

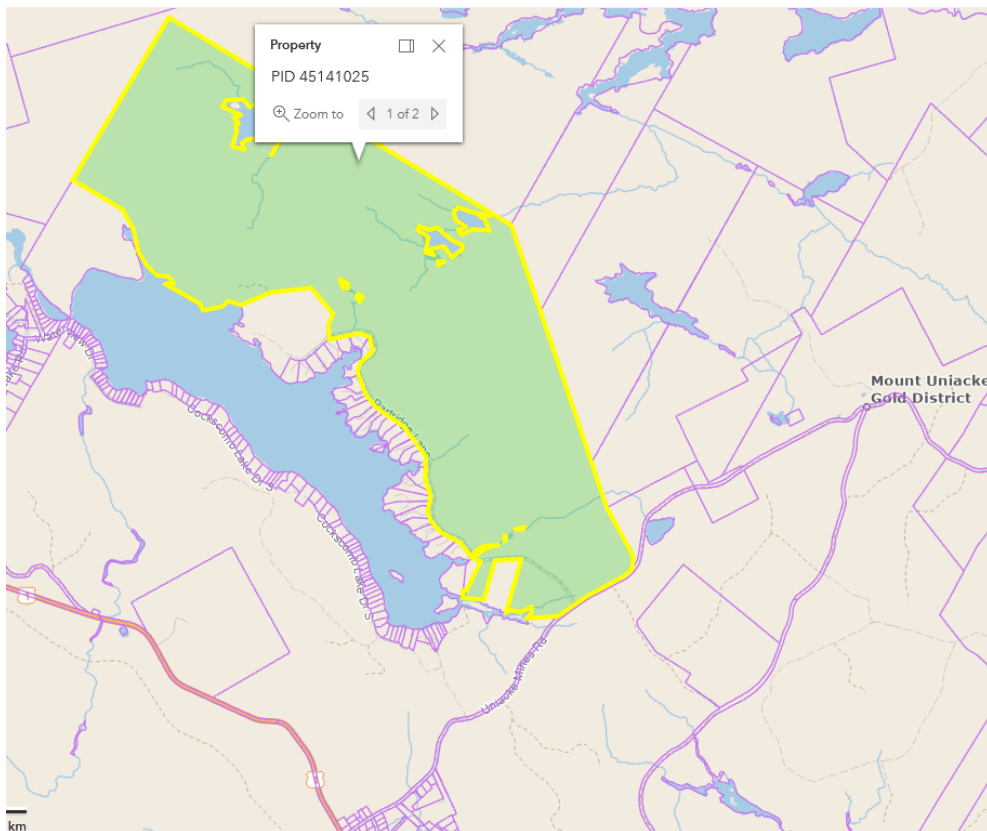
September 28, 2023.

Subject: Concerns Regarding the Environmental Impact of the Mount Uniacke Quarry Expansion

To whom it may concern:

As the owner of Casel Holdings I am writing to express my deep concerns about the proposed Quarry Expansion in Mount Uniacke, which is already surrounded by numerous recreational properties and pristine lakes.

Casel Holdings Ltd owns PID 45141025 (pictured below) which is approximately 1,000 acres (404 Hectares) of land, which is only a few hundred feet from this proposed quarry. So far Casel Holdings has developed 34 lakefront home properties along the north side of Cockscomb Lake ranging from 2-4 acres in size which pay some of the highest taxes in the Province of Nova Scotia. Casel Holdings is also responsible for the Partridge Lane road maintenance which services these estate-like properties. As well, it is important to note that there are 86 other homes on properties on the south side of Cockscomb Lake – which is a total of 120 properties.



While I understand the importance of economic development and the need for construction materials, it is crucial to consider not only the location but the potential environmental consequences of such expansion on our community. The current tranquility and natural beauty of our region are the primary reasons many residents, including myself, chose to live here.

The Mount Uniacke Quarry already has a tenuous relationship with residents in the area due to questionable blasting practices, ignoring heavy equipment regulations on Uniacke Mines Road during and after the spring thaw, and causing habitual poor condition of the road given the large amount of traffic they generate. The existing quarry has already breached several conditions of its authorization to operate and should be required to comply with new East Hants Municipality blasting and monitoring permit bylaws.

The proposed expansion of the quarry threatens to further disrupt the neighbourhood residents and reduce the enjoyment of the natural area and poses significant risks to our environment. I would like to highlight several specific concerns:

- 1. Property value:** The value of our remaining property along Cockscomb Lake, Sheepskin Lake & Spectacle lakes will be dramatically reduced and may be rendered unsellable. Additional park land property has already been donated to the Municipality of East Hants to compensate for future development of Casel Holding lands. We will have no other choice than to seek compensation from the province of Nova Scotia should this proposed expansion be approved.
- 2. Damaged Wells & Foundations:** Many residents in the area have already suffered cracked foundations and concrete floors. There is no water distribution system in the area and everyone relies on well water. Some have had their wells run dry or be contaminated. There is also the concern given the quarry is within the Uniacke Gold District previously mined areas may also have arsenic and other containments which could work their way into the water table.
- 3. Water Quality:** The expansion may jeopardize the water quality of nearby lakes. The runoff from quarry operations can introduce harmful pollutants and sedimentation into our precious water bodies, potentially harming aquatic ecosystems and making the lakes less suitable for recreational use.
- 4. Air and Noise Pollution:** The increased quarry activities will undoubtedly lead to higher levels of air pollution due to dust emissions and noise pollution from heavy machinery. This could adversely affect the health and well-being of residents, as well as the local wildlife.
- 5. Wildlife Habitat:** Our area is home to various wildlife species that depend on the surrounding environment. The quarry expansion may further disrupt these habitats, leading to the displacement or harm of local flora and fauna, fish and fish habitat, and other land based wildlife.
- 6. Increased Traffic:** The increased truck traffic transporting materials on Uniacke Mines Road to and from the quarry can lead to congestion on our rural roads, and the current level of use already poses several safety risks to residents and visitors alike due to the poor infrastructure investment for the current stated use by the quarry.

We do not believe this expansion should proceed.

The process of posting the environmental assessment and giving only 30 days for feedback is too short a timeline. Most residents attended a public meeting on the matter just 2 days before written feedback.

This does not provide the public sufficient time to properly review the documentation, digest the information, obtain professional assistance, and provide useful feedback to the government for such life altering changes to the community. This was done to push the process through, hoping that it would proceed with little to no feedback from the residents in the area, and that is not right nor just.

Casel Holdings has already continued to develop our significant 400 hectares of property further to be able to provide more recreational properties for Nova Scotians to enjoy in the future. This quarry expansion seriously threatens our current plans, and potentially provides many environmental health risks to all current residents in the area.

The province of Nova Scotia should not allow this expansion to proceed and should also consider a per truck surcharge on the current level of traffic to pay for the maintenance and future paving of this road.

If this project proceeds, we will have no other choice but to hold the Province of Nova Scotia responsible for the loss of value to the lands, and the many health hazards that could occur to residents of the area.

Thank you for your attention to this matter.

Sincerely,



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Cc: Tim Houston, Premier – Nova Scotia (tim.houston@nspccaucus.ca)
Cc: Timothy Halman – Minister of Environment and Climate Change – Nova Scotia
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Cc: Lora MacEachern, Deputy Minister of Environment and Climate Change – Nova Scotia
Cc: Brad Johns, MLA Sackville-Uniacke (mlabradjohns@gmail.com)