

May 23, 2023

Municipality of West Elgin  
22413 Hoskins Line  
Rodney, ON N0L 2C0

Attn: **Robert Brown**

Re: **Zoning By-law Amendment (D-14 9-2023)**  
**0 Pioneer Line (2748537 Ontario Inc.)**  
**Roll No. 3434 000 060 01005**  
**Part Lot 15; Concession 8**  
**Municipality of West Elgin**

Please be advised that the above-mentioned application has been reviewed by this office and staff have no objections to this proposal. The Conservation Authority is responsible for addressing the Natural Hazard Section of the Provincial Planning Policy Statement as well as the Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation, O. Reg. 152/06 under the Conservation Authorities Act. After reviewing our files and mapping, staff determined that the property in question is subject to the Authority's Development and Interference with Wetlands portion of the regulations. The issues of concern for this area is the 120 m Adjacent Lands for the West Lorne Woodlot Provincially Significant Wetland.

An application from this office is required prior to any works/construction taking place within the regulated area. The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters is always recommended. Setbacks from the wetland will be required to any proposed works / structure(s) / site alteration.

Yours truly



Connor Wilson  
Planner