

APPENDIX A  
PROPERTY INFORMATION

Environmental Assessment Registration Document:  
Welshtown Quarry Expansion  
Shelburne, Municipality of the District of Shelburne  
Nova Scotia

April 26, 2016

Mr. Gary Rudolph  
Dexter Construction Company Limited  
927 Rocky Lake Dr  
PO Box 48100  
Bedford, NS  
B4A 3Z2

Dear Mr. Rudolph:

**RE: Approval to Construct and Operate - Quarry  
Approval No. 2016-095706  
PID # 80106875, 80106826, 80106867**

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Enclosed please find Approval # 2016-095706 issued to Dexter Construction Company Limited to construct and operate the Quarry at Welshtown, Shelburne County, Nova Scotia. Please ensure that you forward the original Approval to Dexter Construction Company Limited

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 Adam d'Entremont, Western Region, Yarmouth Office at (902) 742-8985.

Yours Truly,



Paddy-joe MacMillan  
District Manager

cc

Eimas #: 2016-095706

## APPROVAL

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

**APPROVAL HOLDER:** Dexter Construction Company Limited  
**SITE PID:** 80106875, 80106826, 80106867  
**APPROVAL NO:** 2016-095706  
**EXPIRY DATE:** April 22, 2026

Pursuant to Part V of the *Environment Act, S.N.S. 1994-95, c.1, s.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, operation and reclamation of a Quarry, and associated works, at or near Welshtown, Shelburne County in the Province of Nova Scotia.

Administrator Paddy-joe MacMillan Date Signed May 4/16

Name (please print) Paddy-joe MacMillan

The Minister has delegated her powers and responsibilities under the Act with respect to this Approval to the Administrator named above. Therefore any information or notifications required to be provided to the Minister under this Approval can be provided to the Administrator unless otherwise advised in writing.

# TERMS AND CONDITIONS OF APPROVAL

## Nova Scotia Environment

**Approval Holder:** Dexter Construction Company Limited  
**Project:** Quarry  
**Site:** Welshtown, Shelburne County  
PID # 80106875, 80106826, 80106867

**Approval No:** 2016-095706

**File No:** 92100-30

**Map Series:** 20P14

**Grid Reference:** E310150 N4850000

### Reference Documents:

- Application dated January 28, 2016 and attachments.
- Public Consultation Results , tear sheets from Rhett Thompson dated March 21, 2016
- Letter of authorization signed by David Wood CFO
- AVIA Bond No 207287-16

### 1. Definitions

- a) "Abandonment" means cessation of production of aggregate for a period of twelve (12) months, unless authorized by the Minister.
- b) "Act" means Environment Act, Chapter 1 of the Acts of 1994-95, and includes, unless the context otherwise requires, all regulations made pursuant to the *Act*.
- c) "Active Area" means the area required to operate a quarry and includes the working face and associated works.
- d) "Administrator" means a person appointed by the Minister for the purpose of this *Act*, and includes an acting administrator.

- e) "Approval" means an approval issued pursuant to this Act with respect to an activity.
- f) "Associated Works" means any building, structure, processing facility, pollution abatement system or stockpiles of aggregate (material) associated with the Facility.
- g) "Department" means the Department of Environment, and the contact for the Department for this approval is:

Nova Scotia Environment  
Inspection, Compliance and Enforcement Division  
Western Region, Yarmouth Office  
55 Starrs Rd., Unit 9  
Yarmouth, NS B5A 2T2

Phone: (902) 742-8985  
Fax: (902) 742-7796

- h) "Disturbed Area" means any area on a quarry site that has been stripped of vegetation and is susceptible to erosion.
- i) "Extension" means an increase in size, volume or other physical dimensions of an activity such that the increase may cause an adverse effect if not properly mitigated.
- j) "Facility" means the Quarry and associated works.
- k) "Minister" means the Minister of Nova Scotia Environment and includes any person appointed as a designate of the Minister.
- l) "Modification" means a change to an activity that may cause an adverse effect if not properly mitigated and includes, but is not limited to, the expansion of the same process, addition of product lines and replacement of equipment with different technology other than that presently in use.
- m) "Reclamation" means work performed or to be performed in accordance with an approved plan, and includes rehabilitation of a site or facility.
- n) "Site" means the lands where an activity or proposed activity will take place.
- o) "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.

- p) "Water Resource" means all fresh and marine waters comprising all surface water, groundwater and coastal water.
- q) "Watercourse" means the bed and shore of every river, stream, lake, creek, pond, spring, lagoon, or other natural body of water, and the water therein, within the jurisdiction of the Province, whether it contains water or not, and all groundwater.
- r) "Wetland" means land commonly referred to as a marsh, swamp, fen or bog that either periodically or permanently has a water table at, near or above the land's surface or that is saturated with water, and sustains aquatic processes as indicated by the presence of poorly drained soils, hydrophytic vegetation and biological activities adapted to wet conditions.

## 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 Welshtown, Shelburne County (the "Site").
- b) The Facility shall be constructed and operated as outlined in the application for industrial approval dated January 28, 2016 and supporting documentation.
- c) The Site shall not exceed the area as outlined in the application and supporting documentation.

## 3. **General Terms and Conditions**

- a) The Approval Holder shall construct, operate and reclaim the Facility in accordance with the following provisions:
  - i) Environment Act S.N.S. 1994-1995, c.1, as amended from time to time;
  - ii) Regulations pursuant to the above Act, as amended from time to time;
  - iii) Nova Scotia Environment and Labour Pit and Quarry Guidelines, 2003, or latest version unless otherwise varied by condition of approval.
- b) No authority is granted by this Approval to enable the Approval Holder to construct, operate and reclaim the Facility on lands which are not in the control or ownership of the Approval Holder. It is the responsibility of the Approval

Holder to ensure that such a contravention does not occur.

- 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) Any request for renewal or extension of this Approval is to be made in writing, to the Department, at least ninety (90) days prior to the Approval expiry.
- e) The Minister may modify, amend or add conditions to this Approval at any time pursuant to Section 58 of the Act.
- f) This Approval is not transferable without consent of the Minister.
- g)
  - i) If the Minister determines that there has been non-compliance with or all of the terms and conditions contained in this Approval, the Minister may cancel or suspend the Approval pursuant to subsections 58A(1) and 58A(2) of the Act, until such time as the Minister is satisfied that all terms and conditions have been met.
  - ii) If the Minister cancels or suspends this Approval, the Approval Holder remains subject to the penalty provisions of the Act and regulations.
- h) The Approval Holder shall notify the Department prior to any proposed extensions or modification to the Facility, including, but not limited to, the active area, operating area, process changes or waste disposal practices which are not granted under this Approval. An amendment to this Approval may be required before implementing any change.
- l) Extensions or modifications to the Facility may be subject to the Environmental Assessment Regulations. Written approval from the Minister may be required before implementing any change.
- j) Pursuant to Section 60 of the Act, the Approval Holder shall submit to the Minister 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.
- k) The Approval Holder shall immediately notify the Department of any incidents of non-compliance with this Approval.
- l) The Approval Holder shall bear all expenses incurred in carrying out the environmental monitoring required under the terms and conditions of this Approval.

- m) 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.
- n) Unless written authorization is received otherwise from the Minister, 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.
- o) 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.
- p) The Approval Holder may 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.
- q) Upon any changes to the Registry of Joint Stock Companies information, the Approval Holder shall provide a copy to the Department.

#### 4. **Surface Water**

- a) The Site shall be developed and maintained to prevent surface water contaminants from being discharged into a watercourse, wetland, water resource, or beyond the property boundary, in excess of the following criteria:
  - 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 long term exposure (inputs lasting between 24 hours and 30 days);
  - ii) Total Suspended Solids: 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) Maximum increase of 10% over background levels when background is >250 mg/l;
  - iii) pH (Outfall)
    - 1) Maximum 5 to 9 in grab sample;
    - 2) Maximum 6 to 9 as a Monthly Arithmetic Mean;



- b) The Approval Holder shall ensure surface water is monitored at the following locations and frequency:
  - i) Monitoring Locations
    - 1) Site Discharge
  - ii) Monitoring Frequency
    - 1) At the request of NSE
- c) Erosion and sedimentation control devices shall be installed prior to construction at the Site and shall remain in place and be maintained until disturbed areas are stabilized.
- d) The Department reserves the right to require modifications including, but not limited to, monitoring locations, monitoring frequency, contaminants of concern, and surface water criteria.
- e) No authority is granted by this Approval to enable the Approval Holder to discharge surface water onto adjoining lands without the authorization of the affected landowner(s). It is the responsibility of the Approval Holder to ensure authorizations are current and valid.
- f) The Approval Holder shall immediately contact the Department should sulphide bearing material be encountered on the Site and shall include planned remedial measures in conformance with the Sulphide Bearing Material Disposal Regulations.

**5. Particulate Emissions (Dust)**

- a) Particulate emissions shall not contribute to an ambient concentration of total suspended particulate matter that exceed the following limits (in micrograms per cubic metre of air) at or beyond the Site property boundaries:

Annual Geometric Mean	70 Fg/m <sup>3</sup>
Daily Average (24 hr.)	120 Fg/m <sup>3</sup>
- b) The use of used oil as a dust suppressant is prohibited.
- c) Monitoring of ambient total suspended particulate matter shall be conducted at the request of the Department. The location of the monitoring station(s) for total suspended particulate matter 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 in accordance with EPA standard; EPA/625/R-96/010a; Sampling of Ambient Air for Total Suspended Particulate Matter (SPM) and PM10 shall be done using a 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  
60 dBA 1900-2300 hours  
55 dBA 2300-0700 hours

- 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. 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 notify the Department prior to excavating below the water table. An amendment to this approval and/or written approval from the Minister may be required before excavating below the water table.
- c) If so directed by the Department, the Approval Holder shall be required to prepare and implement a groundwater monitoring program.

**8. Separation Distances**

- a) The Approval Holder shall not locate the Active Area of the Site within the following separation distances unless otherwise exempted or varied by condition of approval:
  - i) 30 m of the boundary of a public or common highway;
  - ii) 30 m of the bank or ordinary high water mark of any watercourse or

- iii) wetland;  
30 m of the property boundary which does not form part of the Site active area.
- b) The Approval Holder shall not blast within the following separation distances unless the Approval Holder has obtained written letters of permission from the property owner of the structure on or before the date of Approval:
  - i) 800 m of the foundation or base of a structure located off site. This shall not apply to structures which are placed within the 800 metre separation distance following the date of which an application for approval is received from the Approval Holder.

## 9. **Blasting**

- a)
  - (i) The Approval Holder shall have a technical blast design prepared by a qualified person which ensures the ground vibration and air concussion limits in this Approval can be achieved.
  - (ii) At the request of the Department, the Approval Holder shall submit a copy of the blast design.
  - (iii) At the direction of the Department, the Approval Holder shall modify or cease blasting.
- b) The Approval Holder shall conduct a pre-blast survey of all structures within 800 metres of the point of blast including a water quality analysis of any wells serving these structures. The survey shall be conducted in accordance with the Department's 'Procedure For Conducting a Pre-Blast Survey' and the results of this survey sent to the Department prior to blasting on the Site. Additional water quality parameters may be required by the Department staff.
- c) The Approval Holder shall call the nearest weather office, to assess and record the climatic conditions prior to conducting any blasting. No blasting will be permitted if thermal inversion conditions are anticipated at the time of the proposed blast.
- d) No blasting shall occur on Sunday, on a statutory holiday prescribed by the Province, or on any day between 1800 and 0800 hours.
- e) The Approval Holder shall ensure that all blasts are monitored for concussion and ground vibration to ensure that the limits in Table 2 are not exceeded:

Table 2			
Blasting Limits			
Parameters	Maximum	Monitoring Frequency	Monitoring Station
Concussion (Air Blast)	128 dBL	Every Blast	Within 7 m of the nearest structure not located on the Site
Ground Vibration	0.5 in/sec (12.5 mm/s)	Every Blast	Below grade or less than 1 m above grade in any part of the nearest structure not located on the Site

- f) The monitoring station for blasting shall be as indicated in Table 2. Additional monitoring stations for blasting may be specified as required by the Department.
- g)
  - (i) An annual summary of results of monitoring shall be submitted to the Department.
  - (ii) The Approval Holder shall submit a record of individual blast results if so directed by the Department.

**10. Reclamation**

- b) The Approval Holder shall submit a reclamation plan to the Department for review by April 22, 2019. The reclamation plan shall be revised and updated every three years thereafter, and submitted for review. The reclamation 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) re-vegetation work;
  - iv) any work necessary to reclaim the Site.
- c)
  - i) The Approval Holder shall post a reclamation security which shall be calculated using the reclamation plan and factors listed above. The reclamation security shall be revised every three years in accordance with the revised reclamation plan.
  - ii) The reclamation security shall be posted in a form and value which is acceptable to the Department. In no case shall the value be less than \$6250 per hectare.

- d) The Approval Holder shall reclaim the Site within twelve (12) months of abandonment and in accordance with the latest reclamation plan submitted by the Approval Holder unless an alternate time frame is provided by the Department.
- e) The Department shall release the security to the Approval Holder after final reclamation of the Site has been completed to the satisfaction of the Minister. The Approval Holder shall notify the Department when reclamation has been completed.
- f) The Approval Holder shall ensure that any security posted for reclamation be kept valid for the term of the Approval. The expiry date of the Security shall be automatically renewed or coincide with the expiry date of the Approval.

#### 11. **Site Specific Conditions**


- a) The boundaries of the Facility will be adequately marked, cut out and/or clear of new growth. Permanent visible markers shall be placed at changes in direction and be no more than 100 metres between markers along the Facility boundary.
- b) The Approval Holder shall be required to establish a Community Liaison Committee (CLC) at the direction of the Department.
- c) Refueling and vehicle maintenance shall only be carried out in a designated refueling area where conditions will allow the containment of any accidental spills.
- d) The surface of the refueling area shall be comprised of low permeability material and shall be sloped or bermed in such a way that spills will be captured prior to encountering a watercourse, wetland or water resource.

#### 12. **Reporting**

- a) The Approval Holder shall submit an annual report to the Department, by **January 31st** of each calendar year, documenting the following information in format acceptable to the Department:
  - i) Results from sampling surface water required in this Approval,
  - ii) Records of blasting events and surveys conducted,
  - iii) Quantities of rock removed from the site for the year,
  - iv) Rehabilitation undertaken during the year,

- v) Summary of complaints received and actions taken to address the complaints,
- vi) Any spills at the site and corrective action taken,
- vii) Updated contingency plan if required, and
- viii) Results of any other monitoring completed by the Approval Holder at the Facility.

( For the report to be considered complete all items must be addressed )

**Profile** [Printer Version](#)[Profile Info](#)   [People Info](#)   [Activites Info](#)   [Related Reg's Info](#)**PROFILE** - DEXTER CONSTRUCTION COMPANY LIMITED - as of: 2020-10-14 01:03 PM

<b>Business/Organization Name:</b>	DEXTER CONSTRUCTION COMPANY LIMITED
<b>Registry ID:</b>	1109762
<b>Type:</b>	Extra-Provincial Corporation
<b>Nature of Business:</b>	
<b>Status:</b>	Active
<b>Jurisdiction:</b>	New Brunswick
<b>Registered Office:</b>	1741 LOWER WATER STREET, SUITE 600 Halifax NS Canada B3J 0J2
<b>Mailing Address:</b>	PO BOX 997 Halifax NS Canada B3J 2X2

**PEOPLE**

<b>Name</b>	<b>Position</b>	<b>Civic Address</b>	<b>Mailing Address</b>
Carl B. Potter	Director	927 Rocky Lake Drive Bedford NS B4A 3Z2	
David Pangman	Vice President, Finance	927 Rocky Lake Drive Bedford NS B4A 3Z2	
Carl B. Potter	Chairman	927 Rocky Lake Drive Bedford NS B4A 3Z2	
David A. Wood	VP, CFO AND TREASURER	927 Rocky Lake Drive Bedford NS B4A 3Z2	
KEN MACLEAN	VP AND SECRETARY	927 Rocky Lake Drive Bedford NS B4A 3Z2	
HAROLD JOHNSON	VICE PRESIDENT	927 Rocky Lake Drive Bedford NS B4A 3Z2	
CHRISTINE C. POUND	Recognized Agent	1741 LOWER WATER STREET, SUITE 600 Halifax NS B3J 0J2	PO BOX 997 Halifax NS B3J 2X2

**ACTIVITIES**

<b>Activity</b>	<b>Date</b>
Annual Statement Filed	2020-06-03
Annual Statement Filed	2020-01-02
Change of Directors	2019-11-06
Annual Renewal	2019-01-03
Annual Statement Filed	2019-01-03
Annual Renewal	2017-12-04
Annual Statement Filed	2017-12-04
Change of Directors	2017-10-18
Annual Renewal	2016-12-13
Annual Statement Filed	2016-12-13
Annual Renewal	2015-12-18
Annual Statement Filed	2015-12-18
Address Change	2015-08-25
Appoint an Agent	2015-08-25
Change of Directors	2015-07-10
Annual Renewal	2014-12-09
Annual Statement Filed	2014-12-09
Annual Statement Filed	2013-11-29
Annual Renewal	2013-11-26
Change of Directors	2013-09-12
Change of Directors	2013-03-18
Annual Statement Filed	2012-11-26
Annual Renewal	2012-11-26
Change of Directors	2012-06-22
Annual Statement Filed	2012-01-05
Annual Renewal	2011-12-14
Annual Renewal	2010-11-08
Annual Statement Filed	2010-11-08
Change of Directors	2010-05-14
Annual Renewal	2009-12-22
Annual Statement Filed	2009-12-22
Change of Directors	2009-07-21



Annual Renewal	2008-12-04
Change of Directors	2008-02-01
Annual Renewal	2007-11-23
Annual Statement Filed	2007-11-23
Annual Renewal	2006-11-14
Annual Statement Filed	2006-11-14
Change of Directors	2006-09-25
Annual Renewal	2005-11-22
Annual Statement Filed	2005-11-22
Annual Renewal	2004-11-04
Annual Statement Filed	2004-11-04
Annual Renewal	2003-11-13
Annual Statement Filed	2003-11-13
Annual Renewal	2002-12-17
Annual Statement Filed	2002-12-17
Change of Directors	2002-04-03
Annual Renewal	2002-01-21
Annual Statement Filed	2002-01-21
Annual Renewal	2000-11-27
Annual Statement Filed	2000-11-27
Annual Renewal	1999-11-29
Annual Statement Filed	1999-11-29
Annual Renewal	1998-11-16
Annual Statement Filed	1998-11-16
Annual Renewal	1997-12-03
Annual Statement Filed	1997-12-03
Annual Renewal	1997-01-30
Annual Statement Filed	1997-01-30
Annual Report Filed	1995-12-27
Registered Office Change	1994-12-29
Reinstated	1989-03-07
Revoked for Non-Payment	1988-12-30
Agent Filed	1983-04-28
Change of Directors	1981-03-09
Registered	1977-11-18

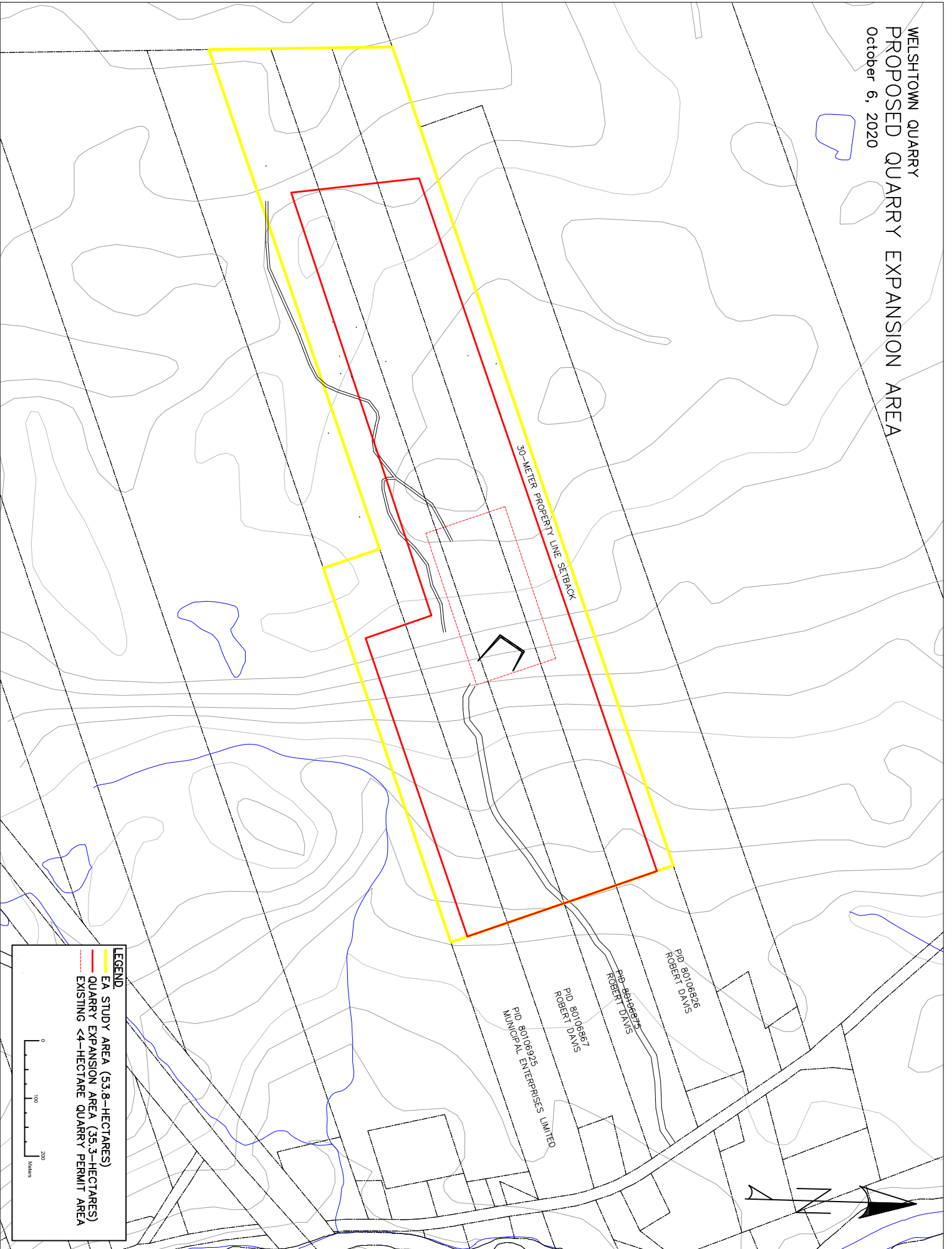
In Business Since	1977-11-18
Incorporated in Other Jurisdiction	1961-12-22

Show All [Collapse](#)

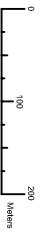
## RELATED REGISTRATIONS

<b>This Company ...</b>	
DEXTER PAVING	Registered
NOVA SCOTIAN UTILITY CONSTRUCTION CORP.	Registered
LENIHAN'S PAVING	Registered
ROAD REDI	Registered

WELSH TOWN QUARRY  
PROPOSED QUARRY EXPANSION AREA  
October 6, 2020



- LEGEND**
- EA STUDY AREA (53.8-HECTARES)
  - QUARRY EXPANSION AREA (35.3-HECTARES)
  - EXISTING <4-HECTARE QUARRY PERMIT AREA



APPENDIX B  
DRAWINGS

Environmental Assessment Registration Document:  
Welshtown Quarry Expansion  
Shelburne, Municipality of the District of Shelburne  
Nova Scotia



DEXTER CONSTRUCTION COMPANY LIMITED  
 WELSH TOWN QUARRY EXPANSION  
 Welshtown,  
 Nova Scotia

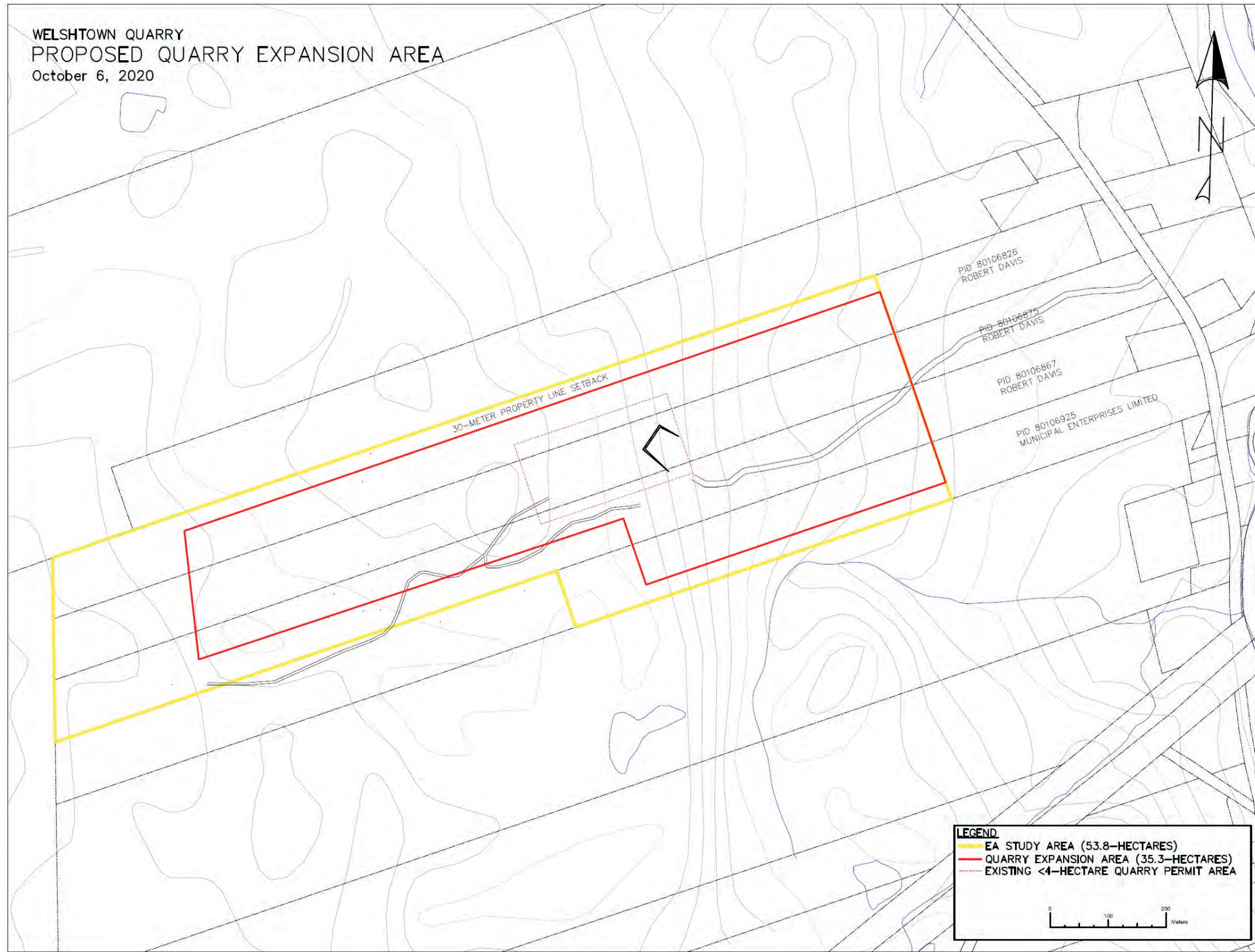
SITE DETAILS & PROPOSED  
 EXPANSION AREA

Map by:  
 Envirosphere Consultants Limited  
 Windsor, Nova Scotia  
 September 2020



Appendix B - Drawing 1

WELSH TOWN QUARRY  
PROPOSED QUARRY EXPANSION AREA  
October 6, 2020



**LEGEND**

- EA STUDY AREA (53.8-HECTARES)
- QUARRY EXPANSION AREA (35.3-HECTARES)
- EXISTING <4-HECTARE QUARRY PERMIT AREA

0 100 200  
Meters

DEXTER CONSTRUCTION COMPANY LIMITED  
WELSH TOWN QUARRY EXPANSION

Welsh town,  
Nova Scotia

APPROVED QUARRY SITE PLAN



Appendix B - Drawing 2

APPENDIX C  
ROCK SULPHUR CONTENT ANALYSIS RESULTS

Environmental Assessment Registration Document:  
Welshtown Quarry Expansion  
Shelburne, Municipality of the District of Shelburne  
Nova Scotia

21-Aug-20

Dexter Construction Co. Ltd.  
927 Rocky Lake Drive  
P.O. Box 48100  
Bedford, NS  
B4A 3Z2  
Atten: Emma Rivard

Re: Results of analysis on submitted samples.

PO#  
Job#

Sample	Wt. %	kg/t
	S(Total)	Acid Prod. Potential
Welshstown Quarry Rock	0.028	0.87

Certified Ref. Sa.	Wt. %
	S(Total)
KZK-1 (0.80% S)	0.803

Daniel Chevalier, MASC  
Manager, Minerals Engineering Centre