

April 19, 2023

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

Attn: **Robert Brown**

Re: **Plan of Subdivision (D-16 1-2023)**  
**Zoning By-law Amendment (D-14 2-2023)**  
**0 Queens Line**  
**Part Lot 30; Plan 202**  
**Community of Rodney**  
**Municipality of West Elgin**

Thank you for providing the LTVCA with the opportunity to review the Ridge Street Townhouse Development proposal for development on the west side of Ridge Street, north of Chestnut Street in 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, O. Reg. 152/06 under the Conservation Authorities Act. After reviewing our files and mapping, staff determined that the area is not subject to the Authority's regulations.

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.

Staff have reviewed the following documents that were submitted to this office on April 6, 2023:

1. KLM Holdings – Queens Line CAN
2. Draft Plan – Queens Line, Rodney Subdivision

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

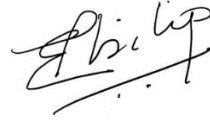
- The post-development flow (20L/s) and the storage volume (1059m<sup>3</sup>) required are given. We request to review the proponent's calculations as none were provided.

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 "Connor Wilson", with a long horizontal flourish extending to the right.

Connor Wilson  
Planner

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

Elizabeth Philip, P.Eng.  
Water Resources Engineer