

BL830-15

13.9 Commercial Public Utility (CPU) Development Permit Area

13.9.1 Area

This DPA applies to all parcels designated Commercial Public Utility (CPU).

13.9.2 Guidelines

- (a) A landscaped buffer of a minimum 1.8 m width between required parking areas and public streets and adjacent uses should be provided. Additional landscaping within required parking lots is encouraged.
- (b) Minimum 2.0 m high solid fencing, block wall, hedging or other such opaque screening supplemented with tree plantings outside the screening of a minimum caliper size of 50 mm, spaced at 3.0 m intervals should be provided on all sides of the property. All trees, hedging or other plant materials should be provided irrigation water to ensure survivability. Wall or fence surfaces on the outer side should be designed to be articulated so as to prevent the appearance of a solid unbroken surface.
- (c) Design of wastewater treatment and water treatment facilities should incorporate practical and effective odour elimination/reduction methods.
- (d) Natural building materials, such as wood, rock or stone, are encouraged. Faux materials, including faux siding (except for hardi-plank or other natural appearing product), are discouraged. Building design should closely resemble design choices in adjacent development, so the utility use does not stand out as separate and distinct.
- (e) Weather protection in the form of awnings, canopies, or roof structure should be provided over all grade level entries to buildings.
- (f) Design of lighting should be integrated with the building facade and with any canopies or awnings. Lighting should not shine directly onto adjacent uses.
- (g) Building and equipment design and screening should include provisions for noise attenuation for any equipment utilised in the utility operation.