

From:  
To: [Environment Assessment Web Account](#); [Hunter, Tanya](#); [Van Lunen, Erik](#)  
Cc: [Premier](#); [Minister, Env](#); [Brad Johns \(mlabradjohns@gmail.com\)](#)  
Subject: NCCI Mount Uniacke Quarry - Apparent Non-Compliances 30-Oct-2025  
Date: October 31, 2025 4:38:55 PM  
Attachments: [Quarry Violations - 2025-10-31 - Flat - BSP.pdf](#)

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The attached image was taken 30-Oct-2025. Apparent non-compliances are identified in red text.

NCCI continues to disobey the regulations and needs to be stopped!

President

The Partridge Lane Residents Association



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](#); [Hunter, Tanya](#); [Van Lunen, Erik](#)  
Cc: [Premier](#); [Minister, Env](#); [Brad Johns \(mlabradjohns@gmail.com\)](#)  
Subject: NCCI Mount Uniacke Quarry - Storm Water Management Concern  
Date: October 31, 2025 5:19:12 PM  
Attachments: [Settling Pond Discharge Pipe - 2025-10-31 - Flat - BSP.pdf](#)

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The attached image was taken 30-Oct-2025.

I spent 2024 and over half of 2025 managing and performing quality control on a Utility and Drainage Study for a federal airport and surrounding lands and facilities. One aspect of this study focused on storm water management to facilitate new infrastructure and to identify deficiencies within existing infrastructure to cope with current codes and climate change data.

The attached photo shows the NCCI Quarry discharge pipe, I would estimate it is 8" or 10" ID. The pipe appears to be flowing at ~30% capacity, the ground is dry except for ponding areas, this area has seen extreme drought since June, and it has not rained in several days. Based on regulations and NCCI written information, the quarry area slopes to the settling pond. I doubt this pipe has the capacity to handle a 1 in 5 year rain event, let alone a climate change level event such as 2023. The expected outcome of a significant rain event would be for the pond to backup and overflow into the wetlands south of the quarry boundary.

To date I have not seen a topographic survey drawing of the quarry floor and surrounding site. I have reviewed all FOIPOP available documents related to the quarry since inception. In 2023 I provided NSECC-ICE images showing quarry effluent leaving the site at numerous locations other than the settling pond. All of which are non-compliances to their IA. This image shows effluent leaving the approved area at the western boundary.

Recommended path for verification:

1. Attend the site during a significant rain event, or shortly thereafter. Do not show up early in the event, the system will need time to fill and backup. Observe flow behaviors on around the entire site.
2. Collect real data. Install flow and level monitoring in the inlet of the settling pond discharge pipe. Flowmetrix Technical Services (<https://flowmetrix.ca/can>) can provide this service.

3. Conduct topographic survey, including a drone-based Lidar scan of the site, to determine surface elevations.
4. Consult an independent, experience professional to analyze and interpret the data and provide recommendations.

President

The Partridge Lane Residents Association





Discharge Pipe  
Appears small (8" or 10" ID?) to conduct the flows related to a  
1 in 5 year rain event, let alone a climate change level event.  
Significant flow visible and it has not rained in several days.

Settling Pond Discharge Pipe  
Prepared: 31-Oct-2025 - BSP  
Image: Quarry,1  
Image Date: 30-Oct-2025



From:  
To: [Premier](#)  
Cc: [Minister, Env; Environment Assessment Web Account; paulwozneymia@gmail.com; Lisa Lachance; info@mombourquette.ca; info@ianrankin.ca; Brad Johns, MLA Sackville - Uniacke; eroulston@easthants.ca; Michael Perry; kody.blois@parl.gc.ca](#)  
Subject: Ongoing Violations by NCCI and Systemic Failures in Environmental Oversight  
Date: October 31, 2025 6:33:38 PM

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## Summary

Photographic evidence of serious environmental violations and offenses under the *Environment Act* was presented to NSE–ECC (ICE Division) staff during an in-person meeting with community representatives and MLA Brad Johns on **September 18, 2023**.

Attached are images showing both those then known 2023 violations and a new image dated **October 30, 2025**, clearly depicting the same ongoing industrial offenses - unchanged, unaddressed, and continuing to contribute to the 'potential' contamination concerns in this area.

These persistent and unremedied violations demonstrate why **further environmental testing is urgently required**.

Despite clear and documented evidence, **NSECC continues to allow NCCI to operate in apparent violation of its approval conditions**.

Under the *Environment Act*, **such ongoing non-compliance is sufficient cause to delay the Minister's decision**, scheduled for **November 12, 2025**.

**If NCCI cannot comply with the terms of its current approval, its expansion must not be granted - and its existing approval should be revoked.**

NSECC has full authority under the Act to **suspend or cancel approvals and impose penalties** for non-compliance.

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## Concerns Regarding Enforcement and Oversight

Many in our community have lost confidence in the Inspection, Compliance, and Enforcement (ICE) division of NSECC, which appears to have failed to properly inspect or address repeated violations.

## Possible reasons include:

- Inadequate on-site inspections
- Concealment or cleanup of evidence prior to inspection

- Internal direction to overlook violations

The photographic record leaves little room for doubt - **the violations are real - clearly visible, and ongoing.**

Earlier this year, a community complaint regarding encroachment within the 30-metre wetland buffer zone revealed further dysfunction: the assigned ECC-ICE inspector was **unaware of NSECC's own 2015 documentation** outlining this requirement. The complainant - a concerned citizen - had to supply the department's own information back to its staff.

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#### **Systemic Failure and Lack of Accountability**

Premier Houston and Minister Halman, this situation represents **systemic failure** within NSECC.

If the department cannot manage or even recall its own environmental standards, how can it be trusted to oversee industrial operations or safeguard Nova Scotia's communities and environment?

This pattern of neglect and tolerance for non-compliance under Minister Halman's leadership helps explain why serious community concerns have been **ignored, minimized, or dismissed.**

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#### **Community Demand for Accountability**

This is a profound failure of governance and oversight. Therefore, the residents of Mount Uniacke respectfully call on your offices to:

1. **Postpone the Minister's decision** on this project based on unresolved and continuing non-compliance by the proponent;
2. **Order comprehensive, independent testing** of the affected areas before any further approvals are considered;
3. **Convene a public Town Hall** with the Mount Uniacke community;
4. **Ensure transparent and impartial review** of all photographic and documentary evidence; and
5. **Uphold the principles of environmental protection and public accountability** that your offices are sworn to defend for **ALL** Nova Scotians and **ALL** of Nova Scotia, not only the areas where there is no government profit to be made

Isn't it deeply concerning that the Department of Environment - whose mandate is to protect the environment and ensure clean air for all Nova Scotians - is moving ahead with decisions *before* science-based testing is complete?

NSECC should be leading the charge on urgent contaminant testing when public alarm bells are raised, and in light of the evidence and already proven science-based results on Nitrate levels - not delaying it. Contamination spreads over time; the longer they wait, the worse it



gets. A fact that our Dept. of Environment well knows.

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**Attachments:**

- Photographic proof of ongoing violations and offenses under the *Environment Act (that are cause to postpone a decision on this expansion project)*

Sincerely,

Cockscomb Lake, Mount Uniacke



Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 13-May-2022

Foreign soils directly into the natural environment. The quarry is not producing topsoil or sand.

Unprotected Fuel Tank at the edge of the infill area. This could easily end up as a spill into the wetland.

Effluent directly into the environment

Construction Waste? Everywhere!





Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 20-May-2022 (Morning)

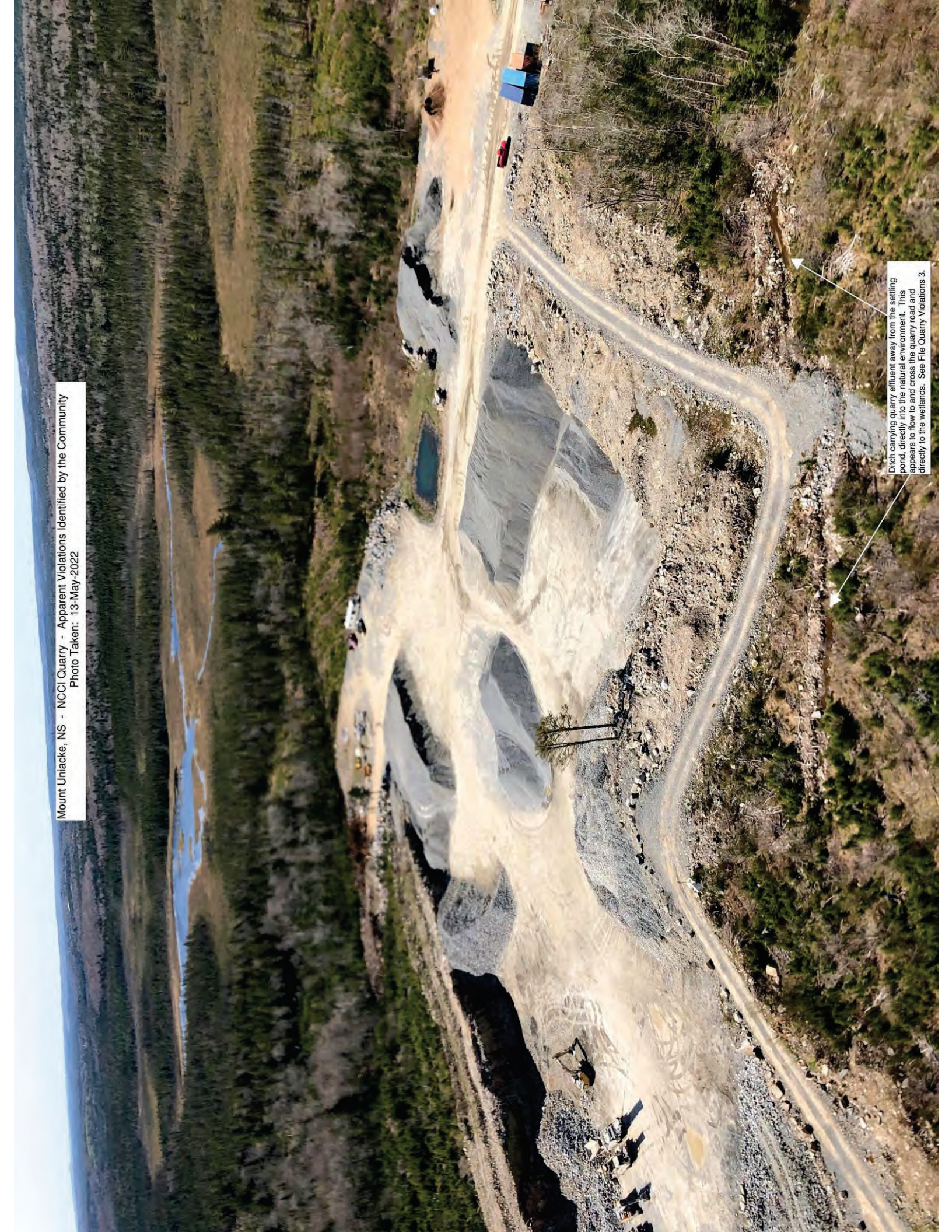
This road (believed to be province of Nova Scotia K Class) represents a property boundary. The road will be in the center and the property extending a distance on either side, likely 10-15m. The active quarry area is clearly not 30m from the road, let alone the property boundary.

Suspect materials appear to be being imported from off site for disposal. Likely from their construction sites. See afternoon photos.





Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 13-May-2022



Ditch carrying quarry effluent away from the settling pond, directly into the natural environment. This appears to flow to and cross the quarry road and directly to the wetlands. See File Quarry Violations 3.



Construction waste dumped over the bank, presumably soon to be buried. What else is buried in the infill areas?

Rainwater collecting silt from gravel piles and depositing directly into the natural environment

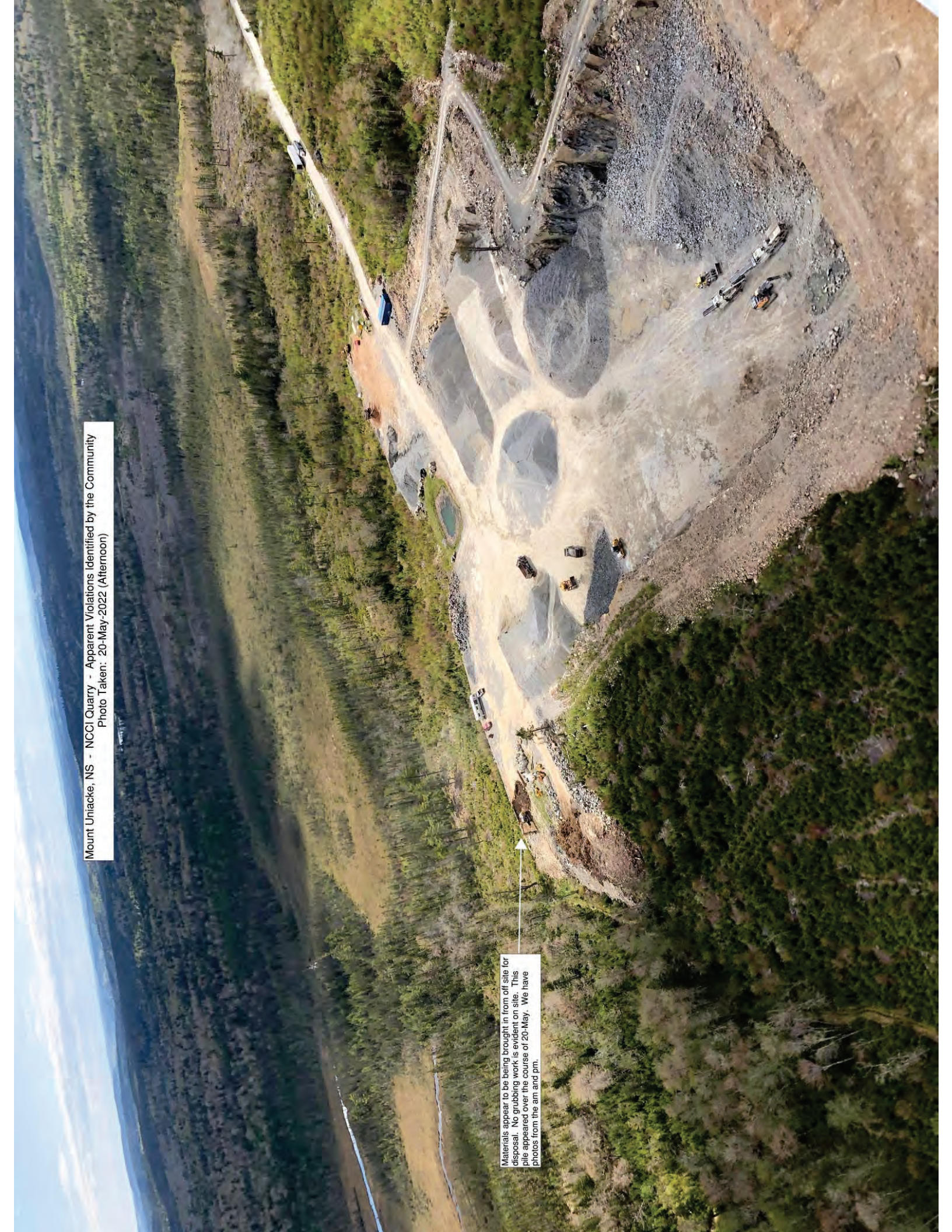
All the gray / is silt deposited from quarry effluent.





Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 20-May-2022 (Afternoon)

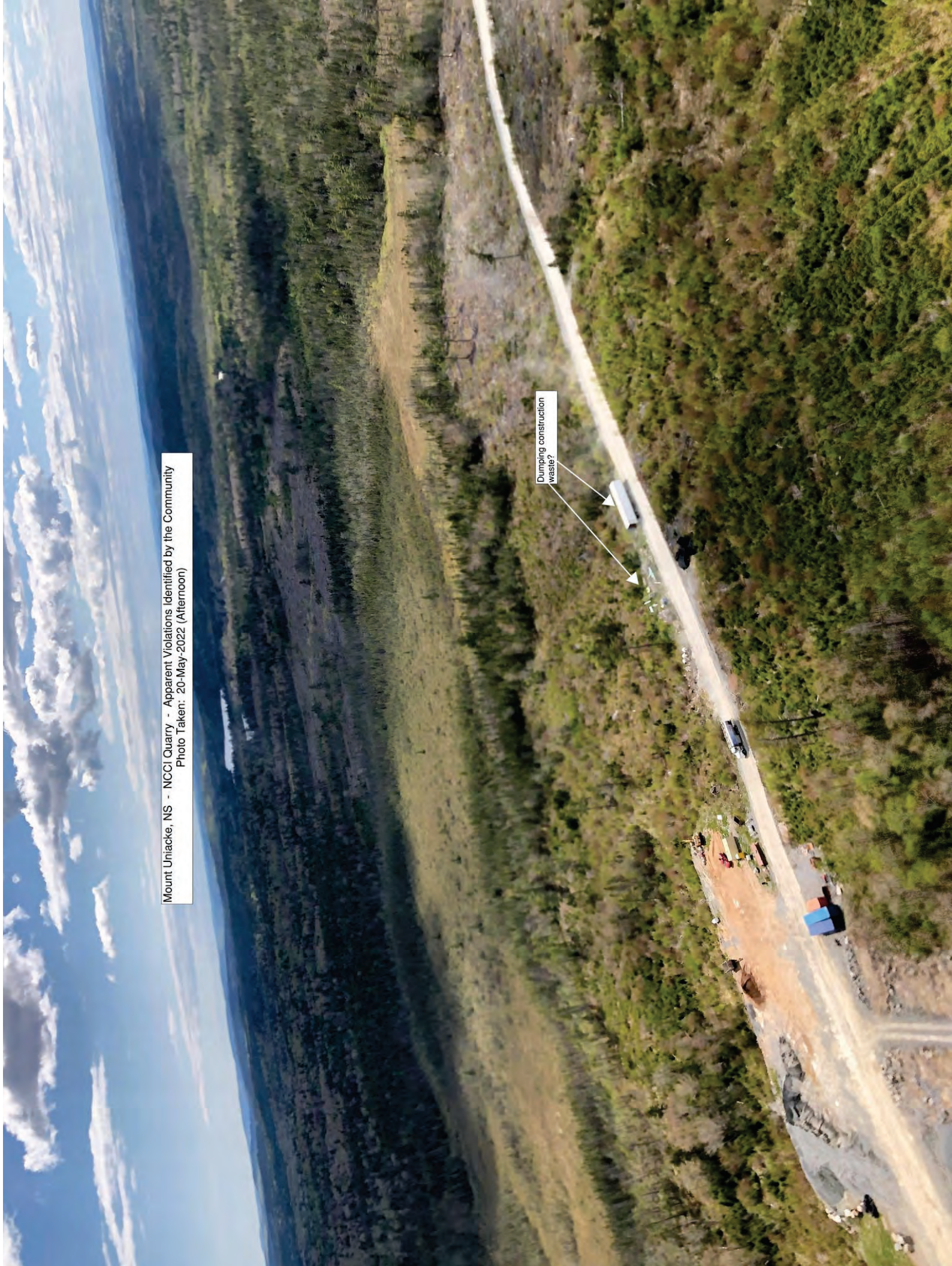
Materials appear to be being brought in from off site for disposal. No grubbing work is evident on site. This pile appeared over the course of 20-May. We have photos from the am and pm.





Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 20-May-2022 (Afternoon)

Dumping construction  
waste?





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







Disturbed Wetland that has a 50m buffer identified in approval documents.

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

Dirt Rig

Recently Completed Drill Holes

Quarry Equipment taking contaminants onto the ground

Quarry Equipment located outside the approved Quarry Area

Legend

Red Text & Arrows: Apparent Violation

Blue Text & White Arrows: General Information

Apparent Quarry Violations

Prepared: 15 Apr 2025  
Image: Quarry Aerial  
Date: 15 Apr 2025



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

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**Apparent Quarry Violations**  
Prepared: 31-Oct-2025 - BSP  
Image: Quarry\_1  
Image Date: 30-Oct-2025



From:  
To: [Premier](#)  
Cc: [Minister, Env; Environment Assessment Web Account; paulwozneymia@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@iainrankin.ca; mlabradjohns@gmail.com; eroulston@easthants.ca; mperry@easthants.ca; kody.blois@parl.gc.ca](#)  
Subject: Why is the Nova Scotia Government Ignoring Proven Contamination at the Uniacke Quarry Site?  
Date: October 31, 2025 7:48:54 PM

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It is my understanding, that two years ago, proof of violations and possible contamination at the Uniacke Mines Road quarry site was provided to the Nova Scotia Department of Environment by our MLA, Brad Johns, and members of this community, It included evidence of construction debris and untested soils dumped in wetlands by Northumberland Capital Corp Inc. (NCCI) and their other company, Allterrain Contracting Inc. (see photos attached)

Inspections confirmed violations - yet no fines, no penalties, no testing was deemed necessary, no action!

I understand that new photos taken on Oct. 30/25 show same type of debris, as mentioned above. Indicating evidence of violations continue unchecked by NSECC! I do not have those photos to attach but am certain others have sent them.

Now, recent test results from NCCI's own consultant confirm (WSP) confirm what residents already suspected: contamination exists in the wetlands at levels harmful to the ecosystem.

**Despite this, Mr. Premier, your government is considering approving NCCI's quarry expansion on November 12.** Which is outrageous!

The Department of Environment and Climate Change (DECC) claims its mission is to protect the natural environment and human health and ensure clean air and water for everyone. **How does ignoring proven actions causing contamination fit that mandate?**

Even worse, these new tests weren't conducted by DECC - they were conducted only at the request of concerned residents.

**Why isn't our government conducting regular, independent water and soil testing at this industrial site?** Especially after what was presented to them!



When illegal dumping was first reported, NCCI's spokesman, Andrew Rodgers, claimed **"another licensed business" was responsible.** Our Municipality confirmed **there are no other licensed operations there.** Residents believe debris from NCCI's other Halifax contracting business was buried on the site, in the buffer zone between the quarry and the Headwaters of the Sackville River. The attached images, provided to your department, Premier Houston, two years ago, confirm this information.

The expression "A picture is worth a thousand words," I would say, applies here!

Before any approval is granted, Premier Houston, **your government owes this community further, comprehensive testing of the entire area, a public Town Hall, and a full investigation with full transparency to the public here before any decisions are made.**

If, after all we have shown your government - the evidence, the lab results, and the truths drawn from the land itself - you still choose to approve this expansion without addressing our concerns. Many of us will feel abandoned by those elected to protect us. Families like mine may have no choice but to leave the place we love - our homes, our lake, our peace.

Premier Houston, this is your moment to lead - to prove that your government values people and the land that sustains us over profit and convenience. We ask not for sympathy, but for fairness and action worthy of the trust Nova Scotians have placed in you when you won your landslide election last Fall. That may not be repeated in 2028.

**Please find images of support attached**

Cockscomb Lake (1.2 km from quarry site)





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

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

Drill Rig

Recently Completed Drill Hoses

Quarry Equipment taking sediment into the ground

Quarry Equipment 45 located outside the approved Quarry Area

**Apparent Quarry Violations**  
Prepared: 14-Apr-2025  
Image: Quarry, 20-Mar-2025  
by: [illegible]

**Legend**

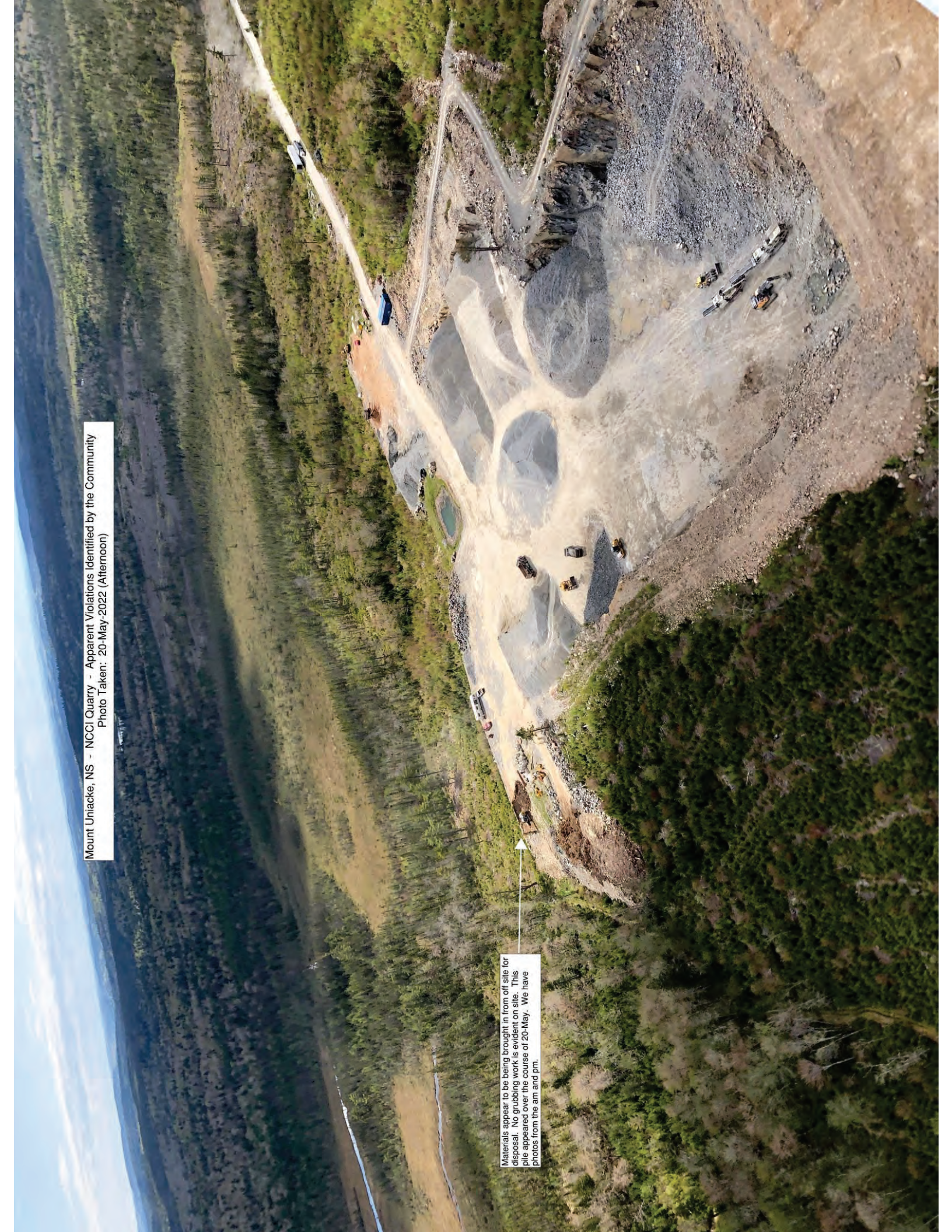
Red Text & Arrows: Apparent Violation

Blue Text & White Arrows: General Information



Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 20-May-2022 (Afternoon)

Materials appear to be being brought in from off site for disposal. No grubbing work is evident on site. This pile appeared over the course of 20-May. We have photos from the am and pm.





Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 20-May-2022 (Morning)

This road (believed to be province of Nova Scotia K Class) represents a property boundary. The road will be in the center and the property extending a distance on either side, likely 10-15m. The active quarry area is clearly not 30m from the road, let alone the property boundary.

Suspect materials appear to be being imported from off site for disposal. Likely from their construction sites. See afternoon photos.





Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 13-May-2022



Ditch carrying quarry effluent away from the settling pond, directly into the natural environment. This appears to flow to and cross the quarry road and directly to the wetlands. See File Quarry Violations 3.



Construction waste dumped over the bank, presumably soon to be buried. What else is buried in the infill areas?

Rainwater collecting silt from gravel piles and depositing directly into the natural environment

All the gray silt deposited from quarry effluent.





Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 13-May-2022

Foreign soils directly  
into the natural  
environment. The  
quarry is not producing  
topsoil or sand.

Unprotected Fuel Tank  
at the edge of the infill  
area. This could easily  
end up as a spill into  
the wetland.

Effluent directly into  
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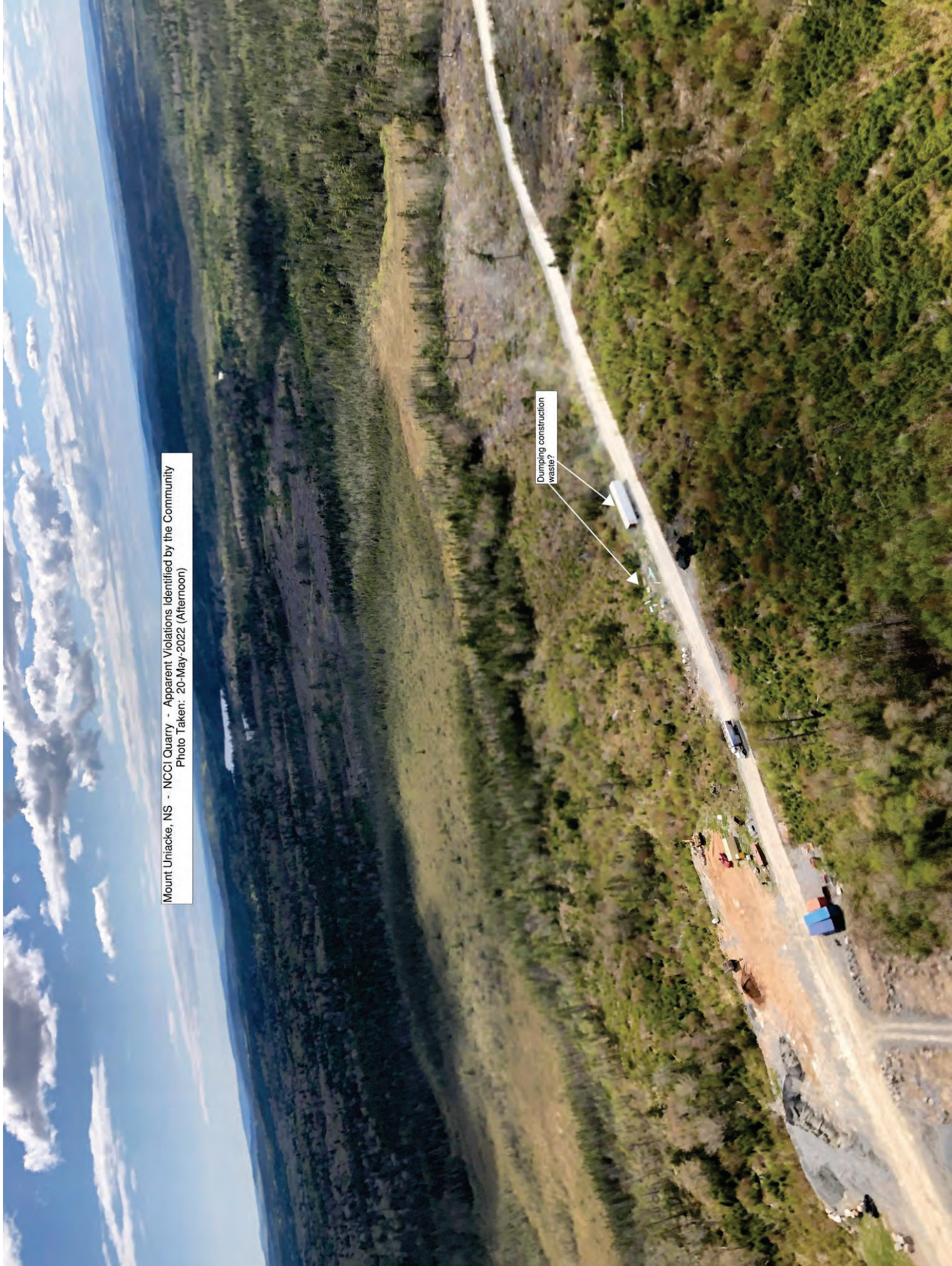
Construction Waste?  
Everywhere!





Mount Uniacke, NS - NCCI Quarry - Apparent Violations Identified by the Community  
Photo Taken: 20-May-2022 (Afternoon)

Dumping construction  
waste?





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 Prefabricated Concrete?

Construction Waste? Prefabricated Concrete, Steel, old tires?

Construction Waste? Lumber?

Construction Waste? Vinyl Siding?

?



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?

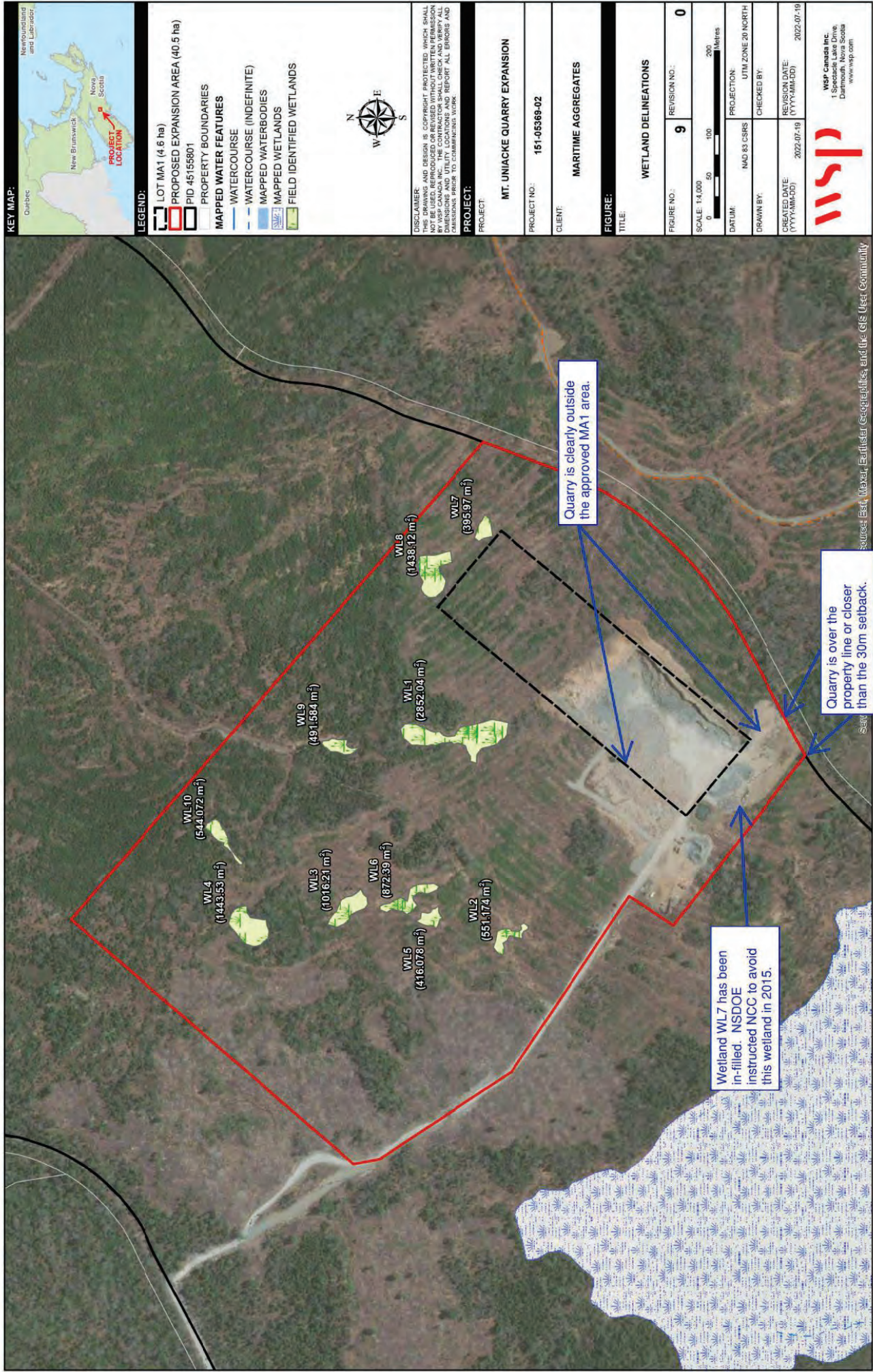
Ground Slope Indicated by Arrows

Wetlands & Sackville River Head Waters.

Unprotected Fuel Tank at the edge of the infill area.

Construction Waste? Prefabricated Concrete, Steel?







**From:** [Mollon, Catherine R](#)  
**To:** [Bowen, Lynn A](#); [Tutty, Bridget R](#); [Rafferty, Meghan](#); [Rahman, Mohammad](#)  
**Subject:** FW: re: Mount Uniacke Quarry Expansion  
**Date:** October 31, 2025 3:36:22 PM

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

**From:** @gmail.com>;  
**Received:** Fri Oct 31 2025 14:30:14 GMT-0300 (Atlantic Daylight Time)  
**To:** PNS Environment <[minister.environment@novascotia.ca](mailto:minister.environment@novascotia.ca)>; Tim Halman <[timhalmanmla@gmail.com](mailto:timhalmanmla@gmail.com)>; Minister of Environment <[minister.environment@novascotia.ca](mailto:minister.environment@novascotia.ca)>; Minister of Environment and Climate Change of Environment and Climate Change <[minister.environment@novascotia.ca](mailto:minister.environment@novascotia.ca)>; Minister of Environment <[minister.environment@novascotia.ca](mailto:minister.environment@novascotia.ca)>; ECC Minister <[minister.environment@novascotia.ca](mailto:minister.environment@novascotia.ca)>; PNS Environment & Climate Change <[minister.environment@novascotia.ca](mailto:minister.environment@novascotia.ca)>; Minister Environment and Climate Change <[minister.environment@novascotia.ca](mailto:minister.environment@novascotia.ca)>; Environment Minister <[minister.environment@novascotia.ca](mailto:minister.environment@novascotia.ca)>;  
**Subject:** re: Mount Uniacke Quarry Expansion

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Dear Sir

I am writing to share my voice with the others in Mount Uniacke that are very concerned about the quarry on Mine's Road getting the approval from the Minister of Environment for an expansion.

I wholeheartedly agree with all the concerns that the public have presented in forums as well as that shared with CBC's Portia Clark this morning on her show.

I live approximately 6-8 kms from the Quarry and the blasts have shook my house and rattled my windows. On one occasion I was sitting in my car and the blast could be felt in the vehicle! I am concerned for my well and the foundations of my house.

As our Councillor, Michael Perry so eloquently stated on the CBC program this morning....Mount Uniacke is a rapidly growing community but why would people feel the urge to build new homes in an area that the quarry can affect the infrastructure of these homes with their blasts alone?

AND, the effect that an expansion would have on our local environment is terrible. The thought of losing more wetlands would be such a blow to our ecosystem.

I truly oppose this expansion,

Sincerely,

Mount Uniacke



From:  
To: [Premier](#)  
Cc: [Minister, Env; Environment Assessment Web Account; paulwozneymia@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@lainrankin.ca; mlabradjohns@gmail.com; eroulston@easthants.ca; mperry@easthants.ca; kody.blois@parl.gc.ca](#)  
Subject: ON BLASTING, PROPERTY DAMAGE, AND THE FAILURE OF THE COMMUNITY LIAISON COMMITTEE (CLC)  
Date: October 31, 2025 8:02:02 PM

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Residents of Mount Uniacke continue to express deep frustration over ongoing blasting operations by Northumberland Capital Corp. Inc., citing serious property damages, including cracked walls, foundation failures, and loss of well water for certain homes. **(see photo attached)** this photo was captured by a resident on Cockscomb Lake

Community members report that blast monitoring equipment - installed by the company's own consultant, BME Engineering -- has been placed in ways that compromised accurate data collection. Yet the Department of Environment and Climate Change (ECC) continues to rely on these reports, consistently declaring results "within safe limits," despite visible damage and repeated community complaints. **(see photos attached)**

### **To explain the photos:**

Improper Blast Monitoring by NCCI – Evidence from Partridge Lane

**Image 01:** NCCI's blast monitoring setup on Partridge Lane. This arrangement violates regulations, industry standards, and the manufacturer's instructions. The equipment placement — inside a plastic tote and not coupled to the ground — **masks the true intensity of blasts**, resulting in misleading data reported to NSECC.

**Images 02 & 04:** Examples of **proper industry-standard setups**, using the same equipment. The geophone is securely placed in soil, fully coupled to the ground to record accurate vibration data.

**Image 03:** Close-up of a correctly installed **geophone sensor**. The spikes anchor it into the soil, ensuring accurate ground motion readings.

NCCI's setup **does not meet Industrial Approval requirements**, which specify that geophones must be **anchored to a foundation at or below grade**. The flawed setup explains why official reports understate the blast impacts residents



have genuinely felt.

**For nearly a decade**, residents have been told that compensation for property damage must be pursued privately through the courts, as **no civil agreement or insurance arrangement exists** between homeowners and the quarry operators. The government's refusal to intervene or establish a fair compensation process has left many families to bear the costs of industrial harm alone.

**Equally concerning is the long-standing failure of the Community Liaison Committee (CLC)**, a group meant to ensure transparency and communication between the quarry and residents. The CLC has repeatedly lacked quorum, public access, and proper community representation. Many residents are unaware of its existence or who their representatives are, which is moot, as there has been only one property owner rep for an entire community of thousands. Which is not what the guidelines recommend. **Yet ECC continues to describe it as “in full compliance”**, when it is inquired about. How can that be? **Another clear example of lack of government oversight.**

Premier Houston and Minister Halman, why does your government continue to ignore clear evidence of non-compliance and community and environmental harm, choosing instead to protect corporate interests over the welfare of the citizens you serve?

The people of Mount Uniacke demand a **public Town Hall meeting before November 12** to address these issues openly and directly.

Cockscomb Lake (1.2 km from quarry site)

***Attachment: Blast photos***













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

Made in Canada

**Instantel**



