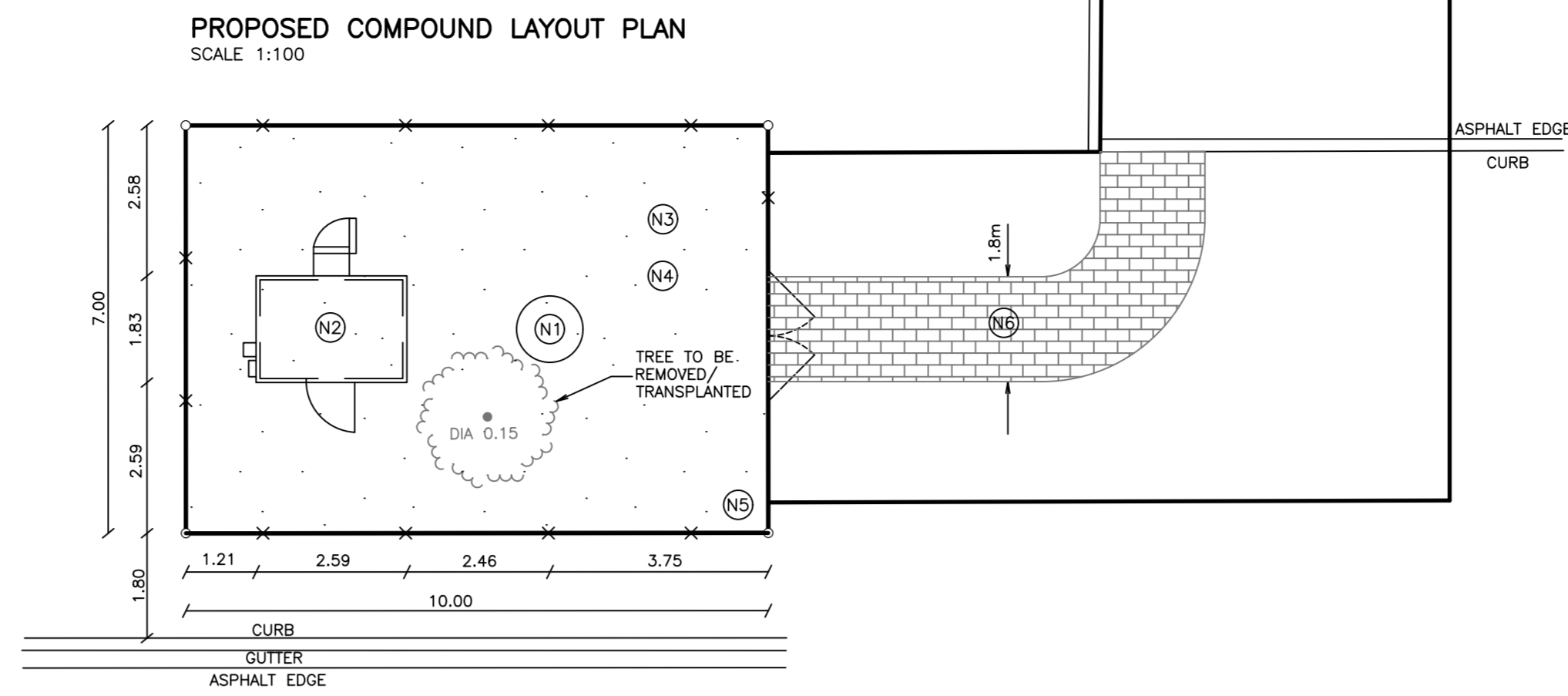


SITE DATA		EXISTING	PROPOSED
PROPERTY AREA		11.535 ha.	
BUILDING AREA		14,865 m <sup>2</sup>	4 sq.m.
LOT COVERAGE		12.9%	12.9%
LEASE AREA REQUIREMENTS			
COMPOUND (EXCLUSIVE)		70.0 sq.m.	
ACCESS (NON-EXCLUSIVE)		968.1 sq.m.	
UTILITY (NON-EXCLUSIVE)		88.2 sq.m.	
TOTAL		1126.3 sq.m.	
UNITS			1 TOWER 1 CABINET
HEIGHT OF TOWER			25m
SETBACKS (PROPOSED TOWER)			
FRONT (MULOCK DRIVE)			174.6 m
SIDE (FERNBANK ROAD)			145.2 m
REAR			113.3 m
SETBACKS (PROPOSED CABINET)			
FRONT (MULOCK DRIVE)			173.7 m
SIDE (FERNBANK ROAD)			150.7 m
REAR			112.3 m



- NOTES**
- (N1) PROPOSED CIRCULAR STEEL MONOPOLE WITH FLUSH MOUNTED ANTENNAS WITH LIGHTNING PROTECTION SYSTEM. PAINT COLOUR SUBJECT TO NAV CANADA REQUIREMENTS. ANTENNA NUMBER AND LOCATIONS TO BE DETERMINED. FOUNDATION DESIGN PENDING SOIL REPORT.
  - (N2) PROPOSED PREFABRICATED GALVANIZED STEEL WALK-IN RADIO EQUIPMENT CABINET (1.83mX2.59m), ON CONCRETE PAD. FOUNDATION DESIGN PENDING SOIL REPORT.
  - (N3) UTILITY CONNECTION AND ROUTING TO BE DETERMINED BY QUALIFIED PERSONNEL IN CONSULTATION WITH LOCAL AUTHORITY.
  - (N4) REMOVE EXISTING TOPSOIL PROOF ROLL SUBGRADE AND PLACE 300 mm GRANULAR A ACROSS COMPOUND AREA. FINISHED GRAVEL SURFACE TO BE MIN. 150 mm ABOVE EXISTING GRADE AND SLOPED AWAY FROM SHELTER AT MIN. 1% ON ALL SIDES TO PROVIDE ADEQUATE DRAINAGE.
  - (N5) PROPOSED 2.1m HIGH BOARD FENCE SURROUNDING COMPOUND.
  - (N6) PROPOSED PATIO STONE WALKWAY

**SITE LAYOUT DESIGN OF PROPOSED TELECOM TOWER INSTALLATION AT**

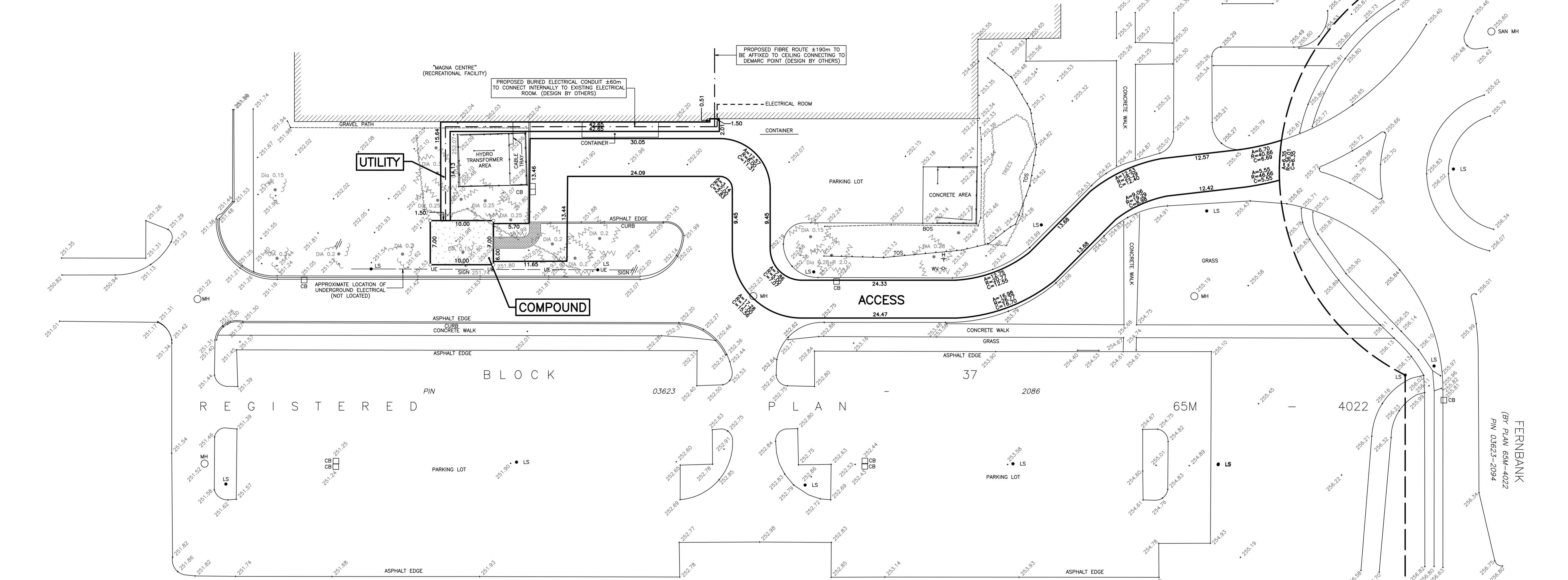
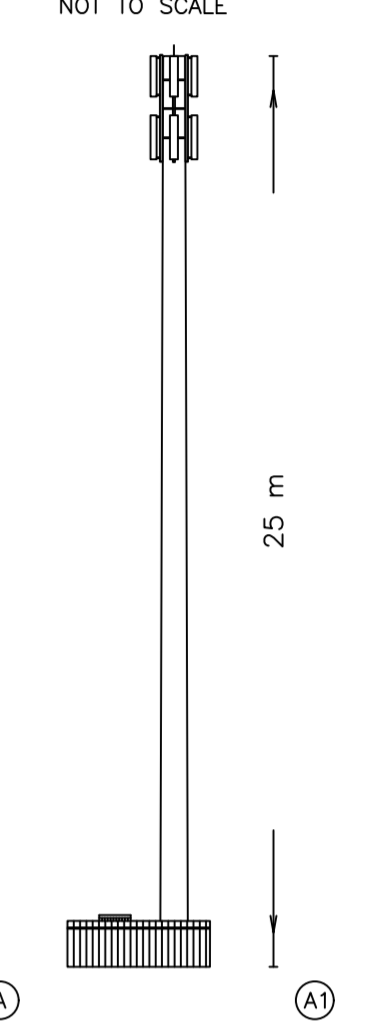
800 MULOCK DRIVE  
NEWMARKET, ON.

PART OF BLOCK 37  
REGISTERED PLAN 65M-4022  
TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 300

**J.D. BARNES LIMITED**  
ONTARIO LAND SURVEYORS  
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**ELEVATION PLAN**



**AIRPORT ZONING NOTE**

THIS LOCATION IS NOT SUBJECT TO AIRPORT ZONING REGULATIONS. NO TOWER HEIGHT RESTRICTIONS ARE APPLICABLE.

**CAUTION**

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.

BOUNDARY INFORMATION HAS BEEN COMPILED FROM AVAILABLE RECORDS AND HAS NOT BEEN VERIFIED BY FIELD SURVEY.

**METRIC**

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**BENCHMARK**

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO THE CANADIAN GEODETIC VERTICAL DATUM 1928, 1978 ADJUSTED AND ARE DERIVED FROM BENCHMARK No. 00819728024 HAVING A PUBLISHED ELEVATION OF 261.000 METRES.

**LEGEND**

- DENOTES SPIKE
- HP DENOTES HYDRO POLE
- AN DENOTES ANCHOR
- FF DENOTES FINISHED FLOOR ELEVATION
- E- DENOTES OVERHEAD ELECTRICAL

**CERTIFICATE OF COMPLETION**

I CERTIFY THAT:  
1. THE FIELD WORK WAS COMPLETED ON JUNE 20, 2024

DATE AUGUST 26, 2024

*M.J. Fisher*  
M.J. FISHER  
ONTARIO LAND SURVEYOR

**CAUTION**  
LOCATIONS OF ANY UNDERGROUND SERVICES ARE APPROXIMATE. OTHER BURIED UTILITIES MAY EXIST WHICH ARE NOT SHOWN BECAUSE OF INSUFFICIENT INFORMATION. CONTACT ALL POTENTIAL OWNERS OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.

**ROGERS** LATITUDE N 44°02'34.9" (44.0430411)  
LONGITUDE W 79°26'20.7" (-79.4390833)  
ELEVATION 252.0m

SITE: C8075 PICKERING CRES. & CLANCEY CRES.

**J.D. BARNES LIMITED** SURVEYING MAPPING GIS  
LAND INFORMATION SPECIALISTS  
140 RENFREW DRIVE, SUITE 100, MARKHAM, ON L3R 6B3  
T: (905) 477-3600 F: (905) 477-3882 www.jdbarnes.com

DRAWN BY: RF CHECKED BY: MF REFERENCE NO.: 24-15-056-00  
FILE: G:\Survey\24-15-056\00\Drawing\24-15-056-00.DWG DATED: JULY 11, 2024



LOT	REGISTERED PLAN	ROAD
LOT 125	PIN 03623-2036	ROAD ROAD ROAD ROAD ROAD ROAD ROAD ROAD ROAD ROAD
LOT 124	PIN 03623-2035	
LOT 123	PIN 03623-2034	
LOT 122	PIN 03623-2033	
LOT 121	PIN 03623-2032	
LOT 120	PIN 03623-2031	
LOT 119	PIN 03623-2030	
LOT 118	PIN 03623-2029	
LOT 117	PIN 03623-2028	
LOT 116	PIN 03623-2027	
LOT 115	PIN 03623-2026	ROAD ROAD ROAD ROAD ROAD ROAD ROAD ROAD ROAD ROAD
LOT 114	PIN 03623-2025	
LOT 113	PIN 03623-2024	
LOT 112	PIN 03623-2023	
LOT 111	PIN 03623-2022	
LOT 110	PIN 03623-2021	
LOT 109	PIN 03623-2020	
LOT 108	PIN 03623-2019	
LOT 107	PIN 03623-2018	
LOT 106	PIN 03623-2017	