

From: Roseview Developments <roseviewdevelopments@gmail.com>

Sent: June 24, 2025 3:21 PM

To: Wallace, Lisa <Lisa.Wallace@novascotia.ca>

Cc: Blake Williams <Blake.Williams@nspower.ca>; Chris Lanteigne <chris.lanteigne@nspower.ca>; Jennifer Ross <jennifer.ross@nspower.ca>; June Karanja <June.Karanja@nspower.ca>; Kathleen Murray <kathleen.murray@nspower.ca>; Krysta Russell <Krysta.Russell@nspower.ca>; Lisa Forsey <lisa.forsey@nspower.ca>; Penney, Nicole <Nicole.Penney@novascotia.ca>; Mersey, Janice <Janice.Mersey@novascotia.ca>; MacDonell, Rianne <Rianne.MacDonell@novascotia.ca>

Subject: Re: M12343 NSPI Complaint - Power Connection - Roseview Developments Inc

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Hi Ms. Williams

They had the meeting today without my prior acknowledgment, I became aware of the meeting by receiving a notification through my cameras on site.

With assumption this was going to take place. I had notified my civil engineer who was 5 min away and met the planner on site for any need clarifications see the following for my correspondence with Chris Barkhouse.

Now I have no knowledge if there will still be a meeting tomorrow.

3:18

5G



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Ken Scott is on site today, although NSP Customer Service had indicated he would be attending on June 25.

My civil engineer is currently meeting with him.

I've asked Ken to request a debrief from Stefan Mailman to review the information that has already been submitted.

Ken has informed myself and the civil engineer (Logan) that the one pole would be able to go in within 1 - 2 weeks.

Yes unfortunately Tyler wasn't going to be able to make it so I asked him to fit it into his schedule whenever he could so there was no further delays.



iMessage



Kind Regards

Michael Rose

(902) 222-3669

-----Original Message-----

From: Roseview Developments <roseviewdevelopments@gmail.com>

Sent: June 20, 2025 8:06 AM

To: commercial@nspower.ca

Subject: Roseview Estates

Good morning

I would like to book an appointment with your design and review team?

Kind Regards

Michael Rose P Tech, CET, PMP

Managing Director

Roseview Developments Inc.

www.roseviewestates.ca

(902) 222-3669

From: [Barkhouse, Kristopher](#)
To: roseviewdevelopments@gmail.com
Subject: Beeches Rd
Date: June 24, 2025 3:52:53 PM

Hello Michael. Now that Kenny has been to site to plan for the first couple of houses to be hooked up I wanted to follow up with an email.

As we discussed in the past, any changes that will need to be made to the poles we will be installing for these two houses will be at your cost. This will include changing the size, changing anchoring, relocation etc.

You will be continuing as a developer and will follow all rules applied to developers. This means you will be responsible for all costs associated with extending the line.

You will also be responsible for having proper drawings submitted to us for an engineering review with a complete overview of the whole sub division. This includes showing pole locations in relation to the sewer and water etc.

For all information on the development plan, a day will be set aside to meet with the developer planner and this can all be hashed out.

Thanks

Kris Barkhouse
Planning Supervisor
902-890-6113

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From: Roseview Developments <roseviewdevelopments@gmail.com>

Sent: June 24, 2025 4:04 PM

To: Wallace, Lisa <Lisa.Wallace@novascotia.ca>

Cc: Blake Williams <Blake.Williams@nspower.ca>; Chris Lanteigne <chris.lanteigne@nspower.ca>; Jennifer Ross <jennifer.ross@nspower.ca>; June Karanja <June.Karanja@nspower.ca>; Kathleen Murray <kathleen.murray@nspower.ca>; Krysta Russell <Krysta.Russell@nspower.ca>; Lisa Forsey <lisa.forsey@nspower.ca>; Penney, Nicole <Nicole.Penney@novascotia.ca>; Mersey, Janice <Janice.Mersey@novascotia.ca>; MacDonell, Rianne <Rianne.MacDonell@novascotia.ca>

Subject: Re: M12343 NSPI Complaint - Power Connection - Roseview Developments Inc

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Hi Ms. Williams,

Navigating the planning process with NSP continues to be challenging. Despite repeated efforts, clear guidance on their requirements has been difficult to obtain. I've also reached out to their preliminary planning department for developers but have yet to receive a response.

Their planners previously indicated that a list of required items would be provided, but weeks have passed without follow-up—aside from an unannounced site visit and vague references to scheduling.

As we have mandates to meet and reporting obligations to multiple stakeholders, these delays and uncertainties are creating significant difficulties in maintaining project timelines.

For example, the email that was just sent to me from the manager planner:

1. Vague Attribution of Costs

“Any changes that will need to be made to the poles ... will be at your cost.”

- Lack of clarity: It’s not explained who determines the need for changes or when/how these changes will be communicated.
- Missing transparency: No reference to NSP’s standard design process, approved specifications, or appeal mechanisms for contested design decisions.

2. Unclear Scope and Rules

“You will be continuing as a developer and will follow all rules applied to developers.”

- Ambiguous wording: This implies obligations without citing the applicable policy, regulation, or guidelines.
- No reference material: A transparent response would include or link to the developer requirements, terms, or service standards.

3. No Timeline or Criteria for Engineering Review

“You will also be responsible for having proper drawings ... for an engineering review ... includes showing pole locations about the sewer and water etc.”

- Subjective standards: “Proper drawings” and “complete overview” are undefined. What exactly constitutes an acceptable submission? I have submitted drawings with no comments back.
- Missing timeline or checklist: A transparent process would include timelines for review, approval, or rejection, as well as feedback protocols.

4. Undefined Meeting Process

“A day will be set aside to meet with the developer planner and this can all be hashed out.”

- Unclear scheduling process: Who initiates the meeting? When? How much notice is provided?
- No accountability: “Can all be hashed out” is informal and vague. It lacks defined outcomes, responsibilities, and documentation procedures.

Kind Regards

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

From: Roseview Developments <roseviewdevelopments@gmail.com>

Sent: June 24, 2025 4:17 PM

To: Barkhouse, Kristopher <KRISTOPHER.BARKHOUSE@nspower.ca>

Cc: Blake Williams <Blake.Williams@nspower.ca>; Chris Lanteigne <chris.lanteigne@nspower.ca>; Jennifer Ross <jennifer.ross@nspower.ca>; June Karanja <June.Karanja@nspower.ca>; Kathleen Murray <kathleen.murray@nspower.ca>; Krysta Russell <Krysta.Russell@nspower.ca>; Lisa Forsey <lisa.forsey@nspower.ca>; Penney, Nicole <Nicole.Penney@novascotia.ca>; Mersey, Janice <Janice.Mersey@novascotia.ca>; MacDonell, Rianne <Rianne.MacDonell@novascotia.ca>; LOGAN MCDOWELL <logan.mcdowell@newpiper.ca>

Subject: Re: Beeches Rd

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Dear Kristopher,

Thank you for your recent message following Kenny's site visit regarding the planning of the initial home connections.

While I appreciate the communication, there are several areas that require clarification to ensure alignment and transparency as we move forward:

Cost Responsibility & Pole Modifications

You mentioned that any changes to the poles (e.g., size, anchoring, relocation) would be at our cost. However, it remains unclear who determines that these changes are required, under what criteria, and whether any formal design standards or dispute process is in place. Please provide NSP's applicable policy or standard documentation outlining how these decisions are made.

Developer Obligations

- Your reference to "rules applied to developers" is vague. For clarity and compliance, I ask that you forward a copy of the official developer guidelines or relevant sections of NSP's service standards that govern these expectations.

Engineering Drawings & Review Process

You referenced a need for "proper drawings" that provide a “complete overview” of the subdivision. Please clarify:

- What constitutes a complete and acceptable submission?
- Is there a formal checklist or set of requirements for these drawings?
- What is the review timeline, and how are comments or approvals issued?
- Planner Meeting Coordination

You noted that “a day will be set aside” for discussion with the planner. Kindly outline:

- Who is responsible for initiating and scheduling this meeting?
- What documentation should be prepared in advance?
- Will meeting outcomes be documented and shared?

We are committed to working cooperatively with NSP to advance this project efficiently. However, to avoid misunderstandings and delays, it is essential that we work from a consistent, well-documented framework.

I respectfully request that this information be provided in writing at your earliest convenience. I have been following **NSPI-Utility-Service-Requirements-2023 page 38**

There has been no reply from commercial@nspower.ca as per the website instructions.

Kind regards,

Michael Rose P Tech, CET, PMP

Managing Director

Roseview Developments Inc.

www.roseviewstates.ca

(902) 222-3669

From: Barkhouse, Kristopher <KRISTOPHER.BARKHOUSE@nspower.ca>

Sent: June 24, 2025 4:52 PM

To: Roseview Developments <roseviewdevelopments@gmail.com>

Cc: Williams, Blake <Blake.Williams@nspower.ca>; Lanteigne, Chris <Chris.Lanteigne@nspower.ca>; Ross, Jennifer <Jennifer.Ross@nspower.ca>; Karanja, June <June.Karanja@nspower.ca>; Murray, Kathleen <Kathleen.Murray@nspower.ca>; Russell, Krysta <Krysta.Russell@nspower.ca>; Forsey, Lisa <Lisa.Forsey@nspower.ca>; Penney, Nicole <Nicole.Penney@novascotia.ca>; Mersey, Janice <Janice.Mersey@novascotia.ca>; MacDonell, Rianne <Rianne.MacDonell@novascotia.ca>; LOGAN MCDOWELL <logan.mcdowell@newpiper.ca>; Wallace, Lisa <Lisa.Wallace@novascotia.ca>

Subject: Re: Beeches Rd

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I plan on sitting down with him tomorrow to go over developments. I will ask how he would best like to proceed and I will let you know as soon as I know.

Thanks

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From: Roseview Developments <roseviewdevelopments@gmail.com>

Sent: Tuesday, June 24, 2025 4:49:41 PM

To: Barkhouse, Kristopher <KRISTOPHER.BARKHOUSE@nspower.ca>

Cc: Williams, Blake <Blake.Williams@nspower.ca>; Lanteigne, Chris <Chris.Lanteigne@nspower.ca>; Ross, Jennifer <Jennifer.Ross@nspower.ca>; Karanja,

June <June.Karanja@nspower.ca>; Murray, Kathleen <Kathleen.Murray@nspower.ca>;
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LOGAN MCDOWELL <logan.mcdowell@newpiper.ca>; Lisa Wallace
<Lisa.Wallace@novascotia.ca>

Subject: Re: Beeches Rd

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Email" to submit for review.**

Hi Kristopher

Thank you for the update.

I understand the engineering team will need to assess the site to determine whether single or three-phase service is appropriate for the development. I also appreciate that you instructed Kenny to build to a three-phase standard to help minimize future changes—though I'll make a note to address the driveway issue he raised, need clarification, first time I had heard of this.

I welcome the opportunity to meet with your Developer Planner on site to review expectations, timelines, and any applicable guidelines. Please let me know once a date is confirmed so I can make arrangements to be present.

Looking forward to moving this forward efficiently.

Kind Regards

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

On Jun 24, 2025, at 4:36 PM, Barkhouse, Kristopher
<KRISTOPHER.BARKHOUSE@nspower.ca> wrote:

Hello Michael. The changes would be determined when we have our engineering team look at this and determine single phase versus three phase for your development. Once this is decided we can evaluate what will need to be done to existing infrastructure. I had mentioned this to you prior to agreeing to do the short extension. I did instruct Kenny to build it to three phase standard so that there should be little changes needed but he did instruct me the driveway is still not adequate.

As for everything else, I will talk to my Developer Planner and see how we can proceed with this in a timely manor. He will be able to go over the expectations, timelines etc. We currently are working on a developer package to give to developers but Nova Scotia is a diverse land scape, so what works for some areas may not work for others so it is taking some time. But there are some guidelines that will be discussed with the planner upon the visit. I would advise that you be on site for this meeting so everything can be gone over at that time.

Thanks

Kris Barkhouse
Planning Supervisor
902-890-6113