



Town of Fort Frances
 320 Portage Avenue
 Fort Frances, On P9A 3P9
 T: 807-274-5323
 F: 807-274-8479

www.fort-frances.com

APPLICATION FOR ZONING BY-LAW AMENDMENT

The Planning Act, RSO 1990, as amended (O'Reg. 545/06)

Notice of Public Record:

In accordance with section 1.0.1 of the Planning Act, RSO, 1990, all information and materials required in support of your application shall be made available to the public.

Complete Application:

All applicable sections of the application form must be completed. An incomplete application will be returned. For assistance, contact the Planning Department by phone at 807-274-5323 ex. 1216 or by email at cvangel@fortfrances.ca.

APPLICATION TYPE (check one)

- ☒ Zoning By-Law Amendment (section 34)
 ☐ Removal of Holding Provision (section 36)
☐ Removal of Interim Control By-Law (section 38)
 ☐ Temporary Use By-Law (section 39)

1. The name, address, telephone number and email address (if any) of the Applicant:	
2670568 Ontario Limited P.O. Box 365 Otterville, ON N0J 1R0 Attention: Paul Veldman paul@thebmigroup.ca	
2. If known the names and full addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land:	
Brothers Marketing Inc. P.O. Box 365 Otterville, ON N0J 1R0	
3. The current Official Plan designation of subject land:	Employment Area
4. Describe how the application conforms to the official plan of the municipality?	
see attached Additional Information	
5. The current zoning of the subject land:	M3- Waste Disposal Industrial
6. The nature and extent of the rezoning requested:	
Site specific zoning amendment to: 1) facilitate the lagoon area to be additionally utilized for Industrial Scale Computing and; 2) utilize sea cans or containers converted to Buildings (as per definition) and/or a constructed structure to house the Industrial Scale Computing Equipment and; 3) allow for the establishment of a 150 MW Solar Farm to produce solar energy and/or feed into the electrical grid. See attached Additional Information sheet for definitions of Industrial Scale Computing and Solar Farm. See attached Additional Information for images of proposed sea cans/containers converted to Buildings.	

7. The reason why the rezoning is requested.					
The current zoning would need to remain in place for the lagoons, but given its large size near the Town's industrial area, and proximity to transformers, the parcel would be ideal for additional purposes that promote new investment and employment. The Industrial Scale Computing and Solar Farm would allow for the current function of the lagoon to remain while introducing additional and diverse economic uses.					
8. Is the subject land within an area where the municipality has pre-determined minimum & maximum density requirements or minimum or maximum height requirements?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide information relative to these requirements.					
9. The description of the subject land, such as the municipality, concession and lot numbers, registered plan and lot numbers, reference plan and part numbers and name of street and number:					
PIN 56016-0443 Roll number: 010-007-16900-0000 See legal description in attached Additional Information.					
10. The frontage, depth and area of the subject land (in metric):					
Frontage:	see Additional Information	Depth:	see Additional Information	Area:	196.44 hectares
11. Is the application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter					
12. Is the application to remove land from an area of employment?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide details of the official plan that deals with the matter.					
13. Is the subject land within an area where zoning with conditions may apply?					
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, provide an explanation of how the application conforms to the official plan policies relating to zoning with conditions					
14. Is access to the subject land by provincial highway, a municipal road that is maintained all year or seasonally, another public road or a right of way or by water?					
Access is via Eighth Street and Cornwall Avenue North which is maintained year round by the Town of Fort Frances.					

15. If access to the subject land is by water only, provide details of the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land and the nearest public land:	
N/A	
16. Existing uses of the subject land:	
Heavy Industrial - Zoned M3 Waste Disposal Industrial - currently used as a lagoon for former paper and kraft mill	
17. Are there any buildings or structures on the subject land: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
18. If answer to question 17 is yes, provide, for each building or structure, the type of building or structure and the setback from the front lot lines, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
see attached Additional Information	
19. The proposed uses of the subject land:	
The subject land would be for heavy industrial use including the site specific uses for Industrial Scale Computing and a Solar Farm. See attached Additional Information Sheet.	
20. Are any buildings or structures proposed for the subject land? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
21. If answer for question 20 is yes, provide, for each building or structure, the type of building or structure proposed, the setback from the front lot line, rear lot line and side lot lines, the height in metres of the building or structure and the dimensions or floor area of the building or structure:	
<p>Industrial Scale Computing will require sea cans converted to buildings and/or a constructed structure to be established within the RED boundary that is identified within the Additional Information sheet (sketch related to Question 28). The quantity of containers will range from 6 initially (summer of 2022) and up to 80 within a 3-year period, pending regulatory approval.</p> <p>The dimensions of the containers range in size from 5.85m x 2.3m x 3.07m up to 4.15m x 2.5m x 2.75m. If a building was to be constructed, a separate building permit would be applied for.</p> <p>All buildings will meet the minimum setback of 30 metres, and seacans may be stacked up to two high.</p> <p>The Solar Farm will be located throughout the entire property within the BLUE boundary, meeting all minimum setback requirements.</p>	
22. If known,	
a. the date the subject land was acquired by the current owner:	July 9, 2019
b. the date existing buildings or structures on the subject land were constructed:	unknown
c. the length of time that the existing uses of the subject land have continued: lagoon use continues to present	
23. Water is provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or by other means:	
Water is provided by the Town of Fort Frances' publicly owned and operated piped water system.	

24. Whether sewage disposal is provided to the subject land by a publicly owned and operated piped sewage disposal system, a privately owned and operated individual or communal septic system, a privy or other means:	
Sewage disposal is provided by the Town of Fort Frances' publicly owned and operated piped sewage system.	
25. If the application permits development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report, and a hydrogeological report are required. Are these reports attached?	
a. a servicing options report,	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
b. a hydrogeological report	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
26. Indicate whether storm drainage is provided by sewers, ditches, swales or other means:	
Drainage ditches around perimeter of property	
27. If known,	
a. is the subject land the subject of an application under the Act for approval of a plan of subdivision or a consent: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide file number and status of the application:	
b. has the subject land ever been the subject of an application under Section 34 of the Act: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide file number and status of the application:	
c. has the subject land ever been the subject of a Minister's Zoning Order? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, provide Ontario Regulation number of the Order:	

28. A sketch showing, in metric units, the following:

- a. the boundaries and dimensions of the subject land.
- b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the lot lines.
- c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to it, and that in the applicant's opinion, may affect the application (*for examples buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks*).
- d. The current uses on land that is adjacent to the subject land.
- e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public traveled road, a private road or a right-of-way.
- f. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
- g. The location and nature of any easement affecting the subject land.

29. Is the application for an amendment to the zoning by-law consistent with the policy statements issued under subsection 3(1) of the Act. Yes ☒ No ☐

Explain:

This proposal supports Employment (1.3) and Employment Areas (1.3.2) as defined in the Provincial Policy statement by providing opportunities for a diversified economic base, maintaining suitable sites for employment uses, and facilitating conditions for economic investments.

The proposal also supports Energy Supply (1.6.11) with the development of a Solar Farm.

30. Is the subject land within an area of land designated under any provincial plan or plans?

Yes ☐ No ☒

31. If answer to question 30 is yes, does the application conform to the applicable provincial plan or plans?

Yes ☐ No ☐

31.1. Proposed strategy for consulting with the public with respect to the application.

The proponent will work with the Municipal Planner to determine the most appropriate forum for public consultation which may include newspaper advertisements, information sessions, etc.

32. An affidavit or sworn declaration by the applicant that the information required under this Schedule and provided by the applicant is accurate.

DECLARATION
Of Applicant or Authorized Agent

I, Mitch Lepage of the Town of LaVallee, in the District of Rainy River solemnly declare that:

All the statements contained in this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the

Town of Fort Frances, in the

District of Rainy River, this 25th

day of February 2022



Signature of Applicant or
Authorized Agent



**Karyn L. Haney, a Commissioner for
the Corporation of the Town of Fort
Frances, District of Rainy River.**

Signature of Commissioner etc.

PLEASE NOTE:

1. *The Owner must complete the Owner's Consent.*
2. *If the applicant is not the Owner, the application must be accompanied by an Authorization of Owner.*
3. *1 copy of this application are required for processing accompanied by the required fee as outlined in current user fee by-law.*
4. *Application and fee to be filed with the Municipal Planner*
5. *It takes approximately 3 months to complete the process for a Zoning Amendment Application.*
6. *It is strongly recommended that you consult with the Municipal Planner to ensure the timelines of your application coincide with your development proposal.*

COMPLETE IF APPLICANT IS THE OWNER

OWNER'S CONSENT

I, Paul Veldman, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

2/22/2022

Date

DocuSigned by:

Paul Veldman

Signature of Owner

COMPLETE IF APPLICANT IS NOT THE OWNER

AUTHORIZATION OF OWNER

I, Paul Veldman, am the owner of the land that is the subject of this application for zoning amendment and, for the purpose of processing and the Freedom of Information and Protection of Privacy Act, I authorize Mitch Lepage to act as my agent for this application and provide any of my personal information that will be included in this application or collected during the processing of the application and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application

2/22/2022

Date

DocuSigned by:

Paul Veldman

Signature of Owner

Question 4

The property broadly meets objectives for the Employment including;

1. Providing an opportunity for a diverse range of activities (i.e. Industrial Scale Computing and A Solar Farm) and;
2. Attractive development that will encourage new investment in Fort Frances (\$30M).

Specifically, within the Official Plan, the application conforms to sections;

3.1.8 Brownfield Redevelopment

The lagoon area is substantial in size and is currently underutilized. The parcel offers high potential for development while maintaining current use as a lagoon.

3.46 Power Generation Facilities and Green Energy

The solar farm is an opportunity for Green Energy to be established in an area where there is minimum impact on adjacent lands.

4.2.1 Employment Area Objectives

Meets objectives stated below.

- a) To provide opportunities to develop a diverse range of employment opportunities for the present and future residents of Fort Frances. *Industrial Scale Computing and a large-scale solar farm would be new industries for Fort Frances that would provide technical jobs in Fort Frances.*
- b) To ensure that there are sufficient lands designated for development opportunities at all times. *The parcel is sufficient in size (485 acres), to support the current lagoon and support the new proposed uses.*
- c) To provide for attractive development that will encourage investment in Fort Frances. *Large Scale Computing is an emerging and competitive market that will bring new investment into Fort Frances. The solar energy farm will also result in new investment in green technologies.*

4.2.2 Permitted Uses

Large Scale Computing meets current standards for a permitted use within Light Industrial Zone.

4.2.3 Industrial Uses

Large Scale Computing could meet the intent industrial uses.

Question 6

Definitions

Building (as per Fort Frances zoning By-law 3/14)

Any roofed structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials or equipment and includes any vessel or container used for any of the foregoing purposes.

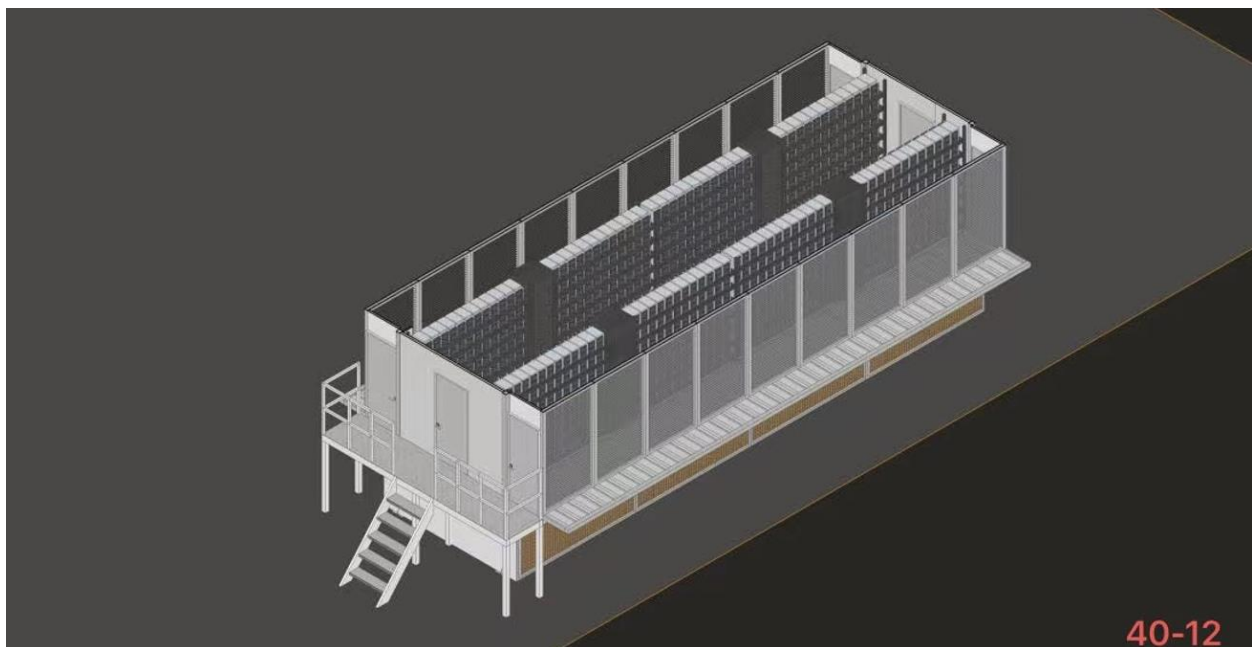
Industrial Scale Computing

The use of premises for the purpose of housing computer systems that collect, maintain, store, and/or process data for profit. Typical uses include but are not limited to blockchain/cryptocurrency mining and data centres.

Solar Farm

150MW of Photo Voltaic Solar Generation utilizing either a fixed mounting or a variable tracking system.

Images of Proposed Buildings





Question 9

PCL BLK 1-4 SEC SM49; FIRSTLY, BLK 1 PL SM49 MCIRVINE; BLK 2 PL SM49 MCIRVINE; BLK 3 PL SM49 MCIRVINE; SECONDLY, PT SEC 29 MCIRVINE PT 1, 48R3176, SURFACE RIGHTS ONLY AS PT 2, 48R3176; THIRDLY, PT HUDSON BAY COMPANY RESERVE MCIRVINE PT 3, 48R3176; FOURTHLY LT 1 PL SM145 MCIRVINE SURFACE RIGHTS ONLY; LT 2 PL SM145 MCIRVINE; LT 3 PL SM145 MCIRVINE EXCEPT PT 1, 2 & 3, 48R3385; LT 4 PL SM145 MCIRVINE; LT 5 PL SM145 MCIRVINE; LT 6 PL SM145 MCIRVINE & LT 7 PL SM145 MCIRVINE, EXCEPT PT 4, 48R3385 FIFTHLY SE1/4 SEC 29 MCIRVINE EXCEPT PT 5, 48R3385; FORT FRANCES

Question Number 10

Distance measurements derived from Google Earth and are not exact



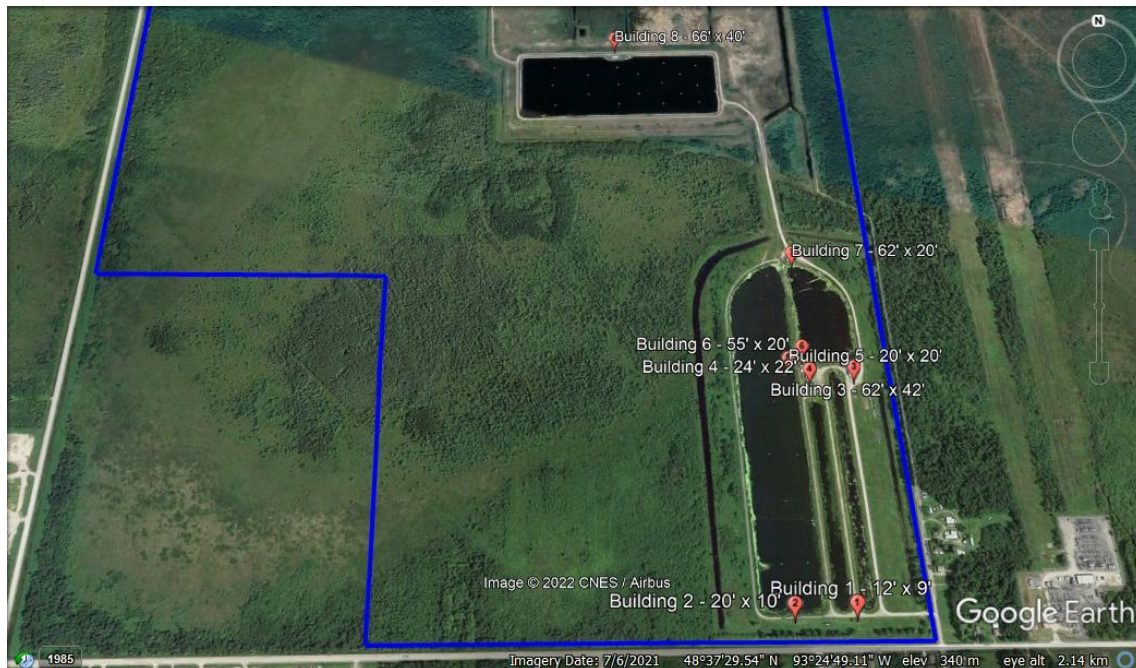
2670568 Ontario Limited
Zoning Amendment Application
Additional Information

Question Number 13

See attached document, Airport Zoning Regulations.

Question Number 18

Building Number	Type of Structure	Size (metres)	Height (metres)	Distance from lot lines (metres) (south/east)
1	Slab on grade Cinderblock	3.65 x 2.74	2.44	40/130
2	Slab on grade Wood frame	6.09 x 3.04	2.44	40/240
3	Slab on grade Wood frame	18.89 x 12.80	4.88	500/64
4	Slab on grade Wood frame	7.32 x 6.70	2.44	500/150
5	Slab on grade Wood frame	6.09 x 6.09	2.44	510/165
6	Slab on grade Wood frame	16.76 x 6.09	2.44	519/155
7	Slab on grade Wood frame	18.89 x 6.09	2.44	770/150
8	Slab on grade Wood frame	20.11 x 12.19	2.44	1310/500



Location of buildings on properties
(Measurements of buildings are indicated in feet, not metres in diagram)

Question Number 19

INDUSTRIAL SCALE COMPUTING – DATA CAMPUS INFORMATION SHEET

2670568 Ontario Limited has been actively working with a project partner to develop a data campus in Fort Frances. As per the definition provided, a data campus can be a component of Industrial Scale Computing. One proposed location for the data campus is the lagoon located on Eighth Street and Cornwall Avenue North. This is an excellent location as, given its large size, the parcel could continue to serve its currently function as a lagoon while also being a data campus that mines cryptocurrency. See the information below for more detail.

What is cryptocurrency?

Cryptocurrency is a digital or virtual currency that is secured by cryptography, which makes it nearly impossible to counterfeit or double-spend.

Cryptocurrencies are generally not issued by any central authority, such as governments or banks.

Bitcoin is a type of cryptocurrency.

What is cryptocurrency mining?

Crypto mining is the process of creating individual blocks added to the blockchain by solving complex mathematical problems. The purpose of mining is to verify cryptocurrency transactions and show proof of work, [adding this information to a block on the blockchain](#), which acts as a ledger for mining transactions. As return, the more calculation power contributed, the more crypto coin will be earned. Calculation power could not be only used for recording transactions and ownership but also increase searching speed for Google, download speed for YouTube etc.

Cryptocurrency mining is energy intensive and takes place within an enclosed structure (a container/sea can converted to a building).

In Fort Frances, 2670568 Ontario Limited is proposing the development of a Data Campus that will be comprised of a series of sea cans converted to buildings (starting with 6 and expanding up to 80)

and/or a constructed structure within a proposed development area on the former mill lagoon property. The sea cans/buildings use natural wind flows in on one side/or from bottom and out on the other side for cooling. Some of the sea cans/buildings may also use water for cooling. Noise/decibel levels are estimated at 0.7MWh/105db.

What does a cryptocurrency operation look and sound like?

An example of a large operation is in this video;

<https://m.youtube.com/watch?v=x9J0NdV0u9k>

Does cryptocurrency mining create new jobs?

Yes, skilled jobs are created. In Fort Frances we would anticipate that 70 jobs would be created during the operation phase and even more during construction. We have engaged leading organizations for professional services related to the facility and are working with former mill employees and hydro providers, including FFPC, to assist with connections and on-site technical and logistical solutions to ensure a viable facility.

We plan to run 50,000 devices in Fort Frances. The data campus runs 24 hours per day, with three shifts. Every 2000 - 3000 devices need at least 1 technician and an entire management team.

Who would operate the Data Campus?

2670568 Ontario Limited, with an experienced partner would operate the Data Campus. Our partner's team have built over 1040 MWh crypto mining center all over the world and operated more than 800,000 mining devices.

What's the investment plan?

2670568 Ontario Limited's partner plans to invest \$30M in electrical and building infrastructure in the next 2 years.

What's the trend for blockchain?

Blockchain is the general direction of future development. The world's computing power will be further decentralized and the core economy of blockchain is mining. Blockchain is a great contributor for development of the economy.

SOLAR FARM INFORMATION SHEET

2670568 Ontario Limited has been working with project partners to expand the use of the former mill lagoon parcel to incorporate a 150MW solar farm utilizing either a single axis or fixed track system.

- The solar farm would be located throughout the lagoon parcel and not dedicated to one area. See diagram below.
- The lagoon parcel is very close to Hydro One and Fort Frances Power Corporation stations; discussions have been on-going with the Fort Frances Power Corporation about the solar farm.
- The solar farm would have the potential to feed into the I IESO Capacity market or support on-site systems or other initiatives.
- After all various permits and approvals are received, installation and construction typically take 1 to 2 years to complete a project of this size, utilizing a labour force of ~110 individuals.
- The above labour force would result in at least \$10 -12 Million in wages.
- Once the project is operational it would employ a skilled work force (5–10 individuals) to operate and maintain the PV, Tracking and Power Station equipment which would provide \$1 to \$2 Million in annual wages and local benefits.
- This project will significantly reduce the environmental impact of burning of fossil fuel and the carbon footprint of the local area.



Question Number 28

