

LATE ITEM: Request to Appear as a Delegation – September 12, 2011



Mission Citizens Association
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September 9, 2011

To: Director of Corporate Administration

The Mission Citizens Association is a non partisan nonprofit group that is having a moderated Public Information Forum on Water Meters with guest speakers to be held on Saturday, September 24, 2011 from 3 pm to 5 pm at the Silverdale Community Hall.

Please consider this an invitation to Mayor, Council and staff to attend.

We are also requesting that the District of Mission have a speaker available to speak on water meters in general and to help answer questions from the public. We ask if Mr. Rick Bomhof would take on this role.

Name: Ron Anderton,
Director 2011 Executive Board
Mission Citizens Association

Contact number: 604-462-7402



Corporate Administration
Memorandum

To: Chief Administrative Officer
From: Deputy Chief Administrative Officer
Date: September 12, 2011
Subject: **Manufacturing Noise Issue at 34980 Lougheed Highway**

Recommendation

That the District of Mission give the manufacturer at 34980 Lougheed Highway 30 days' notice to identify, consider and implement noise abatement options.

Background

On September 6, 2011, a neighbourhood delegation came to Council to request the District of Mission address their concerns over the noise emitting from a manufacturing business in the area. Council requested staff bring a report back to the September 12, 2011 committee of the whole meeting.

The location of the property from which the noise is originating is located at 34980 Lougheed Highway, which is on the south side of the highway. The property is zoned "ING" heavy industrial zone. Historically, this property has been used for heavy industry uses, such as a shake mill.

The District of Mission has been actively involved on this site with two new businesses since July 2010. Staff became aware of the new operations through noise complaints from surrounding neighbours about heavy equipment movements in the early morning hours. This issue was resolved over a short period and staff have been working with the businesses to address a variety of building and planning requirements.

In June of 2011, staff were again called to this site to address noise issues. One of the companies, Millstream Sorting Ltd., had recently established a new process utilizing a log peeler with a veneer head to remove log tapers as part of their product processing. Millstream Sorting Ltd. makes dowels for an emerging market in the Far East and utilizes this site location to transport their product up the Fraser for breakbulk transportation.

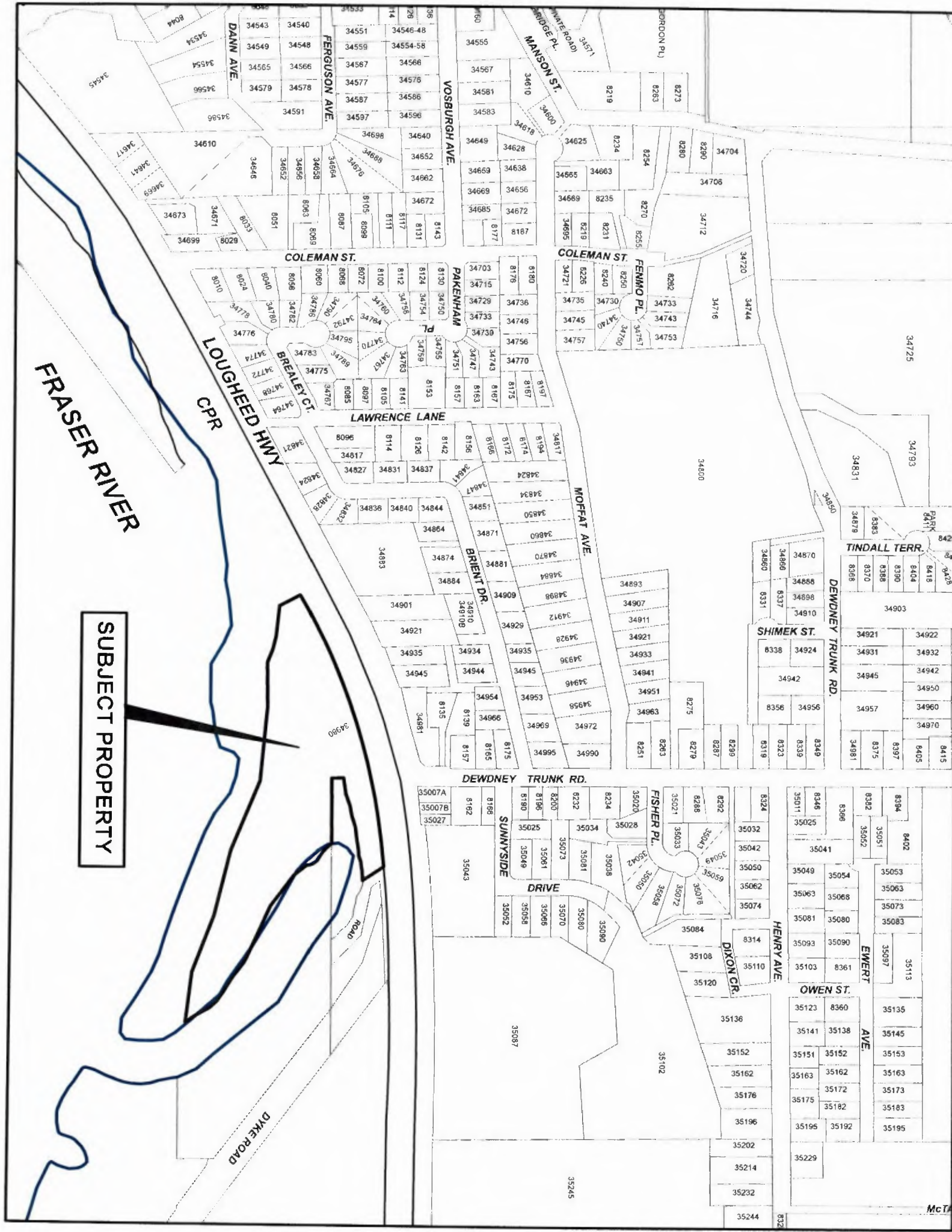
Through a series of meetings with staff, the owners have made a number of adjustments to their operations to attempt to reduce the noise of this process. It should be noted that the use is consistent with the District's zoning bylaw, so the primary compliance issue is related to our noise bylaw.

To date, staff have asked the business to identify options to address the noise issue. An acoustical engineering firm has been brought in and is preparing a number of options for consideration.

Sound deflecting walls are being erected, as well as a number of equipment modifications to limit the noise created. It should be noted that any building located on this property will have to meet the Fraser River setbacks and floodplain elevation requirements, which are significant.

It is recognized by staff that the timing to address the noise complaints of the residential neighbours is a priority as this issue has been going on for a number of months. Having said that though, additional time is needed to allow the business to consider the options of the acoustical engineering firm. Therefore, it is staff's recommendation that the District not initiate any enforcement actions for 30 days to allow the business time to consider and implement noise abatement options.


Paul Gipps



FRASER RIVER

SUBJECT PROPERTY

LOUGHED HWY
CPR

DYKE ROAD

COLEMAN ST.

BREALEY CT.

LAWRENCE LANE

DEWDNEY TRUNK RD.

FISHER PL.

OWEN ST.

EMERT AVE.

HENRY AVE.

DIXON CR.

MOFFAT AVE.

VOSBURGH AVE.

FERGUSON AVE.

DANN AVE.

COLEMAN ST.

FENMO PL.

TINDALL TERR.

DEWDNEY TRUNK RD.

SHIMEK ST.

PAKENHAM PL.



SUBJECT PROPERTY

FRASER RIVER

LOUGHEED HWY

BREALEY CT

LAWRENCE ST

PARKENHAM

FENMO PL

DEWNEY TRUNK

HENRY AVE

FISHER FL

SUNNY

DUNN TERR

BRIDGE

W. CHURCH AVE

FEUGUSON AVE

DANN AVE

COLMAN ST

