



Appeal - NS Power Dispute Resolution Officer (DRO)

Reference Number: 250620001

Submitted on: Friday, June 20 2025 at 01:43:49 PM (ADT)

Contact Information

Name on account: Roseview Developments Inc.

Account number: 2537004-4

Business contact: Michael Rose

Account address: Address 1: #3 - 644 Portland Street Suite 149
Address 2:
City: Dartmouth
Province: NS
Postal code: B2W 6C4
Country: Canada

Email Address: roseviewdevelopments@gmail.com

Mailing address: Address 1: #3 - 644 Portland Street Suite 149
Address 2:
City: Dartmouth
Province: NS
Postal code: B2W 6C4
Country: Canada

Telephone number: 9022223669

Alternate phone number:

Complaint Information

DRO made decision on:	June 20, 2025
Type of complaint:	Connection/Disconnection/Reconnection
Additional details:	I am writing on behalf of Roseview Developments Inc., the developer of Roseview Estates, located in Pictou, Nova Scotia. This letter serves as a formal complaint and request for immediate attention regarding CSO# 10029540, concerning the installation of power infrastructure between Lot 2 and Lot 3 of our subdivision. As you are aware, the power pole installation is essential to energizing the first phase of the development, which includes the initial two homes and will expand to nine. Despite ongoing coordination with Nova Scotia Power, we have encountered delays due to unresolved scope definition and engineering input. We have been advised that a formal rescoping review is scheduled for June 25, 2025. While we appreciate that NSP is working through its internal processes, the absence of clear direction and confirmation is causing significant uncertainty. These delays now pose a material risk to our build schedule, financing arrangements, occupancy targets, and contractual obligations to purchasers and contractors.
How do they want the complaint resolved?	We respectfully request the following: Written confirmation of the June 25, 2025, rescoping meeting and participants. A detailed timeline for installation following the rescope. Clarification of any outstanding technical issues NSP requires to proceed. Designation of a primary contact for escalation and coordination. To assist in your review, we have attached the preliminary utility layout for the relevant section of Phase 1A. Roseview Developments Inc. has satisfied all requirements on our end, including easement registrations, service trenching, and access coordination. As per the text message to Ken Scott, with material submitted on May 22, 2025. This matter is time-sensitive. We are committed to maintaining open and professional communication, but delays of this nature—without clear justification or schedule commitment—undermine confidence in service delivery and jeopardize stakeholder trust.

**Supporting documents
uploaded:**

- Screenshot 2025-06-20 at 1.35.55 pm.png
- Roseview Estates - Form 24 Easement benefit, and form 24 Easement burden.pdf
- +1 (902) 890-6113.pdf
- RE Power Poles Roseview Estates.pdf
- +1 (902) 890-6113.pdf
- Survey (1).pdf

iMessage
Tuesday 4:08 pm

Just sorting some stuff out. I will call you tomorrow morning to discuss.

Who is this?

Kris form nsp

Ok thank you

Wednesday 11:55 am

Good morning

I hope all is well. Checking in to see if you have an update?

It seems like we are going to allow what Kenny agreed to. I am just dealing with engineering for pole size consultation. A rescope will take place. And we can go from there. I will be sending an email to you indicating you will cover costs if any are needed to upgrade the line should we need to when expanding.

Thank you 🙏

I will keep you in the loop

Thanks again

Your welcome

Yesterday 10:06 am

Good morning

I hope all is well. Would you know the ETA for the service install?

No I don't. The job will have to be scoped as it isn't a scope we would normally complete. The engineer is still going to want to see a site plan to determine design. I am out sick today. I will reach out tomorrow

today. I will reach out tomorrow

I've submitted the drawings to Stef. Would you like me to call NSP to request a revised scope?

I was informed that NSP determines the pole location within the registered easement. As per the drawing that I had submitted to NSP, Stef.

At this time, I only require one pole.

You don't need to call. We have to build for future so we need to see the plan. Tyler will be reaching out soon to discuss

My understanding is:

The plan is to hook up the houses that are ready for power. Which is located within approximately 92 meters from the lines which run along Beeches Rd.

Which is within the proximity of the road we put in as per Kenny's instructions which was done to the town of pictou standards which include the location of the pole.

Tyler indicated to my site supervisor that he is going to make us wait.

He to also mention that he was going to send me a email a couple days ago.

Again I told you I am aware that you are only going to two houses but this has future considerations and we to be made. We agreed to something that no one in the company wants us to agree to so we are going to do it right. Tyler told me he will email you today. I am not working as I am home sick.



Do I tell the renter that the house will not be ready? I don't know what to do.

Yesterday 12:41 pm

I am not sure of your timeline but it is not going to be very fast. I was talking to Tyler. He is having email issues but will reach out to you as soon as he gets it up and running. The quicker you get the things done on the list the quicker it can happen. Calling the call center is not going to help speed things up at this point. The process has to happen.

Stefan Mailman had been sent information. Can Tyler collaborate with him and share his computer? Could the engineer on the file share his computer with Tyler? What about the items I put in place Ken Scott.

Please wait until you hear from Tyler. He has already been in communication with all of those people. We are doing everything we can.

Tyler told my site supervisor that he is going to make me wait; my capital partners, contractors, and tenant are going to want to make sure I am doing my best to get clarity.

I will drive my computer to him if he needs it.

No joking

He didn't say he is going to make you wait. He said you will have to wait referring to the process. He cannot access systems and is trying to get back to them. I know it is difficult but there's nothing we can do until he gets back in later today. I am still home sick so I am going back to bed. Please allow the process to happen.

Why did he not get the information from Stefan, before he called me or went out to scope the site?

Trust me, I believe in process

How am I able to get an electrical permit and inspection, but not be able to get a pole for hook up?

I am going to leave this with the planner. I have made allowances for you to get the job done the planning portion will be taken on by our planner. Please communicate with him when he is able to reach out.

No call from Tyler?! Please I am bagging you.

Michael I need you to let the process happen. He is a heavily scheduled planner in a time of computer issues. He is going through the process. I told you he is going to contact you and he is. I understand your frustration but all of the calls and texts aren't going to change that the process is in place and happening as fast as it can.

Hey Chris, I get that things are busy and there have been some tech issues, but I need to flag how frustrating this has become.

The process hasn't been followed properly, and the equipment being used hasn't been reliable. It's caused real delays on my end. Can you make sure this gets looked at more seriously?

I'm just trying to avoid further problems.

The problem is that this should have been handled as a development from day one. We only take jobs seriously. We deal with engineered infrastructure. It is based on that seriousness that despite the lack of time we can not bend on doing the process. I am not explaining this anymore. The only way to have no further delays is to follow the instructions that will be coming your way. Other than that you need to let the process happen.

Understood.

That said, this project *has* been treated as a serious development from day one on our end. The delays we're experiencing are not due to a lack of effort or compliance, but rather to inconsistent communication and procedural confusion outside of our control.

I will continue to follow the instructions provided, but let's be clear—accountability goes both ways. I'm committed to moving this forward without further disruption, but I expect the same level of professionalism and urgency in return.

When I'm told someone will follow up with me today, I expect that to happen. Even a quick, friendly update would go a long way—there's no need to overpromise or avoid

basic communication.

We have provided professionalism. I have the notes from the first meeting that you were told you would need to build the whole subdivision. The local crews and plt supervisor don't believe we should be building this piece meal. It is bad construction. I have agreed to this against everyone's wishes to help you get started because one of my planners told you we would so we will live by his word. But under no circumstances would we ever build a line this way. Developers are held to rules and standard. None of them were followed. I am exiting this conversation now. Please wait until Tyler gets a hold of you. He told me he will get a hold of you as soon as he is able to. And he will give you further instruction.

I have been updating you all day despite being home sick. I told you that he can not possibly get back to you. He was with IT all day.

Hi Chris,

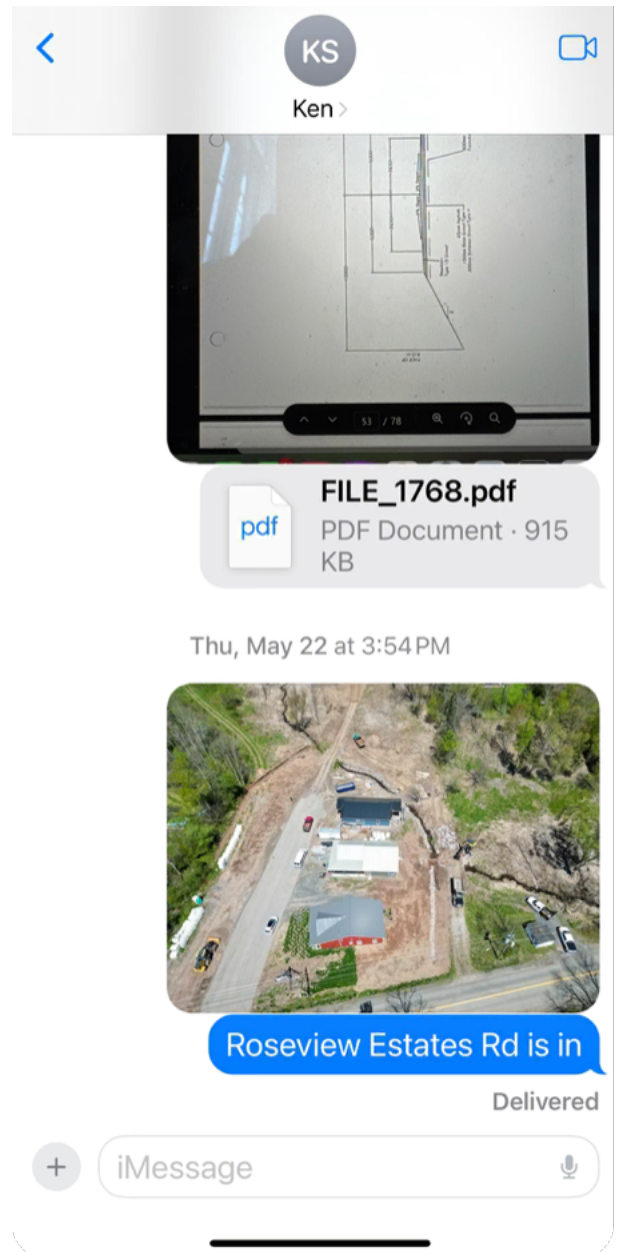
I appreciate you taking the time to provide updates today, especially while you're home sick.

That said, it's important to clarify a few points for the record:

1. You've confirmed Tyler was unavailable all day due to IT issues and therefore could not respond.
2. Despite internal objections, your team is proceeding with the current approach based on a commitment made by one of your planners.
3. You've also made it clear that this staging method does not align with your typical construction standards.

I want to be very clear that we've been operating in reliance on your team's direction and representations throughout this process.

Continued delays and shifting expectations are creating real impacts on our end, and the lack of clear, timely communication is only compounding the issue.



This was sent to Ken Scott on May 22, 2025 with no further instructions from NSP.

Read Yesterday

Based on my understanding from Tyler and my own observation, it seems he has no intention of reviewing the information I shared with Stefan.

I anticipated that Tyler wouldn't reach out today, and that assumption proved correct and noted to NSP customer service representative, with manager.

Delivered

From: Mailman, Stefan stefan.mailman@nspower.ca
Subject: RE: Power Poles - Roseview Estates
Date: June 11, 2025 at 2:48 pm
To: Roseview Developments roseviewdevelopments@gmail.com

SM

Hi Micheal, after speaking to my supervisor this job has been moved to one of our planners who looks after all the planning for developments and he will be looking after this job from here. HE will be in contact with you if he hasn't already.

Thanks
Stefan Mailman

From: Roseview Developments <roseviewdevelopments@gmail.com>
Sent: Wednesday, June 11, 2025 10:04 AM
To: Mailman, Stefan <stefan.mailman@nspower.ca>
Cc: Resolve <Resolve@nspower.ca>; Customer Service at Decoste Electrical & Ventilation <service@decosteelectrical.com>; Steve Richard <becriccontracting@gmail.com>; Darren Trevors <survey@trevorssurveying.com>
Subject: Re: Power Poles - Roseview Estates

****Exercise Caution - This is an external email from: roseviewdevelopments@gmail.com. Beware of links or attachments from external sources. If you are unsure, click "Report Email" to submit for review.****

Hi Stefan

Could you please provide an update? We need power to Lot 2 ASAP due to we have someone moving in on July 1st, 2025.

Please see the attachment.

Kind Regards

Michael Rose P Tech, CET, PMP
Managing Director
Roseview Developments Inc.

[https://urldefense.com/v3/_http://www.roseviewestates.ca_!!P0w-YG-Y-g!fopVeoZVTH-PI-amyD939b6aelKpRQ9OKuLdEei3iWsZwWVTdODtaIZhpOhGsft8AauJYo9_XY1VffiKICxNqKLL2JRrjMn\\$](https://urldefense.com/v3/_http://www.roseviewestates.ca_!!P0w-YG-Y-g!fopVeoZVTH-PI-amyD939b6aelKpRQ9OKuLdEei3iWsZwWVTdODtaIZhpOhGsft8AauJYo9_XY1VffiKICxNqKLL2JRrjMn$)
(902) 222-3669

> On Jun 9, 2025, at 10:26 am, Roseview Developments
<roseviewdevelopments@gmail.com> wrote:

>

> Hi Stefan

>

> As per our phone conversation, please see the attachments for the pole routing between Lots 2 and 3 and future considerations up to Lot 9.

>

> As mentioned, most importantly, is to feed power to Lots 2 and 3.

>

>
>
> Kind Regards
>
> Michael Rose P Tech, CET, PMP
> Managing Director
> Roseview Developments Inc.
> [https://urldefense.com/v3/_http://www.roseviewstates.ca_!!P0w-YG-Y-g!fopVeoZVTH-Pl-amyD939b6aelKpRQ9OKuLdEei3iWsZwWVTdODtalZhpOhGsft8AauJYo9_XY1VffiKICxNqKLL2JRrjMn\\$](https://urldefense.com/v3/_http://www.roseviewstates.ca_!!P0w-YG-Y-g!fopVeoZVTH-Pl-amyD939b6aelKpRQ9OKuLdEei3iWsZwWVTdODtalZhpOhGsft8AauJYo9_XY1VffiKICxNqKLL2JRrjMn$)
> (902) 222-3669
>

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Form 24

Purpose: to change the registered interest, benefits or burdens

(Instrument code: 450)

(If change requested relates to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register).

For Office Use

Registration District:	Pictou County
Submitter's User Number:	24366
Submitter's Name:	Joseph R. Tracey
In the matter of Parcel Identification Number (PID)	
PID: 65243867	PID: 65243875
PID: 65243883	PID: 65243859
PID: 65243891	PID: 65243909
PID: 65243917	PID: 65243925
PID: 65243933	

The following additional forms are being submitted simultaneously with this form and relate to the attached document:

- ☒ Form 24(s)
☐ Form 8A(s)

Additional information:

- ☐ This Form 24 creates or is part of a subdivision or consolidation.
☐ This Form 24 is a municipal or provincial street or road transfer.
☐ This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.
☐ This Form 24 is adding a benefit or burden where the corresponding benefit/burden in the "flip-side" parcel is already identified in the LR parcel register and no further forms are required.

Power of Attorney:

- ☐ The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
☐ Recorded in the attorney roll
☐ Recorded in the parcel register
☐ Incorporated in the document

OR

- ☒ No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register, as set out below.

The registered interests and related information are to be changed as follows:

Instrument type	
Interest holder and type to be removed (if applicable)	
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) if applicable</i>	
Mailing address of interest holder to be added (if applicable)	
Manner of tenure to be removed (if applicable)	
Manner of tenure to be added (if applicable)	
Description of mixture of tenants in common and joint tenancy (if applicable)	
Access type to be removed (if applicable)	1. PID: 65243867 – N/A (No change) 2. PID: 65243875 – No Access 3. PID: 65243883 – No Access 4. PID: 65243859 – No Access 5. PID: 65243891 – No Access 6. PID: 65243909 – No Access 7. PID: 65243917 – No Access 8. PID: 65243925 – No Access 9. PID: 65243933 – N/A (No change)
Access type to be added (if applicable)	1. PID: 65243867 – N/A (No change) 2. PID: 65243875 – Private 3. PID: 65243883 – Private 4. PID: 65243859 – Private 5. PID: 65243891 – Private 6. PID: 65243909 – Private 7. PID: 65243917 – Private 8. PID: 65243925 – Private 9. PID: 65243933 – N/A (No change)
Percentage or share of interest held (for use with tenant in common interests)	

Non-resident (to qualified solicitor's information and belief) (Yes/No?)	
Reference to related instrument in parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law and no document is attached) Instrument code: 443	

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*): **N/A**

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*: **N/A**

The following benefits are to be added and/or removed in the parcel register(s):

Instrument type	Easement / Right of Way
Interest holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable) <i>Note: include qualifier (e.g., estate of, executor, trustee, personal representative) (if applicable)</i>	Together with an Easement / ROW - Easement/ROW Holder (Benefit)
Mailing address of interest holder to be added (if applicable)	N/A
Servient tenement parcel(s) (list all affected PIDs):	PID 65243958 PID 65243941
Reference to related instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of law) Instrument code: 443	

The following burdens are to be added and/or removed in the parcel register(s): **N/A**

The following recorded interests are to be added and/or removed in the parcel register(s): **N/A**

May 4, 2009

The textual qualifications are to be changed as follows: **N/A**

The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed: **N/A**

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register as instructed on this form.

Dated at Halifax, in the County of Halifax and Province of Nova Scotia, on this 11th day of June, 2025.



Signature of Authorized Lawyer

Name: Joseph R. Tracey
Address: 7020 Mumford Road, Suite 401, Halifax, NS
B3L 4S9
Phone: 902-455-7730
E-mail: jtracey@springvalelaw.ca
Fax: 902-455-7739

- ☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

May 4, 2009

This **GRANT OF EASEMENT** made this 10th day of June, 2025.

BETWEEN:

ROSEVIEW DEVELOPMENTS INC., a body corporate
(hereinafter called the "**Grantor**")

-and-

ROSEVIEW DEVELOPMENTS INC., a body corporate
(hereinafter called the "**Grantee**")

WHEREAS the **Grantor** is the owner of lands known as Lot 25-PR1 (PID 65243958) and Lot 25-PR2 (PID 65243941), in the Town of Pictou, Province of Nova Scotia, being and, and further described in Schedule "A" attached hereto (the "**Grantor Lands**").

AND WHEREAS the **Grantee** is the owner of lands known as Lot 25-1 (PID 65243867), Lot 25-2 (PID 65243875), Lot 25-3 (PID 65243883), Lot 25-4 (PID 65243859), Lot 25-5 (PID 65243891), Lot 25-6 (PID 65243909), Lot 25-7 (PID 65243917), Lot 25-8 (PID 65243925), and Lot 25-9 (PID 65243933), in the Town of Pictou, Province of Nova Scotia, and further described in Schedule "B" attached hereto (the "**Grantee Lands**").

NOW THIS INDENTURE WITNESSETH in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada, now paid by the **Grantee** to the **Grantor**, the receipt and sufficiency of which is hereby acknowledged and the mutual covenants herein contained;

The **Grantor** hereby grants to the **Grantee**, their successors and assigns, an easement over that portion of the **Grantor Lands**, travelling from Beeches Road to Sea Birch Drive, or from Sea Birch Drive to Beeches Road, to the **Grantee Lands**, said easement is for access to the **Grantee Lands**. (the "**Access Easement**"). For greater certainty, the location of the Access Easement is identified as proposed access and utility easement 25-E1 and proposed access and utility easement 25-E2 attached hereto as Schedule 'C'.

Said Access Easement is for the benefit of the **Grantee Lands**, for normal residential uses, by way of vehicular travel and pedestrian travel.

Said Access Easement will extinguish absolutely upon the **Grantor Lands** becoming a public road.

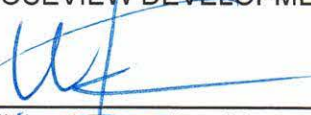
The **Grantor** shall not cause directly or indirectly any interruption, blockage, obstruction, stoppage, delay or cessation of all or any of said described access which has the effect of disrupting the ordinary use of the Access Easement.

The **Grantor** covenants and agrees with the **Grantee** that the **Grantor** will not change or disturb the area identified as the Access Easement or place any obstruction on the Easement without the consent of the **Grantee**, nor will the **Grantor** erect or permit or suffer any permanent structure to be erected on the Access Easement;

IN WITNESS WHEREOF the Grantor has duly executed this Grant of Easement the day and year first above written.

SIGNED AND DELIVERED
in the presence of:



)
)
) ROSEVIEW DEVELOPMENTS INC.
)
)
) per: 
) _____
) Michael Rose, President
)

AFFIDAVIT OF EXECUTION AND
MATRIMONIAL PROPERTY ACT AFFIDAVIT COMBINED (CORPORATE)
PROVINCE OF NOVA SCOTIA

CANADA
PROVINCE OF NOVA SCOTIA

I, Michael Rose, of Pictou, Province of Nova Scotia, make oath and say that:

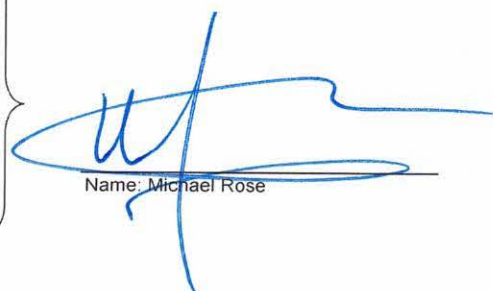
1. I am the President of ROSEVIEW DEVELOPMENTS INC. the "Corporation" and have a personal knowledge of the matters herein deposed to.
2. I executed the foregoing instrument for and on behalf of the Corporation.
3. I am authorized to execute the foregoing instrument on behalf of the Corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.
6. I acknowledge that the Corporation executed the foregoing instrument by its proper officer(s) duly authorized in that regard on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to s. 31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s. 79(1)(a) of the *Land Registration Act* as the case may be, for the purpose of registering the instrument.

SWORN TO at Halifax,
Province of Nova Scotia, this
10th day of June, 2025, before
me:



JOSEPH R. TRACEY

A Barrister of the
Supreme Court of Nova Scotia



Name: Michael Rose

SCHEDULE A – (Burdened Lands)

Lot 25-PR1 (PID 65243958)

Lot 25-PR2 (PID 65243941)

SCHEDULE "B" (Benefiting Lands)

Lot 25-1 (PID 65243867)

Lot 25-2 (PID 65243875)

Lot 25-3 (PID 65243883)

Lot 25-4 (PID 65243859)

Lot 25-5 (PID 65243891)

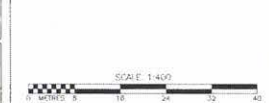
Lot 25-6 (PID 65243909)

Lot 25-7 (PID 65243917)

Lot 25-8 (PID 65243925)

Lot 25-9 (PID 65243933)

Town of Thompson 61 through 75-79
 This is a Plan or Appendix for 1 and 2 2-11 1 2
 Engineer [Signature]
 Development Officer
 DATE 12/1/88 BY [Signature]

[illegible]

SURVEYOR'S CERTIFICATE
I, DAVIDE DUBOIS, NOTAR DOSSA, (AND SURVEYOR, HEARBY
CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN, WAS CONDUCTED
UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN
ACCORDANCE WITH THE LAND SURVEYING ACT, REGULATIONS AND STANDARDS
MADE THEREUNDER.
DATED THIS 26th DAY OF MARCH, 2005
DAVIDE DUBOIS, A.C.M.



TREVORS
SURVEYING LTD.
1001 82 ST SW LAMBERT, ONTARIO

Schedule "C"

Form 24

Purpose: to change the registered interest, benefits or burdens

(Instrument code: 450)

(If change requested relates to one or more of the following and no other interests are being added or removed on this form: manner of tenure, description of manner of tenure, non-resident status, parcel access or NSFLB occupant. Note: This form cannot be used to correct an error in a parcel register).

(Instrument code: 451)

(Change to existing servient or dominant tenement PID number in a parcel register as a result of subdivision or consolidation. Note: This form cannot be used to correct an error in a parcel register).

For Office Use

Registration District:	Pictou County
Submitter's User Number:	24366
Submitter's Name:	Joseph R. Tracey
In the matter of Parcel Identification Number (PID)	
PID: 65243958	PID: 65243941

Figure 1

The following additional forms are being submitted simultaneously with this form and relate to the attached document:

- ☒ Form 24(s)
☐ Form 8A(s)

Additional information:

- ☐ This Form 24 creates or is part of a subdivision or consolidation.
- ☐ This Form 24 is a municipal or provincial street or road transfer.
- ☐ This Form 24 is adding a corresponding benefit or burden as a result of an AFR of another parcel.
- ☐ *This Form 24 is adding a benefit or burden where the corresponding benefit/burden in the "flip-side" parcel is already identified in the LR parcel register and no further forms are required.*

Power of Attorney:

- ☐ The attached document is signed by attorney for a person under a power of attorney, and the power of attorney is:
- ☐ Recorded in the attorney roll
 - ☐ Recorded in the parcel register
 - ☐ Incorporated in the document

OR

- ☒ No power of attorney applies to this document

This form is submitted to make the changes to the registered interests, or benefits or burdens, and other related information, in the above-noted parcel register, as set out below.

The registered interests and related information are to be changed as follows: **N/A**

The following tenant in common interests that appear in the section of the parcel register(s) labelled "Tenants in Common not registered pursuant to the *Land Registration Act*" are to be removed because the interests are being registered (*insert names to be removed*): **N/A**

I have searched the judgment roll with respect to this revision of the registered interest and have determined that it is appropriate to add the following judgment(s) or judgment-related documents to the parcel register, in accordance with the *Land Registration Act* and *Land Registration Administration Regulations*: **N/A**

The following benefits are to be added and/or removed in the parcel register(s): **N/A**

The following burdens are to be added and/or removed in the parcel register(s):

Instrument type	Easement / Right of Way
Interest Holder and type to be removed (if applicable)	N/A
Interest holder and type to be added (if applicable)	65243867 (Easement/ROW Holder Burden – Dominant PID) 65243875 (Easement/ROW Holder Burden – Dominant PID) 65243883 (Easement/ROW Holder Burden – Dominant PID) 65243859 (Easement/ROW Holder Burden – Dominant PID) 65243891 (Easement/ROW Holder Burden – Dominant PID) 65243909 (Easement/ROW Holder Burden – Dominant PID) 65243917 (Easement/ROW Holder Burden – Dominant PID) 65243925 (Easement/ROW Holder Burden – Dominant PID) 65243933 (Easement/ROW Holder Burden – Dominant PID)
Mailing address of interest holder added (if applicable)	
Reference to related Instrument in names-based roll/parcel register (if applicable)	
Reason for removal of interest (for use only when interest is being removed by operation of	

lcw)

Instrument code: 443

The following recorded interests are to be added and/or removed in the parcel register(s): **N/A**

The textual qualifications are to be changed as follows: **N/A**

The following information about the occupier of the parcel, which is owned by the Nova Scotia Farm Loan Board, is to be changed: **N/A**

Certificate of Legal Effect:

I certify that, in my professional opinion, it is appropriate to make the changes to the parcel register as instructed on this form.

Dated at Halifax, in the County of Halifax and Province of Nova Scotia, on this 11th day of June, 2025.



Signature of Authorized Lawyer

Name: Joseph R. Tracey
Address: 7020 Mumford Road, Suite 401, Halifax, NS
B3L 4S9
Phone: 902-455-7730
E-mail: jtracey@springvalelaw.ca
Fax: 902-455-7739

- ☐ This document also affects non-land registration parcels. The original will be registered under the *Registry Act* and a certified true copy for recording under the *Land Registration Act* is attached.

May 4, 2009


A Notary Public in and for the
Province of Nova Scotia

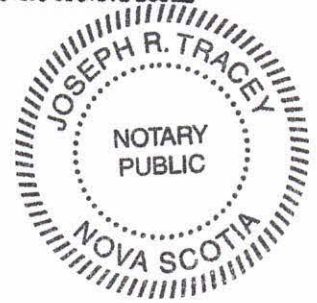
This **GRANT OF EASEMENT** made this 10th day of June, 2025.

BETWEEN:

ROSEVIEW DEVELOPMENTS INC., a body corporate
(hereinafter called the "**Grantor**")

-and-

ROSEVIEW DEVELOPMENTS INC., a body corporate
(hereinafter called the "**Grantee**")



WHEREAS the **Grantor** is the owner of lands known as Lot 25-PR1 (PID 65243958) and Lot 25-PR2 (PID 65243941), in the Town of Pictou, Province of Nova Scotia, being and, and further described in Schedule "A" attached hereto (the "**Grantor Lands**").

AND WHEREAS the **Grantee** is the owner of lands known as Lot 25-1 (PID 65243867), Lot 25-2 (PID 65243875), Lot 25-3 (PID 65243883), Lot 25-4 (PID 65243859), Lot 25-5 (PID 65243891), Lot 25-6 (PID 65243909), Lot 25-7 (PID 65243917), Lot 25-8 (PID 65243925), and Lot 25-9 (PID 65243933), in the Town of Pictou, Province of Nova Scotia, and further described in Schedule "B" attached hereto (the "**Grantee Lands**").

NOW THIS INDENTURE WITNESSETH in consideration of the sum of One Dollar (\$1.00) of lawful money of Canada, now paid by the **Grantee** to the **Grantor**, the receipt and sufficiency of which is hereby acknowledged and the mutual covenants herein contained;

The **Grantor** hereby grants to the **Grantee**, their successors and assigns, an easement over that portion of the **Grantor Lands**, travelling from Beeches Road to Sea Birch Drive, or from Sea Birch Drive to Beeches Road, to the **Grantee Lands**, said easement is for access to the **Grantee Lands**. (the "**Access Easement**"). For greater certainty, the location of the Access Easement is identified as proposed access and utility easement 25-E1 and proposed access and utility easement 25-E2 attached hereto as Schedule 'C'.

Said Access Easement is for the benefit of the **Grantee Lands**, for normal residential uses, by way of vehicular travel and pedestrian travel.

Said Access Easement will extinguish absolutely upon the **Grantor Lands** becoming a public road.

The **Grantor** shall not cause directly or indirectly any interruption, blockage, obstruction, stoppage, delay or cessation of all or any of said described access which has the effect of disrupting the ordinary use of the Access Easement.

The **Grantor** covenants and agrees with the **Grantee** that the **Grantor** will not change or disturb the area identified as the Access Easement or place any obstruction on the Easement without the consent of the **Grantee**, nor will the **Grantor** erect or permit or suffer any permanent structure to be erected on the Access Easement;

SIGNED AND DELIVERED
in the presence of:



ROSEVIEW DEVELOPMENTS INC.

per: 
Michael Rose, President

AFFIDAVIT OF EXECUTION AND
MATRIMONIAL PROPERTY ACT AFFIDAVIT COMBINED (CORPORATE)
PROVINCE OF NOVA SCOTIA

CANADA
PROVINCE OF NOVA SCOTIA

I, Michael Rose, of Pictou, Province of Nova Scotia, make oath and say that:

1. I am the President of ROSEVIEW DEVELOPMENTS INC. the "Corporation" and have a personal knowledge of the matters herein deposed to.
2. I executed the foregoing instrument for and on behalf of the Corporation.
3. I am authorized to execute the foregoing instrument on behalf of the Corporation and thereby bind the Corporation.
4. The Corporation is a resident of Canada under the *Income Tax Act* (Canada).
5. The ownership of a share or an interest in a share of the Corporation does not entitle the owner of such share or interest in such share to occupy a dwelling owned by the Corporation.
6. I acknowledge that the Corporation executed the foregoing instrument by its proper officer(s) duly authorized in that regard on the date of this affidavit; this acknowledgment is made for the purpose of registering such Instrument pursuant to s. 31(a) of the *Registry Act*, R.S.N.S. 1989, c.392 or s. 79(1)(a) of the *Land Registration Act* as the case may be, for the purpose of registering the instrument.

SWORN TO at Halifax,
Province of Nova Scotia, this
10th day of June, 2025, before
me:


JOSEPH R. TRACEY
A Barrister of the
Supreme Court of Nova Scotia


Name: Michael Rose

SCHEDULE A – (Burdened Lands)

Lot 25-PR1 (PID 65243958)

Lot 25-PR2 (PID 65243941)

SCHEDULE "B" (Benefiting Lands)

Lot 25-1 (PID 65243867)

Lot 25-2 (PID 65243875)

Lot 25-3 (PID 65243883)

Lot 25-4 (PID 65243859)

Lot 25-5 (PID 65243891)

Lot 25-6 (PID 65243909)

Lot 25-7 (PID 65243917)

Lot 25-8 (PID 65243925)

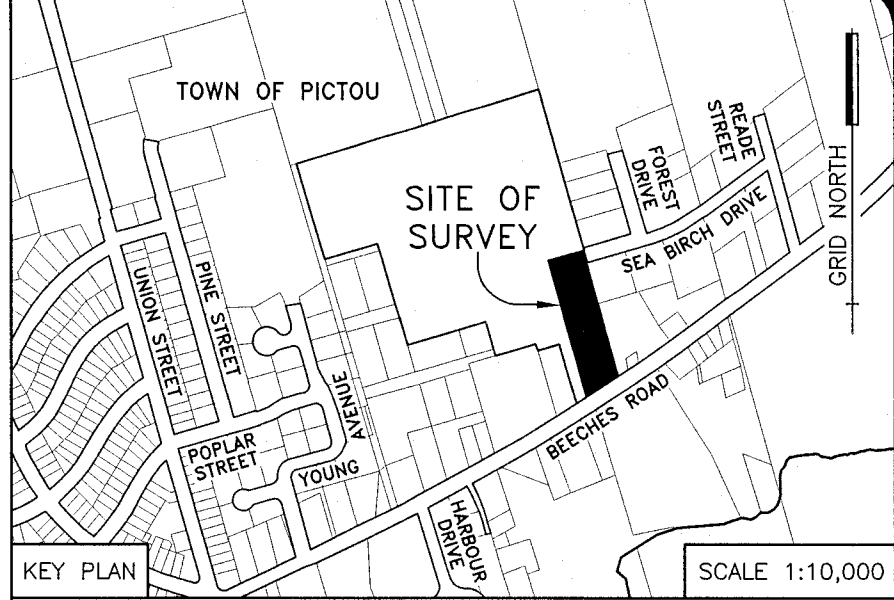
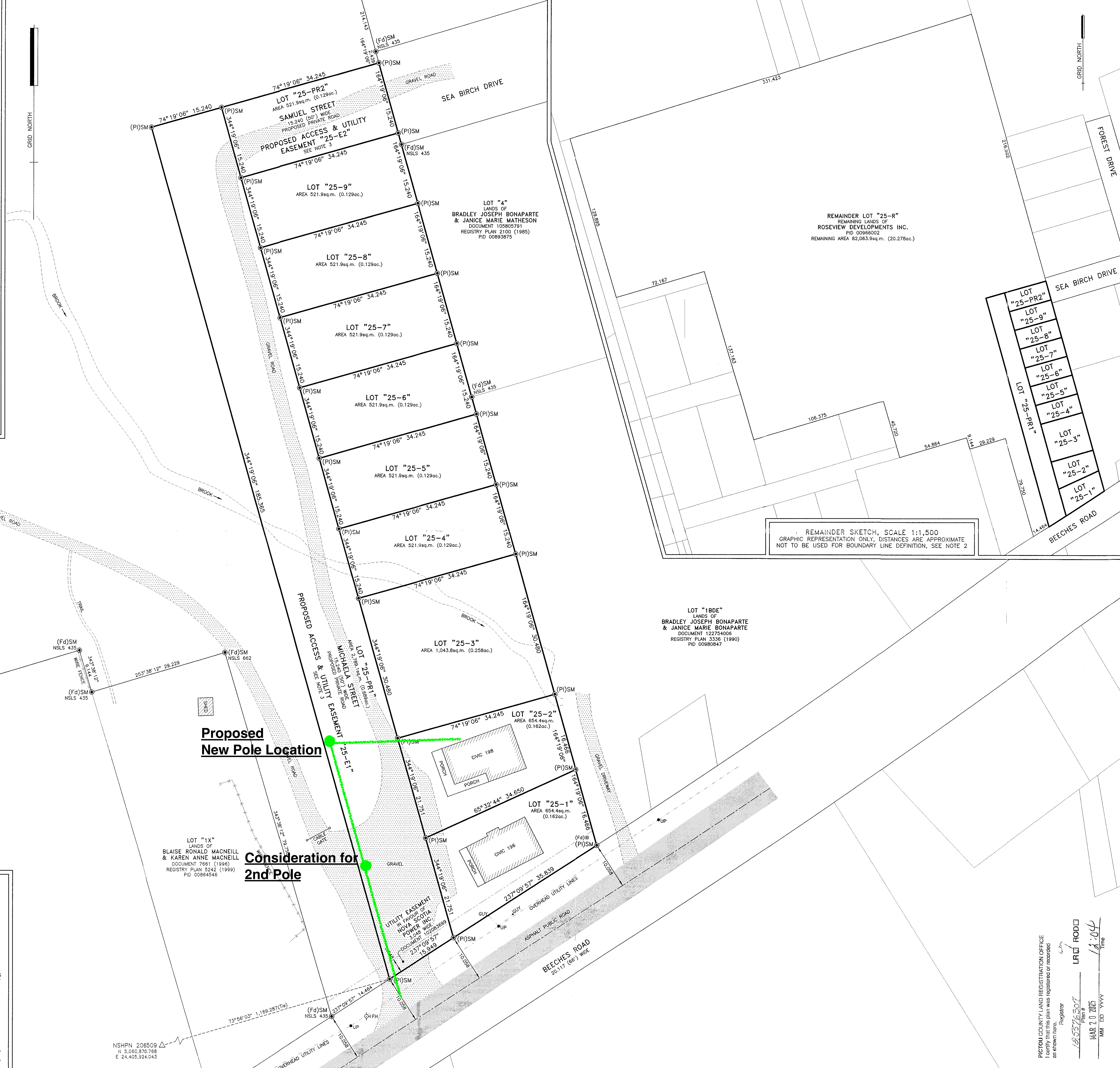
Lot 25-9 (PID 65243933)

PLAN ENDORSEMENTS

Town of Pictou
This Final Plan is Approved for Lots:
Endorsed: [Signature]
DATE: 14th March 2025

NOTES:

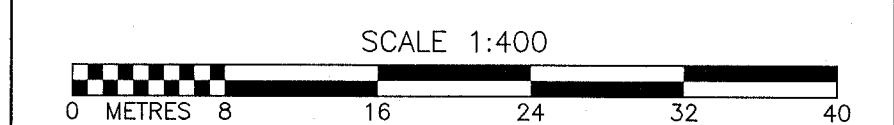
- LOTS "25-1" TO "25-9", LOT "25-PR1" (MICHAELA STREET), LOT "25-PR2" (SAMUEL STREET) & REMAINDER LOT "25-R" ORIGINATE WITH THIS PLAN AND ARE PORTIONS OF LOT "X" (PORTION OF) LANDS OF ROSEVIEW DEVELOPMENTS INC. AS DESCRIBED IN REGISTRY DOCUMENT 121282850 AND SHOWN ON REGISTRY PLANS 5242 (1999), 2203 (1985) & 1718 (1983).
- THE ONLY BOUNDARIES SHOWN ON THIS PLAN WHICH HAVE BEEN SURVEYED ARE THE BOUNDARIES OF LOTS "25-1" TO "25-9", LOT "25-PR1" (MICHAELA STREET) & LOT "25-PR2" (SAMUEL STREET). THE REMAINING BOUNDARIES OF REMAINDER LOT "25-R" SHOWN ON THE PLAN HAVE BEEN PREVIOUSLY SURVEYED AND ARE SHOWN IN GREATER DETAIL ON REGISTRY PLANS 5242 (1999), 2203 (1985) & 1718 (1983).
- PROPOSED ACCESS & UTILITY EASEMENT "25-E1" ORIGINATES WITH THIS PLAN AND IS TO FACILITATE THE INSTALLATION OF UTILITIES AND ACCESS TO LOTS "25-1" TO "25-9" & LOT "25-PR2" (SAMUEL STREET) FROM BEECHES ROAD OVER LOT "25-PR1" (MICHAELA STREET). PROPOSED ACCESS & UTILITY EASEMENT "25-E2" ORIGINATES WITH THIS PLAN AND IS TO FACILITATE THE INSTALLATION OF UTILITIES AND ACCESS TO LOTS "25-1" TO "25-9" & LOT "25-PR1" (MICHAELA STREET) FROM SEA BIRCH DRIVE OVER LOT "25-PR2" (SAMUEL STREET). LOTS "25-PR1" & "25-PR2" ARE TO BE CONVEYED TO THE TOWN OF PICTOU AND DESIGNATED AS PUBLIC ROADS AT A FUTURE DATE.
- WATERCOURSES ARE OWNED BY THE PROVINCE OF NOVA SCOTIA AS PER SECTION 103 OF THE PROVINCE OF NOVA SCOTIA ENVIRONMENT ACT 1994-95, C.1.
- WETLANDS MAY EXIST ON THE LAND SHOWN HEREON AND ARE SUBJECT TO INTERPRETATION AND IDENTIFICATION BY A QUALIFIED WETLAND DELINEATOR.
- LOTS "25-1" TO "25-9" ARE TO BE SERVICED BY MUNICIPAL SEWER AND WATER.



LEGEND:

SM ○ B/P SURVEY MARKER, IRON BAR/IRON PIPE
DH ○ DRILL HOLE, CALCULATED POINT
WP △ NSHPN WOOD POST, NOVA SCOTIA HIGH PRECISION NETWORK
△ Ch Rod PLACED, FOUND, DEED NOTATION, CALCULATED, WITNESS
PC POC CENTRAL ANGLE, CHORD, RADIUS
POC POINT OF CURVE, POINT ON CURVE
PCC PRC POINT OF COMPOUND CURVE, POINT OF REVERSE CURVE
(m) (ft) (sq.m.) (ac.) METRES, FEET, SQUARE METRES, ACRES
NSLS ID NOVA SCOTIA LAND SURVEYOR, IDENTIFICATION
UP OHWM UTILITY POLE, ORDINARY HIGH WATER MARK
NTS FNE NOT TO SCALE, FOUND NO EVIDENCE
BOUNDARY (DEALT WITH), BOUNDARY (OTHER)
TIE LINE, FENCE

COORDINATE SYSTEM INFORMATION			
GNSS SURVEY TYPE: NRTK		SOURCE: CAN-NET	
HORIZONTAL DATUM: NAD83 (CSRS)		EPOCH: 2010.0 VELOCITY MODEL: Ver. 6	
VERTICAL DATUM: CGVD2013		REFERENCE MONUMENT: NSHPN 208509	
PROJECTION: 3° MTM ZONE: 4		N 5,060,870.768m E 24,405,824.043m	
CENTRAL MERIDIAN: 61°30'W		ELEV. 47.323m	ADJUSTMENT ID: NSHPN2016CUB
COMBINED SCALE FACTOR: 1.000004		VALUES: GRID (METRIC) UNADJUSTED	
FIELD SURVEY WAS CARRIED OUT ON MARCH 3, 2025			



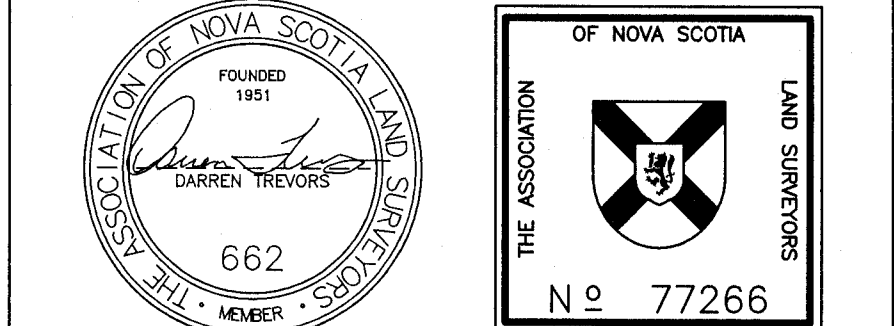
PLAN OF SUBDIVISION
LOTS "25-1" TO "25-9"
LOTS "25-PR1" & "25-PR2"
LANDS OF
ROSEVIEW DEVELOPMENTS INC.
BEECHES ROAD, TOWN OF PICTOU,
PICTOU COUNTY, NOVA SCOTIA

SURVEYOR'S CERTIFICATE

I, DARREN TREVORS, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN, WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE LAND SURVEYORS ACT, REGULATIONS AND STANDARDS MADE THEREUNDER.

DATED THIS 5th DAY OF MARCH, 2025

DRAWN BY: A.C.M.



TREVORS
SURVEYING LTD.
(902) 862-1212 SURVEY@TREVORSURVING.COM

PLAN NUMBER
2025-015

PICTOU COUNTY LAND REGISTRATION OFFICE
I certify that this plan was registered or recorded as shown here.

Registrar
MAR 2 0 2025
MAR 2 0 2025

LRD RODD
12:05 PM
MAR 2 0 2025

From: Roseview Developments <roseviewdevelopments@gmail.com>
Sent: June 19, 2025 2:39 PM
To: nspdisputeresolution@gmail.com
Cc: customerrelations@nspower.ca; Board, NSUARB <Board@novascotia.ca>
Subject: Re: 19 June email to Michael Rose: re Roseview Developments

[You don't often get email from roseviewdevelopments@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

Exercise caution when opening attachments or clicking on links / Faites preuve de prudence si vous ouvrez une pièce jointe ou cliquez sur un lien

Dear Mr. Farmer,

Thank you for your response and for outlining your role as Dispute Resolution Officer.

To clarify, I have attempted to resolve this matter through Nova Scotia Power's standard customer relations channels, including multiple calls and written communications. Despite these efforts, the issue remains unresolved and continues to cause significant delays in the installation of poles required for an active residential development project. In my view, the lack of clarity, shifting communication, and inconsistent prioritization strongly suggest that more than a standard operational delay may be occurring.

While I understand that your jurisdiction does not extend to daily operations, the matter now extends beyond a simple scheduling concern and raises the potential for a conflict of interest or preferential treatment within NSP's planning and field operations. These are issues which I believe fall within the purview of your mandate to ensure the fair application of Board-approved regulations.

As requested:

- I will contact NSP to provide consent for the release of my account information to you.
- Once this is completed, I will follow up with an email outlining the specific details and supporting documentation of my dispute.

Thank you for your time and guidance. I will be in touch shortly once the above steps have

been completed.

Sincerely,

Michael Rose P Tech, CET, PMP
Managing Director
Roseview Developments Inc.
www.roseviewestates.ca
(902) 222-3669

> On Jun 19, 2025, at 2:31 pm, <nspdisputeresolution@gmail.com>

<nspdisputeresolution@gmail.com> wrote:

>

>

> Michael Rose:

> In response to your following email, I will begin with my Role Statement as Dispute Resolution Officer (DRO) in matters of dispute between N.S.Power and their Customers : I am not an employee of Nova Scotia Power or the Nova Scotia Energy Board. I am appointed by Nova Scotia Power to satisfy the Regulations of the Board with respect to dispute resolution. My role is to address, and hopefully resolve, disputes with Nova Scotia Power that cannot be resolved through normal Customer channels. In my role I investigate N.S.Power's interpretation, and application, of Board approved Regulations. I do not have any jurisdiction over N.S.Power's day-to-day operations. My Decisions are binding on Nova Scotia Power but not on the Customer. Customers may appeal my Decisions (within 12 days of receipt of Final Written Decision) to the Board.

> I only become involved in billing matters related to N.S.Power after you have not been able to resolve a matter through normal N.S.Power Customer Relations channels. It appears to me that you have not yet exhausted those normal channels. As a result, I forwarded your earlier message to N.S.Power.

> I suggest you call N.S.Power at 1-800-428-6230, or contact them at home@nspower.ca , to discuss the matter.

> If after you have exhausted normal Customer Relations channels, you are not able to reach a mutually satisfactory conclusion, you may wish to file a dispute with me – if you wish to do so, (a) Please contact N.S. Power by telephone at 1-800-428-6230, or by email at home@nspower.ca if your email address is already on file with them, and give them your consent, to release your account information, to me, and (b) Advise me by email that you

have done so, as well as provide the details of your dispute at that time.

> Don Farmer, P.Eng.

> Dispute Resolution Officer

On Jun 20, 2025, at 9:52 AM, nspdisputeresolution@gmail.com wrote:

Don Farmer, P. Eng., Dispute Resolution Officer (D.R.O.)
Telephone (902) 428-6202, Toll-free 1-877-428-6202, Fax (902) 835-7744
nspdisputeresolution@gmail.com

Michael Rose:

In response to your attached email messages – with specific focus on “Re 19 June email to Michael Rose re Roseview Developments” – and your statement “While I understand that your jurisdiction does not extend to daily operations, the matter now extends beyond a simple scheduling concern and raises the potential for a conflict of interest or preferential treatment within NSP’s planning and field operations. These are issues which I believe fall within the purview of your mandate to ensure the fair application of Board-approved regulations.”

I must repeat ; “**I am not an employee of Nova Scotia Power or the Nova Scotia Energy Board.** I am appointed by Nova Scotia Power to satisfy the Regulations of the Board with respect to dispute resolution. My role is to address, and hopefully resolve, disputes with Nova Scotia Power that cannot be resolved through normal Customer channels. **In my role I investigate N.S.Power’s interpretation, and application, of Board approved Regulations. I do not have jurisdiction over N.S.Power’s day-to-day operations.**”

I can not be of assistance to you as this matter of N.S.Power workload scheduling is not within my jurisdiction.

I am closing my file on this matter.

The NSEB may accept a complaint from you on this matter. You may wish to discuss such with the Board.

Don Farmer, P.Eng.
Dispute Resolution