



PLANNING & DEVELOPMENT EXECUTIVE COMMITTEE AGENDA

May 2, 2022 0830 hrs

MEETING - Committee Room

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Page

1. Call to Order/Roll Call

2. Disclosure of pecuniary interest and the general nature thereof

3. Approval of Previous Committee Minutes

2 3.1 Session no 21 - 18 April 2022

4. Items Referred from Council

3 - 63 4.1 B2-2022 Zoning By-law amendment - 1229 Cornwall Avenue (Lagoon Property)

5. New Business - none

6. Outstanding Items - none

7. Information

8. In-Camera - none

9. Adjourn / Next Meeting Date 16 May 2022



TOWN OF FORT FRANCES

MINUTES

SESSION NO. #21

April 18, 2022

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held virtually and in the Civic Centre on April 18, 2022 from 8:30 a.m. to 8:36 a.m.

PRESENT: J. McTaggart - Chairperson, W. Brunetta - Councillor, D. Judson - Councillor, Mayor J. Caul (ex-officio)

ALSO PRESENT: F. Anwar, CAO, C. Vangel, CBO/Planner, P. Briere, By-law Enforcement Officer, K. Haney, Deputy Clerk

REGRETS: Councilor J. McTaggart, Mayor J. Caul

1. **Call to Order - Session no. 21/Roll Call**
2. **Disclosure of pecuniary interest and the general nature thereof**
3. **Approval of Previous Committee Minutes**
 - 3.1 Session no 20 - 21 March 2022 - Accepted as presented
4. **Items Referred from Council - none**
5. **New Business**
 - 5.1 SPC02-2020 Planning Report - PDEC 2022 - C. Vangel to move item forward to Council meeting of April 25, 2022.
6. **Outstanding Items - none**
7. **Information**
 - 7.1 PDEC Report - March By-Law Stats - Accepted as presented
8. **In-Camera - none**
9. **Adjourn @ 0836 hrs / Next Meeting Date - 02 May 2022**

Executive Committee Chair

Secretary, Planning & Development Executive Committee

**Town of Fort Frances
Administrative Report**

TO: Planning and Development Executive Committee
FROM: Cody Vangel, Chief Building Official & Municipal Planner
SUBJECT: **B2-2022: Zoning By-law Amendment – 1229 Cornwall Avenue (Lagoon Property)**
DATE: May 2, 2022

Issue:

Consideration of zoning by-law amendment B2-2022 submitted by 2670568 Ontario Limited seeking to add the following multiple site-specific permitted uses at 1229 Cornwall Avenue (locally known “Lagoon Property”):

- 1) To add a site-specific permitted use for Industrial Scale Computing;
- 2) To utilize sea-cans or containers converted to Buildings and/or a constructed structure to house the Industrial Scale Computing equipment;
- 3) To add a site-specific permitted use for the establishment of a 150 MW Solar Farm to produce solar energy and/or feed into the electrical grid;
- 4) To add a site-specific permitted use for Transmission of electricity, including infrastructure (towers and lines);
- 5) To add a site-specific permitted use for Electric substations; and
- 6) To add a site-specific permitted use for Battery Energy Storage System (BESS)

The site-specific permitted uses would all be subject to the specific provisions of the Waste Disposal industrial (M3) zone.

Strategic Impact:

1. Attracting new industry and attracting investment for local business development.
16. Mitigate risks of climate change
25. Preserve Power Agreement and support Fort Frances Power Corporation

Options/Alternatives:

1. Recommend approval of application;
2. Recommend amendment to application; or
3. Recommend rejection of application.

Administrative Recommendation:

THAT the 150MW Solar Farm including the transmission of electricity, electric substation, and battery energy storage system site-specific uses be approved; and

THAT the property be designated as a Site Plan Control Area which will require a site plan agreement prior to any further development taking place on the property; and

Should the Planning and Development Executive Committee recommend approving the Industrial-Scale computing use and associated components, the following conditions and criteria are recommended:

- that a noise mitigation study and noise mitigation plan among other potential studies for the development be required as part of the site plan agreement; and
- that the sea-cans, if approved, not be allowed to stack on top each other; and

- the structures and operation associated with the industrial-scale computing be located not closer than 300m to any surrounding residential use or residential zoned properties, and further that this be located not closer than 850m to McIrvine Road and Eighth Street West; and
- that the proponent provide documentation from the MOECP stating whether an Environmental Compliance Approval will be necessary for this project aspect

History:

It is understood that the subject property has been historically used as a wastewater lagoon site which received effluent wastewater from the former Kraft and Paper mill as part of the mills treatment facility requirements.

Information contained on file for this property indicates the following respective building permits being issued:

- 92-205: Construct a 16' by 40' motor control centre building (McIrvine Road)
- 92-206: Construct a 20' by 35' pumphouse building (Cornwall Avenue)
- 95-107: Construct a 20' by 20' addition to existing ASB pumphouse
- 2010-058: Construct a 20' by 20' pumphouse addition to existing blower building for effluent control
- 2010-059: Construct a new 42' by 62' nutrient building for pollution/effluent control

Analysis:

- The project component related to the solar farm proposal generally complies with the Town's Official Plan (OP) and the Provincial Policy Statement 2020 (PPS). The development of green energy is critical in a changing climate and is further supported by the Town's and Provincial policy documents
 - o The proposed location is generally ideal for potential locations within the municipality
- Adding the proposed uses would not neglect the ongoing use as a "Lagoon". The property owner's commitment to the MOECP for future remediation has been stated during the public meeting. Though all operations could be on the same property, the applicant has regulatory commitments to the province in regard to the Lagoon.
- There are residential zoned properties and residential uses located near the southeast corner and in close proximity to the subject property. Additionally, there are some, but limited, residential uses located northwest of the subject property.
- Proponents stated during the public meeting that the industrial scale computing and the solar farm are not directly linked nor reliant on each other. One could essentially proceed without the other.
- Industrial scale computing is a relatively new industry that is known for its significant energy consumption and often significant noise outputs. This project aspect generally complies with some provisions of the OP and PPS from an economic development aspect and promotion of new industry. However, this project component does not generally comply with the provisions regarding energy conservation.
 - o The Town would be considered limited in viable locations for noise generating industry to locate due to size and accessible locations, if this such location were not considered. Locating this operation in the northeast corner of the property would situate the use approximately 550m to the nearest residential use.

Official Plan:

The Official plan designation for the subject property is “Employment”. Employment areas promote the development of a wide range of commercial and industrial uses. The proposed application generally complies with multiple provisions of the Official Plan in relation to industrial uses, employment opportunities, as well as green-energy:

2.2.2.ii. Fort Frances will promote social inclusion, improved access to housing, commerce, job opportunities and social services.

2.3.2.vi. Fort Frances will consider the potential impacts of climate change and encourage citizens, businesses and organizations to take measures to adapt to climate change.

3.1.7.(a) Energy Conservation: Fort Frances shall encourage and support energy conservation, district heating and combined heat and power, and alternative and renewable energy sources developed in accordance with Provincial and Federal legislation, policies and regulations. Fort Frances will also encourage the application of energy conservation measures in the design and construction of new buildings and in the rehabilitation and upgrading of existing buildings and structures.

3.1.7.(b) Flexibility in Development Approvals Process: Increased flexibility in zoning and site planning may be considered in order to accommodate variances in building orientation, landscaping designs, lot coverage and other site or building characteristics to provide for increased energy efficiency.

3.4.1. Planning Objectives

- The Town will ensure there is a sufficient amount of land designated to accommodate infrastructure and utilities.
- The Town will ensure issues related to land use compatibility are addressed.
- The Town will work with appropriate providers to ensure the safe and efficient provision of power, cable and telecommunications in an environmentally acceptable manner.
- In the provision of infrastructure and utilities, the Town will encourage the use of innovative techniques and new technology.

3.4.2.(b) Permitted Uses: Uses include public and/or privately owned facilities, including water and sanitary sewage facilities, Stormwater Management Facilities, pumping stations, hydro corridors, communications/telecommunications infrastructure and facilities and transmission towers. These facilities are permitted in all land use designations, subject to the Policies of the Plan.

An excerpt of the Town’s Official Plan, particularly Sections 3.4.5. to 3.4.8. referring to utility infrastructure green energy and energy conservation, has been included with this report to further demonstrate general compliance of this request as it relates to the Town’s Official Plan.

Additionally, an excerpt of Section 4.2 Employment Areas has further been included for reference to demonstrate how this proposal generally complies with the Official Plan.

The Town’s Official Plan outlines a number of studies that may be requested for a wide range of development. Upon review of the application and consideration of the potential noise that may be output by the industrial-scale computing, it would be recommended to require a noise mitigation study as a condition of approval of the industrial-scale computing use, or upon general approval through a required site plan control agreement.

Zoning:

The request submitted is to include the following as a site-specific permitted uses for the property, subject to the specific provisions of the Waste Disposal Industrial (M3) zone:

- 1) To add a site-specific permitted use for Industrial Scale Computing;
- 2) To utilize sea-cans or containers converted to Buildings and/or a constructed structure to house the Industrial Scale Computing equipment;
- 3) To add a site-specific permitted use for the establishment of a 150 MW Solar Farm to produce solar energy and/or feed into the electrical grid;
- 4) To add a site-specific permitted use for Transmission of electricity, including infrastructure (towers and lines);
- 5) To add a site-specific permitted use for Electric substations; and
- 6) To add a site-specific permitted use for Battery Energy Storage System (BESS)

The proponent offers the following definitions for the requested uses:

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.

Transmission of electricity, including infrastructure (towers and lines): Transmission is an interconnected group of lines and associated equipment for the movement or transfer of electric energy between points of supply and points at which it is transformed for delivery to customers or is delivered to other electric systems.

Electric substations: A facility for switching electrical elements, transforming voltage, regulating power, or metering.

Battery Energy Storage System (BESS): A Battery Energy Storage System (BESS) is a type of energy storage that uses a group of batteries to store electrical energy.

The following specific provisions apply to the Waste Disposal Industrial zone:

4.14 WASTE DISPOSAL INDUSTRIAL (M3) ZONE

No person shall within a Waste Disposal Industrial (M3) Zone, use any land or erect, alter or use any building or structure except in accordance with the following:

4.14.1 Permitted Uses

- a) recycling facility
- b) salvage or wrecking yard
- c) sewage lagoon
- d) solid waste disposal or management facility

4.14.2 Regulations for Permitted Uses

- a) Minimum Lot Area 10,000 m²
- b) Minimum Lot Frontage 60 m

- c) Minimum Yard Requirements
 - Front Yard 30 m
 - Interior Side Yard 20 m
 - Exterior Side Yard 30 m
 - Rear Yard 20 m
- d) Maximum Lot Coverage 80%
- e) Minimum Landscaped Open Space 20%
- f) Maximum Height of Building 10 m

As it currently sits, the subject lands appear to generally comply with the specific provisions of the M3 zone.

Provincial Policy Statements:

The Planning Act requires that zoning by-law amendments be consistent with provincial policy statements as identified in the 2020 Provincial Policy Statements (PPS). The proposed site-specific permitted uses appear to be consistent with the 2020 PPS as follows:

- 1.1.1. Healthy, liveable and safe communities are sustained by:
 - g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
 - i) preparing for the regional and local impacts of a changing climate.
- 1.3.1 Planning authorities shall promote economic development and competitiveness by:
 - a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
 - b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
 - c) facilitating the conditions for economic investment by identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
 - d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and
 - e) ensuring the necessary infrastructure is provided to support current and projected needs

1.6.1 Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

1.6.2 Planning authorities should promote green infrastructure to complement infrastructure.

1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities and transmission and distribution systems, district energy, and renewable energy systems and alternative energy systems, to accommodate current and projected needs

1.7.1 Long-term economic prosperity should be supported by:

- a) promoting opportunities for economic development and community investment-readiness;
- j) promoting energy conservation and providing opportunities for increased energy supply;

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and preparing for the impacts of a changing climate through land use and development patterns which:

- a) promote compact form and a structure of nodes and corridors;
- b) promote the use of active transportation and transit in and between residential, employment (including commercial and industrial) and institutional uses and other areas;
- c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;
- d) focus freight-intensive land uses to areas well served by major highways, airports, rail facilities and marine facilities;
- e) encourage transit-supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion;
- f) promote design and orientation which maximizes energy efficiency and conservation, and considers the mitigating effects of vegetation and green infrastructure; and
- g) maximize vegetation within settlement areas, where feasible.

Northern Ontario Growth Plan:

The proposal appears to generally comply with the Northern Ontario Growth Plan based on the following:

2.3.9 Renewable Energy and Services

Efforts by the Province, industry and, where appropriate, other partners, to grow and diversify the *renewable energy* sector should include:

- a. facilitating the entry of new participants and entrepreneurs, including Aboriginal communities, co-operatives and commercial developers, in the development of *renewable energy* generation and sustainable energy solutions
- b. attracting investment by enabling municipalities and local distribution companies to invest in community-based *renewable energy* projects
- c. identifying and promoting manufacturing and service industries related to *renewable energy* generation
- d. undertaking an approach to energy planning that supports regional needs by applying staged, flexible options that effectively address the unique needs and priorities of all

communities, including those not connected to the grid, as well as the industrial sector in the North

- e. promoting Northern Ontario as a location for *renewable energy* investment, research and commercialization.

5.6 Energy

5.6.1 The Province, working with the Ontario Power Authority and licensed transmission and distribution companies, will identify investment opportunities in Northern Ontario's transmission and distribution systems to maintain reliability, meet new and growing demands, and accommodate *renewable energy* generation.

5.6.2 The Province will work with Hydro One, the Ontario Power Authority, remote off-grid communities and the federal government to identify opportunities and assess the feasibility of long-term alternatives to diesel-generated power.

5.6.3 The Province will work with the Ontario Power Authority and local distribution companies to seek opportunities to increase the efficiency of energy use in Northern Ontario communities.

Consultation:

- Operations and Facilities
 - o Looking to understand if environmental impact assessment is necessary for solar aspect
 - o Looking to understand if solar aspect has any impact on airport flight path
- By-law Enforcement
 - o No issues or concerns
- Fort Frances Fire Rescue
 - o Fire department access and water supply may be necessary
 - o A fire safety plan may be necessary depending on hazard classification and occupancy determination
- Chief Building Official
 - o Site plan control agreement should be required
 - o Noise mitigation study to form part of Site Plan Control Agreement
- Fort Frances Power Corporation
 - o Letter of support issued
- Committee of Adjustment
 - o The Committee of Adjustment considered this matter at their March 16, 2022 session and recommended the following:
 - Approval of:
 - To add a site-specific permitted use for the establishment of a 150 MW Solar Farm to produce solar energy and/or feed into the electrical grid;
 - To add a site-specific permitted use for Transmission of electricity, including infrastructure (towers and lines);
 - To add a site-specific permitted use for Electric substations; and
 - To add a site-specific permitted use for Battery Energy Storage System (BESS)
 - Approval of the following with the inclusion of a noise mitigation study:
 - To add a site-specific permitted use for Industrial Scale Computing;

- To utilize sea-cans or containers converted to Buildings and/or a constructed structure to house the Industrial Scale Computing equipment;

Public Meeting

An open public meeting was hosted on Monday April 11, 2022 with notice of the meeting being provided by way of newspaper on March 10, 2022. A copy of the meeting minutes have been attached with this report. During the public meeting, two members of the public spoke in opposition to the application:

- Pam Munn
 - Requested to be informed of decision and updates
 - Attached letter of objection
 - Expressed extreme concerns over the potential noise output
 - Expressed concerns over the possible decrease in property value due to the noise
 - Concerned that the lagoon size was not illustrated appropriately
 - Concerns over the discharge location of cooling water
- Jim Strachan
 - Requested to be informed of decision and updates
 - Attached letter of objection
 - Concerns over the lagoon being developed prior to any sort of remediation
 - Concerns over waters within the lagoon leaching to nearby properties
 - General concerns over the development

In addition to the objection provided during the public meeting, these two members provided written objections to the application, as did several other citizens. Each of the letters of objection have been included with this report and summarize the following concerns:

- Concerns over water flow from the lagoon site leaching throughout Town
- Concerns that the lagoons should be cleaned up prior to development
- Curiosity as to how the lagoon may service or not serve new business in Town
- Concerns that the solar farm components will be placed within the lagoon ponds
- Concerns on the general configuration of the sea-cans
- Concerns that this project is to avoid dealing with the remediation of the lagoons
- Concerns that the Town claimed that once the lagoons were no longer used the property would be returned to its original state (farm and forest land)
- Concerns over reduced property value due to further development on the lands
- Significant concerns expressed regarding output of noise from cooling fans
- Concerns that this project will affect the bird habitat
- Most concerns lay around objection to the industrial-scale computing, however, written objections do indicate objection to the solar as well
- Concerns over health impacts related to noise output
- Concerns over conditions of the sanitary sewer and its ability to receive waste cooling water
- Concerns over cooling water contamination of nearby properties and water sources
- Concerns over health impacts as a results of high voltage lines for solar component
- Concerns over disposal of solar panels at end of life
- Concerns over noise by-law noncompliance
- Concerns over increased hydro usage and rates

In addition to the letters of objection, two letters of support were provided which have been attached.

Supporting Document / Financial Documents:

- B2-2022 Zoning Amendment Application – Final – Signed
- Official Plan – Section 3.4.5. to 3.4.8.
- Official Plan – Section 4.2
- GIS Imagery
- Letters of Objection
- Letters of Support
- Public Meeting Minutes



Town of Fort Frances
 320 Portage Avenue
 Fort Frances, On P9A 3P9
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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.

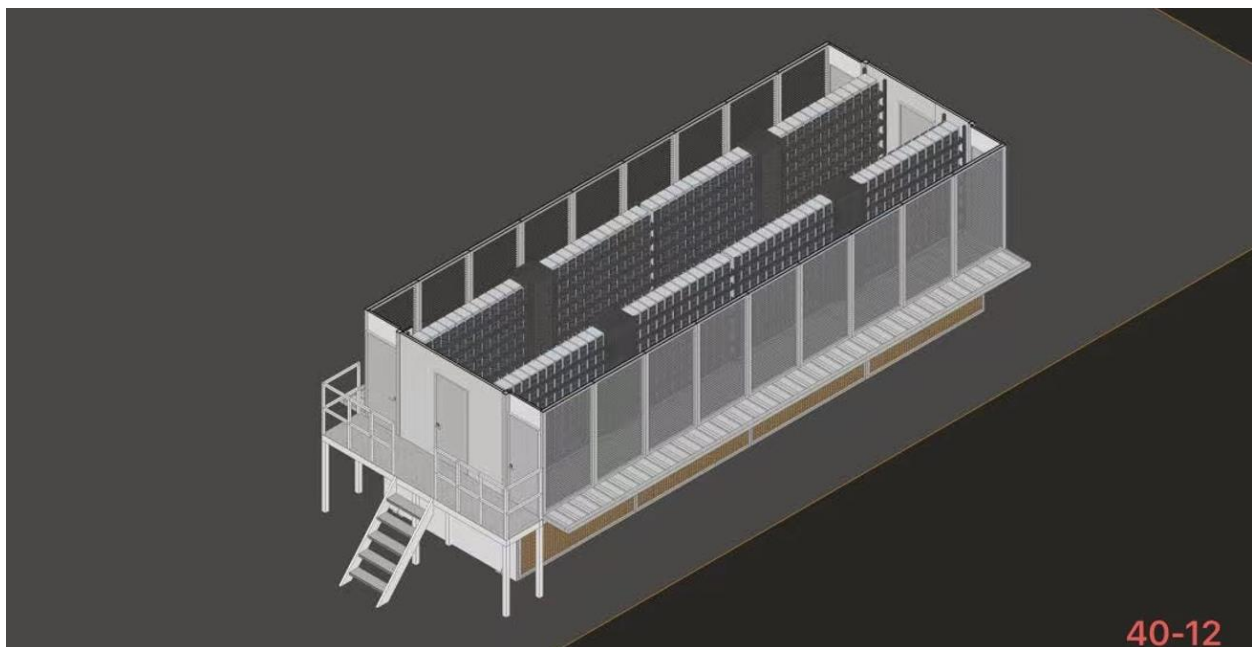
Industrial Scale Computing

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

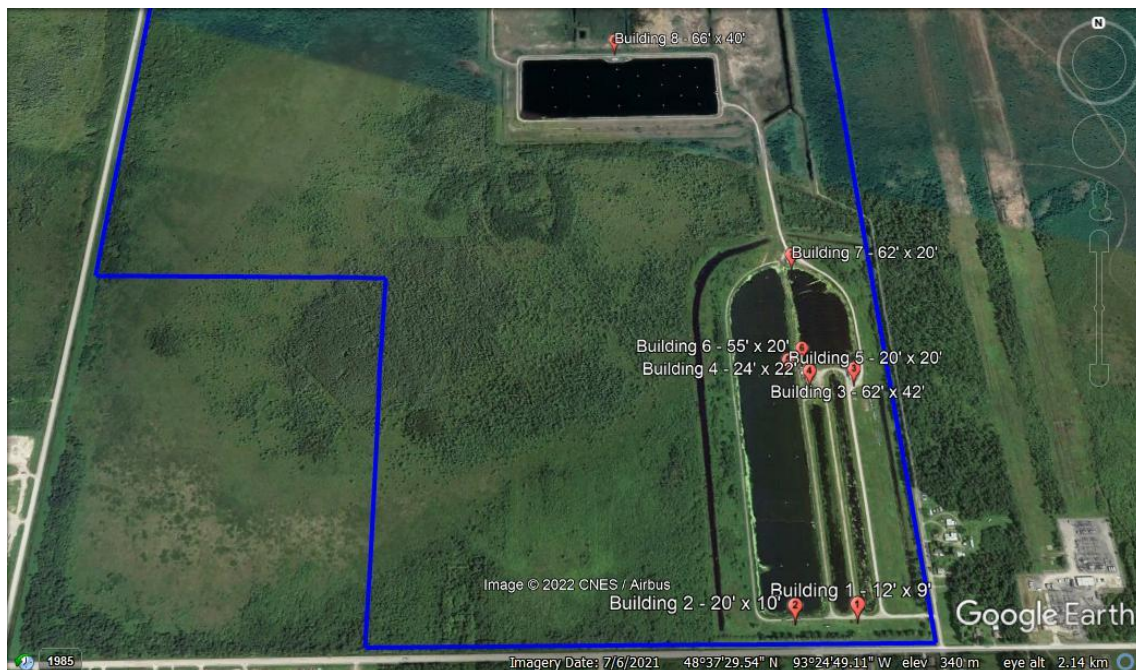


Question Number 13

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



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.

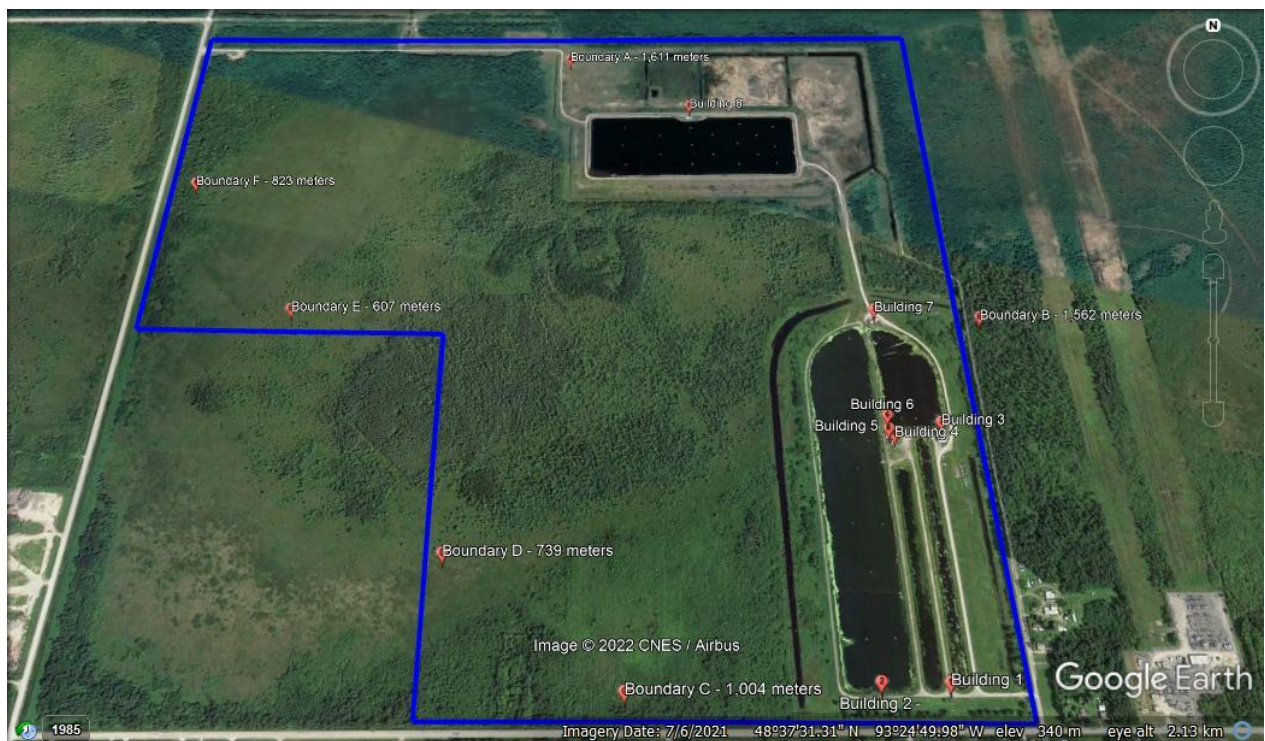
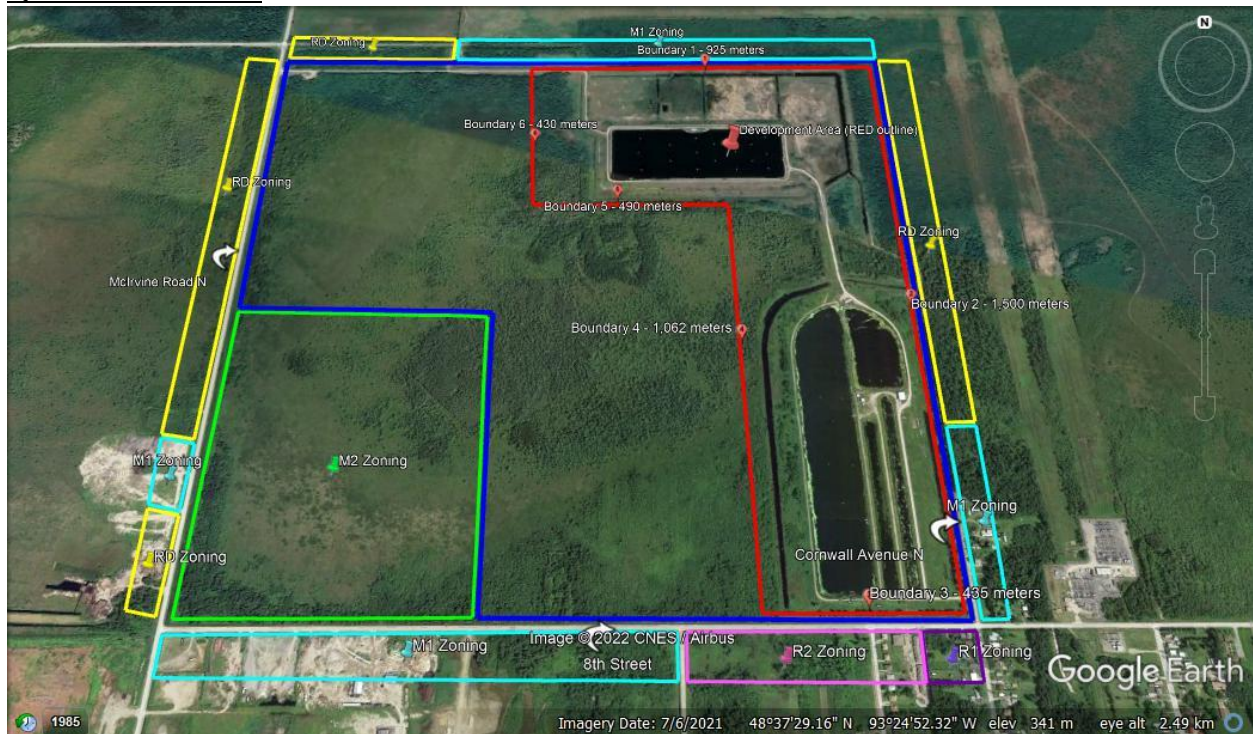
SOLAR FARM INFORMATION SHEET

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



Cody Vangel
Chief Building Official
Town of Fort Frances
320 Portage Avenue
Fort Frances, ON P9A 3P9

March 10, 2022

Re: Additional Site-Specific Uses for Lagoon Zoning Amendment

Dear Cody;

As discussed, please accept this letter as a request to add additional site-specific uses onto the zoning amendment application that was submitted by 2670568 Ontario Limited, and that you acknowledged on March 2, 2022. We are requesting that the zoning of the parcel be changed to allow 2670568 Ontario Limited to convert the site to an energy complex that will respond to the future needs of Fort Frances and the Province of Ontario.

The additional uses are to include:

- **Transmission of electricity, including infrastructure (towers and lines)**
 - Transmission is an interconnected group of lines and associated equipment for the movement or transfer of electric energy between points of supply and points at which it is transformed for delivery to customers or is delivered to other electric systems.
(Source: NERC Glossary of Terms)
- **Electric substations**


A facility for switching electrical elements, transforming voltage, regulating power, or metering. (Source: NERC Glossary of Terms)
- **Battery Energy Storage System (BESS)**
 - A Battery Energy Storage System (BESS) is a type of energy storage that uses a group of batteries to store electrical energy. Battery storage is the fastest responding dispatchable source of power on grids, and it is used to stabilise grids, as battery storage can transition from standby to full power within milliseconds to deal with grid failures.
 - Battery Energy Storage Systems (BESS) will be critical for System Operators to bridge the transition from fossil fuels to the green renewable energy future. Battery storage is one of the main emerging technologies used to store electricity during low use periods. Its stored energy can be used during higher load and capacity short periods. BESS systems are also being combined with intermittent resources (wind, solar etc.) to create the flexible power grids of the future.
 - There are some very recent examples in Ontario of Battery Storage Power Stations including.

<https://www.pcl.com/ca/en/our-work/ellwood-bess---ontario->

<https://www.energy-storage.news/ontario-industrial-battery-project-completed-to-capitalise-on-big-power-cost-savings/>

Please advise if you require any additional information.

Sincerely,



Mitch Lepage
General Manager – Northern Ontario

(e) Integration

Stormwater Management Facilities shall be designed to have a high level of public exposure and should be integrated in, and contribute to, the enhancement of the neighbourhood's public realm.

(f) Safety

The design and layout of Stormwater Management Facilities shall address issues related to safety and shall be designed with gentle slopes in areas with direct access. Areas with steeper slopes shall not have direct access and shall be designed to include overhangs, railings and dense plantings.

3.4.5 Power, Telecommunications and Other Cabled Services

(a) Location

New development will have local service power lines, communications/ telecommunications infrastructure and other cabled services located underground in road rights-of-way, where feasible.

(b) Land Use Compatibility

The Town will encourage utility installations for telecommunications towers to be located outside of residential areas, where feasible. In instances where the facilities are of a scale and function which is perceived to present significant issues related to land use compatibility, infrastructure which must be located within residential areas or within close proximity to residential areas shall be designed to be compatible with the adjacent and surrounding land uses.

(c) Design

Where feasible, the Town will seek to have local service power lines, communications/telecommunications infrastructure and other cabled services located underground. Above ground shall be sited to reduce their visual impact on the streetscape and/or screened using street furniture and landscaping. The Town encourages utility providers to consider innovative methods of containing utility services within streetscape features such as gateways, lamp posts, transit shelters, etc., when determining appropriate locations for large utility equipment and utility cluster sites.

(d) Location and Siting of Large Utility Equipment

The Town will ensure that appropriate locations for large utility equipment and cluster site have been determined and that consideration be given to locational requirements for larger infrastructure within public rights-of-way, as well as easements on private property.

(e) Permissions

Utility infrastructure shall be permitted in all land use designations, subject of the policies of this Plan.

(f) Servicing

The Town will ensure that adequate utility networks, are or will be, established to serve the anticipated development through discussions with public and/or private utility providers.

(g) Coordination

The Town encourages all utilities to be planned for and installed in a coordinated and integrated basis in order to be more efficient, cost effective and minimize disruptions.

(h) Communication Towers

The Municipality of Fort Frances recognizes that the installation of communication towers is required to supply, improve, and maintain the quality of service. Communication towers of 16.5 m in height or greater are designated as a structure under the Ontario Building Code and will be subject to building permits, as well as regulations under the Zoning By-law.

Local zoning by-laws cannot prevent a telecommunication tower from being constructed, since the Federal Government has the approval authority under the *Radio Communications Act*. Industry Canada recognizes the importance of considering the potential impact of communication towers on the adjacent surroundings and the community. A proponent seeking to establish a communications tower shall work with the Municipality, seek input from the community, and meet the requirements as set out in the *Radio Communications Act*.

3.4.6 Power Generation Facilities and Green Energy

Fort Frances will encourage and support alternative and renewable-source energy generation facilities which are developed in accordance with this Plan and Provincial and Federal legislation, policies, and regulations. Proposed developments will be encouraged to locate in areas where their adverse impacts on adjacent lands and natural features are minimized and mitigated to the greatest extent possible. Where feasible and practical, power generation facilities which are primarily buildings (e.g. cogeneration plant) may be encouraged to develop on brownfield sites. When evaluating proposals for alternative energy generation facilities the Town will consider the following:

- a) Location of facility;
- b) Size and scale of proposed facility;
- c) Potential for land use compatibility issues with adjacent land uses and potential for adverse impacts related to air, noise, odour, vibration, etc.;
- d) Potential for perceived risks to human health and safety; and
- e) Any additional considerations.

For highway safety reasons, wind turbines located adjacent to a provincial highway will be set back a minimum distance measured from the limit of the highway property line equal to the distance of the height of the wind turbine structure plus the length of one blade.

Developments which fall under the jurisdiction of the Green Energy Act do not require an Amendment to this Plan.

3.4.7 Energy Conservation

Fort Frances shall encourage and support energy conservation, district heating and combined heat and power, and the on-site use of alternative and renewable energy sources developed in accordance with Provincial and Federal legislation, policies, and

regulations, and where all potential negative impacts to adjacent lands are mitigated. The Town will also encourage the application of energy conservation measures in the infrastructure and utility servicing of new buildings and in the rehabilitation and upgrading of existing neighbourhoods, buildings and structures. The Town will encourage and support water conservation methods (such as efficient landscape irrigation, low water consumption fixtures, etc.) in the development of new sites and buildings and in the rehabilitation and upgrading of existing sites and buildings. The Town may establish energy conservation design guidelines to encourage, or require, future development to implement energy conservation measures.

3.4.8 Site Plan Control

The development of all new infrastructure and utilities are subject to Site Plan Control.

3.5 Gateway Policies

There are three main approaches into Fort Frances. The east-west approaches are along King's Highway No. 11 while the approach from the south is via the International Bridge between International Falls and Fort Frances. The International Bridge traffic connects with Church Street, Central Avenue and eventually with the King's Highway.

These important corridors are gateway entrances into Fort Frances and provide potential economic benefits to the Town. The Town wishes to capture this traffic by providing a welcoming entrance into Fort Frances, with the intent of increasing the time spent in the Town by the travelling public. The Town recognizes that there are unsightly existing uses along these important corridors and it will work with the land owners to relocate these uses to a more appropriate land use designation away from the corridors.

The Plan includes a Gateway Economic Overlay at the three main entrances into the Town of Fort Frances. The Gateway Economic Overlay designation is planned to be a specialized employment area for businesses related to transportation and logistics, including facilities related to shipping and receiving, warehouses, major offices, manufacturers' showrooms, prestige manufacturing, light other similar uses. Minor retail, personal and professional services, commercial uses which are scaled to meet the needs of the employees within the immediate area are also permitted. Educational institutions that are complimentary to the aforementioned uses are also permitted. There shall be no outside storage of raw goods, materials or waste materials.

3.5.1 Design

Gateway Economic Area uses should be planned and designed to reflect the important role they play in serving the Town, the Rainy River District and Ontario. Gateway Economic Area uses should have high quality exteriors and landscaping. Gateway Economic Area uses at the convergence of transportation corridors will be encouraged to incorporate high quality, but unobtrusive, signage, architectural detailing on the principal building, and/or landscaping. The Gateway Economic Area, given its important locational characteristic, will be required to accommodate a high degree of streetscaping. The design of Gateway Economic Area uses should be pedestrian-friendly, barrier-free and accessible. Where outdoor storage is allowed as a previously existing use, it shall be screened using fencing and/or plantings so that the storage area or materials are not

(l) Home Based Businesses

Home Occupations and Home Professions may be permitted in single-detached residential, semi-detached and townhouses, as long as it is accessory to the principal residential use and occurs entirely within the confines of the dwelling unit.

4.2 Employment Areas

4.2.1 Objectives

- a) To provide opportunities to develop a diverse range of employment opportunities for the present and future residents of Fort Frances.
- b) To ensure that there are sufficient lands designated for development opportunities at all times.
- c) To ensure that there is sufficient flexibility to adapt to change and opportunities quickly; and
- d) To provide for attractive development that will encourage investment in Fort Frances.

The Town will protect its Employment Areas and will require extensive justification for any proposed conversion to non-employment uses.

The Town will consider the geographic location and transportation connections when planning new Employment Areas, and will emphasize the benefits of Fort Frances' location, transportation connections, and quality of life when promoting the build-out of existing Employment Areas.

The Town will attempt to minimize adverse impacts associated with industrial uses by ensuring that industrial uses occur on designated lands and that issues related to impacts of air, noise, vibration and odour are addressed in a manner which is consistent with Town and Provincial standards.

High quality urban design will be a key tool for increasing the attractiveness of Employment Areas. Specific urban design requirements will be considered to enhance the attractiveness and unique identity of Employment Areas.

The Town will plan and promote a Gateway Employment Area at the entrances into the Town which generates unique and ongoing economic development benefits. The Gateway Employment Area will be an overlay designation with specific site design policies as outlined in this Plan.

4.2.2 Permitted Uses

Employment areas include Industrial, Commercial and Business uses. The designation is intended to reflect lands where people presently work and lands where employment opportunities will be provided in the future.

The Zoning By-law will further divide these areas into different Industrial, Commercial and Institutional Zones.

4.2.3 Industrial Uses

- a) The mill presently owned and operated by Abitibi-Bowater is the primary industry in Fort Frances. Continued cooperation between the Town and the mill owners is encouraged by this Plan.
- b) Heavy Industry, apart from the mill, is encouraged to locate in the north westerly portion of the Town. These uses shall be located and landscaped to minimize the visual impact of open storage areas from adjacent Living Areas and major traffic routes.
- c) Prior to approving new heavy industries in Town, Council shall receive a detailed report on the use, potential emissions of noise, dust or odour, traffic implications and a site plan showing the proposed development.
- d) Heavy industrial uses include processing, manufacturing, assembly, fabrication, research and development, laboratories, workshops, training facilities, warehousing, shipping/receiving, major offices and other similar uses. Minor retail and personal and professional service commercial uses, which are scaled to serve the needs of the employees of the immediate employment area, are also permitted. Outdoor storage is permitted.
- e) Heavy Industrial uses should provide for the use of good quality exterior building materials and landscaping will be encouraged. General Industrial Areas near sensitive land uses will incorporate buffering, massing and screening, as well as controls for noise, vibration, odour, dust/debris and light emissions, which minimize impacts on the nearby sensitive uses. Outdoor storage shall be screened, using fencing and/or plantings, so that the storage area or goods are not visible from abutting lands or the street. The design of new Heavy Industrial uses shall be pedestrian friendly, barrier-free and accessible, where possible. Small parking areas may be provided in the front yard, however large parking areas shall be located to the side or rear of the building incorporating appropriate landscaping and/or screening.
- f) Light Industries are those industrial uses which are entirely contained within a building, except for accessory vehicle parking and limited outdoor storage and do not emit noticeable or noxious noise, dust or air emissions. These uses may be situated in close proximity to commercial uses and residential uses provided that the appropriate buffering measure are undertaken to minimize traffic and visual impacts.
- g) Light Industries permitted include light-manufacturing, light-assembly, research and development, warehouses and wholesaling, indoor storage, offices related to industrial uses, as well as some commercial uses such as heavy equipment sales and services, repair shops and services and lumber yards. Minor retail, personal and professional service commercial uses which are scaled to serve the immediate needs of the employees of the immediate employment area are also permitted. Only a limited amount of outdoor storage is permitted.

- h) Development in the Light Industrial Area is encouraged to have high quality exterior building materials and high quality landscaping. Development at the perimeter of Light Industrial Areas shall have edge landscaping and urban design treatments, where appropriate, to strengthen the area's visual appeal. Outdoor storage is not permitted, except where finished goods or materials are the primary product of a business (such as lumber in the case of a lumber yard). The design of light industrial subdivisions or individual sites should incorporate pedestrian-friendly, barrier-free and accessible design. Parking areas shall be screened from any adjacent sensitive land uses and large parking areas shall incorporate internal landscaping and be located at the rear or side of the building.
- i) All industrial uses shall be developed on the basis of full municipal services. Private services may be permitted where there is no industrial waste water and sewage facilities are less than 4,500 litres per day on an interim basis in areas where the Town has completed environmental studies regarding extending services to the site and servicing is likely to occur in the near future. Where these situations occur, the developer shall enter into an agreement with the Town to ensure that the site is pre-serviced and to provide a financial guarantee relating to the extension of the connection to full municipal services.
- j) New industrial developments shall meet or exceed provincial standards for noise, emissions and setbacks from adjacent uses.
- k) Industrial traffic should be directed away from, and not through, residential areas. Generally, the number of access points from employment areas to arterial and collector roads should be limited to minimize potential disruptions to traffic flow.
- l) An accessory residential use, such as a caretaker's residence, which is incidental to, and supportive of, the employment use, may be permitted subject to any appropriate mitigative measures required to conform with Provincial standards.
- m) The Town may permit the conversion of lands within employment areas to non-employment uses, but only through a municipal comprehensive review where it has been demonstrated that:
 - i. There is a need for the conversion;
 - ii. The conversion will not adversely affect the overall viability of the Town's Employment Areas and the achievement of other Policies of this Plan;
 - iii. There is existing or planned infrastructure in place to accommodate the proposed use; and
 - iv. The lands are not required over the long term for employment purposes for which they are designated.

4.2.4 Commercial Uses

- a) Commercial developments shall be encouraged to meet the needs of the residents of the District of Rainy River and its tourists, as well as support the industrial uses within the District.

- b) Commercial developments at the easterly and westerly ends of the Town should be focused on serving the needs of tourists and the travelling public. These uses shall provide access and parking areas suited to larger recreational vehicles and trailers and shall be designed as attractive entrance features to the Town. An Economic Gateway overlay designation has been prepared to provide additional development and design policies for uses locating at the easterly, westerly and southern approaches to the Town.
- c) Within the Downtown Business Area, the broadest range of commercial and residential uses shall be encouraged. Commercial uses should develop at the street line on the ground level. Residential uses will be encouraged to locate on upper floors provided that adequate access and parking can be provided.
- d) Building design, signage and landscaping details used in the Downtown Business Area should reflect the historical character of the downtown area.
- e) The Town will consider incentives to encourage the continued viability of the Downtown Business Area.
- f) The Downtown Business Area will be considered a Special Study Area and a Secondary Plan will be prepared to address the Downtown's special issues, as well as provide for a specific set of design guidelines.

4.3 Recreational Areas

4.3.1 Objectives

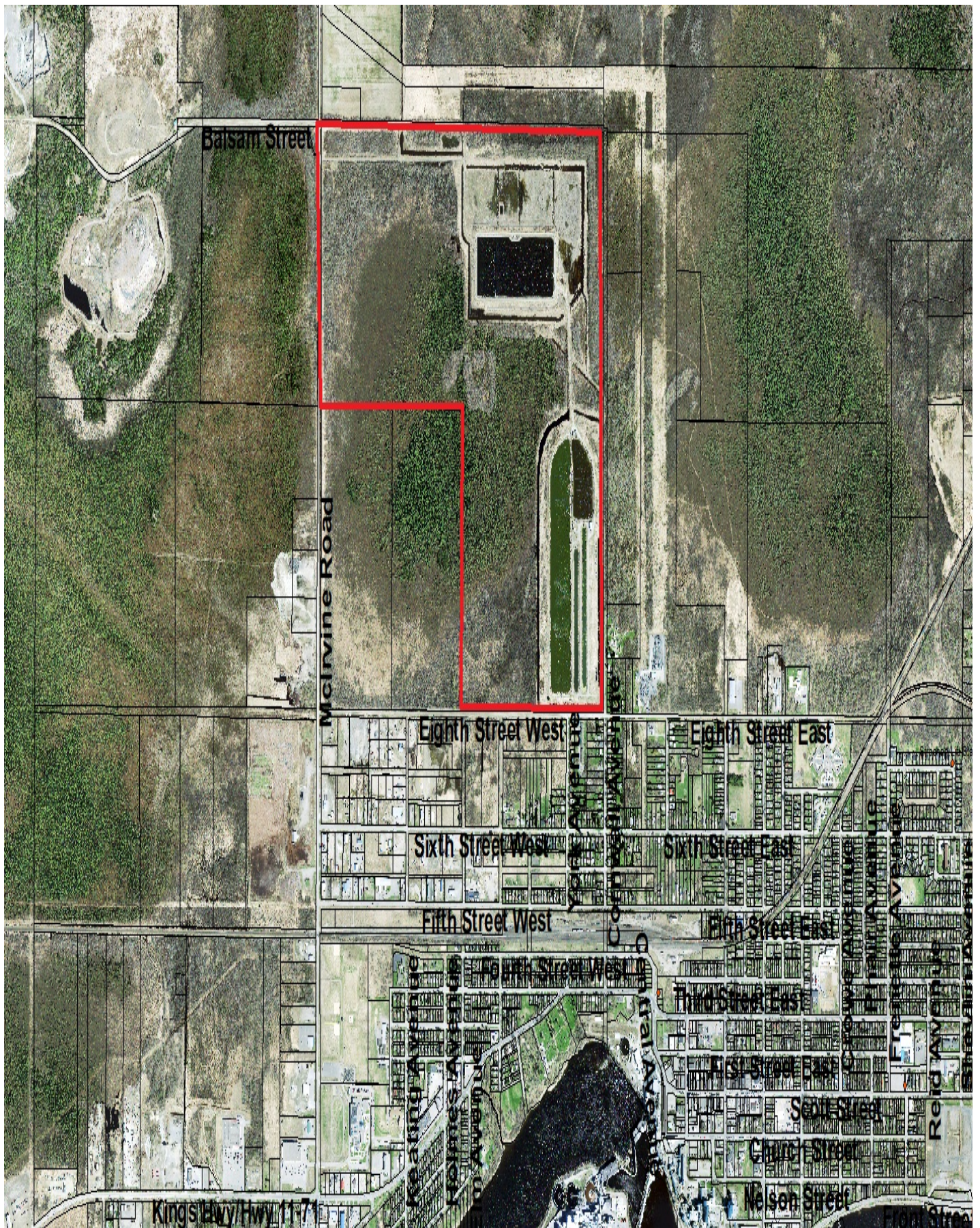
- a) To provide areas for residents of the Town to enjoy leisure activities and the environment.
- b) To develop a continuous parkland and trail system throughout the Town.
- c) To ensure that sufficient lands and facilities are available to provide for flexibility and variety in recreational opportunities for present and future inhabitants.

4.3.2 Permitted Uses

The uses permitted in the Recreational Areas include Municipal and public recreation facilities such as arenas, playing fields, community parks, walking and bicycle paths, snowmobile trails and related facilities and municipal marina facilities.

4.3.3 Development Policies

- a) Council will encourage the development of a continuous parkland and trail throughout the Town. The Town will acquire lands for this system through the land division and site plan approval processes. In addition, the Town will actively seek partnerships with other government agencies and private sector parties to develop the parkland and trail system.
- b) Where the parkland and trail system is situated within a municipal road allowance, Council shall seek to improve the pedestrian and bicycle routes within





April 2, 2022.

Nadia Felix
1021 Walker Avenue
Fort Frances, ON
P9A 1Y5

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

RE: Proposed zoning amendment for Lagoon Property

Dear Cody:

My name is Nadia Felix and I reside at 1021 Walker Avenue. I am writing to you to voice my concern with the proposed zoning amendment for the lagoon property to allow for the installation of a crypto-currency mine and solar farm. From all of the research my family and I have done, I have a major concern with the potential amount of noise the facility will release. I currently live a block from both the Fort Frances Power Corporation and Hydro-One substations, as well as having the Power Corporation underground high voltage lines running under my front boulevard. I can hear the humming from all three at my property at all times, be it inside my home or working in my yard in my flower gardens. When the lagoon was in use by Resolute, I could clearly hear the aerators, machinery and trucks as if they were next door (both inside and outside of my house). I do not believe that a crypto-currency mine, which is said to release a large amount of noise, should be allowed to be built within Town limits or especially close to the residential area in the North end.

Should you have any questions or wish to discuss this further, please contact me by telephone.

Sincerely,

A handwritten signature in cursive script that reads "Nadia Felix".

Nadia Felix
Concerned Resident of the North End
807-274-5676

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

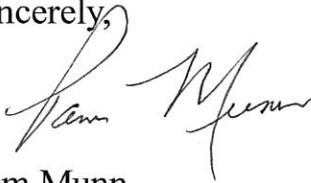
Mitch Lepage, General Manager of BMI Group, "the application has an estimated 105 decibels for crypto mining". This is the equivalent noise to the sound of helicopter outside your doors and windows 24 hours a day, 7 days a week non-stop.

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.

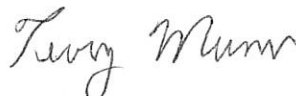
Sincerely,



Pam Munn

P – 807-274-5017

E – munns@nwonet.net



Terry Munn

Cody Vangel

From: Raina Johnson <rainajohnson17@gmail.com>
Sent: Monday, April 11, 2022 1:55 PM
To: Cody Vangel
Subject: [External] Please share my letter at tonight's Town Hall Meeting. Sincerely, Raina

[EXTERNAL]

Help our songbirds thrive and survive!

We can not continue to build bridges, construct buildings, cut our forests and pollute our environment including light and noise pollution without first becoming aware of the environmental impact of the area we are destroying along the way.

Alarmingly it has been reported that we have 3 billion fewer birds than in 1970. I believe the main reasons for this decline is lack of habitat, construction of new housing and highways and industries creating environmental pollution, noise pollution and light pollution have contributed greatly to this decline. We also have done very little to protect their habitat from being destroyed and or unsafe due to toxins and all types of pollution.

Many Migrating birds omit faint subtle high frequency signals as a form of communication which is conveying information, choosing a mate, or warning others of a potential danger. So if noise pollution reduces the ability to communicate this critical information it will have an impact on their survival.

Understanding the effects of human induced environmental changes such as the noise pollution which the proposed Cryptocurrency Mining Facility will create 24/7 is extremely harmful to all species including Us.

We need to become educated and educate others on the importance of preserving what is left of our wildlife bird population not only because the birds play an integrated role in the food chain but because we can make a difference now before it's too late. There are already 50 Species of birds in Canada on the verge of extinction. What can you do to help? Stop the proposed Cryptocurrency Mining Facility from building this very noisy industry in our town, set up a birdfeeder, sunflower seeds are their #1 treat and you can enjoy these beauties for free! Keep a journal of birds you see; as most data comes from the common bird watcher's today.

Raina Johnson-Luoma

Fort Frances, ON -

((807) 271-2502))

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~~JIM'S CONSTRUCTION (E.F.) LTD.~~

180-8th Street West, Phone 274-3573
FORT FRANCES, ONTARIO P9A 3G2

Jim STRACHAN



URGENT! ☐ AS SOON AS POSSIBLE ☐

01772

FROM

DEPT.

COPY TO

DATE

SUBJECT

SEND TO

CODY VANGEL

CBD MUNICIPAL PLANNER
TOWN OF FORT FRANCES

RE ZONING FOR CRYPTO MINING + SOLAR FIELD

MESSAGE

Hi CODY - JUST A FEW POINTS I WONDER
ABOUT AS I TRY TO CONVINCE MYSELF WHAT
THIS PROJECT IS ALL ABOUT.

I JUST KEEP THINKING THE WATER PATH FROM
THE LAGOONS FLOWS PAST FORT FRANCES
DRINKING WATER INTAKE DOWN RAINY RIVER
TO ENO'S DRINKING WATER

REPLY

J Strachan
180 8th ST W
FORT FRANCES

4S500E - 1

← SPEEDIMEMO →

MOORE SPEEDILY - 1 - MOORE CLEAN PRINT PATENTED 1963-1966

REPLY
FROM

DATE



- (1) SHOULD WE EVEN BE PLANNING ON REZONING BEFORE THE LAGOON PONDS ARE ATTENDED TO.
- (2) WHAT POSSIBLE USE WOULD THE LAGOON SERVE TO ANY NEW BUSINESS THAT MIGHT COME TO. FORT FRANCES.
- (3) THE OPEN PONDS TAKE UP PORTION OF THE LAND AREA THAT THE PROPOSED ELECTRIC SOLAR FARM WOULD REQUIRE.
- (4) THE COMPANY PLANS TO START WITH 6 - C CANS THEN EXPAND. I DON'T THINK THEIR PLAN TO STACK THE CANS WITH SIDES OR BOTTOMS OPEN WILL WORK OUT IN THIS AREA FROM OCT 1 TO MAY 31 EA. YEAR. SO THE ENCLOSED UNITS WITH THE BIG FANS WILL BE NECESSARY.
- (5) IF I WAS A SUSPICIOUS PERSON I WOULD THINK THIS PROJECT IS AN ATTEMPT TO AVOID THE LAGOON PROBLEM WHICH SOME OF US SURROUNDING HOME OWNERS KNOW IS LEACHING.

April 2, 2022.

Trisha Law
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
P9A 3P9

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,



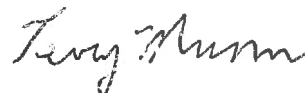
Trisha Law
(807) 276-3501



Donna Law
(807) 274-5172



Dianne Hoffman
(807) 274-2655



Terrance Munn
(807) 274-5017

From: [Linda Fichuk](#)
To: [Cody Vangel](#)
Subject: [External] I am against allowing crypto mining in Fort Frances
Date: Tuesday, April 5, 2022 11:20:50 AM

[EXTERNAL]

Good day, I wish to voice my concerns as well as **100% against crypto mining** being allowed to operate in the Town of Fort Frances.

BOTTOM LINE WE ARE SUPPOSE TO DO OUR PART TO REDUCE OUR CARBON FOOTPRINT, THE ENERGY USED IS HORRENDOUS CAUSING GREEN HOUSE GAS, POWER CORP MAY HAVE TO IMPORT ELECTRICITY AT A HIGHER COST TO US, THE NOISE BETWEEN 70-75 dB OVER A PROLONGED PERIOD OF TIME MAY DAMAGE HEARING- 24/7 IS PROLONGED TIME, LOSS OF SLEEP = DETRIMENTAL TO HEALTH PLUS NOW I AM EXTREMELY CRABBY, THIS IS DUE TO ONGOING POUNDING 24/7 OVER 70 dB, RESALE VALUE OF MY PROPERTY IS NOW UNSALEABLE, MY ONLY OPTION IS TO REMOVE ALL BUILDINGS, ELECTRICAL, WATER AND SEWER, THIS IS NOW A VACANT LOT AND I WILL PAY MINIMUM TAXES UNTIL THIS OUTFIT LEAVES.

The rest is where I found the information that I based my decision on.

1. I thought global warming was an issue, what happened to reduce our carbon foot print? A REPORT BY NATURE CLIMATE CHANGE made an alarming statement that Bitcoin alone could produce enough CO2 emissions to push global warming above 2°C in less than three decades.

2 copied from psci.princeton.edu

Special computers used for mining Bitcoin are required to be high-powered enough to solve complex computational math problems. Here are some statistics about cryptomining's energy consumption:

The share of electricity costs in all cryptomining costs is around 60 to 70 percent;

Bitcoin accounts for 0.40% of the world's total electricity consumption;

*** *The annual carbon footprint of Bitcoin is 34.76 megatons of CO2, comparable to that of Denmark or New Zealand;*

Bitcoin's annual energy consumption has risen from 9.6 TWh (terawatt-hours) in February 2017 to 73.2 TWh in January 2020

3. Copied from cryposizzle.com

Bitcoin, Ethereum, Dogecoin and other popular cryptos reached record or near-record highs this year, *raising concerns about the amount of energy needed to mine the coins.*

Warehouses of Bitcoin mining rigs run 24 hours a day, consuming more power than the whole of Argentina. As the energy bill for crypto mining rises, so does the amount of carbon and waste, adding to the growing climate crisis.

4. NOISE copied from CDC.gov Fort Frances Times article claims the noise would be 70-75

dB 24/7 never ending

Common Sources of Noise and Decibel Levels

Sound is measured in decibels (dB). A whisper is about 30 dB, normal conversation is about 60 dB, and a motorcycle engine running is about 95 dB. **Noise above 70 dB over a prolonged period of time may start to damage your hearing. Loud noise above 120 dB can cause immediate harm to your ears.**

5. Copied from enbridge.com

[Municipalities begin pulling the plug on cryptocurrency miners](#)

Industry's mammoth electricity demands spark energy supply troubles, and even safety concerns

Less than one job per megawatt.

That's the eye-popping estimated energy give-and-take required for the cryptocurrency mining industry—and it's why more municipalities are putting the brakes on the electricity-gobbling ventures every day.

In Quebec, Magog is the latest of 21 municipalities in that region that [has imposed a moratorium on future cryptocurrency mining activity](#).

The home of the Montreal Canadiens, the 21,273-seat Bell Centre, uses five megawatts (MW) of energy a day. By contrast, two cryptocurrency mining companies that have recently set up shop in former Magog factory buildings were set to use a combined 20 MW each day.

Cryptocurrency mining is not a very big job creator. The analysis we have shows that cryptocurrency projects will create less than one job per megawatt," says Hydro-Quebec spokesman Marc-Antoine Pouliot.

"That's pretty low if you compare it with data centers, if you compare it with the aluminum industry or other huge consumers."In upstate New York, another spot where hydroelectricity has traditionally created cheap power rates, a surge in cryptocurrency mining activity [recently forced the city of Plattsburgh to buy power on the open market](#)—and saw residents hit with enormous energy bills.

Plattsburgh passed its own 18-month ban on cryptocurrency mines in mid-March, citing safety concerns over the amount of heat produced.

"There's no opportunities for them (that) I know of to give back to the community in any way," Plattsburgh councillor Dale Dowdle tells the Daily Orange. "They don't employ many people."

5. Copied from news.bitcoin.com

A Bitcoin mining operation in Tennessee is being sued by neighbors due to the high level of noise the facility produces. The lawsuit, which was

filed in August, asks mining operator Red Dog to shut down operations and pay personal damages fees, as well as compensate owners for decreased property values. The lawsuit could set a precedent for other cases now that Bitcoin mining companies are seeking to migrate to new zones previously ignored.

bitcoin mining operation in Tennessee is being sued by neighbors due to the high level of noise the facility produces. The lawsuit, which was filed in August, asks mining operator Red Dog to shut down operations and pay personal damages fees, as well as compensate owners for decreased property values. The lawsuit could set a precedent for other cases now that Bitcoin mining companies are seeking to migrate to new zones previously ignored.

Sent from my IPAD

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From: [Linda Fichuk](#)
To: [Cody Vangel](#)
Subject: Re: [External] I am against allowing crypto mining in Fort Frances
Date: Thursday, April 7, 2022 7:30:02 AM

Good morning Cody, I have made a couple of changes, I added item 2a) which estimates an approximate 3-15 million tons of global carbon emission - wasn't there a world summit not long ago to discuss AND REDUCE OUR CARBON FOOTPRINT and here Fort Frances wants to help increase it....I know it is only for the tax dollar and not the for the good of the residents/community /world.

Sent from my IPAD

On Apr 5, 2022, at 11:31 AM, Cody Vangel <cvangel@fortfrances.ca> wrote:

Received.

Thank you, Linda. I will include this in a future report to the Planning and Development Executive Committee, and the whole of Council.

Thank you,

[Town of Fort Frances Logo](#)



Cody Vangel

Transportation Superintendent

Email: cvangel@fortfrances.ca

Telephone: [807-274-9893](tel:807-274-9893) x 1312

Mobile: [807-271-0604](tel:807-271-0604)

Fax: [807-274-7360](tel:807-274-7360)

320 Portage Avenue

Fort Frances, Ontario, CA, P9A 3P9



www.fortfrances.ca

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From: Linda Fichuk <lfichuk@bell.net>
Sent: Tuesday, April 5, 2022 11:21 AM
To: Cody Vangel <cvangel@fortfrances.ca>
Subject: [External] I am against allowing crypto mining in Fort Frances

[EXTERNAL]

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- Bitcoin's annual energy consumption has risen from 9.6 TWh (terawatt-hours) in February 2017 to 73.2 TWh in January 2020

2a. Copied from sis.Washington.edu

The Environmental Impact of Cryptocurrency Mining

The public narrative surrounding Bitcoin mining's impact on the environment has been predominately negative, with conflicting accounts debating the level of cryptocurrencies' footprint. Indeed, anywhere that cryptocurrency mining is dependent on dirty energy sources, such as coal,

the environmental impacts are markedly negative, such as near the coal-fueled cryptocurrency mines in Mongolia.^[16] However, most crypto-mining occurs in areas with renewable energy sources because costs are lower.

Depending on the energy source, researchers estimate that crypto-mining can produce 3-15 million tons of global carbon emissions.^[17] China is one of the world's largest producer, and consumer, of coal energy with mines in the Xinjiang and Inner Mongolian providences heavily reliant on coal energy sources to provide crypto-mining companies with cheap energy prices. Coal energy sources offer prices up to 30% cheaper than the average energy consumption prices for industrial firms.^[18] However, when compared to the amount generated in the renewable energy sources in Canada, any cryptocurrency mined in China would generate four times the amount of CO2 emissions.^[19]

3. Copied from crytposizzle.com

Bitcoin, Ethereum, Dogecoin and other popular cryptos reached record or near-record highs this year, **raising concerns about the amount of energy needed to mine the coins. Warehouses of Bitcoin mining rigs run 24 hours a day, consuming more power than the whole of Argentina. As the energy bill for crypto mining rises, so does the amount of carbon and waste, adding to the growing climate crisis.**

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“That’s pretty low if you compare it with data centers, if you compare it with the aluminum industry or other huge consumers.”In upstate New York, another spot where hydroelectricity has traditionally created cheap power rates, a surge in cryptocurrency mining activity [recently forced the city of Plattsburgh to buy power on the open market](#)—and saw residents hit with enormous energy bills.

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safe. You can forward suspicious messages to support@fortfrances.ca.

From: [Paul Whatley](#)
To: [Cody Vangel](#)
Subject: [External] Letter of Support
Date: Wednesday, April 13, 2022 1:32:37 PM

[EXTERNAL]

Good afternoon Cody,

As a resident of Fort Frances, I would like to voice my opinion of support for the new proposed Industrial style computing currency mine, and the new 150 Mega Watt solar farm to be located at the old Resolute Mill lagoon property.

I am encouraging town council to support the proposed rezoning location. This project will have many short- and long-term benefits for the Town of Fort Frances. It will create hundreds of direct and indirect jobs during the 2 plus years construction phase, and with a huge economic boost to the local economy.

It will also create a much-needed industrial style tax base for the town. With the proper setback requirements, and regulative noise limitations to the rezoning by-law, this multi-MILLION-dollar project would lower our hydro rates even further making Fort Frances an attractive place for other potential businesses with inexpensive power.

The noise factor of the currency mine can also be mitigated even further with the proper installation of engineered sound barriers.

At 150 MW the solar farm would be one of the largest in all of Ontario putting Fort Frances on the map as a green energy producing town, and is a prime opportunity for the town to grow in to the future.

Best regards,

Paul and Lori Whatley
1716 Sunset Drive
807-620-5453

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March 11, 2022

Gabrielle, Lecuyer
Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario
P9A 3PA

**Fort Frances Power Corporation Letter of Support re 2670568 Ontario Limited
Rezoning Bylaw Amendment Application of Former Lagoon Property**

Dear Members of Council:

The Fort Frances Power Corporation has been working with 2670568 Ontario Limited over the past few years to identify electricity related opportunities that would facilitate economic development in Fort Frances. At the recent Board of Directors Meeting held on Thursday March 10, 2022, the following resolution was approved:

THAT the Fort Frances Power Corporation hereby provide 2670568 Ontario Limited with a letter of support for its request to the Town of Fort Frances for a zoning bylaw amendment of the former mill Lagoon property located on Eight Street, to allow for industrial scale computing and the construction of a solar field.

The Fort Frances Power Corporation is in full support of this exciting opportunity and notes that the proposed installations align with the objective of economic growth and job creation, as well as potentially facilitating a community wide electrical Microgrid. Specifically, the 150 MW solar field coupled with energy storage could serve as a local supply of electricity capable of energizing our community in the event of a grid failure. Other key building blocks include the installation of a Substation and Transmission & Distribution lines to interconnect the various electrical facilities.

Very truly yours,

FORT FRANCES POWER CORPORATION

President & CEO,

Cc: Faisal Anwar, CAO, Town of Fort Frances
Members of Town of Fort Frances Council
Cody Vangel, Chief Building Official & Municipal Planner, Town of Fort Frances
Fort Frances Power Corporation Board of Directors
Paul Veldman, Managing Partner, bmiGroup

<u>REPORT</u>	<u>TOWN OF FORT FRANCES</u> <u>COMMITTEE OF THE</u> <u>WHOLE</u>	<u>April 11, 2022</u>
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A meeting of the Committee of the Whole of Council was held virtually and in the Council Chambers

PRESENT: Councillor M. Behan Chairperson; Mayor J. Caul; Councillors A. Hallikas, W. Brunetta, D. Judson, and J. McTaggart

REGRETS: R. Wiedenhoeft

ALSO PRESENT: F. Anwar, CAO, G. Lecuyer, Clerk, K. Haney, Deputy Clerk D. Galusha, Treasurer, T. Rob, Manager of Operations & Facilities, A. Bisson, Recreation & Culture Manager, C. Vangel, Chief Building Official, J. Hughes, IT Manager, A. Hansma, HR Manager, T. Moffat, Fire Chief

1. Call to Order/Roll Call

Chair Behan called the meeting to order at 5:30 p.m.

2. Disclosure of pecuniary interest and the general nature thereof.

2.1 Mayor Caul declared a conflict of interest with respect to Committee of the Whole item 5.3. The general nature is that she is a member of the Kiwanis Club.

3. Delegations/Deputations:

3.1 Public Meeting - Zoning By-Law amendment B1-2022 -1037 Third Street East
Chair Behan provided opening remarks on the public hearing. Cody Vangel CBO\Planner provided a verbal report on the application received. Chair Behan opened up the floor to the public. There was no public comments received.

3.2 Public Meeting - Zoning By-Law Amendment B2-2022 - 1229 Cornwall Avenue (locally known as "Lagoon Property")
Chair Behan provides opening remarks to the public hearing. Cody Vangel CBO\Planner provided a verbal report on the application received. Chair Behan opened up the floor to the public.
Mitch Lepage BMI representatives Lloyd Will and Rob Coolbeck being the applicant presented in favour of the application and provided details of the proposal. Members of Council were provided an opportunity for questions.

Pam Munn 1246 Cornwall Avenue Fort Frances - contact number 807-274-5017 presented her verbal opposition to the proposed zoning by-law amendment. Concerns relating to the impact to their property value, noise and water cooling discharge were noted. Mrs. Munn would like to be notified of the decision of Council.

Jim Strachan 180 Eight Street West Fort Frances - contact number 807-274-3573, presented his verbal opposition to the proposed zoning by-law amendment. Concerns relating to the rezoning of the lands and the current state of the lagoon. Mr. Strachan would like to be notified of the decision of Council.

3.3 Public Meeting - 2022 Budget Presentation by D. Galusha, Treasurer

Treasurer Galusha provided a power point presentation relating to the 2022 budget. Chair Behan opened up the floor for questions or comments from the public there was no comments received.

4. Council Reports on Board & Committee Activity:

- 4.1 Mayor Caul - no report, Mayor Caul requested a moment of silence in memory of Mayor Avis.

Councillor McTaggart - no report

Councillor Judson - no report

Councillor Wiedenhoeft - Absent

5. Consent Agenda:

- 5.1 THAT the following Consent items be approved:

- 220 **Recommendation:** THAT the matters listed on the Consent Agenda as amended be referred to the Consent Agenda for the Regular Meeting of Council later tonight for approval being items # ~~5.2~~, ~~5.3~~, 5.4, 5.5, 5.6 and 5.7

5.2 Fort Frances Senior Centre - Special Occasion Permit

This item was pulled from the consent agenda. The motion will be presented for Council's consideration at the Regular Council Meeting following this session.

Recommendation: approval of this report will agree with the recommendation of the Community Services Executive Committee that Council of the Town of Fort Frances amend the Municipal Alcohol Policy by removing the Sister Kennedy Seniors Centre from the list of Municipal Facilities not Eligible for Special Occasion Permits and adding it to the list of Municipal Facilities Eligible for Special Occasion Permits, thus allowing special occasion permits to be obtained by third parties.

AND FURTHER THAT administration be authorized to charge \$131.02 for an event that does not use the kitchen and \$237.19 for an event that does use the kitchen to rent the facility for the purpose of hosting an event with a special occasion permit.

AND FURTHER THAT Council approves hours of closure as 10:00 p.m. for events held at the Sister Kennedy Seniors Centre.

AND FURTHER THAT the supervision will solely be the responsibility of the individual renting the premises and pictures will be taken before and after the event to ensure that no damage has been done to the premises during the event and it is left clean and orderly.

5.3 Sunny Cove Camp

This item was pulled from the consent agenda. The motion will be presented for Council's consideration at the Regular Council Meeting following this session.

Recommendation: approval of this report will agree with the recommendation of the Community Services Executive Committee that Council of the Town of Fort Frances accepts the withdrawal of Emo-Devlin Church Group's proposal to lease the Sunny Cove Camp and FURTHER THAT administration be authorized to issue an RFP to lease the Sunny Cove Camp property to a suitable operator. *That the draft RFP be presented to Council for their review prior to being released* as amended

5.4 Residential In-Home Food Waste Diversion Program

Recommendation: approval of this report will agree with the recommendation of the Operations and Facilities Executive Committee that:

- 1.The Town enter into an agreement with FoodCycle Science to undertake a 200-unit pilot project with the unbudgeted expenditure being funded out of the Waste Management Area.
- 2.That Council Direct Administration to start to develop partnerships for collection of the waste materials for those who may not have a place to dispose of it as well as a storefront location for the purchase of replacement filters.

5.5 Waste Transfer Agreement Renewal - MNRF

Recommendation: approval of this report will agree with the recommendation of the Operations and Facilities Executive Committee that:

- 1. The Town of Fort Frances renews its lease agreement with the Ministry of Northern Development, Mines, Natural Resources and Forestry to accept solid waste and recycle from the Municipality of Mine Centre Transfer Station. And the waste will continue to be accepted while the new agreement is developed.
- 2. That the waste be accepted at the rate as established annually in the User Fee By-Law plus the applicable non-resident markup.

5.6 Amending Agreement 2 with Product Care Association

Recommendation: approval of this report will agree with the recommendation of the Operations and Facilities Executive Committee that the second amending agreement between the Product Care Association of Canada and the Town of Fort Frances be approved and further that a by-law be prepared authorizing the Mayor and Clerk to sign the agreement on behalf of the corporation.

5.7 Award of RFT 2022-OF-04 - Detailed Engineering Design of the Portage Avenue Underpass Superstructure Rehabilitation

Recommendation: approval of this report will agree with the recommendation of the Operations and Facilities Executive Committee that that RFP 2022-OF-04 be awarded to JML Engineering of Thunder Bay for a total cost of \$48,400 plus applicable taxes and further that Mayor and Clerk be authorized to execute the agreement on behalf of the Corporation.

CARRIED

Result:	CARRIED
Mover:	Douglas Judson
Second:	Wendy Brunetta

6. Administration and Finance Division:

6.1 Fire Protection Services Reimbursement Transfer Payment Agreement

Recommendation: approval of this report will agree with the recommendation from the Fire Chief to approve this report as presented, and to authorize the execution of an agreement between the Town of Fort Frances and Her Majesty the Queen in right of Ontario as represented by the Office of the Fire Marshall and further that a by-law be brought forward for execution by the Mayor and Clerk.
Fire Chief Moffit advised that the motion should be withdrawn at this time. Council will not move or second the motion.

6.2 Council Vacancies to Executive Committees

Recommendation: approval of this report will agree with the recommendation from the Clerk that the following Councillor appointment be approved for the remainder of the Council Term to the following Executive Committee:
Planning and Development Executive Committee: Councillor Hallikas
Administration and Finance Executive Committee: Councillor Behan
Economic Development Executive Committee: Councillor Brunetta

The motion will be presented for Council's consideration at the Regular Council Meeting following this session.

7. Operations and Facilities Division:

- 7.1 Amending agreement with the Federal Economic Development Agency for Northern Ontario

Recommendation: approval of this report will agree with the recommendation of Administration that a by-law be prepared to authorize the Mayor and Clerk to execute the agreement on behalf of the Corporation.

The motion will be presented for Council's consideration at the Regular Council Meeting following this session.

- 7.2 Award of Tender 2022-OF-06 – 2022 Mowat Avenue Road Reconstruction

Recommendation: approval of this report will agree with the recommendation of Administration that Tender 22-OF-06 – 2022 Road Reconstruction Mowat Avenue, Hydrant and Valve Replacement be awarded to Bay City Contractors at an estimated cost of \$2,098,981.78 which includes HST and a contingency allowance of \$150,000.00. That the Ontario Community Infrastructure Fund surplus be allocated to the Reconstruction of Sinclair Avenue in the event that the Town's application to the Investing in Canada Infrastructure Fund Green Stream be denied, otherwise the funds be placed in a reserve fund for future projects.

That prior to construction start, an open house public meeting is scheduled to ensure all property owners abutting the construction projects obtain first-hand knowledge of these projects and have the opportunity to ask any questions. The exact date of the meeting is unknown at the time of writing this report, and

That the Mayor and Clerk be authorized to execute the contract documents on behalf of the Corporation of the Town of Fort Frances

The motion will be presented for Council's consideration at the Regular Council Meeting following this session.

8. General:

- 8.1 Notice of Intent from the Integrity Commissioner

Recommendation: That The Integrity Commissioner for the Town of Fort Frances has provided notice that an investigation has been completed relating to a conflict of interest complaint concerning Mayor Caul and that a Report overview will be provided at the April 25, 2022 Committee of the Whole Meeting. The motion will be presented for Council's consideration at the Regular Council Meeting following this session.

9. Information:

The following items were received.

- 9.1 2021 Annual Report - Fort Frances Wastewater Treatment Plant
- 9.2 Fort Frances Wastewater Treatment Facility February 2022 Monthly Report
- 9.3 Sewer and Water Data for 2022
- 9.4 POA Prosecutor report to Council

10. ADJOURNMENT

- 10.1 The meeting adjourned at 6:56 p.m.

221 THAT this meeting of the Committee of Whole of Council of the Town of Fort Frances
be now closed.

CARRIED

Result:	CARRIED
Mover:	John McTaggart
Second:	Andrew Hallikas