

Safety and Facilities Services Committee – October 20, 2025

Nuisance Soffit Lighting and Residential Properties (All Wards)

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That the Safety and Facilities Services Committee recommend to City Council:

Whereas at its April 14, 2025 meeting, the Safety and Facilities Services Committee (“Committee”) received correspondence ([SF-25-27](#)) and a delegation from Janetta Stewart regarding outdoor residential pot lights (referred to hereafter to as “soffit lighting”) and the ability of soffit lights to cause nuisances when light trespasses into a dwelling; and,

Whereas at its April 8, 2019 meeting, Council directed staff to investigate regulatory options for scattered or excessive lighting on properties, assess what, if anything, is being done in other communities, and determine what standards could be applied to address the issue, especially considering recent lighting technology improvements related to the use of Light Emitting Diode (L.E.D.) lighting has contributed to lighting being brighter and more obtrusive; and,

Whereas Council considered staff report [CORP-19-79](#) “Regulation of Scattered or Excessive Lighting” and amended Property Standards By-law 1-2002 to regulate all Nuisance Lighting by requiring all exterior lighting fixtures to be installed and maintained so as to prevent the light source from shining directly into a Dwelling; and,

Whereas the Oshawa standard is consistent with those found in all Durham Lakeshore Municipalities’ (i.e. Pickering, Ajax, Whitby, and Clarington) property standards by-laws; and,

Whereas the aforementioned standard would apply to soffit lighting and a review of the standard has determined that it achieves an appropriate balance by:

- ensuring nuisance lighting is mitigated in a manner that addresses residents’ enjoyment of their properties;
- limits the financial impact of requiring a property owner with soffit lights to have them removed;
- ensuring properties’ security needs are addressed; and,
- minimizing the regulatory impact on non-residential properties (e.g. commercial, industrial, etc.) and their needs.

Therefore be it resolved that SF-25-48 “Nuisance Soffit Lighting and Residential Properties” be received for information.