



Mountain View C O U N T Y

AGENDA

BERGEN AREA STRUCTURE PLAN REVIEW

day, date @ time p.m.

Mountain View County Office (Council Chambers) 10 - 1408 Twp Rd. 320, Didsbury, AB
and the opportunity to join via Zoom Cloud

-
1. CALL TO ORDER
 2. AGENDA
 - 2.1 Adoption of Agenda
 3. ADOPTION OF PREVIOUS MINUTES
 - 3.1 Adoption of Minutes from March 11, 2025
 4. BUSINESS ARISING
 5. DELEGATIONS
 6. OLD BUSINESS
 7. NEW BUSINESS
 - 7.1 Legacy Land Trust Information - Verbal
 - 7.2 Engagement Strategies
 - 7.3 Bergen Area Residents - Topics of Concern
 - 7.4 Community Engagement Materials
 8. CORRESPONDENCE
Nil
 9. CONFIDENTIAL ITEMS
Nil
 10. ADJOURNMENT

MINUTES

BERGEN AREA STRUCTURE PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Bergen Area Structure Plan Review Meeting held on Tuesday March 11, 2025, in the Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB.

PRESENT

B. Beattie, Chair/Member-at-Large
S. Ingeveld, Community Member
A. Shaw, Member-at-Large
K. Lawson, Member-at-Large
T. Nixon, Councillor
J. Lutz, Councillor
G. Harris, Councillor

IN ATTENDANCE

J. Ross, Assistant Director of Planning & Development Services
D. Gonzalez, Planner
M. Schnell, Planner
P. Grochmal, Development & Permitting Officer
L. Craven, Recording Secretary

CALL TO ORDER

J. Ross, called the meeting to order at 1:06 p.m.

NEW BUSINESS

7.1

Introductions

Introduction of Steering Committee members and County staff.

7.2

Orientation

Administration presented the Steering Committee orientation for the ASP and the Legislation, Hierarchy of Plans & Planning Process. The Terms of Reference, Steering Committee Roles & Responsibilities were discussed along with the Maps of Statutory Plans and the Land Use Bylaw.

- Administration informed the members of the steps for the Area Structure Plan, the Bylaws, Policies and the Hierarchy of the Statutory Plans.
- Scope of work and project stages were discussed in regard to early community engagement.

AGENDA

Moved by G. Harris

- BASP25-001 That the Steering Committee adopt the Agenda of the Bergen Area Structure Plan Review for March 11, 2025.

Carried

7.3

Appointment of Chair & Vice Chair

J. Ross called for nominations for the position of Chair.
G. Harris nominated B. Beattie for the position of Chair.
B. Beattie accepted the nomination.
No further nominations were received.
B. Beattie was appointed Chair for the Bergen Area Structure Plan Review Steering Committee.

B. Beattie called for nominations for the position of Vice Chair.
T. Nixon nominated S. Ingeveld for the position of Vice Chair.
S. Ingeveld accepted the nomination.
No further nominations were received.
S. Ingeveld was appointed Vice Chair for the Bergen Area Structure Plan Review Steering Committee.

7.4

Bergen Area Structure Plan Review Background Information

Administration presented the Bergen ASP Background Information as outlined in the agenda package. Existing Key Principles, existing Land Use Zoning and Environmentally Significant Areas (ESA's) were discussed. The Existing Bergen ASP Land Use Policy Map was reviewed along with subdivision trends for the ASP area. The following highlights key considerations and discussion:

- The review process will consist of an in-depth review of all elements that will include what has and hasn't worked in the past, agricultural preservation vs. potential multi-lot areas, the plan vision and each of the plan strategies. Maps will also be reviewed and updated as part of the ASP process.
- Administration stated that the ESAs in the area was a product of a County wide report prepared in 2008 by Summit Environmental Consultants.
- It was noted that there are easements registered on some parcels that restrict subdivision potential, in some instances, under the Legacy Land Trust.
- It was noted that the aggregate overlay has been removed, and amendments were done to align with the MDP.

7.5

Next Steps

- Administration will hold the meetings in person in Council Chambers, third Thursday of the month. Next meeting will be April 17, 2025. The agenda will be distributed the Friday before the meeting, electronically with the link to the website and Zoom information.
- Anyone can come to sit in person, observe or join on-line but public participation will be at the Open Houses. Members can also bring items to the meetings from community members.

- Ideas for the next meeting: demonstrate how the public engagements were done in the past, discuss having the community consultation before the committee gets too far to get input then put the plan together before a second public consultation.
- Administration will engage Legacy Land Trust to identify which properties have easements registered on them within the plan area.

ADJOURNMENT

Meeting adjourned at 2:33 p.m.

Chair

I hereby certify these Minutes are correct.



7.2 COMMUNITY ENGAGEMENT STRATEGY

Community Consultation



Methodology

Invitation to the

Water Valley / Winchell Lake Area Structure Plan Review

OPEN HOUSE

Tuesday, March 26th

6:00 pm to 8:00 pm

Presentation: 6:15 pm

Access to the meeting pre-recording and Comment Sheet
<https://www.mountainviewcounty.com/p/asp-reviews>



Welcome

Water Valley/Winchell Lake Steering Committee Members

Public Members: Dawn Lashmar, Public Member and Chair
Arya Ahmadi, Public Member and Vice Chair
Nolan Alfred, Public Member

Other Appointees: Lorne Patmore, Water Valley Community Association

Councillors: Greg Harris, Division 2
Dwayne Fulton, Division 1
Alan Miller, Division 3

What to Expect from the Presentation

1. What is an Area Structure Plan and Why Reviewing the Water Valley/Winchell Lake ASP
2. Timeline and Ways to Participate
3. Key Principles
4. Land Use Concept, Key Changes & Key Policies
5. Recreational Development
6. Next Steps

Water Valley/Winchell Lake ASP Review Comment Sheet

1408 Hwy. 36, S20 / Postal Bag 500, Calgary, AB Canada T2M 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

Thank you for listening to the Pre-Recording and/or attending the Open House for the Water Valley/Winchell Lake Area Structure Plan Review. If you have comments you would like to provide to the Steering Committee, please use this comment sheet and submit no later than 4 p.m. on April 12, 2024. Comments can be sent to Data Mary Semple by:

Email: semplem@mountainview.ca
In Person: 10-1408 (nearby to Hwy 360 / 1408 Road) or
Mail: Postal Bag 500, Calgary AB T2M 0W0

The Water Valley/Winchell Lake Area Structure Plan Steering Committee would like to thank you in advance for your input.

Sources

- Recorded session via Zoom (available on the County's website for 3 weeks prior to the Open House)
- Open House session (advertise in newspaper, Community Hall and County's website)
- Comment Sheet (available on the County's website and at the Open House)



Administration Suggestion



Mail out: an invitation letter to 617 landowners within the Plan Area can be mailed out by the end of April.



Pre-Recorded Session: invitational video will be posted on the County's website at the beginning of May. Recorded by Steering Committee members.



Community Engagement: session in the evening at the Bergen Community Hall. Dates: May 28th, 29th or June 3rd, 4th or 5th. With presentation by the Steering Committee members. Presentation topics: Vision, Key Strategies and Current Densities.



Questionnaire: topics on: Vision, Key Strategies, Densities and Development Types. Giving residents one month to provide feedback.

SC Comments:



7.3 BERGEN AREA RESIDENTS TOPICS OF CONCERN

Dolu Gonzalez Molina

From: Jessica Ross
Sent: March 20, 2025 3:04 PM
To: Peggy Grochmal; Dolu Gonzalez Molina; Mariah Schnell
Subject: FW: Bergen ASP Steering Committee Request for information

From: Tiffany Nixon <tnixon@mvcounty.com>
Sent: March 20, 2025 10:02 AM
To: Jessica Ross <jross@mvcounty.com>
Subject: RE: Bergen ASP Steering Committee Request for information

Hello,

Sorry for the delay. Please find bullets below of key points that were communicated by Bergen residents during the recent By-Election. Most of the main/frequent comments are not ASP related.

- Supports the Bergen Hall and believes we need to promote it more
- Speeding on Range Rd 52 a problem. Kids keep ending up in the ditch
- Land use Bylaws are too restrictive and intrusive on personal Freedoms
- Promotes Local Food Sustainability. We need more programs and groups to assist with this. Let them know about the Bergen Farmers Market and Sundre and area Markets as well as Santas anonymous Annual drives. They were very excited about it.
- Grader going too fast.
- Grader doing a bad job.
- Grader blocks the driveway with snow so they can't get out
- The road is bad and needs to be repaired not just patched.
- Roads should be wider
- Taxes are too high for non Ag
- Ambulance takes too long to get here as their route is too big.
- Police take too long to come. Incident is escalated or long over before they arrive.
- Oil and Gas and Cattle Companies should have to Calcify all the roads they drive on. Not just the ones their site is on.
- Speed Limits should be reduced
- Cows should have to be off leases by Oct 15 and fine of 10K should be issued to those who don't listen.
- County is not promoting the Davidson Park expansion enough.
- County staff not consistent in their enforcement of the rules
- Want Agriculture Preserved. Hard to find workers for Organic Farming. It is very Labour intensive.
- Too much light Pollution
- Roads are not maintained
- County promotes business in area but doesn't make it easy to do. Too restrictive and doesn't facilitate what they promote.

Sincerely,

Tiffany Nixon | Division 4 Councillor
tnixon@mvcounty.com

Areas of Concern:

1. Community Facilities/Amenities
2. Roads
3. County's Rules and Regulations
4. Protective Services
5. Protection and Diversification of Agriculture
6. Unrelated to the Bergen ASP Review



TOPICS VS. KEY STRATEGIES (CONTINUED)

Key Strategies	Key Topics from Councillor Nixon				
	Commun. Facilities	Roads	Rules & Reg	Protective Services	Protec. & Diver. of Agriculture
(a) Conserve significant environments, open spaces and vital visual amenities;	√	-	-	-	-
(b) Encourage the sustainable management of Crown Lands;	-	-	√	-	-
(c) Recognize agricultural operations as the defining character of the plan area guided under Agricultural Operation Practices Act (AOPA);	-	-	√	-	-
(d) Maintain the rural lifestyle of the plan area as an area for farm residences and limited country residential developments;	-	-	-	-	√
(e) Explore opportunities for a trail network.	-	-	-	-	-
(f) Afford opportunities for employment through diversification of farming and other forms of economic activity in keeping with the character of the plan area;	-	-	-	-	√
(g) Support public safety through the provision and maintenance of quality roads and utilities;	-	√	-	-	-
(h) Enhance community livability through the continued provision of access to education, health and recreation facilities and programs;	√	-	-	-	-
(i) Promote community safety and well-being through the provision of and access for protective and emergency services and programs;	-	-	-	√	-
(j) Promote the implementation of this Area Structure Plan through the Land Use Bylaw, and the day-to-day subdivision and development processes.	-	-	√	-	-



Topics on Community Facilities/Amenities

“Supports the Bergen hall and believes we need to promote it more.”

“Promotes Local Food Sustainability. We need more programs and groups to assist with this. Let them know about the Bergen Farmers Market and Sundre and area Markets as well as Santas anonymous Annual drives. They were excited about it.”

“County is not promoting the Davidson Park expansion enough.”

Key Strategies

- (a) Conserve significant environments, open spaces and vital visual amenities.
- (h) Enhance community livability through the provision of access to education, health and recreation facilities and programs.

SC Suggestion:



Topics on Roads

“Speeding on Range Rd 52 a problem. Kids keep ending up in the ditch.”

“Grader going too fast.”

“Grader doing a bad job.”

“Grader blocks the driveway with snow so they can’t get out.”

“The road is bad and needs to be repair not just patched.”

“Roads should be wider.”

“Speed Limits should be reduced.”

“Roads are not maintained.”

Key Strategies

(g) Support public safety through the provision and maintenance of quality of roads and utilities.

SC Suggestion:



Topics on County's Regulations for Development

"Land use Bylaws are too restrictive and intrusive on personal Freedoms."

"County staff not consistent with their enforcement of the rules."

"County promotes business in area but doesn't make it easy to do. Too restrictive and doesn't facilitate what they promote."

Key Strategies

- (j) Promote the implementation of this Area Structure Plan through the Land Use Bylaw, and the day-to-day subdivision and development process.

SC Suggestion:



Topics on Protective Services

“Ambulance takes too long to get here as their route is too big.”

“Policy take too long to come. Incident is escalated or long over before they arrive.”

Key Strategies

- (i) Promote community safety and well-being through the provision of an access for protective and emergency services and programs.

SC Suggestion:

Topics on Enforcement

“Oil and Gas and Cattle Companies should have to Calcify all the roads they drive on. Not just the ones their site is on.”

“Cows should have to be off leases by Oct 15 and fine of 10K should be issued to those who don’t listen.”

Key Strategies

- (j) Promote the implementation of this Area Structure Plan through the Land Use Bylaw, and the day-to-day subdivision and development processes.
- (b) Encourage the sustainable management of Crown Lands.
- (c) Recognize agricultural operations as the defining character of the plan area guided under Agricultural Operation Practices Act (AOPA).

SC Suggestion:



Topics on Protection & Diversification of Agriculture

“Want Agriculture Preserved. Hard to find workers for Organic Farming. It is very Labour intensive.”

Key Strategies

- (d) Maintain the rural lifestyle of the plan area as an area for farm residences and limited country residential developments.
- (f) Afford opportunities for employment through diversification of farming and other forms of economic activity in keeping with the character of the plan area.

SC Suggestion:



Unrelated Topics

“Taxes are too high for non Ag.”

“Too much light Pollution.”

SC Suggestion:



Bergen Area Structure Plan (ASP) Review Open House Survey

Introduction

Mountain View County is undertaking a review of the 2015 Bergen Area Structure Plan. The County Council has appointed seven Steering Committee members to lead this review, including three public members, one member of the Bergen Community Association, and three County Councillors.

The Steering Committee is looking for early guidance from the community in establishing a planning vision and planning strategies for this ASP. We are also looking for feedback on what types of development you would like to see in Bergen and where this development should take place. The feedback gathered through this survey will help set the direction for the ASP review. The County is currently in the early stages of the ASP review process, and there will be further opportunities for public input throughout the review.

Your Connection to Bergen

1. Do you live:

- A. Inside the Bergen Area Structure Plan boundaries
- B. Outside of the Bergen Area Structure Plan boundaries

2. If you chose A) above, why do you choose to live in the Bergen area?

If you chose B) above, what is your connection to the Bergen area?

3. What is one thing that you would like the Bergen ASP to consider in terms of:

A. Your quality of life as a resident in the area:

B. How the ASP can benefit the Bergen area and Mountain View County as a whole:

C. In your view, how is Bergen unique from other communities in Mountain View County:

Planning Vision

The purpose of a planning vision statement is to guide the long term planning goals, objectives, and policies for the Bergen area. It should consider the long term vision for the community – thinking not just about the current state of the community, but the community's potential in the upcoming decades.

4. The current vision was prepared in 2007 and it is 18 years old. The Steering Committee has discussed ideas for a vision for this ASP. Please review the vision statements below and place a check mark beside the version that you most agree with.

Option A	" ... "	
Option B	" ... "	



5. If you don't agree with the vision statement options above, please provide us with what you consider should be the vision for the Bergen ASP:

Planning Strategies (Perhaps "goals", "principles", "objectives", etc. might be a preferred term?)

These planning strategies provide direction for the community and are used to achieve the planning vision. The strategies represent the goals of the Bergen area. As future developments are proposed in Bergen, these strategies will help guide the County in making decisions that are based upon the community's priorities.

6. Below are the current planning strategies from the 2015 Bergen ASP. Which goals do you believe are most relevant to the Bergen community?

2015 Bergen ASP Strategies	Agree	Neutral	Disagree
Conserve significant environments, open spaces and vital visual amenities;			
Encourage the sustainable management of Crown Lands;			
Recognize agricultural operations as the defining character of the plan area guided under Agricultural Operation Practices Act (AOPA);			
Maintain the rural lifestyle of the plan area as an area for farm residences and limited country residential developments;			
Explore opportunities for a trail network;			
Afford opportunities for employment through diversification of farming and other forms of economic activity in keeping with the character of the plan area;			
Support public safety through the provision and maintenance of quality roads and utilities;			

Enhance community livability through the continued provision of access to education, health and recreation facilities and programs;			
Promote community safety and well-being through the provision of and access for protective and emergency services and programs;			
Promote the implementation of this Area Structure Plan through the Land Use Bylaw, and the day-to-day subdivision and development processes.			

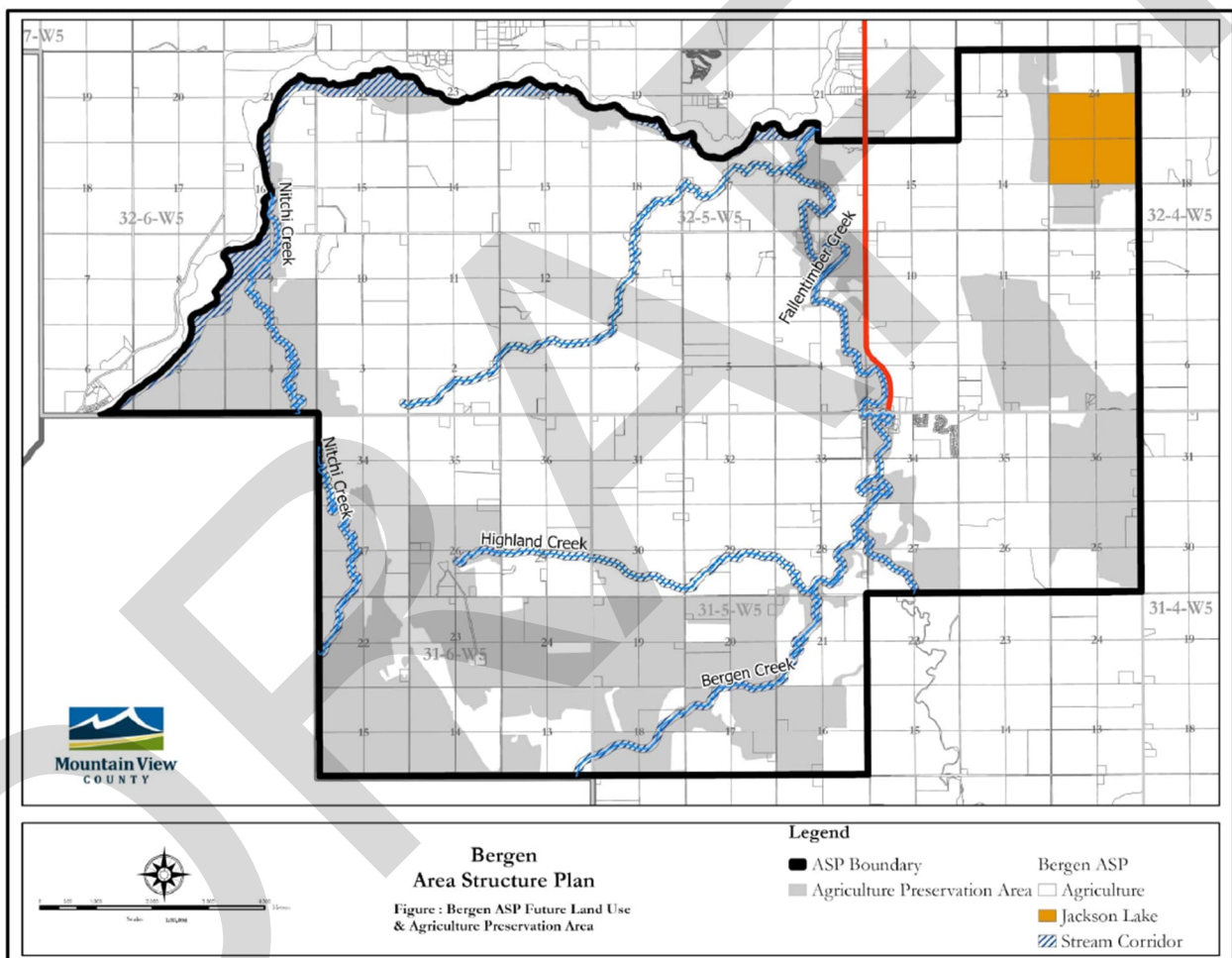
7. In addition to the planning strategies in the table above, are there any other goals that the Bergen ASP should prioritize? Please write any additional goals below:



Density and Subdivision of Land

The current Bergen Area Structure Plan takes guidance from the County's Municipal Development Plan (MDP) to determine how many titles are allowed per quarter section:

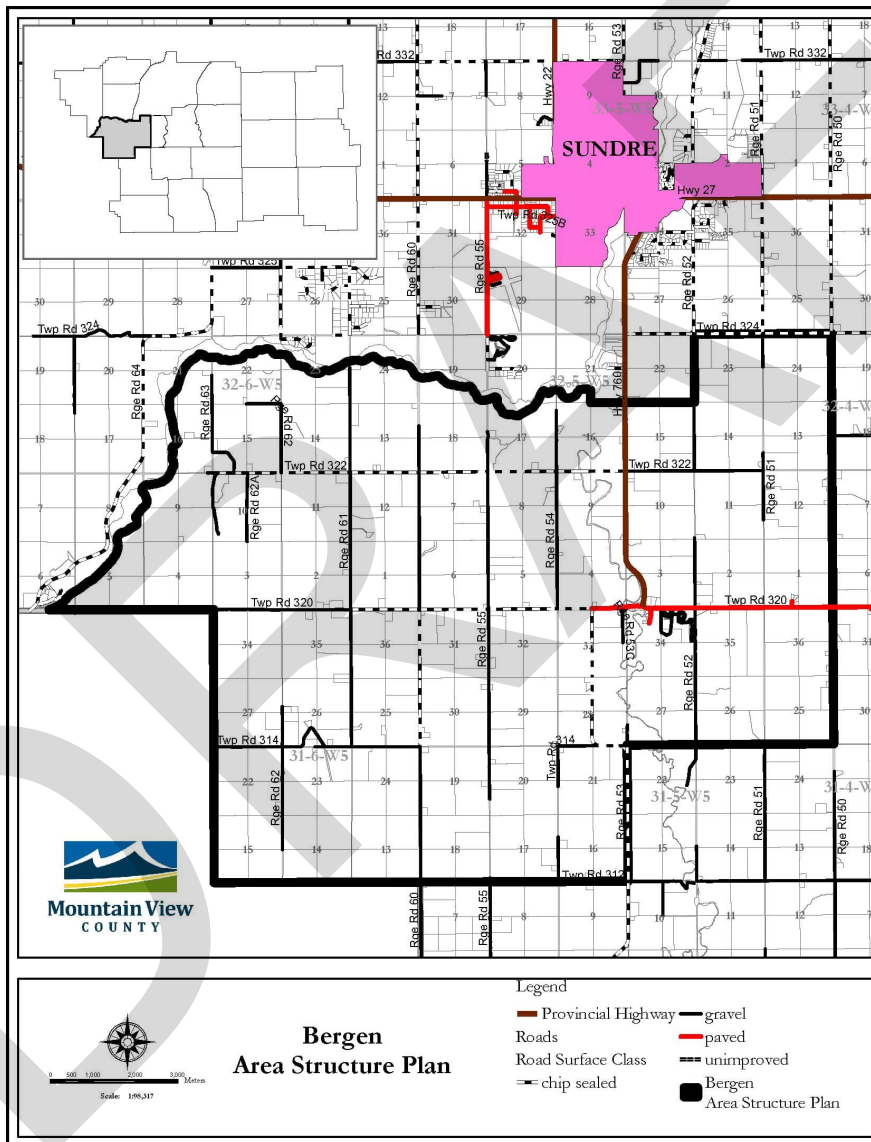
- Within the Potential Multi-Lot Residential Development Area, a quarter can have a maximum of 4 titles (3 subdivisions, with the remainder of the quarter as the fourth title). This area is white on the map below.
- Within the Agricultural Preservation Area, a quarter can have a maximum of 2 titles (one subdivision, with the remainder of the quarter as a second title). This area is grey on the map below.



8. Select the option that best reflects your opinion on subdivision potential in the Bergen ASP Area:

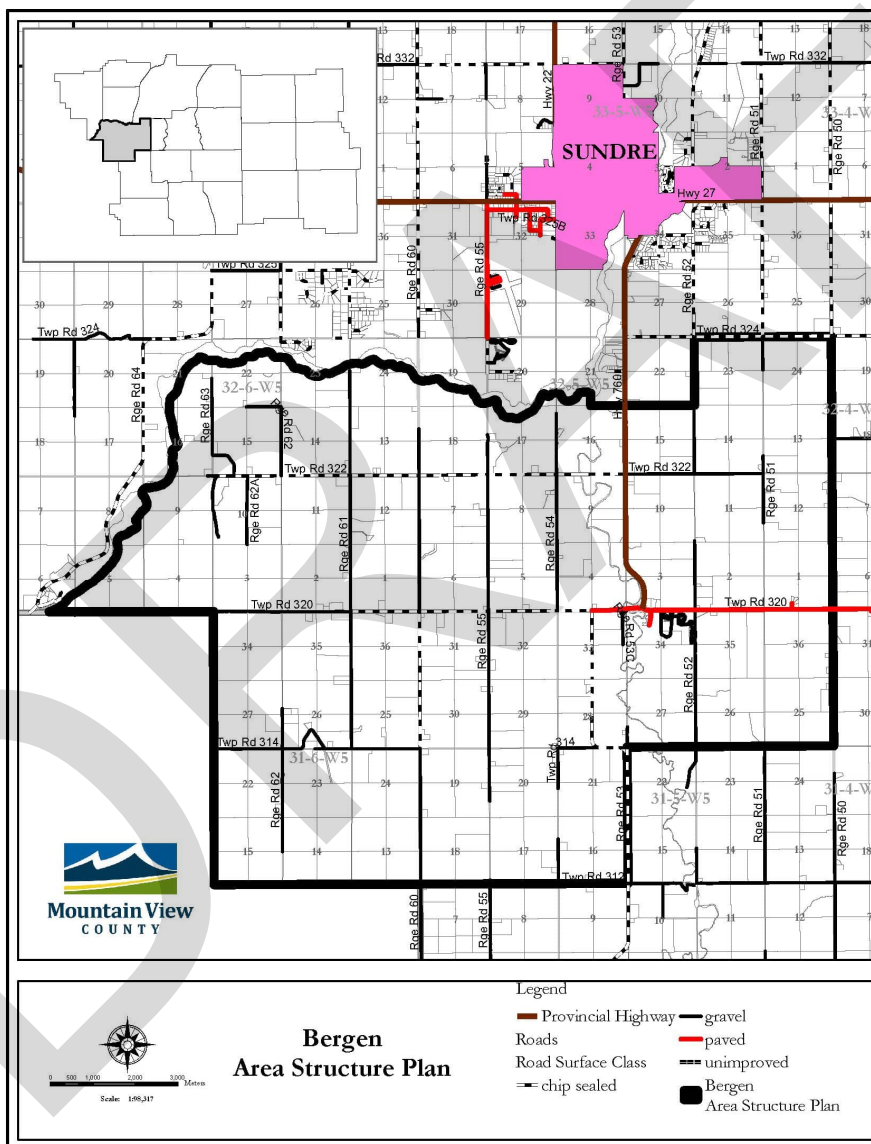
- A. I agree with the current system of aligning with the Municipal Development Plan shown above.
- B. Bergen should allow fewer subdivisions (How many? _____)
- C. Bergen should allow no more than three titles (2 subdivisions and the remainder of the quarter as the third title).

9. Are there any specific areas within Bergen that should allow for only one parcel out to be considered? If so, where should this lower density be focused? Circle these area(s) on the map below.



Why do you believe these areas are well suited for only one parcel?

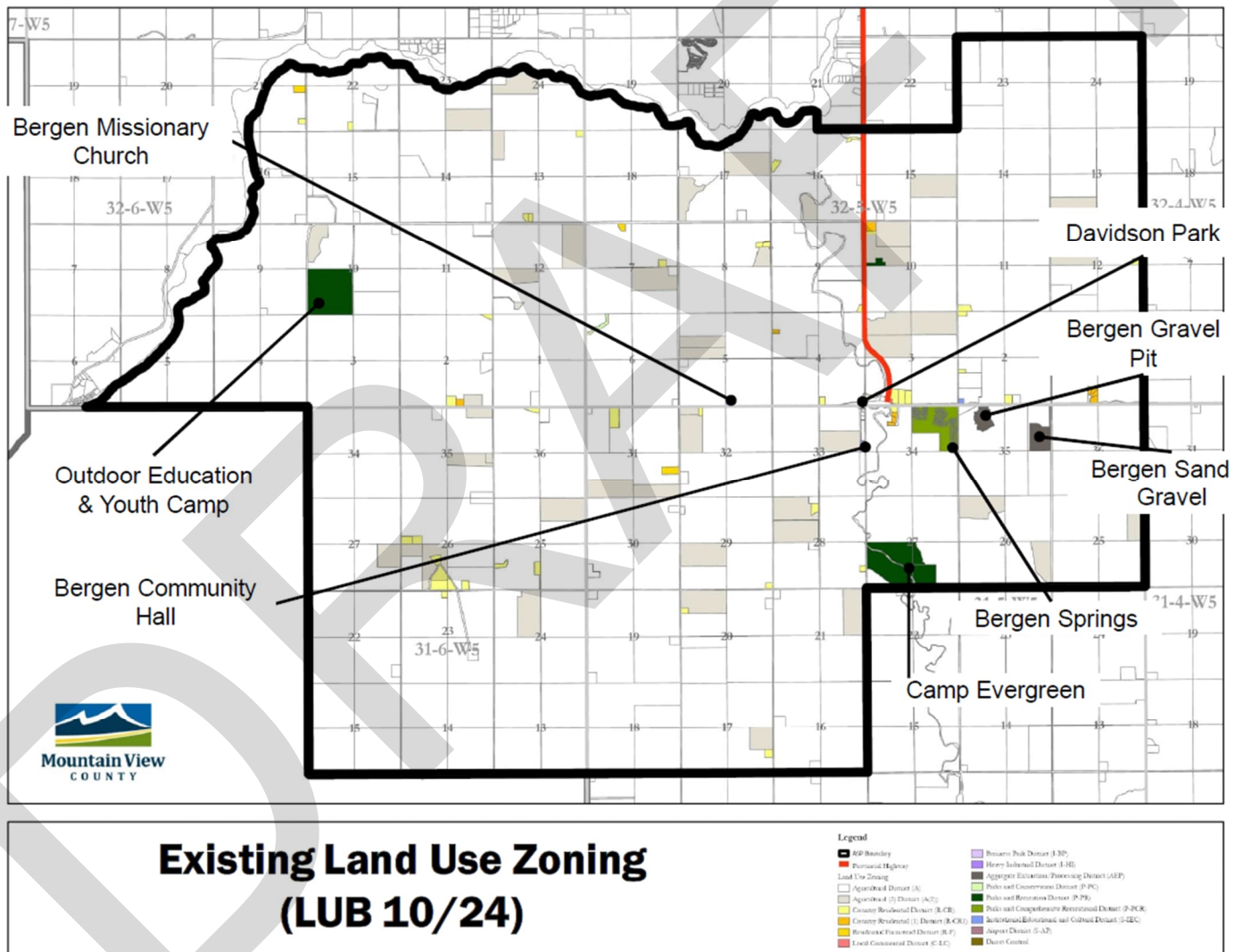
10. Are there any specific areas within Bergen that should allow between two and maximum three parcels per quarter section to be considered? If so, where should this lower density be focused? Circle these area(s) on the map below.



Why do you believe these areas are well-suited for more than one parcel?

Recreation

Land currently zoned for recreational use appears green on the map below.



11. Do you hope to see greater recreational opportunities in the Bergen ASP area? If so, what types of recreational developments are you interested in?

12. What in your opinion would be the guidelines when considering recreational development?

Development

The Steering Committee is looking for feedback about what kinds of development are most suitable within the Bergen ASP boundaries.

13. In the table below, please indicate whether you believe each type of development is high, medium, or low priority for the Bergen Area. Additionally, please indicate what lot size you believe is most appropriate for each type of development.

Type of Development	High	Medium	Low	Ideal Lot Size
Residential				
Recreational				
Commercial				



14. What types of development do you want to see more of in the Bergen area?

15. What types of development do you not want to see in the Bergen area?

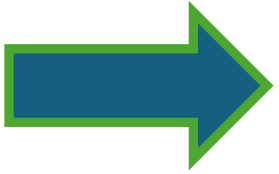
Closing Comments

16. Please provide any additional comments you have on this survey or the open house:

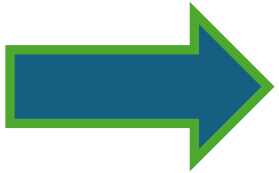


7.4 Community Engagement Materials

Draft Questionnaire



Administration has completed a draft questionnaire for the first engagement session and is looking for feedback on the questionnaire



We would also like to evaluate the current Planning Vision and come up with some options for a renewed vision

Connection to Bergen

1. Do you live:

- a) Inside the Bergen Area Structure Plan boundaries
- b) Outside of the Bergen Area Structure Plan boundaries

2. If you chose a) above, why do you choose to live in the Bergen area? If you chose b) above, what is your connection to the Bergen Area?

Connection to Bergen

3. What is one thing that you would like the Bergen ASP to consider in terms of:

- a) Your quality of life as a resident in the area:**
- b) How the ASP can benefit the Bergen area and Mountain View County as a whole:**
- c) In your view, how is Bergen unique from other communities in Mountain View County:**

Planning Vision

Current Bergen ASP Vision:

The area is green woodlands, natural areas and stream ways interspersed within the predominantly rural, agricultural area. The community is residents and visitors who enjoy a country lifestyle, who respect each other, who cherish agricultural land and the environment, and who value the key attributes of the Bergen area, being its:

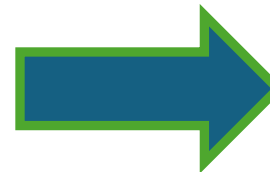
- *peaceful, healthy way of life with a rural emphasis*
- *economic well-being and safety for families and individuals*
- *access to services and recreation*
- *agricultural operations*
- *sustainable environment*
- *gradual change through focused and measured growth.*



This vision is 18 years old and was not changed in the last Bergen ASP review.



What elements do we want to keep? What needs updating?



Can we brainstorm some new Planning Vision options to present at the first engagement session for public feedback?

Planning Vision

- 4. The current vision was prepared in 2007 and it is 18 years old. The Steering Committee has discussed ideas for a vision for this ASP. Please review the vision statements below and place a check mark beside the version that you most agree with:**

Option A	"..."	
Option B	"..."	

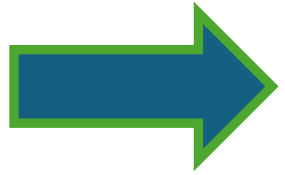
- 5. If you don't agree with the vision statement options above, please provide us with what you consider should be the vision for the Bergen ASP:**

Planning “Strategies”

6. Below are the current planning strategies from the 2015 Bergen ASP. Which goals do you believe are most relevant to the Bergen community?

2015 Bergen ASP Strategies	Agree	Neutral	Disagree
Conserve significant environments, open spaces and vital visual amenities;			
Encourage the sustainable management of Crown Lands;			
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Maintain the rural lifestyle of the plan area as an area for farm residences and limited country residential developments;			
Explore opportunities for a trail network;			
Afford opportunities for employment through diversification of farming and other forms of economic activity in keeping with the character of the plan area;			
Support public safety through the provision and maintenance of quality roads and utilities;			
Enhance community livability through the continued provision of access to education, health and recreation facilities and programs;			
Promote community safety and well-being through the provision of and access for protective and emergency services and programs;			
Promote the implementation of this Area Structure Plan through the Land Use Bylaw, and the day-to-day subdivision and development processes.			

Planning “Strategies”



“Strategies” is the terminology used in the current Bergen ASP, however the terminology may be out of date. Is there another preferred term that the Steering Committee would rather use?

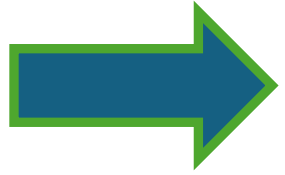
For example:

- Planning Goals**
- Planning Principles**
- Planning Objectives**

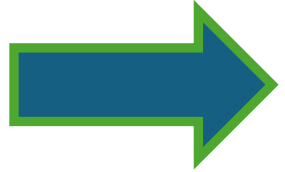
Planning “Strategies”

- 7. In addition to the planning strategies in the table above, are there any other goals that the Bergen ASP should prioritize? Please write any additional goals below:**

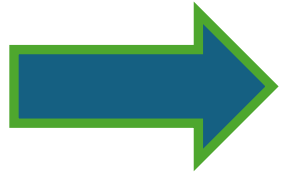
Density and Subdivision of Land



The current Bergen ASP takes guidance from the Municipal Development Plan when establishing the maximum number of titles per quarter section.



Within the Potential Multi-Lot Residential Development Area, a quarter can have up to 4 titles. Within the Agricultural Preservation Area, a quarter can have up to 2 titles.

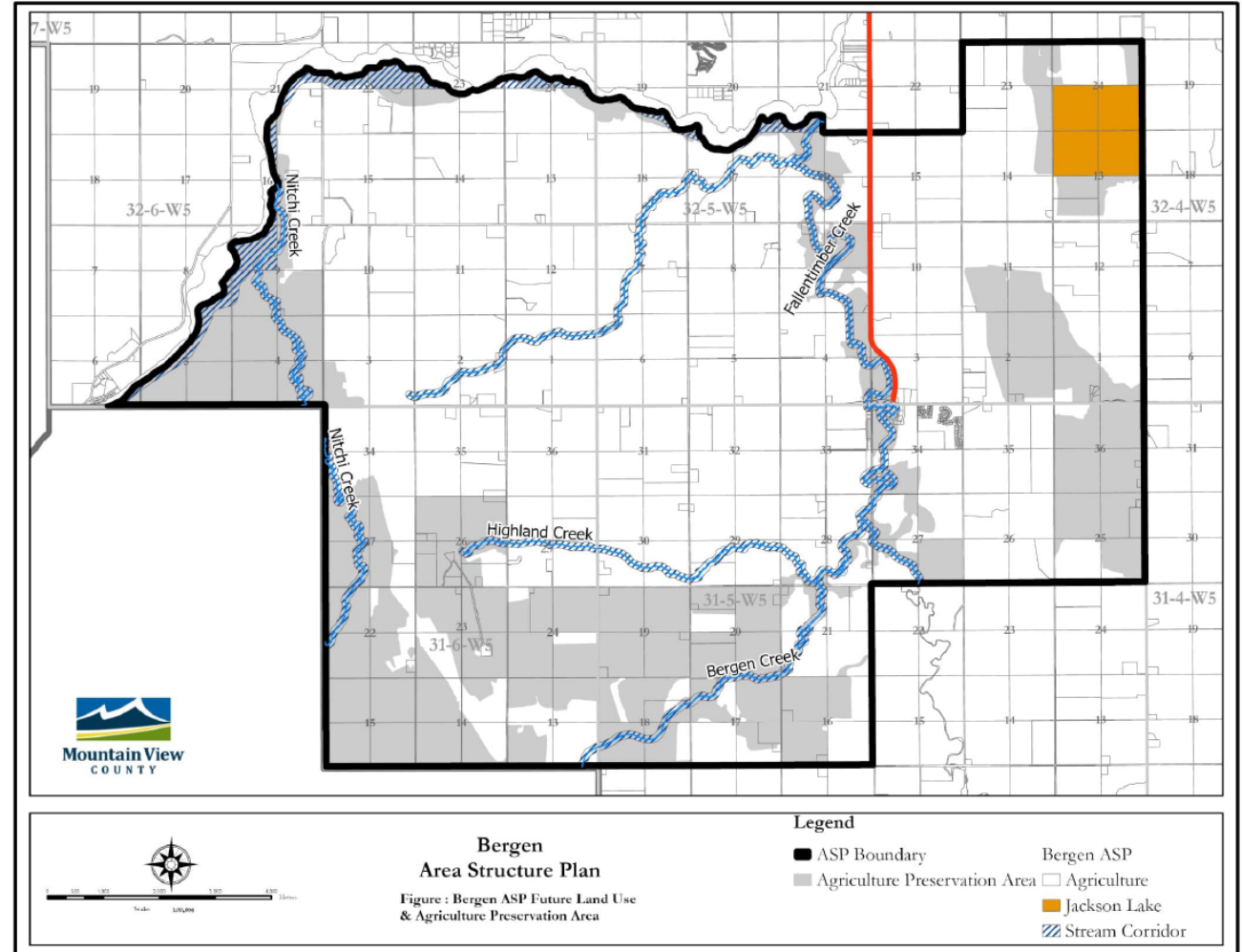


The Bergen ASP can be more restrictive than the MDP, but not less restrictive.

Density and Subdivision of Land

8. Select the option that best reflects your opinion on subdivision potential in the Bergen ASP Area:

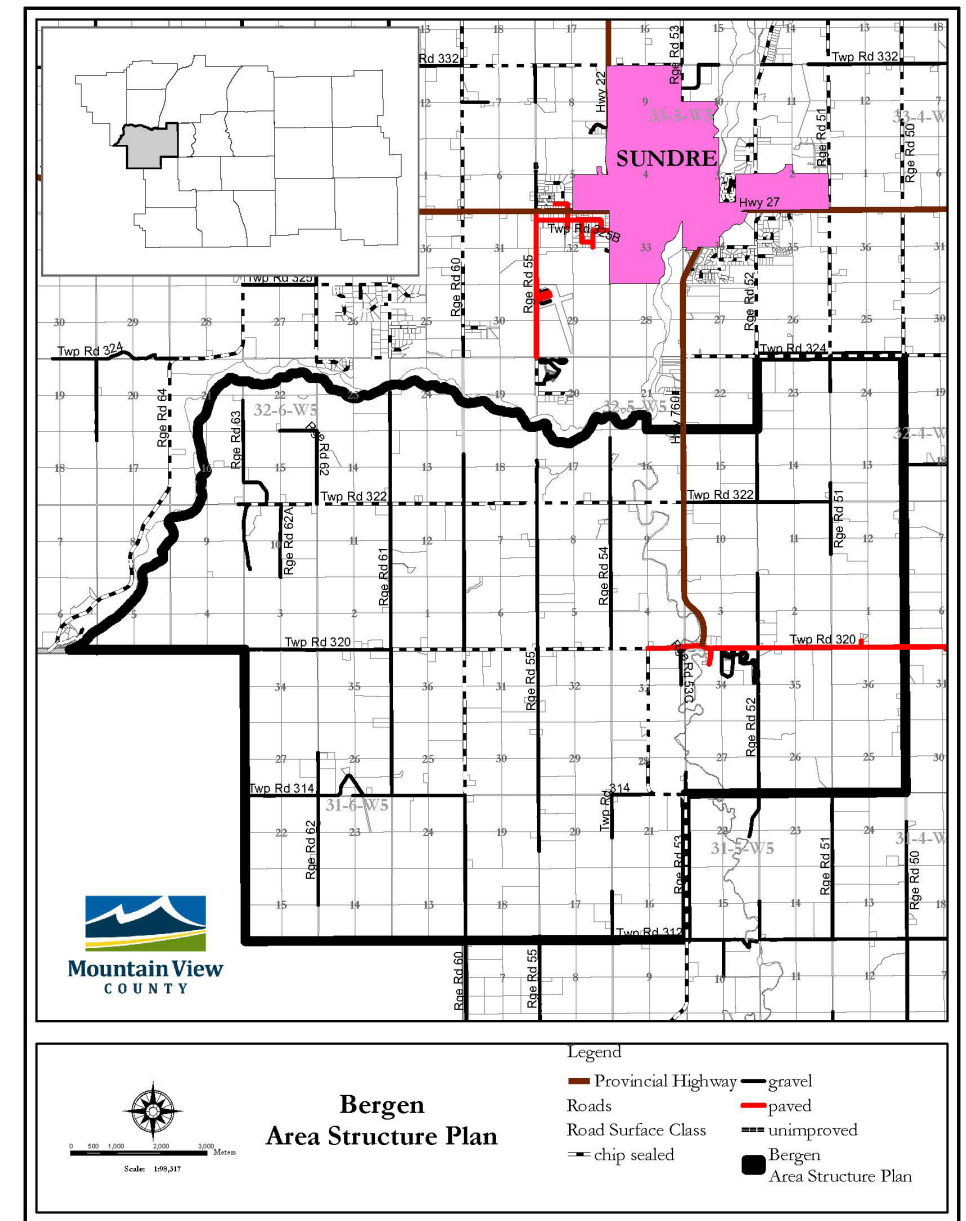
- A. I agree with the current system of aligning with the Municipal Development Plan shown above.
- B. Bergen should allow fewer subdivisions (How many? _____)
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Density and Subdivision of Land

9. Are there any specific areas within Bergen that should allow for only one parcel out to be considered? If so, where should this lower density be focused? Circle these area(s) on the map below.

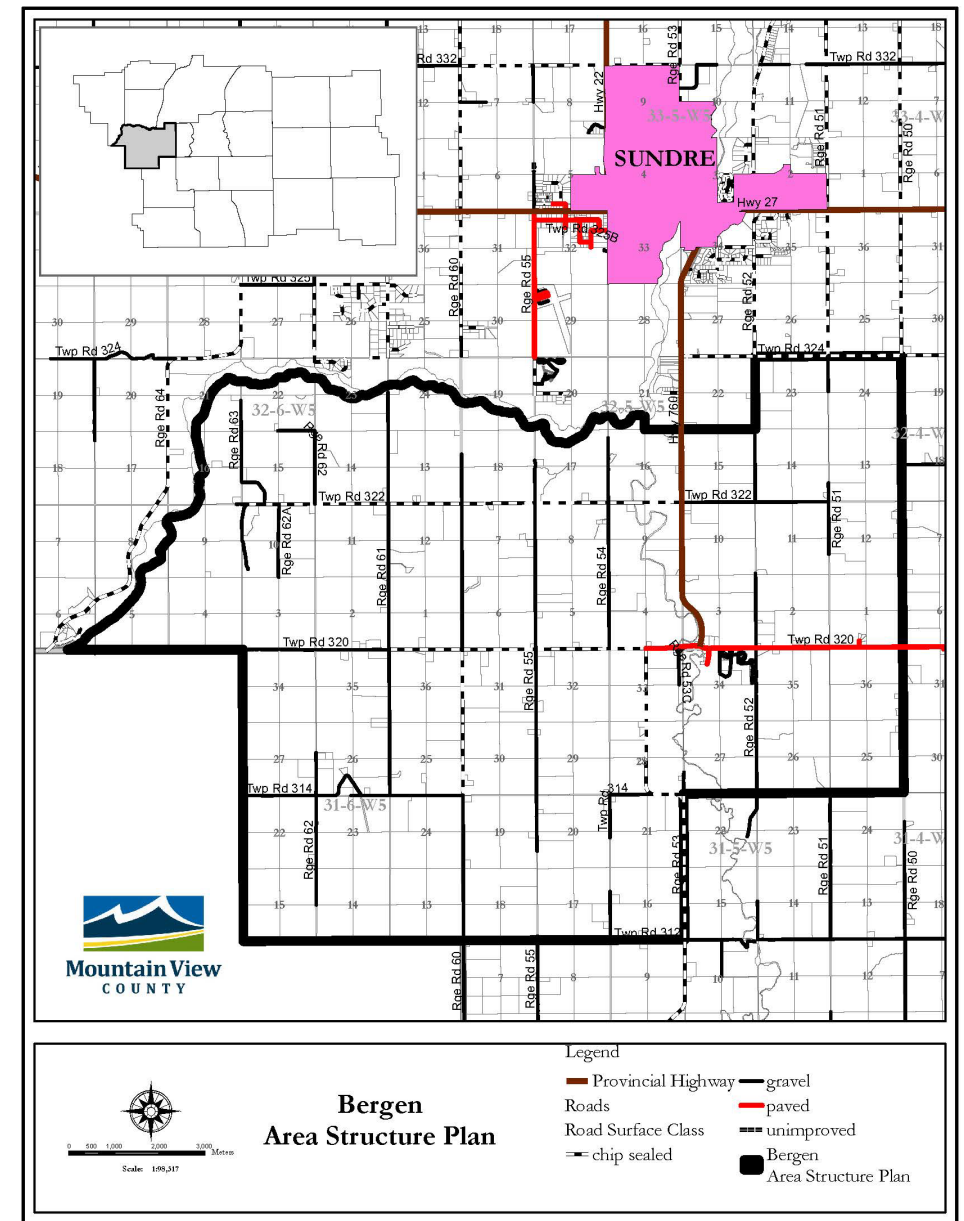
Why do you believe these areas are well suited for only one parcel?



Density and Subdivision of Land

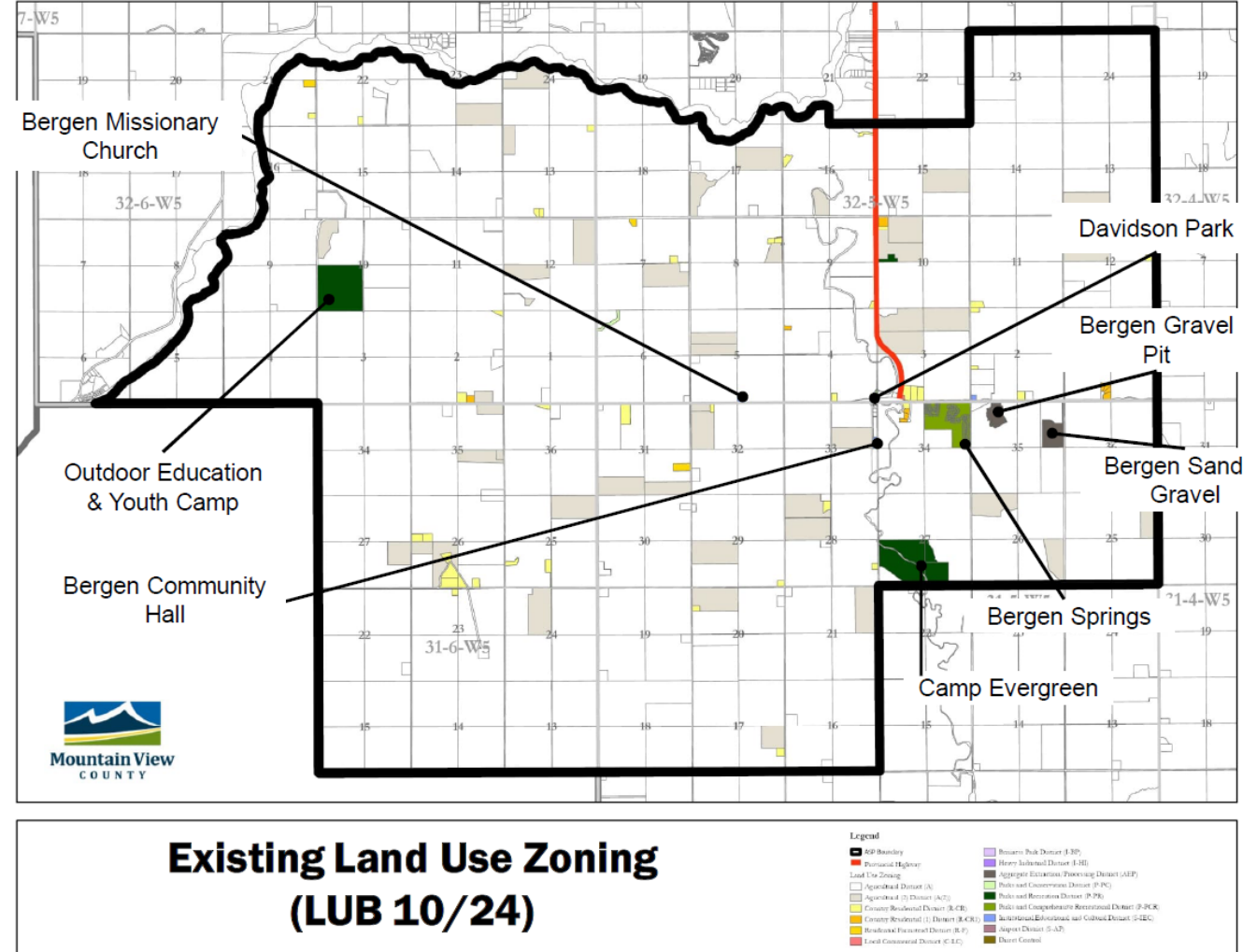
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Why do you believe these areas are well suited for only one parcel?



Recreation

- 11. Do you hope to see greater recreational opportunities in the Bergen ASP area? If so, what types of recreational developments are you interested in?**
- 12. What in your opinion would be the guidelines when considering recreational development?**



Development

13. In the table below, please indicate whether you believe each type of development is high, medium, or low priority for the Bergen Area. Additionally, please indicate what lot size you believe is most appropriate for each type of development.

Type of Development	High	Medium	Low	Ideal Lot Size
Residential				
Recreational				
Commercial				

Development

14. What types of development do you want to see more of in the Bergen area?

15. What types of development do you not want to see more of in the Bergen area?

Closing Comments

16. Please provide any additional comments you have on this survey or the open house: