



April 15, 2026

File No.: PLDP20260077

Attention: Adjacent Landowners

Dear Sir/Madam:

**RE: Proposed Development Permit
Recreational Vehicle Storage Outdoor - 75 RV Units and Sign, On-Site Commercial**

Landowner: WIGELSWORTH, JAYDON & KELLIE
Applicant: WIGELSWORTH, JAYDON & KELLIE
Legal: NE 13-33-5-5

Mountain View County has received a discretionary use Development Permit application for the above noted property located within the vicinity of your property. As you are an adjacent landowner, we are notifying you of this proposal and invite you to provide comment. The proposal can be viewed or downloaded from our website at <https://www.mountainviewcounty.com/p/file-circulations>.

The applicants are requesting consideration for the use of Recreational Vehicle Storage Outdoor for up to 75 units. The proposed outdoor RV storage will be contained within an existing 3.85-acre gravelled lot located approximately 150 m west of the existing approach off Range Road 50. The lot will be fenced, surveilled by security cameras, and accessible only with key access to a powered gate. Hours of Operation are proposed to be 8:00 a.m. to 9:00 p.m., seven days a week, year-round. One sign is proposed and will be located at the access to the property. **No camping is being proposed; this application is for RV storage only.**

You can contact the Development Officer to request a copy of the proposal 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 comment.**

If you would like to provide comments regarding this proposal, a written submission can be submitted any time prior to **May 6, 2026**. Comments may be sent to:

Email: bhutchings@mvcountry.com; or

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

Mail: Postal Bag 100, Didsbury AB T0M 0W0

Please include your contact information including your address, telephone number, and email address so that we can provide you with notice of meetings regarding this file. Your letter will be submitted to the Approving Authority when it considers this application as it becomes part of the public record for this file, and it will be shared with the applicant and/or landowner.

If you require any clarification on this file, or the collection of personal information for the purposes outlined below, contact me at 403-335-3311 ext. 211 or via email at bhutchings@mvcounty.com.

Sincerely,



Becky Hutchings, Development Officer
Planning and Development Services

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.**

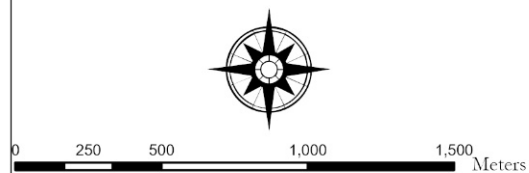
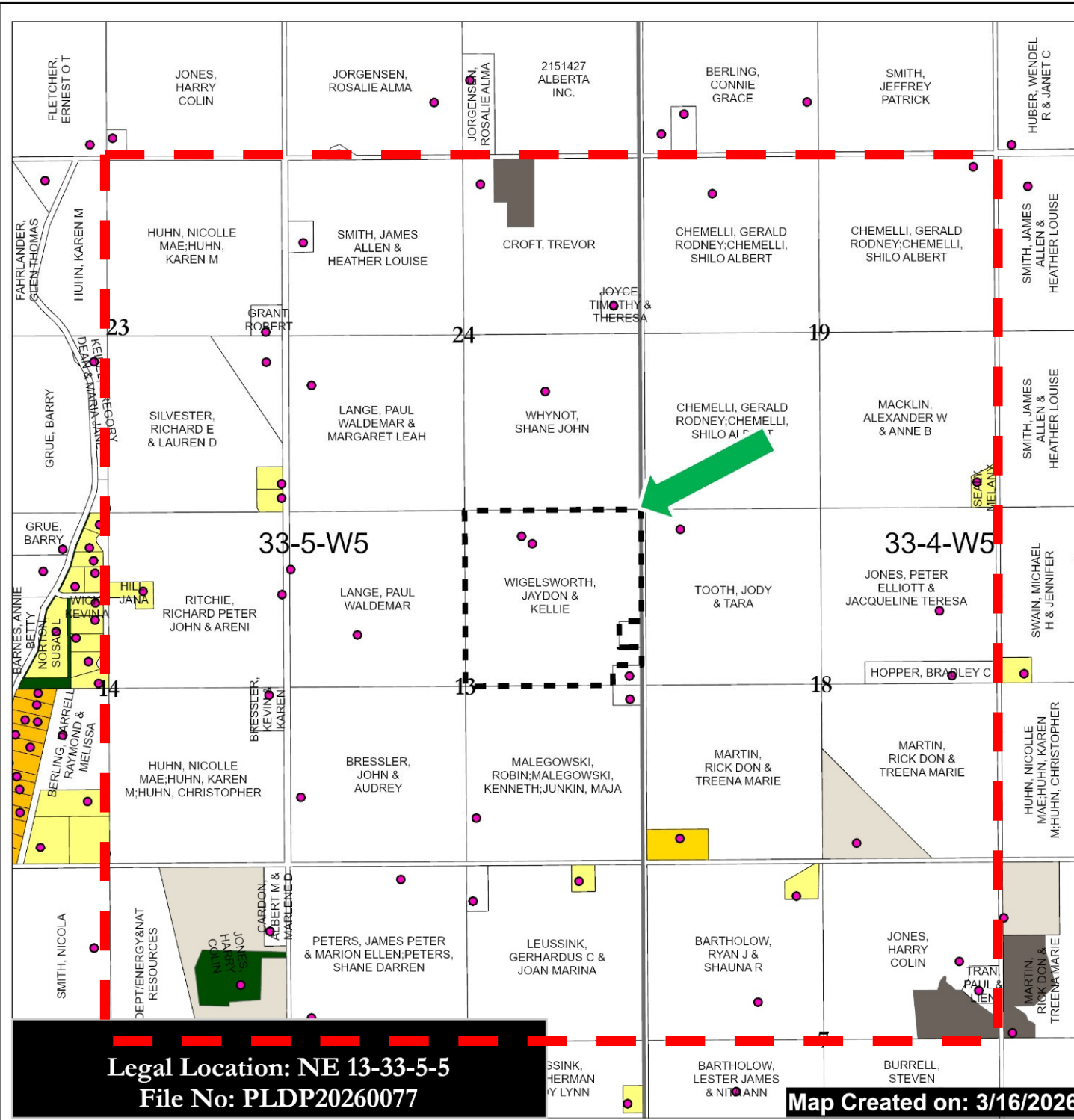




Mountain View COUNTY

Location, Land Use, Ownership & Circulation

- Rural Address
- Proposed Development Permit
- Airport Height Limitation
- 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



Legal Location: NE 13-33-5-5
File No: PLDP20260077

Map Created on: 3/16/2026

Mountain View County
NAD_1983_CSRS_10TM_AEP_Forest
Projection: Transverse_Mercator



DEVELOPMENT PERMIT APPLICATION

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

Application Date: ~~April 2, 2025~~ **March 13, 2026**

PLDP 20260077
Discretionary ~~Permitted~~

Submission Requirements

- Application form
- Development Permit fees
- Certificate of Title - current within 30 days
- Site Plan
- Abandoned Oil/Gas Well Information from AER
- Applicant's signature
- Registered Landowner's signature(s) (if required)
- Supplemental Forms - for Secondary Suites or Business Uses (if required)

Contact Details

NAME OF APPLICANT(S): Jaydon and Kellie Wigelsworth
 Address: [REDACTED]
 Phone #: [REDACTED]
 Email: [REDACTED]

LANDOWNER(s) (if applicant is not the landowner): [REDACTED]
 Address: [REDACTED] Town/City: [REDACTED] Postal Code: [REDACTED]
 Phone #: [REDACTED] Alternate Phone #: [REDACTED]
 Email: [REDACTED]

Site Information & Development Details

RURAL ADDRESS: [REDACTED]
 LEGAL: [REDACTED] Section: 13 Township: 33 Range: 5 West of 5 Meridian
 Plan: [REDACTED] Block: [REDACTED] Lot: [REDACTED] Parcel Size: [REDACTED]
 Is property adjacent to a developed County or Provincial Road? yes
 Existing BUILDINGS: Mobile home, Shop/barn log house
 Number of Existing DWELLINGS: 2
 PROPOSED DEVELOPMENT: Outside trailer storage
 (what are you applying for)

Proposed and Existing Setbacks

Indicate distance in meters and/or feet from Property Lines:

Front: 200 feet from front entrance Rear: 4 Acres
 Side: 30. Acres Side: 34 Acres

Proposed Construction Details

Type of STRUCTURE: Trailer Storage gravelled If Dwelling, what type:

If Other, describe: Foundation/Basement:

Square Footage: Building Height:

*If Mobile Home: Year: Size: Model:

Serial Number: Name/Make of Unit:

*If "Move-On" Home: - submit photographs of the dwelling Year Built:

Name of Mover: Present Location of Dwelling:

Abandoned Oil/Gas Well Information

Have you contacted the AER (Website) to determine if you have an abandoned oil and/or gas well?

- Is there an abandoned oil/gas well on the property?
If yes, identify it on your site sketch and provide the Name of Licensee:

We require a printout of the mapping from the AER Website. To get this information go to the following website:
https://extmapviewer.aer.ca/AERAbandonedWells/Index.html

Other Details

Are any of the following uses within one (1) mile of the proposed development:

- Gas Facilities/Pipelines Distance:
Confined Feeding Operations: Distance:

Sewage System: Type: If other:

Water Supply: Type: If other:

Has proposed development started? No

Estimated start date: June 1 2025 Estimated completion date: July 30 2025

Estimated cost of project: Need to install gate and grading and security cameras \$10,000

Right of Entry Agreement

I hereby grant approval for Mountain View County staff to access the property for a Site Inspection: yes

Please note: there may be additional forms required for your proposal. Once your proposal has been reviewed by County staff, you may receive an email requesting more information.



**Mountain View
COUNTY**

**DEVELOPMENT PERMIT APPLICATION
BUSINESS USES**

10-1408 Twp. Rd. 320, Postal Bag 100, Didsbury, AB Canada TOM OW0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Date:

Contact Details

NAME OF APPLICANT(s):

Address:

Phone:

Email:

LANDOWNER(s) (if applicant is not the landowner):

Address: Town/City: Postal Code:

Phone #: Alternate Phone #:

Email:

Site Information

RURAL ADDRESS:

LEGAL: Section: Township: Range: West of Meridian

Plan: Block: Lot: Parcel Size:

Nature of the Business

Name of Business:

Nature of Business - describe the nature of the business including services provided, products manufactured, items repaired, and goods offered for sale. If necessary, use additional pages:

Complete the following checklist:

- 1. Will any clients visit the home or property?
- 2. Will there be an potential for exterior impacts such as noise, smoke, dust, fumes?
- 3. Will there be any outside signage related to the business?
- 4. How many employees in addition to the permanent residents?
- 5. How many business related vehicles will be on the property?

If you have answered **YES** to any of the questions above or have employees and business related vehicles then your business is not considered a Home Office and **requires** a Development Permit and the completion of the this form.

If you have answered **NO** to the questions your business may be considered a Home Office and completion this page and the signature page is only required if you require confirmation from Mountain View County.

BUSINESS DETAILS

The following questions explain the details of your proposed business.

You may include supplement information such as Website address, Brochures, Business Plans, Marketing Info, etc.

Will there be existing or new buildings used for the business? Indicate all structures and uses on Site Sketch.

The only structure I will install are security cameras powered by solar and a powered gate

What is the area which will be occupied for the proposed business? Indicate building area occupied by the proposed business on the site plan.

How many people will be employed, including yourself: just my family 4 in total

Number of customers during an Average Day: 5

Average Week: 20

Hours of Operation: 8 am to 9Pm

Days of Operation: 7

Months of Operation: 12

Vehicles used for the business. Describe number, size, and type (ie. commercial vehicles, cars, trucks, etc.)

1 truck

Where will parking be provided for employees/clients/customers and delivery trucks? Indicate parking area(s) on the site plan:

What outdoor/indoor storage will be on the property related to the Business:

it is all outdoor storage

Will there be Signs for the business? Indicate size and the location of the proposed signs below and on the site plan

yes there will be one sign at the front entrance

Please note: if your proposal is not for a Home Based Business, a Development Permit application package must also be completed and submitted along with this form for business uses.

Site Plan of Proposed Development

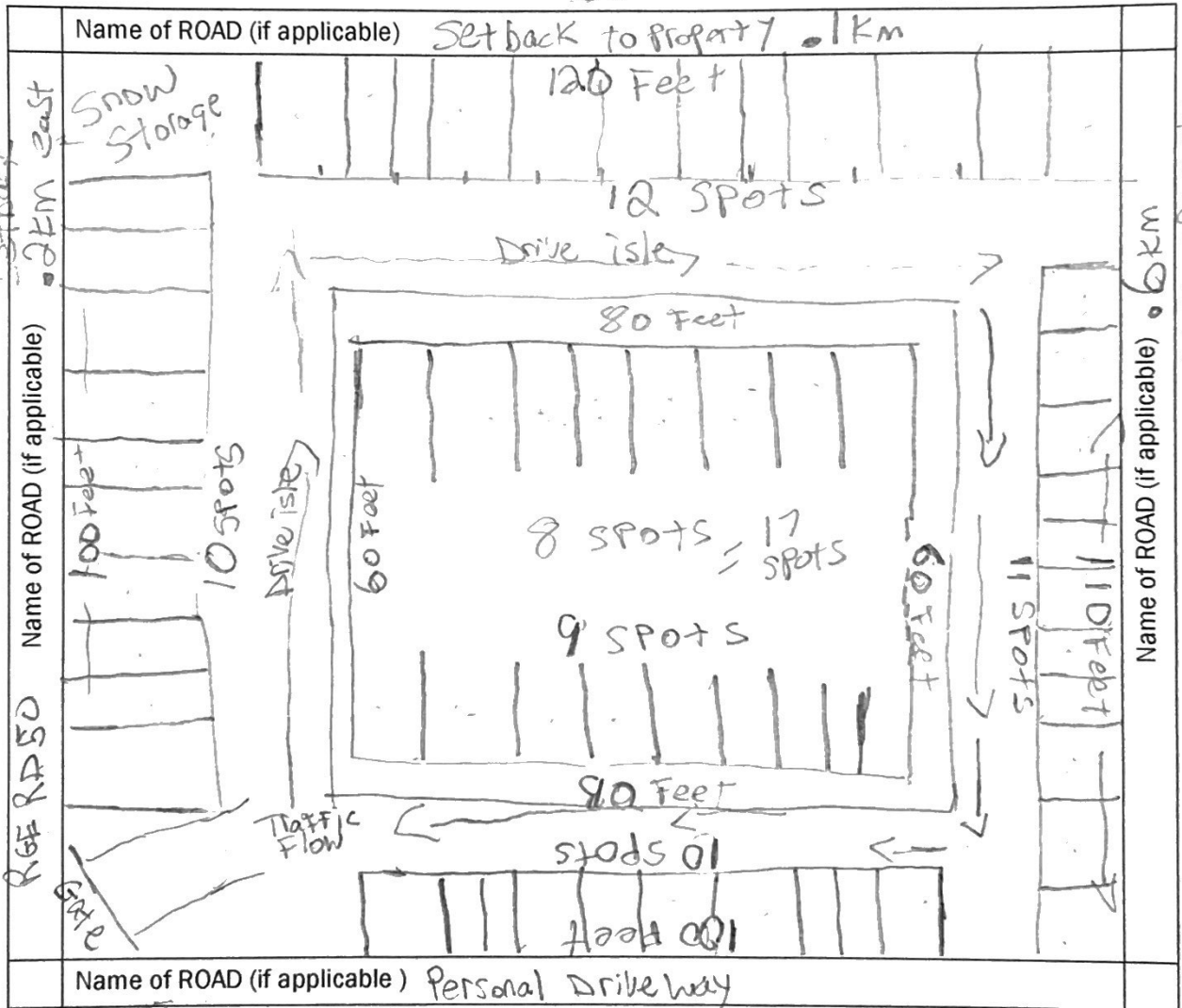
The Site Plan shall include:

- 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

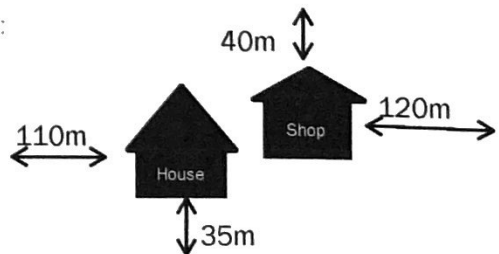
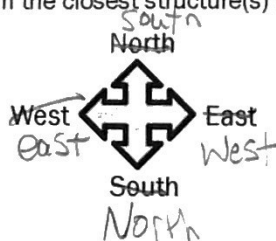
Legend
 10x40 trailer spot
 Back Perimeter 43 spots
 10x30 Trailer spot
 inner perimeter 17 spots

The below square represents the subject parcel

Total spots: 60



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

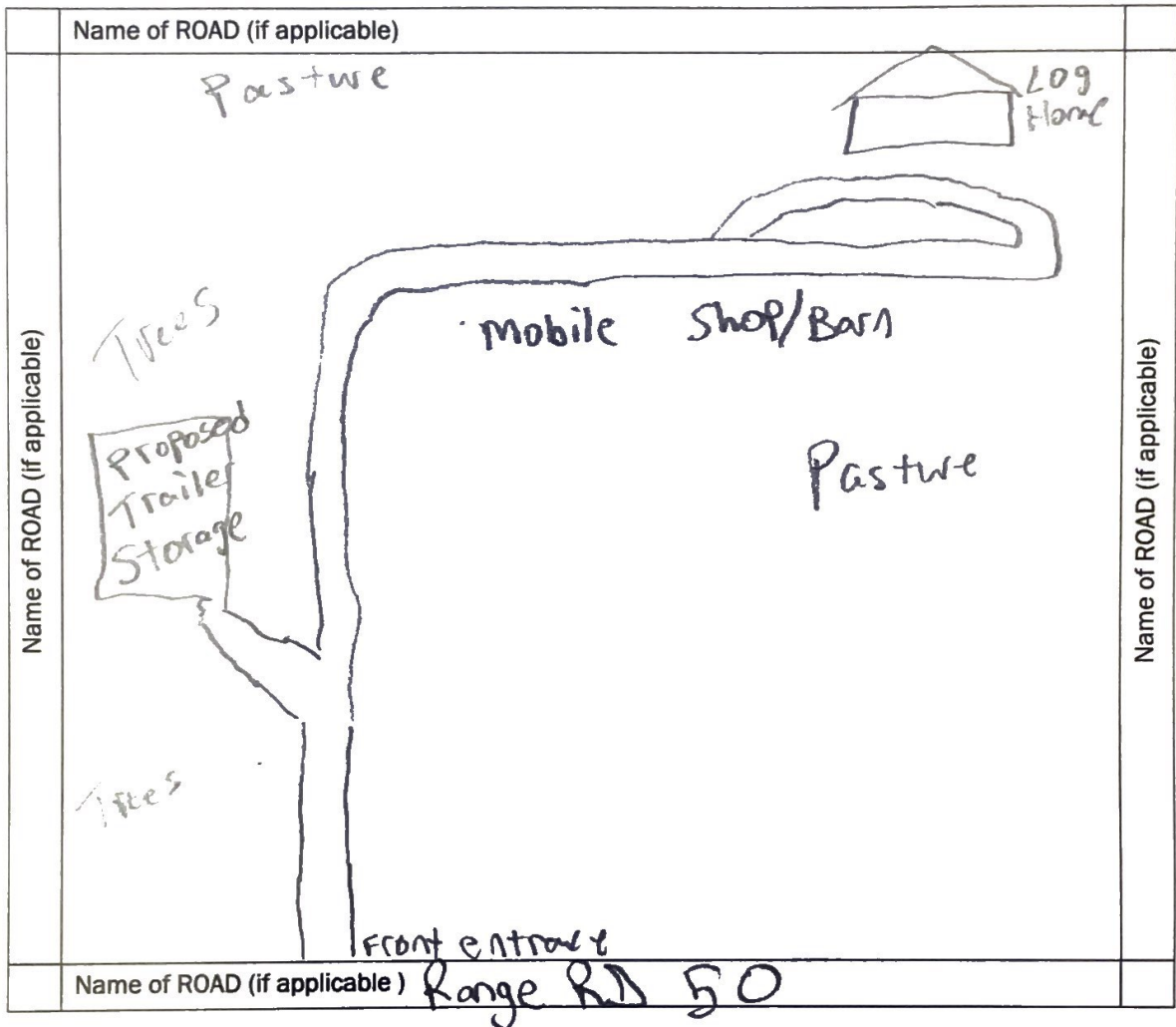


Site Plan of Proposed Development

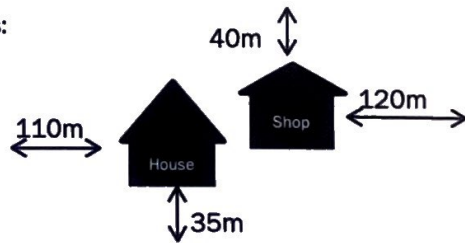
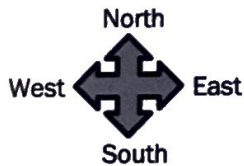
The Site Plan shall include:

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The below square represents the subject parcel



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





-

+

No results found for "33262 rge rd 50"

33262 rge rd 50

X

Trailer
Storage

Gate

33-5-W5

Sign

Rye Rd 50



Camera

Camera

SM-5-W5

Gate
Camera

Camera



No results found for "33262 rge rd 50"



33262 rge rd 50



+



33262 rge rd 50

X

-

No results found for "33262 rge rd 50"



33-5-W5

Rae Rd 50

13

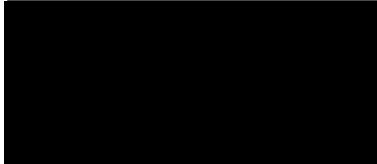
Trailer
Storage

Wigelsworth
Trailer Storage

24 inches
height
48 inches
length

Rge RD 50

The Wigelsworth Farm
Jaydon and Kellie Wigelsworth
33262 Range Road 50



Meridian 5 Range 5 Township 33 Section 13 Quarter NE

February 4 2026

Dear Community,

Hello Neighbours we are the new owners at 33262 Range Rd 50 and excited to be part of this community. The purpose of this letter is to inform of an idea to repurpose a 3.8 acre area on our land. We have a location of 3.8 acres of gravelled, fenced land that was originally constructed by Saturn oil. When it was drilled for oil, the well was dry so no drilling took place. We would like to repurpose the gravelled area for a small recreational trailer storage site. We are in the process with Saturn oil to remove the lease and leave the gravel pad as is. There will be no camping allowed only storage, We are getting the approval for the max capacity of 75 units but more likely there will be 20-40 units at the site. We will install a security gate and have cameras on site.

It is completely out of sight from the outside of the property to the community due to the surrounding forest. Our entrance is from Range Road 50. Attached is the map of the location.

If there are any concerns, please contact Jay by March 4 2026, Thanks for your time.

Respectfully,

Jay and Kellie Wigelsworth

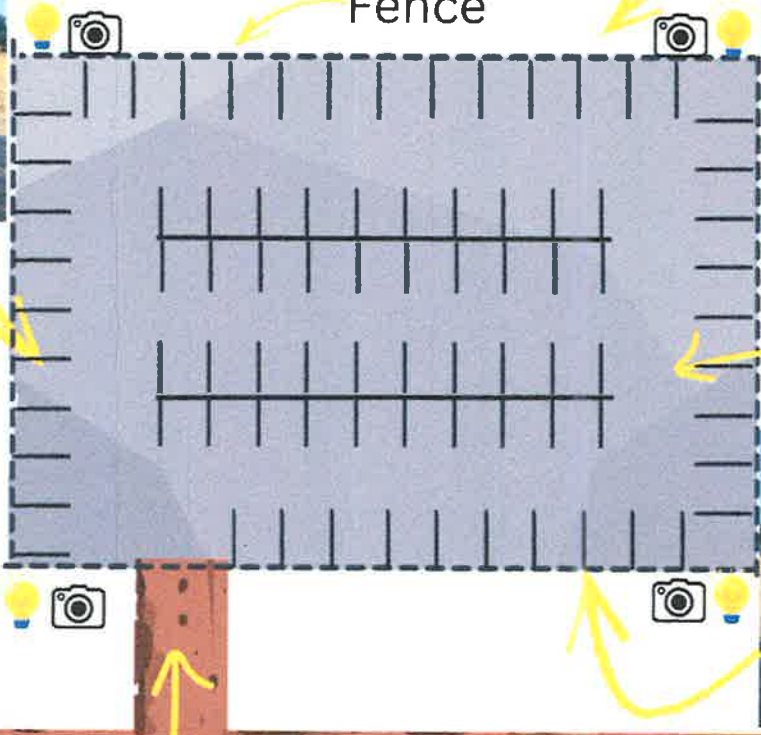


*Not to Scale

Range Road 50



Fence



The Trailer Site
3.8 Acres



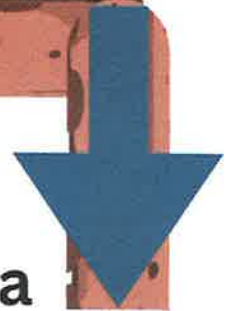
Our Dirt Road (~ 0.6 km)

33262

Entrance to road



Entrance to living area



From: Jaydon Wigelsworth [REDACTED]
Sent: Friday, March 6, 2026 5:40 AM
To: Becky Hutchings <bhutchings@mvcounty.com>
Subject: Trailer Storage Proposal Community Feed back

External Sender - From: (Jaydon Wigelsworth
<[REDACTED]>
T [REDACTED] our organization.

[Learn More](#)

Hello Backy

This is to inform Mountain View County that the community engagement was conducted on February 4 to March 4 2026. With a direct mailout to 66 households that are in the development area for a new trailer storage facility on 33262 Range Road 50.

The Results :

One Household emailed me wondering why I sent out the information; they thought it came from the county. They support a trailer storage; they do not want any camping, as they had a bad experience with campers and theft on their property.

No other response from the community

Regards,

Jaydon Wigelsworth
