

PROJECT SUMMARY

Dexter Construction Company Limited (Dexter), plans to expand the Woodville Pit from 4 hectares to 19.44 hectares. Other than the gradual increase in operating footprint, there would be no change from previous operations at the site.

KEY DETAILS

Pit Location: PID 55064547, 987 Bligh Road, Woodville, Kings County, NS

Current NSECC Industrial Approval: 2011-075309-02

Current NSECC Approved Pit Footprint: 3.99 hectares

Proposed Expansion Area: 19.44 hectares (includes current footprint)

Operating Schedule: Seasonal, when Dexter has a local project.

COMPANY PROFILE

Dexter is the largest heavy civil contractor in Atlantic Canada. Dexter responsibly operates approximately 70 aggregate pits and quarries in Nova Scotia, providing high quality aggregates to support the construction and maintenance of the provincial highway network, and local roadwork and infrastructure projects.

PIT OPERATIONS SUMMARY

Dexter operates the pit during the construction season when it is successful in bidding work in the area. If Dexter is unsuccessful in securing work, the pit remains inactive. During periods of operation, the pit is typically operated for several weeks at a time to produce required aggregate products to support infrastructure needs within the local community. All equipment is portable and mobilized to and from the site as needed.

Typical pit activities include:

- Clearing of vegetation and grubbing of overburden
- Mechanical excavation of unconsolidated rock (no blasting)
- Crushing and screening rock into finished aggregate products
- Hauling aggregate products to support local construction and roadwork projects.

REGULATORY CONTEXT

In Nova Scotia, aggregate pits and quarries are regulated by Nova Scotia Environment and Climate Change.

Pits and quarries smaller than 4 hectares require an Industrial Approval if they are not operated to exclusively support provincial highway projects. This approval includes terms and conditions to protect the environment such as noise and dust limits, surface and groundwater monitoring, and reclamation requirements.

Pits and quarries larger than 4 hectares also require an Environmental Assessment (EA) Approval. The EA process includes a thorough review of potential environmental and socioeconomic impacts and identifies measures to ensure that potential impacts are adequately mitigated.

Once the EA is approved, the Industrial Approval must be updated before the expansion can proceed.

BENEFITS OF THE PROJECT

Benefit Type	Description of Benefit
Environmental	Reduced habitat disruption: The proposed pit expansion would support the continued operation of an existing facility, reducing the need to develop a new aggregate site nearby. This limits the need to clear undisturbed land elsewhere, helping preserve untouched habitats and biodiversity.
Environmental	Environmental protection products: The pit supplies specialty aggregate products used in environmental applications such as shoreline stabilization and erosion control. Continued operation ensures a reliable local source for these materials.
Environmental	Reduced emissions: Sourcing aggregate from a nearby pit reduces the distance materials must be trucked, lowering transportation-related emissions. Continued pit operations will reduce haul distances for local projects, resulting in decreased environmental impact.
Economic	Support for local construction: Continued availability of local aggregate reduces construction costs for public and private projects by lowering transportation expenses.
Economic	Infrastructure development: Reliable access to high quality aggregate supports timely infrastructure improvements (e.g., roads, bridges), which are critical for economic growth and public safety.

MI'KMAQ OF NOVA SCOTIA

The nearest First Nations community to the Project is the Annapolis Valley First Nation, approximately 6 km south of the pit. An Archaeological Resource Impact Assessment, which included Mi'kmaq engagement, was completed for the project, and the area was ascribed a low archaeological resource potential. Dexter has an established Mi'kmaq Communication Plan for engaging and sharing information with the Mi'kmaq of Nova Scotia regarding pit and quarry projects.

POTENTIAL ENVIRONMENTAL IMPACTS AND MITIGATION

No Change / Negligible Change

Due to its rural location, local demand for aggregate from the Woodville Pit is not expected to change significantly over the long term. As such, the expanded pit would result in a larger operating footprint over time, but other than the gradual increase in area, there would be no change from previous operations at the site. Considering this, there would be no increase in noise, dust, emissions, trucking, etc. from previous operations. Mitigation measures to manage these effects would continue to be implemented and managed through the site Industrial Approval.

The pit lands are privately owned and not open to the public, so land access would not change.

Noise and Dust

Potential Impacts: Pit operations inherently generate some noise and dust.

Mitigation: The scope of the expansion would not contribute to increased noise, dust, or emissions, above what has previously been experienced at the site. Typical mitigation measures include water spray systems on crushers and wetting work areas to reduce dust, and ensuring all equipment and vehicles are in proper working order to reduce noise.

Surface Water, Wetlands, Fish and Fish Habitat

Potential Impacts: Surface water patterns and quality are not expected to change significantly. The project would not affect fish or fish habitat. A few small wetlands would be removed.

Mitigation: An erosion and sediment control plan, surface water monitoring program, and contingency plan would be established as part of the subsequent Industrial Approval process. Wetland alteration approvals and wetland compensation would be obtained prior to removing wetlands.

Groundwater Resources

Potential Impacts: Groundwater quality and quantity are unlikely to change.

Mitigation: The pit would be operated above the water table. A groundwater monitoring program and contingency plan would be established as part of the subsequent Industrial Approval process.

Wildlife Habitat

Potential Impacts: 19.44 hectares of land would be gradually affected. No species at risk have been found in the expansion area.

Mitigation: The slow pace of the expansion would allow wildlife to adapt. A wildlife management plan would be established as part of the subsequent approval process.

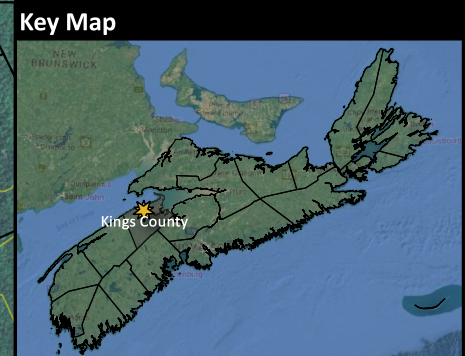
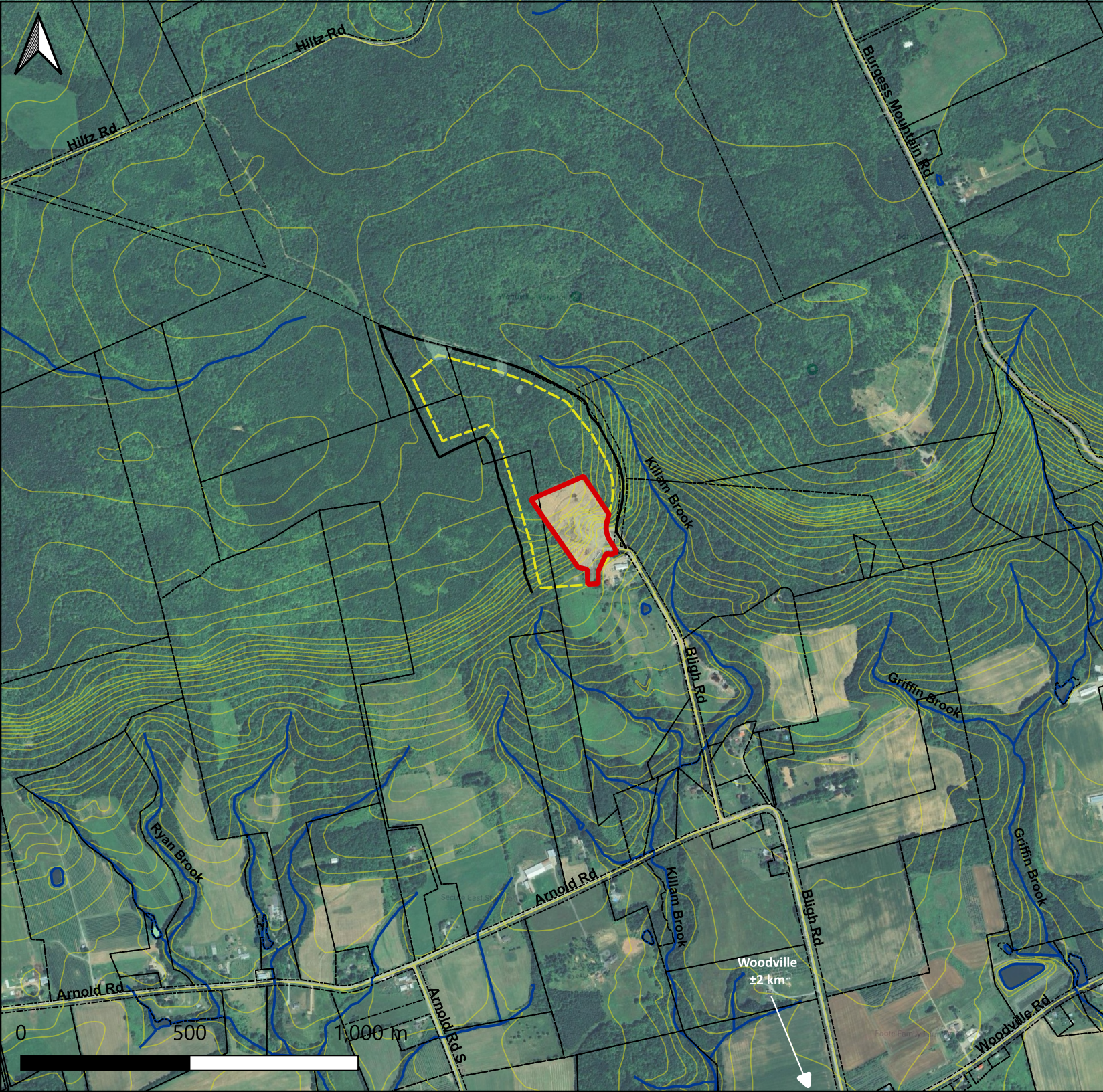
Climate Change

Potential Impacts: Heavy equipment used on site require fossil fuels, which produce carbon dioxide emissions, and contribute to climate change.

Mitigation: There would be no change in the frequency of operations from past use and the amount of fossil fuels consumed is not expected to increase.

CONCLUSION

The proposed Woodville Pit Expansion Project would provide environmental and economic benefits to the local community. Other than the gradual increase in operating footprint, there would be no change from previous operations at the site. Mitigation measures to manage potential impacts would continue to be implemented and managed through the site Industrial Approval, including through required environmental management and monitoring plans.



Legend

- Project Location
- Approximate Property Boundaries
- Property Boundary (Surveyed)
- Approved Pit Boundary
- Proposed Expansion Area (19.44 ha)
- 5-meter Contours
- Watercourses (1:10,000)
- Wetlands (surveyed)

Project

Woodville Pit
Proposed Expansion Area

Figure Details	
Drawn By:	Reviewed By:
RT	N/A
Date:	Imagery Date:
09 / 18 / 2026	N/A
Datum:	Projection:
NAD83 CSRS	UTM ZONE 20N