



NOTICE OF DECISION

July 21, 2026

File No.: PLDP20260153

Sent via email and mail: rob@csrmachine.com
kim@csrmachine.com

CSR MACHINE INC
c/o Catana, Robert
COMP 3, SITE 1, RR 2
DIDSBURY, AB T0M 0W0

Dear Robert:

RE: Proposed Development Permit
Legal: SW 14-31-28-4 Plan 0311850 Block 1 Lot 7
Development Proposal: Industrial Manufacturing / Processing, General and Dwelling, Security Suite

The above noted Development Permit application on the SW 14-31-28-4 Plan 0311850 Block 1 Lot 7 for a Industrial Manufacturing / Processing, General and Dwelling, Security Suite was considered by the Administrative Subdivision & Development Approving Authority on July 21, 2026.

The following policies were taken into consideration by the Administrative Subdivision & Development Approving Authority when reviewing the application:

Municipal Development Plan Bylaw No. 20/20	Section 5 Economic Development Land Use Policies
Land Use Bylaw No. 10/24	Section 1.9 Non-Conforming Section 14.1 Business Park District

The Administrative Subdivision & Development Approving Authority concluded that a Industrial Manufacturing / Processing, General and Dwelling, Security Suite is suitable development for SW 14-31-28-4 Plan 0311850 Block 1 Lot 7 and conforms to the above noted policies.

As such, the Administrative Subdivision & Development Approving Authority has approved the application subject to the following conditions:

STANDARD CONDITIONS:

1. The provisions of the Land Use Bylaw No. 10/24.

2. Approval by the approving authority does not exclude the need and/or requirements of the Permittee to obtain any and all other permits as may be required by this or any other legislation, bylaws, or regulations.
3. The Development Officer may, by notice in writing, suspend a Development Permit where development has occurred in contravention to the terms and conditions of the permit and/or Land Use Bylaw.
4. If the development authorized by a Development Permit is not complete within twenty-four (24) months from the effective date of the Permit, such Permit approval ceases and the Permit itself is deemed void, expired and without effect, unless an extension to this period has been previously granted.

STANDARD CONDITIONS IF APPLICABLE:

5. N/A
6. N/A
7. N/A
8. N/A
9. N/A

PERMITS ASSOCIATED WITH BUILDING CONSTRUCTION:

10. Permittees are advised that they are subject to standards of the Safety Codes Act of Alberta and are responsible to meet the requirements of the Act in regard to building, electrical, gas, plumbing and private sewage disposal systems. Prior to construction, required Permits must be obtained from Mountain View County. Mountain View County shall not be responsible or liable in any manner whatsoever for any structural failures, defects or deficiencies whether or not the said development has complied with the Safety Codes Act of Alberta.

ADDITIONAL CONDITION(S):

11. Permit approval is conditional to the information provided with the application for Industrial Manufacturing / Processing, General and Dwelling, Security Suite. As this is located within the Business Park District, the hours of operation associated with this application are 24 hours a day / 7 days a week.
12. Future expansion, any other structures, expansion of outside storage area, or signage will require a new Development Permit.
13. Any chemicals, oil, and other hazardous materials shall be stored in an approved container system and disposed of off-site, in a timely manner, by authorized personnel specializing in proper disposal methods.
14. The applicant, landowner, and/or operator shall comply with Policy/Procedure 6018: Business, Commercial, and Industrial Design Guidelines.
15. The applicant, landowner, and/or operator shall organize the storage on the lot so that it is orderly, neat, and tidy. Storage of goods not related to the onsite business will not be permitted.
16. No commercial sign has been approved with this permit. Any future signage shall be applied for through the Development Permit process.



17. That the applicant, landowner and/or operator shall obtain a Building Permit so an inspection by a Safety Codes Officer can confirm the existing building being used for the business meets the Building Code requirements for this business.

A Notice of Decision for this Development Permit, that lists all the conditions and includes the site plan, will be placed on the County's website at <https://www.mountainviewcounty.com/p/development-permits>. This decision will be advertised on **July 28, 2026** and **August 04, 2026** in The Albertan. Should you wish to appeal this decision, or any of its conditions, your appeal must be received by the Secretary of the Land & Property Rights Tribunal, by 4:00 p.m. on **August 11, 2026**.

Pursuant to the Municipal Government Act, the appeal body for this application is the Land and Property Rights Tribunal (LPRT). Information regarding the appeal process and application forms can be obtained from the LPRT website at: <https://www.alberta.ca/subdivision-appeals.aspx>

Following the appeal period, should no appeals be submitted, the Development Permit will be issued. If a Building Permit is required, please ensure the contractor receives a copy of the approved sketch so that the setbacks as approved are adhered to.

If you have any questions or concerns regarding this matter, please call me at 403-335-3311 ext. 171 or by email at jreimer@mvcountry.com.

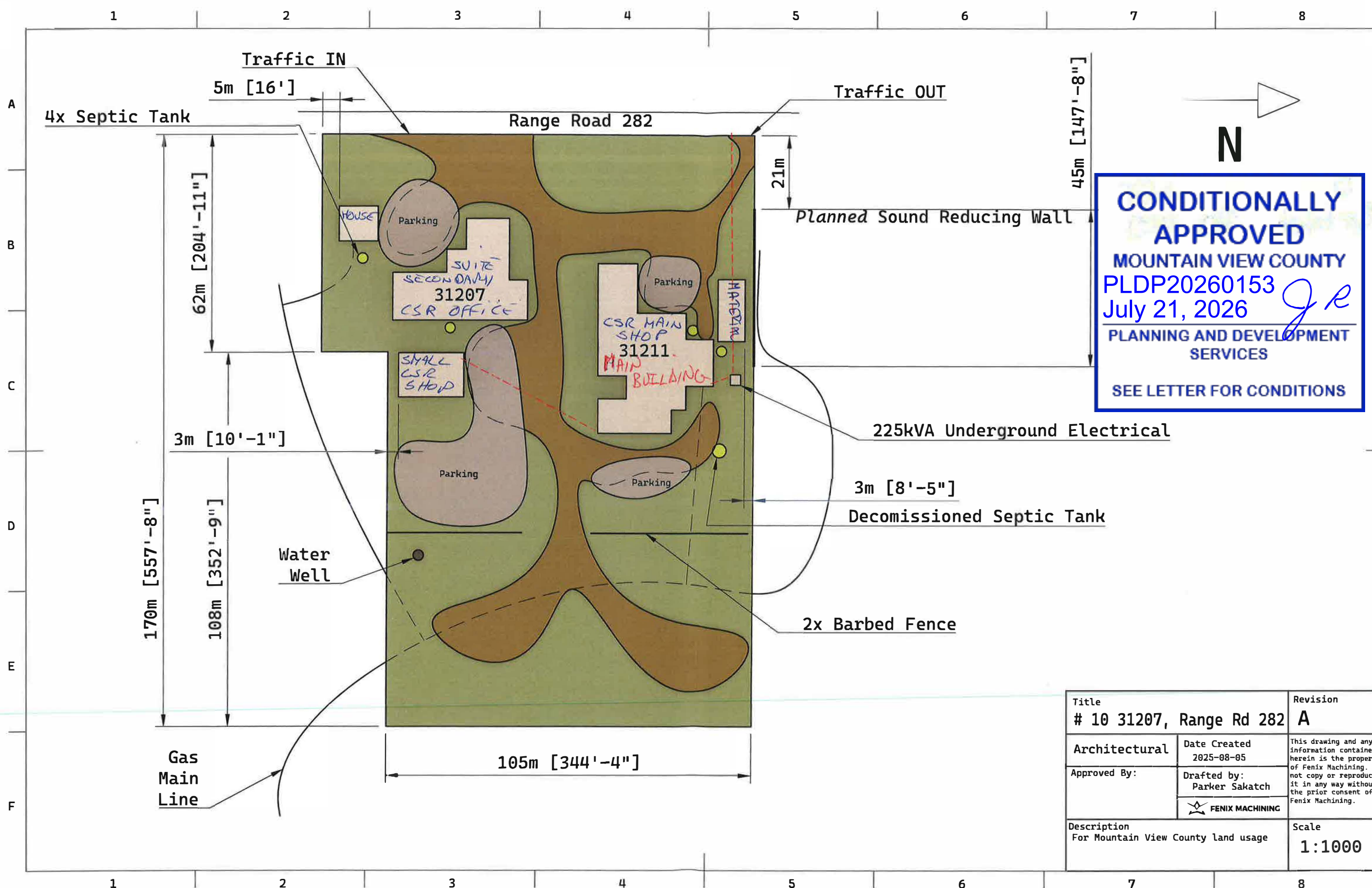
Yours truly, 

Jaydan Reimer, Development Officer
Planning and Development Services

/dr

Enclosures





Title # 10 31207, Range Rd 282		Revision A
Architectural	Date Created 2025-08-05	This drawing and any information contained herein is the property of Fenix Machining. Do not copy or reproduce it in any way without the prior consent of Fenix Machining.
Approved By:	Drafted by: Parker Sakatch	
	FENIX MACHINING	
Description For Mountain View County land usage		Scale 1:1000



NOTICE OF DEVELOPMENT APPEAL

10-1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada T0M 0W0

T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754

www.mountainviewcounty.com

Excerpt from the Municipal Government Act, Section 685 - Grounds for Appeal

685(1) - If a development authority:

- (a) fails or refuses to issue a development permit to a person,
 - (b) issues a development permit subject to conditions, or
 - (c) issues an order under section 645,
- the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

(2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.

File Number of the Development Application:

APPELLANT	Name	
	Address	
	Telephone	
	Email	
LANDOWNER	Name	
	Address	
	Telephone	
	Email	
LAND DESCRIPTION	Registered Plan: _____ Block: _____ Lot: _____	
	Part: _____ Section: _____ Twp: _____ Range: _____ Meridian: _____	

This appeal is commenced by, on behalf of:

- ☐ Adjacent Landowner - \$425.00 fee
- ☐ Developer/Applicant/Landowner - \$425.00 fee

Reason(s) for the Appeal *(use additional paper if required)*

Signature: _____

Date: _____

The personal information on this form is being collected under the authority of Section 4(a) of the Alberta Protection of Privacy Act (POPA) and *Municipal Government Act* Section 686 for the purpose of preparing and conducting an Appeal Hearing. By providing the above personal information, the applicant consents to the information being made available to the public and the Appeal Board in its entirety.

Any inquiries relative to the collection or use of this information may be directed towards to: Mountain View County Head of POPA/ATIA, legislative@mvcounty.com, 403-335-3311