

1.0 Purpose

To establish a policy applicable to new developments and exterior renovations of Commercial, Industrial, or High Density Residential uses, and new development or renovations facilitated on public property owned by the Town, where outdoor lighting fixtures are properly designed to reduce the harmful effects of light pollution to the natural environment and to preserve the Dark Sky.

2.0 Scope

This Policy is applicable to outdoor lighting fixtures for new developments and exterior renovations involving Commercial, Industrial, Institutional, or High-Density Residential uses, and new development or renovations of projects or infrastructure facilitated by the Town on public property.

The relevant provisions of the Land Use Bylaw shall align with this Policy.

3.0 References

Minimum requirements outlined in the Model Lighting Ordinance (MLO), created by the International Dark-Sky Association (IDA) and the Illuminating Engineering Society of North America (IES).

4.0 Definitions

- a. **“Light Fixtures”** refers to any infrastructure installed within the property lines of a site and is outside of the building envelope that produces light, whether attached to poles, building structures, erected, or placed into the earth, or any other location.
- b. **“Lumen(s)”** refers to the unit of measure used to quantify the amount of light produced or emitted from a light fixture. Lumens are distinct from a Watt, as Watts are measure of power consumption.
- c. **“Astronomical Timer”** refers to an automatic lighting control device that will dim or turn-off light fixtures relative to solar position, time of year, and time of day.
- d. **“Town”** refers to the Town of Yarmouth.

5.0 Policy

5.1 Applicable to New Developments and Exterior Renovations

Outdoor light fixtures for new developments and exterior renovations of Commercial, Industrial, Institutional, or High Density Residential uses, and projects or infrastructure owned by the Town on public property.

5.2 Land Use By-law Provisions

The Land Use By-law shall include provisions regarding light fixtures for new developments and exterior renovations as listed in Policy 5.1, as follows:

- a. That outdoor light fixtures are fully cut-off such that they do not emit any light above the bottom of the light fixture, also known as the horizontal plane, as shown in Appendix A.
- b. That outdoor light fixtures are arranged on the development site as to divert light away from streets, adjacent lots, and buildings.
- c. That outdoor light fixtures do not exceed a maximum colour temperature of 3,000 Kelvin.
- d. That outdoor light fixtures be connected to an astronomical timer and / or motion sensors to either dim or shut off, to prevent unnecessary light transmission during night-time hours, or when not in use.
- e. That development sites do not exceed a total of 250,000 Lumens for all lighting fixtures installed on the site.

5.3 Exemptions

The following shall be exempt from this Policy and the Land Use By-law provisions regarding outdoor light fixtures:

- a. Existing developments of Commercial, Industrial, Institutional, or High Density Residential uses, and existing developments or outdoor light fixtures erected by the Town on public property prior to the effective date of this Policy, unless the aforementioned uses undergo exterior renovations affecting their outdoor lighting.
- b. Outdoor light fixtures used for future or existing federal or provincial developments and facilities.
- c. Outdoor light fixtures for public monuments, art, flags, and statues.

- d. Yarmouth airport.
- e. Temporary holiday, seasonal and event lighting.
- f. Temporary lighting for construction sites.
- g. Existing public street lighting.
- h. Outdoor light fixtures used under emergency circumstances.
- i. Any exemptions not covered by the above that shall be deemed advisable by the Chief Administrative Officer and Town Council.

5.4 Public Education and Engagement

The Town shall carry out public engagement on the benefits of preserving the Dark Sky and the harms of light pollution.

5.5 Voluntary Compliance for Existing Developments

The Town will encourage voluntary compliance with this Policy for all existing uses not covered by this policy.

Clerk’s Annotation for Official Policy Book	
Date of Adoption: December 8 th , 2022	
I certify that this “Dark Sky Policy” was adopted by Council as indicated above.	
Town Clerk:	Date:

Appendix A: Acceptable Fixtures and Horizontal Plane Diagram

Acceptable outdoor light fixtures shield the light source to minimize glare and light trespass and facilitate better vision at night, such as full cutoff fixtures, fully shielded wallpack and wall mount fixtures, fully shielded fixtures, full cutoff streetlights, flush mounted or side shielded under canopy fixtures.

