

April 26, 2010

Mr. Rolf Bouman
Canadian Pioneer Estates
RR #1
Cleveland NS
B0E1J0

Dear Mr. Bouman:

**Re: Canec Land Developments Inc.
MacLeods Lake Estates
Bijoern Seehorst Drive, French Road, Cape Breton County**

I am writing you with regards to your latest large lot development project within the Cape Breton Regional Municipality. This 28 lot, lakefront development along 3000 feet of pristine lake frontage involved a few site inspections with regards to development in close proximity of wetlands and watercourses present on the site. The application of a series of environmental regulatory controls with regards to road construction to avoid any possible adverse environmental affects from culvert installations and avoidance of wetland areas within this development were crucial to construction.


Inspections were conducted for monitoring and compliance during the development of the subdivision and upon project completion with project engineer Mr. Keith McKeen, P. Eng. and contractor T. Sampson and Sons, Mr. Greg Sampson. The entire project from concept to completion encompassed the regulatory requirements of NSE combined with the natural site limiting physical features to avoid all wetland areas and curtail the crossing of watercourses to the least intrusive sites where culvert installations would provide the best access to land development potential.

I have had discussion with the Manager of CBRM Central, Ms. Audrey Buchanan and wildlife biologist from NS Natural Resources, Mr Terry Power with regards to this development. It has been stated that this development is an excellent example where prior discussions and prior consultation with the developer (Canec Land Development Inc.) and all regulatory agencies is crucial to all parties achieving compliance during development to project completion.

This site has been demonstrated on behalf of NSE and NSNR as a prime example of development being achieved with due respect for the regulatory restrictions of both Municipal and Provincial Departments.

This standard of practice should encompass all future Canec Land Development Inc projects.

Regards,



Michael Florian, CPHI (C)
Inspector Specialist

cc: Mark Farrell