

April 3, 2023

Municipality of West Elgin  
199 Currie Road  
Dutton, ON N0L 1J0

Attn: **Robert Brown**

Re: **Creek's Edge Subdivision  
0 Marsh Line  
Part Lot 18; Concession 9 S  
Community of West Lorne  
Municipality of West Elgin**

Thank you for providing the LTVCA with the opportunity to review the Creek's Edge Subdivision proposal for development on the southwesterly limits of the Community of West Lorne. 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, R.S.O. 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 Alterations to Watercourses portion of the regulations. The issue of concern in this area is the Wilton Drain (aka Brock Creek) and erosion.

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

Staff have reviewed the following documents that were submitted to this office on March 30, 2023:

1. SBM-20-3300 Creek's Edge Subdivision – SWM Design Brief 2023-03-29 sld.
2. SBM-20-3300 Creek's Edge Subdivision – Civil 2023-03-29 sld.
3. Response to First Submission Technical Review Comments
4. SBM-20-3300 Creek's Edge Subdivision - Water Servicing Design Brief 2022.06.16
5. Report 5927 - Geotechnical Engineering Report

As a result of our review, staff have the following comments to make as it relates to the Functional Servicing and Stormwater Management Plan Report:

All previous staff comments have been addressed.

I trust this is satisfactory, but if you should have any questions, or require more information, please call the office.

Yours truly

A handwritten signature in blue ink, appearing to read "C. Wilson", with a long horizontal flourish extending to the right.

Connor Wilson  
Planner

A handwritten signature in black ink, appearing to read "Elizabeth Philip", with a long horizontal flourish extending to the right.

Elizabeth Philip, P.Eng.  
Water Resources Engineer

Cc: Bryan Pearce  
Brian Lima