

## MINUTES

### BERGEN AREA STRUCTURE PLAN REVIEW

#### MOUNTAIN VIEW COUNTY

Minutes of the Bergen Area Structure Plan Review Meeting held on Thursday, September 18, 2025, in the Council Chamber, 10 - 1408 Twp Rd 320, Didsbury, AB.

<b>PRESENT</b>	S. Ingeveld, Community Member/Chair A. Shaw, Member-at-Large T. Nixon, Councillor J. Lutz, Councillor G. Harris, Councillor
<b>IN ATTENDANCE</b>	J. Ross, Assistant Director, Planning & Development Services M. Schnell, Planner P. Grochmal, Development and Permitting Officer L. Craven, Recording Secretary
<b>ABSENT</b>	B. Beattie, Chair/Member-at-Large K. Lawson, Member-at-Large D. Gonzalez, Planner
<b>CALL TO ORDER</b>	S. Ingeveld, called the meeting to order at 1:01 p.m.
<b>AGENDA</b>	Moved by J. Lutz
BASP25-013	That the Steering Committee adopt the Agenda of the Bergen Area Structure Plan Review for September 18, 2025. <b>Carried.</b>
<b>MINUTES</b>	Moved by A. Shaw
BASP25-014	That the Steering Committee adopt the Minutes of the Bergen Area Structure Plan Review for August 21, 2025. <b>Carried.</b>
<b>NEW BUSINESS</b>	Copies of B. Beattie's comments were handed out to members for consideration through review of the draft Plan to date.
	Moved by A. Shaw
BASP25-015	That the Steering Committee keep the Land Acknowledgement addition to the draft Plan. <b>Defeated.</b>
7.1	Review of ASP Document <ul style="list-style-type: none"><li>• Committee reviewed document changes from the last meeting and made changes as needed.</li><li>• Land Acknowledgement removed from beginning of document as per previous motion.</li></ul>

- 1.1 Administration provided a write-up about the history of the Bergen area which was accepted as proposed.
- 1.2 Reword second sentence to remove “cultural” landscapes and add in “agricultural pursuits”; Change wording of last sentence to “... vision that will guide changes...”
- 1.3 Committee would like Option 2 within the document but with the second paragraph removed.
- 2.0 Committee would like Option 2 but with a few changes (remove “guidelines”, add “bylaw and” to “policy documents”
- 3.2 Add “agricultural production, community amenity” when describing County owned lands
- 3.4 Add “with some year-round occupancy” when describing Bergen Springs.
- 3.5 Committee accepted Administration’s changes regarding roads in the Plan area.
- 5.2.c correct “county” to “country” residential
- 6.4.3 correct “Provincial’s” to “Province’s”

## 7.2

### Redesignation, Subdivision and Development Statistics

- Administration gave an overview of the changes in Redesignation/Subdivision & Development since 2015.
- Consider inclusion of dark sky policies for future Development within the Plan.

## 7.3

### Future Land Use Recap and Discussion.

- Administration gave an overview of the Future Land Use map.).
- Highway 760 does not allow for more approaches so may not be feasible to allow for additional subdivision potential along the Provincial highway.
- The Committee discussed the possibility of doing additional engagement with the Plan residents related to residential subdivision potential.

Meeting paused 2:31 pm  
Meeting resumed 2:38 pm

- Committee looked at Water Valley ASP to see what the criteria or policies could be for the Bergen draft Plan.
- The Committee discussed that possible residential density criteria should be acceptable and measurable when considering additional subdivision of lots within the agricultural preservation area.
- Committee discussed that instead of setting up areas, setting up criteria for areas that may suit the development might be better.
- Comment made that boundaries on a map are easier to follow than a criteria.
- The committee asked administration to construct criteria and bring back to meeting in November for residential use.

Moved by G. Harris  
BASP25-016 The committee asked administration to construct criteria and bring back to the meeting for November 27, 2025, for residential policies  
Carried.

7.4 Next Steps

- Administration will bring the next meeting a week later than regularly scheduled, due to the RMA meeting, to November 27, 2025.

ADJOURNMENT

Moved by J. Lutz  
BASP25-017 That the Steering Committee adjourns at 2:58 pm.

Carried.

Adopted November 27, 2025

A handwritten signature in cursive script, reading "Shelley Ingersoll", written over a horizontal line.

Chair

I hereby certify these Minutes are correct.