

Pam and Terry Munn  
Site 121-2, RR#1 Stn. Main  
1246 Cornwall Avenue North  
Fort Frances, ON  
P9A 3M2

April 4, 2022

Cody Vangel, CBO  
Town of Fort Frances  
320 Portage Avenue  
Fort Frances, ON  
P9A 3P9



RE: Proposed Zoning Amendments to 1229 Cornwall Avenue North (former lagoon site)

Dear Cody:

My name is Pam Munn, and I am writing to you on behalf of myself and my husband Terry Munn. Our mailing address is RR 1, 121-2, Fort Frances, ON, but our physical address is 1246 Cornwall Avenue North, which is located right across the avenue from the 1229 Cornwall Avenue North (known as the lagoon property). We would like to voice our concerns regarding the request by 2670568 Ontario Limited for zoning amendments to the lagoon property.

We own 1246 and 1248 Cornwall Avenue North and Terry is a 1/3 owner of 1250 Cornwall Avenue North which is approximately 6.46 acres of land also used as a residential property. The Munn family have lived here for approximately 76 years. When the lagoon was built in the 1970's the family was told that when it the lagoon was no longer used by the paper mill it would be restored to its original state, farm and forest land. To this date, this has not happened as the lagoons are still full of water and waste. No forms of remediation have taken place. I would also like to note that the pictures of the lagoon in the proposed zoning amendment appear to be outdated and not show the true size of the lagoon itself.

We as a family have dealt with a lot with regards to the lagoon over the years. First and foremost, it has reduced the value of our properties, and as such we are not in favour of further development in the lagoon property. To this, we are especially opposed to the proposed installation of crypto-currency mining facility and 150 MW Solar Farm required to run the crypto-mining facility, being developed directly across from our properties. It is our understanding that the crypto-mining computers require a large number of fans for cooling, which emit an extremely large amount of noise. To quote

Mitch Lepage, General Manager of BMI Group, "the application has an estimated 105 decibels for crypto mining". This is the equivalent noise to the sound of helicopter outside your doors and windows 24 hours a day, 7 days a week non-stop.

While researching what crypto-currency mining was, I came across a video on you tube from a community in Virginia Beach. VA in the US, where a crypto-currency mining site has been developed (link for reference: <https://www.youtube.com/watch?v=t0NtMIsVp3w>).

The residents living there state it is like having a jet taking off in their back yard constantly. They cannot even hear each other speaking while sitting in their yard. Other news stories from Washington County, Tennessee and North Tonawanda, New York, also state the same complaint about noise levels, being equivalent to a jet taking off. If this proposed development were to take place, the noise levels would be prohibitive to living in our current residence and would further degrade the value of our properties.

To this point, I have asked to speak that the public meeting to voice our concerns in person.

Thank you.

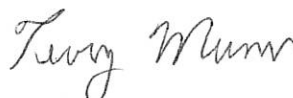
Sincerely,



Pam Munn

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E – munns@nwonet.net



Terry Munn