


Appendix 1 Registry of Joint Stocks

Profile [Printer Version](#)[Profile Info](#) [People Info](#) [Activites Info](#) [Related Req's Info](#)**PROFILE** - 3048483 NOVA SCOTIA LIMITED - as of: 2014-03-18 10:12 AM

Business/Organization Name:	3048483 NOVA SCOTIA LIMITED
Registry ID:	3048483
Type:	N.S. Limited Company
Nature of Business:	
Status:	Active
Jurisdiction:	Nova Scotia
Registered Office:	20 CORNWALLIS STREET KENTVILLE NS Canada B4N 2E1
Mailing Address:	PO BOX 515 KENTVILLE NS Canada B4N 3X3

PEOPLE

Name	Position	Civic Address	Mailing Address
RUFUS ELLS	Director	957 BAINS ROAD SHEFFIELD MILLS NS B0P 1H0	
RUFUS ELLS	PRESIDENT & SECRETARY	957 BAINS ROAD SHEFFIELD MILLS NS B0P1H0	
CHRIS SHIRRITT	Recognized Agent	20 CORNWALLIS STREET KENTVILLE NS B4N 2E1	P.O. BOX 515 KENTVILLE NS B4N 3X3

ACTIVITIES

Activity	Date
Appoint an Agent	2013-12-03

Annual Renewal	2013-10-23
Annual Renewal	2012-10-01
Annual Statement Filed	2012-09-26
Annual Renewal	2011-09-29
Annual Statement Filed	2011-09-27
Annual Renewal	2010-10-01
Annual Statement Filed	2010-09-29
Annual Renewal	2009-09-29
Annual Statement Filed	2009-09-25
Annual Renewal	2008-10-01
Annual Statement Filed	2008-09-29
Annual Renewal	2007-10-02
Annual Statement Filed	2007-09-27
Annual Renewal	2006-10-02
Annual Statement Filed	2006-09-19
Annual Renewal	2005-10-03
Annual Statement Filed	2005-09-30
Annual Renewal	2004-09-30
Annual Statement Filed	2004-09-29
Annual Renewal	2003-10-01
Annual Statement Filed	2003-10-01
Annual Renewal	2002-09-30
Annual Statement Filed	2002-09-30
Annual Renewal	2001-10-01
Annual Statement Filed	2001-10-01
Address Change	2001-02-05
Change of Directors	2001-02-05
Appoint an Agent	2001-02-05
Change of Directors	2001-02-05
Special Resolution	2001-02-05
Incorporated and Registered	2000-09-11

Show All [Collapse](#)

RELATED REGISTRATIONS

There are no related registrations on file for this company.

Appendix 2 NSE Industrial Approval

Our File Number: 92100-30

Mr. Rufus Ells
3048483 Nova Scotia Limited
100 Bains Rd
PO Box 515 RR # 5
Canning, NS
B4N 3X3

Dear Mr. Ells:

**RE: Approval to Construct and Operate - Sand Pit
Approval No. 2004-039351-R01; PID # 55433619**

Enclosed please find Approval # 2004-039351-R01 to construct and operate the Sand Pit at Coldbrook, Kings County, Nova Scotia.

Strict adherence to the attached terms and conditions is imperative in order to validate this approval.

Despite the issuance of this Approval, the Approval Holder is still responsible for obtaining any other authorization which may be required to carry out the activity, including those which may be necessary under provincial, federal or municipal law.

Should you have any questions, please contact Katherine MacLeod, Western Region, Kentville Office at (902) 679-6086.

Yours truly



Jennifer Lonergan
District Manager

Eimas #: 2004-039351-R01

APPROVAL

Province of Nova Scotia
Environment Act, S.N.S. 1994-95, c.1

APPROVAL HOLDER: 3048483 Nova Scotia Limited
SITE PID: 55433619
APPROVAL NO: 2004-039351-R01
EXPIRY DATE: June 8, 2024

Pursuant to Part V of the *Environment Act, S.N.S. 1994-95, c.1* as amended from time to time, approval is granted to the Approval Holder subject to the Terms and Conditions attached to and forming part of this Approval, for the following activity:

Construction and operation of a Sand Pit, and associated works, at or near Coldbrook, Kings County in the Province of Nova Scotia.

Administrator


Jennifer Lobergan

Effective Date

June 23rd 2014.

TERMS AND CONDITIONS OF APPROVAL

Nova Scotia Environment

Approval Holder: 3048483 Nova Scotia Limited
Project: Sand Pit
Site: Coldbrook, Kings County
PID # 55433619

Approval No: 2004-039351-R01

File No: 92100-30

Map Series: 21 H/2 (Berwick)

Grid Reference: E375400 N4992700

Reference Documents:

- Application dated June 5, 2014 and attachments;
- Survey Plan: Proposed Addition to Active Pit on a portion of lands conveyed to 3048483 Nova Scotia Limited, Plan No. 2003-213, surveyed January 21, 2004 and stamped by Derik R. DeWolfe, Nova Scotia Land Surveyor, #546;
- Contents of NSE file no. 92100-30-KEN-039351.

1. Definitions

- a) "Abandonment" means cessation of production of aggregate for a period of twelve (12) months.
- b) "Act" means the *Environment Act* S.N.S. 1994-1995, c.1 and includes all regulations made pursuant to the Act.
- c) "Active Area" means the area required to operate a pit and includes the working face and associated works.
- d) "Associated works" means any building, structure, processing facility, pollution abatement system or stockpiles of aggregate.
- e) "Department" means the Western Region, Kentville Office, of Nova Scotia Environment located at the following address:

Nova Scotia Environment
Compliance Division
Western Region, Kentville Office
136 Exhibition St. 2nd Floor
Kentville, NS B4N 4E5

Phone: (902) 679-6086
Fax: (902) 679-6186

- f) "Disturbed Area" means any area on a pit site that has been stripped of vegetation and is susceptible to erosion.
- g) "Facility" means the Sand Pit and associated works.
- h) "Minister" means the Minister of Nova Scotia Environment.
- i) "Rehabilitation" means restorative work performed or to be performed in accordance with the rehabilitation plan.
- j) "Structure" includes but is not limited to a private home, a cottage, an apartment building, a school, a church, a commercial building or a treatment facility associated with the treatment of municipal sewage, industrial or landfill effluent, an industrial building, infrastructure or construction, a hospital, and a nursing home, etc.

2. Scope of Approval

- a) This Approval (the "Approval") relates to the Approval Holder and their application and supporting documentation, as listed in the reference documents above, to construct and operate the Facility, situated at or near Coldbrook, Kings County (the "Site").
- b) The Facility shall be constructed and operated as outlined in the application for industrial approval dated June 5, 2014 and supporting documentation.
- c) The Site shall not exceed the area as outlined in the application and supporting documentation.
- d) This approval #2004-039351-R01 which enables the continued operation of the pit, replaces the previous approval #2004-039351 which is now null and void.

3. General Terms and Conditions

- a) The Approval Holder shall construct, operate and reclaim its Facility in accordance with provisions of the:
 - i) *Environment Act* S.N.S. 1994-1995, c.1, as amended from time to time;
 - ii) Regulations, as amended from time to time, pursuant to the above Act;
 - iii) Nova Scotia Environment and Labour *Pit and Quarry Guidelines*, 2003, or latest revision.

- b) The Approval Holder is responsible for ensuring that they operate the Facility on lands which they own or have a lease or written agreement with the landowner or occupier. The Approval Holder shall be responsible for ensuring that the Department has, at all times, a copy of the most recent lease or written agreement with the landowner or occupier. Breach of this condition may result in cancellation or suspension of the Approval.

- c) If there is a discrepancy between the reference documents and the terms and conditions of this Approval, the terms and conditions of this Approval shall apply.

- d) The Minister or Administrator may modify, amend or add conditions to this Approval at anytime pursuant to Section 58 of the Act.

- e) This Approval is not transferable without the consent of the Minister or Administrator.

- f)
 - (i) If the Minister or Administrator determines that there has been non-compliance with any or all of the terms and conditions contained in this Approval, the Minister or Administrator may cancel or suspend the Approval pursuant to subsections 58(A)(1) and 58(A)(2) of the Act, until such time as the Minister or Administrator is satisfied that all terms and conditions have been met.

 - (ii) Despite a cancellation or suspension of this Approval, the Approval Holder remains subject to the penalty provisions of the Act and regulations.

- g) The Approval Holder shall notify the Department prior to any proposed extensions or modifications of the Facility, including the active area, process changes or waste disposal practices which are not granted under this Approval. An amendment to this Approval will be required before implementing any change. Extensions or modifications to the Facility may be subject to the Environmental Assessment Regulations.

- h) Pursuant to Section 60 of the *Act*, the Approval Holder shall submit to the Administrator any new and relevant information respecting any adverse effect that actually results, or may potentially result, from any activity to which the Approval relates and that comes to the attention of the Approval Holder after the issuance of the Approval.
- i) The Approval Holder shall immediately notify the Department of any incidents of non-compliance with this Approval.
- j) The Approval Holder shall bear all expenses incurred in carrying out the environmental monitoring required under the terms and conditions of this Approval.
- k) Unless specified otherwise in this Approval, all samples required to be collected by this Approval shall be collected, preserved and analysed, by qualified personnel, in accordance with recognized industry standards and procedures.
- l) Unless written approval is received otherwise from the Administrator, all samples required by this Approval shall be analysed by a laboratory that meets the requirements of the Department's "Policy on Acceptable Certification of Laboratories" as amended from time to time.
- m) The Approval Holder shall submit any monitoring results or reports required by this Approval to the Department. Unless specified otherwise in this Approval, All monitoring results shall be submitted within 30 days following the month of monitoring.
- n) The Approval Holder shall ensure that this Approval, or a copy, is kept on Site at all times and that personnel directly involved in the Facility operation are made fully aware of the terms and conditions which pertain to this Approval.
- o) The Approval Holder will be required to register their project under Part IV of the *Environment Act* should the Facility and associated works including access roads exceed an area of four (4) hectares.

4. **Construction of Facility**

- a) Erosion and sedimentation controls are to be in place prior to construction at this facility. Additional controls shall be implemented if Site runoff exceeds the discharge limits contained herein.
- b) Erosion and sedimentation controls are to be maintained and remain in place until the disturbed areas are stabilized.

- c) The Approval Holder shall ensure that the following discharge limits are met for any water which is discharged from the Site to a watercourse or wetland:

Total Suspended Solids

Clear Flows (Normal Background Conditions):

- i) Maximum increase of 25 mg/l from background levels for any short term exposure (24 hours or less)
- ii) Maximum average increase of 5 mg/l from background levels for longer term exposure (inputs lasting between 24 hours and 30 days)

High Flow (Spring Freshets and Storm Events)

- i) Maximum increase of 25 mg/l from background levels at any time when background levels are between 25 mg/l and 250 mg/l
 - ii) Shall not increase more than 10% over background levels when background is > 250 mg/l
- d) Signage including emergency telephone numbers and contacts are to be posted at the entrance to the Facility.
- e) The use of used oil as a dust suppressant is strictly prohibited. The generation of dust from the Site shall be suppressed as required.

5. Particulate Emissions (Dust)

- a) Particulate emissions shall not exceed the following limits at or beyond the Site property boundaries:

Annual Geometric Mean 70 $\mu\text{g}/\text{m}^3$

Daily Average (24 hr.) 120 $\mu\text{g}/\text{m}^3$

- b) The use of used oil as a dust suppressant is strictly prohibited. The generation of dust from the Site shall be suppressed as required.
- c) Monitoring of particulate emissions shall be conducted at the request of the Department. The location of the monitoring station(s) for particulate will be established by a qualified person retained by the Approval Holder and submitted to the Department for approval, this may include point(s) beyond the property boundary of the Site.

- d) When requested, suspended particulate matter shall be measured by the EPA standard; EPA/625/R-96/010a; Sampling of Ambient Air for Total Suspended Particulate Matter (SPM) and PM₁₀ using High Volume (HV) Sampler.

6. Sound Levels

- a) Sound levels measured at the Site property boundaries shall not exceed the following equivalent sound levels (Leq):

- Leq 65 dBA 0700-1900 hours (Days)
 - 60 dBA 1900-2300 hours (Evenings)
 - 55 dBA 2300-0700 hours (Nights)

- b) Monitoring of sound levels shall be conducted at the request of the Department. The location of the monitoring station(s) for sound will be established by a qualified person retained by the Approval Holder and submitted to the Department for approval, this may include point(s) beyond the property boundary of the Site.

7. Surface Water

- a) The site shall be developed and maintained to prevent siltation of the surface water which is discharged from the property boundaries into the nearest watercourse or beyond the property boundary. Additional controls shall be implemented if site runoff exceeds the discharge limits contained herein.
- b) No authority is granted by this Approval to enable the Approval Holder to discharge surface water beyond the property boundary and onto adjoining lands without the authorization of the affected landowner(s). It is the responsibility of the Approval Holder to ensure that the authorization of said landowner(s) is current and valid. Failure to maintain said authorization will result in this Approval being null and void. The Approval Holder shall provide, to the Department, proof of the continued authorization of the adjoining landowner(s) when the current agreement has expired.
- c) Erosion and sedimentation control devices shall be installed prior to any excavation of material.
- d) The Approval Holder shall ensure the following liquid effluent levels are met and that the effluent is monitoring at the frequency and locations indicated.

i) **Total Suspended Solids**

Clear Flows (Normal Background Conditions):

- 1) Maximum increase of 25 mg/l from background levels for any short term exposure (24 hour or less)
- 2) Maximum average increase of 5 mg/l from background levels for longer term exposure (inputs lasting between 24 hours and 30 days)

High Flow (Spring Freshets and Storm Events)

- 1) Maximum increase of 25 mg/l from background levels at any time when background levels are between 25 mg/l and 250 mg/l
- 2) Shall not increase more than 10% over background levels when background is > 250 mg/l

ii) **pH**

- 1) Maximum 5 to 9 in grab sample
- 2) Maximum 6 to 9 as a Monthly Arithmetic Mean

iii) **Monitoring Locations**

- 1) The Approval Holder shall sample at the following locations: upon Department request.

iv) **Sampling Frequency**

- 1) The Approval Holder shall sample at the following frequency: upon Department request.

- e) If it becomes necessary to drain the Site, the wastewater shall be treated to meet the limits outlined in this Approval.
- f) All wash water systems shall be arranged in closed circuit.
- g) Additional monitoring stations for liquid effluent may be specified as required by the Department.
- h) A monthly summary of results of monitoring shall be submitted to the Department upon request.

- i) The Department reserves the right to change the current surface water monitoring program, including sampling locations, sampling parameters or frequencies, as required by the Department.

8. Groundwater

- a) The Approval Holder shall replace at their expense any water supply which has been lost or damaged as a result of extracting aggregate.
- b) The Approval Holder shall secure from the Administrator an approval amendment prior to excavating below the watertable.

9. Separation Distances

- a) The Approval Holder shall not locate the Active Area of the pit within:
 - i) 30 m of the boundary of a public or common highway.
 - ii) 30 m of the bank of any watercourse or ordinary high water mark.
 - iii) 30 m of the boundary of the pit property.
- b) The Approval Holder shall not locate the excavation "Working Face" of the pit within:
 - i) 30 m of the boundary of a public or common highway.
 - ii) 30 m of the bank of any watercourse or ordinary high water mark.
 - iii) 90 m of the foundation or base of a structure located off site.
 - iv) 15 m of the property boundary when a structure on the abutting property is not involved.

10. Blasting

- a) The Approval Holder shall secure an approval amendment from the Administrator prior to any blasting on this Site.

11. Rehabilitation

- a) The Approval Holder shall post an interim security in a form acceptable to the Department in the amount of \$2,500.00 an acre of disturbed area.
- b) The interim security shall not exceed one (1) year unless otherwise agreed in writing by the Administrator.
- c) The Approval Holder shall submit a rehabilitation plan to the Department for review by **February 21, 2015**. The rehabilitation plan shall be revised and updated every three year thereafter and submitted for review. The rehabilitation plan shall include the estimated total cost for labour, equipment, supplies and services of a third party contractor to undertake the following activities:
 - i) surface contouring
 - ii) establishing proper drainage
 - iii) revegetation work
 - iv) any work necessary to reclaim the pit
- d) Before the expiry of the interim security, the Approval Holder shall post a final security which shall be calculated using the rehabilitation plan and factors in item c) above. The value of the final security shall be revised every three years in accordance with the revised rehabilitation plan.
- e) The Approval Holder shall rehabilitate the Site within twelve (12) months of abandonment and in accordance with the latest rehabilitation plan submitted by the Approval Holder in 11(c) or other terms as specified by the Department.
- f) Nova Scotia Environment shall release the security to the Approval Holder after final rehabilitation of the Site has been completed to the satisfaction of the Minister or Administrator. The Approval Holder shall notify the Department when rehabilitation has been completed.
- g) The Approval Holder shall ensure that any security posted for rehabilitation be kept valid for the term of the Approval.

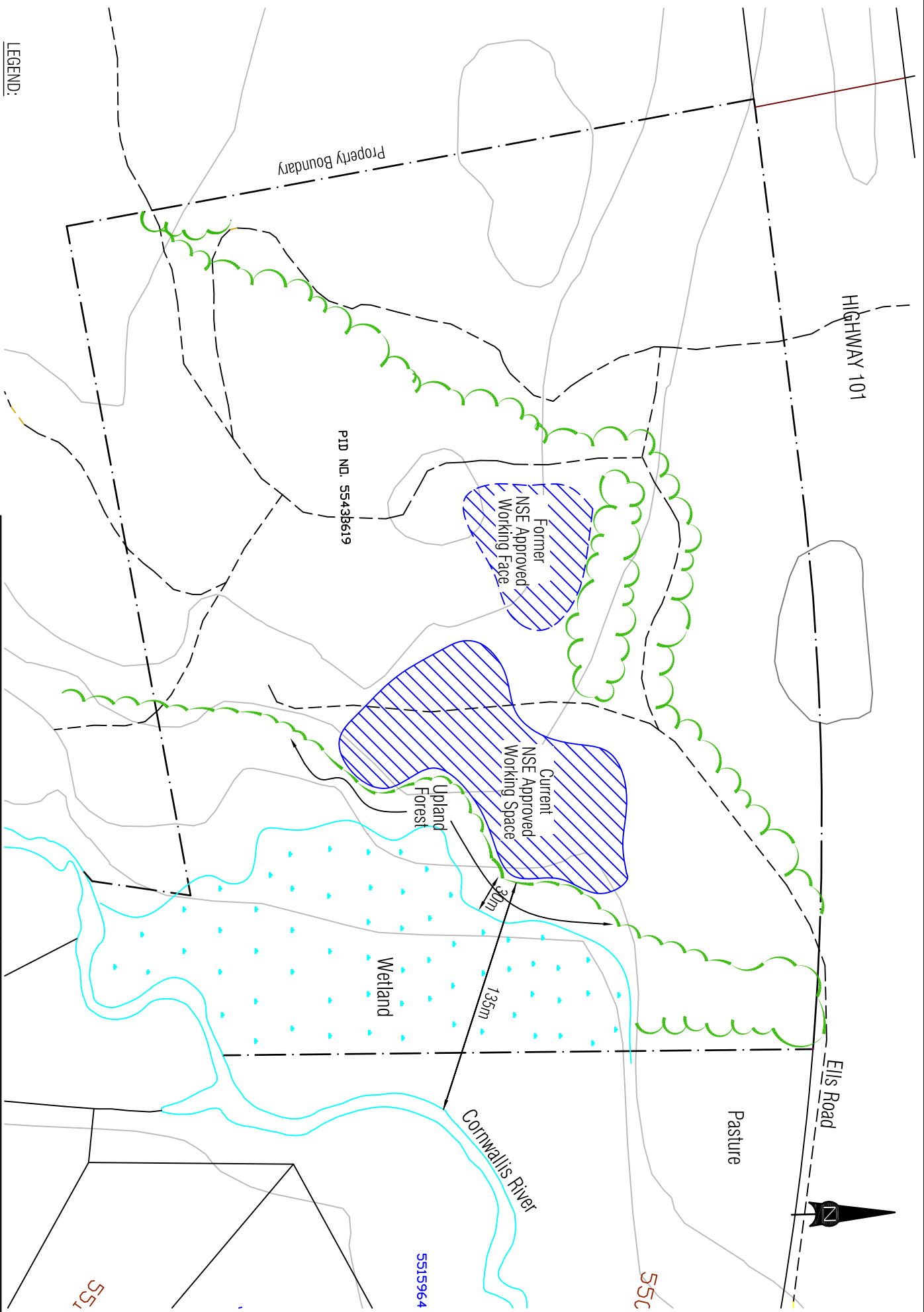
12. Spills or Releases

- a) All spills or releases shall be reported in accordance with the *Act* (Part VI) and the *Environmental Emergency Regulations*.
- b) Spills or releases shall be cleaned up immediately in accordance with the *Act*.

13. Site Specific Conditions

- a) The boundaries of the Site will be cut out and kept reasonably clear of new growth and the corner boundaries shall be clearly marked with permanent markers no less than four feet high.
- b) The Approval Holder shall ensure at least one metre of undisturbed soil remains above the water table.
- c) The Approval Holder shall ensure that the topsoil remains on the site for rehabilitation.

Appendix 3 Site Plans



LEGEND:

- Road Line
- Contour Line
- Tree Line

LVM Maritime Testing

Existing Conditions
Coldbrook Environmental Assessment

DATE: October 2014

SCALE: 1:3000

DRAWN BY: JJ

CKD BY: AC

JOB No. 18455

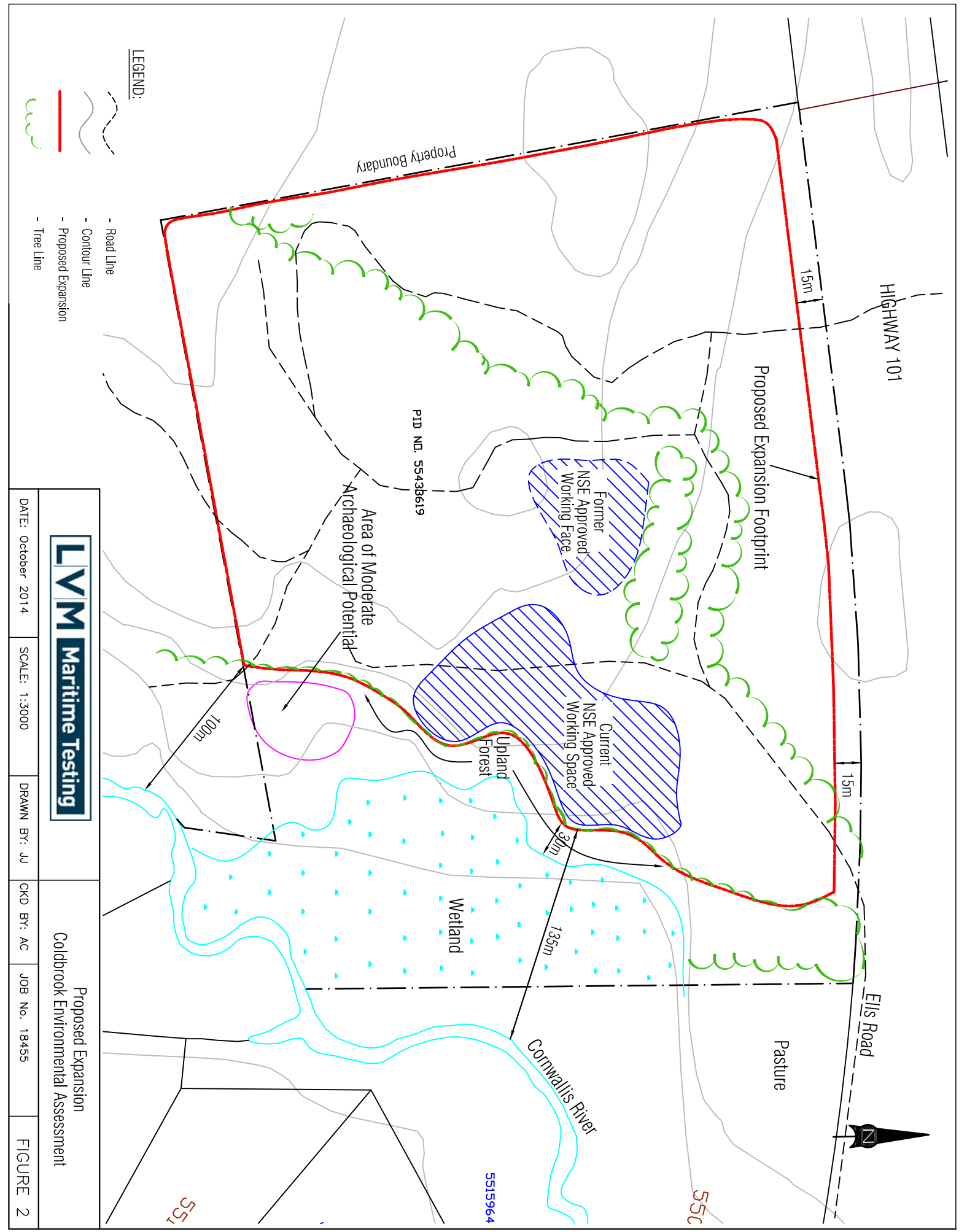
FIGURE 1

551

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LEGEND:

- Road Line
- Contour Line
- Proposed Expansion
- Tree Line

LVM Maritime Testing

Proposed Expansion
Coldbrook Environmental Assessment

DATE: October 2014

SCALE: 1:3000

DRAWN BY: JJ

CKD BY: AC

JOB No. 18455

FIGURE 2

PID NO. 55438619

Area of Moderate
Archaeological Potential

5515964

55C

551

Appendix 4 Public Involvement Materials

PUBLIC OPEN HOUSE

Rufus Ells (3048483 Nova Scotia Limited) is in the process of conducting a provincial Environmental Assessment for an extension to his Sand Pit on the Lovett Road in Coldbrook.

As part of the assessment process, Rufus is conducting a public consultation session to discuss the project and gather public input.

You are cordially invited to attend an open house meeting on:

**Monday, September 29, 2014, 7 to 9pm
at the
Coldbrook & District Lions Hall**

3048483 Nova Scotia Limited
1001 Bains Road, Sheffield Mills, NS
Contact Rufus Ells: 902-670-7700



Figure 1

0 15 30 60m
UTM Projection, Zone 20, NAD83

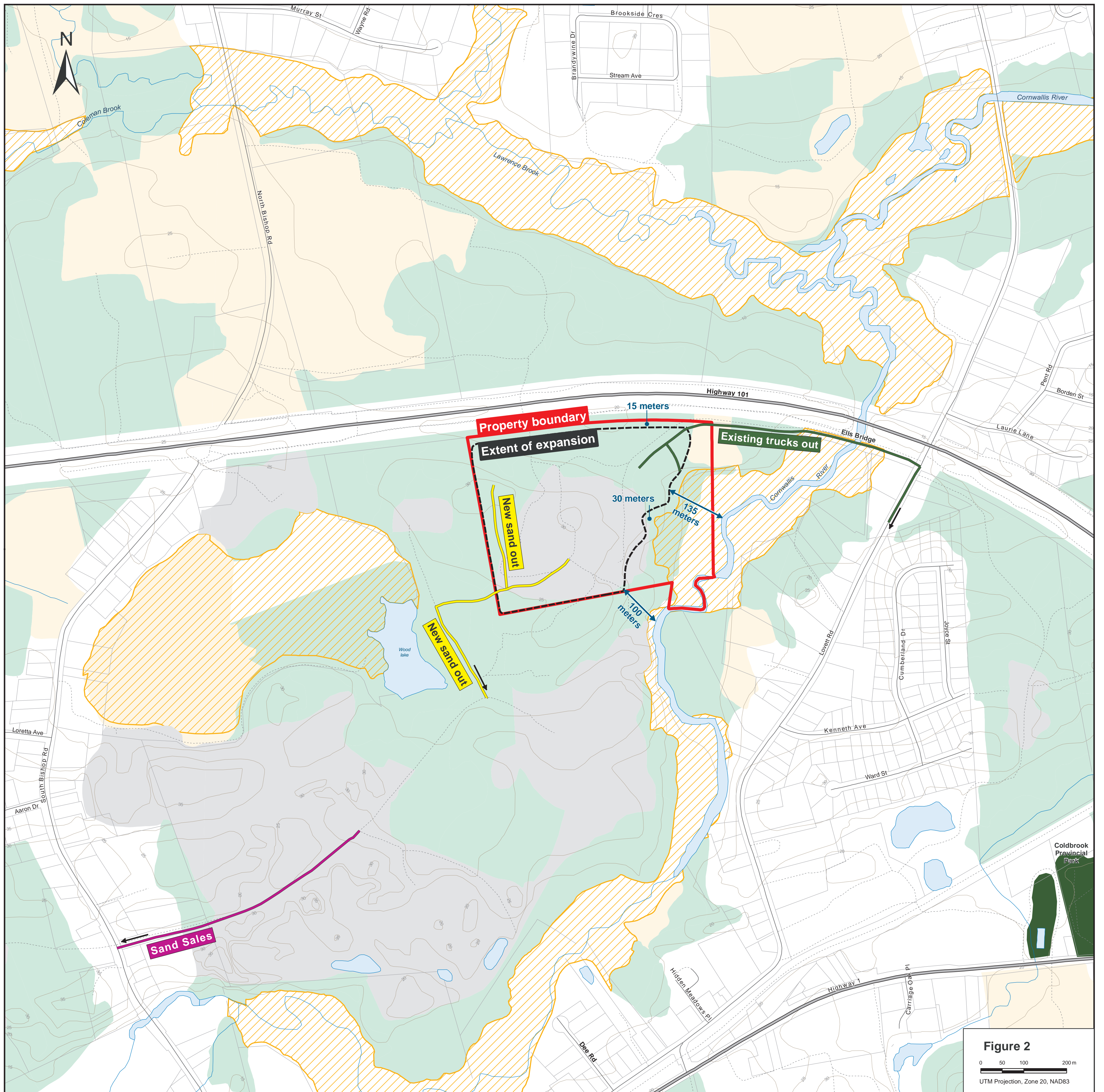


Figure 2
 0 50 100 200m
 UTM Projection, Zone 20, NAD83

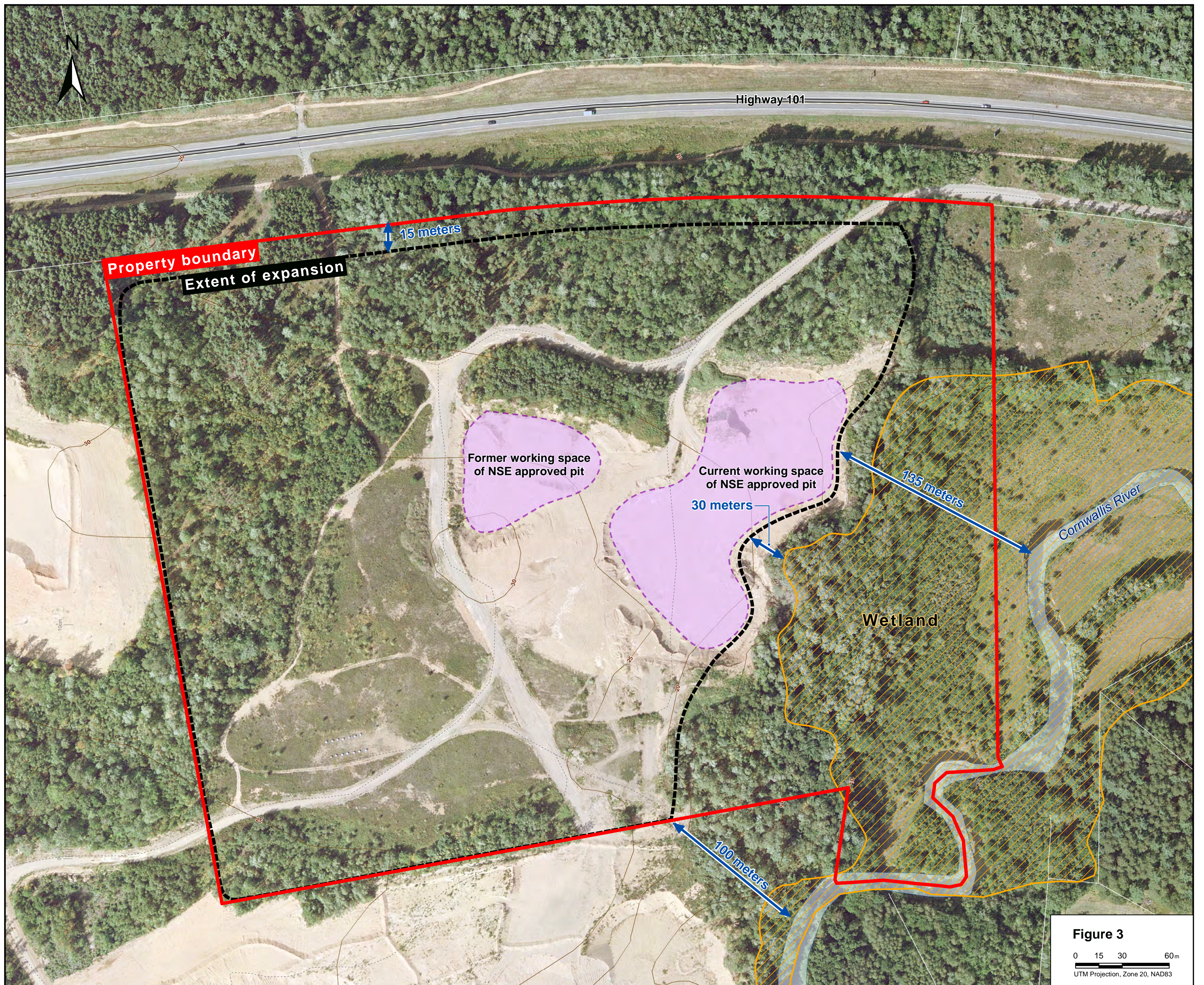


Figure 3

0 15 30 60m
UTM Projection, Zone 20, NAD83

3048483 Nova Scotia Limited

Sand Pit Expansion, Lovett Road, Coldbrook, NS

WHO IS THIS PROPONENT?

3048483 Nova Scotia Limited

- ▶ A locally owned and managed company.
- ▶ President and owner, Rufus Ells, is headquartered in Sheffield Mills, Nova Scotia.
- ▶ Current operations are located in Coldbrook.
- ▶ Extracts a variety of construction aggregates including, but not limited to:
 - septic sand
 - natural sand products
- ▶ Supplies local construction markets throughout Kings, Hants and Halifax counties/municipalities.
- ▶ Supports a number of community sponsored organizations such as the local ATV and Snowmobile groups.

3048483 Nova Scotia Limited

Sand Pit Expansion, Lovett Road, Coldbrook, NS

THE PROJECT

3048483 Nova Scotia Limited is currently permitting an expansion of its Coldbrook Sand Pit. The site is currently zoned by the Municipality of the County of Kings as “resource extraction”. Permits for the expansion are expected in spring 2015. Most of this site has been heavily disturbed in the past.

PROJECT OVERVIEW

- Operation of existing pit is approved by Nova Scotia Environment.
- On-site sand extraction by this proponent since 2001.
- Projected annual production: 120,000 tonnes (market driven).
- Project life of proposed expansion: Up to 20 years.
- Proposed expansion footprint: 11.8 hectares (29 acres).
- “Free Dig” material – No blasting.
- No on-site washing, processing or permanent stockpiles.
- 3.3 hectare natural buffer protects the Cornwallis River.

3048483 Nova Scotia Limited

Sand Pit Expansion, Lovett Road, Coldbrook, NS

RECLAMATION

The land will be restored following a reclamation plan approved by Nova Scotia Environment.

Progressive reclamation will take place as the excavation progresses to minimize the extent of the active working area. **Reclamation** will involve:

Progressive Plan

- Gentle sloping and stabilization with topsoil and natural vegetation as the pit work progresses.

Final Plan

- The final decommissioned site shaped to blend into the natural topography surrounding the site.
- Slopes graded to a minimum of 45 degrees or flatter as the property approaches the river to the east.
- The saved topsoil will be placed on the slopes and vegetated with plants and trees from the area.
- Ultimate land use could be agricultural.

3048483 Nova Scotia Limited

Sand Pit Expansion, Lovett Road, Coldbrook, NS

TRUCKING

- ▶ No increase in off-site truck traffic. Traffic on public roads will remain at current levels.
- ▶ Pit expansion will extend the life of the existing pit.
- ▶ Increased sand extraction at this site will coincide with decreased extraction on nearby sites.
- ▶ Internal roads will allow transportation to adjacent site for processing.

3048483 Nova Scotia Limited

Sand Pit Expansion, Lovett Road, Coldbrook, NS

WATERCOURSE & WETLAND

Watercourses

- ▶ One watercourse (the Cornwallis River) is present to the east of the project site.
- ▶ The watercourse is 100m or more away from the existing working face.
- ▶ The watercourse is already protected from the project site by a natural buffer of upland forest & wetland; this will not change.

Wetlands

- ▶ One wetland is present in the buffer zone along the Cornwallis River.
- ▶ The wetland is already protected from the project site by a 30m buffer of upland forest; this will not change.
- ▶ The wetland will not be disturbed by the expansion.



3048483 Nova Scotia Limited

Sand Pit Expansion, Lovett Road, Coldbrook, NS

FLORA

A plant/flora survey of the proposed expansion site was completed in June 2014.

From the **Flora Survey**:

- No rare or unusual species were identified.
- No rare or unusual habitats were identified.

Much of the site has been heavily disturbed in the past.

The eastern side of the site (consisting of the wetland and vegetated buffer) will not be disturbed during any expansion of the pit.



3048483 Nova Scotia Limited

Sand Pit Expansion, Lovett Road, Coldbrook, NS

FAUNA

A fauna survey of the proposed expansion site was completed in late May 2014, during bird breeding season.

From the **Fauna Survey**:

- ▶ Potential bird habitat is present, but no significant bird species were identified at the project site.
- ▶ Twenty (20) common bird species were observed.
- ▶ The project site is not considered significant habitat for mammals, reptiles, amphibians or invertebrates.



3048483 Nova Scotia Limited
Sand Pit Expansion, Lovett Road, Coldbrook, NS

ARCHAEOLOGY

- ▶ An archaeological study was completed in 2014.
- ▶ No archaeological sites were found at the project site.
- ▶ Most of the project site has previously been disturbed.
- ▶ There are two known First Nations archaeological sites more than 100m from the project site. These were short-term (one or two-season) camp sites found as part of a highway study.
- ▶ One area of the project site has moderate potential to be an archaeological site but will not be disturbed.
- ▶ The Nova Scotia Department of Communities, Culture and Heritage has reviewed and approved the Archaeology Report.

Flora

A plant survey was completed in June 2014. The project site is primarily a previously disturbed area.

Only common plant species were observed.

No rare or unusual species or habitats were identified at the project site.

Watercourses and Wetlands

Site reconnaissance to identify any watercourses or wetlands at the project site was completed in June 2014. One watercourse (the Cornwallis River) is present to the east of the project site.

The watercourse will be protected by a natural forested buffer between the project site and the river.

One wetland (in the riparian zone along the Cornwallis River) is present adjacent to the project site. The wetland will not be disturbed.

Archaeology

An archaeological resource impact assessment was conducted in 2014.

No First Nation archaeological sites were found on the property; most of the property's soil has been previously disturbed. However, two sites were identified on adjacent property over 100m (330ft) away. Both of the sites were identified through archaeological testing on another project several years ago, and only a few artifacts were recovered, suggesting that the sites were only used for a very short time.

One area of the site has been identified as having moderate archaeological potential. Because there are no plans to expand the sand pit into this particular portion of the property, no archaeological testing is needed.

The Department of Communities, Culture and Heritage has approved the archaeological assessment and its recommendations.

If you wish to receive more information or have other questions about the project, please contact:

Rufus Ells, Owner and President

3048483 Nova Scotia Limited

(902) 670-7700

rae@ns.sympatico.ca

or

Aven Cole, EA Consultant

LVM Maritime Testing

(902)468-6486

aven.cole@lvm.ca

Thank you for
Attending

**Expansion
to the
Existing Ells
Operation
Lovett Road,
Coldbrook, NS**

This pamphlet provides an overview of the information provided at this information session. Please feel free to ask questions or make comments. The purpose of this session is to provide input to the environmental assessment document that is being prepared for the Nova Scotia Environmental Assessment process.

Additional information on the Environmental Assessment process in Nova Scotia can be found at: www.gov.ns.ca/nse/ea/pubs.asp

Project Background

Most of the site has been heavily disturbed in the past, with approximately 350,000 tonnes of sand being removed from much of the 19 hectares prior to 2001.

The currently permitted 3.9 hectare pit on the Ells property that has operated since 2001 is proposed for expansion south and west on other lands owned by Rufus Ells.

Current Land Use and Zoning

The site is currently used for sand extraction and is zoned by the Municipality of the County of Kings as “resource extraction”. The proposed expansion area is isolated and surrounded by other sand pits, Highway 101 and the Cornwallis River. By the nature of its isolation it will not affect any neighbouring residential properties.

Project Details

- ▶ Project Life: 20 years
- ▶ Expansion footprint: 11.8 hectares (29 acres)
- ▶ Annual production: 120,000 tonnes (market driven)
- ▶ “Free Dig” material – No blasting
- ▶ No washing, processing or permanent stockpiles
- ▶ 3.3 ha natural buffer protects the Cornwallis River
- ▶ Operating hours: 7AM to 8PM, Monday to Friday
- ▶ All equipment will leave the site each night by 8PM

Project Extents

- ▶ The working face of the current operation maintains an approximate 30m set-back from wetland on the Cornwallis River side of the site. This won't change.
- ▶ Proposed working faces will extend south and west and will adhere to all requirements for set-backs identified in the NSE *Pit and Quarry Guidelines* and existing NSE Industrial Approval for the site
- ▶ Excavation of sand will occur from the existing elevations at the pit to approximately 1 metre above the local groundwater table; there will be no groundwater disturbance.

Reclamation

The pit will be decommissioned and the land restored following a plan approved by Nova Scotia Environment.

The pit will be stabilized in stages as excavation progresses to minimize the size of the active working area. The land will be flattened, leveled and re-vegetated with the help of topsoil saved during operations.

Final land use will be agricultural or residential.

Trucking

Off-site truck and transportation traffic is not expected to increase; the pit expansion will have no net increase in traffic, and will extend the operation life of the existing pit.

Increased extraction at this site will coincide with decreased extraction on the nearby sites. Traffic leaving the pit will not increase since sand will be trucked on internal roads and processed through the adjacent site.

The same number of trucks will continue to leave the Lovett Road entrance carrying unprocessed sand.

Noise and Air Quality

Noise will occur from excavating sand with front end loaders and moving sand from the site to the adjacent pit through internal roads. Noise levels are expected to be similar to current operations and would be similar or less than noise generated by Highway 101 traffic.

Dust may also be generated by these same activities. The sand at the site is coarse and not prone to become airborne as evidenced by the current conditions of the pit and Ells Road. Only water will be used to control any unusual dusty conditions.

Fauna

A fauna survey was completed in May 2014 during bird breeding season.

Potential bird habitat is present but no significant bird species were identified at the project site.

Twenty common bird species were observed. Similarly, the project site is not considered significant for mammals, reptiles, amphibians or invertebrates.

There is no fish habitat on the property.

Site Location



PUBLIC OPEN HOUSE SIGN-IN

3048483 Nova Scotia Limited
 Sand Pit Expansion
 Lovett Road, Coldbrook, NS

	<i>Name</i>	<i>Address</i>	<i>Telephone</i>	<i>Email</i>
1	Matthew Hennigar	Coldbrook Village Park Drive		
2	Tom Busch	Coldbrook Village Park Drive		
3	Catherine Balsor	Campbell Road		
4	Kelly Bennett	Wade Street		
5	Mark Bennett	Wade Street		
6				
7				
8				
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Appendix 5 KMKNO Correspondence

March 19, 2014

Ms. Twila Gaudet, BA, L.L.B
Consultation Liaison Officer
Kwilmu'kw Maw-klusuaqn Negotiation Office
851 Willow Street,
Truro, Nova Scotia B2N 6N8

Subject: Proposed Sand Pit Expansion, Brooklyn Corner (near Coldbrook), Kings County, NS
Our Reference Number: 18455

Dear Ms. Gaudet:

I am writing to notify you of the proposed expansion of an existing Sand Pit in Brooklyn Corner, Kings County, NS (near Coldbrook, NS). The current Sand Pit is located adjacent and to the south of Highway 101, and roughly located to the east of S. Bishop Road and west of Lovett Road. There is no civic number, but the property is identified by PID No. 55433619 and owned by 3048483 Nova Scotia Limited. The current Pit at the site operates under an Approval from Nova Scotia Environment (NSE), has been in operation since the early 2000s. Expansion of the Sand Pit will allow for continued supply of sand to local contractors. The expanded operations will extract sand from above the groundwater table only.

The proposed Sand Pit expansion will increase the pit to a size of eight (8) hectares and will involve an Environmental Assessment (EA) to satisfy the NSE *Environmental Assessment Regulations* requirements. The EA will be conducted by LVM Maritime Testing and an Archaeology Assessment will be conducted by Davis MacIntyre & Associates as part of the work. We understand that First Nations archaeology sites were identified in 2009 and 2010 during nearby twinning of Highway 101, although NS Heritage as not yet finished their review of the report from the 2010 work. The Davis MacIntyre report will be submitted to NS Heritage once completed in the summer of 2014.

We would like to hear from the Mi'kmaq of Nova Scotia about any concerns you may have. Should any additional information be required, please contact the undersigned at your convenience.

Regards,

LVM /Maritime Testing Limited



Aven Cole, M.Sc.E., P.Eng.
Project Manager, Environmental Division

cc. Annapolis Valley First Nation: Janette Peterson, Band Chief, 29 Toney Blvd., Cambridge 32, NS, B0P 1G0

May 8, 2014

Ms. Twila Gaudet, BA, L.L.B
Consultation Liaison Officer
Kwilmu'kw Maw-klusuaqn Negotiation Office
851 Willow Street,
Truro, Nova Scotia B2N 6N8

Sent via fax: (902)843-3882

Subject: Proposed Sand Pit Expansion, Brooklyn Corner (near Coldbrook), Kings County, NS
Our Reference Number: 18455

Dear Ms. Gaudet:

Thank you for your recent response (April 30, 2014). After discussing your requests with NSE, as a courtesy, I've attached Davis MacIntyre's proposed methodology for their ARIA at our proponent's site. If your archaeologist has further requests, feel free to contact me. However, Davis MacIntyre has already received their permit from NS Heritage for the ARIA and has an approved scope of work and budget from the proponent, as such we aren't able to make any significant changes to the program. If additional work is requested from NS Heritage or NSE following this program, it will be conducted at a later date. The completed ARIA report will be forwarded to NS Heritage for review and acceptance prior to release to KMKNO.

With respect to the Knowledge Study, the NSE EA branch will review all available information and consult with the relevant stakeholders, and provide direction as to whether the Knowledge Study will be required as part of our Environmental Assessment submission.

Should any additional information be required, please contact the undersigned at your convenience. My email address is aven.cole@lvm.ca if that facilitates any future communication.

Regards,

LVM /Maritime Testing Limited



Aven Cole, M.Sc.E., P.Eng.
Project Manager, Environmental Division

cc. Laura de Boer (Davis MacIntyre)

Hello Aven,

To bring you up to speed on our methodology in Coldbrook, we intend to complete our field reconnaissance at the end of May once the exact boundaries of the property designated for expansion have been marked. We are aware of two First Nations archaeological sites recorded by CRM Group in recent years, located directly east of the proposed impact area. Based upon a review of existing reports and mapping, it appears that the nearest archaeological site (Mijiktook 2, BgDd-4) was encountered approximately 50m east of the property boundary, and that archaeological testing with negative results has also occurred in the northeastern extents of the property. Coordinates for both sites have been provided, and therefore during field reconnaissance the exact distance to the study area from the site will be determined.

The field reconnaissance will consist of a walkover survey of all areas potentially impacted by the expansion, which in this case encompasses the entire property. Soils exposed through previous mechanical excavation and quarrying will be examined for signs of archaeological material. Predictive modelling will be completed to determine if untested areas of elevated archaeological potential exist within the impact area. If such areas are located, archaeological testing will be recommended, at the standardized spacing of every 5m for areas of high archaeological potential and 10m for moderate archaeological potential. The property's proximity to the Cornwallis River will play a prominent role in determining the archaeological potential of the area.

A hand-held GPS unit will be used to record all areas of archaeological interest as well as the boundaries of the property. Mapping relating the property to known sites will be completed following field reconnaissance and possible testing.

Please let me know if you have any questions regarding our planned methodology.

Cheers,
Laura

Laura de Boer, M.A.
Senior Archaeologist
Davis MacIntyre & Associates Limited
109 John Stewart Drive
Dartmouth, Nova Scotia
Canada B2W 4J7
Cell 902.209.4004
Fax 902.444.2854
www.davismacintyre.com

Appendix 6 Surrounding Area Maps



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File: G:\2013_Aven_Cole_LVM_MaritimeTesting2_DocProj\Concept\6_Geomatique\2_Cmt\1_MXD_6203_cm_mapt_001_TopAerialPhoto_140704.mxd

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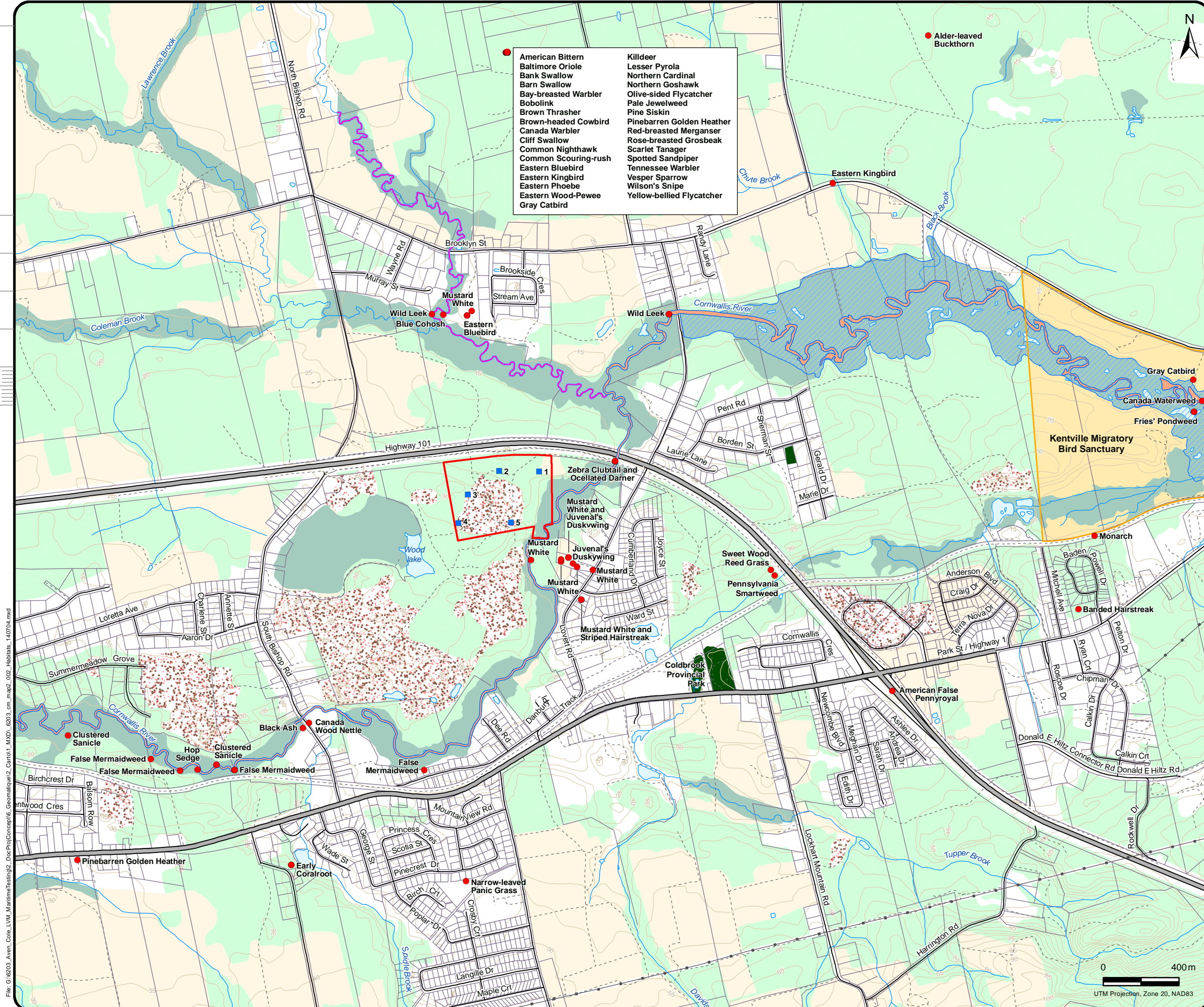
Study Area	Base Map
Land Use	Highway
Campground	Local Road
Driving Range	Trail
DAPKPI40	Approximate Property Boundaries
Park	
Topography	
Wetlands	
Contours 5m intervals	

Sources:
 Aerial photo: Resolution 18cm, Government of Nova Scotia 2012, Service Nova Scotia and Municipal Relations Registry and Information Management Services, Nova Scotia Geomatics Centre.
 Land use and wetland: Retrieved May 2014 from Department of Natural Resources- GIS Division, <http://www.gov.ns.ca/natr/forestry/maps> and from Nova Scotia Topographic Database, Service Nova Scotia and Municipal Relations (SNSMR), retrieved May 2014.
 Base map: Retrieved May 2014 from Nova Scotia Topographic Database, Service Nova Scotia and Municipal Relations (SNSMR).
 Property boundaries: Retrieved May 2014 from Nova Scotia Property Records Database Service, Nova Scotia and Municipal Relations (SNSMR).

Project	Coldbrook Environmental Assessment
Title	Aerial Photo and Topography

		97 Troop Avenue Dartmouth (Nova Scotia) B3B 2A7 Telephone: 902.468.6486 ext. 234 Fax: 902.468.4919
Prepared F. Hyde	Discipline ENVIRONMENTAL	
Drawn F. Hyde	Scale 1:10,000	
Checked A. Cole	Date 2014/07/03	
Project Manager A. Cole	Sequence No.	01 of 06
Project 18455	Drawing No.	0000 0A

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|----------------------|---------------------------|
| American Bittern | Killdeer |
| Baltimore Oriole | Lesser Pyrolo |
| Bank Swallow | Northern Cardinal |
| Barn Swallow | Northern Goshawk |
| Bay-breasted Warbler | Olive-sided Flycatcher |
| Bobolink | Pale Jewelweed |
| Brown Thrasher | Pine Siskin |
| Brown-headed Cowbird | Pinebarren Golden Heather |
| Canada Warbler | Red-breasted Merganser |
| Cliff Swallow | Rose-breasted Grosbeak |
| Common Nighthawk | Scarlet Tanager |
| Common Scouring-rush | Spotted Sandpiper |
| Eastern Bluebird | Tennessee Warbler |
| Eastern Kingbird | Vesper Sparrow |
| Eastern Phoebe | Wilson's Snipe |
| Eastern Wood-Pewee | Yellow-bellied Flycatcher |
| Gray Catbird | |

Study Area

Significant Habitats

- Salmon
- Waterfowl
- Species at Risk
- Migratory Bird Sanctuary

Observation Points

- ACCDC Flora and Fauna
- Bird Count Locations

Land Cover

- Gravel Pit
- Agriculture

Forest Cover

- Forest Cover
- Wetlands

Base Map

- Highway
- Local Road
- Trail
- Approximate Property Boundaries
- Utility Line
- Park
- Contours (5m intervals)

Sources:

Bird count locations: Wile, J. 2014. Wildlife Fauna and Habitats, Proposed Sand Pit Expansion, Coldbrook, Nova Scotia
 Atlantic Canada Conservation Data Centre (ACCDC). 2014. Data Report 5198: Coldbrook, NS.
 Salmon habitat: adapted from Amiro, P.G. 1998. Atlantic Salmon Inner Bay of Fundy SFA 22 and part of 23. DFO Sci. SSR D3-12.
 Waterfowl habitat: Benjamin, L.K. (compiler) 2012 Significant Habitat and Species Database. Nova Scotia Department of Natural Resources.
 Species at risk: Nova Scotia Department of Natural Resources. retrieved May 2014
<http://novascotia.ca/natr/wildlife/habitats/hab-data/May 2014>.
 Migratory bird sanctuary: Staff, DNR 2007. Restricted and Limited Use Land Database (RLUL).
 Land cover and wetland: Retrieved May 2014 from Department of Natural Resources- GIS Division, <http://www.gov.ns.ca/natr/forestry/maps-and-forest-info.asp>
 Base map: Retrieved May 2014 from Nova Scotia Topographic Database, Service Nova Scotia and Municipal Relations (SNSMR).
 Property boundaries: Retrieved May 2014 from Nova Scotia Property Records Database Service, Nova Scotia and Municipal Relations (SNSMR).

Project

Coldbrook Environmental Assessment

Title

Significant Habitats and Species

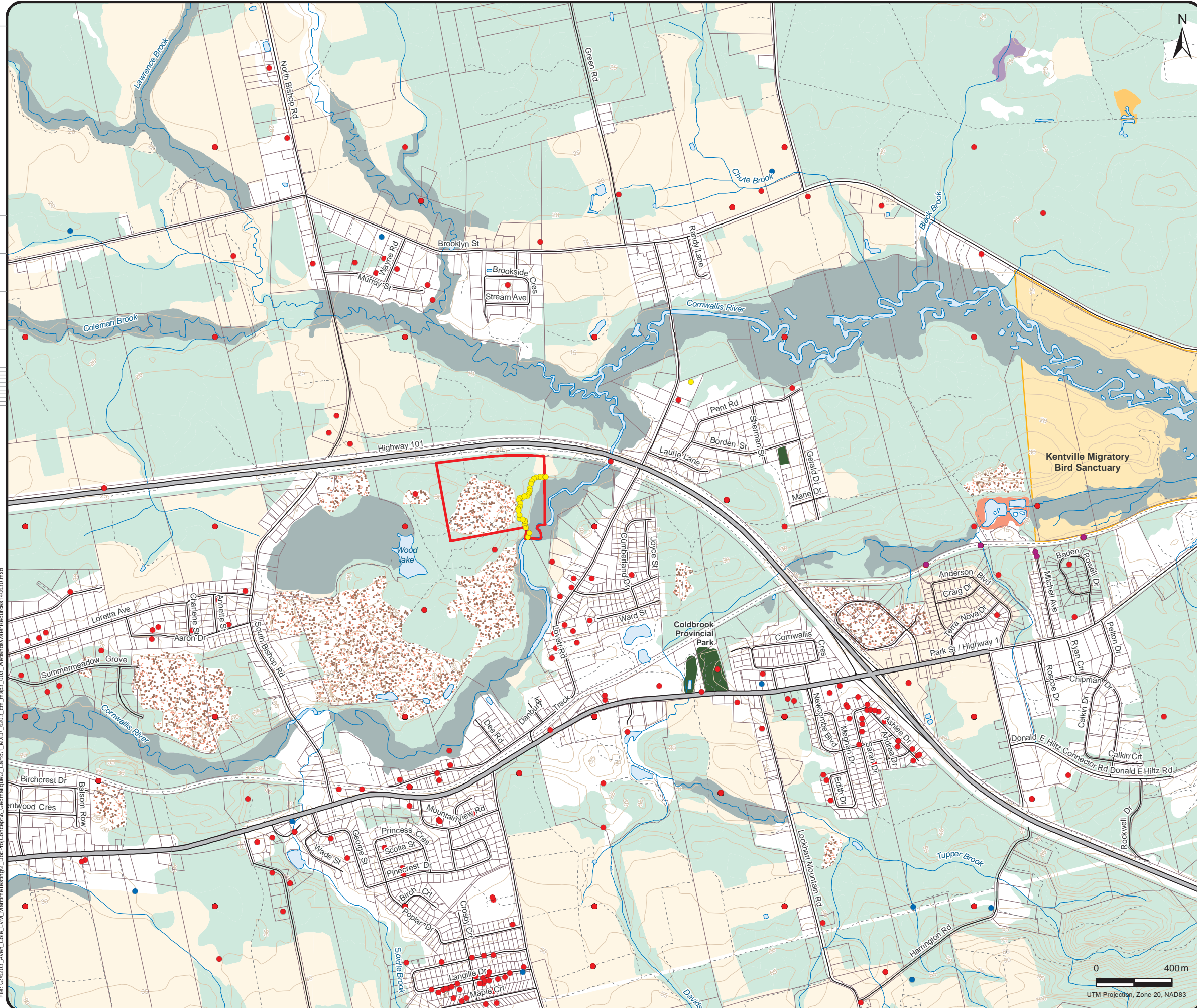
LVM | MARITIME TESTING

97 Troop Avenue
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 Fax: 902.468.4919

Prepared F. Hyde	Discipline ENVIRONMENTAL
Drawn F. Hyde	Scale 1:20,000
Checked A. Cole	Date 2014/10/08
Project Manager A. Cole	Sequence No. 02 of 06
Project 18455	Drawing No. 0000 Rev. 0A

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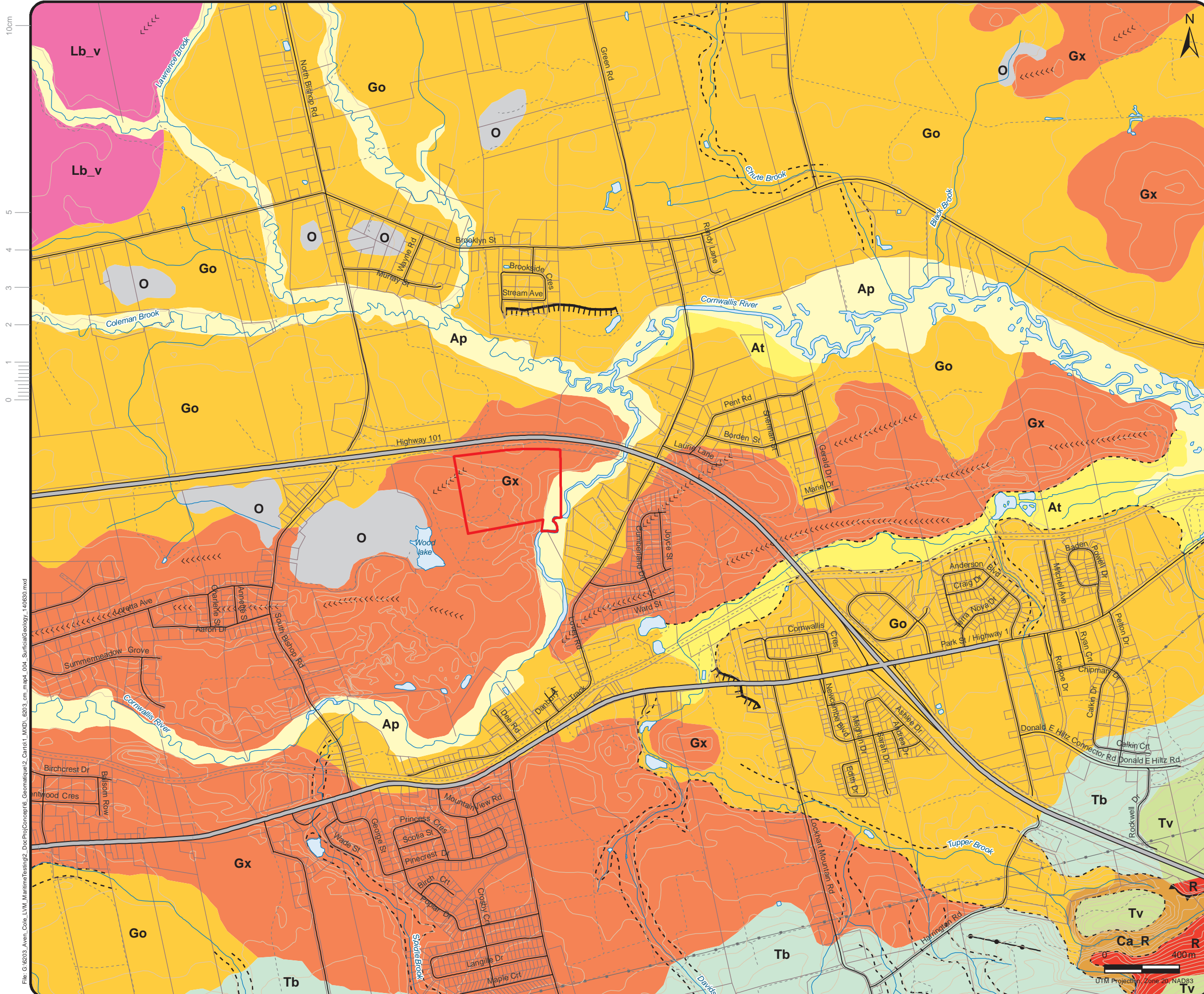
Study Area	Base Map
Wetlands	Highway
General	Local Road
Beaver Flowage	Trail
Open Bogs	Approximate Property Boundaries
Treed Bogs	Contours (5m intervals)
Wetland Point Observations	Migratory Bird Sanctuary
Water Resources	Park
Well Log Data	Utility Line
Municipal water supply	
Drilled	
Dug	
Land Cover	
Gravel Pit	
Agriculture	
Forest Cover	

Project	Coldbrook Environmental Assessment
Title	Wetlands and Water Resources

		97 Troop Avenue Dartmouth (Nova Scotia) B3B 2A7 Telephone: 902.468.6486 ext. 234 Fax: 902.468.4919	
Prepared	F. Hyde	Discipline	ENVIRONMENTAL
Drawn	F. Hyde	Scale	1:20,000
Checked	A. Cole	Date	2014/06/30
Project Manager	A. Cole	Sequence No.	03 of 06
Project	18455	Drawing No.	0000
		Rev.	0A

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SIZE 11x17



Study Area

Surficial Geology

- Ap Modern Alluvium
- At Fluvial Terraces Alluvium
- Ca Colluvial Deposits
- Go Subaerial Proglacial Fan Sediments
- Gx Ice Contact Sediments
- Lb_v Littoral, Prelittoral and Deep Water Sediments
- O Organic Deposits
- R Paleozoic and Mesozoic Rocks
- Tb Continuous Till Cover (blanket)
- Tv Discontinuous Till Cover (venerer)

Surficial Geology Symbols

- Drumlin
- ▲ Escarpment in Unconsolidated Material
- >>>> Esker (direction of flow known)
- - - - Channelling
- TTTTT Terrace

Base Map

- ▬ Highway
- Local Road
- - - - Trail
- Approximate Property Boundaries
- Utility Line

Sources:

Surficial geology: Paradis, S.J., Bolduc, A.M., and Stea, R.R. 2006: Surficial geology, Annapolis Valley, Nova Scotia/Géologie des formations en surface, Vallée Annapolis, Nouvelle-Écosse; Geological Survey of Canada, Open File 5276, scale 1:100 000.

Base map: Retrieved May 2014 from Nova Scotia Topographic Database, Service Nova Scotia and Municipal Relations (SNSMR).

Property boundaries: Retrieved May 2014 from Nova Scotia Property Records Database Service, Nova Scotia and Municipal Relations (SNSMR).

Project

Coldbrook Environmental Assessment

Title

Surficial Geology

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97 Troop Avenue
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Fax: 902.468.4919

Prepared F. Hyde	Discipline ENVIRONMENTAL
Drawn F. Hyde	Scale 1:20,000
Checked A. Cole	Date 2014/06/30
Project Manager A. Cole	Sequence No. 04 of 06
Project 18455	Drawing No. 0000 Rev. 0A

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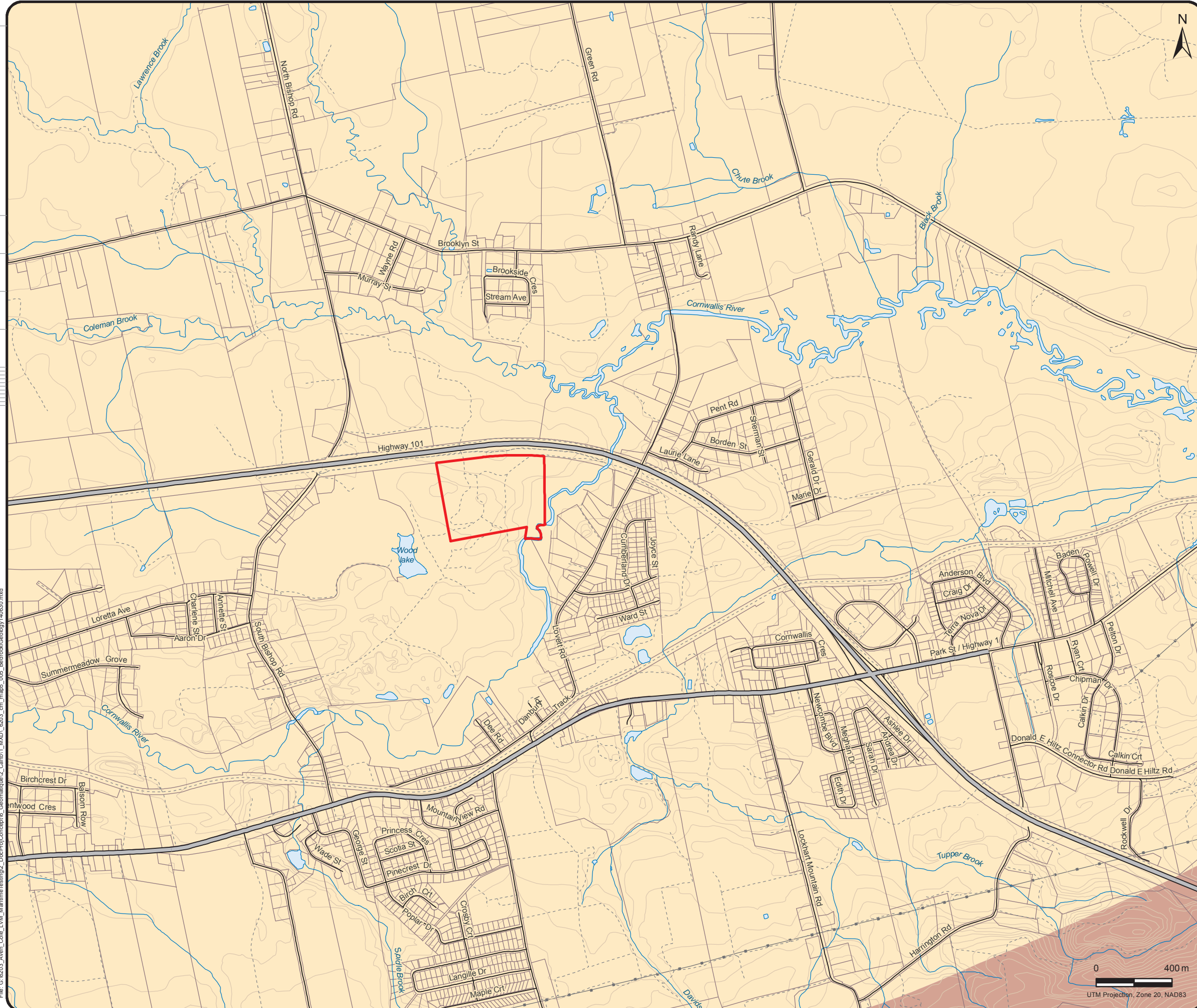
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- Study Area
- Bedrock Geology**
- Cambro – Ordovician, Fundy Group, (slate, greywacke, quartzite)
- Triassic – Jurassic, Halifax formation (sandstone, coal, siltstone, shale, conglomerate)

- Base Map**
- Highway
- Local Road
- Trail
- Approximate Property Boundaries
- Utility Line

Sources:
 Bedrock geology: J.D. Keppie, 2000, Geological Map of the Province of Nova Scotia, NSDNR Map ME 2000-1, Nova Scotia Department of Natural Resources, Mineral Resources Branch
www.gov.ns.ca/natr/meb/download/dp043pd_v1.exe
 Base map: Retrieved May 2014 from Nova Scotia Topographic Database, Service Nova Scotia and Municipal Relations (SNSMR).
 Property boundaries: Retrieved May 2014 from Nova Scotia Property Records Database Service, Nova Scotia and Municipal Relations (SNSMR).



Project

Coldbrook Environmental Assessment

Title

Bedrock Geology

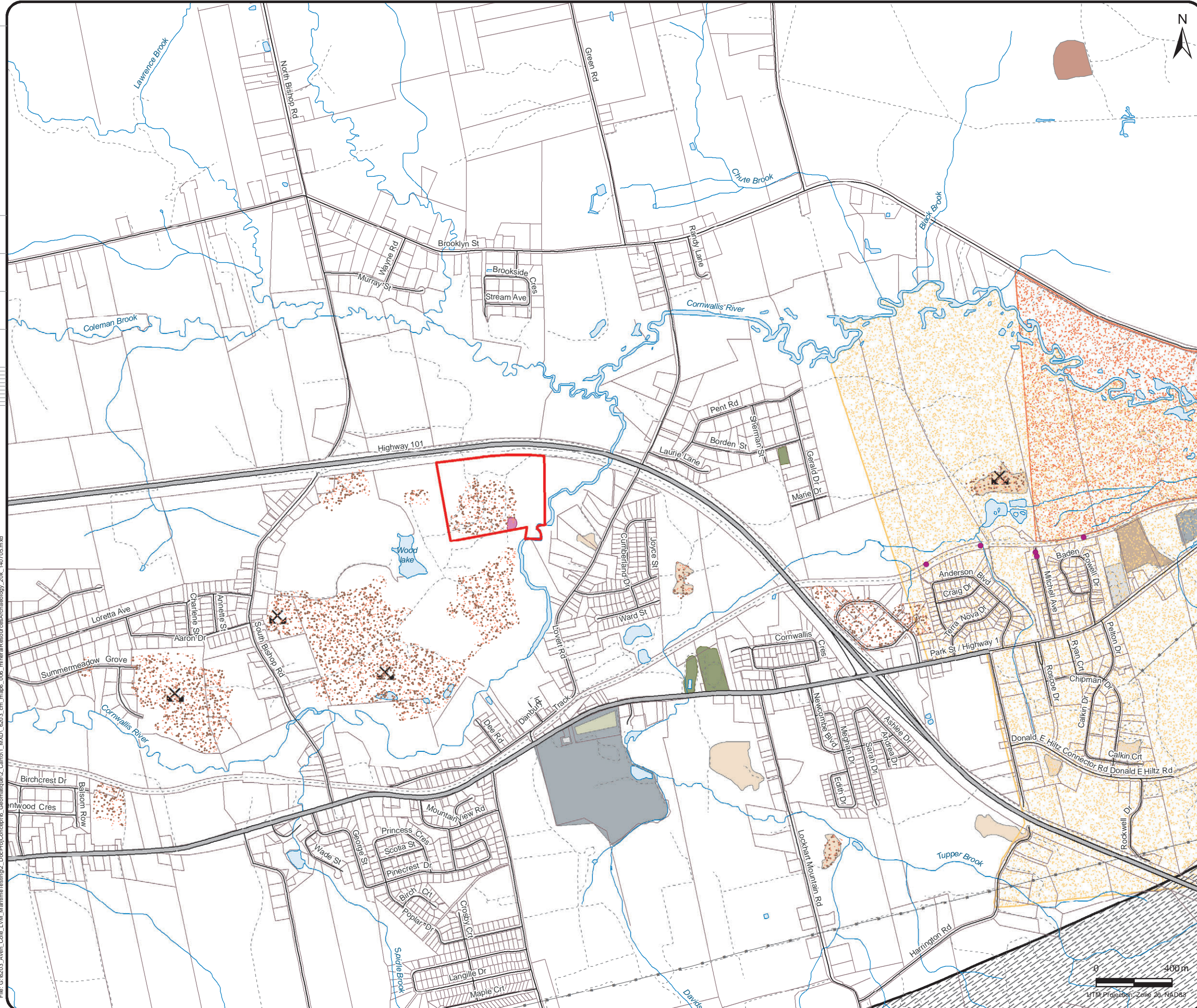
LVM | MARITIME TESTING

97 Troop Avenue
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Prepared F. Hyde	Discipline ENVIRONMENTAL
Drawn F. Hyde	Scale 1:20,000
Checked A. Cole	Date 2014/06/30
Project Manager A. Cole	Sequence No. 05 of 06
Project 18455	Drawing No. 0000 Rev. 0A

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Land Cover

- Gravel pit
- Study Area

Mineral Resources

- Aggregate Pit/Quarry
- Sulphide Bearing Slate
- Geological Contact

Archaeological Potential

- Moderate Archaeological Potential

Symbology

- General access
- Municipal well field protection area
- Migratory Bird Sanctuary

Well Log Data

- Municipal water supply wells

Land Use

- Campground
- Cemetery
- Driving Range
- Dump / Landfill
- Golf Course
- Pit

Base Map

- Highway
- Local Road
- Trail
- Approximate Property Boundaries
- Utility Line

Sources:

Mineral Resources: Paradis, S.J., Bolduc, A.M., and Stea, R.R. 2006: Surficial geology, Annapolis Valley, Nova Scotia/Géologie des formations en surface, Vallée Annapolis, Nouvelle-Écosse; Geological Survey of Canada, Open File 5276, scale 1:100 000.

J.D. Keppie, 2000, Geological Map of the Province of Nova Scotia, NSDNR Map ME 2000-1, Nova Scotia Department of Natural Resources, Mineral Resources Branch www.gov.ns.ca/natr/meb/download/dp043pd_v1.exe

Hopper, D.B.; Bonner F.J.; Fisher B.E.; Murphy A.N., 2002, DP ME 47, Version 2, Digital Version of Nova Scotia Department of Natural Resources Open File Maps ME 2000-4, Mineral Resource Land-Use (MRLU) Maps, scale 1:50 000.

Archaeological potential: Davis MacIntyre and Associates Limited. 2014. Archaeological Resource Impact Assessment. Coldbrook Sand Pit Expansion. Heritage Research Permit A20124NS011.

Land designation and land use: Retrieved May 2014 from Nova Scotia Topographic Database, Service Nova Scotia and Municipal Relations (SNSMR) and the Nova Scotia Department of Natural Resources "Restricted and Limited Use Land (RLUL) <http://novascotia.ca/natr/forestry/nlul/download.asp#dnrp>

Base map: Retrieved May 2014 from Nova Scotia Topographic Database, Topographic Database, Service Nova Scotia and Municipal Relations (SNSMR).

Property boundaries: Retrieved May 2014 from Nova Scotia Property Records Database Service, Nova Scotia and Municipal Relations (SNSMR).

Project

Coldbrook Environmental Assessment

Title

Mineral Resources, Land Use, Archaeology

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Prepared F. Hyde	Discipline ENVIRONMENTAL
Drawn F. Hyde	Scale 1:20,000
Checked A. Cole	Date 2014/10/09
Project Manager A. Cole	Sequence No. 06 of 06
Project 18455	Drawing No. 0000 Rev. 0A

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