



Bergen Area Structure Plan (ASP) Review Open House Survey

Introduction

Mountain View County is undertaking a review of the 2015 Bergen Area Structure Plan. The County Council has appointed seven Steering Committee members to lead this review, including three public members, one member of the Bergen Community Association, and three County Councillors.

The Steering Committee is looking for early guidance from the community in establishing a planning vision and planning strategies for this ASP. We are also looking for feedback on what types of development you would like to see in Bergen and where this development should take place. The feedback gathered through this survey will help set the direction for the ASP review. The County is currently in the early stages of the ASP review process, and there will be further opportunities for public input throughout the review.

Your Connection to Bergen

1. Do you live:

- A. Inside the Bergen Area Structure Plan boundaries
- B. Outside of the Bergen Area Structure Plan boundaries

2. If you chose A) above, why do you choose to live in the Bergen area?

If you chose B) above, what is your connection to the Bergen area?



3. What is the most important thing that you would like the Bergen ASP to consider in terms of:

A. Your quality of life as a resident in the area:

B. How the ASP can benefit the Bergen area and Mountain View County as a whole:

C. Other:

4. In your view, how is Bergen unique from other communities in Mountain View County:



Planning Vision

The purpose of a planning vision statement is to guide the long term planning goals, objectives, and policies for the Bergen area. It should consider the long term vision for the community – thinking not just about the current state of the community, but the community’s potential in the upcoming decades.

The current vision of the Bergen Area Structure Plan is as follows:

“The area is green woodlands, natural areas and stream ways interspersed within the predominantly rural, agricultural area. The community is residents and visitors who enjoy a country lifestyle, who respect each other, who cherish agricultural land and the environment, and who value the key attributes of the Bergen area, being its:

- ***peaceful, healthy way of life with a rural emphasis***
- ***economic well-being and safety for families and individuals***
- ***access to services and recreation***
- ***agricultural operations***
- ***sustainable environment***
- ***gradual change through focused and measured growth.”***

The current vision was prepared in 2007. This vision was reviewed in the 2015 Bergen Area Structure Plan review process, and at that time it was found to still represent the vision of Bergen residents.

5. What is your feedback on this vision? Do you still agree with it, or is there anything that should be updated?



Planning Strategies

These planning strategies provide direction for the community and are used to achieve the planning vision. The strategies represent the goals of the Bergen area. As future developments are proposed in Bergen, these strategies will help guide the County in making decisions that are based upon the community's priorities.

6. Below are the current planning strategies from the 2015 Bergen ASP. Which goals do you believe are most relevant to the Bergen community?

2015 Bergen ASP Strategies	Agree	Neutral	Disagree
Conserve significant environments, open spaces and vital visual amenities;			
Encourage the sustainable management of Crown Lands;			
Recognize agricultural operations as the defining character of the plan area guided under Agricultural Operation Practices Act (AOPA);			
Maintain the rural lifestyle of the plan area as an area for farm residences and limited country residential developments;			
Explore opportunities for a trail network;			
Afford opportunities for employment through diversification of farming and other forms of economic activity in keeping with the character of the plan area;			
Support public safety through the provision and maintenance of quality roads and utilities;			
Enhance community livability through the continued provision of access to education, health and recreation facilities and programs;			
Promote community safety and well-being through the provision of and access for protective and emergency services and programs;			
Promote the implementation of this Area Structure Plan through the Land Use Bylaw, and the day-to-day subdivision and development processes.			



7. In addition to the planning strategies in the table above, are there any other goals that the Bergen ASP should prioritize? Please write any additional goals below:

8. Are there any goals that you do not wish to see prioritized?

Density and Subdivision of Land

There are two main policy areas within Bergen that guide density and subdivision: the Agricultural Preservation Area and the Potential Multi-Lot Residential Development Area.

Agriculture is a critical lifestyle and industry within Mountain View County. The purpose of the Agricultural Preservation Area is to preserve the County's most productive agricultural land for agricultural purposes. In 2024, over 113 acres of land was redesignated to residential districts, compared to approximately 71 acres in 2023. As we continue to see greater demand for residential lots within the County, it will be important to direct this growth to the most suitable areas. The Agricultural Preservation area seeks to minimize the loss of the County's best agricultural lands. Instead, residential growth is directed toward the Potential Multi-Lot Residential Development Area.

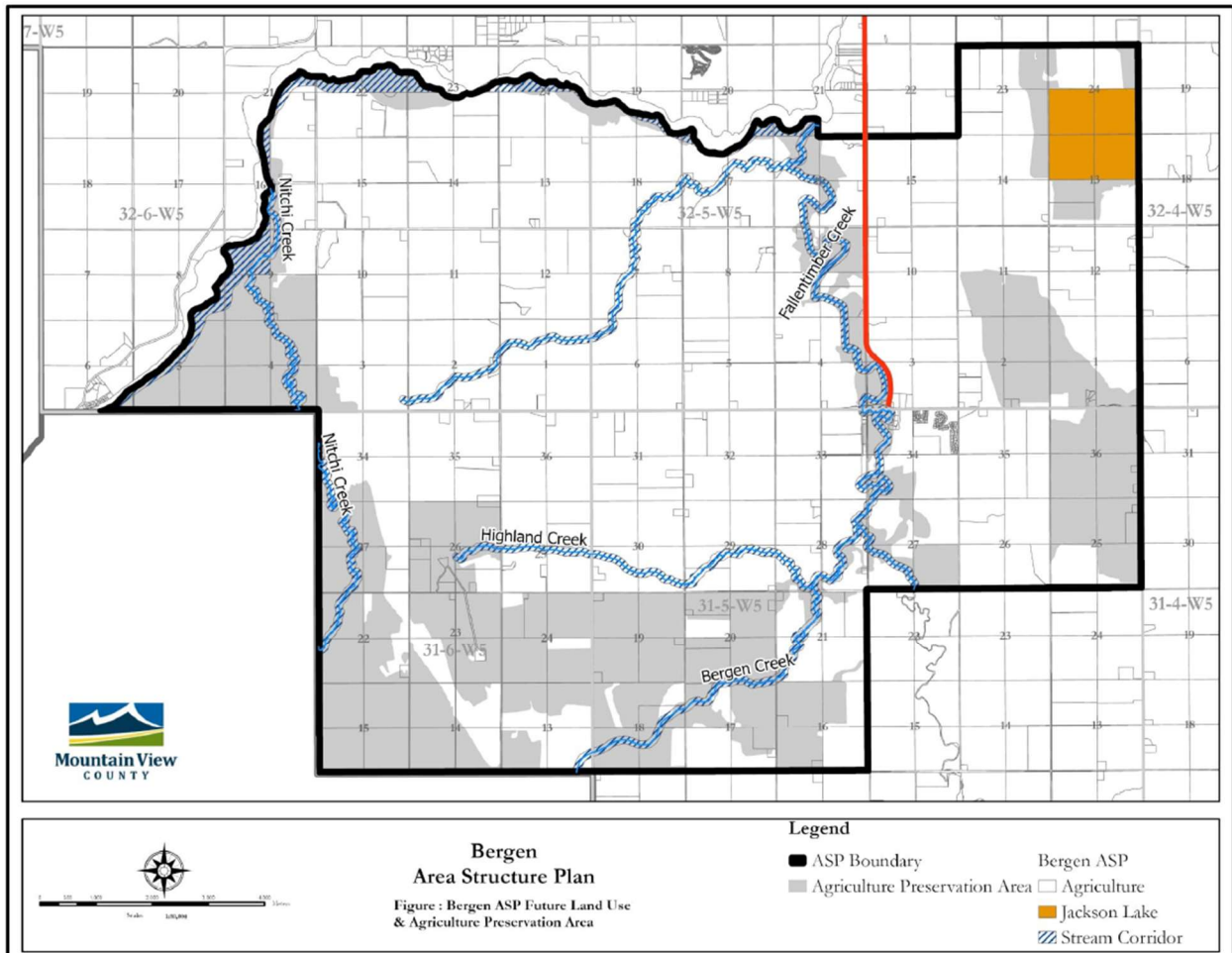
The Potential Multi-Lot Residential Development Area contains lands of a lower soil rating that are better suited for focusing residential growth. Within these areas, up to three subdivisions are allowed, with the remainder of the quarter as the fourth title. The Bergen Area Structure Plan area consists mainly of land within the Potential Multi-Lot Residential Development Area.

The current Bergen Area Structure Plan takes guidance from the County's Municipal Development Plan (MDP) to determine how many titles are allowed per quarter section:

- Within the Potential Multi-Lot Residential Development Area, a quarter can have a maximum of 4 titles (3 subdivisions, with the remainder of the quarter as the fourth title). This area is **white** on the following map.



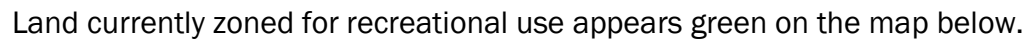
- Within the Agricultural Preservation Area, a quarter can have a maximum of 2 titles (one subdivision, with the remainder of the quarter as a second title). This area is **grey** on the following map.



9. Select the option that best reflects your opinion on subdivision potential in the Bergen ASP Area:

- I agree with the current system of aligning with the Municipal Development Plan shown above.
- Bergen should allow fewer subdivisions (How many? _____)
- Bergen should allow no more than three titles (2 subdivisions and the remainder of the quarter as the third title).





11. What in your opinion would be the guidelines when considering recreational development?

12. How do you see Bergen supporting the tourism industry in the area? For example: farm gate stores, community gardens, specialty industries (film), etc.

Development

The Steering Committee is looking for feedback about what kinds of development are most suitable within the Bergen ASP boundaries.

13. In the table below, please indicate whether you believe each type of development is high, medium, or low priority for the Bergen Area. Additionally, please indicate what lot size you believe is most appropriate for each type of development.

Type of Development	High	Medium	Low	Ideal Lot Size
Agricultural (agriculture, horticulture, agri-tourism businesses, etc.)				
Commercial/Business (retail stores, eating establishments, etc.)				
Recreational (parks, camping, campgrounds, short term rental cabins (VRBO) etc.)				
Residential (dwellings, accessory buildings, etc.)				
Other: _____				



14. What types of development do you want to see more of in the Bergen area?

15. What types of development do you not want to see in the Bergen area?

Closing Comments

16. Please provide any additional comments you have on this survey or the open house:

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Thank you for your responses. This information will help to inform the Steering Committee and the Draft Plan. There will be additional engagement opportunities in the future:

ASP Review Process is Initiated

- Appointment of Steering Committee
- Orientation

Initial Review

- Determine priorities for initial engagement session
- Create questionnaire and engagement materials

Community Engagement #1

- Open House
- Pre-recorded video is posted online
- Questionnaire is open for public input



WE ARE HERE

In Depth Review of Bergen ASP

- Review engagement and questionnaire feedback
- Redefine policies
- Create a Draft Plan

Community Engagement #2

- Review Draft Plan
- Draft Plan is circulated to residents and referral agencies for comment

Draft Plan Revisions

- Revisions made based on feedback
- Council dates are scheduled
- Notice of Public Hearing is sent to residents

Public Hearing – Community Engagement #3 and Plan Adoption

- Draft Plan goes to Council and is considered for adoption



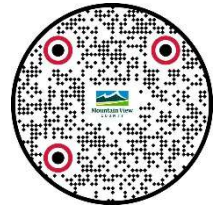
The deadline to return this questionnaire to Mountain View County is **June 18, 2025 at 4:00pm**. This questionnaire may be submitted by one of the following methods:

By email: plandev@mvcountry.com

In person: 10-1408 – Township Road 320
Didsbury, AB
TOM 0W0

By mail: Mountain View County
c/o Planning and Development
10-1408 – Township Road 320
Postal Bag 100
Didsbury, AB
TOM 0W0

Online: An online version of this questionnaire is available through
SurveyMonkey by scanning the following QR code:



A Pre-Recorded Presentation is available to view on the County's website. The same presentation will be shared at the Open House on June 4, 2025:

