



November 18, 2025

File No.: PLRD20250245

Attention: Adjacent Landowners

Dear Sir/Madam:

RE: Proposed Redesignation and Subdivision

Applicant: CATANA, Linda

Landowner: CSR MACHINE INC. c/o Robert Catana

Legal: Plan 0311850 Block 1 Lot 7 in the SW 14-31-28-4

From: Local Commercial District (C-LC) **To:** Business Park District (I-BP)

Proposed Redesignation Area: 4.45 acres (1.80 hectares)

From: Local Commercial District (C-LC) **To:** Agricultural (2) District (A(2))

Proposed Redesignation Area: 7.67 acres (3.10 hectares)

You are receiving this notification letter because there is a proposal for redesignation (a change of land use) within the vicinity of your property (see attached map) and you are invited to provide comments.

Mountain View County has received an application for Redesignation and Subdivision approval on the above noted property. You are an adjacent landowner to this property and, as such, we are required to notify you of this application. A copy of the application can be viewed and downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>. Alternatively, at no cost, you can contact the Planner to request a copy of the information to be mailed or emailed to you; or you may view the information at the County Office during office hours. **A request for a copy to be mailed will not result in an extension of the deadline date for written comments.**

If you would like to provide us with comments with respect to this proposal, written submission can be submitted any time prior to December 18, 2025. Comments may be sent to the Planner by:

Email: dgonzalez@mvcounty.com; or

In Person: 10-1408 Township Road 320 (Bergen Road); or

Mail: Postal Bag 100, Didsbury AB T0M 0W0

Include your contact information including your mailing address, telephone number, and email address so that we may provide you with notice of meetings regarding this file. Your letter will be provided to the

appropriate Approving Authority when it considers this application and will become part of the public record for this file. In addition, your letter will be shared with the landowner and/or the applicant.

Written comments will only be used for this redesignation file. In the future, if a Development Permit is applied for that requires a notification, you will receive a notification and the opportunity to comment.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, please contact me at 403-335-3311 ext. 186 or by email at dgonzalez@mvcounty.com.

Sincerely,



Dolu Mary Gonzalez, Planner
Planning and Development Services

/dmg

Enclosure

Please note:

Any personal information submitted as a part of this circulation is collected under the authority of Section 4(c) of the Alberta Protection of Privacy Act (POPA) and will be used to review and evaluate this application. By providing the above personal information, **the applicant consents to the information being made available to the landowner and/or applicant, the public and Approving Authority in its entirety.**





Mountain View COUNTY

Location, Land Use, Ownership & Circulation

Legend

Rural Address

Proposed
 Subdivision Boundary

Land Use Zoning

- Agricultural District (A)
- Agricultural (2) District (A(2))
- Country Residential District (R-CR)
- Country Residential (1) District (R-CR1)
- Residential Farmstead District (R-F)
- Local Commercial District (C-LC)
- Business Park District (I-BP)
- Heavy Industrial District (I-HI)
- Aggregate Extraction/Processing District (AEP)
- Parks and Conservation District (P-PC)
- Parks and Recreation District (P-PR)
- Parks and Comprehensive Recreational District (P-PCR)
- Institutional, Educational and Cultural District (S-IEC)
- Airport District (S-AP)
- Direct Control
- Subject Land

Landowners Circulated



0 250 500 1,000 Meters

Scale: 1:25,000

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator





Mountain View
COUNTY

Site Sketch - Redesignation

Legend

- Application Location
- Rural Address
- Pipelines
- AltaLink Power Line
- AltaLink Powerline Buffer (30m)
- Proposed Redesignation Boundary
- ✕ Wells
- ✕ SUSPENDED GAS (1)
- ✕ Wells Buffer
- 100 m



0 50 100 Meters

Scale: 1:5,000

Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER

Proposed Area to be Redesignated from
Local Commercial District (C-LC) to
Agricultural (2) District A(2)
seven point six seven(+/- 7.67) acres

31-28-W4

Proposed Area to be Redesignated from
Local Commercial District (C-LC) to
Business Park District (I-BP)
four point four five (+/- 4.45) acres

Rge Rd 282

14

TwP Rd 312

Legal Location: SW 14-31-28-4 0311850 Block 1 Lot 7
File No: PLRD20250245

Map Created on: 8/11/2025

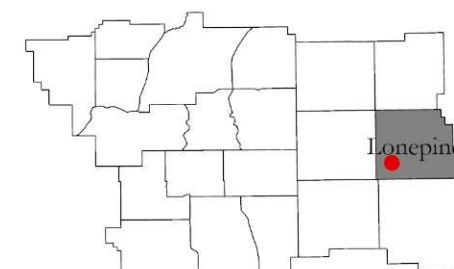


Mountain View COUNTY

Site Dimension

Legend

- | | |
|---------------------------------|-----------------------|
| Application Location | Pipelines |
| Rural Address | SUBST_A |
| Gas Plants, Battery Sites, etc. | CRUDE OIL |
| Gas Processing Plant | FRESH WATER |
| <all other values> | FUEL GAS |
| Wells | HVP PRODUCTS |
| Proposed Redesignation Boundary | LVP PRODUCTS |
| Altalink Powerline Buffer (30m) | MISCELLANEOUS LIQUIDS |
| Streetlights - Fortis | NATURAL GAS |
| Power Poles - Fortis | OIL WELL EFFLUENT |
| | SALT WATER |
| | SOUR NATURAL GAS |
| | UNKNOWN |
| | <all other values> |



0 3.5 7 14 21 28 35 42 49 Meters

Scale: 1:1,300
Mountain View County

NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator

NOTE: For Exact Wells Classification review
its Attribute Table or Contact AER

31-28-W4

Legal Location: SW 14-31-28-4 0311850 Block 1 Lot 7
File No: PLRD20250245

Note: Air Photo was captured in 2022

Map Created on: 8/11/2025



REDESIGNATION and/or SUBDIVISION APPLICATION

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

File Number PUR020250245

SUBMISSION REQUIREMENTS

A Redesignation (rezoning) and Subdivision application will only be processed when it is completed in its entirety. This checklist **should be completed by the applicant**. All boxes should be checked, and the required information attached to the application. The Planning and Development Department will accept the application when all of the following requirements are addressed. All boxes should either be a ✓ or N/A (not applicable).

- ☒ Completed Application form signed by all titled landowners
- ☒ Certificate of Title – current within 30 days.
- ☐ Abandoned Well Information from Alberta Energy Regulator (AER)
<https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>
- ☒ Application Fees (please review [Fee Schedule](#) or <https://www.mountainviewcounty.com/p/bylaws>)
- * Upon review, additional supportive information may be requested by the Planning and Development Department in support of your application (e.g. Traffic Impact Assessment, Proof of Water, Geotechnical Report, etc.).

Please note MVC is now going paperless with their application forms. Once the original application is scanned into our system, the original will be destroyed. As a result, if an application is withdrawn, an electronic copy (only) will be returned to you along with the appropriate refund under our [Fee Schedule](#).

CONTACT DETAILS

NAME OF APPLICANT(S) CSR MACHINE / ROBERT CATANA

Address: RR 2 SITE 1 COMP 3, MOUNTAIN VIEW COUNTY Postal Code: TOM 0W0

Phone #: 403.978.2945 (ROBERT CELL) Alternate Phone #: 403.470.1536 (LINDA)

Fax #: _____ Email: linda@fenixmachining.com

LANDOWNER(S) (if applicant is not the landowner): _____

Address: _____ Postal Code: _____

Phone #: _____ Alternate Phone #: _____

Fax #: _____ Email: _____

PROPERTY DETAILS

1. LEGAL DESCRIPTION of the land to be redesignated (rezoned) and/or subdivided:

All/part of the SW ¼ Sec. 14 Twp. 31 Range 28 West of 4 Meridian

Being all/parts of Lot 7 Block: 1 Plan 0311850

Rural Address (if applicable): _____

a. Area to be Redesignated/Subdivided: 12 acres (±) / _____ hectares (±)

b. Rezoned from Land Use District: ☒ Agricultural ☐ Country Residential

☐ Residential Farmstead

☒ Other Local commercial.

12 acres Total
4.19 - 1BP
remaining Agl

c. To Land Use District: ☐ Agricultural 2 ☐ Country Residential ☐ Residential Farmstead

☐ Recreational

☒ Industrial

☐ Direct Control

☐ Other _____

Number of new parcel(s) proposed: none

Size of new parcel(s) proposed: _____ acres / _____ hectares

2. LOCATION of the land to be redesignated (rezoned) and/or subdivided:

a. Is the land situated immediately adjacent to the municipal boundary? ☐ Yes ☐ No ?

If yes, the adjoining municipality is: _____

b. Is the land situated within 1.6 kilometers of the right-of-way of a highway? ☐ Yes ☒ No

If yes, the highway number is: _____

c. Is there a river, stream, lake, or other body of water or by a drainage ditch or canal, or containing a coulee or ravine within 800 meters of the proposed parcel? OR does the proposed parcel or surrounding lands contain or is it bounded by a river, stream, lake, or other body of water or by a drainage ditch or canal, or containing a coulee or ravine? ☐ Yes ☒ No

If yes, state its name: _____

d. Is the proposed parcel within 1 mile (1.6 km) of a sour gas facility? ☐ Yes ☒ No ☐ Unknown

If yes, state the facility: _____

e. Is the proposed parcel within 1 mile (1.6 km) of a Confined Feeding Operation (CFO) or Intensive Livestock Operation? ☒ Yes ☐ No ☐ Unknown

3. REASON FOR REDESIGNATION/SUBDIVISION (please give reasons for your application and how the reasons support the Municipal Development Plan. If additional space is required, please submit on a separate piece of paper):

4.19 WE WISH TO REZONE FOR INDUSTRIAL TO RUN A
MACHINE SHOP & THE REST TO REMAIN AS Agl

4. PHYSICAL CHARACTERISTICS of the land to be subdivided: ^{REZONED}

Describe the nature of the topography of the land (flat, rolling, steep, mixed): FLAT

Describe the nature of the vegetation & water on the land (brush, shrubs, tree stands, woodlots, etc. sloughs, creeks, etc.): tree stands

Describe the kind of soil on the land (sandy, loam, clay, etc.): clay

5. EXISTING BUILDINGS & BUSINESSES ON THE LAND TO BE SUBDIVIDED: ^{REZONED}

Describe any buildings, structures &/or businesses on the land. Any changes proposed (adding, demolishing or removal)?

5 BUILDINGS THAT ARE EXISTING - GARAGE - USED FOR STORAGE, 12,000 SQFT SHOP
USED FOR MACHINE SHOP; 2500 SQFT USED FOR MACHINE SHOP; APARTMENT USED FOR SECURITY
& HOUSE (NOW CONFORMING - THE LAND ITSELF WOULD BE USED FOR DRIVEWAY SUIT
PARKING & THE BACK FOR STEEL STORAGE

6. WATER AND SEWER SERVICES

Does the proposed subdivision contain the following:

Sewage System ☒ Yes ☐ No Type: SEPTIC TANK

Water Supply ☒ Yes ☐ No Type: WELL WATER

If sewage systems or water supply have not been established, describe the manner of providing water and sewage disposal to the proposed subdivision.

Does the proposed remainder contain the following:

Sewage System ☐ Yes ☒ No Type: _____

Distance to Proposed Subdivision: _____

Water Supply ☐ Yes ☒ No Type: _____

7. ABANDONED OIL/GAS WELLS:

Are there any abandoned oil/gas wells on the property? ☐ Yes ☒ No

Please attach information from the Alberta Energy Regulator (AER) on the location and name of licensee.

I have contacted the AER to obtain this information and if required I have contacted the licensee or AER.

APPLICANT/AGENT AUTHORIZATION & RIGHT OF ENTRY AGREEMENT

I/We, CSR MACHINE INC - ROBERT CATANA,
Owner(s) Name(s) (please print) being the registered owner(s) of:

All/part of the SW ¼ Section 14 Township 31 Range 28 West of 4 Meridian
Lot: 7 Block: 1 Plan: 0311850

do hereby authorize: LINDA CATANA to act as Applicant/Agent on my/our behalf
regarding the redesignation/subdivision application of the above-mentioned lands.

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection: ☒ Yes ☐ No

[Signature]
Landowner(s) Signature(s)

JULY 21, 2025
Date

Landowner(s) Signature(s)

Date

Please complete the following if landowner is a registered company:

I, ROBERT CATANA, have authority to bind CSR MACHINE INC.
Name of Authorized Officer/Partner/Individual Insert Name of Corporation

[Signature]
Signature of Authorized Officer, Partner or Individual

Title of Authorized Officer, Partner or Individual

Signature of Witness

Name of Witness (please print)

AUTHORIZATION

REGISTERED OWNER(S) AND/OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF:

I, LINDA CATANA hereby certify that: ☐ I am the registered owner
(Print full name/s) ☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of
the facts relating to this application for redesignation approval.

*"The personal information on this application is being collected under the authority of Section 4(c) of the
Alberta Protection of Privacy Act (POPA) for the purpose of Redesignation and/or /Subdivision. Any inquiries relative
to the collection or use of this information may be directed towards: Mountain View County Head of POPA/ATIA
legislative@mvcounty.com 403-335-3311"*

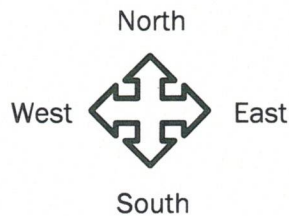
PROPOSED REDESIGNATION/SUBDIVISION SKETCH

The Site Plan shall include the following:

- ☐ Approximate dimensions and location of proposed re-designation/subdivision area.
- ☐ Buildings and structures on the property,
- ☐ Proposed and existing roadways, driveways, and approaches.
- ☐ Proposed and existing water wells and septic systems.
- ☐ Natural site features (steep slopes, water bodies/streams, woodlots, and shelterbelts, etc.).

The below square may be used to represent a ¼ Section or an acreage

Indicate name of ROAD if applicable		312
ROAD		
Indicate name of ROAD if applicable		



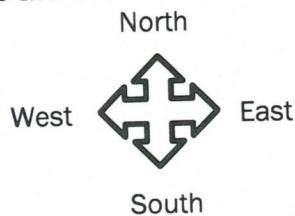
SURROUNDING LAND USE MAP

1. Please sketch a land use map showing the proposed redesignation/subdivision site and the dwellings, buildings, roads and water on your property.
2. Please indicate the land uses within ½ mile of the proposed site (example: farm, pasture, confined feeding lots, waste transfer stations, oil/gas facilities, roads, watercourses, or any other form of land use surrounding the proposed development site).



Each square represents a ¼ Section.

The central square represents the ¼ Section in which this application is proposed.





FENIX MACHINING

Fenix Machining Inc.

#10, 31207 Range Road 282

Mountain View County, AB T0M 0W0

Rezoning Proposal Summary 4.19 Acres

Machine Shop Use

We are applying to rezone a 4.19-acre portion of our property in Mountain View County to permit light manufacturing, specifically the operation of a precision machine shop with associated outdoor storage and parking.

Facility Overview

- 12,000 sq. ft. main building for precision machining (job shop)
- 2,400 sq. ft. metal Quonset for additional workspace or storage
- 2,500 sq. ft. building for a security suite-(1200SQFT Suite and 1300SQFT used as break and rest area).
- 700 sq. ft. garage for equipment and material storage
- Driveway, staff/visitor parking, and outdoor storage yard
- 1,200 sq. ft. house (to remain as a legal non-conforming use)

Proposed Land Uses

Primary Use: Precision machining / job shop

Secondary Uses:

- Outdoor material storage
- Staff and visitor parking
- Potential future expansion of the machine shop at the rear of the property

Water Usage and Waste Management

- Water use: Maximum of 25 gallons/day for drinking, washrooms, and equipment maintenance.
- Wastewater: Handled by existing septic tanks.
- Environmental compliance:

- - Used oil and coolant stored indoors in sealed barrels.
- - Disposal arranged monthly or quarterly through a licensed hazardous waste removal contractor (E360).

Noise Management

- Shop doors are closed between 8:00 PM and 8:00 AM.
- Operating hours: 7:00 AM – 2:00 AM, Monday to Thursday (limited staff during late hours).
- Staggered shifts reduce evening activity.
- Noise-mitigation measures available if required:
 - - Acoustic fencing
 - - Noise-dampening panels

Employment and Traffic Impact

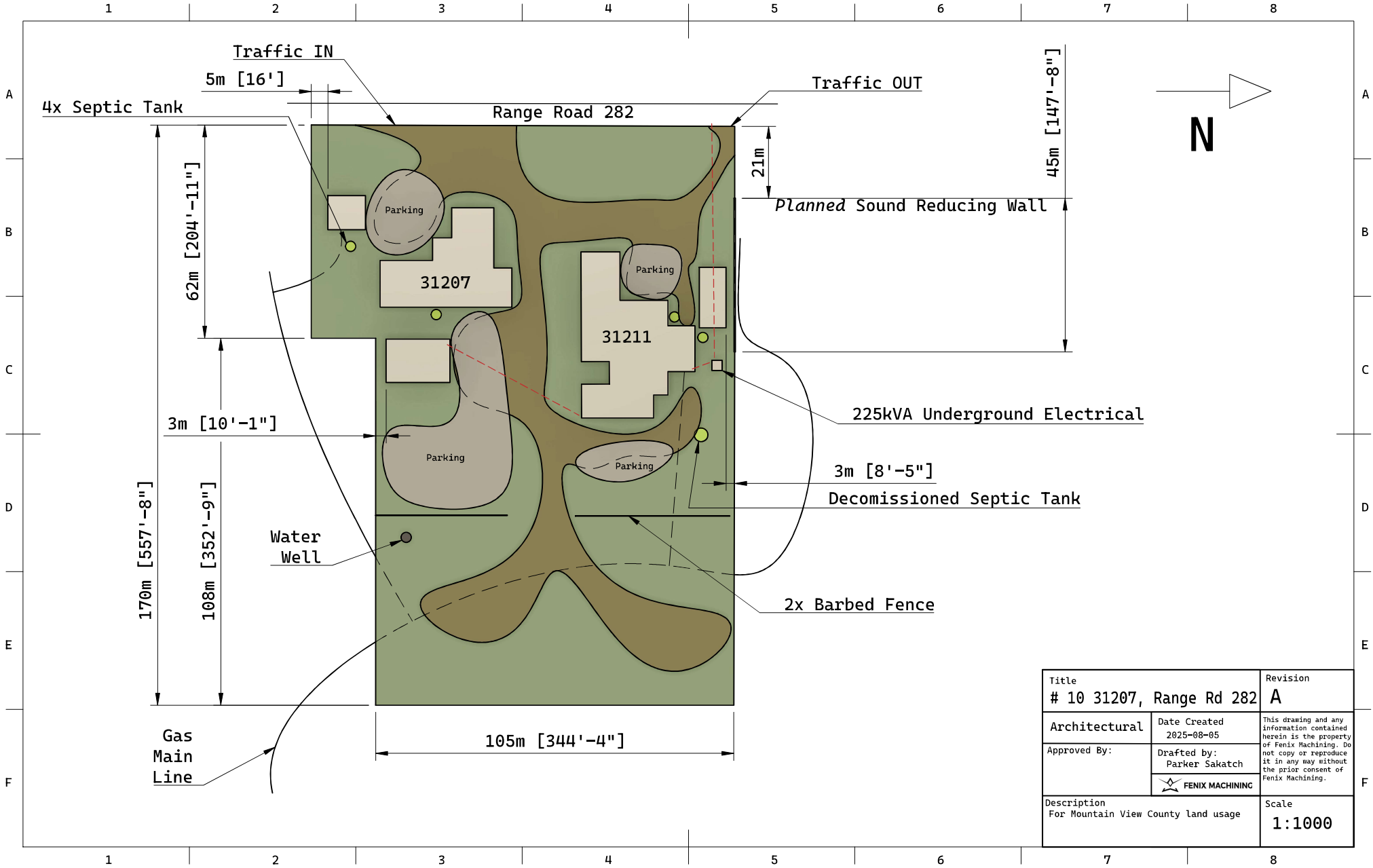
- **Staffing:** Up to 40–45 employees
 - - Morning shift: 7:00 AM – 3:00 PM
 - - Afternoon/Evening shift: 2:00 PM – 2:00 AM (5–7 employees)
 - - Year-round operations with consistent hours.
- **Employee Accommodation:**
 Employees who live 1–4 hours away may occasionally stay overnight on-site for safety and operational reasons (e.g., late shifts, winter roads).
 These stays are short-term and strictly related to work schedules and weather conditions.
- **No Employee live permanently on site**
 The property is not used as residential accommodation for staff. All employees maintain their own homes elsewhere.
- **Traffic impacts:**
 - - Carpooling and staggered start times minimize congestion
 - - Visitor traffic is minimal
 - - Truck traffic:
 - - Typical: 2–3 per week
 - - Peak: Up to 12 per week
 - - On-site loading/unloading area for up to 4 trucks
 - - Scheduled deliveries to avoid overlap
 - - Ample on-site parking to prevent roadside obstruction

Community Compatibility

Our operation is designed to integrate with Mountain View County's rural setting by:

- Maintaining low water usage
- Ensuring safe waste disposal
- Managing noise and traffic impacts
- Preserving a clean, well-organized, and professionally run facility

We are confident the proposed rezoning and development will provide long-term employment and economic value while respecting neighboring agricultural and residential uses.





Alberta Energy Regulator, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

<Layout_Title>

Base Data provided by: Government of Alberta

Author:
YYY

Print Date:
9/29/2025

Legend

-  Abandoned Wells
-  Revised Location
-  Revised Location Pointer
- ATS LSD label

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>



Projection and Datum
WGS 1984 Web Mercator Auxiliary Sphere
Scale 1:7,705

