



April 4, 2012

Marianneville Developments Limited
c/o Kerbel Group Inc.
3-26 Lesmill Road
Toronto, ON M3B 2T5

Attention: Joanne Barnett

RE: Lighting Impact Study
Estates of Glenway Newmarket, Town of Newmarket
Marianneville Developments Limited

DPM Energy Inc. (DPM) has been retained by the applicant to investigate the impact of the various new lighting systems that may be installed to support this new development. DPM has extensive experience in designing new roadway and area lighting for developments in Newmarket and throughout the GTA.

At this early stage in the development of this project, there are no detailed plans for proposed lighting. In general through there will be two categories of lighting. The first being the Town mandated roadway lighting which will be designed and installed to the Town standard and the second the area lighting within the newly created private development blocks.

In the case of municipal lighting for the new roadways, the lighting will be designed to conform to the requirements of the Town of Newmarket in place at the time of development.

The private development blocks will require area lighting to safely illuminate all access and parking areas. It is expected that these areas will be designed in general conformance with the guidelines established by the Illumination Engineering Society (IESNA). Further, we understand that the lighting will need to address concerns with light trespass, unwanted uplight and nuisance glare, in particular for existing adjacent land uses. We will deal with these issues as part of the Site Plan process.

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Overall though, we do not feel that the private lighting needed to support the new development blocks will pose any issues for the adjacent landowners. We are confident that any potential issues can be dealt with during the design stage of the project.

Please let us know if you have any questions or require any further information.

Yours truly

Nick A. Iozzo, P.Eng.
President,
DPM Energy Inc.