

MINUTES

BERGEN AREA STRUCTURE PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Bergen Area Structure Plan Review Meeting held on Thursday, May 15, 2025, in the Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB.

PRESENT

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

IN ATTENDANCE

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

CALL TO ORDER

B. Beattie, called the meeting to order at 1:02 p.m.

AGENDA

BASP25-004 Moved by S. Ingeveld
That the Steering Committee adopt the Agenda of the Bergen Area Structure Plan Review for May 15, 2025.
Carried.

MINUTES

BASP25-005 Moved by K. Lawson
That the Steering Committee adopt the Minutes of the Bergen Area Structure Plan Review for April 17, 2025.
Carried.

OLD BUSINESS

- 6.1 Legacy Trust Update (Verbal)
- Administration gave a verbal presentation of the Legacy Trust standards and guidelines.
 - Legacy Trust circulation was enough information for the members.
 - Legacy Trust does a presentation to Council annually and has no bearing on the Area Structure Plan.

NEW BUSINESS

7.1

Jackson Lake – Conservation Easement

- Combined comments with 6.0. conversation. No concerns.

7.2

Administration reviewed the questionnaire and made changes accordingly.

- Question 3 – added “most” important and added other for additional comments.
- Numbering changed from 5 to 4.
- Add what an Area Structure Plan is.
- Vision has not been changed; vision is from 2015 and same vision today.
- No changes to planning strategy. Added what do you not want to see prioritized.
- Added context to the Ag Preservation Area concerning density and subdivision of Land.
- Removed the ability to circle for higher and lower density.
- Updated the community map, added Jackson Lake, Bergen Rocks and the roads.
- Added 12 to include tourism ideas.
- Add examples of agricultural development and commercial development.
- Land Use Bylaw does not support recreational use on property that is not zoned recreational. Short-term rentals (VRBO) added on Table 13.
- Add Survey Monkey and QR code to assist landowners.
- Some additional lines should be added at the bottom.
- On the last page add deadlines and how to comment.
- June 6, 2025, add to website a briefing of the open house comments and highlights.
- Administration took the Steering Committee through the presentation slides for the pre-recording.
- Slide 10 - Change the colors from green tones to grey.
- Slide 12 - Added Jackson Lake and Bergen Rocks.

7.3

Next Steps

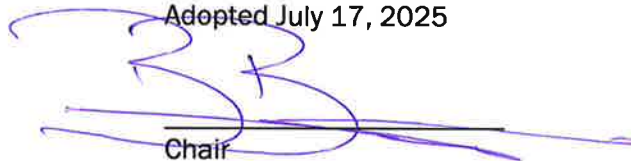
Administration will book the next meeting July 17, 2025.

- Open House will be on June 4, 2025, at Bergen Hall @ 6:00 p.m.

ADJOURNMENT

Meeting adjourned at 2:17 p.m.

Adopted July 17, 2025



Chair

I hereby certify these Minutes are correct.