

MINUTES

BERGEN AREA STRUCTURE PLAN REVIEW

MOUNTAIN VIEW COUNTY

Minutes of the Bergen Area Structure Plan Review Meeting held on Thursday, April 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
S. Ingeveld, Community Association Member
T. Nixon, Councillor
J. Lutz, Councillor

IN ATTENDANCE

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

ABSENT

K. Lawson, Member-at-Large
G. Harris, Councillor

CALL TO ORDER

B. Beattie, call the meeting to order at 1:00 p.m.

AGENDA

BASP25-002 Moved by T. Nixon
That the Steering Committee adopt the Agenda of the Bergen Area Structure Plan Review for April 17, 2025, with the addition of date of the meeting on the agenda heading.

Carried.

MINUTES

BASP25-003 Moved by S. Ingeveld
That the Steering Committee adopt the Minutes of the Bergen Area Structure Plan Review for March 11, 2025.

Carried.

NEW BUSINESS

7.1 Legacy Land Trust Information - Verbal

- Delegation from Legacy Land Trust to attend a meeting, possible date in June.

- Formulate questions for this meeting.
- Recap Legacy's conservation easement for next meeting.

7.2 Engagement Strategies

- Assist with the Development of a Vision, Mission Statement and Key Principles
- Members discussed Community Engagement via: Mailouts, Pre-recorded Sessions published online prior to Open House, Social Media, Open House at Bergen Community Hall (suggested dates: June 4, 2025, with May 28, 2025, as alternate), information boards that allow feedback/questions, Zoom/Live Stream recorded then posted online following the Community Engagement and include questions that can be answered at Open House, a Questionnaire, possibly Road Signs and advertising in the Bergen News.

7.3 Bergen Area Residents - Topics of Concern

- Data collected during the byelection was reviewed for information purposes.

7.4 Community Engagement Materials

- The Steering Committee suggested the following changes to the Community Engagement Materials:
 - Concerns from Cllr Nixon's constituents were shared with the members.
- Planning Vision needs to be reviewed, changes happen and maybe a refresher is required.
 - The vision was prepared in 2007 and was reviewed in 2015 with no changes.
 - Is the current vision acceptable or is change needed. Provide feedback (maybe share with people the things we can't change).
- Questionnaire options:
 - 1. Do you live in the Plan area or not.
 - 2. Connection to the area or why you choose to live in the area.
 - 3. Most important thing you like, maybe an option of D: Other change to say that it was reviewed in 2015
 - 4. Current Vision (no Option A or Option B), instead what is your feedback to the vision. Open ended for comments.
 - 5. Incorporate into question 4.
 - 6. Current strategies are displayed. Check marks.
 - 7. What do you not want to see. **New 8.** or not see
 - 8. Density and subdivision of Land – add preamble Can we add Council Strategy as a precursor as to why we do what we do? i.e.) Ag Preservation
 - Discussion: Dwelling density does not allow 2nd dwellings on an acreage, but a suite is an option for more housing on an acreage. Dwelling density (second houses) would mean more subdivisions.
 - 9. Remove
 - 10. Remove

- Add Jackson Lake to the map, it is boggy and not good for driving in, maybe walking path. For day use possibility. Add the gold colour on the next slide.
- 11. leave
- 12. leave
- 13. Define the categories and add examples
- Add other in case people think of something we are not.
- 14. & 15.
- 16. Leave
- 17. add: Disclaimer/Statement - your information will be submitted back to committee for consideration.
- Add a board for Jackson Lake, significant area and easement wording.

7.5 Next Steps

- Bring the questionnaire back to the next meeting.
- Share the Boards for the Open House with the Steering Committee to comment on.
- Email entire Steering Committee:
 - Next Meeting: May 15th
 - Open House Date: June 4th or May 28th
- Pre-recording sessions (3 people)
 - Recorded ASAP after May 15th Meeting
- Any other comments on Current ASP, bring back as part of review
- Jackson Lake
 - What was communicated in the last ASP?
 - Circulating Legacy Land Trust Easement
- Next Meeting: May 15th at 1 p.m.

ADJOURNMENT

Meeting adjourned at 2:52 p.m.

Adopted May 15, 2025



Chair

I hereby certify these Minutes are correct.