

June 25, 2025

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Kathleen Murray, Counsel
Regulatory Affairs
Nova Scotia Power Incorporated
PO Box 910
Halifax, NS B3J 2W5

Dear Ms. Murray:

M12299 – Nova Scotia Power Inc. – Section 62 of PUA - 2025 Land Exchange - 19 Nivens Avenue, Dartmouth, NS

NS Power applied to the Nova Scotia Energy Board on May 28, 2025, under s. 62 of the *Public Utilities Act*, requesting approval of a proposed sale of certain lands at 19 Nivens Avenue, Dartmouth, to a third party. Attached to the letter was an accepted Offer to Purchase and the property's listing sheet.

NS Power noted that the property was listed with an accredited arm's length real estate brokerage, demonstrating that the property is being sold for fair market value. NS Power accepted an offer to purchase the property from an unaffiliated third party. The Board approved NS Power's request to hold the purchase price and third-party purchaser's name confidential, as this information is commercially sensitive at this stage of the process.

In the application, NS Power noted that the property is not required to meet the needs of the company and has been deemed as surplus. In response to IRs, NS Power noted that the land was previously used for transformer and pole storage, but currently, it is primarily a vacant lot, with the only infrastructure being owned by Eastward Energy, who has an associated easement that will transfer with the property. NS Power further noted that other land between 19 Nivens Avenue and Tufts Cove is not owned by NS Power, and it does not anticipate any future use of the subject property.

In response to IRs, NS Power provided a third-party appraisal of the property as well as a broker's opinion of value. The Board is satisfied that the sale price is reasonable considering these valuations.

After review of the application and IR responses, the Board approves NS Power's request to sell the property at 19 Nivens Avenue, PID #00097188 and #40175895, in accordance with the substantive terms of the Agreement of Purchase and Sale.

Yours very truly,



Julia E. Clark, LL.B.
Vice Chair



Darlene Willcott, LL.B.
Member

