MINUTES of the REGULAR MEETING of the COUNCIL of the DISTRICT OF MISSION
held in the Council Chambers of the Municipal Hall, 8645 Stave Lake Street, Mission,
British Columbia, on September 15, 2014 commencing at 6:30 p.m.

Council Members Present: Mayor Ted Adlem
Councillor Jeff Jewell
Councillor Jenny Stevens
Councillor Tony Luck
Councillor Larry Nundal
Councillor Nelson Tilbury
Councillor Dave Hensman
Councillor Larry Nundal

Staff Members Present: Ken Bjorgaard, Chief Administrative Officer
Tina Penney, Acting Manager of Corporate Administration
Tina Mooney, Administrative Assistant
Haylee Gould, Administrative Clerk

1. CALL TO ORDER

Mayor Adlem called the meeting to order.

2. ADOPTION OF AGENDA

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED:
1. That an update from the Fire Chief on Clandestine Labs be added to the Agenda at 8(b);
2. item 3(a) be amended from “Grand Fondo” to “Gran Finndo”;
3. That the agenda for the regular Council meeting of September 15, 2014, be adopted, as amended.
CARRIED

3. DELEGATION

Rodd McCormick
Re: GranFondo

Rodd McCormick appeared before council to provide an overview of the Gran Finndo Event. The funds raised are for pediatric cancer research.

Mr. McCormick asked Council to support the Gran Finndo. The request was for $10,000 in addition to in-kind support for police, rescue, road closures and fire.
Mr. Sullivan was introduced. His son, Finn, passed away 6 years ago. He inspired many individuals to have fun, reach out to others and encouraged them to run, jump, bounce, dance, sing, love, smile and ride. The event is organized in his honour.

Moved by Councillor Luck, seconded by Councillor Stevens, and

RESOLVED:
1. That this event be supported in principal; and
2. That the organization apply through the 2015 Grant Application process.

CARRIED

The Mayor thanked Mr. McCormick for his presentation.

Paul Horn
Re: 2015 Community Cares: Mental Health Training program

Paul Horn appeared before council to provide an overview of the 2015 Community Cares: Mental Health Training Program’s vision, goals and accomplishments for 2014/15. He asked council to support the program for another 6 months in the amount of $3,350.00.

The Mayor thanked Mr. Horn for his presentation.

Moved by Councillor Hensman, seconded by Councillor Stevens, and

RESOLVED: That one-time funding assistance in the amount of $3,350 be provide to Community Cares: Mental Health Training Program, with funds to come from the stabilization reserve.

CARRIED

4. PUBLIC HEARING

(i) Background information: Rezoning of 29960 Lougheed Highway from Industrial General (ING) Zone to Industrial General Two (ING2) Zone to Permit Barge Loading

(ii) Zoning Amending Bylaw 5453-2014-5050(147) R14-009 (Ledcor) – a bylaw to rezone property at 29960 Lougheed Highway from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2)

Councillor Tibury declared a conflict of interest as he has a close family relationship with one of the owners of the project and excused himself from the meeting at 7:03 p.m.

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 29960 Lougheed Highway and legally described as:

from Industrial General (ING) Zone to Industrial General Two (ING2) Zone

Marcy Bond, Senior Planner, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and watercourse information;
4. proposed site plan;
5. development requirements; and
6. land use question.

The Acting Manager of Corporate Administration stated that four written submissions pertaining to the subject application had been received from:

1. Email from Susan and Gord Dowding dated September 12, 2014 expressing concerns with noise and air pollution;

2. Letter from Maureen and Barry Rattray dated September 12, 2014 expressing concerns with dust, noise and hours of operation;

3. Email dated September 15, 2014 from Rosietta and Bill Murray expressing concerns with the dust and noise pollution; and

4. Email dated September 15, 2014 from Laurina Ross and Jay Steinke expressing concerns with the dust and noise pollution.

Paul Horn is in favour of the application. He discussed current noise in the area and how the neighbourhood will be impacted with the approval of the application. He asked if this will lead to an improved side out for trucks on the Lougheed Hwy if the application is approved. He asked if Council could stipulate what materials are to be loaded or unloaded, how utilizing the river for barge loading is beneficial to the community, encourage loads to be tarped properly, the hours of operation and addressed the increase in traffic on the Lougheed Hwy.

Marcy Bond replied that there will be no improvement to the intersection as per the traffic study submitted through CTS Transportation.

Jim Hinds expressed concern with traffic on the Lougheed Highway and the environmental impact on the creek with the installation of a conveyer belt.

Ryan Finch, Project Manager for Leducor replied that controls will be in place to protect the creek once the conveyer belt is constructed. He noted that many of the issues that have been raised in the community are being address and they have hired a consultant to assist with addressing and resolving the dust and noise issues. He asked community members to put their name on the list with the issues they are concerned with and they will contact them to find a resolution.

Alan Kendl expressed concern regarding noise issues.

Maureen Rattray is in support of barge loading but expressed concern with the noise and the dust. She asked Council to request the applicant to communicate, in writing, the proposed resolution of the noise and dust issues.
Jaime Mitchell expressed concern with noise, dust and increased traffic on the Lougheed Highway arising from the applicant’s business.

Peter Bulla asked the Director of Development Services if he is monitoring the environment concerns raised. He is in support of the application.

Mike Younie responded that the Environmental Co-ordinator deals with environmental concerns in the municipality and there are many agencies involved with this application to ensure the environment is protected.

Jim Hinds expressed concern about the environment issues that could arise with installing a conveyor belt over a creek and expressed additional concern over the traffic on the Lougheed Highway.

Allan Kendl expressed concern with the noise.

Jaime Mitchell expressed the following concerns:

- He conveyed a sample of the noise level by banging on a container continuously with a stick and again with a rubber hammer depicting the intended resolution of placing a rubber barrier on the container;
- lack of communication with local residents regarding the issues raised;
- environmental concerns with a conveyor belt installation over the creek;
- increase in machinery at the business and the noise impact on the neighbouring properties; and
- the health issues that have arisen as a result of the present business practices.

Maureen Rattray asked if noise regulations could form part of a business licence.

Mike Younie responded that council cannot regulate noise on a business licence.

Maureen Rattray expressed concern with issues that would arise should a fire break out on the property and how neighboring properties would be protected should it not be contained.

In response to Mrs. Rattray the Director of Development Services noted that the District of Mission does not require a bond or hold funds for barge loading facilities.

In response to questions from the Mayor, the Fire Chief responded that the fire department has attended the property approximately six times in the last year. Should a fire occur on the property, it would not be deemed a natural disaster and therefore the municipal emergencies services would not assist.

Paul Horn asked if wood chips alone can start a fire.

Larry Watkinson discussed spontaneous combustion and responded that wood chips can ignite a fire.

Paul Horn encouraged council to not move forward to Third Reading until they are satisfied that the issues raised have been addressed by the proponent.
The Director of Development Services responded that the report provided council with many options on the proposal including advancing it to Third Reading.

Jim Hinds discussed a previous issue in the municipality with regard to a saw mill and the concerns raised by many citizens in the Hatzip area.

The Director of Development Services responded that the District worked with the mill to find solutions and avoid any further issues arising.

Paul Horn noted that issues need to be addressed at the entry level.

Jaime Mitchell asked if there are risks regarding spontaneous combustion.

Larry Watkinson does not have the details of the combustion of these specific products and the expansion of this facility does raise issue of fires. The current site does not have to have a suppression system.

Jaime Mitchell questioned the suppression systems they have and how the fires impact the neighbouring properties.

Ryan Finch discussed the concerns brought forward from the community and confirmed they are working towards rectifying the issues. There is unlimited water on site in case of a fire and the fire department does a yearly inspection.

A member of councillor asked how long Mr. Mitchell has lived at his addressed and why there are no regulations in place for noise at this property.

Jaime Mitchell responded that he has lived at his residence for 15 years and there has been an increase in noise over the last three years. He would like to see the noise at night reduced.

The Director of Development Services noted that individual business licences cannot limit the hours of operation but a bylaw can be created to deal with it.

A member of council asked why the business must operate twenty-four hours a day and if it would affect their business if they shut down during the evening.

Ryan Finch replied that closing during the evening would significantly impact the business as transport trucks can arrive at various hours depending on traffic, weather and timing.

In response to a member of council, Ryan Finch replied that the bridge will be used by machinery.

A member of council expressed concern with the noise that has been brought forward by the neighbouring properties and asked why the noise has increased in the last three years. Could an individual be hired to shovel out the buckets rather than banging them during the evenings?

Jaime Mitchell noted that there has always been noise as the property but it has increased in the last two to three years.
Ryan Finch responded that the site was purchased approximately four to five years ago and Ledcor with noise has increased because of the hog fuel. He discussed the safety risk of an individual shoveling the buckets compared to banging.

Ryan Finch responded to a member of council that a vibrator could be installed which would alleviate some of the noise.

A member of council asked if the buckets were shovelled out by hand during the evening would the noise be reduced and could this not increase job opportunities.

Ryan Finch responded that hiring individuals to shovel during the evening could be looked at.

The Mayor discussed the traffic concerns and expressed concern regarding the noise.

Ryan Finch discussed the process of loading and unloading at the property. He replied that once the noise study is complete, they can move forward with a solution.

A member of the council discussed the deadline for the mitigation study and if the dust issue is being addressed with the Ministry of Environment. The applicant is working with the District of Mission to rectify the issues.

Ryan Finch discussed the regulations of the truck drivers and noted that shutting down during the evenings would affect their business. He discussed truck drivers regulations.

Maureen Rattray noted that for many years the buckets were hand shovelled but the noise increased when this procedure was stopped.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5453-2014-5050(147) R14-009 (Ledcor) closed.

Councillor Tilbury returned to the meeting at 8:26 p.m.

**Zoning Amending Bylaw 5454-2014-5050(148) (R14-015 – Ellis) – a bylaw to rezone property at 13007 Sabo Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s)**

The purpose of the proposed Zoning Bylaw amendment is to rezone the property at 13007 Sabo Street and legally described as:

Parcel Identifier: 017-460-093 Lot 7 Section 28 Township 18 New Westminster District Plan LMP1360

from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s)

Marcy Bond, Senior Planner, showed a PowerPoint presentation that provided the following information:

1. purpose and outline of the proposal;
2. subject property map and site photos;
3. topography and watercourse information;
4. proposed site plan;
5. development requirements; and
6. land use question.

The Acting Manager of Corporate Administration stated that there were no written submissions pertaining to the subject application.

In response to a question from a member of Council, the Senior Planner responded that the second story was put forward as a bonus room on the top of the garage. Marcy Bond noted that it would be a garage and a second floor bonus room.

The applicant noted that the bonus room would be contained in the roof structure of the garage and he is constructing it on top of the garage to reduce construction costs.

Hearing no further questions or comments, the Mayor declared the Public Hearing for District of Mission Zoning Amending Bylaw 5454-2014-5050(148) (R14-015 – Ellis) closed.

**5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE**

Moved by Councillor Luck, seconded by Councillor Tilbury, and

RESOLVED: That Council now resolve itself into Committee of the Whole.
CARRIED

**6. ENGINEERING AND PUBLIC WORKS**

**National Waste Reduction Week 2014**

Moved by Councillor Nundal, and

RECOMMENDED: That October 20 to October 26 be proclaimed as “Waste Reduction Week” within the District of Mission; the District to assume no costs related thereto.
CARRIED

**District of Mission Municipal Hall Roof Replacement**

Moved by Councillor Tilbury, and

RECOMMENDED:
1. That a certified roofing contractor be retained to conduct replacement and repairs to the District of Mission municipal hall roof at an estimated cost of $188,000;
2. That the funds required come from the General Capital Reserve Fund; and
3. The District’s Financial Plan be amended accordingly.
CARRIED

**7. DEVELOPMENT SERVICES**

**Amendment of LAN.58 to include the MissionCity Downtown Public Realm Master Plan**
Moved by Councillor Luck, and

RECOMMENDED: That Council Policy LAN.58 MissionCity Downtown Action Plan be amended as follows:

(a) By inserting the following Policy Statement:

1. Policy Statement – MissionCity Downtown Public Realm Master Plan. This Policy enacts the MissionCity Downtown Public Realm Master Plan which is attached hereto as Schedule C and which is a guiding document, more specifically:

   i. The MissionCity Downtown Public Realm Master Plan is to provide guidance for the redevelopment of the public realm downtown.

   ii. It is understood that since the examples in the MissionCity Downtown Action Plan depict concepts that reflect the vision of the community, changes to the images will be made as the detailed designs required for construction are created and reviewed by the public and stakeholders.

(b) By renumbering LAN.58 as required after the insertion of the Policy Statement above; and

(c) By attaching the MissionCity Downtown Public Realm Master Plan as Schedule C.

CARRIED

8. PUBLIC SAFETY AND HEALTH

Community Paramedic Programs

Moved by Councillor Tilbury, and

RECOMMENDED: That the Mayor and available members of Council schedule a meeting with the Ambulance Paramedics of BC Executive during the upcoming Union of B.C. Municipalities’ annual conference to discuss the Community Care Paramedic Program as outlined in the report from the Director of Fire/Rescue Services dated September 15, 2014.

CARRIED

Late Items - Council Awareness - Clandestine Labs

The Fire Chief provided Council with an update on the recent Clandestine Lab and the structure fire.

Moved by Councillor Tilbury, and

RECOMMENDED: That the Fire Chief look at options available to increase business inspections in the community;

CARRIED
9. RESOLUTION TO RISE AND REPORT

Moved by Councillor Stevens, seconded by Councillor Nundal, and

RESOLVED: That the Committee of the Whole now rise and report.
CARRIED

10. ADOPTION OF COMMITTEE OF THE WHOLE REPORT

Moved by Councillor Nundal, seconded by Councillor Luck, and

RESOLVED: That the recommendations of the Committee of the Whole, as contained in items RC14/602 to RC14/614, be adopted.
CARRIED

11. BYLAWS

Moved by Councillor Stevens, seconded by Councillor Luck, and

Councillor Tilbury declared a conflict of interest as he has a close family relationship with one of the owner of the project and excused himself from the meeting at 8:58 p.m.

RESOLVED: That Zoning Amending Bylaw 5453-2014-5050(147) R14-009 (Ledcor) – a bylaw to rezone property at 29960 Lougheed Highway from the Industrial General Zone (ING) to the Industrial General Two Zone (ING2), be deferred.
CARRIED

Councillor Tilbury returned to the meeting at 9:09 pm

Moved by Councillor Hensman, seconded by Councillor Nundal, and

RESOLVED: That Zoning Amending Bylaw 5454-2014-5050(148) (R14-015 – Ellis) – a bylaw to rezone property at 13007 Sabo Street from Rural 16 Zone (RU16) to Rural 16 Secondary Dwelling Zone (RU16s), be read a third time.
CARRIED

12. MINUTES

Moved by Councillor Tilbury, seconded by Councillor Luck, and

RESOLVED: That the following minutes be adopted:

1. Regular Council Meeting (for the purposes of going into a Closed Meeting – September 2, 2014);

CARRIED
13. NEW/OTHER BUSINESS

Letter from Kathryn Ross dated September 7, 2014

A letter was received from Kathryn Ross dated September 7, 2014 regarding the dispute between the BCTF and Ministry of Education. A brief discussion ensued and it was noted that the letter was provided for the Committee’s information.

14. NOTICE OF MOTION

There were no notices of motion.

15. MAYOR’S REPORT

The Mayor reported on various activities, meetings and events attended since the last regular Council meeting.

Moved by Councillor Luck, seconded by Councillor Jewell, and

RESOLVED: That pursuant to the Council Procedure Bylaw the meeting be extended past the regular timeline of 9:30 p.m. and that the meeting be extended for no longer than 9:45 p.m.

CARRIED

16. MEMBERS’ REPORTS ON COMMITTEES, BOARDS AND ACTIVITIES

Some of the Council members reported on various activities, meetings and events attended since the last regular Council meeting.

17. QUESTION PERIOD

The following issues were addressed:

Paul Horn put a suggestion forward to ensure individuals coming forward for public hearing are advised or are provided with a copy of the Third Reading report if it is requested from Council.

Moved by Councillor Hensman, seconded by Councillor Luck, and

RESOLVED: That the meeting be adjourned.

CARRIED

The meeting was adjourned at 940 p.m.

WALTER (TED) ADLEM, MAYOR

KEN BJORGAARD, CHIEF ADMINISTRATIVE OFFICER
(Interim Corporate Officer)