

MINUTES

BERGEN AREA STRUCTURE PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Bergen Area Structure Plan Review Meeting held on Thursday, November 27, 2025, in the Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB.

PRESENT

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

IN ATTENDANCE

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

ABSENT

K. Lawson, Member-at-Large

CALL TO ORDER

B. Beattie called the meeting to order at 1:01 p.m.

AGENDA

Moved by T. Nixon
BASP25-018 That the Steering Committee adopt the Agenda as amended of the Bergen Area Structure Plan Review for November 27, 2025, with the deletion of item 3. Appointment of Chair and addition of item 6.1 Delegation – Bergen Voices for Water.
Carried.

MINUTES

Moved by G. Harris
BASP25-019 That the Steering Committee adopt the Minutes of the Bergen Area Structure Plan Review for September 18, 2025, as amended.
Carried.

BUSINESS ARISING

5.1 MDP Review as part of the 2026 Budget

- Administration provided an update from November 26, 2025, Council Meeting.
 - The MDP and LUB will be reviewed in 2026.
 - MDP & LUB Review will have an impact on ASP policies.
 - Recommendation to pause ASP review until the MDP & LUB review is completed.
- Tabled item until end of meeting.

DELEGATION

6.1

Bergen Voices for Water

- Laurie Syer presented on behalf of the Delegation
- Background:
 - Bergen Voices for Water was formed following the first ASP Public Engagement Meeting at the Bergen Community Hall.
- Request to collaborate with the county to incorporate references to water within Statutory Plan documents. The Steering Committee accepted for information and made no further recommendations.

NEW BUSINESS

8.1

Future Land Use Concept - Recap

- Administration provided a Recap from previous meetings for the Future Land Use Concepts as provided in the meeting package.
- The recap resulted in a question regarding the location of the “Aggregate Advisory Area” previously in the Bergen ASP.

8.2

Future Land Use Concept - Exercise & Direction.

- Administration presented the Future Land Use Concept Exercise as directed by the committee to come up with criteria that is acceptable and measurable.
- Projected population increases were discussed based on the Future Land Used Concepts presented.
- Changes to the Residential Land Use Policies surrounding Parcel Density in the Agricultural Preservation Area requires an amendment to the MDP as Bergen ASP is not in an approved Growth Centre.
- The Steering Committee would need to justify to Council how the Bergen ASP is different from other areas within the County to vary the policies of the MDP.

Comments/Questions:

- How often do Reviews take place?
 - The MDP is typically reviewed every 5 years. A new council may review the document to some degree.
 - LUB is often reviewed with minor changes almost every year.
 - ASP's are on a rotating basis.
- Are there significant areas in the MDP review that may affected the ASP?
 - Residential policy changes in the MDP may impact the ASP.
- It will be a challenge for staff to review both the MDP and LUB and continue with the Bergen ASP review at the same time.
- It is anticipated that the MDP & LUB reviews will take about a year to complete.

- Administration recommends postponing the ASP review until the conclusion of the MDP & LUB reviews.

BASP25-020 Moved by A. Look

That the Bergen Area Structure Plan Review Steering Committee postpone the ASP Review until the Municipal Development Plan Review and Land Use Bylaw Review concludes as per Council's direction on November 26, 2025; and further that the Steering Committee provides a report to Council on work done to date.

Carried.

8.3 Recreational Development – Review & Policy Direction

- Tabled to a future meeting.

8.4 Next Steps

- Administration, along with the Chair will compile a report to circulate to the committee to review on the work that has been done to date and the chair will present it to Council.

ADJOURNMENT

Moved by B. Beattie
Meeting adjourned at 1:44 p.m.

Adopted via Email – January 06, 2025

Chair

I hereby certify these Minutes are correct.