

MINUTES

BERGEN AREA STRUCTURE PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Bergen Area Structure Plan Review Meeting held on Thursday July 17, 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

**IN ATTENDANCE**

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

**ABSENT**

G. Harris, Councillor

**CALL TO ORDER**

B. Beattie called the meeting to order at 1:05 p.m.

**AGENDA**

BASP25-006

Moved by S. Ingeveld  
That the Steering Committee adopt the Agenda of the Bergen Area Structure Plan Review with addition of Water Correspondence for July 17, 2025.

Carried.

**MINUTES**

BASP25-007

Moved by S. Ingeveld  
That the Steering Committee adopt the Minutes of the Bergen Area Structure Plan Review for May 15, 2025.

Carried.

**OLD & NEW BUSINESS**

6.1 & 7.1

Discussion on Recap – What We Heard, Open House June 4th, 2025 & Discussion of Presentation Survey Results and Survey Results Report

- A total of 60 responses were received, 51 of those were from Survey Monkey, and an additional nine were submitted by email.
- Administration gave an overview of all the questions and answers from the surveys.
- Common themes throughout the comments received were – preserve the lifestyle, limit density, preserve agricultural, agri-tourism

- 80% of landowners were happy with the current vision. Recreational activity is a low priority
- Seems to be a theme that people want the existing uses to be used more and expanded.
- The County is happy with the responses, over 600 mailed and 10% participated. Another community consultation will be booked once the Draft document is ready to be presented

7.3

Water Conservation Correspondence

- Correspondence was received by the Steering Committee from some Bergen area landowners requesting a meeting with the Steering Committee or to host a meeting and invite the Steering Committee to discuss water conservation.
- Water is part of the provincial jurisdiction, and the County does not want to give false hope on policies that the County cannot regulate.
- Water does not need to be proven for subdivision approval unless there are six lots or more as per the Water Act.
- The committee expressed that the group may want to do a private workshop and then come to the next open house with comments and an understanding of the Water Act. This would be helpful to all area residents.

7.2

The Steering Committee started reviewing the document and made changes to the Planning Vision, Planning Strategies, Land Use Policies and Agricultural sections.

- 5.1 Planning Vision
- The area is green woodlands, natural areas and stream ways interspersed within the predominantly rural, agricultural area.  
– move to preamble
- The Bergen community is residents and visitors who enjoys a rural county lifestyle, who respect each other, who cherish agricultural land and the environment, and who value the key attributes of the Berge area, being its:
  - peaceful, healthy way of life. with a rural emphasis
  - economic well-being and sustainable growth
  - safety for families and individuals
  - ~~access to services and recreation~~
  - diverse agricultural operations
  - respect for the environment
  - responsible recreation
  - ~~sustainable environment~~
  - ~~gradual change through focused and measured growth~~
- 5.2 Planning strategies
  - a) Conserve significant environments; ~~open spaces and vital visual amenities;~~
  - b) ~~Encourage the sustainable management of Crown Lands;~~
  - c) Recognize diverse 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 with sustainable country residential development ~~as an area for farm residences and limited country residential developments;~~
- e) ~~Support~~ 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) ~~Encourage~~ Enhance community livability and health through ~~the continued provision for access to education, health and~~ outdoor recreation facilities and programs;
- i) ~~Strengthen~~ Promote community safety and well-being through the provision of and access to ~~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

3:14 J. Lutz left the meeting

- 6.1 Land Use Policy Areas
- Figure 6 shows the land use policy areas. ~~that the plan area is allocated among three Land Use Policy Areas, being:~~
  - Agriculture;
  - Stream Corridor; and
  - Jackson Lake;
- The committee would like to come back to these three items.
- 6.3.2 In the plan area no new or expanded Confined Feeding Operations (CFO) shall be supported ~~permitted~~ of a size or intensity that activates the provisions of the Alberta Agricultural Operations Protections Act (AOPA).

#### 7.4

#### Next Steps

- Administration will bring back the draft document for the next meeting to be held on August 21, 2025 @ 1:00 p.m.

#### ADJOURNMENT

Meeting adjourned at 3:30 p.m.

Adopted August 21, 2025



Chair

I hereby certify these Minutes are correct.