



TOWN OF WHITBY SHADOW STUDY GUIDELINES

The Town of Whitby requires a shadow study to be completed for any development containing a building with a height, in part or entirely, greater than 6 storeys OR 18 metres.

A shadow study will be sufficient for approval by the Town only if it clearly demonstrates the following:

For the purpose of these guidelines "*Recreation and Amenity Space*" shall include, but may not be limited to, children's play areas in public and private parks and school yards, sitting areas in public and private parks and open spaces, and the front and rear yards of detached, semi-detached and townhouse style residential dwelling units.

Developments shall ensure that at least half of the total surface area of recreation and amenity space, on the lands subject to development and those in the vicinity of the development, is exposed to sunlight during **at least two consecutive times** on the following dates:

- 1) April 21st at **11:00 AM, 1:00 PM, 3:00 PM, 5:00 PM**
- 2) September 21st at **11:00 AM, 1:00 PM, 3:00 PM**

** Additional dates may be requested at the discretion of the Town of Whitby.*

Developments shall ensure that the entire surface area of existing solar panels on the lands in the vicinity of a proposed development is exposed to sunlight during **at least two times** on the following date:

- 1) December 21st at **10:00AM, 12:00 PM, 2:00 PM**

The following structures will be exempt from submitting a shadow study:

- o Structures in Agricultural zones;
- o Communications towers / antennas;
- o Lighting poles and fixtures
- o Structures used for the collection of wind or solar power;
- o Structures used for conveyance of electricity; and
- o Steeples accessory to places of worship.
- o Buildings under 6 storeys or 18 metres in height unless otherwise requested by the Planning Department;

***For further information please contact the
Town of Whitby Planning Department (905) 430 - 4306***