

## 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**

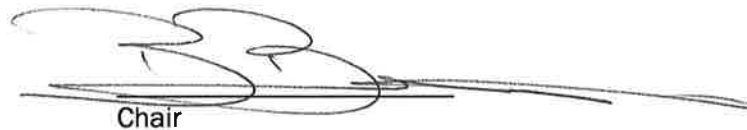
- Administration will hold the meetings in person in Council Chambers, third Thursday of the month. Next meeting will be April 17, 2025. The agenda will be distributed the Friday before the meeting, electronically with the link to the website and Zoom information.
- Anyone can come to sit in person, 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.

Adopted April 17, 2025



Chair

I hereby certify these Minutes are correct.