

**Jennifer Lawrence & Associates**  
**Urban Strategies Inc.**  
**Urbantech Consulting**  
**DS Consultants Ltd.**  
**Geo Morphix Ltd.**  
**GEI Consultants**

**3056 NEYAGAWA BOULEVARD (ES9)**  
**ENVIRONMENTAL IMPLEMENTATION REPORT**  
**AND FUNCTIONAL SERVICING STUDY**

**FIGURE 1.1**

**LOCATION OF SUBJECT LANDS**

PROJECT No.	DATE:	SCALE:
22-712	NOV. 2024	1:30,000



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**LEGEND:**

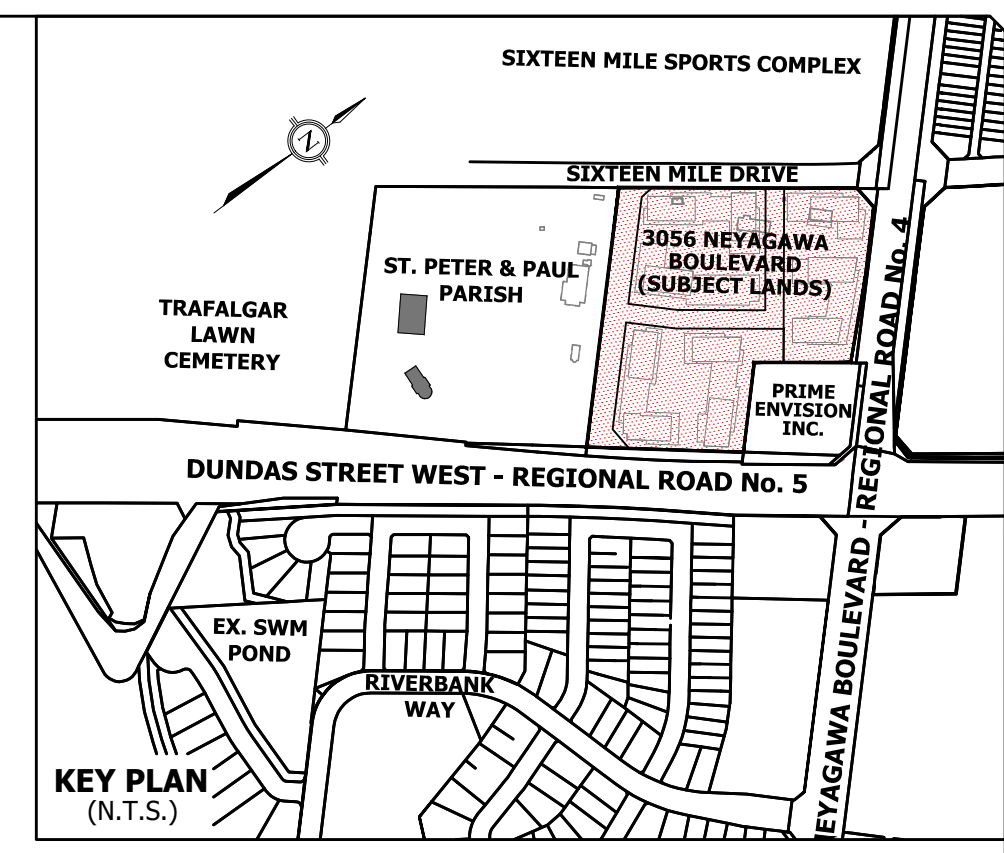
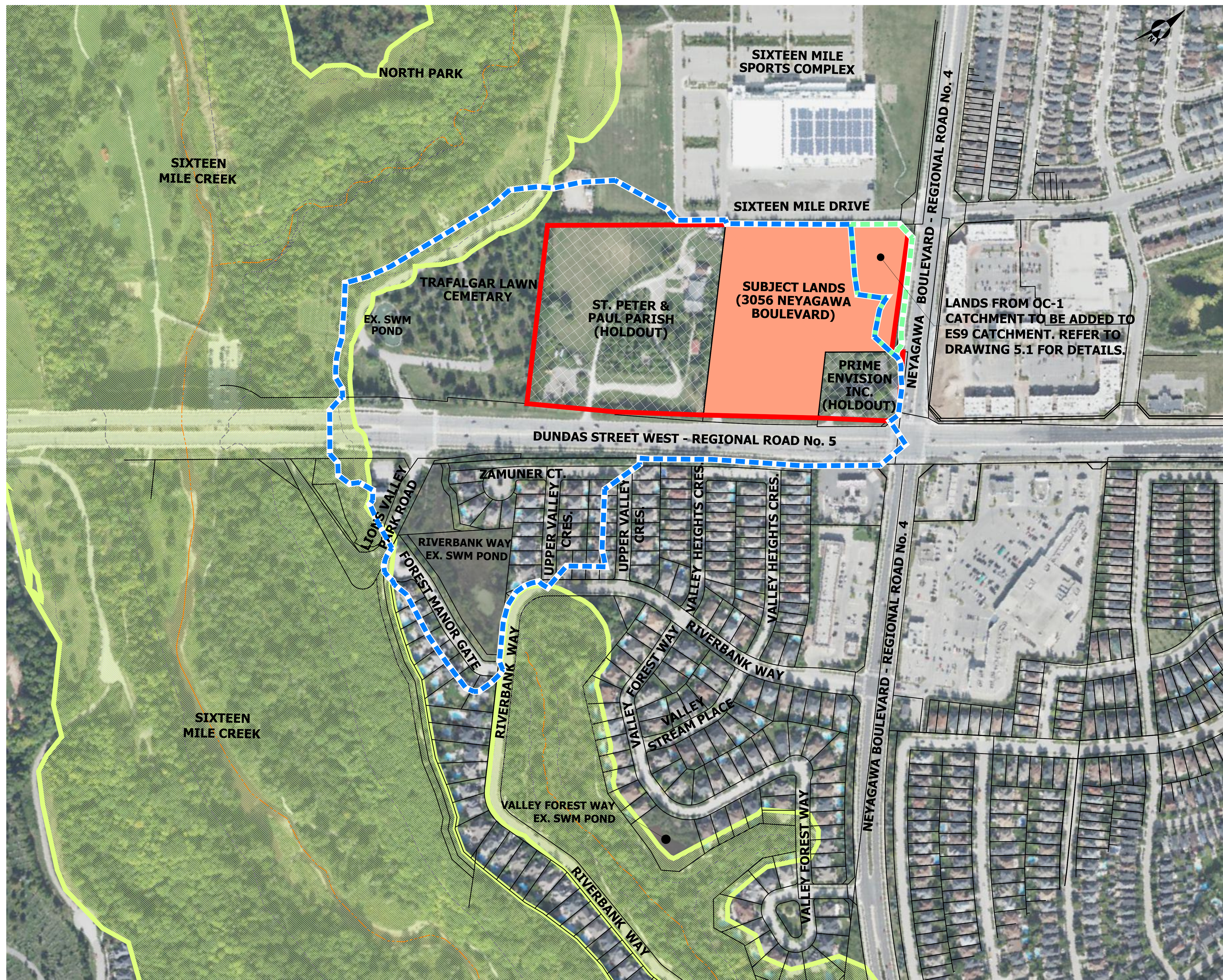
- SUBJECT LANDS
- HOLDOUT PROPERTY
- APPROXIMATE CH REGULATION LIMIT








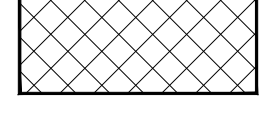
3056 NEYAGAWA BOULEVARD (ES9)  
 ENVIRONMENTAL IMPLEMENTATION REPORT  
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**FIGURE 1.2**

**SUBJECT LANDS**

PROJECT No. DATE: SCALE:  
 22-712 NOV. 2024 1:5000



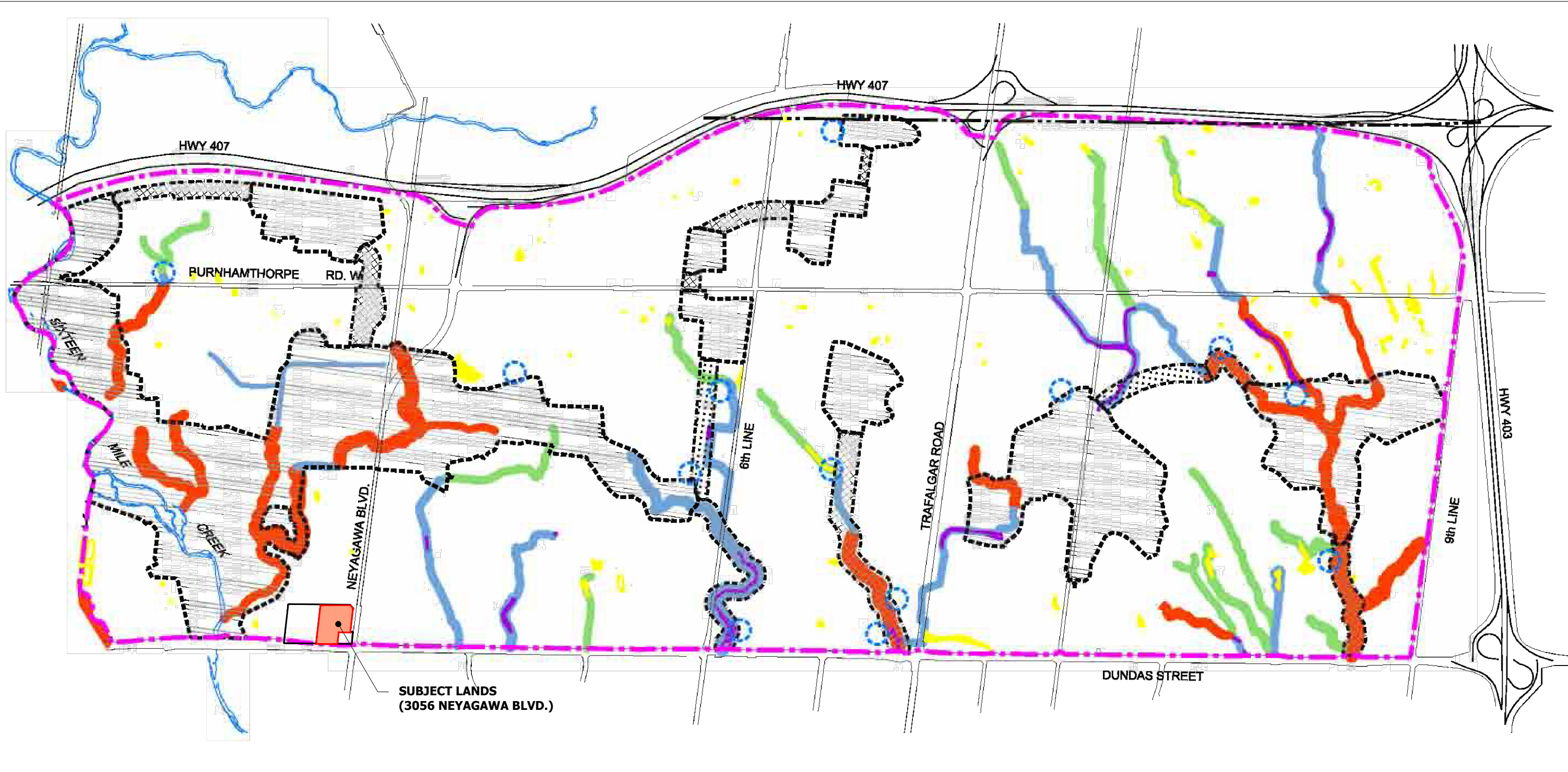
- LEGEND:**
-  EIR SUBCATCHMENT AREA
  -  APPROXIMATE CH REGULATION LIMIT
  -  EXISTING WATERCOURSE
  -  APPROXIMATE LIMIT OF FLOODLINE
  -  TOP OF BANK
  -  FSS STUDY AREA LIMIT
  -  SUBJECT LANDS
  -  HOLDOUT PROPERTY

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 ENVIRONMENTAL IMPLEMENTATION  
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**FIGURE 1.3**  
**EIR SUBCATCHMENT AREA**  
**AND FSS STUDY AREA**

PROJECT No. DATE: SCALE:  
 22-712 NOV. 2024 1:2000



**SUBJECT LANDS  
(3056 NEYAGAWA BLVD.)**

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**LEGEND:**

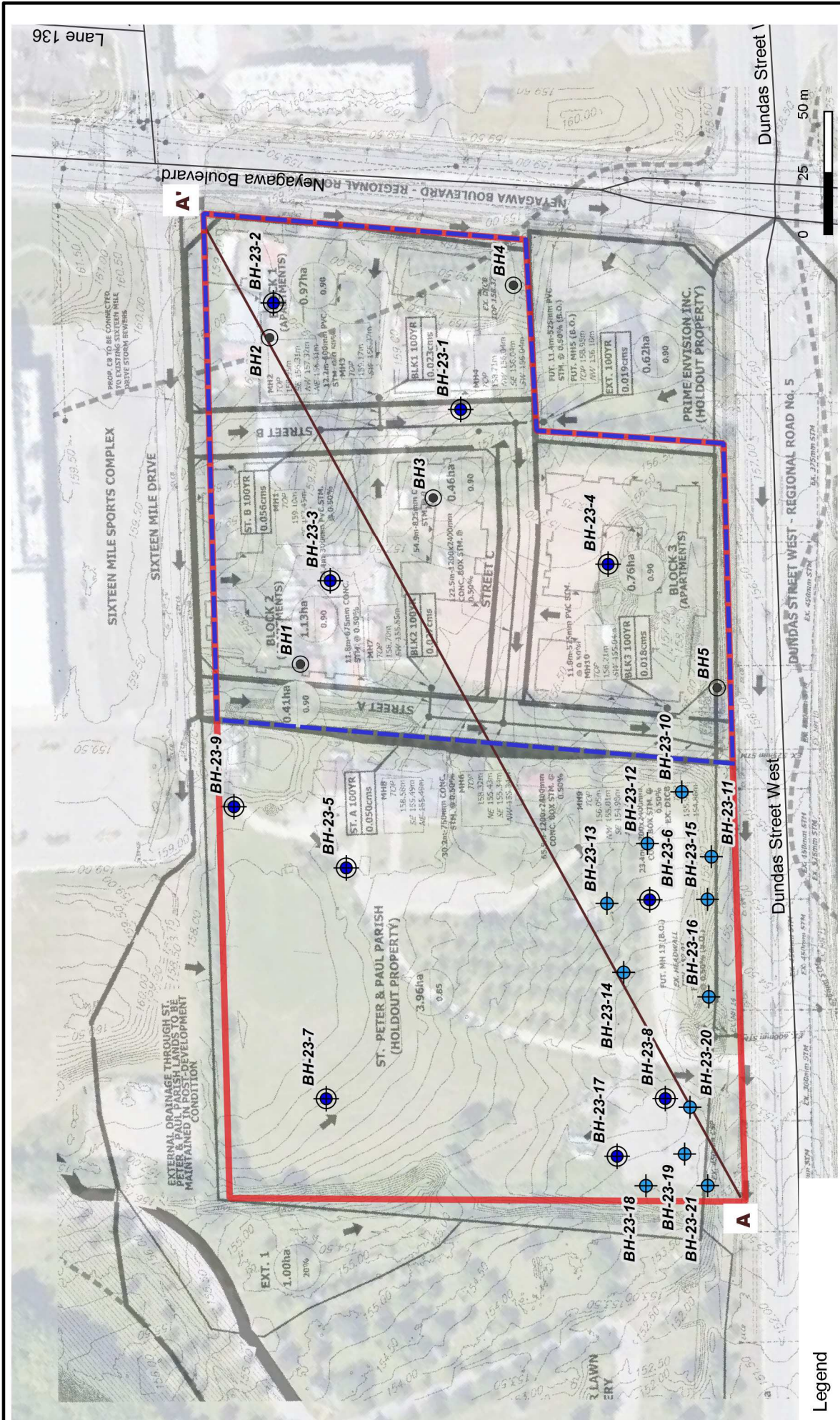
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**NOTE:**  
DATA FROM FIGURE NOE3, TOWN OF OAKVILLE OPA 272.







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ENVIRONMENTAL IMPLEMENTATION REPORT  
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**FIGURE 2.1**  
**NATURAL HERITAGE SYSTEM FRAMEWORK**

PROJECT No. 22-712      DATE: NOV. 2024      SCALE: N.T.S.



**Legend**

-  Hydrogeologic Study Area
-  Subject Lands
-  Borehole
-  Monitoring Well
-  Monitoring Well - Others
-  Cross Section

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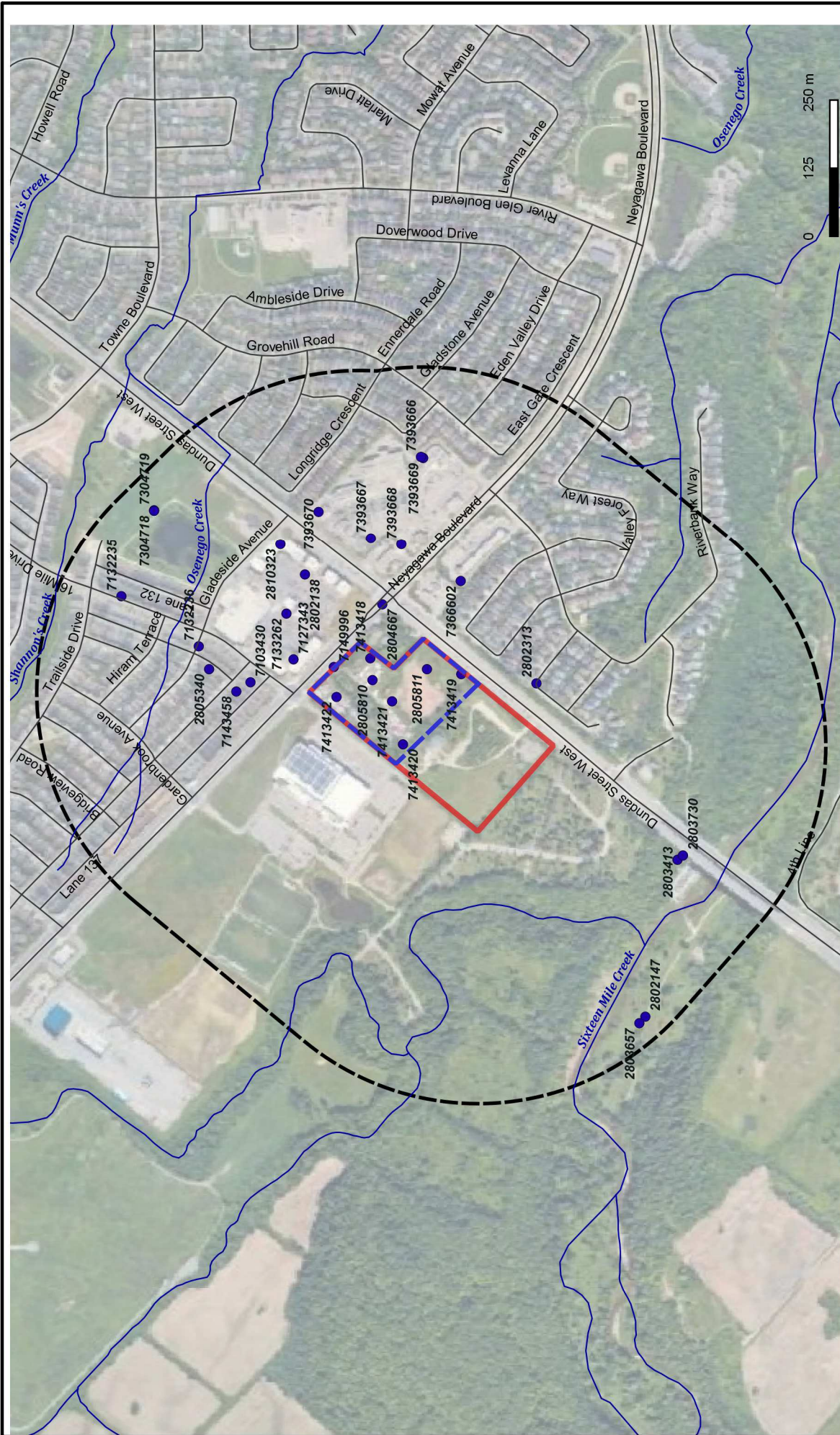
Client:  
**NEATT COMMUNITIES**

Project: **HYDROGEOLOGICAL INVESTIGATION ASSESSMENT**  
 3056 Neyagawa Blvd and 1039 Dundas St W, Oakville, ON

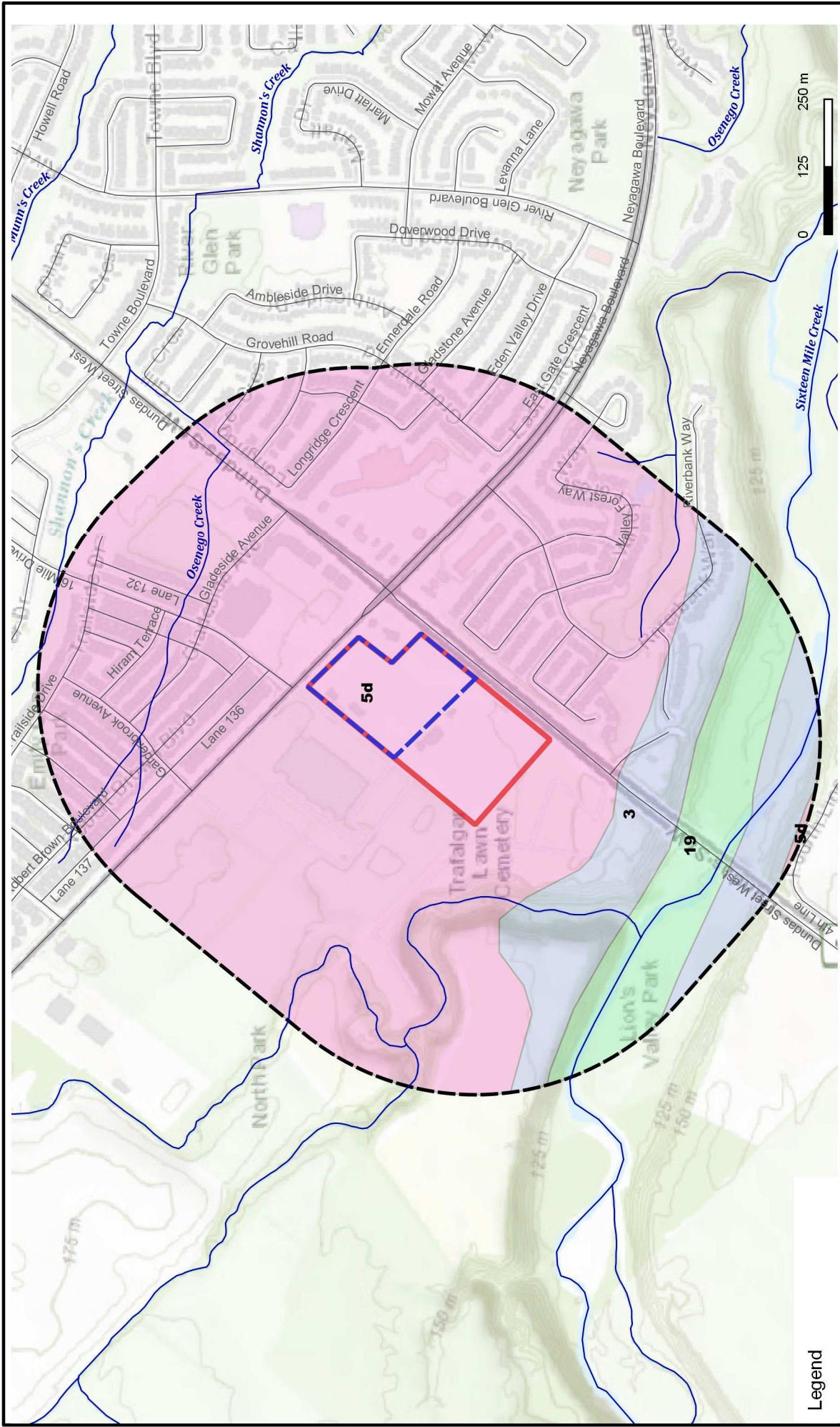
Title: **BOREHOLE AND MONITORING WELL LOCATIONS**

Size:	8.5 x 11	Approved By:	M.J	Drawn By:	S.Y	Date:	December 2024
Rev:	0	Scale:	As Shown	Project No.:	22-012-101	Figure No.:	<b>3.1</b>







Image/Map Source Google Satellite Image



<b>Legend</b> Hydrogeologic Study Area Subject Lands 500m Buffer Registered Water Well (MECP WWR)	 <b>DS CONSULTANTS LTD.</b> 6221 Highway 7, UNIT 16 Vaughan, Ontario L4H 0K8 Telephone: (905) 264-9393 www.dsconsultants.ca	Project: HYDROGEOLOGICAL INVESTIGATION ASSESSMENT 3056 Neyagawa Blvd and 1039 Dundas St W, Oakville, ON	Approved By: M.J Drawn By: S.Y Date: December 2024
		Title: <b>SITE LOCATION AND MECP WELL RECORDS</b>	Scale: 8.5 x 11 Rev: 0
Client: NEATT COMMUNITIES		Image/Map Source: Google Satellite Image	



**Legend**

-  Hydrogeologic Study Area
-  Subject Lands
-  500m Buffer
-  19 - Stream deposits
-  3 - Bedrock
-  5d - Till



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Client: **NEATT COMMUNITIES**

Project: **HYDROGEOLOGICAL INVESTIGATION ASSESSMENT**  
 3056 Neyagawa Blvd and 1039 Dundas St W, Oakville, ON

Title: **SURFICIAL GEOLOGY MAP**

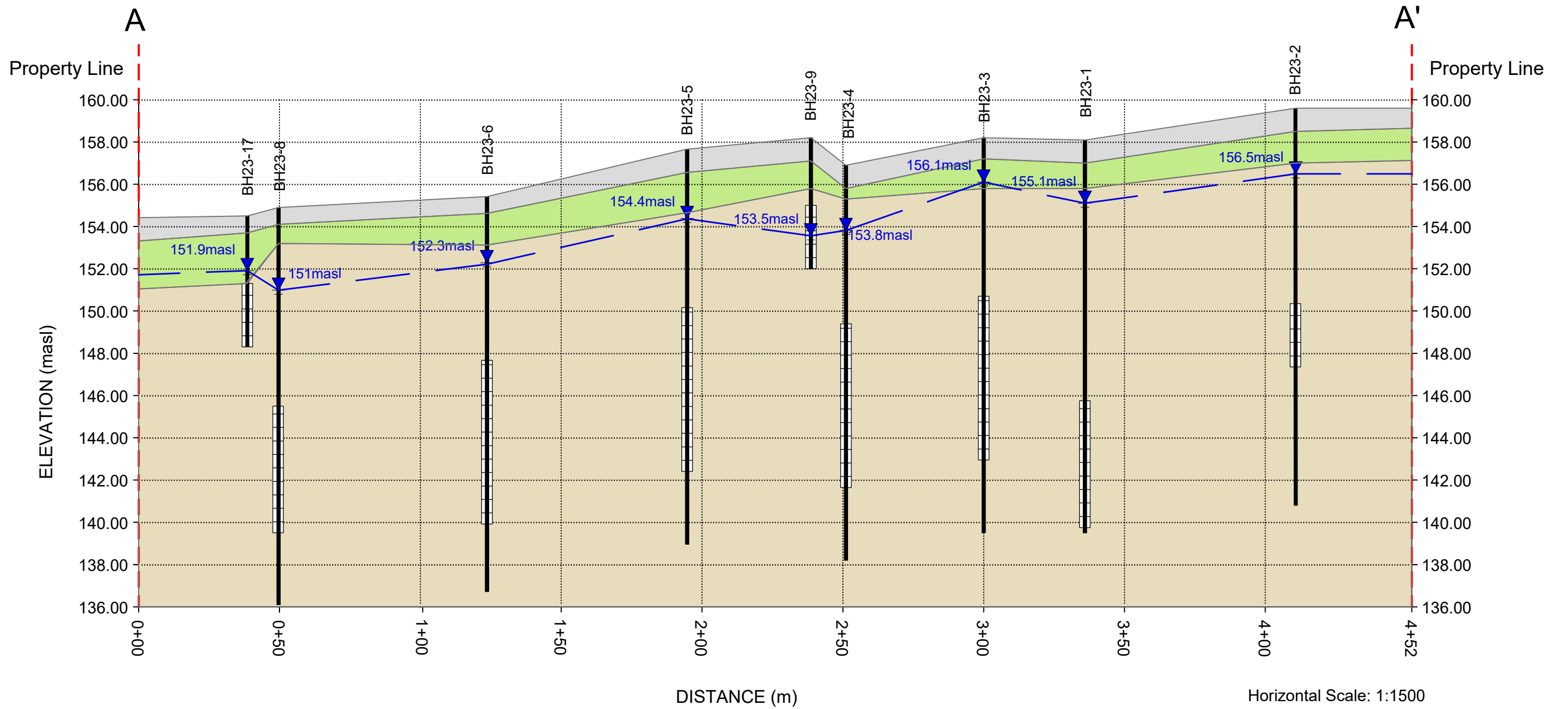
Size: 8.5 x 11  
 Rev: 0

Approved By: M.J  
 Drawn By: S.Y  
 Scale: As Shown  
 Project No.: 22-012-101  
 Image/Map Source: Esri Topo Map & https://www.mndm.gov.on.ca/

Date: December 2024  
 Figure No.: **3.3**



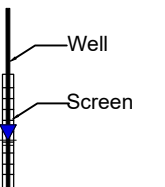
Path:j:\gis\2022 projects\22-012-100 3056 neyagawa blvd., oakville\7-misc\cad\geological cross section 22-012.dwg



Fill
  Silty Clay Till
  Bedrock Shale/  
 Silty Clay Till/Shale Complex

— Groundwater Elevation  
(April 9, 2024)

Horizontal Scale: 1:1500  
Vertical Scale: 1:200



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Project: HYDROGEOLOGICAL INVESTIGATION ASSESSMENT  
 3056 Neyagawa Blvd and 1039 Dundas St W, Oakville, ON

Title: **GEOLOGICAL CROSS SECTION A-A'**

Client: NEATT COMMUNITIES

Size: 11 X 17

Approved By: M.J

Drawn By: S.Y

Date: November 2024

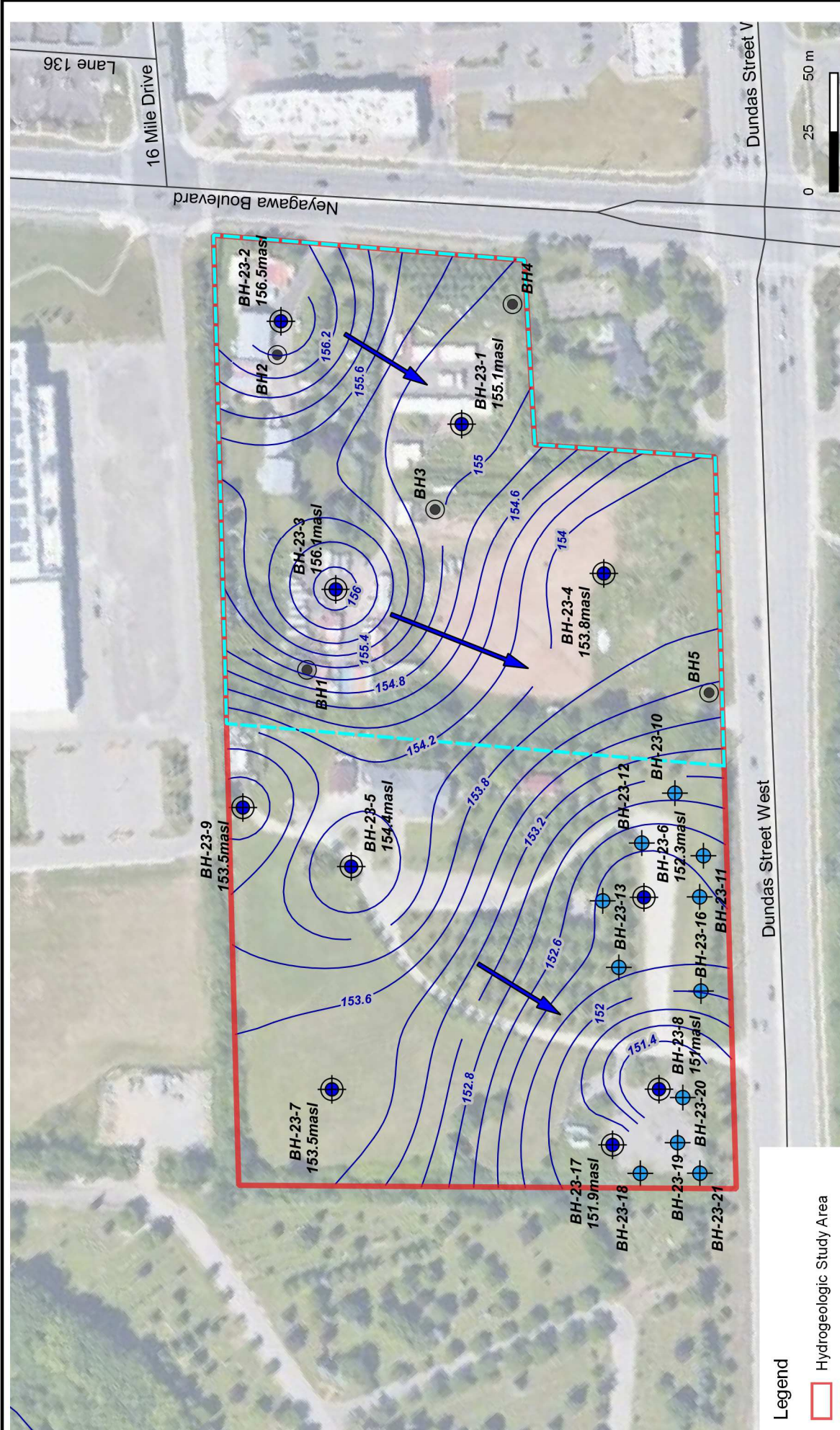
Rev.

Scale: As Shown

Project No: 22-012-101

Figure No. 3.4





**Legend**

- Hydrogeologic Study Area
  - Subject Lands
  - Borehole
  - Monitoring Well
  - Monitoring Well -Others
  - Groundwater Flow Direction
  - Groundwater Elevation Contour
- Apr 9, 2024

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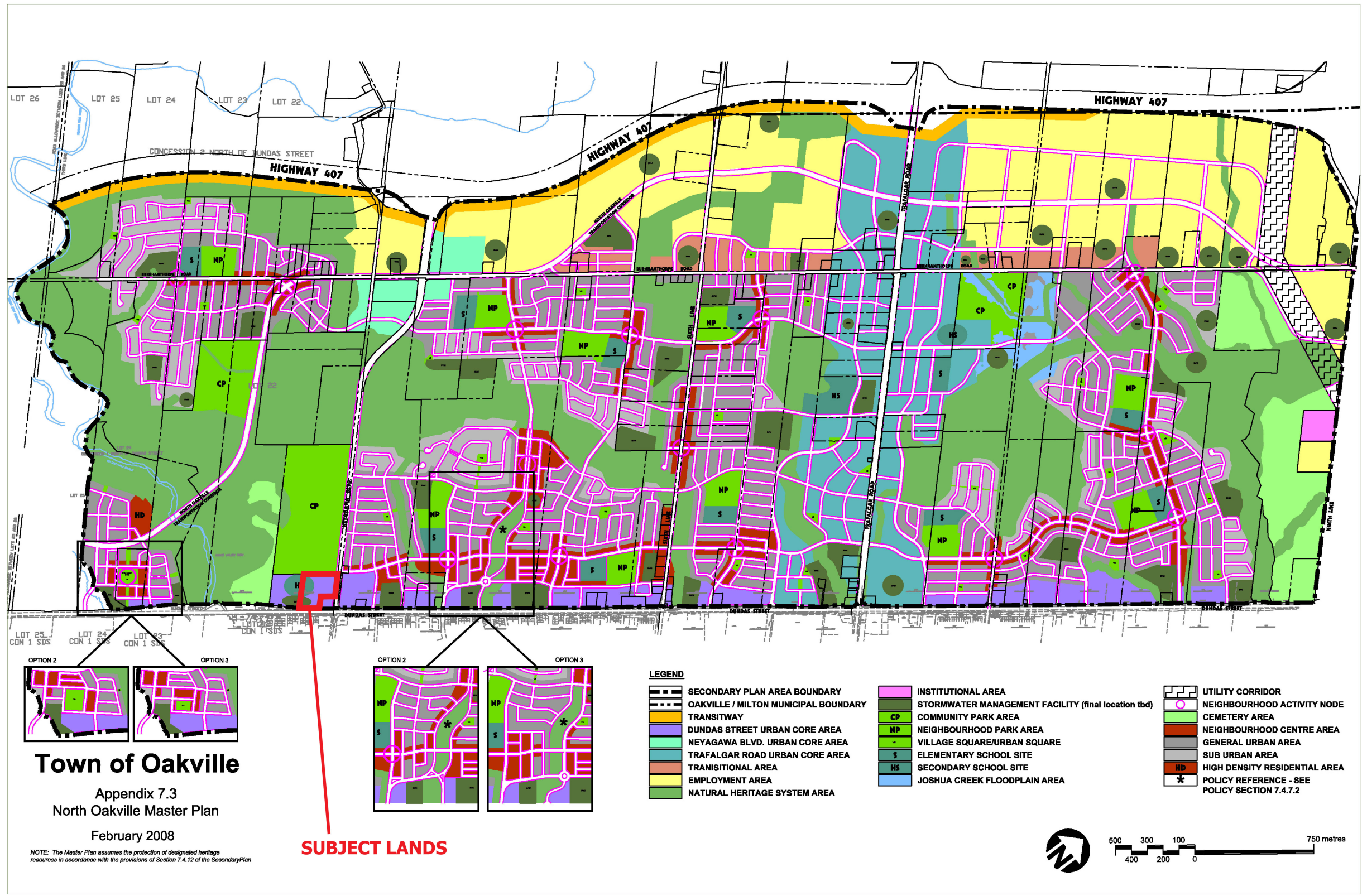
Client: NEATT COMMUNITIES

Project: HYDROGEOLOGICAL INVESTIGATION ASSESSMENT  
 3056 Neyagawa Blvd and 1039 Dundas St W, Oakville, ON

Title: **GROUNDWATER ELEVATION CONTOURS AND FLOW DIRECTION**

Size:	8.5 x 11	Approved By:	M.J	Drawn By:	S.Y	Date:	December 2024
Rev:	0	Scale:	As Shown	Project No.:	22-012-101	Figure No.:	<b>3.5</b>

Image/Map Source: Google Satellite Image

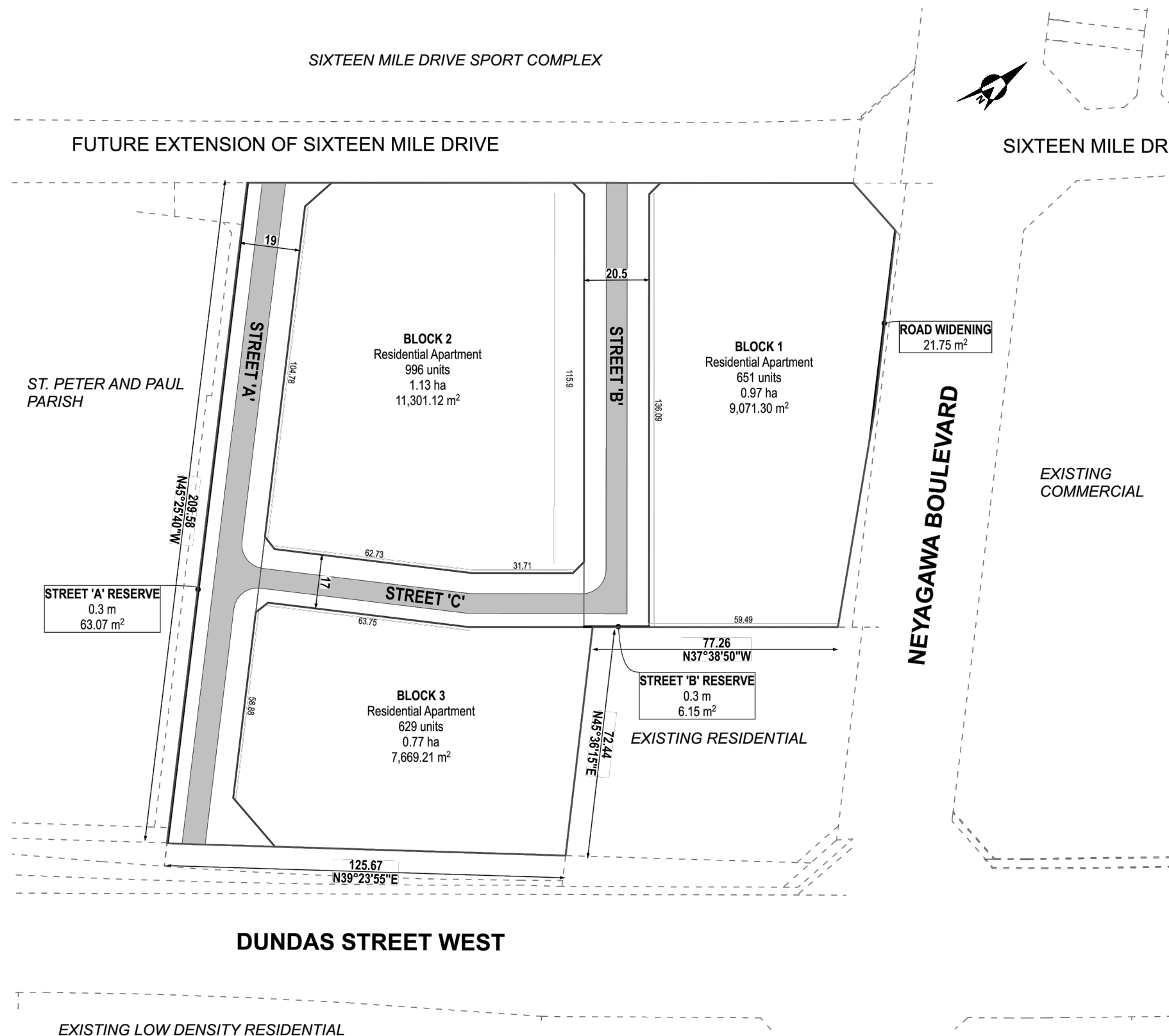


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**Figure 4.1**  
**North Oakville Master Plan**

PROJECT No. 22-712      DATE: NOV. 2024      SCALE:



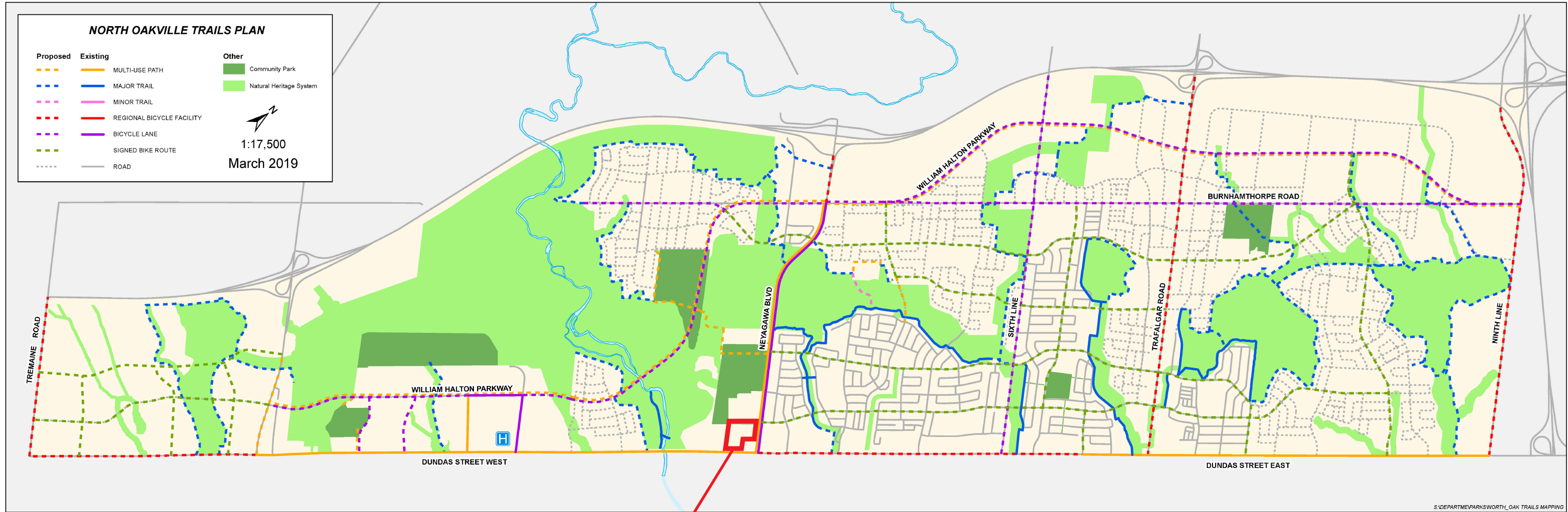
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**FIGURE 4.2**

**DRAFT PLAN**

PROJECT No. 22-712      DATE: NOV. 2024      SCALE: N.T.S.

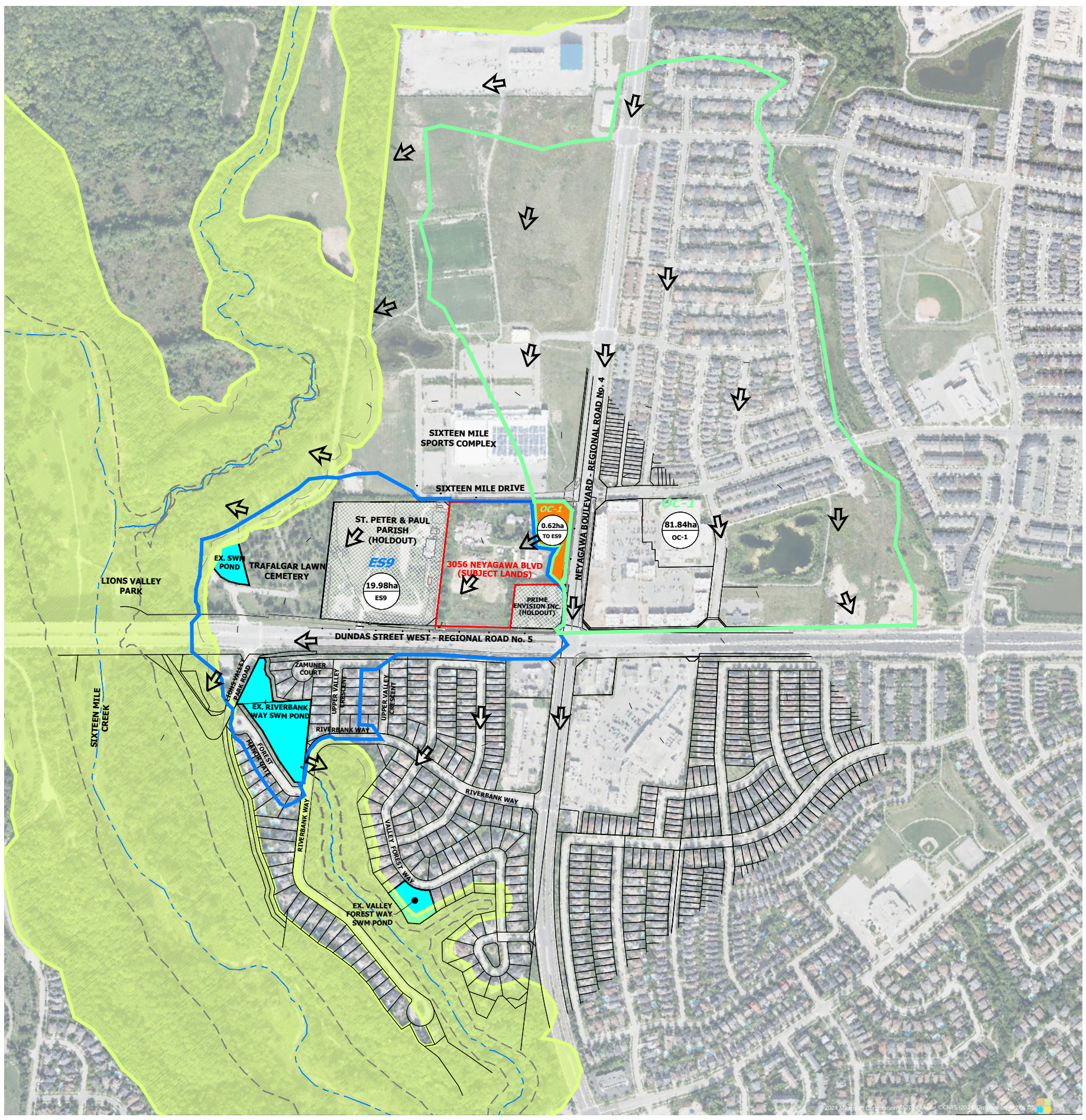
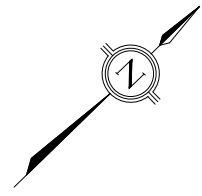


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**Figure 4.4**  
**North Oakville Trails Plan**

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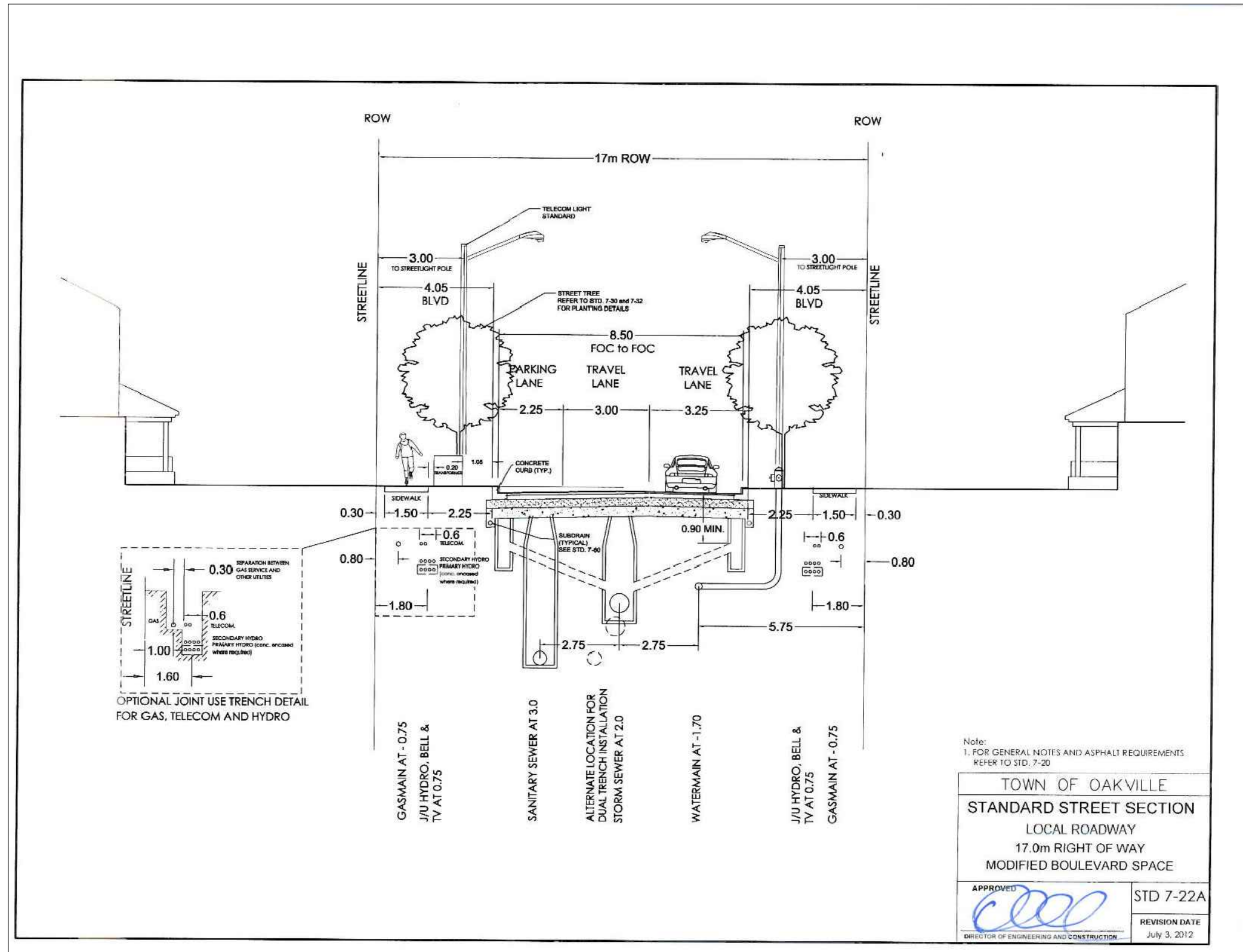
**LEGEND:**

	SUBJECT LANDS		CATCHMENT DRAINAGE AREA IN HECTARES
	EXISTING ES9 CATCHMENT DRAINAGE BOUNDARY		CATCHMENT ID#
	EXISTING OC-1 CATCHMENT DRAINAGE BOUNDARY		EXISTING OVERLAND FLOW DIRECTION
	APPROXIMATE CH REGULATION LIMIT		DRAINAGE AREA ADDED TO ES9 CATCHMENT
	EXISTING WATERCOURSE		HOLDOUT PROPERTY
	APPROXIMATE LIMIT OF FLOODLINE		LOCATION OF EXISTING SWM POND
	TOP OF BANK		

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**FIGURE 5.1**  
**UPDATED SUBCATCHMENT BOUNDARIES / DRAINAGE AREA EXCHANGE**

PROJECT No. 22-712 DATE: NOV. 2024 SCALE: 1:7500

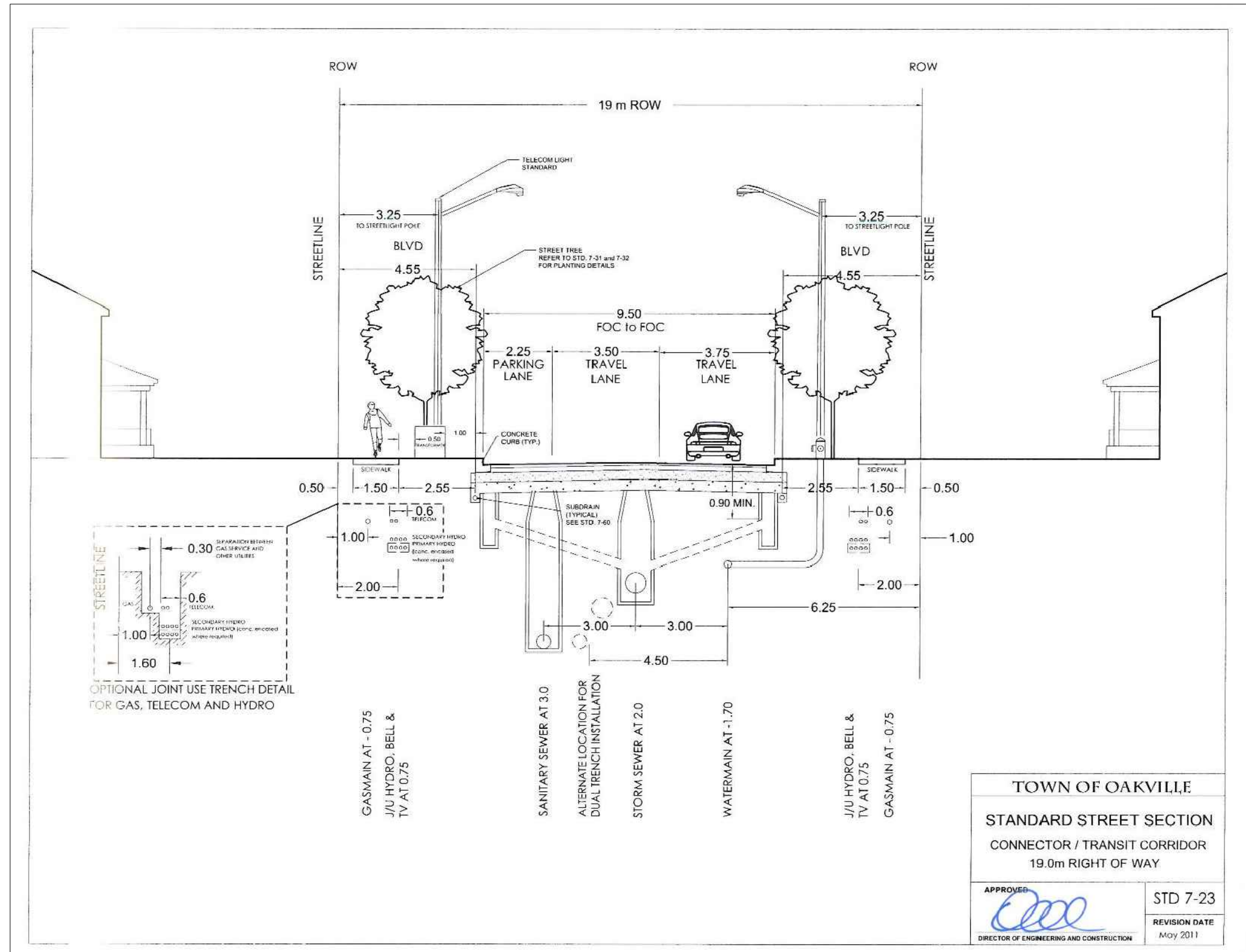


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**FIGURE 8.1A**  
**TYPICAL ROAD CROSS SECTION**  
**17.0m R.O.W.**

PROJECT No. 22-712 DATE: NOV. 2024 SCALE: N.T.S.

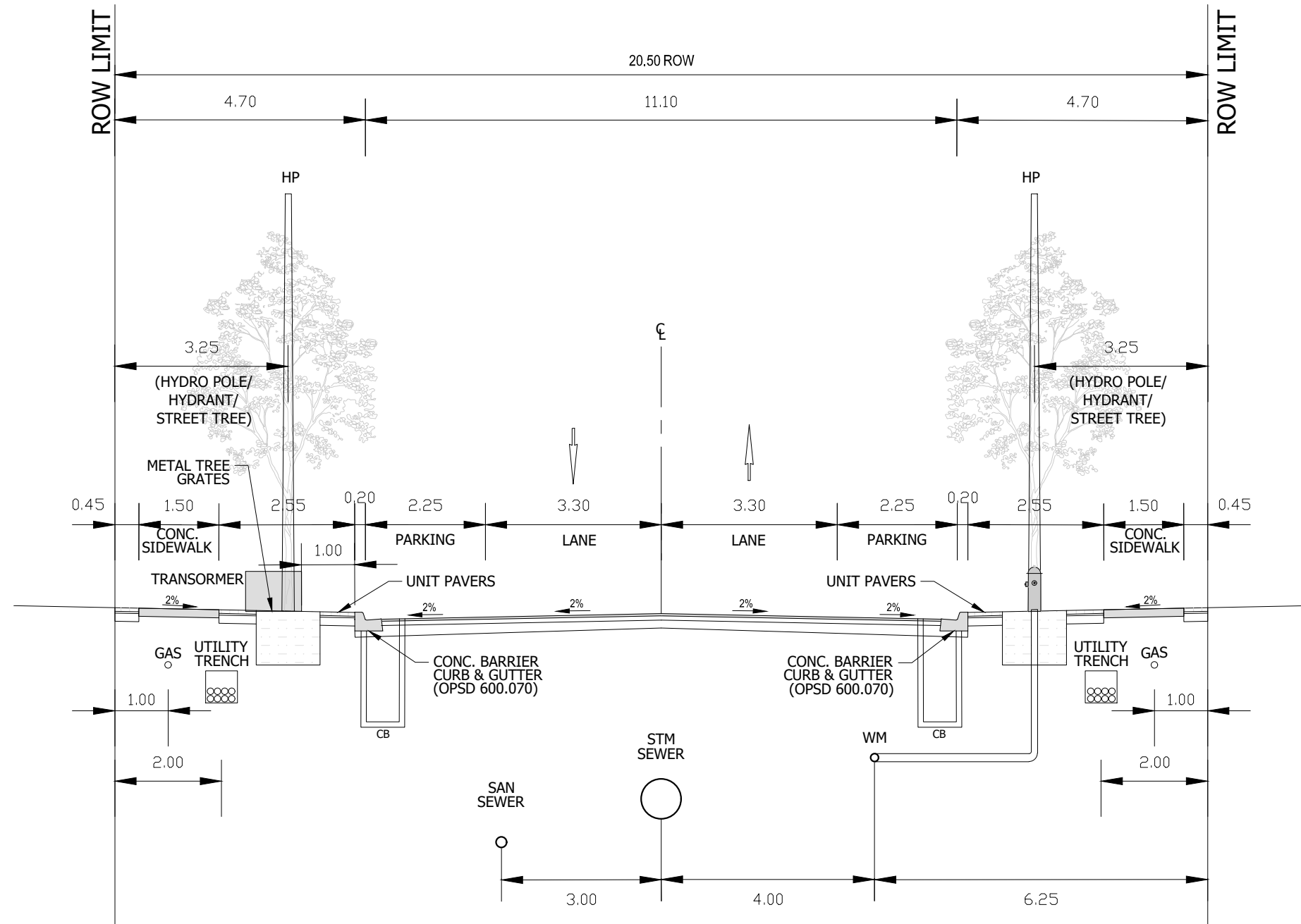


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**FIGURE 8.1B**  
**TYPICAL ROAD CROSS SECTION**  
**19.0m R.O.W.**

PROJECT No. 22-712 DATE: NOV. 2024 SCALE: N.T.S.



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**FIGURE 8.1C**  
**TYPICAL ROAD CROSS SECTION**  
**20.5m R.O.W.**

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