

From: Jefferson Crabtree [REDACTED] >

Sent: August 28, 2026 4:39 PM

To: Penney, Nicole <Nicole.Penney@novascotia.ca>

Cc: Carley Freeman <Carley.Freeman@nspower.ca>; Ross, Jennifer <Jennifer.Ross@nspower.ca>; Reiner, Sofia <Sofia.Reiner@nspower.ca>; Murray, Kathleen <Kathleen.Murray@nspower.ca>; Forsey, Lisa <Lisa.Forsey@nspower.ca>; Podolyako, Maryna <Maryna.Podolyako@novascotia.ca>; Wallace, Lisa <Lisa.Wallace@novascotia.ca>

Subject: Re: M13034 - NSPI to NSEB Jefferson Crabtree Complaint - Extension Request

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

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Good afternoon,

Just some updates to keep everyone up to date.

I spoke with NSPI over the phone to try to get an update on when the crew is next scheduled to arrive to do work. After 45 minutes on the phone, the customer service representative eventually told me that there is not yet a date scheduled and the file is says something along the lines of "incomplete, awaiting follow up". The representative did not know what this means and could not explain why the work has not yet been scheduled, but told me they would reach out to me when this is scheduled. This is obviously frustrating but I encouraged the representative to ensure this is scheduled soon to meet the September 8th deadline.

In other news, the angry neighbors have replied to my lawyer's letter encouraging them to hire their legal council and explain what legal objections they may have. I've attached this letter here. Jay and Zoe's letter in response was hand delivered to my lawyer's office today and is basically just a rant full of threats and exaggerations about how my presence on my property is somehow a threat to their safety and that this justifies them having illegally stopped NSP's work on July 24th.

They reference a phone call on May 24th with a NSP representative. If Jay and Zoe's account is truthful and correct (it may not be), then the representative may have accidentally emboldened Jay and Zoe's obstruction by giving an incorrect answer about the implications of the October 2023 easement.

Overall, I think if there's one lesson to take away from this challenging power install project, it's that NSP representatives such as Sheri at the Resolve desk, may need additional training about how a standard form 24 easement with NSP works. In my opinion, law enforcement should have been called as soon as Jay made the crew on July 24th feel

unsafe or, in Jay's words, "it was in their best interest to leave the property". I have provided this letter to RCMP to keep them updated as well.

I look forward to NSP crews and their security detail installing power sometime before September 8th.

Best,
Jefferson Crabtree

JOHN W. CHANDLER, K.C.

Barrister, Solicitor, Notary Public
144 Duke Street, P O Box 511, Chester, Nova Scotia, B0J 1J0
Tel (902) 275-4640 Fax (902) 275-5693 Cell (902) 277-0299
johnwchandler@ns.sympatico.ca

August 12, 2026

Jay Neil and Zoe Battie



Re: Nova Scotia Power Easement

My client, Jefferson Crabtree appears to enjoy the benefit of a 40-foot easement in favour of Nova Scotia Power across your property. My understanding is that you may have tried to frustrate Nova Scotia Power in running its power line by removing stakes and intimidating workers. Access to power is critical for the use and enjoyment of my client's property and therefore any action on your part to further frustrate the installation could have serious consequences as Winter looms.

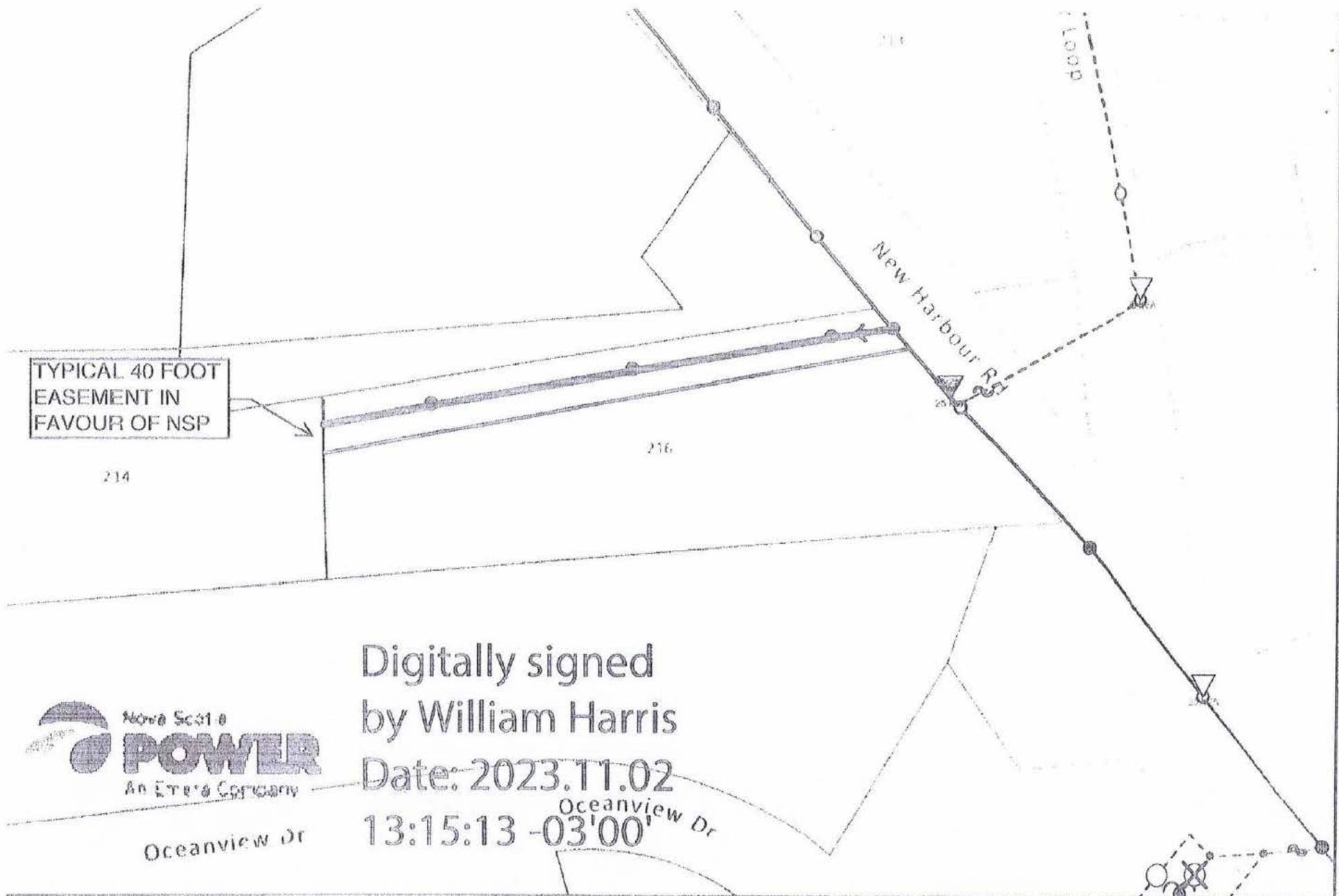
A copy of the easement plan is attached. (easement 2023 doc.no. 123407869)

May I encourage you to seek independent legal advice to better understand your rights and obligations in these circumstances and promptly inform me if your lawyer's opinion differs from mine?

Yours truly,

John W. Chandler K.C.

Copy client



- | | |
|-----------------|--------------------------|
| ○ New Pole | ▽ Existing Transformer |
| ✕ Remove Pole | ▽ New Transformer |
| ○ Existing Pole | □ Existing Service Point |
| Y Guy/Anchor | □ New Service Point |
| ⊙ Streetlight | — Existing Primary |
| — New Primary | — Existing Secondary |
| | — New Secondary |

Notes:

Planner Name
BILL HARRIS 456-1646

Date
NOV 2/23

Location
216 NEW HARBOUR RD, BLANDFORD

Work Order Number
6355927



216 NEW HARBOUR RD

HUBBARDS, NS. B0J1T0

902-912-0317

NEILSAUTOSERVICE@YAHOO.CA

August 27th, 2026

John W. Chandler, K.C

144 Duke St, PO Box 511

Chester NS B0J1T0

Re: Response to Nova Scotia Power Easement letter (dated August 12th, 2026) and your client Jefferson Crabtree

Although this matter is also currently being discussed with independent representatives, effective immediately all issues pertaining to this matter/future matters involving Jay Neil/Zoe Battis/Neil's Auto Service will initially be reviewed and processed by Neil's Auto Service including Jay Neil and Zoe Battis, prior to presenting the matter to any other representative as this matter directly affects the regular operation of Neil's Auto Service.

We ask that you provide evidence for your statement/claims in your letter suggesting Mr. Neil/Ms. Battis tried to 'frustrate and intimidate Nova Scotia Power workers and removing stakes' otherwise this may be considered at the very least a false claim/hearsay and dismissed in consideration and may be subject to action upon further review.

Your letter also suggests there will be 'serious consequences as winter looms if the installation is further frustrated'. We ask that you fully explain in detail what you are representing with your statement and how the residents of [REDACTED] avoided said consequences in previous winters.

Mr. Neil was informed on May 26th, 2026 by a Nova Scotia Power representative (name withheld) via phone call that Nova Scotia Power did not possess any documentation/authorization to perform work on the property at 216 New Harbour Rd. Although Nova Scotia Power did return to attempt work on July 24th, 2026, one of the technicians on site informed Mr. Neil that there were notes on his work order regarding that phone call. This information was also verified as accurate again by Mr. Neil with a phone call involving a different Nova Scotia Power representative (name withheld) on August 26th, 2026. When Nova Scotia Power representative on site decided it was in their best interest to leave the property on July 24th, all parties present at that time shook hands and wished each other a nice day.

It should be noted that Jay Neil/Zoe Battis were advised via email on October 17th 2023 that the purchaser of [REDACTED] "plans to build a single-family home. Not some monsterized place. Just a regular house"... "he wants to be careful about where he situates it for your sake and he cares about having good relations with his neighbours". This was in an email/text exchange where the [REDACTED] property seller was also requesting the signing of an easement in favor of Nova Scotia Power by Jay Neil/Zoe Battis. This is also the exact same information Mr. Crabtree gave Mr. Neil in their first personal meeting inside the Neil's Auto Service building. Mr. Crabtree also mentioned in that conversation the construction company he was going to use, however he also mentioned the construction would not likely occur for a couple of years. This matter may be under review in an attempt to determine whether Jay Neil/Zoe Battis were misled/misinformation/coerced/lied to particularly if any documents were signed regarding this matter and if so, who may be held accountable.

Please provide in full detail what 'New Harbour Hill' is, it's owner/operators and it's intentions. It's website/social media account states that the property at [REDACTED] is a campground called 'New Harbour Hill'. Also the sign at the end of the 'shared' driveway states [REDACTED].

Please let us know if New Harbour Hill is a public dog park.

Please provide in full detail who the registered owner(s)/spouse/partner/permanent residents of the property at [REDACTED] is/are along with person(s) using [REDACTED] as their mailing address. Please include dates.

Please provide us with a list of all registered vehicles and license plate numbers for all registered owners of the property at [REDACTED]

This information would also help us clarify who exactly would be benefitting in consideration to the proposed/requested easement in favor of Nova Scotia Power installation.

Please inform your client that Mr. Neil and Ms. Battis own the property including the 'shared' driveway if he is unaware.

Please inform us if the property at [REDACTED] has water or septic service so we know if we could expect potential further interruptions to the property at 216 New Harbour Rd or daily operations of Neil's Auto Service in the future.

Please inform your client if he is not already aware that there are security cameras on the property including inside and outside the building used by Neil's Auto Service. The outside camera has a view of the 'shared' driveway. For example, any person(s), motor vehicles or recreational vehicles whether travelling across the driveway or any vehicles stuck in the driveway blocking all traffic from entering or exiting the driveway.

Please inform your client that any use of his media/social media that includes Zoe Battis/Jay Neil/Neil's Auto Service may be harmful to their reputation and may be subject to immediate action. Mr. Neil/Ms. Battis/Neil's Auto Service value their hard earned and impeccable reputation in the community and these actions could also cause losses or damages to Neil's Auto service. If this has occurred already we would kindly ask to cease and desist any of these actions immediately to avoid further action. Even if a social media post was made but then removed it would likely already be documented/under our review.

Any attempt to directly/indirectly harm the reputation of Jay Neil/Zoe Battis/Neil's Auto Service by any entity will be addressed immediately.

Neil's Auto Service takes all lawful matters very seriously and will always seek the outcome best suited for all parties involved and although we would prefer to not get involved, we must consider whether or not the business will get involved with pursuing any matters which cause any losses and or damages to the business or property.

Please be advised some local residents have expressed concern to Mr. Neil regarding the recent incident involving Mr. Crabtree and Ms. Battis on July 24th, 2026. After an argument with Ms. Battis he sped along the 'shared' driveway and lost control of the vehicle he was driving and got stuck in the 'shared' driveway blocking all traffic entering or exiting the 'shared' driveway while he waited for a tow truck to remove the impaired vehicle, which also caused damage to the driveway. This incident specifically, but not alone, has caused concern for the personal safety of Mr. Neil and Ms. Battis, their 8 year old son and their property including Neil's Auto Service. Mr. Neil decided not to join his family on vacation on July 27th due to this incident and safety concerns to their property. This matter may be documented and under our review.

Please inform your client if he is not already aware that Mr. Neil and Ms. Battis have an 8 year old child who lives on the property.

Please inform us if Mr. Crabtree has any mental health/substance abuse issues that you are aware of that may cause safety concerns for Mr. Neil/Zoe Battis/Neil's Auto Service, or the property or occupants at 216 New Harbour Rd.

All of the above stated concerns have already caused an ongoing burden and safety concerns to the property and its owners/occupants and to Neil's Auto Service at 216 New Harbour Rd. Furthermore, the property has been designed in a particular way to accommodate any personal/commercial use, customer use, delivery/removal vehicles, tow trucks etc and therefore any alterations to the property will be a further burden to the property, it's owners/occupants and to Neil's Auto Service potentially causing losses and or damages.

If you choose not to respond to the requested information above, we ask that you cease and desist all contact with Jay Neil/Zoe Battis/Neil's Auto Service unless it is of a lawful matter. This means any and all further contact including topics on 'policies', 'mandates', 'regulations', 'codes', assumptions/opinions, intimidation/bullying, false accusations, defamation. Also, any reckless driving/behavior on the property or any physical damages to the property caused or incurred by Jefferson Crabtree/New Harbour Hill and or it's tenants/clients will immediately be placed under our review. All of these issues may be considered harassment or deemed to cause losses and or damages to the persons/occupants/property/Neil's Auto Service at 216 New Harbour Rd.

If further contact is made with Jay Neil/Zoe Battis/Neil's Auto Service, or any incidents/interruptions to the regular operation of Neil's Auto Service that is not specifically of a lawful matter, there will be a flat rate of \$300/hour (plus admin fees) which will be invoiced directly to the parties involved for any time taken to review and process the matter. Exception will be made for a response to this letter containing only the requested information in this letter. Responses to further inquiries not of a lawful matter will be responded to only after they are properly processed/reviewed and the previous invoice is paid in full within 30 days of invoicing. Late fees will be applied to late or unpaid invoices and may be subject to further action depending on the nature of the matter. We ask that any further written contact include a copy sent via email to neilsautoservice@yahoo.ca.

A copy of this letter will be sent to your provided office email address and may be sent to Mr. Crabtree if it is suspected this information is not shared with him.

Please be advised Mr. Neil and Ms. Battis may share/discuss this document or the content in it or their own individual/personal documents regarding the same matter(s), with their local Law Enforcement/Police Department, Nova Scotia Power, concerned local residents and any independent entities if deemed necessary and if not already.

Certified letters may be issued if deemed necessary if not already.

All parties involved in this matter/future matters involving Jay Neil/Zoe Battis/Neil's Auto Service will be under review/investigation to ensure none of the parties involved misrepresent/have misrepresented themselves as having the ability to practice/enforce Law in Nova Scotia/Canada.

We consider this a very serious matter and would advise that a clear acknowledgement and understanding of the contents of this letter be made by all parties, particularly due to any safety concerns mentioned, so that any incidents causing harm/losses/damages to Jay Neil/Zoe Battis/Neil's Auto Service or the property/occupants at 216 New Harbour Rd can be avoided and further action prevented.

Thank you for understanding,

Jay Neil, Owner,

Neil's Auto Service

216 New Harbour Rd

Blandford, NS, B0J1T0

902-912-0317

neilsautoservice@yahoo.ca

And Zoe Battis