

April 2, 2022.

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c/o Donna Law  
155 Sixth Street West  
Fort Frances, ON  
P9A 3E3

Cody Vangel, CBO/Planner  
Town of Fort Frances  
320 Portage Avenue  
Fort Frances, ON  
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RE: Proposed Zoning Amendment for 1229 Cornwall Avenue North (former Lagoon site) by 2670568 Ontario Limited

Cody:

My name is Trisha Law and I am the current resident of the home located at 1250 Cornwall Avenue North, directly across Cornwall Avenue from the former lagoon site located at 1229 Cornwall Avenue North. I am writing to you today on behalf of myself as the current resident, as well as Donna Law, Dianne Hoffman and Terrance Munn, the property owners of 1250 Cornwall Avenue North. We are opposed to the potential zoning amendment for the lagoon property to allow for the construction of the crypto-currency mining facility and solar farm.

I have done a large amount of research regarding crypto-currency mining facilities. In multiple communities in the United States, Canada and England, there have been numerous problems associated with the operating of this type of facility near residential areas. Even with sound mitigating practices in place, nearly every community has multiple residential complaints of excessive noise at all hours of the day and night. The typical facility emits noise at 105db, a level which is consistent with attending a rock concert. At five minutes of exposure to this level of noise, humans experience hearing damage. This noise level will be released 24 hours a day, 7 days a week without pause. That would be the equivalent to having a helicopter or jet engine running outside of your home at all times. Prolonged exposure to noise of this decibel level has been found to cause adverse health effects to humans including neurological impairment, deafness, insomnia and cardiovascular problems. Due to this, we are greatly opposed to the potential development in the lagoon property.

In my research, I have found several newspaper and television articles from multiple communities, some of which are in current litigation to have the crypto-currency mining sites removed from their communities. Excessive constant noise is the main concern. Residents are not able to sleep or peacefully enjoy

their properties. Noise can be clearly heard not only outside, but inside with the television and radio on. For reference, the communities of concern include: Labrador City, NL; Sturgeon County, AB; Chicago, IL USA; Virginia Beach, VA USA; Chandler, AZ USA, Niagara Falls, NY USA. There were also several locations listed in Texas, Wisconsin, Quebec, and London, England that were noted as places with crypto-currency mining concerns.

It should be noted that it would not only disturb our property, but those in the surrounding neighborhoods. In the past few years, Walker/Cornwall/York/Eighth/Sixth have all had an influx of young families and this would impact the neighborhood children. There are also multiple family housing units along York Avenue, Eighth Street and Webster Avenue where children reside and would be impacted by the noise coming from directly across from them. Sound carries and as the lagoon is comprised of both gleysol and humicol (soils which comprise muskeg and hold a large amount of water content). The sound will not only carry but be amplified. I can provide an example on how sound carries: when the Bass Championship is held at the end of July, we can sit outside in our backyard and listen not only to the weigh-ins but the nightly musical entertainment clearly as if we were only mere blocks from the Bass tent. This is without a radio or television on, just the actual noise from the Bass tent carrying across Town.

When the lagoon was in use by Resolute, we were exposed to constant excessive noise, 24 hours a day, 7 days a week from the aerators, machinery, trucks and workings. This noise could be clearly heard not only when we were working outside in our yard but also in the house with the windows closed. With the Hydro-One substation directly to the East of our property and high voltage lines both on the North and East sides of our property, we are exposed to a constant high pitch hum which, depending on the weather conditions, can be clearly heard inside the house with the windows closed as well as throughout our entire property.

Another potential issue with the crypto-currency mining facility is the use of coolant water. Noisy fans are not the only way in which to cool data farms. Water coolant systems are also used. Where would this cooling water be discharged? Since the Northern lagoon is already in use with the deposition of watery materials from the former mill dump site on Balsam Street, would it be dumped into the ditches surrounding the property? Would it be disposed into the Southern lagoon area? Would it be disposed of in the sanitary sewer service, which is connected to Cornwall Avenue? If it is deposited into the sanitary sewer system along Cornwall Avenue, the most recent CCTV of the main (2017) shows that the main is in severely deteriorated condition and would not likely take a large amount of industrial effluent. Failure of the 1977 AC main or back up of sewage into our property would be likely. If the water were to be deposited into the surrounding tap ditches, it would be releasing potentially contaminated water into a system that flows into Rainy Lake via Frog Creek/the muskeg and into

Rainy River through the ditches/storm sewer system of the North End. It would also potentially increase contamination along Cornwall Avenue and our property.

We are also opposed to the installation of a solar farm on the lagoon property. Although there are some potential benefits to the Town, the installation of high voltage lines and a collection facility/substation would increase the amount of noise and potential health effects to everyone residing in the general vicinity. High voltage lines have been proven to cause cancers, leukemia and neurological problems in humans due to the extremely low frequency electric and magnetic fields they emit into the surrounding environment. Potential hazardous waste would also be generated as in most areas, solar panels cannot be recycled. This would also mean that there would be substations and high voltage lines on three sides of our property. It should also be noted that our backyard and the lagoon site are on the flight path for the Fort Frances Municipal Airport and the installation of solar panels could potentially impact pilot navigation and landing.

The installation of both facilities would also further devalue our property. The Munn family purchased 6.46 acres of land at the edge of Town in 1946 and has maintained a homestead at 1250 Cornwall Avenue North since that date. Not only will the installation of both facilities impact the peaceful enjoyment of our property, but it will also further serve to devalue our property should we wish to sell in the future. The noise from the proposed facilities would also contravene Town By-Law 70/90 prohibiting unnecessary noise in the Town of Fort Frances, under which clause 2 states that "No person shall make noise or permit noise to be made that is likely to disturb any other person within the Town of Fort Frances." This noise would effectively deem our family home of 76 years to be uninhabitable.

Should you wish to discuss this further, please contact any or all of the undersigned.

Regards,



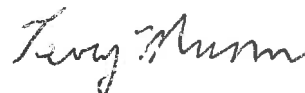
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