



NOTICE OF DECISION

July 16, 2026

File No.: PLDP20260077

Sent via email and mail: [REDACTED]

WIGELSWORTH, JAYDON & KELLIE
[REDACTED]

SUNDRE, AB T0M 1X0

Dear Jaydon & Kellie:

RE: Proposed Development Permit

Legal: NE 13-33-5-5

Development Proposal: Recreational Vehicle Storage Outdoor - 75 RV Units with a variance to Section 10.12.7, and Sign, On-Site Commercial

The above noted Development Permit application on the NE 13-33-5-5 for Recreational Vehicle Storage Outdoor - 75 RV Units with a variance to Section 10.12.7, and Sign, On-Site Commercial was considered by the Municipal Planning Commission on July 16, 2026.

The following policies were taken into consideration by the Municipal Planning Commission when reviewing the application:

Municipal Development Plan
Bylaw No. 20/20

Section 3.0 Agricultural Land Use Policies
Section 5.0 Economic Development Land Use Policies

Land Use Bylaw No. 10/24

Section 10.12. Recreational Vehicle Storage Outdoor
Section 11.1. A Agricultural District

The Municipal Planning Commission concluded that Recreational Vehicle Storage Outdoor - 75 RV Units with a variance to Section 10.12.7, and Sign, On-Site Commercial is suitable development for NE 13-33-5-5 and conforms to the above noted policies.

As such, the Municipal Planning Commission 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. An Alberta Land Surveyor is to locate / post the location of the building(s) / structure(s) prior to construction as per the approved sketch. The County shall not be responsible or liable for non-compliance with this condition.
8. N/A
9. No development shall be constructed, placed or stored over an easement or utility right-of-way; the applicant/owner is responsible for contacting Alberta-One-Call and/or other governing authority.

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 information provided with the application for Recreational Vehicle Storage Outdoor - 75 RV Units with a variance to Section 10.12.7, and Sign, On-Site Commercial. The applicant, landowner and/or operator shall maintain a non-intrusive business and preserve the privacy and enjoyment of adjacent properties.
12. Future expansion of the recreational vehicle storage area, additional uses or additional employees, will require a new Development Permit.
13. The Hours of Operation shall be from 8:00 a.m. to 9:00 p.m. daily, year-round.
14. The operator of the business shall reside on site. No additional employees have been approved with this permit.
15. One Sign, On-Site Commercial is permitted and shall not exceed 24 inches by 48 inches. The sign shall be located on the subject property and be maintained in good repair. The applicant, landowner and/or operator will be responsible for removal if the sign is no longer required.
16. The applicant, landowner and/or operator shall organize the storage on the lot as per the site sketch so that it is neat and orderly in appearance and shall be to the satisfaction of Mountain View County and will be reviewed periodically. Storage of goods not related to this application will not be permitted.
17. Camping and/or residential occupancy is not permitted in any of the recreational vehicles on the lot.
18. No hazardous materials will be stored on the property at any time.
19. Landscaping is required and shall comply with Mountain View County's Business, Commercial and Industrial Design Guidelines. The existing vegetative visual screening shall continue to be maintained



and cared for. If any of the existing trees or shrubs either die or are removed from the property, replacement trees or shrubs shall be planted.

20. The applicant, landowner and/or operator shall maintain the fencing around the perimeter of the recreational vehicle storage area, and install a powered gate and security cameras, as proposed within the submitted application.
21. The applicant, landowner and/or operator shall adhere to the provisions of the Consent Letter from Saturn Oil + Gas Inc., dated June 22, 2026.
22. The applicant, landowner and/or operator shall implement weed control measures for the RV storage lot and berms, and shall seed the berms to prevent the contents from being blown off site.
23. The applicant, landowner and/or operator shall obtain, and adhere to, a Roadside Development Permit from Alberta Transportation and Economic Corridors. Permit must be obtained from Roadside Planning and Application Tracking Hub – RPATH: <https://www.alberta.ca/roadside-planning-and-application-tracking-hub-rpath>
24. The landowner shall be responsible to reclaim the berms, gravel pad and fencing to agricultural use in the event the Development Permit for the Recreational Vehicle Storage Outdoor is not implemented or is discontinued. In the event the Development Permit for Recreational Vehicle Storage Outdoor is discontinued the lighting and security cameras shall be removed.
25. The applicant, landowner and/or operator shall ensure that compliance with the County's Dog Control Bylaw is maintained at all times.

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 21, 2026** and **July 28, 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 06, 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. 211 or by email at bhutchings@mvcountry.com.

Yours truly,



Becky Hutchings, Development Officer
Planning and Development Services

/dr

Enclosures



Site Plan of Proposed Development

The Site Plan shall include:

- Property dimensions (all sides)
- Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- Setback measurements, from all sides of the property lines, for all structures, new and existing
- Identify roadways and indicate existing and/or proposed access to the site
- Identify the location of oil & gas wells, pipelines & facilities - if applicable
- Indicate the location of water wells and septic tank/sewage disposal systems
- Location of all easements such as utility right of way, caveat, etc. - if applicable

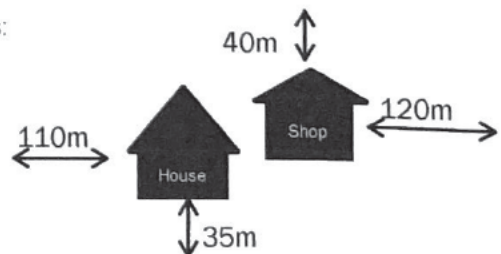
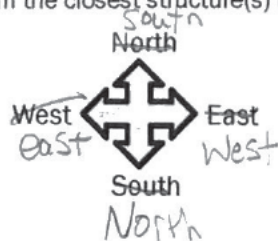
The below square represents the subject parcel

Total Spots: 60

Legend
10x40 trailer spot
Back Perimeter 43 spots
10x30 Trailer spot
inner perimeter 17 spots



Indicate the distances from the closest structure(s) to all property lines:
For Example:



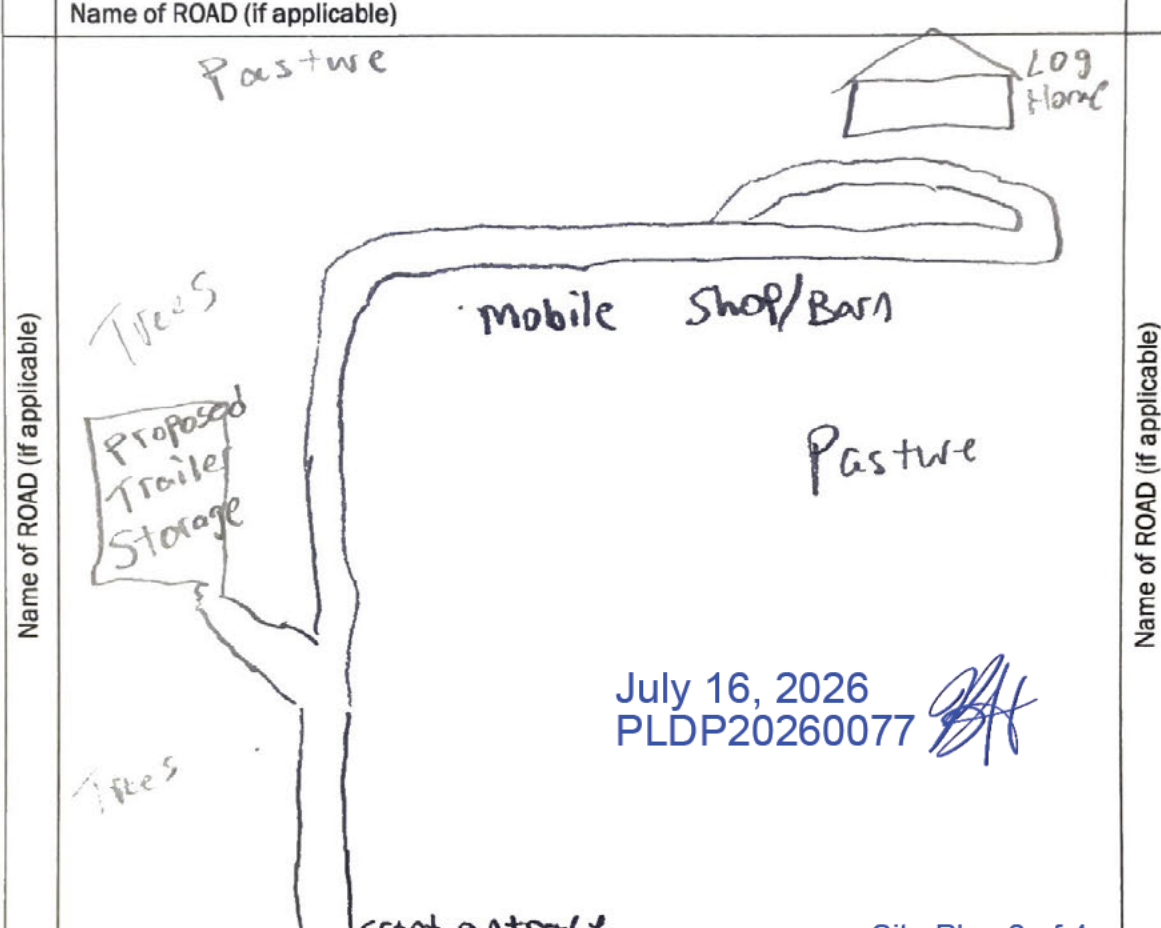
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Site Plan of Proposed Development

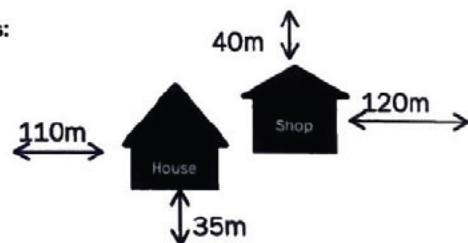
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- ☐ Property dimensions (all sides)
- ☐ Location and labels of **all** structures including proposed structures including dwellings, sheds, signs, etc
- ☐ Setback measurements, from all sides of the property lines, for all structures, new and existing
- ☐ Identify roadways and indicate existing and/or proposed access to the site
- ☐ Identify the location of oil & gas wells, pipelines & facilities - if applicable
- ☐ Indicate the location of water wells and septic tank/sewage disposal systems
- ☐ Location of all easements such as utility right of way, caveat, etc. - if applicable

The below square represents the subject parcel

	Name of ROAD (if applicable)	
Name of ROAD (if applicable)		Name of ROAD (if applicable)
	Name of ROAD (if applicable) Range RD 50	

Indicate the distances from the closest structure(s) to all property lines:
For Example:



Site Plan 2 of 4

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BA

Site Plan 3 of 4

Camera

Camera

33-5-W5

Gate Camera

Camera

No results found for "33262 rge rd 50"

33262 rge rd 50

X



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Trailer
Storage

Site Plan 4 of 4

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BA

Wigelsworth
Trailer Storage

24 inches
height
48 inches
length

Rge RD 50



Telephone: 780-427-2444
Fax: 780-427-0986
Email: LPRT.appeals@gov.ab.ca

INTERNAL USE ONLY

SUBDIVISION/ DEVELOPMENT AUTHORITY APPEAL FORM

Land and Property Rights Tribunal
1229-91 Street SW
Edmonton AB T6X 1E9

A notice of appeal for a subdivision matter must be filed within 14 days after receipt of the subdivision authority's written decision.
A notice of appeal for a development matter must be filed within 21 days of the development authority's written decision is given.

This is an appeal of a: ☐ Subdivision Authority Decision ☐ Development Authority Decision

Part 1- Contact Information

PROPERTY UNDER APPEAL

Name of Municipality	Subdivision/Development Authority (if applicable)	Subdivision/Development Authority File or Permit Number
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Does the land that is subject of the appeal contain, or is it adjacent to, or near, any of the following? (Check ALL that apply)

For Subdivision Appeals:

- ☐ Highway (#) ☐ Body of Water (Name:) ☐ Landfill
☐ Green Area ☐ Wastewater Treatment Facility ☐ Waste Management Facility ☐ Historical Site/Resource
☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB

Licence/Permit/Approval or Other Authorization Number: _____

For Development Appeals:

- ☐ Alberta Environment and Parks ☐ AUC ☐ NRCB ☐ AER ☐ ERCB ☐ AEUB

Licence/Permit/Approval or Other Authorization Number: _____

Land Description	Section	Township	Range	Meridian	Municipal Address or Lot Block Plan
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APPELLANT (e.g. Landowner, Applicant, Affected Person or Government Department filing the Appeal)

Name(Organization)	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province)	(Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

LANDOWNER INFORMATION (If different from Appellant)

Name	(Last)	(First)	Telephone Number	
Address (Street, PO Box, RR)	(Suite, Apartment)	(Municipality)	(Province)	(Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				

REPRESENTATIVE INFORMATION AND AUTHORIZATION (if Appellant is Represented by an Agent)

Name of Organization			Telephone Number	
Address (Street, PO Box, RR)		(Suite, Apartment)	(Municipality)	(Province) (Postal Code)
E-mail address (By providing an e-mail address I consent to receive documents by e-mail):				
I (We) hereby authorize _____ to act on my (our) behalf to this application.				
_____ Signature of Applicant(s)		_____ Date	_____ Signature of Applicant(s) _____ Date	

Part 2- Decision of the Subdivision/Development AuthorityDate of Decision: Copy of Subdivision/Development Authority Decision included? ☐ Yes ☐ No**Part 3- Reasons for Appeal**

All appeals must contain reasons. Attach additional pages if required.

- ☐ Approval - Why do you oppose the approval or what conditions of approval do you disagree with and why?
- ☐ Refusal - Why do you think the application should be approved?

Signature of Appellant OR Person Authorized to Act on
Behalf of Appellant

Date

The personal information collected is for the purpose of setting up application/appeal proceedings which will be provided to those who may be affected by your application/appeal and will be considered a public record. Your contact information will be used to send a follow up survey designed to measure satisfaction with the tribunal proceedings. This personal information collection is authorized by section 33(c) of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of personal information, you may contact the Land and Property Rights Tribunal, 1229-91 Street, SW, Edmonton, Alberta T6X 1E9, (780) 427-2444 (Outside of Edmonton call 310-0000 to be connected toll free) or by email to LPRT@gov.ab.ca.

Submit by E-mail

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