

From:
To: [Environment Assessment Web Account](#)
Cc: Premier; [Minister, Env](#); [Brad Johns \(mlabradjohns@gmail.com\)](#)
Subject: NCCI Mount Uniacke Quarry - Contaminating the Wetlands
Date: November 1, 2025 11:54:56 AM
Attachments: [NCCI EA Addendum - Pond Outfall Lab Results - 2025-10-25 - Comments - BSP.pdf](#)
[Fig 5 - EA Addendum - 2025-09-23 - WSP.pdf](#)

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EA Addendum Section 2.2.2 (Pages 11 & 12)

As a new requirement from NSECC, NCCI tested the effluent leaving the quarry settling pond for “General Chemistry and Total Metals”. As a result of that testing NCCI discovered chemicals from their blasting compounds, at levels harmful to fish, are being discharged into the wetland. NCCI action was to pump out and clean the settling pond, disposed of that water and solids offsite, and continue business as usual. Going forward WSP is proposing more frequent testing.

If there was ever an environmental reason to deny the quarry expansion and shutdown the quarry, this one seems clear. The existing 4ha quarry is contaminating the wetlands!

The EA report only focuses attention on the Nitrite levels being discharged from the settling pond. The chemical analysis of the settling pond also shows levels of Nitrates and Ammonia which would also link back to the blasting compounds. Ammonia levels >0.200 mg/L are considered toxic and dangerous to fish, >0.500 mg/L is considered deadly. The report indicates test results of 0.380 mg/L. The nitrate, nitrite, and ammonia results, all show nitrogen is being dumped into the wetlands. The report does not address that this nitrogen will result in algae growth, reduction of dissolved oxygen levels (harmful to aquatic life), and possibly result in blue-green algae (poisonous to people and wildlife) in the water shed.

On top of the above finding, the addendum only looks at effluent leaving the site at the settling pond. It ignores all the other discharge paths for effluent around the permitter of the site (see attached from the 2023 submission to NSECC). These are completely uncontrolled and not monitored. Aerial photos showing these discharges and the related siltation effects were provided to NSECC in 2023 and have seemingly been ignored. The Addendum then attempts to playdown the contamination leaving the pond with test results in a water course to the river over 400m away in a straight line. This watercourse may not even see effluent flows from the quarry, the maps provided (Fig 5 Attached) do not show a hydraulic link, they do show a hydraulic link to a second water

course farther south. In either case the contamination will slowly make its way into the Sackville River over time as it moves downhill from the quarry, through the wetland and into the watercourse. By the time levels are exceeded 400m away, the uphill and upstream areas will be seeing far higher levels of contamination. This contamination will then continue to leach into the wetlands and Sackville River, even if the quarry is shutdown.

Best to stop the damage now, before 50 more years of damage as proposed by NCCI.

President

The Partridge Lane Residents Association

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



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 mill 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: 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.



AGAT Laboratories

Certificate of Analysis

AGAT WORK ORDER: 24X223191

PROJECT: 151-05369-00

11 Morris Drive, Unit 122
Dartmouth, Nova Scotia
CANADA B3B 1M2
TEL (902)468-8718
FAX (902)468-8924
<http://www.agatlabs.com>

CLIENT NAME: WSP E&I CANADA LIMITED

SAMPLING SITE:

ATTENTION TO:

SAMPLED BY:

Standard Water Analysis + Total Metals					DATE REPORTED: 2025-01-09
DATE RECEIVED: 2024-11-20					
SAMPLE DESCRIPTION: OF1					
SAMPLE TYPE: Water					
DATE SAMPLED: 2024-11-20 14:06					
Parameter	Unit	G / S	RDL	6339979	
pH		6.5-9.0		7.91	
Reactive Silica as SiO2	mg/L		0.5	7.1	
Chloride	mg/L	640, 120	1	4	
Fluoride	mg/L	0.12	0.12	<0.12	
Sulphate	mg/L		2	13	
Alkalinity	mg/L		5	63	
True Color	TCU	Narrative	5	<5	
Turbidity	NTU	Narrative	0.50	5.05	
Electrical Conductivity	umho/cm		1	810	
Nitrate + Nitrite as N	mg/L		0.05	36.3	
Nitrate as N	mg/L	550, 13	0.5	36.1	
Nitrite as N	mg/L	0.06	0.05	0.15	
Ammonia as N	mg/L	Fact Sheet	0.03	0.38	
Total Organic Carbon	mg/L		0.5	1.4	
Ortho-Phosphate as P	mg/L		0.01	<0.01	
Total Sodium	mg/L		0.1	8.0	
Total Potassium	mg/L		0.1	10.6	
Total Calcium	mg/L		0.1	65.2	
Total Magnesium	mg/L		0.1	6.1	
Bicarb. Alkalinity (as CaCO3)	mg/L		5	63	
Carb. Alkalinity (as CaCO3)	mg/L		10	<10	
Hydroxide	mg/L		5	<5	
Calculated TDS	mg/L		1	306	
Hardness	mg/L			188	
Langelier Index (@20C)	NA			-0.11	
Langelier Index (@ 4C)	NA			-0.43	
Saturation pH (@ 20C)	NA			8.02	
Saturation pH (@ 4C)	NA			8.34	
Anion Sum	me/L			4.23	

Certified By: _____



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SAMPLED BY:

Standard Water Analysis + Total Metals					DATE REPORTED: 2025-01-09
DATE RECEIVED: 2024-11-20					
SAMPLE DESCRIPTION: OF1					
SAMPLE TYPE: Water					
DATE SAMPLED: 2024-11-20 14:06					
Parameter	Unit	G / S	RDL	6339979	
Cation sum	me/L			4.42	
% Difference/ Ion Balance	%			2.2	
Total Aluminum	ug/L	Variable	5	96	
Total Antimony	ug/L		2	<2	
Total Arsenic	ug/L	5	2	<2	
Total Barium	ug/L		5	44	
Total Beryllium	ug/L		2	<2	
Total Bismuth	ug/L		2	<2	
Total Boron	ug/L	29000,	5	<5	
Total Cadmium	ug/L	1.0, 0.09	0.09	<0.09	
Total Chromium	ug/L		1	<1	
Total Cobalt	ug/L		1	8	
Total Copper	ug/L	Equation	1	<1	
Total Iron	ug/L	300	50	104	
Total Lead	ug/L	Equation	0.5	<0.5	
Total Manganese	ug/L		2	57	
Total Molybdenum	ug/L	73	2	<2	
Total Nickel	ug/L	Equation	2	<2	
Total Phosphorous	mg/L	Fact Sheet	0.02	2.27	
Total Selenium	ug/L	1	1	<1	
Total Silver	ug/L	0.25	0.1	<0.1	
Total Strontium	ug/L		5	261	
Total Thallium	ug/L	0.8	0.1	<0.1	
Total Tin	ug/L		2	<2	
Total Titanium	ug/L		2	3	
Total Uranium	ug/L	33, 15	0.2	3.0	
Total Vanadium	ug/L		2	<2	
Total Zinc	ug/L	30	5	<5	

Certified By: _____



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CLIENT NAME: WSP E&I CANADA LIMITED
SAMPLING SITE:

ATTENTION TO:
SAMPLED BY:

Standard Water Analysis + Total Metals	
DATE RECEIVED: 2024-11-20	DATE REPORTED: 2025-01-09

Comments:

RDL - Reported Detection Limit; G / S - Guideline / Standard: Refers to CCME FWAL - update 2015

Guideline values are for general reference only. The guidelines provided may or may not be relevant for the intended use. Refer directly to the applicable standard for regulatory interpretation.

6339979

% Difference / Ion Balance, Hardness, Langelier Index, Nitrate + Nitrite, Hydroxide and Saturation pH are calculated parameters. The calculated parameters are non-accredited.

pH has been analyzed past the recommended holding time of 15 minutes from sampling. Field measurement recommended for most accurate result

Analysis performed at AGAT Halifax (unless marked by *)

Certified By: _____



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Service Nova Scotia

PATH: S:\GIS2\PROJECTS\2024\CA004632_CA_NCI_Munacka_PostEA_Support8_MXD\2025_Addendum_Figures\20250115_CA004632_MU_Quarry_Fig05_WandSW_Monitoring.mxd

From:
To: [Environment Assessment Web Account](#)
Subject: Concerns about proposed quarry expansion at Mount Uniacke
Date: November 1, 2025 3:40:54 PM

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

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Dear Environmental Assessment Team,

I am writing to express my opposition to any expansion of the quarry beyond its current approved boundaries in the Mount Uniacke area.

I spend time in the area with my friend [redacted], a resident of Partridge Lane and have also spent time on Cockscomb Lake, so this is not just a general concern. It is a place I know and value. The quarry is already a significant presence and further expansion would increase noise, truck traffic, and the risk of impacts on the nearby lake and wetlands. Additionally, the well water quality could be impacted by additional blasting given the proximity of residents to the mining.

I am also concerned because the operator has had past compliance issues related to staying within approved limits and protecting wetlands. Given that history, I do not think it is reasonable to assume a larger footprint will be managed more carefully. I would ask that the department look closely at past non compliance before considering any increase in the permitted area.

Thank you for considering these comments and for protecting this part of Nova Scotia.

Sincerely,

Hortonville NS

From:
To: [Environment Assessment Web Account](#)
Cc: [Premier](#); [Minister, Env](#); [Brad Johns, MLA Sackville - Uniacke](#)
Subject: NCCI Mount Uniacke Quarry - Destruction of Wetlands
Date: November 1, 2025 3:54:46 PM
Attachments: [02 - NSE Application Review \(2015\) - 2025-10-26 - Comments - BSP .pdf](#)
[07 - Pyritic Slate & C&D Waste - 2025-10-16 - BSP.pdf](#)

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The following is a summary of the NCCI's damage to wetlands to date and those planned as part of the proposed quarry expansion. These are not acceptable losses to the Community, NSECC needs protect the environment and stop enabling these offences. The commented images and documents attached support these findings.

Illegal Wetland Alterations

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

Future Destruction of Wetlands

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

Buried C&D Waste and Pyritic Slate

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

Possible Toxic Discharges

8. In 2023, the community requested NSECC test for toxic compounds (Metals, Volatile

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

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

9. Latest WSP water tests revealed nitrite levels (from blasting compounds) nearly three times higher than what's safe for fish, discharging directly from the illegally located settling pond. This effluent flows immediately downhill to the wetlands of the Sackville River Headwaters, ~134m away. The report fails to identify the other impacts nitrates and ammonia (nitrogen) can have on water bodies, algae blooms consume oxygen in water (also harmful to fish), and blue-green algae is poisonous to wildlife, humans, and pets.

Attachments:

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

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

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

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

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

Shows the 10 additional wetlands that will be destroyed.

Shows the settling pond and destruction of WL7.

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

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

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

2023 Aerial Image and commentary further collaborating the above.

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

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

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

Commented image (28-Sep-2025) showing the C&D Waste and Pyritic Slate that are visible in the WL7 infill. These materials have been brought to Mount Uniacke from downtown Halifax, I have witnessed the trucks from NCCI's associated construction company (Allterrain Construction) on Barrington Street many times as part of my work commute. From my more than 28 years of work in the Consulting Engineering Industry, I'm aware that the soils in downtown Halifax are historically impacted with contamination. They should not be dumped in a wetland in Mount Uniacke, they should be tested and directed to an appropriate treatment facility.

President

The Partridge Lane Residents Association

14-Oct-2025
NSECC (Erik)
alterations ha
with the Quan

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

Disturbed as of
2023 Aerial Imagery

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

Declared Out of Bounds
by NSE in 2015 review
documents.

26-Oct-2025 - BSP



WSP Canada Inc.
1 Spectacle Lake Drive
Carrville, New Scotia, Canada B3B 1K7
☎ 902-435-0655 F 902-435-1945 www.wsp.ca

Figure 1. Wetland and Watercourse Delineation

- Legend**
- Disturbed wet area covered by accretion
 - Wetland perimeter
 - VCI
 - Drainage channel
 - Lot WAS
 - Wetland
 - Drainage boundary
 - Not in riparian wetlands
 - Priority area
 - Wetland (priority indicated)

Academic
1. Reference: Digital Typographic
Mapping by Nova Scotia Geomatics Centre
Welland Inventory By Nova Scotia
Department of Natural Resources (148, 2000).
Introduction: ATIS 77 MTM Nova Scotia 7 and 6

CLIENT:
Northumberland Capital Corp. Inc.

PREPARED BY:

CHILCOOT MOUNTAIN

DATE: June 2015

WSP Project No. 151-06388

Proposed Access Road

Unlacked Mines Road
Mount Unlacked, NS

Report

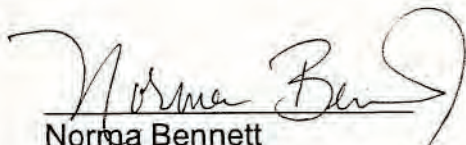
Application For Approval

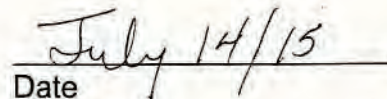
Application Number: 2014-091797

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

Central Region

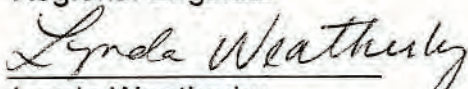
Bedford

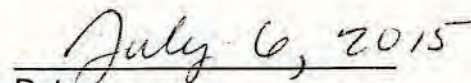

Norma Bennett
District Manager


Date

Adam d'Entremont, P.Eng
Regional Engineer

Date


Lynda Weatherby
Inspector Specialist


Date

Report

File No:92100-30-BED-091797

Application No:2014-091797

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

A. Purpose

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

B. Introduction

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

C. Discussion

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

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

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

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

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

Alternatively, NSE would be receptive to allowing the road to be moved to a site that does not impact a wetland. This road does not form part of the 3.99 hectare lease.

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

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

D. Environmental Impact Section

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

i) Air emissions:

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

ii) Surface Water:

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

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

iii) Groundwater:

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

iv) Wastewater:
Not Applicable

v) Storm water:

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

vi) Noise and Dust:

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

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

vii) Solid Waste:
Not Applicable

viii) Dangerous Goods/Waste Dangerous Goods:

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

ix) Site suitability and impact to soils

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

E. Rehabilitation

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

F. Environmental Assessment

Not Applicable

G. Financial Security and/or Environmental Liability Insurance

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

H. Compliance Issues

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

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

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

I. Other Considerations pertaining to the issuance of approval

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

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

J. Contingency Plan

Not Applicable

K. Reporting

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

L. Public Consultation / Stakeholder Input

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

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

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

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

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

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

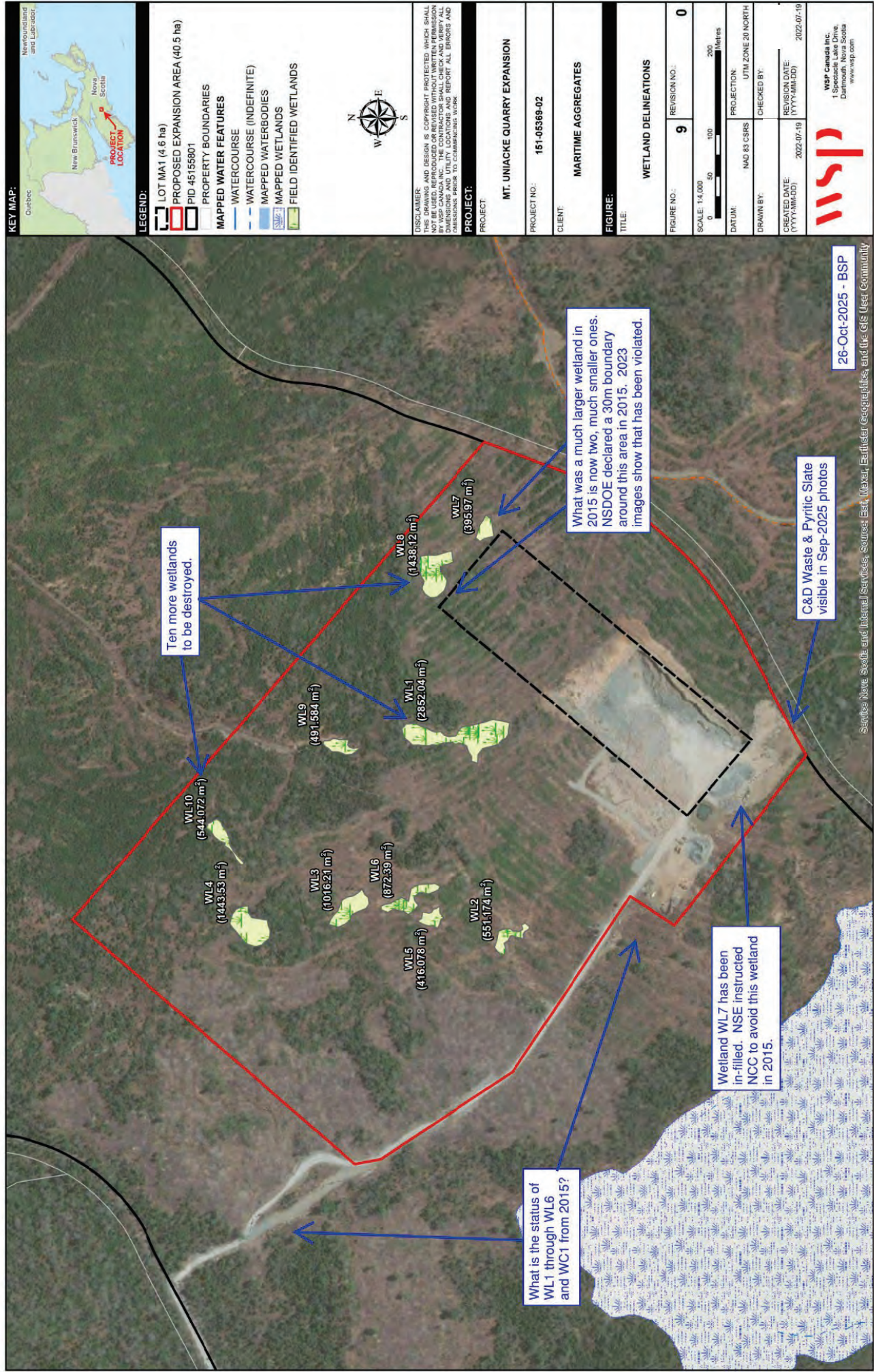
M. Aboriginal Consultation

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

N. Recommendation

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

Adam d'Entremont, P.Eng



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

Updated: 7-Jul-2025 - BSP

30m Buffer to Wetland

44°54'54.53"N
63°48'39.59"W

44°54'52.54"N
63°48'36.03"W

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

The Approved Quarry Area

Continued Out of Bounds
Quarry Activity

Continued Out of Bounds
Quarry Activity

Active Access Road
(As directed by NSE)

44°54'44.72"N
63°48'51.37"W

Proposed Access Road
(Denied by NSE in 2015)

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

44°54'42.60"N
63°48'47.82"W





Unknown C&D
Waste

Asphalt

Pyritic Slate

Cobblestone

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

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

Tanya

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

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

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

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

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

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

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

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

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

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

regards,

President
Partridge Lane Residents Association

From:
To: [Environment Assessment Web Account](#)
Cc: [@news957.com](#); [h@globalnews.ca](#); [@ctvnews.ca](#);
[@ctvnews.ca](#); [@ncnc.ca](#); [claudiachendermia@gmail.com](#); [claudiachender@nsmla.ca](#);
[communications@sierraclub.ca](#); [@ctvnews.ca](#); [eroulston@easthants.ca](#); [emoussa@easthants.ca](#);
Minister, Env; [@globalnews.ca](#); [Uniacke Estate](#); [kody.blois@parl.gc.ca](#);
[@globalnews.ca](#); [@ctvnews.ca](#); [info@mombourquette.ca](#); [info@iainrankin.ca](#);
[info@mikmagrights.com](#); [info@ecologyaction.ca](#); [Info@sipeknekatik.ca](#); [John Woodford](#); [h@ctvnews.ca](#);
Karen McKendry; Lisa Lachance; [@ctvnews.ca](#); [Michael Perry](#); [newsroom@saltwire.com](#);
[Atlantic.News@bellmedia.ca](#); [paulwozneymla@gmail.com](#); [@ctvnews.ca](#);
[@rci.rogers.com](#)
Subject: CBC Highlights Quarry Concerns – Here's What You Can Do as a Nova Scotian
Date: November 1, 2025 11:27:57 PM

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

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

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Hello everyone,

Please take 9 minutes to listen to this **CBC Radio 1 interview (Oct. 31, 2025)** about the proposed tenfold expansion of the Mount Uniacke quarry: An expansion the size of 100 football fields.

[CBC Interview – Mount Uniacke Quarry Expansion](#)

Unfortunately, the segment didn't mention the **recently confirmed nitrate contamination (Sept '25)** — with levels high enough to harm aquatic life. **Which is why we're calling for comprehensive testing to be conducted before any expansion decision is made - so that it is based on scientific data.** Something our Dept. of Environment should be all over, **considering their mandate is to protect the natural environment and quality of air and water for all Nova Scotians.** This will most likely not happen!

Photos taken just days ago show **construction debris and 'untested' foreign soils** from the proponent's other company, **Allterrain Contracting**, dumped on site — in an area **not licensed for landfill use**. Despite years of the same documented violations, **no action** has been taken by the Department of Environment. It is a convenient way to avoid expensive landfill tipping fees at the expense of the environment here! The corporation that's committing these environmental offenses is one matter, but the fact that it is our very own Dept. of Environment that is not only condoning it but, most likely, about to reward it with 50+ more years of resource extraction approval is MUCH WORSE!!! **And for what, another industrial activity in Premier Houston's resource extraction vision for NS and some tax revenues?**

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.**

Environmental Assessment regulations **Section 13(2)(b)** gives Minister Halman the ability to 'legally' **postpone the Decision date**, based on the above-mentioned 'unresolved non-compliances'. We've been asking - the question remains, will he? This would allow ample time to gather the scientific results of more comprehensive testing requested for (PFAS, PAH, VOCs, metals) that were ignored in their 2024 review. **Without this testing, the extent of toxic leaching remains unknown.**

An immediate independent investigation and testing is required!

If you agree, this isn't right:

Sign the petition: [Environmental Offenses in Mount Uniacke](#)

Submit your comments by Nov. 3 (11 pm): **you don't have to be from the community to voice your outrage or concerns**

Use this form → [EA Submission Form](#)

Or email → ea@novascotia.ca

For photos, violations, and updates:

[Community Facebook Group](#)

[The Laker News Article – Oct. 25, 2025](#)

Thank you for helping in our efforts to protect our environment,
on behalf of a grateful community

From:
To: [Environment Assessment Web Account](#)
Cc: [Premier](#); [Minister, Env](#); [Brad Johns, MLA Sackville - Uniacke](#)
Subject: NCCI Mount Uniacke Quarry - Undevelopable Lands Map - Email 1 of 2
Date: November 2, 2025 10:04:41 AM

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NCCI Mount Uniacke Quarry - Undevelopable Lands Map - Email 1 of 2

Municipality of East Hants - Bylaw P-500

Section 5.2.4 Pits & Quarries

No development permit shall be issued for a dwelling on a lot abutting a pit or quarry activity, unless the dwelling is located a minimum of 100 m from the edge of the pit operation or **1 km from the edge of a quarry operation**, except where the residential use is directly related to the pit and quarry use.

Please see the attached map, the blue and yellow circles indicate a 1000m (1km) radius around the proposed quarry boundary. All lands within the yellow shaded area will be rendered undevelopable if the expansion application is approved. This includes lands on Uniacke Mines Road, Partridge Lane, and Old Mines Road. By approving the expansion, the province is destroying the long-term investments of these property owners. Those with the foresight to invest in land in Mount Uniacke years ago, long before the NCCI quarry are on the cusp of seeing returns on those investments as Mount Uniacke is the next bedroom community for Halifax. NCCI and NSECC are going to take that away in favor of a quarry that benefits two individuals, not from Mount Uniacke, that truck gravel to projects in Halifax and return with C&D waste that is dumped in a wetland in Mount Uniacke.

“The existing 3.99ha is stifling growth in the Mount Uniacke Development Area” (Municipality of East Hants Councilor Micheal Perry, CBC Radio, 30-Oct-2025). The Minister needs to pay a visit to the Gold Mine Estates development, located off Old Mines Road. Brand new wooded lots, paved road, driveways, stormwater controls, power, and nothing but for sale signs. Given the housing crisis these lots should be selling fast, but who would want to look out their windows at a quarry for the rest of their life? See attached photos and video, and this is just the existing quarry, imaging what this will look like if the expansion is granted. Oh, and don’t forget, it explodes multiple

times a year!

As the President of the Partridge Lane Residents Association, I am in frequent communication with the developer of Partridge Lane. There are over 1000 acres of land still available for development, but all plans for such have been halted. There is no value in proceeding, our property values have been crippled when compared to the value increases in other areas of the province. Since inception of the quarry assess has been block or impeded to Partridge Lane numerous times by quarry equipment and operations. It is common in the spring, for Uniacke Mines Road to be impassable by car due to the damage caused by the quarry trucks. I have personally had good friends refuse to come to my beautiful home on Cockscomb Lake because of Uniacke Mines Road.

This quarry expansion cannot be allowed to proceed. The province needs to choose homes and community over and an unnecessary quarry that destroys the community and the environment.

President

The Partridge Lane Residents Association

2024-04-10 NCCI Quarry Blast video from Gold Mine Estates to follow in a second email due to size limit concerns.





From:
To: [Environment Assessment Web Account](#)
Cc: [Premier](#); [Minister, Env](#); [Brad Johns, MLA Sackville - Uniacke](#)
Subject: RE: NCCI Mount Uniacke Quarry - Undevelopable Lands Map - Email 2 of 2
Date: November 2, 2025 10:14:25 AM
Attachments: [2024-04-10 - Quarry Blast Short Version.mp4](#)

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

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NCCI Mount Uniacke Quarry - Undevelopable Lands Map - Email 2 of 2

This second email contains a video of the 10-Apr-2024 NCCI Quarry Blast viewed from the Gold Mine Estates development, located off Old Mines Road. This was the blast that NSECC monitored on site (and from the Tim Hortons across from the Mount Uniacke Fire Hall), following the 4-Oct-2025 blast that drew complaints from 20km away. I experienced the 10-Apr-2024 blast from home, sitting at my desk working, as I have with many others. The 10-Apr-2024 blast was insignificant compared to the preceding and subsequent blasts.

President

The Partridge Lane Residents Association

From:
Sent: Sunday, November 2, 2025 10:04 AM
To: Environment Assessment Web Account <ea@novascotia.ca>
Cc: Premier <premier@novascotia.ca>; minister.environment@novascotia.ca; Brad Johns, MLA Sackville - Uniacke <mlabradjohns@gmail.com>
Subject: NCCI Mount Uniacke Quarry - Undevelopable Lands Map - Email 1 of 2

Municipality of East Hants - Bylaw P-500

Section 5.2.4 Pits & Quarries

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President

The Partridge Lane Residents Association

2024-04-10 NCCI Quarry Blast video from Gold Mine Estates to follow in a second email due to size limit concerns.

**Submission ID**

aee44d55

Submission date

02/11/2025 10:42

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:**

Very much concerned about the toxic Uniacke Quarry and it's many violations, especially environmentally (Sackville River and wetlands high Nitrite levels. The Over Blasting procedures and incorrect blasting monitoring results (ask Dalhousie University, they registered a sonic blast far away in Halifax).

The Illegal infilling of wetlands and 'do whatever they want actions by NCCI' are an extreme NO to expanding this quarry by ten times!

Come on NSECC EA, get some teeth out and show you care about people and not just aggregate. btw, Uniacke already has 2 quarries operating, beside this one, and there is

another 10 min away in South Rawdon. A very large one in fact! DO THE RIGHT THING PLEASE !

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

 Quarry violations (2).jpg 840.71 KB



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 violations \(2\).jpg \(/Admin/View-Documents/941013f0-4cc3-435c-867f-dc16b61c6e0e/75f9735e-a8e6-4246-812c-ae7ec11d26f8\)](#)

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.

Construction Waste? Prefabricated
Concrete, Steel?

Unprotected Fuel Tank at the
edge of the infill area.

From:
To: [Premier](#)
Cc: [Minister, Env; Environment Assessment Web Account; paulwozneymia@gmail.com; lisalachancemla@gmail.com; info@mombourquette.ca; info@lainrankin.ca; MLA Sackville - Uniacke; eroulston@easthants.ca; mperry@easthants.ca; kody.blois@parl.gc.ca](#)
Subject: PAUSE - "Decision Day" for the Northumberland Capital quarry based on Section 13(2)(b) of the EA regulations
Date: November 2, 2025 11:51:59 AM

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

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Dear Premier Houston and Minister Halman,

We are aware that many Nova Scotians have already written to you, Minister Halman, and to the Environmental Assessment (EA) address expressing their various concerns about the quarry's existence and proposed expansion. We add our voices today to urge your government to **pause the expansion of the Northumberland Capital Corp. (NCCI) quarry in Mount Uniacke** until ongoing and unresolved environmental violations are properly addressed.

Our community - and many across the province - are deeply concerned about the serious violations committed by NCCI since its first approval in 2015. Evidence shows the **dumping of foreign materials and soils** from their contracting business, effectively turning the quarry into a private landfill.

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

Recent independent tests (September 2025) reportedly found **dangerously high Nitrate levels**, harmful to fish and other aquatic life. Community requests for more comprehensive testing - including PFAS, PAH, VOCs, and metals - have not yet been conducted - these were not included in your 2024 review. **Without this testing, the true scope of possible contamination remains unknown.**

This represents a clear failure of oversight and responsible governance.

We respectfully ask that you take the following **three actions**:

1 Pause the Decision

Under Section 13(2)(b) of the Environmental Assessment Regulations, the Minister may 'legally' adjust decision timelines in cases of non-compliance. In this case, illegal dumping, wetland infilling, and activities beyond approved boundaries **ALL remain unresolved** - proving NCCI to be bad corporate citizens of both the people and the environment. Please **pause the Decision Date** and formally notify the proponent.

2 Conduct Comprehensive Independent Testing

Use the pause to carry out **independent testing arranged by your Department and charged to the proponent as the cost of doing business in Nova Scotia.**

Testing should include PFAS, PAH, VOCs, metals, and other contaminants **to determine the full extent of harm.**

③ Hold a Public Town Hall

Use this pause to meet with Mount Uniacke residents in a **public Town Hall**. People deserve transparency and answers to long-standing questions.

Nova Scotians expect decisions based on science, accountability, and integrity - not expedience. Please act now to pause this process until violations and contamination risks are properly addressed.

Protecting Mount Uniacke means protecting all of Nova Scotia's environment.

Thank you for your time and attention.

Sincerely,

Residents of Uniacke Mines Road, MU

**Submission ID**

f0d2be87

Submission date

02/11/2025 12:12

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.**

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

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

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:**

I am 100% against the expansion of this quarry. I live 3.1km away and my house shakes at every blast and knocks pictures and clock off my walls. It feels like an earthquake. According to NSE rules anyone over 800m away should feel nothing. One blast was even picked up at Dalhousie over 50km away and the quarry says it was not a large or over blast. Mount Uniacke has other quarries, asphalt plant, concentrate plant and they cause no issue. This quarry is in the middle of a residential area and close to many water sources. Mount Uniacke residents rely on well and septic. I fear for effects on water table and damage to foundations and septic crocks that could cause even more environmental damage. I am beyond shocked that the violations found in 2023 were not enough to not allow their operation liscense to not be renewed. The operators of this quarry are not good environmental stewards and not good community members. Trucks fly all season long and

endanger kids on main and secondary roads. The other big issue is that it is stopping development of new homes and connectivity of existing community roads. If Tim Houston and the PC government is serious about resource exploration this would be a good way to show companies that don't follow the rules and are not good community members lose their ability to operate. That people matter as much as resources and any company that wants to operate in NS and their communities must be good stewards of the environment and partners with the community not just damaging and putting people, their homes and lives at risk. I ask you please do not allow this 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

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: [Minister, Env; Environment Assessment Web Account; Premier](#)
Subject: Help our community thrive
Date: November 2, 2025 1:57:39 PM

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Dear Premier Houston and Minister Halman,

I am aware that many Nova Scotians have already written to you, Minister Halman, and to the Environmental Assessment (EA) address expressing their various concerns about the quarry's existence and proposed expansion.

Today my family and I add our voices to urge your government to halt the expansion of the Northumberland Capital Corp. (NCCI) quarry in Mount Uniacke until the many unresolved environmental violations are properly addressed.

Since the first approval of NCCI in 2015, serious violations from the quarry have included evidence of dumping of foreign materials and soils from their contracting business, effectively turning the quarry into a private landfill. These violations were reported to your Department, Minister Halman, with supporting evidence, two years ago. Any enforcement was minimal.

I also understand and am very concerned that some contract terms have been amended to legitimize certain violations. Does this not undermine public trust and the Department's core mandate to protect the environment?

In September, 2025, independent tests were reported to have very high Nitrate levels, which harmful to fish and other species that reside in and around our lakes. Also of concern is the penetration of this material into wells, and reminding you that some residence use lake waters as part of their daily activities (washing, drinking, cooking etc.).

I would like to request for more comprehensive testing - including PFAS, PAH, VOCs, and metals - have not yet been conducted - these were not included in your 2024 review. Without this testing, the true scope of possible contamination remains unknown. Me and my families health can be at risk.

It is in my opinion, the provided examples represents a clear failure of oversight and responsible governance.

At this time, I would respectfully ask that you take the following actions:

Pause the Decision

Under Section 13(2)(b) of the Environmental Assessment Regulations, the Minister may 'legally' adjust decision timelines in cases of non-compliance. In this case, illegal dumping, wetland infilling, and activities beyond approved boundaries ALL remain unresolved - proving NCCI to be bad corporate citizens of both the people and the environment. Please pause the Decision Date and formally notify the proponent.

Conduct Comprehensive Independent Testing

This pause can then allow you to carry out independent testing arranged by your Department and charged to the proponent as the cost of doing business in Nova Scotia.

Testing should include PFAS, PAH, VOCs, metals, and other contaminants to determine the full extent of harm.

Hold a Public Town Hall. No one from Government nor the proponent has attended any.

Use this pause to meet with Mount Uniacke residents in a public Town Hall. People deserve transparency and answers to long-standing questions. See our faces!

I expect decisions based on science, accountability, and integrity - not expedience. Please act now to pause this process until violations and contamination risks are properly addressed.

Protecting Mount Uniacke is not only for our community and its growth and overall wellbeing. It also means protecting all of Nova Scotia's environment.

Thank you for your time and attention.

Sincerely,

Residents of Mount Uniacke

From:
To: [Premier](#)
Cc: [Minister, Env; Environment Assessment Web Account; paulwozneymia@gmail.co; lisalachancemla@gmail.com; info@mombourquette.ca; info@lainrankin.ca; mlabradjohns@gmail.com; mperry@easthants.ca; emoussa@easthants.ca; eroulston@easthants.ca](#)
Subject: Re: Uniacke Mines Road Quarry Expansion
Date: November 2, 2025 2:08:50 PM

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Dear Premier Houston and Minister Halman,

We are aware that many Nova Scotians have already written to you, Minister Halman, and to the Environmental Assessment (EA) address expressing their various concerns about the quarry's existence and proposed expansion. We add our voices today to urge your government to pause the expansion of the Northumberland Capital Corp. (NCCI) quarry in Mount Uniacke until ongoing and unresolved environmental violations are properly addressed.

Our community - and many across the province - are deeply concerned about the serious violations committed by NCCI since its first approval in 2015. Evidence shows the dumping of foreign materials and soils from their contracting business, effectively turning the quarry into a private landfill.

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

Recent independent tests (September 2025) reportedly found dangerously high Nitrate levels, harmful to fish and other aquatic life. Community requests for more comprehensive testing - including PFAS, PAH, VOCs, and metals - have not yet been conducted - these were not included in your 2024 review. Without this testing, the true scope of possible contamination remains unknown.

This represents a clear failure of oversight and responsible governance.

We respectfully ask that you take the following three actions:

1) Pause the Decision

Under Section 13(2)(b) of the Environmental Assessment Regulations, the Minister may 'legally' adjust decision timelines in cases of non-compliance. In this case, illegal dumping, wetland infilling, and activities beyond approved boundaries ALL remain unresolved - proving NCCI to be bad corporate citizens of both the people and the environment. Please pause the Decision Date and formally notify the proponent.

2) Conduct Comprehensive Independent Testing

Use the pause to carry out independent testing arranged by your Department and charged to

the proponent as the cost of doing business in Nova Scotia.

Testing should include PFAS, PAH, VOCs, metals, and other contaminants to determine the full extent of harm.

3) Hold a Public Town Hall

Use this pause to meet with Mount Uniacke residents in a public Town Hall. People deserve transparency and answers to long-standing questions.

Nova Scotians expect decisions based on science, accountability, and integrity - not expedience.

Please act now to pause this process until violations and contamination risks are properly addressed.

Protecting Mount Uniacke means protecting all of Nova Scotia's environment.

Thank you for your time and attention.

On Oct 30, 2025, at 4:15 PM, @icloud.com wrote:

Dear Premier Houston and copied parties,

I work from home and have been here for most of the blasts at the Uniacke Mines Road quarry. To consider extending this quarry is scary. When the UMR quarry blast happens, it rattles the houses, land and people in the surrounding area and tens of KMs outside our area. I live just over 1 KM from the quarry, and it feels like an earthquake. We had to get a second water treatment system last year because of the new minerals and contaminants showing up in our water making it undrinkable.

We have a three-year-old house and there are already cracks in the basement from these blasts. There is no warning of the blasts. There has been nobody on our land monitoring the blasts, and I understand our house is one of the closest to the Quarry. Not once have we had someone ask to test on our land. We have video cameras that run 24-7.

How can a quarry be granted expansion when they are blasting beyond what is allowed? The blasts are not to be felt beyond 1 KM. If that's the case, then

why are these blasts showing up on the Dalhousie Seismic Department equipment in Halifax? These blasts are being felt as far away as Vaughan, NS. There are photos of blast monitoring equipment set up on moss and loose rock to monitor these blasts. These numbers cannot be accurate due to the unsolid surfaces. All this to say the blast numbers are skewed and incorrectly recorded.

The residents of this community live in fear that this expansion will be approved. The quality of life here will continue to decline with explosions that are not monitored properly, wetlands that have been destroyed, toxic chemicals leaching into our water system, dangerous nitrate levels risking our wetlands and water systems. These facts are backed with substantial evidence and clearly show this quarry is not following the rules. How can they be granted expansion and rewarded for breaking the rules? Who with the quarry has a hold on the government officials that makes government turn a blind eye to these infractions. How can the Department of Environment not attend a crucial meeting with the community to address these concerns? The Municipality of East Hants has written letters against the quarry expansion.

I walk and bike in our beautiful area. The amount of truck traffic on UMR is astounding. There are drivers that show no concern for the area and residents. Trucks have slid off Uniacke Mines Road in icy and non-icy conditions. There are children who live and play on UMR.

The municipality has approved a plan to expand the area by up to 5,000 homes. Why would anyone want to move here knowing that there is a quarry 1-2 KMS from their home?

Please, please, please do not approve this quarry expansion. There is an abundant amount of evidence to support the decision to **not approve** the expansion.

We just want peace in our area and look forward to a growing community. We do not want a community that is held hostage to a quarry that has **NOT** followed the rules and a government that has remained **unsupportive** of their growing community.

I ask that you:

#1) be transparent before making this life altering decision for so many of your citizens - answer the 'Questions Letter' sent by the Mount Uniacke community on Oct 10/25

#2) give MU the Town Hall they're demanding BEFORE decision day, which is November 12. To engage with them, in person, for a 2 hr, Q&A session. and,

#3) DENY THIS EXPANSION PROJECT - choose instead to APPROVE your citizens 'rights' to enjoy where they live and to protect the natural environment. Which is what the Dept. of Environment is mandated to do - are they not? PUT PEOPLE OVER PROFITS.....

Respectively submitted with kindness,

From:
To: [Environment Assessment Web Account](#)
Cc: [Premier](#); [Minister, Env](#); [Brad Johns, MLA Sackville - Uniacke](#)
Subject: NCCI Quarry - NSECC Inspection Deficiencies & Systematic Failure
Date: November 2, 2025 3:56:14 PM
Attachments: [Inspection Report - 2022-05-02.pdf](#)
[01 - NSECC-EA Meeting Agenda & Minutes - 2023-09-18 - BSP.docx](#)
[00 - NSECC-ICE Meeting Agenda & Minutes - 2023-09-25 - BSP.docx](#)

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

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The attached is a NSECC inspection report for the NCCI Quarry, completed on 2-May-2022. This report was obtained by the community via the FIOPOP process. To offer a general summary of the report, “All good at the NCCI Quarry”.

Following the NCCI Expansion Application in Aug-2023, I was able to identify 13 non-compliances and several other highly questionable activities/conditions without visiting the site. Aerials images taken in May 2022 (days of the attached inspection) and other data collected by the community were used to identify these non-compliances. With the assistance of the MLA for Sackville-Uniacke (and Minister of Justice at the time), I and other community members were able to gain, what we were told, was an unprecedented audience with the NSECC-EA group to present these findings. The meeting with the NSECC-EA group occurred on 18-Sep-2023 and included the presentation of a significant volume of evidence regarding the non-compliances and the NCCI Quarry’s behavior since inception in 2015. The during the meeting the NSECC-EA group assured the Community that the information presented would be included as part of the public comments on the quarry. None of the data from the meeting is directly presented in the public comments on the NSECC website for the Expansion Application.

As part of the 18-Sep-2023 meeting, the NSECC-EA group were truly shocked to learn of the conditions at the NCCI Quarry and what had transpired within the community to date. The NSECC-EA group recommend the Community present our findings to the NSECC-ICE (Inspection, Compliance, and Enforcement) group. On 25-Sep-2025, Minister Johns and I met with NSECC-ICE and I presented the non-compliances. At the beginning of this meeting, as we were sitting down after standing introductions, **Tanya Farrell (Acting Director for the NSECC Bedford Regional Office)**, who was sitting next to me, look me in the face with distain and **said “I don’t know why you bother; nobody beats a quarry.”** What was supposed to be a short meeting (1 hour) took the entire afternoon, the meeting only ended as NSECC-ICE staff had to go home as it was the end of their workday.

These two meetings led to the suspension of the NCCI Quarry Expansion Application for a year, while NCCI was allowed to continue operating and bring the quarry “into compliance”. While certain “easy” non-compliances have been rectified, in my opinion the truly serious ones remain, and others have been clearly ignored by NSECC. On 16-Sep-2024 the Minister of Environment decided to request “Additional Information” before allowing the expansion application to proceed. In Premier Houston’s own words “When the government does not wish to make a decision, we ask for more information.” In my opinion the community, including the Municipality of East Hants, presented more than sufficient evidence to demonstrate the Quarry, let alone a 10-fold expansion has any place in this community. A decision should have been very simple in 2023, let alone in 2024.

It is now 2025, the expansion application has resumed, and once again I’m identifying new and continued operational non-compliances at the NCCI Quarry that NSECC-ICE has failed to identify or will not bother to act on their own.

In my opinion serious systemic issues reside within NSECC-ICE. There is no continuity of inspection personnel, since Sep-2023 I’ve dealt with Kelly Maher, Mariah Hunt, Tanya Hunter and now Erik Van Lunen indicates he is the inspector for the area. Promises on feedback and responses are rarely, if ever kept, certainly never provided in writing. I have had to provide information the Community has obtained via FOIPOP from NSECC, back to Inspectors as they had no idea it existed. This probably explains why NSECC accepted the amended quarry area, with the settling pond located within Wetland WL7 (WSP 2015). Most of all Tanya Farrell’s attitude says it all **“I don’t know why you bother; nobody beats a quarry.”** This is how a senior NSECC Manager addresses a professional member of the public, that was brought in by the Minister of Justice, to a meeting requested by the NSECC-EA group. Imagine how this attitude affects those within her directorship. It certainly explains why no one seems terribly interested in doing their job or staying in that job for any amount of time. NSECC are supposed to be the stewards of the environment and wellbeing of Nova Scotians, not fixers for corporate negligence.

President

The Partridge Lane Residents Association



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 Stn. of Northumberland Capital Corp on Jan 10, 2022 by email.

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: MLA: Brad Johns (BJ);		
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	Uniacke 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: 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	Uniacke 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. 	