lake on occasion starting about 8 or 9 years ago.

Weather or not the quarry's blasting or other activities is causing this, I do not know as I'm not a scientist. But these are curious observations that may or may not be related to the quarry's activities.

In addition, I've heard that some folks in Ardoise 10 kms away have also felt some of these blasts. The Gates Family freshwater spring in Ardoise used to NEVER run out of water 20 and even 10 years ago. Now its a regular occurrence each summer - Is it a coincidence perhaps? or is it a correlation? And if it's a correlation, what are the long term effects for the surrounding communities that rely HEAVILY on this water source??

I do feel that the lower overall water level in Lewis lake IS a direct result of the blasting or over-blasting. HOW CAN IT NOT AFFECT IT?

In my opinion, the folks that are operating the quarry are NOT good, trustworthy stewards as the blasting is REGULARLY and SIGNIFIGANTLY overcharged and there is no way the activity this isn't causing damage to the lake, our wells and to our property structures.

The foundation on my home is poured concrete and has been in place since 1985.

In one of the overcharged blasts in 2018, my house shook so bad that it cracked my foundation and my once dry basement is now a wet basement every time it rains.

Now If my foundation was going to crack due to frost or from the house settling, it would have done so within the first 5 years of being poured. Not 33 years later!

I have neighbors that have newly drilled wells and at the onset, the rates of recovery were more than satisfactory. and here just last year even after all the rain that we had, those wells had since gone dry and recovery rates are so low since last years blasting that my new neighbors are considering installing a system to draw water from the lake as a back up! Last summer the blasting was regular and SIGIFIGANT.

I now primarily work from home and let me tell you how scary the blasting is..... the blasts

are so strong that some of them feel like an earthquake, others feel like a bomb has been dropped and detonated right here in our yard, and one time two years ago, the house had shook so bad that felt like it jumped right off of its foundation. Honestly I'm surprised that my windows haven't yet shattered.

There is nothing "reasonable" about any of this situation.

The charges on these blasts are EXCESSIVE.

There is no way that it isn't causing damage.

We are working, middle class, voting taxpayers.

We shouldn't have to endure this stress or trauma.

This can't be ok for our foundations, wells, waterways, pets and wildlife. If we loose the cove or the lake (over time), if this expansion is granted, we will loose a good 300k or more of our properties value, the resale monetary value of our properties retirement investment, and our way of life on the lakefront.

We are at the mercy of our elected officials - we shouldn't have to live this way and feel like we have no support.

There is plenty of evidence of non compliance. These are not trustworthy stewards. They have proven to the community by their repeated actions that they DO NOT CARE about the environment or the residents. please don't let them continue or expand - they have proven themselves not to be trusted to operate in good faith.

The continued operation of NCCI's quarry will have greater far reaching effects if granted its renewal or expansion approval.

Thank you for your time

Name:

Email:

City/Town

Postal Code

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

Remaining No of Files : 9

Please note:

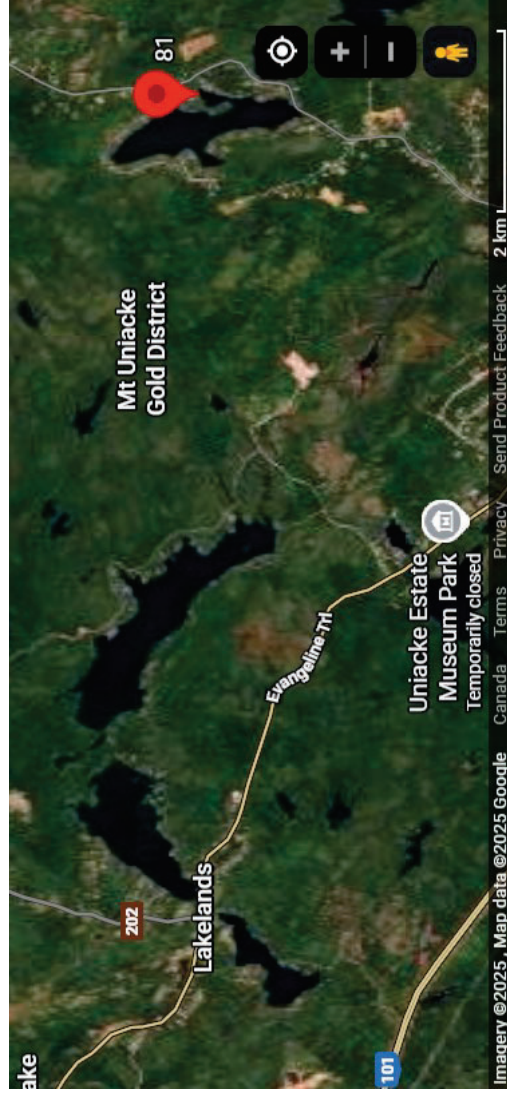
By submitting your comments, you are consenting to the posting of your comments on the department's website.

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

Uploaded document(s)

Total Documents: 1

[Quarry - 2kms from Lewis Lake.jpg \(/Admin/View-Documents/941013f0-4cc3-435c-867f-dc16b61c6e0e/4e8cbd0c-cb95-4d35-a10e-d093e538fb11\)](/Admin/View-Documents/941013f0-4cc3-435c-867f-dc16b61c6e0e/4e8cbd0c-cb95-4d35-a10e-d093e538fb11)



From:
To: [Environment Assessment Web Account](#); [Minister, Env](#); melissa.mlaoffice@gmail.com; [Premier](#); claudiachener@nsmila.ca; lambertqibb196@gmail.com; info@mombourquette.ca; mlabradjohns.assistant@gmail.com; mlabradjohns@gmail.com; lisalachancemla@gmail.com; mperry@easthants.ca; emoussa@easthants.ca; eroulston@easthants.ca; info@iainrankin.ca
Subject: Mount Uniacke Quarry
Date: November 3, 2025 1:07:29 PM

You don't often get email from [redacted]@gmail.com. [Learn why this is important](#)

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Good day honorable Premier, Ministers, and MLA's.

We are writing to you with concerns regarding the proposed expansion application for the Uniacke Mines Road Quarry expansion.

Late 2020, my wife and I purchased a seasonal property located directly off Uniacke Mines Road, unaware that we were less than 2 km from an existing quarry. In 2023, we did a major addition and now live at the property year-round. We built our home, preparing for retirement (as maintenance free as possible), for the enjoyment of our children and grandchildren, and fulfilling the dream of living on a lake.

Within the last two years my wife has witnessed 2 separate blasting events, the most recent being June 2025. The recent blast, June 2025, scared her to the point that she ran out of our home thinking the house exploded. After reentering our home, for an extended period after the blast, she continued to feel vibrations under her feet. Like many homes in the immediate area, our home is built on bedrock. Several weeks later while cleaning our garage, we noticed a crack in the garage floor that runs from one side to the other. Unfortunately, at this stage, it is hard to determine the cause of the crack but we are certain it was not there prior to these events.

We were not informed that blasting was taking place and when we asked our neighbors if this was common practice they indicated in the last 10 years, they have never received prior notification.

When asked if anyone knew if the quarry was blasting within limits, we were informed according to the department of environment, blasting was within acceptable levels. We then asked if there was any documentation to the testing procedures used by the testing company. Again, it was indicated the official message is the testing procedure was completed according to recommended guidelines.

The second issue we have been addressing is the quality and smell of our well water which we installed approximately 4 years ago. Though our water has arsenic, manganese, iron and sulphur which is easily treated, we are increasingly challenged with a very unpleasant smell that we have not been able to identify. It costs us thousands of dollars a year to address and continues to get worse as each year passes. We own and operate a water treatment company (for over 25 years) and have systems in thousands of residential homes across NS, NB, and PEI. We have worked with the Department of Environment on several occasions, work with

large commercial properties all across NS, have treated the most challenging water chemistry seen by the manufacturer of our systems and even with expert knowledge, struggle to correct this ever changing issue.

In just under 5 years, we have seen a decline in the number of fish and birds around the lake. The quality of our water is getting harder and harder to treat. Independent water testing results report higher bacteria counts at our end of the lake versus other areas. Our dogs now suffer from very costly, hard to treat skin conditions especially after being in the water and the environment surrounding the lake is becoming more and more concerning.

Recently, we attended a community meeting regarding the quarry and learned many things, "some" of which include:

1. Documentation that during a prior blasting, vibrations were felt all the way to Hammonds Plains and above acceptable level results were recorded by an independent, reputable public source even though blasting is "supposedly" only supposed to be felt less than 1 KM of the blast.
2. There is documented evidence to support the testing company reporting the blast results did not follow NSECC's testing requirements.
3. Per EA Addendum Section 2.2.2 pages 11 and 12, as a result of testing, NCCI discovered chemicals from their blasting compounds, at levels harmful to fish, are being discharged into the wetland. Wetlands that are extremely close in proximity to our home.
4. The proposed expanded quarry would actually be even closer to our home than what it is currently. This is extremely concerning for future blasting, damage to my home, trauma to our pets and environmental impact.
5. The quarry has been in violation of Department of Environment requirements several times over the last 10 years and yet is still allowed to operate without correcting the violations.
6. The quarry has been operating outside of the designated "approved" quarry site boundaries, without recourse.
7. The quarry has been dumping foreign material and soils on site.

This list is not comprehensive to all items discussed however was very informative and concerning. We inherently put trust in the governing bodies to ensure companies like NCCI are working under compliance only to discover the opposite is the reality.

We are asking the following:

1. Pause the decision under Section 13(2)(b) of the Environmental Assessment regulation where the minister may legally adjust decision timelines in cases of non compliance and formally notify NCCI. In this case, illegal dumping, wetland infilling and activities beyond approved boundaries all remain unresolved.
2. Conduct comprehensive independent testing, testing to include PFAS, PAH, VOC's, metals and other contaminants to determine the full extent of harm.
3. Hold a public town hall with Mount Uniacke residents to address these long outstanding issues.

We expect decisions based on science, accountability, corporate stewardship and integrity.

We fear, if this expansion is approved, our home will require many unforeseen costly unnecessary repairs, will decrease in value, our well water supply and lake water will become

contaminated and the community we live in will suffer, not prosper. We are already seeing the impacts the current 3.99 hectare quarry is having on our community and to increase to 40 hectare will be nothing short of devastating.

PLEASE, do not allow this quarry to expand and cause further, negative impacts to our home, community and environment.

Respectfully,

Concerned Residents of Mount Uniacke

**Submission ID**

47b0c6cc

Submission date

03/11/2025 14:18

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>).

Select a Project:

Mount Uniacke Quarry Expansion Project

**Comments:**

Good Afternoon,

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. 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.

Name:

Email:

City/Town

Postal Code

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.



Submission ID

3f61691f

Submission date

03/11/2025 14:31

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>).

Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

Don't want it!

Name:

Email:

City/Town

Beaver bank

Postal Code

B4g 0b8

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:
To: [Environment Assessment Web Account](#)
Subject: a submission re: Mount Uniacke
Date: November 3, 2025 3:42:51 PM

You don't often get email from [redacted]@msvu.ca. [Learn why this is important](#)

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Honourable Timothy Halman I am writing to express my deepest concern about the proposed 10-fold expansion by Northumberland Capital Corp. Inc. (NCCI) of the Mount Uniacke Quarry in the heart of our community.

I have numerous concerns for our community and our environment including: 1. the effect that blasting will have on the air we breathe (dust), the water we drink (wells and lake water), and the homes we live in (the integrity of our foundations);

2. the effect the quarry will have on Mount Uniacke as a desirable community to raise our families and the impact this will have on what, for most of us, is our largest investment for our future i.e. our homes;

3. the effect the expanded quarry will have on the five major watersheds beginning in Mount Uniacke; and

4. awarding such an expansion to NCCI, a company that does not appear to be interested in being a good corporate citizen or complying with the terms of their current agreement.

It is the final point I wish to elaborate on. One would think that NCCI, with expansion plans for the future, would have been motivated to be good corporate citizens over the last 9 years by ensuring they were not in contravention of any of the conditions of the approval and striving to build goodwill and trust with our community. However, I understand that NCCI has not been fully compliant with the agreement it currently has with the Department of Environment including the requirement that they operate a Community Liaison Committee. This Committee could have been a way for NCCI to build trust and goodwill with our community but they neglected to take advantage of this opportunity. It is therefore baffling to me that we would award another 50 years to NCCI to operate in our community.

I applaud our government for committing to working towards improving Nova Scotia economically, i.e. becoming a sustainable powerhouse, which will require the development of our natural resources including quarries for gravel etc. I hope we are in agreement that this can be done in conjunction with caring for our environment and our communities.

“Nova Scotia Environment is responsible for delivering effective and efficient regulatory management for the **protection of our environment.**”

(<https://novascotia.ca/nse/dept/>).

I am sure we would agree that by its nature, a quarry does **not protect our environment** if left to be operated without regulations and accountability.

I was therefore pleased that our government had recognized deficiencies in our current quarry legislation and was working to correct these deficiencies thereby allowing for better oversight and accountability. What stage is this legislation in the process? Is it still going ahead or has it been shelved? I have heard that recently passed legislation reduced the restrictions and accountability for quarries, thereby making it easier for NCCI. Is this true? If so, I am afraid I am not only lost my trust in NCCI but also losing it in my elected government and the Department of Environment charged with “the **protection of our environment.**”

There are many in our community with similar concerns as I have who nonetheless have not voiced their concerns because they feel they would be wasting their breath and time. They are of the opinion that this project will go ahead as is regardless of what they do. I must admit that I do feel unheard. I have not received any answers to my concerns in past from you nor our Premier, nor NCCI.

If, as many of our community members feel, this project is a “fait accompli”, then I recommend the following:

1. Have a town meeting in Mount Uniacke with you, as Minister of Environment, NCCI, and our Premier in attendance.
2. Do not leave accountability for compliance with the agreement entirely with NCCI. Ensure instead that the agreement calls for **independent** oversight at random intervals throughout the agreement.
3. Ensure the community has a voice that is heard in the operation of the quarry.
4. To reduce the health hazard of particulates in the air from dust, pave and upkeep (at the provinces expense) the road(s) used by the quarry to transport the gravel from the quarry to its destinations. Enforce speed limits.
5. Set up a fund (funded fully or partially by NCCI) that will compensate community members for damage to their properties from the effects of the quarry e.g. wells, foundations, dust etc.
6. NCCI to set up a fund (funded by NCCI) for reclamation purposes that will be sufficient to reclaim the property, in an environmentally sound way. What is “sufficient” to be independently adjusted periodically to reflect the full reclamation cost at the time of reclamation.

In conclusion, I implore you NOT to grant approval to NCCI for this expansion. If in fact, this project goes ahead, please do so in a way that respects the community of Mount Uniacke, respects the environment, and ensures that NCCI is accountable, and its compliance is monitored independently. If not, be prepared to suffer the consequences in future elections.

Thank you for reading my submission and considering my concerns and recommendations.

Sincerely,

Mount Uniacke< NS



Submission ID

8017ea99

Submission date

03/11/2025 19:55

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:

The proposed quarry expansion poses risks to our neighborhoods safety, environment, and quality of life. An increase in blasting and truck traffic will create excessive noise, dust, and vibrations disturbing nearby residents. It could also contaminate groundwater and threaten local wildlife habitats. In addition, we risk a serious decline in our property value as neighborhoods in the area become a busy industrial zone.

Name:

Email:

City/Town

Mount Uniacke

Postal Code

B0N 1Z0

Attachment(s):

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

Maximum file size per file: 10 MB

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

Maximum number of files allowed: 10

Please note:

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.



Submission ID

fda9194d

Submission date

03/11/2025 20:03

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>).

Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

Resounding NO to the quarry EXPANSION.

Far too many violations and serious wrongdoings! Absolutely no, shut this quarry expansion down.

I'd also like to point out how disenchanted I/we are with NSECC and ICE for their continued lack of transparency, gumption and the upholding what they are supposed to do for the public as well. Not just the proponents, whom the rubber stamp and turn a blind eye to serious violations and non compliance issues.

Name:

Email:

City/Town

Postal Code

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

 6 keys points poster (2).png 2.7 MB



Remaining No of Files : 9

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)

Total Documents: 1

[6 keys points poster \(2\).png \(/Admin/View-Documents/941013f0-4cc3-435c-867f-dc16b61c6e0e/c17c44f8-013b-4c3e-8309-6bd6ad261b6e\)](#)



URGENT: MOUNT UNIACKE QUARRY EXPANSION



ILLEGAL WETLAND ALTERATIONS

WL7 (WSP 2015) illegally filled — ecosystem destroyed.
2023 aerial images show further illegal changes



FUTURE WETLAND DESTRUCTION

10 wetlands will be eliminated (WSP 2025).
Expansion crosses a watershed to Cockscombsb Lar



**BURIED WASTE & CONTAMINATED
SOIL** Construction debris, pyritic slate, and
contaminated soils dumped into WL7 — now a settling



TOXIC LEACHING RISKS

PFAS, PAH, VCCs, metals untested — chemicals may
enter Sackville River Headwaters



DANGEROUS NITRITE LEVELS

Nitrite -3x safe levels from blasting effluent, Flowing
134m downhill to wetlands



FAULTY BLASTING MONITORING

Equipment mis-set, results unreliable — official
data invalid

DEMAND IMMEDIATE INVESTIGATION!

Email To: ea@novascotia.ca

premier@novascotia.ca · minister.environment@novascotia.ca
paulwozneymla@gmail.com, llsalachancemia@gmail.com



Submission ID

796dbb1e

Submission date

03/11/2025 20:13

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>).

Select a Project:

Mount Uniacke Quarry Expansion Project



Comments:

Absolutely a 100% NO. No expansion whatsoever!

The Uniacke quarry is guilty of several violations and a myriad of non compliance issues. NSECC has all the evidence and the ball is in their court to ensure Minister Tim Halman has all the facts! Permitting this monstrous expansion to NCCI is akin to watching what is going on south of our border currently. Chaos, turmoil, non transparency and a blatant thumbing of the nose with complete disrespect to regulations, community good will and being an asset as well to Mount Uniacke. NCCI are shysters and should NEVER be given a 50 year carte blanche keys to destroy what remains of the local environment. NSECC, you know this

is wrong in your heart of hearts and heads. Do not cave in this time, like you did in 2015.
A HARD AND FAST NO TO ALLOWING THIS QAURRY EXPANSION.

Name:

Email:

City/Town

Postal Code











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

 Lack of Transparency poster.jpeg	383.55 KB	
 Quarry violations (2).jpg	840.71 KB	
 Quarry violations.jpg	763.44 KB	
 Unanswered Questions poster.jpeg	387.92 KB	
 Urgent com mtg.png	3.2 MB	

Remaining No of Files : 5

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)

Total Documents: 5

[Lack of Transparency poster.jpeg \(/Admin/View-Documents/941013f0-4cc3-435c-867f-dc16b61c6e0e/5d5a78ad-abd6-4f07-8a6f-5fb299a49ba8\)](#)

[Quarry_violations_\(2\).jpg.\(/Admin/View-Documnt/941013f0-4cc3-435c-867f-dc16b61c6e0e/eb108cef-68a5-4b16-a77a-1a08a7f8f60c\)](#)

[Quarry_violations.jpg.\(/Admin/View-Documnt/941013f0-4cc3-435c-867f-dc16b61c6e0e/09ded014-43ec-451c-bf75-504b0351f272\)](#)

[Unanswered_Questions_poster.jpeg.\(/Admin/View-Documnt/941013f0-4cc3-435c-867f-dc16b61c6e0e/6e5a3add-03b8-4bb1-a7ba-ac4df860eb5f\)](#)

[Urgent_com_mtg.png.\(/Admin/View-Documnt/941013f0-4cc3-435c-867f-dc16b61c6e0e/16d0f65d-c7e2-4bee-94b0-607fb9995bad\)](#)

LACK OF TRANSPARENCY

MOUNT UNIACKE DESERVES ANSWERS

What Happened to Transparency?

- Photographic evidence of potential Industrial Approval (iA) violations was shown to NSECC staff in September 2023, with MLA Brad Johns present — yet no outcomes or findings were ever shared
- In June 2025, when citizens asked about NCCI's expiring 2015 IA, NSECC official Tanya Farrell responded with a generic answer, never disclosing that NCCI had already applied for a 10-year renewal months earlier
- FOIPOP documents now prove that between April-May 2025, NCCI's Andrew Rodgers was actively communicating with NSECC's engineer, Ms. Brittany Bertrand, to secure that renewal

Mount Uniacke residents demand full disclosure

- When was NCCI's 10-year renewal actually approved?
- Why has no signed approval document been shared with the public?
- Why did NSECC staff not disclose ongoing renewal discussions when asked?
- Why did Mr. Rodgers show conflicting PIDs in his communications — and better yet, why was this not corrected in NSECC responses?

Mr. Rodgers, five months ago you felt assured of an approval — why is that?

Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community
Photo Taken: 3-May-2022



Effluent Running Away
from the Settling Pond?

Settling Pond

Overburden & Infill slopes running
to wetlands not hydro-seeded.
No Silt Fences Visible

How do these Quarry Active Areas
drain to the settling pond?

Ground Slope Indicated by Arrows

Wetlands & Sackville River Head Waters.

Unprotected Fuel Tank at the
edge of the infill area.

Construction Waste? Prefabricated
Concrete, Steel?

Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community
Photo Taken: 3-May-2022



Effluent Running Away
from the Settling Pond

Partially Buried
Pretabricated Concrete?

Construction Waste? Pretabricated
Concrete, Steel, old tires?

?

Construction Waste? Vinyl Siding?

Construction Waste? Lumber?

UNANSWERED QUESTIONS

Mount Uniacke Deserves Environmental Accountability

? NCCI illegally infilled Wetland 7 to create the settling pond and laydown area for the quarry.

NSECC's own approval documents clearly identified Wetland 7 as out of bounds.

How could NSECC accept an amendment expanding the quarry area to include the settling pond?

By doing so, NSECC rewarded NCCI for committing an offence under the Environment Act.

? NCCI blasted and removed rock outside the approved quarry boundary.

NSECC has done nothing to address this breach.

Why wasn't NCCI required to include the illegally quarried area in their amendment?

And why does the western access road—still used daily for quarry operations—remain outside the approved area with no enforcement action taken?

NSECC has repeatedly promised feedback on registered complaints—but there's been radio silence for months.

Local residents have submitted multiple documented complaints this year, yet no official responses have been provided.

Mount Uniacke residents demand clear, written answers to these three questions. No more silence. No more backroom approvals.

URGENT COMMUNITY MEETING **STOP THE QUARRY** **EXPANSION**

Mount Uniacke – Your Voice Matters!

A proposal is on the table to expand the Uniacke Quarry from 4 to 40 hectares—that's the size of 56 football fields—right beside our homes. If approved, this industrial operation could continue for the next 30 to 50 years.

WHAT'S AT STAKE?

- ▲ The health and peace of our pristine community
- ▲ Increased dust, noise, and heavy truck traffic
- ▲ Suspect blasting practices raising serious safety and environmental concerns
- ▲ Threats to species at risk and the Sackville River wetlands
- ▲ Industrial disease and long-term pollution that could change Mount Uniacke forever

WHO'S BEHIND THIS?

NCCI— a company with a poor track record and multiple violations of its Industrial Approval (IA). They've turned our community Liaison Committee (CLC) into a sham, ignoring local input and breaking commitments. Even worse, the Nova Scotia Government and NSECC (Department of Environment and Climate Change)

TOWNHALL MEETING – HAVE YOUR SAY!
WEDNESDAY, OCTOBER 25 AT 6:30PM

From:
To: [Environment Assessment Web Account](#)
Subject: Quarry on Uniacke Mines Road
Date: November 3, 2025 9:24:39 PM

You don't often get email from [redacted]@outlook.com. [Learn why this is important](#)

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

To whom it may concern,

We live [redacted] in Mount Uniacke and have lived there since 2015. The following is a list of our direct concerns that we have regarding the quarry at the end of our road.

1. **DUST:** Speeding trucks cause an insane amount of road dust. The dust is so much, that we are unable to hang our clothes outside to dry or keep our windows open. We had to buy air purifiers for our home, which lets us know weekly that their filters need cleaning. Even when I empty the vacuum, it's mostly road dust. The dust is so thick at times, that some of my plants and shrubs that I planted in my front yard, have died due to their leaves being coated in dust. The pictures submitted that show dust on plant leaves and siding, were mine.
2. **POTHOLES:** The potholes that exist are not fixed by grading the road. The potholes simply empty as vehicles drive over them. We have massive potholes right in front of our house that constantly flux from being filled from grading ..to being deep within days. Our UPS driver has at times, refused to drive down our road to make deliveries because the road is not passable.
3. **BLASTING:** We live 2 kms away from the quarry. The quarry blasts dynamite regularly without warning - ever. The blasts are big enough that they shake our house and rattle the windows. The last blast shook the house so hard, one of our pictures fell off the wall and our dog was so traumatized that she hid for more than 6 hours. We haven't yet checked our foundation or well for damage ..but we know of others in the community who have had damage from the blasting.
4. **SPRING WEIGHT RESTRICTIONS IGNORED:** Every year the spring weight restrictions are completely ignored by a number of dump truck drivers. When asked why they ignore the restrictions, one driver said that the he was fine with being charged because the charge was "peanuts" compared to what he makes

hauling each rock load out of the quarry. The spring weight restriction is in place to avoid causing unnecessary damage to the road. Our potholes clearly demonstrate the damage caused by these heavy trucks and it seems no one enforces this spring weight restriction.

5. **HEAVY EQUIPMENT BEING TRANSPORTED TO THE QUARRY AT ODD HOURS:** Even though the quarry is supposed to have regular daytime hours...there have been many instances where we have seen on our cameras, trucks towing heavy equipment toward the quarry at very odd hours, such as 11pm, 3am, 5am..etc. We have been woken up many times in the middle of the night due to these trucks that go to and from the quarry at odds hours.

From:
To: [Environment Assessment Web Account](#)
Subject: DELAY Mount Uniacke Quarry Expansion
Date: November 3, 2025 9:39:34 PM

You don't often get email from [redacted]@gmail.com. [Learn why this is important](#)

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Please ensure proper testing is done prior to making a decision to expand the quarry in Mount Uniacke.

It is very troubling as it stands to cause extreme environmental impact for multiple surrounding waterways like the head of Sackville River and many Lakes that residents rely on for their water supply.

Please make the proper and moral decision to stop this expansion until steps are taken to ensure safety and that all laws and regulations are being followed by NCCI.

Thank you,

From:
To: [Environment Assessment Web Account](#)
Subject: OPPOSITION COMMENTARY — for inclusion in the public registry and website posting
Date: November 3, 2025 10:16:05 PM

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Hello EA dept,

OPPOSITION COMMENTARY — for inclusion in the public registry and website posting

I submit this as my formal opposition to the proposed quarry expansion and request that it be entered into the public record.

Despite overwhelming factual evidence, it is astonishing that we are still being forced to prove to NSECC and the Environmental Assessment division that this expansion is an extraordinarily bad idea. To any reasonable observer, the facts speak for themselves — yet the process continues as if the outcome were already predetermined.

From the outside looking in, one could easily conclude that Minister Halman and Premier Houston have already made up their minds — that approval is merely a formality — judging by their tone and body language throughout this process.

It is deeply troubling that a government claiming to act in the public interest would even consider rewarding a company with such a dismal record — one known for evasiveness, lack of transparency, and an unwillingness to meet publicly with the Mount Uniacke community to answer legitimate questions.

Over the past decade, numerous non-compliance issues — and more recent, serious violations — have made it abundantly clear that NCCI cannot be trusted to operate responsibly or within the bounds of environmental law. These are not isolated oversights; they represent a long-standing pattern of disregard for regulations, ecosystems, and community well-being.

The track record speaks for itself: illegal wetland alteration and infilling, blasting irregularities, improper waste disposal, and repeated failures to monitor or report environmental impacts. Each of these violations erodes public trust and demonstrates a profound lack of respect for both the law and the people who live here.

Rewarding such behaviour with a massive expansion from 4 to 40 hectares would not only be **reckless** — it would send a dangerous message that **corporate misconduct is tolerated, even rewarded**, in Nova Scotia.

We are not witnessing a company learning from its mistakes; we are witnessing one that **continues to make them, conceal them, and deny accountability**. From the **burial of construction debris** and **pyritic slate to dangerously high nitrite levels** leaching into fragile ecosystems, every violation tells the same story: negligence, deceit, and a complete absence of respect for the land and the people who depend on it.

This is not a partner in responsible development — it is a **repeat offender**. And yet, inexplicably, this government is considering granting it permission to expand tenfold, from 4 hectares to 40. Such a decision would defy logic, public trust, and the very principles the Environmental Assessment process is meant to protect.

If the Department of Environment and Climate Change and Minister Halman choose to ignore this record and approve the expansion, it will be seen by many as a **direct betrayal** of public confidence. It will confirm what Nova Scotians increasingly fear — that **corporate interests and political expediency outweigh** environmental protection, community safety, and the voices of the citizens most affected.

The residents of Mount Uniacke have done their part. We have submitted evidence, raised concerns, and demanded accountability. **The responsibility now lies squarely with Minister Halman and Premier Houston to demonstrate that this government still serves the public good — not private profit.**

A “Yes” vote for this expansion is not merely an approval; it is a declaration that violations **can be overlooked**, that rules do not apply equally, and that communities like ours **do not matter**. A “No” vote, on the other hand, would affirm that **integrity, accountability, and environmental stewardship still have a place in Nova Scotia’s decision-making.**

I therefore urge Minister Halman to deny this expansion outright — not delay it, not conditionally approve it, but reject it entirely.

Do what is right, not what is convenient. Protect our land, our water, and our community from further harm. This is the moment to restore public trust and prove that environmental protection still matters in Nova Scotia.

Make Me Proud Mr. Halman,

resident - Cockscomb Lake, Mount Uniacke

p.s. It has been a long and arduous haul living in an area where a **non-caring industrial presence** consistently threatens our environment, health, and community. The people of

Mount Uniacke have endured years of **disregard, risk, and disruption**, yet we remain committed to protecting our land, water, and quality of life. This expansion is not just another project — it is a continuation of harm that must be stopped.

Do the right thing.

From:
To: [Environment Assessment Web Account](#)
Cc: claudiachender@nsmla.ca; info@iainrankin.ca; info@mombourquette.ca; mperry@easthants.ca; eroulston@easthants.ca
Subject: Online Petition of Support for Opposition to the Uniacke Mines Quarry Expansion Project
Date: November 3, 2025 10:21:23 PM
Attachments: [petition_signatures_jobs_490841358_20251104004145.csv](#)

You don't often get email from [redacted]@gmail.com. [Learn why this is important](#)

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Please place on public record, **in the matter of Northumberland Capital Corp. Inc and its EA registration for a 40ha expansion** of their present 3.99ha quarry (**plus the extra approx 2ha they illegally took** to make part of that quarry footprint).

Please find below the URL, to the online Petition that, to date, **344 Nova Scotians** (not just citizens from Mount Uniacke) **have signed** in support of this travesty of injustice that our Dept. of Environment has been a negligent party to condoning, rewarding, and now, about to reward further for **illegal activities at the present quarry site**. Yet to date, no action against these illegal activities has been taken. Some require charges for offenses under the Environment Act.

Please take note, Premier Houston and Minister Halman, that although not all Nova Scotians who viewed the content of the Petition have signed but now they are aware of what's been going on here in Mount Uniacke. What your government has been allowing - all based on truth and proven facts, nothing that hasn't already been provided to NSECC EA and ICE staff since 2023, and even before that.

<https://www.change.org/p/environmental-offenses-being-condoned-and-now-about-to-be-rewarded-by-our-pc-government>

Public engagement continues to rise. Our petition now has:

- 4,762 views
- 303 shares
- 13 promoters
- **344 confirmed supporters** — just **156 away from the next goal!**

This level of response shows how deeply the citizens of our Province care about this issue and **the urgent need for proper environmental accountability.**

Attached please find the list of 344 signatures.

Thank you, EA Admins, for placing these important stats on public record.

Resident of Mount Uniacke

Name	City	Province	Postal Cod	Country	Signed On
				Canada	2025-10-19
	Halifax		B3L	Canada	2025-10-21
	Mount Uniacke		B0N 1Z0	Canada	2025-10-21
	Mount Uniacke		B0N1Z0	Canada	2025-10-21
	Sawdust Rd		B0N 1Z0	Canada	2025-10-21
	Milton		L9T 3P4	Canada	2025-10-21
	Mount Uniacke		B0n1z0	Canada	2025-10-21
	Mt. Uniacke		B0N 1Z0	Canada	2025-10-21
	Oshawa		L1G	Canada	2025-10-21
	halifax		b3m	Canada	2025-10-21
	Middle Sackville		B4E	Canada	2025-10-21
	Joliette		J6E 1M1	Canada	2025-10-21
	Mount Uniacke, NS		B0N1Z0	Canada	2025-10-21
	Stillwater Lake		B3Z	Canada	2025-10-21
	Mount Uniacke		B0N 1Z0	Canada	2025-10-21
	lakelands,nova scotia		B0N 1Z0	Canada	2025-10-21
	Halifax		B3P	Canada	2025-10-21
	Mount Uniacke	Nova Scotia	B0N1Z0	Canada	2025-10-21
	Mount Uniacke NS		B0N 1Z0	Canada	2025-10-21
	Halifax		B3K	Canada	2025-10-21
	Wasaga Beach		L9Z 2B1	Canada	2025-10-21
	mt uniacke		b0n1z0	Canada	2025-10-21
	Bedford	Nova Scotia	B4A	Canada	2025-10-21
	Timberlea		B3T	Canada	2025-10-21
	Lower Sackville		B4C	Canada	2025-10-21
	Halifax		B3M	Canada	2025-10-21
	Mount Uniacke		B0N1Z0	Canada	2025-10-21
	Dartmouth		B2W	Canada	2025-10-21
	Halifax		B3R	Canada	2025-10-21
	Halifax		B3K	Canada	2025-10-21
	Mount uniacke		B0n 1z0	Canada	2025-10-21
	Dartmouth		B2W	Canada	2025-10-21
	Mount Uniacke		B0N1Z0	Canada	2025-10-21
	Mount uniacke		B0N	Canada	2025-10-21
	Cambridge		N3H	Canada	2025-10-21
	Dartmouth		B2Y	Canada	2025-10-21
	Abbotsford		V2S	Canada	2025-10-21
	Corunna		N0N	Canada	2025-10-21
	Mount Uniacke		B0n1z0	Canada	2025-10-21
	Mount Uniacke		B0N 1Z0	Canada	2025-10-21
	Cambridge		N1H 1L8	Canada	2025-10-21
	Halifax		B3T1C2	Canada	2025-10-21
	Mount Uniacke		B0N	Canada	2025-10-21

Mount Uniacke		B0N	Canada	2025-10-21
Goderich		N7A	Canada	2025-10-21
Puslinch		N0B 2J0	Canada	2025-10-21
Dartmouth	Nova Scotia	B2W	Canada	2025-10-21
Halifax		B3N 2M9	Canada	2025-10-21
Halifax		B3H	Canada	2025-10-21
Mount Uniacke		B0N 1Z0	Canada	2025-10-21
Middle Sackville		B4E	Canada	2025-10-21
Toronto		M6E	Canada	2025-10-21
Goderich		N7A	Canada	2025-10-21
Bedford		B4B	Canada	2025-10-21
Halifax		B3J	Canada	2025-10-21
Dartmouth		B2W	Canada	2025-10-21
Sydney		B1P	Canada	2025-10-21
Halifax		B3H	Canada	2025-10-21
Sydney		B1P	Canada	2025-10-21
Mount Uniacke		B0N 1Z0	Canada	2025-10-21
Halifax		B4B	Canada	2025-10-21
Mount uniacke		B0N 1Z0	Canada	2025-10-21
MOUNT UNIACKE		B0N1Z0	Canada	2025-10-21
Mount uniacke		B0n 1z0	Canada	2025-10-21
Halifax		B3M	Canada	2025-10-21
Dartmouth		B2W	Canada	2025-10-21
Dartmouth		B2W	Canada	2025-10-21
Mt Uniacke		B2W	Canada	2025-10-21
Hammonds Plains		B3Z	Canada	2025-10-21
Stouffville		L4A	Canada	2025-10-21
Mount Uniacke	Nova Scotia	B0N 1Z0	Canada	2025-10-21
Mount Uniacke		B0N1Z0	Canada	2025-10-22
Mount Uniacke		B0N1Z0	Canada	2025-10-22
Parksville		V9P	Canada	2025-10-22
MOUNT UNIACKE		B0N1Z0	Canada	2025-10-22
Lower Sackville		B4C	Canada	2025-10-22
Goderich		N7G 4H3	Canada	2025-10-22
Mount Uniacke		b0n1z0	Canada	2025-10-22
Mount uniacke		B0n 1z0	Canada	2025-10-22
Scotch Village		B0N	Canada	2025-10-22
Mount Uniacke		B0N1Z0	Canada	2025-10-22
Mount Uniacke		B0N1Z0	Canada	2025-10-22
Mount Uniacke		B0N1Z0	Canada	2025-10-22
Windsor		B0N	Canada	2025-10-22
Windsor		B0N	Canada	2025-10-22
Halifax		B3K	Canada	2025-10-22
Falmouth		B0P 1P0	Canada	2025-10-22

Toronto	M3A	Canada	2025-10-22
Mount Uniacke	B0N1Z0	Canada	2025-10-22
Middle Sackville	B4E	Canada	2025-10-22
Mount Uniacke	B0N1Z0	Canada	2025-10-22
Dartmouth	B2W	Canada	2025-10-23
Dartmouth	B2W	Canada	2025-10-23
Garlands Crossing	B0N2T0	Canada	2025-10-23
Dartmouth	B2W	Canada	2025-10-23
Halifax	B3S OA4	Canada	2025-10-23
Surrey	V4N 6G8	Canada	2025-10-23
Nova scotia	B0N1Z0	Canada	2025-10-23
Mount Uniacke	B0N 1Z0	Canada	2025-10-23
Mt. Uniacke	B0N	Canada	2025-10-23
Dartmouth	B2Y	Canada	2025-10-23
Dartmouth	B2V2r4	Canada	2025-10-23
Mount Uniacke	B0N	Canada	2025-10-23
Mount Uniacke	B0N	Canada	2025-10-23
Mount Uniacke	B0N 1Z0	Canada	2025-10-23
Halifax	B3N	Canada	2025-10-23
Dartmouth	B2W	Canada	2025-10-23
Lower Sackville	B4C	Canada	2025-10-23
Toronto	M4V	Canada	2025-10-23
Bedford	B4A	Canada	2025-10-23
Mount Uniacke	B0N1Z0	Canada	2025-10-23
Dartmouth	B2W	Canada	2025-10-23
Halifax	B3M	Canada	2025-10-23
Dartmouth	B2X	Canada	2025-10-24
Mount Uniacke	B0N 1Z0	Canada	2025-10-24
Dartmouth	B2W	Canada	2025-10-24
Dartmouth	B2X	Canada	2025-10-24
Middle Sackville	B4E	Canada	2025-10-24
Hatchet Lake	B3T	Canada	2025-10-24
Mount Uniacke	B0N	Canada	2025-10-24
Middle Sackville	B4E	Canada	2025-10-24
Mount uniacke	B0n1z0	Canada	2025-10-24
Halifax	B3K1T6	Canada	2025-10-24
Windsor	B0N	Canada	2025-10-24
Montreal	H3G	Canada	2025-10-24
Halifax	B0N	Canada	2025-10-24
Mount	B0N 1Z0	Canada	2025-10-25
Dartmouth	B2W	Canada	2025-10-25
Mount uniacke	B0N 1Z0	Canada	2025-10-25
Hantsport	B0P1P0	Canada	2025-10-25
Mount Uniacke	B0N1Z0	Canada	2025-10-25

Mt.uniacke, ns	Nova Scotia	B0N1Z0	Canada	2025-10-25
East Uniacke		B0N 1Z0	Canada	2025-10-25
Mount Uniacke		B0N1Z0	Canada	2025-10-25
Mount Uniacke		B0N	Canada	2025-10-25
Dartmouth		B2W	Canada	2025-10-25
Canning		B0P	Canada	2025-10-25
Halifax		B3R	Canada	2025-10-25
Lower Sackville		B4C 2J9	Canada	2025-10-25
Halifax		B3L	Canada	2025-10-25
Mount Uniacke		B3B	Canada	2025-10-25
Halifax	Nova Scotia	B3N 2R6	Canada	2025-10-25
Brookside		B2N	Canada	2025-10-25
Mt. Uniacke		B0N1Z0	Canada	2025-10-25
Toronto		M4E	Canada	2025-10-25
Halifax		B4B 2E3	Canada	2025-10-26
Mount Uniacke		B0N1Z0	Canada	2025-10-26
Halifax		B3K 4G9	Canada	2025-10-26
Dartmouth		B2W	Canada	2025-10-26
Ardoise		B0N	Canada	2025-10-26
Dartmouth		B2W	Canada	2025-10-26
Mount Uniacke		B0N1Z0	Canada	2025-10-26
Mt Uniacke		B0N 1Z0	Canada	2025-10-26
Elmsdale		B4E3C4	Canada	2025-10-26
Halifax		B3T 1H5	Canada	2025-10-26
Amherst	Nova Scotia	B4H	Canada	2025-10-26
mount uniacke		B0N1Z0	Canada	2025-10-26
Dartmouth		B2W	Canada	2025-10-26
Mt. Uniacke		B0N 1Z0	Canada	2025-10-26
Mount Unaicke		B0N	Canada	2025-10-27
Mount Uniacke		B0N1Z0	Canada	2025-10-27
Mount Uniacke		B0N1Z0	Canada	2025-10-27
Elmsdale		B2S	Canada	2025-10-27
Wellington		B2T 1A2	Canada	2025-10-27
Dartmouth		B2W	Canada	2025-10-27
Mount Uniacke		B0N	Canada	2025-10-27
Truro		B2N 1E7	Canada	2025-10-27
Mount Uniacke		B0N 1Z0	Canada	2025-10-27
Mount uniacke		B0N1Z0	Canada	2025-10-27
Mount Uniacke		B0	Canada	2025-10-27
Truro		B2N	Canada	2025-10-27
Amherst		B4H	Canada	2025-10-27
Lower Sackville		B4C	Canada	2025-10-27
Dartmouth		B2W	Canada	2025-10-27
Nine Mile River		B2S 0G5	Canada	2025-10-27

Wolfville	B4P1T7	Canada	2025-10-27
Dartmouth	B2W	Canada	2025-10-27
Mount Uniacke	B0N1Z0	Canada	2025-10-27
Mount Uniacke	B0N 2LO	Canada	2025-10-27
Halifax	B0J1W0	Canada	2025-10-27
Mount Uniacke	B0N1Z0	Canada	2025-10-27
ELLERSHOUSE	B0N1L0	Canada	2025-10-27
Halifax	B3K	Canada	2025-10-27
Halifax	B3M	Canada	2025-10-27
Dartmouth	B2V	Canada	2025-10-27
Bridgewater	B4V	Canada	2025-10-27
Dartmouth	B2V	Canada	2025-10-27
Edmonton	T5N 3V1	Canada	2025-10-27
Pictou	B0K 1H0	Canada	2025-10-27
Dartmouth	B2W	Canada	2025-10-27
Surrey	V3R1Z7	Canada	2025-10-27
Halifax	B3L	Canada	2025-10-27
Lower Sackville	B4C	Canada	2025-10-27
- Winnipeg	R3G	Canada	2025-10-27
Calgary	T3C	Canada	2025-10-27
Mount Uniacke	B0N	Canada	2025-10-27
Beaver Bank	B4G	Canada	2025-10-27
Halifax	B3J	Canada	2025-10-27
Nelson	V1L	Canada	2025-10-27
Mount Uniacke	B0N 1z0	Canada	2025-10-27
ount Uniacke	B0N 1Z0	Canada	2025-10-27
Mount uniacke	B0n1z0	Canada	2025-10-27
Halifax	B3N	Canada	2025-10-27
Mount Uniacke	B0N	Canada	2025-10-27
Mount uniacke	B0n1z0	Canada	2025-10-27
Halifax	B3Z	Canada	2025-10-27
Kentville	B4N	Canada	2025-10-28
Halifax	B3J	Canada	2025-10-28
Halifax	B3M 0G7	Canada	2025-10-28
Saskatoon	S7h4n9	Canada	2025-10-28
Antigonish	B2G	Canada	2025-10-28
Dartmouth	B2R1L5	Canada	2025-10-28
Lakelands	B0N	Canada	2025-10-28
Lower Sackville	B4C2J9	Canada	2025-10-28
Dartmouth	B2X	Canada	2025-10-28
Mt.uniacke	B0N1Z0	Canada	2025-10-28
Moncton	E1G	Canada	2025-10-28
St. John's	A1B	Canada	2025-10-28
Wittenburg	B0n	Canada	2025-10-28

Lower Sackville, NS	B4C 2A5	Canada	2025-10-28
Halifax	B3N	Canada	2025-10-28
Beaver Bank	B4G	Canada	2025-10-28
Brampton	L6R1k5	Canada	2025-10-28
MOUNT UNIACKE	B0N 1Z0	Canada	2025-10-28
Mount uniacke	B0N1z0	Canada	2025-10-28
Mount Uniacke NS	B0N1Z0	Canada	2025-10-28
Wentworth	B0M1Z0	Canada	2025-10-28
Dartmouth	B2W	Canada	2025-10-28
Dartmouth	B0N 1Z0	Canada	2025-10-29
Halifax	B3B	Canada	2025-10-29
Bonshaw	C0A1C0	Canada	2025-10-29
Middle Stewiacke	B0N1C0	Canada	2025-10-29
Hammonds Plains	B4B	Canada	2025-10-29
Truro	B2N	Canada	2025-10-29
Calgary	T2N	Canada	2025-10-29
Toronto	M5A	Canada	2025-10-29
Dartmouth	B2W	Canada	2025-10-29
Sydney Mines	B1V	Canada	2025-10-29
Dawson	Y0B 1G0	Canada	2025-10-29
Halifax	B3P 2K9	Canada	2025-10-29
Mississauga	L4T	Canada	2025-10-30
Lakelands	B0N1Z0	Canada	2025-10-30
Toronto	M4E	Canada	2025-10-30
Granville Ferry	B0S	Canada	2025-10-30
Glace Bay	B1A	Canada	2025-10-30
Bridgetown	B0N 2E0	Canada	2025-10-30
Halifax	B3L	Canada	2025-10-30
Halifax	B3J	Canada	2025-10-30
Mabou	B0E 1X0	Canada	2025-10-30
Mount Uniacke	B0N1Z0	Canada	2025-10-30
Halifax	B3S	Canada	2025-10-31
Mount Uniacke	B0n1z0	Canada	2025-10-31
Windsor	B0N2T0	Canada	2025-10-31
Sydney	B1L	Canada	2025-10-31
Wolfville	B4P	Canada	2025-10-31
Wolfville	B4P	Canada	2025-10-31
Port Williams	B0P 1T0	Canada	2025-10-31
Wolfville	B4P	Canada	2025-10-31
Halifax	B3S	Canada	2025-10-31
West Lochaber	B2G	Canada	2025-10-31
Port hood	B0E2W0	Canada	2025-10-31
Musquodoboit Harbour	B0J	Canada	2025-10-31
Dartmouth	B3A	Canada	2025-10-31

Shubenacadie	B0N 2H0	Canada	2025-10-31
Little Bras d'Or	B1Y2Z3	Canada	2025-10-31
Halifax	B3H 2K8	Canada	2025-10-31
Dartmouth	B2Y	Canada	2025-10-31
Dartmouth	B2Y3P6	Canada	2025-10-31
Dartmouth	B3A1C8	Canada	2025-10-31
Halifax	B3R1E6	Canada	2025-10-31
Fall River	B2T 1E7	Canada	2025-10-31
Halifax	B3M4C9	Canada	2025-10-31
Halifax	B3P 2L6	Canada	2025-10-31
Halifax	B3T	Canada	2025-10-31
Halifax	B3H	Canada	2025-10-31
Halifax	B3M	Canada	2025-10-31
Halifax	B3M 4S9	Canada	2025-10-31
Wolfville	B4P	Canada	2025-10-31
Halifax	B3L	Canada	2025-10-31
Halifax	B3L2T3	Canada	2025-10-31
Halifax	B3H 1X6	Canada	2025-10-31
Halifax	B3S 1E8	Canada	2025-10-31
Lower	B4C	Canada	2025-10-31
Dieppe	E1A	Canada	2025-10-31
Mount Uniacke	B0N	Canada	2025-10-31
Halifax	B3H	Canada	2025-10-31
Halifax	B3J	Canada	2025-10-31
Hubbards	B0J	Canada	2025-10-31
Fall River	B2T 1E7	Canada	2025-11-01
Dartmouth	B3A 4R2	Canada	2025-11-01
Halifax	B3J	Canada	2025-11-01
Mount Uniacke, NS	B0N1Z0	Canada	2025-11-01
Dartmouth	B2W	Canada	2025-11-01
Fredericton	E4B	Canada	2025-11-01
Halifax	B3H 1M8	Canada	2025-11-01
Timberlea	B3T	Canada	2025-11-01
Kentville	B4N	Canada	2025-11-01
Halifax	B3M	Canada	2025-11-01
Halifax	B3L3K5	Canada	2025-11-01
Truro	B2N	Canada	2025-11-01
Dartmouth	B2V	Canada	2025-11-01
Fall River	B2T	Canada	2025-11-01
Halifax	B3M	Canada	2025-11-01
Gaetz Brook	B0J 1N0	Canada	2025-11-01
Mount uniacke	B0N 1z0	Canada	2025-11-01
Hubbards	B0J1T0	Canada	2025-11-01
Lewis Lake	B3T	Canada	2025-11-01

Mount Uniacke		B0N 1Z0	Canada	2025-11-01
Canning		B0P 1H0	Canada	2025-11-02
Lower Sackville		B4C	Canada	2025-11-02
Hillsvale NS		B0N 1Z0	Canada	2025-11-02
Victoria		V9B	Canada	2025-11-02
Nanaimo		V9T	Canada	2025-11-02
Westville		B0K 2A0	Canada	2025-11-02
Mount Uniacke		B0N 1Z0	Canada	2025-11-02
Dartmouth		B2X	Canada	2025-11-02
Halifax		B3H 1C2	Canada	2025-11-02
Mount Uniacke		B0N1Z0	Canada	2025-11-02
Halifax		B4C3K5	Canada	2025-11-02
Dartmouth		B2W	Canada	2025-11-02
Dartmouth		B3A 2P6	Canada	2025-11-02
Las Vegas	Nevada	89122	United Stat	2025-11-02
Mount Uniacke		B0N1Z0	Canada	2025-11-02
Mount Uniacke		B0N 1Z0	Canada	2025-11-02
Halifax		B3l2a2	Canada	2025-11-02
Beaverbank		B4G0B8	Canada	2025-11-02
Mount Uniacke		B0N 1Z0	Canada	2025-11-02
Halifax		B3K 3L4	Canada	2025-11-02
Mount Uniacke		B0N 1Z0	Canada	2025-11-02
Halifax		B3K	Canada	2025-11-03
Mount Uniacke		B0N1Z0	Canada	2025-11-03
Mount Uniacke		B0N 1Z0	Canada	2025-11-03
Halifax		B3M	Canada	2025-11-03
Dartmouth		B2W	Canada	2025-11-03
Wedgeport		B0W3P0	Canada	2025-11-03
Caledonia		B0T1B0	Canada	2025-11-03
Dartmouth		B2W	Canada	2025-11-03
Windsor		B0N2T0	Canada	2025-11-03
Debert		B0M 1 G0	Canada	2025-11-03
Bridgewater, NS		B4v4e4	Canada	2025-11-03
Thompson		R8N	Canada	2025-11-03

From:
To: [Premier; Minister, Env](#)
Cc: [Environment Assessment Web Account; paulwozneymla@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@iainrankin.ca; mlabradijohns@gmail.com; eroulston@easthants.ca; mperry@easthants.ca; kody.blois@parl.gc.ca](#)
Subject: Immediate Action Required — Deny NCCI Quarry Expansion and Cancel 2015 Approval
Date: November 3, 2025 11:15:54 PM
Attachments: [NSECC Negligence - 2025-11-02 - BSP.pdf](#)

You don't often get email from [redacted]@gmail.com. [Learn why this is important](#)

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Premier Houston and Minister Halman,

We are writing regarding **the proposed expansion of Northumberland Capital Corp. Inc. (NCCI) in Mount Uniacke** — a project that, if approved, would represent a clear act of **negligence by this government** in the face of well-documented environmental and regulatory violations.

Nova Scotians across the province are deeply frustrated by what appears to be a pattern of government decisions that prioritize corporate profit over environmental responsibility and public trust. **The NCCI quarry is a prime example.**

This expansion was opposed ten years ago for strong reasons related to quality of life and environmental concerns - concerns that have since been proven valid and have worsened significantly. Today, there is credible evidence of ongoing violations, untested contaminants, and neglected regulatory follow-up, including:

- **No comprehensive testing** for PFAS, PAH, VOCs, and metals, despite repeated community calls and documented discussions in NSECC-ICE meeting minutes. (see attached package)
- **Documented violations** of NCCI's 2015 Industrial Approval, captured in photographs and correspondence submitted through MLA Brad Johns with community reps, in 2023. (see attached package)
- **Failure of oversight**, as shown in the May 2022 inspection report by NSECC, which overlooked visible violations later photographed just days after the visit. (see attached package)

The attached package clearly demonstrates NSECC's failure to properly inspect and identify serious non-compliances at the NCCI quarry during the May 2022 inspection. This inspection occurred immediately before NCCI's mandated Environmental Assessment (EA) public consultation.

The question begs asking, Sirs - **how on earth could this trained Inspector have missed seeing all of these offenses when they were on-site just the day before the first attached violation photos were taken?**

It is quite upsetting - and quite frankly, maddening - Premier Houston and Minister Halman, when we view these photos, which we now know, as do many other Nova Scotians, your government has been aware of for at least two years and has taken no corrective action on. This inaction represents a complete failure of enforcement and a breach of public trust.

Please explain the reason(s) for this inaction.

As if it could be worse, **a photo captured on October 30, 2025 (attached)** clearly shows that this proponent continues to accumulate and bury C&D waste and untested soils as though operating a private landfill - with no apparent consequences. **This represents a highly negligent failure of oversight and a complete dereliction of public duty.**

WSP testing results (September 2025) also found nitrate levels nearly three times above fish-safe limits, discharging toward the Sackville River wetlands. **What is being done about this?**

Which brings us to our next important question that begs to be asked, Sirs. **How on earth is this corporation still allowed to be in business operating this quarry?** Conducting this industrial activity when there have been so many valid reasons to not only CANCEL their 2015 Industrial Approval, but to **charge them for offenses under the Environment Act.**

In the absence of more comprehensive testing, how can your government justify any movement toward approving this expansion?

These 'facts' demonstrate systemic non-compliance by NCCI and a **disturbing lack of regulatory enforcement by NSECC. Under the Environment Act, your department has full authority to:**

- **Deny** the proposed expansion,
- **Revoke** NCCI's existing Industrial Approval,
- **Order** full sampling and testing of infilled areas by CALA-accredited laboratories, and
- **Mandate** remediation of affected wetland areas, including WL7.
- **Even to Delay the decision date, under Section 13(2)(b) of the Environmental Assessment regulations,** which legally provides the Minister with the ability to alter the decision timeline until non-compliances are further investigated. **This is not intended to provide the proponent with any opportunity to hide and bury more contaminants, which has been their practice. Rather, it is intended as a means of providing a window of time to have the more comprehensive testing of soil samples conducted -** to provide more scientific data on which to base your final decision.

To proceed with a final decision without such testing would constitute a profound failure of duty to both the public and the environment.

The right and only decision should be based on this particular proponent's penchant for flouting the laws and regulations of both the Environment Act and the conditions of their Industrial Approval. **The only clear predictor of future behaviors is past behaviors!**

That we must defend these points with the very department tasked with protecting Nova Scotia's environment is deeply troubling, Sirs, and reflects a serious failure of mandate and

accountability.

We strongly urge you to:

1. **Deny the NCCI quarry expansion**, and
2. **Cancel NCCI's 2015 Industrial Approval renewal**, which was extended without public consultation, and we'd very much like to know why?

Premier Houston and Minister Halman - this is an opportunity to demonstrate leadership and restore public trust by protecting Nova Scotia's environment and communities from further harm.

Respectfully,

Residents of Partridge Lane
Cockscomb Lake, MU

Attachments:

- Violations / Agenda-Meeting Package
- Oct 30/25 Violations Image
- Geographic Map for Reference
- Blast Behind Cockscomb Lake (Oct 2024)



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, 2021 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>

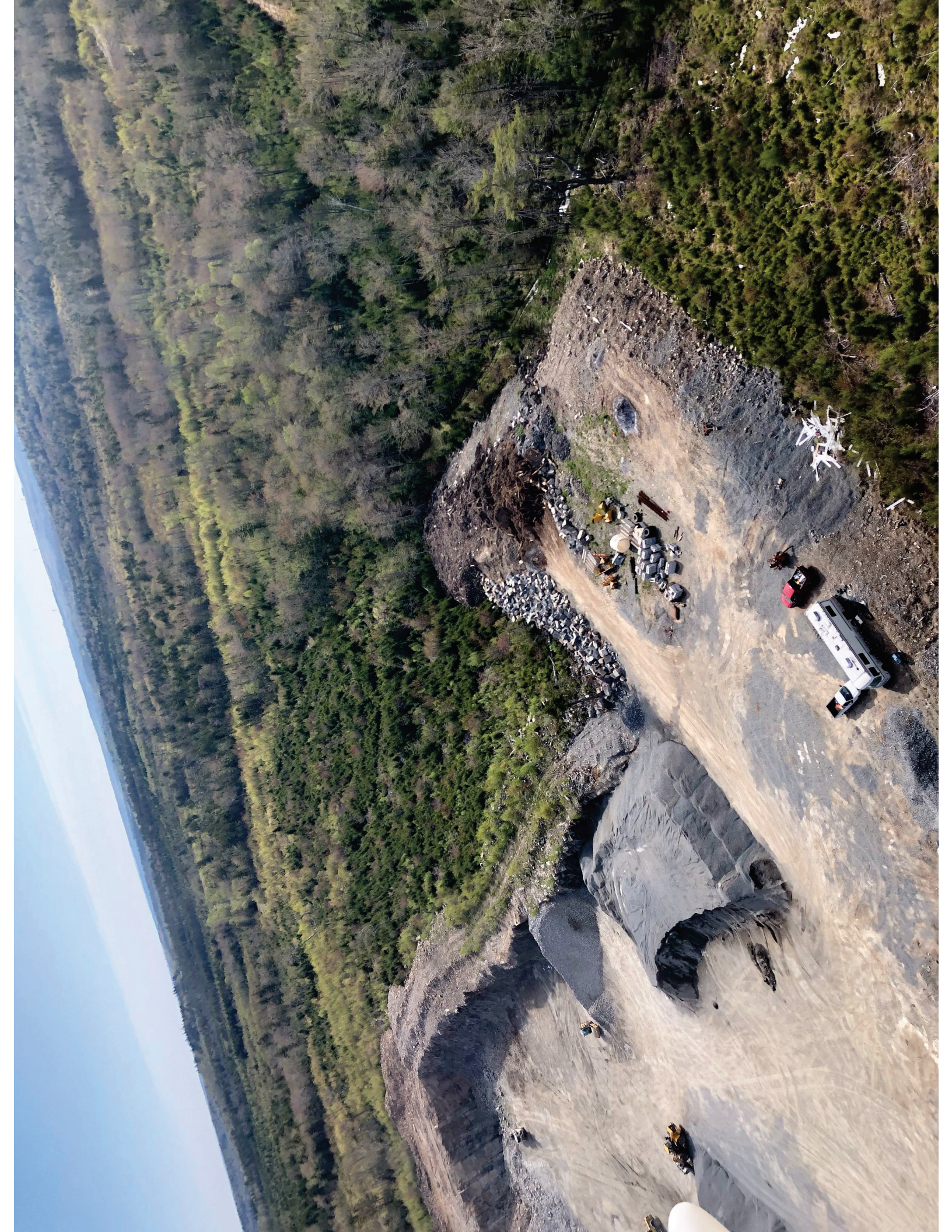
















Agenda & Minutes

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)	
	NSDOE Roles: Lee Ann Crouse: Director, Policy, Planning, and Environmental Assessment (EA) Bridget Tutty: Manager of the EA Branch Candace Quinn: EA Officer (Who is managing this file.) Tanya Ferrell: Director from the Bedford Regional Office (To provide an Inspection, Compliance, Enforcement perspective, if needed.) Lynn Bowen: ??	
	Community Roles: President of the Partridge Lane Residents Association CLC Community Representative for Partridge Lane VP of the Cockscomb Lake Association	

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: Byron Purcell (BSP) MLA: Brad Johns (BJ)		
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 <ol style="list-style-type: none"> Locate and clearly mark Lot MA1. Markings to be visible to allow aerial drone imaging to document them. 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. 	

Boulders mark the approximate western boundary of the approved quarry area.

Quarry Effluent flowing out of the approved area, not toward the settling pond.

Quarry Equipment located outside the approved Quarry Area.

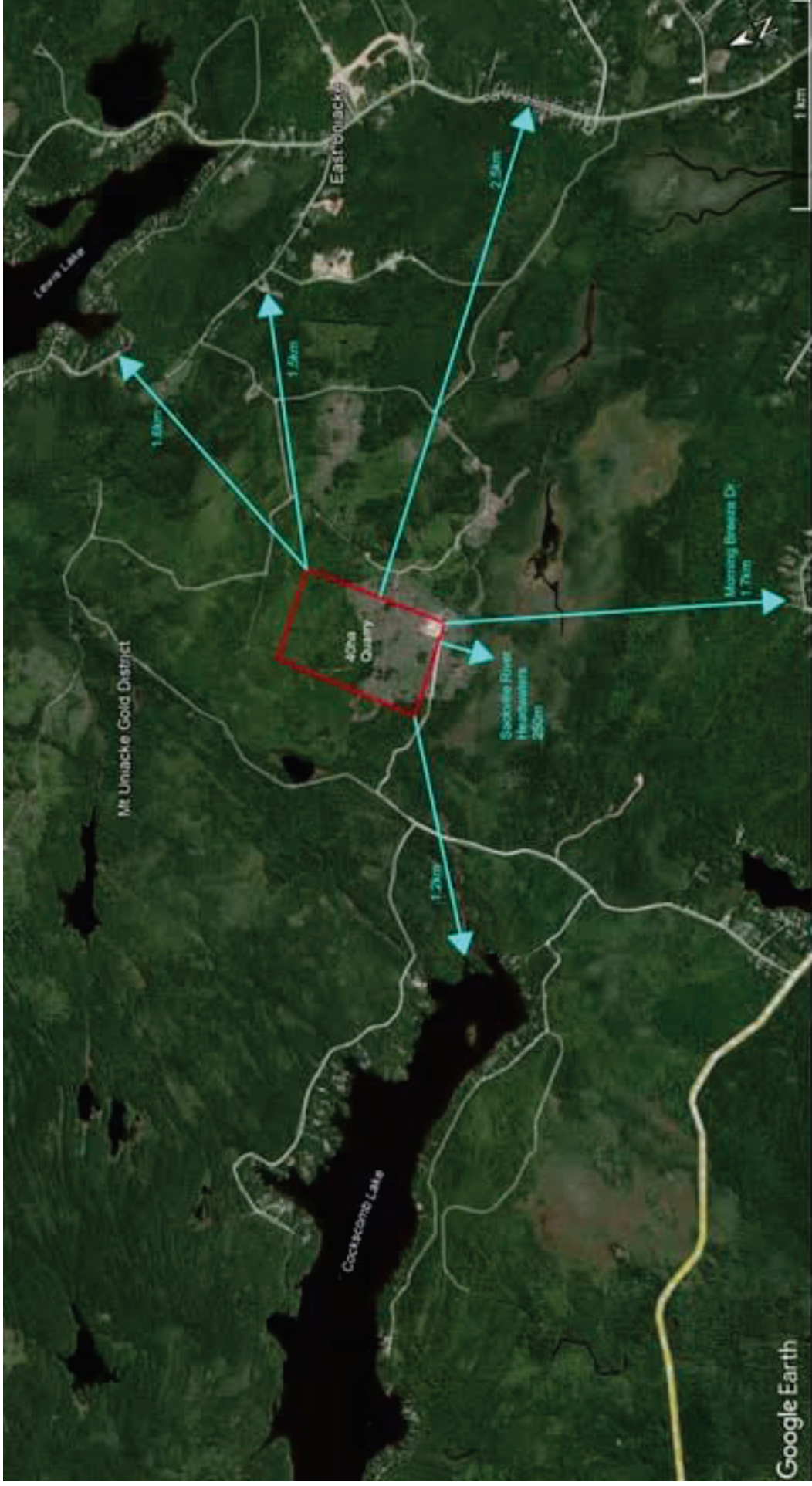
Fresh loads of C&D Waste in the Wetland WL7 (WSP-2015) area. Ready to be pushed over the bank, furthering damage to WL7.

Legend

Red Text & Arrows: Apparent Violation

Blue Text & White Arrows: General Information

Apparent Quarry Violations
Prepared: 31-Oct-2025 - BSP
Image: Quarry_1
Image Date: 30-Oct-2025





From:
To: [Environment Assessment Web Account](#)
Cc: paulwozneymla@gmail.com; [Lisa Lachance](#); info@mombourquette.ca; info@iainrankin.ca; [Brad Johns, MLA Sackville - Uniacke](#); eroulston@easthants.ca; [Michael Perry](#); kody.blois@parl.gc.ca
Subject: Urgent Concerns Regarding Contamination, Oversight, and Community Representation — NCCI Quarry, Mount Uniacke
Date: November 3, 2025 11:42:49 PM

You don't often get email from [redacted]@gmail.com. [Learn why this is important](#)

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Dear Premier Houston and Minister Halman,

I am writing as a deeply concerned community member regarding recent test results from the wetland areas near the NCCI quarry. I have only recently learned that this testing - apparently conducted by the proponent's own engineering firm, WSP- **found contaminant levels harmful to aquatic life and other species in the wetlands**. I want to commend WSP for presenting their findings truthfully and transparently. However, this situation raises serious and troubling questions about oversight, accountability, and environmental responsibility on the part of NSECC.

Why did it take WSP to discover these findings?

In contrast, **many residents have lost confidence in BME Engineering**, NCCI's blast consultant, due to repeated reports of inadequate blast monitoring practices. We understand that equipment has not been properly installed on homeowners' properties, resulting in unreliable data being reported to Environment staff. To make matters worse, we are told that this same consultant, [redacted], **has been accepted by Environment staff as a member of our Community Liaison Committee (CLC)**. This is alarming—not only as a **clear conflict of interest** but also as a violation of the CLC's own membership requirements, since [redacted] **business is based in Bedford, not within our community**.

Our CLC, formed in 2015, has never functioned properly or independently. Its existence appears to serve more as a procedural checkbox for compliance than as a genuine forum to represent or protect the interests of residents.

With these concerns in mind, I respectfully request clear answers to the following six questions:

1. **Is it true that NCCI's blast consultant, [redacted], has been appointed to our Community Liaison Committee by Environment staff?**
2. **Why did it take repeated requests from community members before wetland contaminant testing was finally carried out?**
3. **Is NCCI not required to perform such environmental testing regularly as part of its operating conditions?**
4. **Why is the responsibility for conducting and funding such critical environmental**

testing left entirely to the company, rather than an independent body overseen by your government?

- 5. Why does your government consistently accept reports and data from the proponent without question, while disregarding the repeated and well-documented concerns of local citizens?**
- 6. Will you and Minister Halman commit to holding a public Town Hall meeting with our community before November 12 - or on another date suitable to your schedules - so these matters can be discussed openly?**

Premier Houston, we ask these questions out of frustration - but also out of hope: hope that your government will recognize the failures in oversight and the imbalance of power between residents and corporate proponents. The people of Mount Uniacke, and communities across Nova Scotia, deserve a system that safeguards the environment and public trust - not one that defers to corporate convenience.

Given the seriousness of the findings, and the clear breakdown of oversight and accountability, I am calling on your government to **DENY** this expansion request. For reasons of both habitual environmental contamination and regulatory non-compliances. Anything less would further erode public trust and risk lasting harm to the wetlands and surrounding ecosystems.

Thank you for your time and attention to these serious matters.

Sincerely,

Resident of Cockscomb Lake
Mount Uniacke

From:
To: [Environment Assessment Web Account](#)
Cc: paulwozneymla@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@iainrankin.ca; [MLA Sackville - Uniacke](#); eroulston@easthants.ca; mperry@easthants.ca; kody.blois@parl.gc.ca
Subject: the improperly run CLC and community complaint procedure - indicative of NCCI's misrepresentation to NSECC as a good corporate citizen
Date: November 3, 2025 11:57:05 PM

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Honourable Premier Houston and Minister Halman,

I am aware that NSECC and other departments have received numerous letters from residents and concerned parties opposing the Mount Uniacke Quarry expansion. There are many serious governance and environmental issues that require immediate attention before final decisions are made.

This submission is directed to the Premier, Minister Halman, and the Environmental Assessment (EA) public record, and addresses the following:

I am writing to express serious concerns regarding the Community Liaison Committee (CLC) for the Mount Uniacke Quarry operated by Northumberland Capital Corp. Inc. (NCCI). New information obtained since my earlier submission of July 2, 2024, confirms that the CLC has not met the intent of its approval condition and lacks transparency, fair representation, and accountability.

1. CLC Membership and Governance

Minutes from a 2023 CLC meeting show that NCCI sought to add three new members—including its blast consultant and another company representative—rather than affected local residents. This structure allows the proponent to control the committee rather than foster true community dialogue. The current list, the first in nine years, demonstrates that the CLC has functioned to meet minimal technical requirements, not its intended purpose.

2. Complaint Policy and Lack of Transparency

FOIPOP correspondence between NSECC and NCCI's Andrew Rodgers (April 2024) reveals that no community complaints were ever reported or discussed through the CLC. An internal NCCI Complaint Policy—undated and unknown even to CLC members—was never shared with the public. Residents were unaware of who their CLC representatives were or how to file concerns. This completely undermines the committee's legitimacy and accountability.

3. Property Damage and Conflict of Interest

The Complaint Policy downplays valid community issues, stating that property damage such as cracked foundations is "very unlikely." Further, any damage investigation would be led by NCCI's own blast consultant—a direct conflict of interest. Residents have reported damage, yet there is no impartial process for government-led investigation or compensation.

4. Failure to Uphold the CLC Condition

Collectively, these issues prove the CLC has not operated as intended since inception. It has served as a procedural formality, not a vehicle for transparency or community protection. The

lack of oversight by NSECC further compounds this failure.

5. Requests for Government Action

I respectfully request that:

The Premier and Minister hold a public Town Hall meeting before any decision on the quarry's future.

The Department conduct a full review of the CLC's membership, operations, and compliance history.

The Complaint Policy be made public and properly enforced.

Additionally, recent evidence warrants independent, in-depth contaminant testing at the quarry site. To proceed without conclusive science would be irresponsible governance.

This community deserves transparency, accountability, and a genuine voice in decisions that directly affect its health and environment.

Respectfully,

Resident of Mount Uniacke

NORTHUMBERLAND CAPITAL CORP. INC.

700 Windgate Drive, Beaverbank NS. B4G 0A6

Tel: (902) 404-3800 Fax: (902) 404-3801

Complaint policy

This document provides guidelines for the resolution and treatment of complaints made by individuals or businesses as it relates to activities arising from the Mt Uniacke quarry.

Policy Statement

If any person wishes to express dissatisfaction or file a complaint regarding activities involving the Uniacke Mines quarry we would like to make it as easy for them to do so as possible. A complain may be an opportunity for us learn, adapt, and consider other alternatives which may satisfy all parties involved. All complaints will be assessed for relativity and will be recorded for review and discussion with the CLC committee serving the needs of the public.

Purpose

The policy is intended to ensure that Northumberland Capital Corp. handles complaints fairly, efficiently, and effectively. Our complaint management system aims to:

1. Allow individuals to promptly send their complaints or queries directly to us for review and comment.
2. Increase public awareness and create confidence we are working as effectively as possible.
3. Provide additional information regarding the complaint when warranted.
4. Offer an opportunity to NCCI to learn and consider other working alternatives which may be less impactful to the public.

Complaint management

When a complaint is received it will be assessed for validity and further clarification may be required. General complaints will be addressed with the CLC committee which meets twice a year at a minimum.

Example: Road conditions are bad.

This is a general complaint and really should be directed to the department of transportation, we don't own, control or maintain the roadway.

Direct communication specifically addressing an action or specific time or event will be followed up on immediately.

Example: My foundation cracked.

Albeit very unlikely, we will follow up with the individual whom made the complaint and engage our consultant to investigate and consider if we were liable for such damage.

From:
To: [Environment Assessment Web Account](#)
Subject: comments project nr 1510536902 Northumberland Capital Corporation Inc
Date: November 4, 2025 9:21:16 AM

You don't often get email from [redacted]@gmail.com. [Learn why this is important](#)

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

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Environmental Assessment

Northumberland Capital Corporation Inc.

Mount Uniacke, Nova Scotia

Project number 151-05369-02 : Quarry expansion

To whom it may concern,

The proposed expansion of the NCCI quarry in Mount Uniacke should have triggered a halt to the application process and should have resulted in an investigation into this company's operation on their Mount Uniacke site. The following points should be taken into consideration and appear to have been overlooked during the assessment process:

1. 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.

Nova Scotia's rural areas are the most densely populated in Canada. Almost all rural families and communities rely on dug and drilled wells for their water supply. Contaminating these water supply areas or altering their sources is both irresponsible and negligent. I cannot believe the Department of Environment and Climate Change would allow such a greed-driven, foolhardy project to go forward.

Regards,

Dartmouth, Nova Scotia

From: [REDACTED]
To: [Environment Assessment Web Account](#)
Subject: Re: Mount Uniacke Quarry
Date: November 4, 2025 11:34:39 AM
Attachments: [image002.png](#)

To whom it concerns:

Sorry I am a little late getting back I work too many hours as a Nurse. If this blasting continues to disrupt my home front in the future in any way I will be taking other means of filing complaints.

I am not supporting this action and this should not be happening in a community setting!!!

*Registered Nurse
Recovery Support Centre
Mental Health and Addictions Program
60 Highfield Park Drive
Dartmouth NS
Suite 107 B3A 4R9*

