

From: [Glen Elgrat](#)
To: [Jamie Eckenswiller](#)
Subject: Public Meeting Comments Re: ZA25.2023 Martin and Rebecca Bauman
Date: September 15, 2023 1:55:51 PM

Dear Clerk Eckenswiller, Would you please see to it that my comments are shared with the appropriate Staff members and offices. And ensure they have them ahead of the public meeting on Tuesday. If further info is required to make these comments a valid submission please let me know. Thank you, Marian

Re: ZA25.2023 Martin and Rebecca Bauman

I am writing to remind Council, Staff and Business Developers that West Grey declared itself a Dark Sky Friendly Community in 2016 (162-16) and the Grey County OPA #11 includes the new section 7.14 Dark Sky Protection that requires all lighting in the developments to be dark sky friendly and I have been told by Director Taylor that this clause is in effect. This policy also requires lower tier Municipalities to include a Dark Sky Policy in their own Official Plans. I would make it clear that dark sky also means a naturally dark environment and a general reduction in light pollution, this is also clear in the preamble to policy 7.14. Also, note that point 10) in the policy portion of 7.14 reads - The policies of section 7.14 shall apply to all new forms of development across the County, including residential, industrial, employment, commercial, recreational, and institutional development.

This proposed industrial business is on the edge of town next to agricultural and natural areas that do not need or want unnatural lighting at night. There are existing homes that will be impacted by the light from this project and the residents should not lose whatever view of the night skies and dark yards they currently enjoy nor should they be required to take measures to prevent light trespass from this development from entering their homes. Please let the trees and shrubs get their natural night hours to produce the phytochrome needed to ensure their long-term health as well.

The 5 Principles of Responsible Outdoor Lighting should be adhered to in the lighting plans:

Useful – All light should have a clear purpose. Before installing or replacing a light determine if it is needed. Consider how the use of light will impact the area, including wildlife and the environment. Consider using reflective paints or self-luminous markers for signs, curbs, and steps to reduce the need for permanently installed outdoor lighting. Seriously, ask the question, do we really need this light, is there anyone around using it?

Targeted – Light should be directed only to where needed. Use shielding and careful aiming to target the direction of the light beam so that it points downwards and does not spill outwards beyond where it is needed.

Low Light Levels – Light should be no brighter than necessary. Use the lowest light level required. Be mindful of surface conditions as some surfaces may reflect more light into the night sky than intended. The full Moon has a maximum illuminance of about 0.26 lux, but is usually around 0.1 lux and that is pretty bright.

Controlled – Light should be used only when it is useful. Use controls such as timers, dimmers and motion detectors to ensure that light is available when needed, dimmed when possible and turned off when not needed.

Colour – Use warmer colour lights (<3000K) where possible. Limit the amount of shorter wavelength (blue-violet) light to the least amount needed. Ask the lighting suppliers how much blue light is present, the IDA recommends aiming for less than 7%.

I would also recommend the following:

1. The builders are required to test the sky quality over the proposed project area and illuminance levels on the ground around the project periphery prior to building and re-test afterwards to ensure that they have not changed those values. This testing should be done under the same conditions, e.g. a clear sky, fully dark - same time elapsed after sunset, at dark of the Moon.
2. Unshielded wall pack lights on the sides of buildings should be prohibited. No light from any building should stray beyond the property lines.
3. This project is proposed for a rural area where there are no streetlights therefore no unshielded lighting should be directed towards the roadway creating glare conditions for passing drivers. This is both uncomfortable for night adjusted eyes and unsafe as it impairs the night vision for minutes after being impacted by the glare increasing risks of collision with pedestrians or wildlife on the road.
4. Since this project is in a rural and natural area the owners should consider a CCT of 2700K for exterior fixtures that must be on all night.

Please question every outdoor light in the design plans and make sure that each one meets the true spirit of dark sky principles and policy. You will not only reduce energy costs; you will help protect the environment and be a better neighbour.

Best regards,

Marian Ratcliffe



Save the Fireflies, turn off the lights.