



**“The Best in the West by a Damsite”**



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**NOTICE OF DECISION  
regarding  
Change of Use from a Heavy Industrial Weld Shop to a Heavy Industrial Cryptocurrency  
Mining Operation  
Plan 041 1235, Block 50, Lots 1-2**

The Development Authority has **APPROVED** the following application:

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File:	Development Permit TOB-D-05-22
Description of Development:	Change of use form a heavy industrial weld shop to a heavy industrial cryptocurrency mining operation
Land Use Designation:	Industrial (I)
Publication Date:	March 4, 2022

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**Reason for Approval:**

In making this decision, the Development Authority has determined the proposed development to be suitable at this location in accordance with Land Use Bylaw 921/21.

**Conditions of the Development**

To allow for a change of use form a heavy industrial weld shop to a heavy industrial cryptocurrency mining operation in accordance with the Development Permit Application, narrative, and site plans received on February 28, 2022 with the following conditions:

**Conditions**

1. That the development proceeds as specified with all the documents submitted in the Development Permit Application received on February 28, 2022.
2. Any changes to approved drawings or development matters requires the written approval of the Development Officer.
3. The proposed development shall conform with all Federal, Provincial and Municipal statutes, regulations, codes, and standards except as waived in writing by the appropriate authority.
4. Any future development (demolition or new) must comply with the Town’s Land Use Bylaw which is subject to change from time to time.
5. The development is planned in phases. This permit approval applies to phase one of the development only:
  - 5.1 “Phase 1 (2022-2023): The changes to the building will include replacing the existing windows on the south wall with exhaust fans and windows on the north wall with electric dampers to inflow the air; Upgrade the current overhead transformer, and the electrical outlets to accommodate 100-150

servers. We plan to place the servers on shelves towards the south end of the building (see site plan) to minimize the noise impact and effectively exhaust the heat generated.”

6. Cryptocurrency mining is a new industry in Alberta, regulatory bodies are developing new regulations that may impact the operations of this development in the future. The applicant must conform to all federal, provincial, and municipal regulations as it relates to the cryptocurrency operation except as waived in writing by the appropriate authority.
7. Landscaping plan: the existing landscaping meets the minimum requirements established within the Land Use Bylaw. Crushed rock, and boulevard trees are sufficient for the phase one development. Landscaping requirements will be assessed during each phase of expansion.
8. Fencing: security fencing is not required at this location because the cryptocurrency operation is self contained within the facility and presents minimal risk. Fencing requirements will be assessed during each phase of expansion.
9. Parking: a minimum of 8 parking stalls are required for heavy industrial developments. The applicant must provide a revised parking plan that marks out the minimum parking stalls. One of the 8 parking stalls must be barrier free. Parking stalls must be formally marked with a parking sign or parking bumper. This parking marker must be shown on the site plan.
10. Loading area: a loading dock/bay is not required for the cryptocurrency operation. Only general office deliveries are planned.
11. Outdoor storage: cryptocurrency operations will be self contained within the building. A shipping container will remain on site that was used by the weld shop operator per the site plan. The applicant must provide pictures of all four sides of the shipping container in accordance with the Land Use Bylaw 921/21, Schedule 5, Section 19.
12. Building characteristics: the exterior of the building will remain unchanged, black, and grey tin.
13. Signage: the applicant will not be installing signage on the facility.
14. Municipal utilities: standard utility services are required. Standard office water usage and wastewater generation. Cryptocurrency does not generate wastewater. Grading and stormwater management shall remain consistent with the topography draining to 1<sup>st</sup> Avenue.
15. Cryptocurrency operations:
  - 15.1 The applicant must provide the Town with a Noise Impact Assessment (NIA) that meets Category 3 noise requirements (Daytime 66dB, Nighttime 56 dB) from a qualified professional. The NIA must be approved by the Town before operations are permitted.

Upon submission of the NIA to the Town, the applicant must outline all mitigation tactics that will be taken to lower noise regardless of its maximum allowable limits if 66dB daytime and 56dB nighttime. Facilities used in conjunction with cryptocurrency mining operations shall integrate noise management strategies to achieve noise compliance, including but not limited to exhaust baffles, roof, and side extensions on the exhaust side of buildings, sound-absorbent padding, and fire-resistant sound-absorbing walls. Where the above measures do not adequately mitigate sound to achieve noise compliance specified above, more sophisticated sound mitigation solutions shall be required prior to commencement of operations.

The applicant acknowledges that it must plan its phased development to meet maximum allowable noise limits.

The Phase 1 development permits up to 150 servers pending that, when in full operations it confirms to the maximum allowable noise limits.
  - 15.2 The applicant must provide a letter from the Fire Inspector that verifies the facilities fire protection plan and provide as a condition of this permit to the Town prior to commencing operations.

- 15.3 A written letter from that Fortis Alberta verifies that the property can be serviced to meet power demands. If the application requires a back-up generator for redundancy or any other power source, it must first apply to the Town for approval and update its NIA to confirm that there will be no negative adverse effects.
- 15.4 The applicant shall provide the Town with a copy of an exemption letter from the Alberta Utilities Commission as it related to operation of the facility (generating less than 10 megawatts).
16. A civic address must be affixed to the front and side of the property in accordance with Fire Bylaw 885/19.
17. Plan 041 1235; Block 50; Lots 1-2 must be kept in an aesthetically pleasing manner as defined in the Beautify Bassano Initiative and respective bylaws. Vegetation, weeds, and noxious weeds must be sprayed, maintained and removed from the site at all times.
18. An active business license must be maintained with the Town.

If you feel you have been adversely affected by this application, you may file an appeal to the Subdivision and Development Appeal Board. To do so, you are required to submit your reasons for the appeal, in writing, and an appeal fee of \$600.00 within 21 days to the following:

**The Secretary  
Subdivision & Development Appeal board  
P.O. Box 299  
Bassano, AB  
T0J 0B0**

Despite the issuance of a development permit, no development is authorized to commence until the appeal period has expired. Development shall not commence until at least 21 days from the date of the notice being publicized being March 23, 2022. If an appeal is made, no development is authorized until the outcome of the appeal is determined.

If you have questions about this application, please contact the Town of Bassano.

Sincerely,



Amanda Davis, MBA  
CAO