



Mountain View C O U N T Y

AGENDA

BERGEN AREA STRUCTURE PLAN REVIEW

Tuesday, March 11, 2025 @ 1:00 p.m.

Mountain View County Office (Council Chambers) 10 - 1408 Twp Rd. 320, Didsbury, AB
and the opportunity to join via Zoom Cloud

-
1. CALL TO ORDER
 2. AGENDA
 3. ADOPTION OF PREVIOUS MINUTES - Nil
 4. BUSINESS ARISING - Nil
 5. DELEGATIONS - Nil
 6. OLD BUSINESS - Nil
 7. NEW BUSINESS
 - 7.1 Introductions of Steering Committee (SC) Member and County Staff
 - 7.2 Orientation:
 - 7.2.1 ASP and the Planning Process
 - 7.2.2 ASP Terms of Reference and Steering Committee Roles and Responsibilities
 - 7.3 Appointment of Chair and Vice Chair
 - 7.4 Bergen ASP Background Information
 - 7.5 Next Steps:
 - 7.5.1 Administrative Matters (location, preferred date and time; frequency; electronic/in person; agenda circulation; remuneration)
 - 7.5.2 Council Direction for Community Engagement
 - 7.5.3 Options for next Agenda items
 8. CORRESPONDENCE - Nil
 9. CONFIDENTIAL ITEMS - Nil
 10. ADJOURNMENT



Bergen Area Structure Plan Review Steering Committee Orientation

Jessica Ross

Assistant Director of Planning and Development Services

March 11, 2025

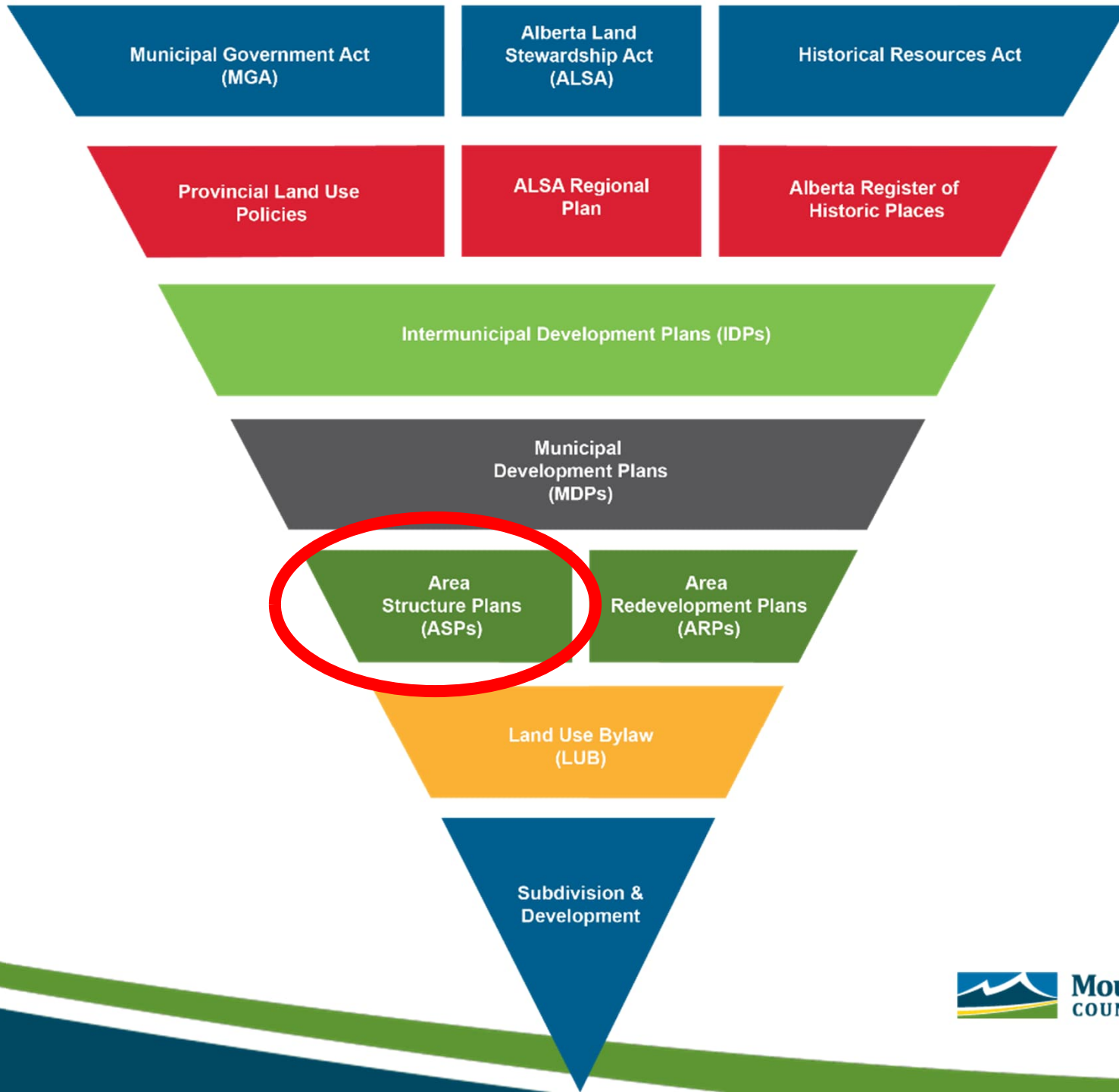


What is an Area Structure Plan (ASP)?

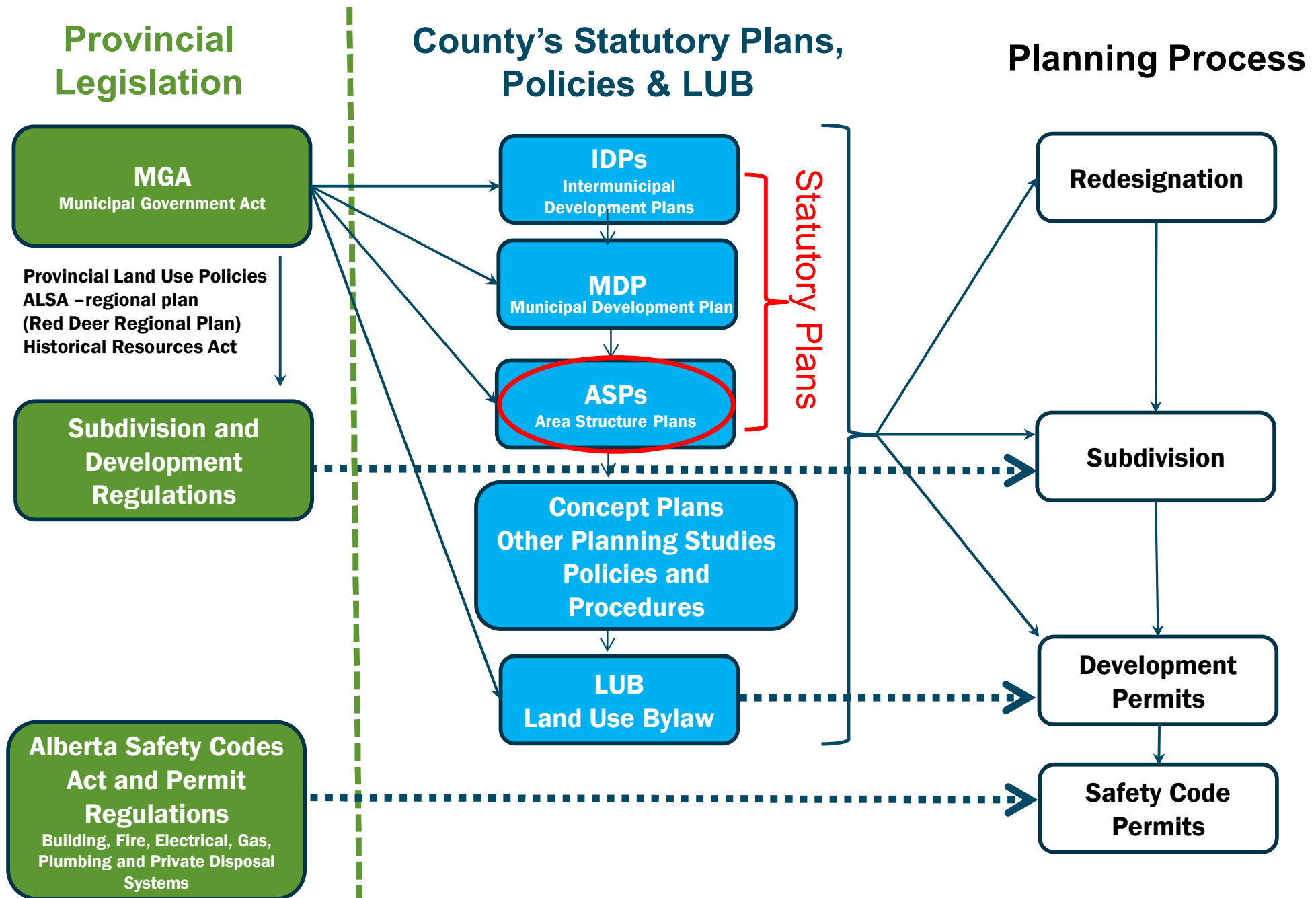
An ASP is a statutory plan that forms part of the hierarchy of plans within a municipality, as defined in Part 17 of the Municipal Government Act (MGA).

- Section 633(1) states the purpose of an ASP is to provide a framework for the subsequent subdivision and development for an area of land.
- An ASP must include (s. 633(2)):
 1. Describe the sequence of development.
 2. The land uses proposed for the area.
 3. The density of population (generally or specific).
 4. Location of transportation routes and public utilities.
 5. Any other matter that Council considers necessary.

Planning and Development Hierarchy



Legislation, Hierarchy of Plans & Planning Process



Terms of Reference for the ASP Review

Review Topics:

- Review changes in land use and development as well as population growth since the adoption of the ASP in 2015 to determine appropriate subdivision potential and densities for residential, recreational and other uses.
- Review the ASP compliance with the Intermunicipal Development Plan (IDP) and Municipal Development Plan (MDP).
- Province finalized the Upper Red Deer River Hazard Study.

Stages with flexibility for Steering Committee input:

- Engage the public;
- Review the key topics;
- Draft policies; and
- Share with the public and prepare the ASP for Council approval.

How does the Steering Committee Function?

Seven (7) members total:

- 3 Councillors
- 3 public members
- 1 representative from Bergen Community Association

Quorum: 4 members (may proceed without quorum)

Decision making:

- The goal is to reach consensus, otherwise the decision is made by majority vote.
- For a motion to pass, majority support is required. If there is a tie, the motion is defeated.
- Meetings are public and are usually held in Council Chambers.

Roles and Responsibilities of the Steering Committee

Roles:

- Steer the ASP review
- ASP Review Terms of Reference (TOR)
- Steering Committee Terms of Reference (TOR)
(Committees of Council Bylaw No. 13/23 also applies)

Responsibilities:

- Provide ideas and options for policy direction
- Ensure that an open public consultation process is followed
- Provide progress reports to Council
- Present amendments to the Plan to Council for adoption

Role of the Chair/Vice Chair

- Committee elects a Chair and Vice Chair at the first meeting
- The Chair is the spokesperson:
 - Oversees the functions, duties and responsibilities of the Committee
 - Presides over Committee meetings and functions
 - Provides leadership and builds consensus
 - Ensures that meetings are conducted effectively
- Vice-Chair undertakes to perform the roles, duties and responsibilities of the Chair when the Chair is not available.

Role of Members

- Attend meetings
- Participate in discussions and provide direction through consensus

Role of Administration

Administrative support for meetings:

- Agendas and Minutes
- Open Houses

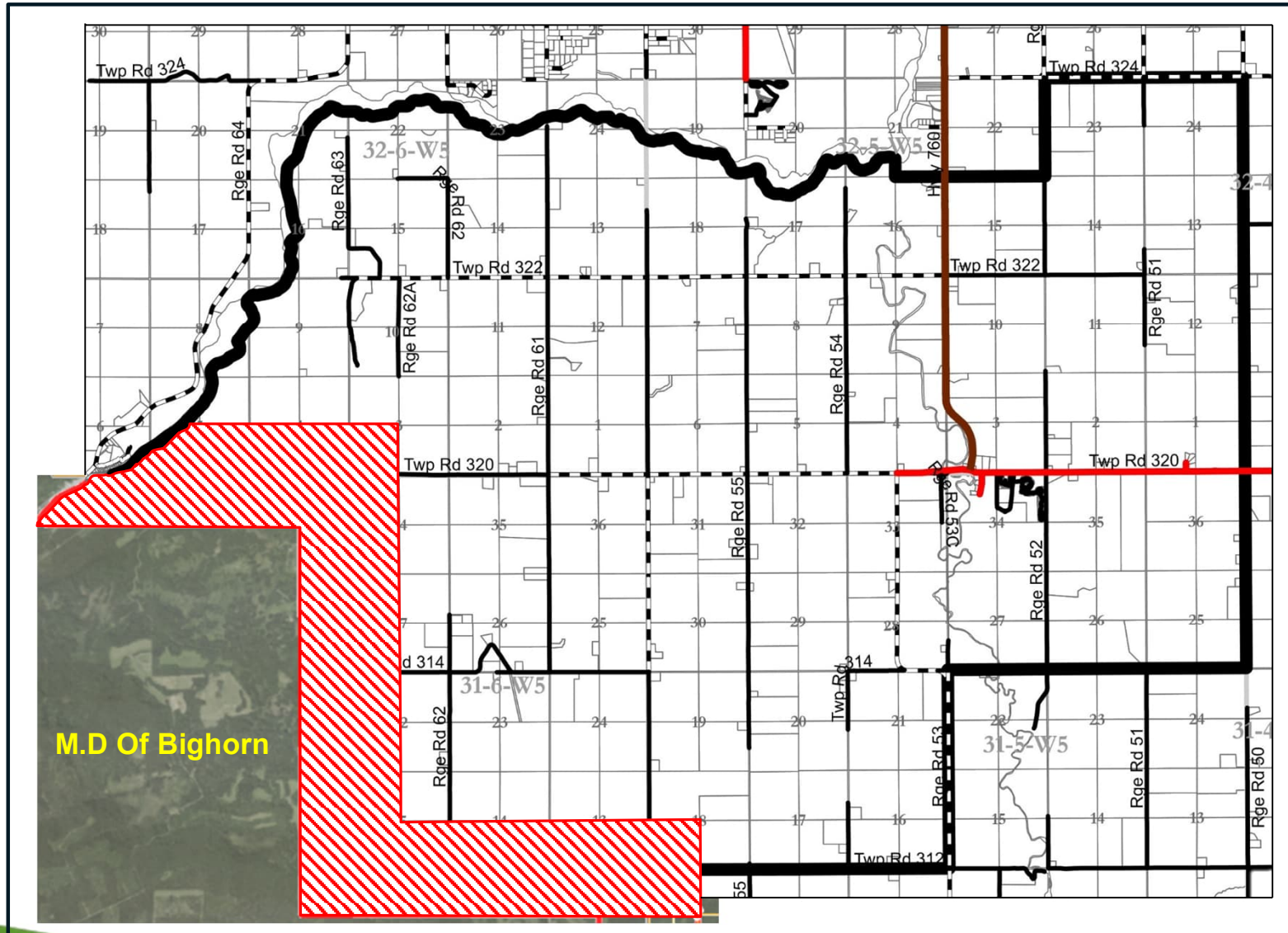
Advisory and procedural support:

- Technical expertise
- Background information and research
- Draft policies and mapping

Free & Open Communication

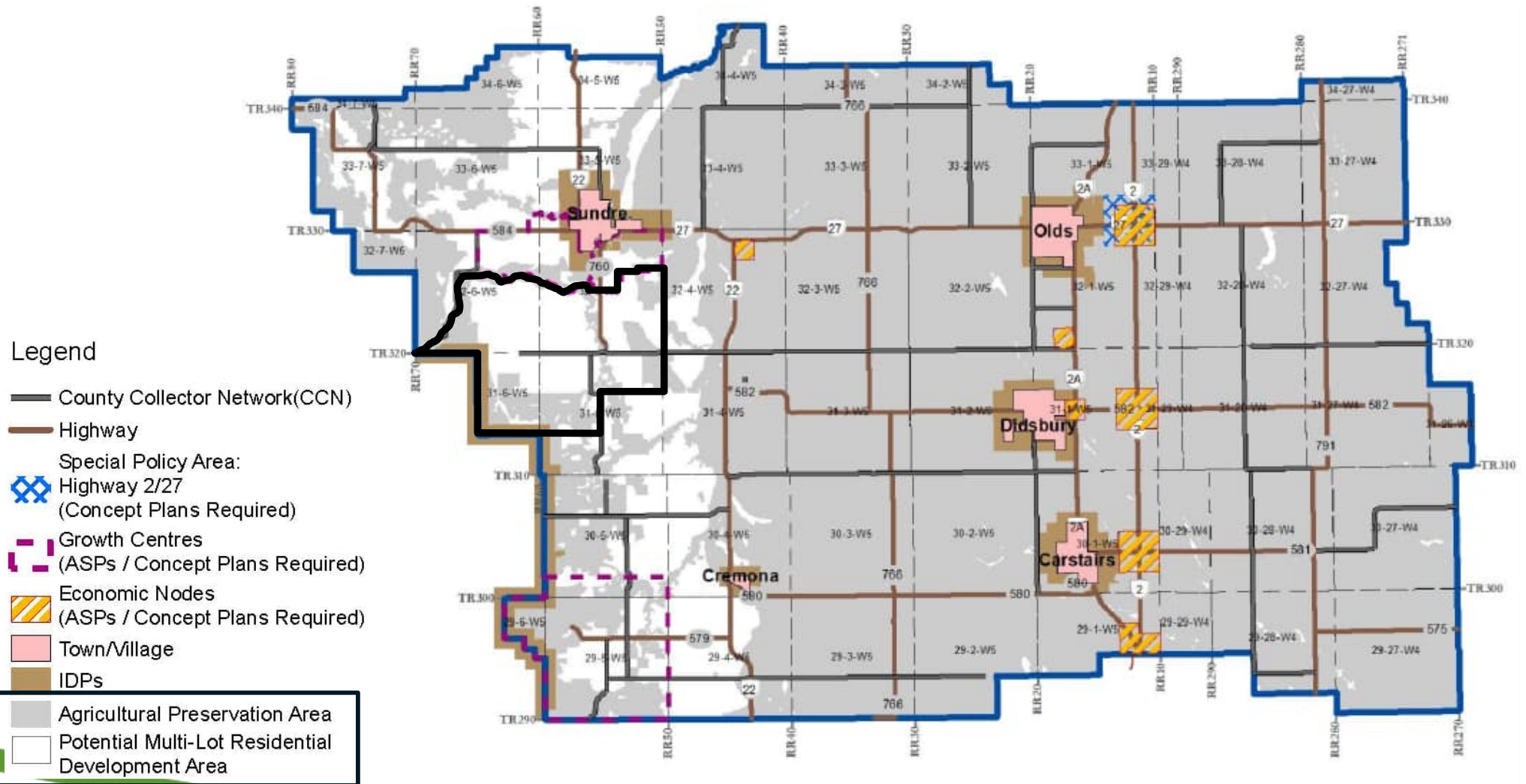
- Raise issues, share ideas and participate in discussion and debate.
- A decision by the Steering Committee is a position that shall be represented by all Committee members when representing the Committee.
- Schedule “A” of Committees of Council

M.D. of Bighorn Intermunicipal Collaboration Framework

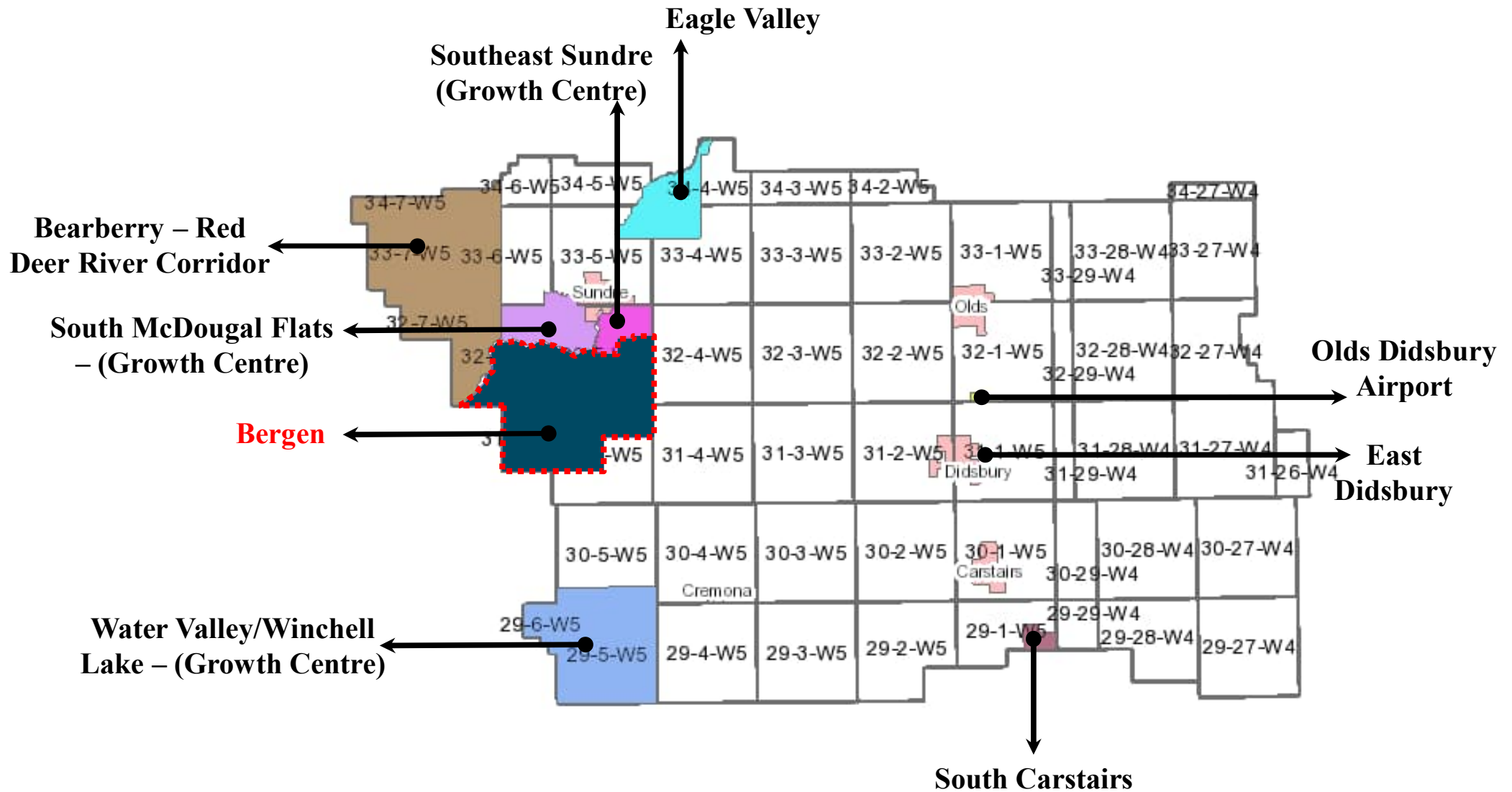


MVC's Municipal Development Plan

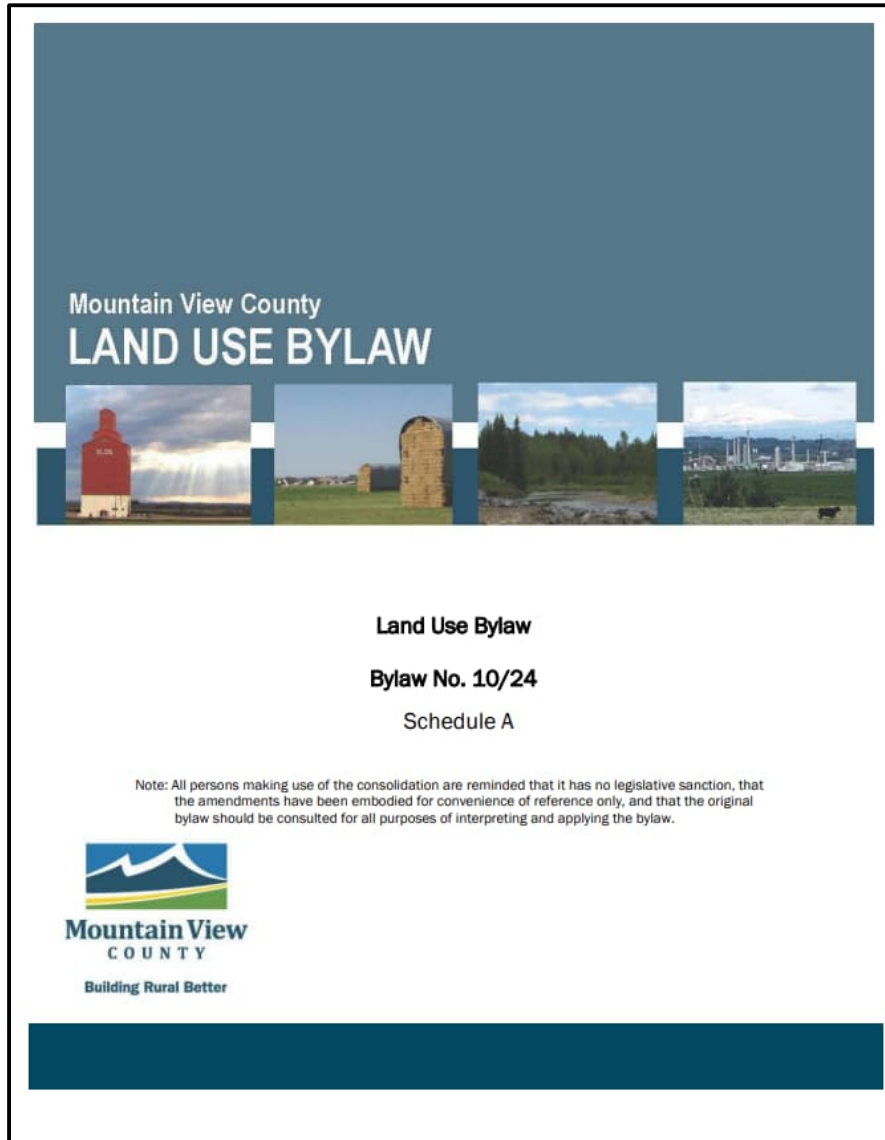
Figure 3: Growth Management Conceptual Strategy



MVC's Area Structure Plans



MVC's Land Use Bylaw



Regulate Development

- Zoning Districts (Agriculture, Country Residential, Direct Control, industrial, etc)
- Regulations
- Maps

Each Zoning District

- Purpose
- Exempt Uses (no DP required)
- Permitted Uses
- Discretionary Uses
- Site Regulations (setbacks, heights, parcel size) and Other Development Regulations

General Regulations and Specific Use Regulations

Process (DPs, subdivision, appeal provisions and reapplication)

Enforcement

Terms of Reference

Bergen Area Structure Plan Review

1408 Twp. Rd. 320 / Postal Bag 100, Didsbury, AB Canada TOM 0W0
T 403.335.3311 F 403.335.9207 Toll Free 1.877.264.9754
www.mountainviewcounty.com

The purpose of this *Terms of Reference* is to guide the Review of the Bergen Area Structure Plan (ASP), in accordance with the requirements of the *Municipal Government Act*.

1.0 INTRODUCTION

The current Bergen Area Structure Plan Bylaw No. 03/15 was approved on June 24, 2015, in compliance with the Municipal Development Plan Bylaw No. 09/12. Subsequently, Council have approved two Amendments being Bylaw No. 10/21 on April 14, 2021, and Bylaw No. 04/22, on April 13, 2022. In 2019, Mountain View County and the M.D. of Bighorn adopted Intermunicipal Development Plan Bylaw No. 02/19 and in 2020 the County adopted a new Municipal Development Plan, Bylaw No. 20/20, rescinding the previous MDP Bylaw No. 09/12. Most recently the Province finalized the Upper Red Deer River Hazard Study.

The ASP is a policy document that guides future redesignation, subdivision and development of lands within the ASP area as shown in the attached map.

As part of the 2024 Operating Budget, Council approved on December 13, 2023, the Bergen ASP Review (PD-24-01) for a total of \$5,000.00.

2.0 ENABLING LEGISLATION

The *Municipal Government Act* (MGA) establishes the hierarchy of statutory plans with the Intermunicipal Development Plans (IDPs) as the highest, followed by Municipal Development Plan (MDP) and then Area Structure Plans (ASPs). In the event of a conflict or inconsistency, the higher statutory plan prevails.

In addition to Section 3 of the MGA that sets out the purposes of a municipality, Section 633(1) of the MGA provides the purpose of an ASP and sets out what must be included (s.633(2)). In addition, the ASP must be consistent with other Statutory Plans (s.638(2)).

633(1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

- (i) the sequence of development proposed for the area,
- (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
- (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
- (iv) the general location of major transportation routes and public utilities,

and

- (b) may contain any other matters, including matters relating to reserves, as the council considers necessary.

638(2) An area structure plan and an area redevelopment plan must be consistent with

- (a) any intermunicipal development plan in respect of land that is identified in both the area structure plan or area redevelopment plan, as applicable, and the intermunicipal development plan, and
- (b) any municipal development plan.

3.0 REVIEW TOPICS

Two (2) key review topics:

- 1) Review of the ASP compliance with the Municipal Development Plan
- 2) Review of the changes in land use and development as well as population growth since the adoption of the ASP in 2015 to determine appropriate subdivision potential and densities for residential, recreational and other uses.

4.0 PROJECT ORGANIZATION

4.1 Steering Committee

A Steering Committee will be established by a separate Terms of Reference and appointed by County Council in January 2025.

4.2 Responsibilities of the Steering Committee

- Provide broad policy direction and assist in identifying issues and opportunities with respect to key review topics;
- Participate in any community consultation/engagement;
- Direct Administration to draft ASP policies;
- Review and provide input to agendas; and
- Finalize the Review and recommend the ASP to Council.

4.3 Responsibility of Administration

Administration is a resource to the Steering Committee, by assisting in the ASP Review, preparing the Steering Committee agendas, preparing community consultation/engagement materials and drafting the ASP.

4.4 Responsibility of Council

Council will be responsible for the approval of the ASP Bylaw after a Public Hearing.

5.0 SCOPE OF WORK AND PROJECT STAGES

The scope of work is organized into four stages, with a completion date to be determined through the planning process. The four stages of the work program include:

Stage 1 Steering Committee Meetings:

- Steering Committee meetings will be held to orientate members and review key topics to further define the scope and targeted deadlines.
- At the direction of the Steering Committee, preliminary community consultation(s) will be prepared for the community to provide input on key review topics within the plan area.
- If necessary, engage internal departments or external departments to provide input or feedback on specific topics.

Stage 2 Community Consultation to Engage the Public

- At the direction of the Steering Committee, community consultation(s) will be prepared for the community to provide input on the key review topics.

Stage 3 Draft ASP for Steering Committee's Review:

- Administration will draft policies for the ASP based on input from the meetings and the community engagement. The Steering Committee will review the draft ASP and provide feedback to Administration regarding necessary edits. Upon acceptance of the draft ASP by the Steering Committee, the document will be prepared for public review.

Stage 4 Public Review of the Draft ASP:

- At the direction from the Steering Committee, the community will have an opportunity to review and comment on the Draft ASP. The Steering Committee will consider if edits are required to clarify and better align policy with the intended direction of the ASP. A final draft ASP will be prepared in preparation of 1st Reading of a bylaw to adopt the ASP.

The anticipated timeline:

TOR Approval by Council	December 11, 2024
Advertising for Steering Committee members	December 31, 2024 – January 24, 2025
Council appointment of Steering Committee members	January 29, 2025
First Steering Committee (Orientation)	February 2025
Steering Committee to determine meeting frequency	
Estimated 1 to 1.5 year to complete the ASP Review by the Steering Committee	August 2026

6.0 PUBLIC AND STAKEHOLDER INVOLVEMENT

In accordance with the Public Participation Policy 1030, the manner in which the community will be “Consulted” as part of the ASP Review, is based on Appendix A: Public Participation Spectrum.

6.1 Public Participation

The purpose of public participation is to:

- Inform and educate the public and stakeholders on the nature and requirements of the ASP;
- Gather public input (suggestions or comments) on the draft ASP by landowners and those impacted by the ASP.

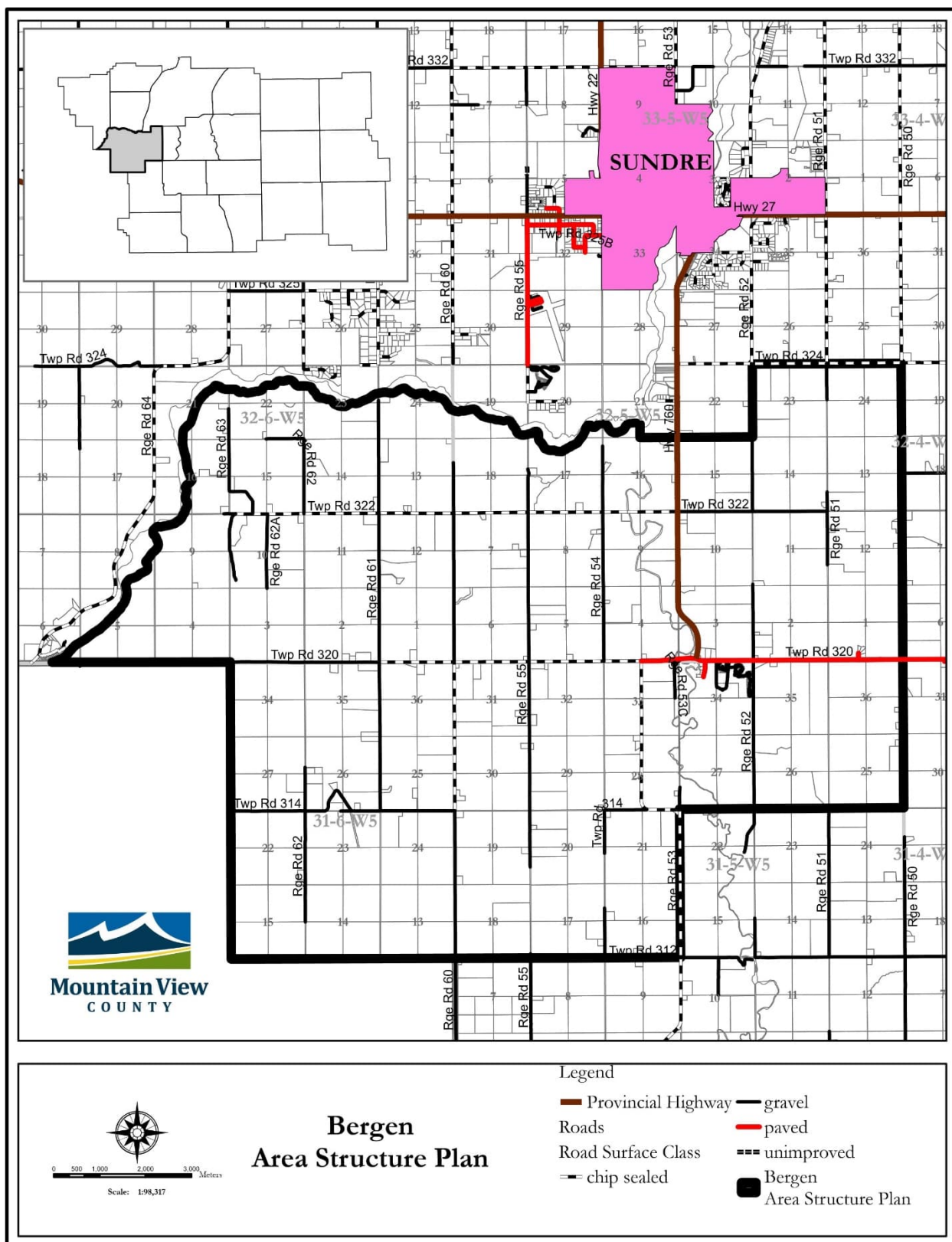
6.2 Stakeholder Involvement

Stakeholders that could be involved in ASP review:

- Internal Departments;
- Provincial Agencies; and
- Public utilities

6.3 Communication

- Dedicate a webpage on the County’s website with information and updates on the process that will include agenda, minutes and any community engagement.
- Advertise in the newspaper and on the County website on Steering Committee positions.
- County app for targeted dates for community engagement.
- Other communication tools could include radio ads and mail out letters.



Steering Committee Terms of Reference Bergen Area Structure Plan Review

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INTRODUCTION

Committee membership provides a unique and important opportunity for residents of Mountain View County to become involved in formulating a vision and direction for the County's growth and development. Committees strengthen our communities by allowing competent and interested citizens to bring forward ideas and solutions to address the needs of the broader community. Public members of Council committees are valuable additions to the political and administration team.

Committee membership involves citizens in meaningful ways. Members make a commitment to the work of their committees and are both responsible and accountable for their activities. The County in turn, commits to providing appropriate resources and guidance to ensure effective membership involvement.

COUNCIL MANDATE

The authority, powers, duties, and functions of Council are prescribed by the Municipal Government Act (MGA).

The purpose of a municipality is to provide responsible governance; develop and maintain safe and viable communities; well-being of the environment; foster economic development; and to provide the services and facilities desired by the community.

Council is an elected body that is responsible for developing and evaluating programs and policies; ensuring that the powers, duties, and functions of the municipality are carried out; and carrying the powers, duties and functions expressly given to it. Council must not exercise power or function or perform a duty which is assigned under the MGA to the Chief Administrative Officer (CAO) or designated officer.

Establishing Committees of Council Bylaw No. 13/23 applies to the Steering Committee and any additional guidance included in this Terms of Reference.

GOALS AND OBJECTIVES

The goal of the Bergen Area Structure Plan Review Steering Committee is to assist in the update of the current Bergen Structure Plan (Bylaw No. 03/15), in accordance with the provisions of the MGA and with specific regard to Section 617:

"617 The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

- (a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and*
- (b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,*

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest."

PURPOSE AND CRITERIA

The role of the Steering Committee is to:

- a. review and monitor the work, to ensure that the objectives and policies of the Municipal Development Plan, the regulations of the Land Use Bylaw and other County documents, which may have an impact to the Bergen Area Structure Plan Review, are achieved;
- b. ensure that an open public participation process is followed;

- c. collaborate with Council, public and staff, to ensure stakeholder input and to review information;
- d. provide regular progress reports to Council; and
- e. recommend amendments to the Plan to Council for adoption.

The success of the Steering Committee will depend on:

- a. having a member orientation each time a new member is added;
- b. recognition that the Committee performs a community “stewardship” in the performance of its duties and responsibilities;
- c. recognition that the Committee provides input and assistance to Council;
- d. taking a corporate approach to its purpose and function;
- e. taking an open, unbiased, progressive and forward looking perspective;
- f. working cooperatively, collaboratively and objectively towards achieving Committee goals and objectives;
- g. ensuring an encouraging, supportive, constructive, receptive, sensitive and respectful environment;
- h. having respect for delegated roles and authority;
- i. show public respect for Council, volunteers and staff;
- j. show public confidence in the leadership of the committee chair; and
- k. communicate to Council and the community the Committee’s accomplishments.

COMPOSITION

The members are appointed by the Council of Mountain View County and the Committee will consists of at least seven (7) members:

- Three (3) Council members;
- One (1) Bergen Community Association member; and
- Three (3) public members from the Bergen ASP area.

TERM

Members are appointed for the duration of the Committee. The Committee will dissolve at the time Council adopts the new Bergen Area Structure Plan.

A member may resign from the Committee by submitting a letter of resignation to the Chair and/or staff. Staff will then advise the Committee and Council of the resignation and request Council to appoint a new member.

MEETINGS

Committee meetings will be scheduled on an as-needed basis to complete the project, and future meeting date(s) will be established at the end of each meeting. The Chair may call additional or non-scheduled meetings where circumstances warrant, to deal with important or necessary issues before the next scheduled Committee meeting.

REMUNERATION

Members will be paid a per diem and mileage rate as established by Council.

QUORUM

Committee members should strive to attend all meetings held by the Committee. However, it is understood that it is unlikely that every member can attend every scheduled meeting. To have a Committee meeting cancelled or not otherwise

proceed on the scheduled date, simply because no quorum is present, would postpone the aims and objectives of the Committee and cause inconvenience for those members who are able to attend.

Consequently, a Committee meeting may proceed without a quorum. Decisions or recommendations made by the Committee must note that the meeting proceeded without the presence of a quorum, and record the number of members who were in attendance at the meeting. This will ensure that the business of the Committee is not unnecessarily delayed. The Committee may always determine to cancel a meeting or not proceed if no quorum is present, but it is not required to do so.

Four (4) members form a quorum.

CHAIR AND VICE-CHAIR

A Chair and Vice-Chair, for the term of the Review, shall be elected by the Committee at the first regular meeting.

ROLE OF CHAIR AND VICE-CHAIR

The Chair serves as the Committees spokesperson. The Chair generally oversees the functions, duties and responsibilities of the Committee and presides over Committee meetings and functions. The Chair provides leadership, builds consensus and liaises with the CAO and staff resources. The Chair ensures that meetings are carried out with proper decorum, courtesy and respect.

The role of the Vice-Chair is equally important. In the event that the Chair is unavailable or the position is vacant, the Vice-Chair undertakes to perform the roles, duties and responsibilities of the Chair. In the event that the Chair is unable to attend meetings or respond to member concerns, the Vice-Chair is equally charged with this responsibility and will take the place of the Chair for these purposes.

ROLE OF MEMBERS

Generally, members are required to attend and participate in meetings and other business of the Committee; maintain confidentiality of certain information provided to them in their capacity as members; and make a commitment to working in a professional and constructive manner with their colleagues on the Committee.

Members are expected to use objective and unbiased judgment; and be open-minded and respectful of the opinions and views of others.

The Code of Ethics and Conduct for Committee Members included in Schedule “A” of the Establishing Committees of Council Bylaw No. 13/23 shall be signed by each member.

VOTING

The goal of the Committee is to reach consensus on all issues. However, recognizing that a consensus is not always possible, where a consensus is not reached, decisions shall be determined on the basis of a majority vote. Each member will receive one (1) vote, including the Chair. In order for a motion to pass, the motion must receive a majority support of the members present. If a vote is tied, the motion is defeated.

Once the Committee has made a decision on an issue, that decision is deemed the final position of the Committee, and the Chair has the responsibility to bring that position forward, regardless if the Chair personally supported or not supported the decision.

Any decisions made by the Committee in the absence of a quorum, shall be ratified by a quorum at the next meeting.

PUBLIC ACCESS AND DELEGATIONS

All meetings are open to observation by the general public. Notice of meetings shall be posted on the County website.

In certain limited cases, it would be inappropriate for the public to have access to confidential or sensitive information. Matters deemed to be confidential or sensitive in nature shall be dealt with in-camera and closed to the public.

RESOURCES

To assist the Bergen Area Structure Plan Review Steering Committee in reaching their goals and objectives, the County has provided staff resources to assist in the administration and operation of the Committee.

The role of staff is to provide administrative support; advisory and procedural support and serve as resource support to members.

Administrative support includes the booking of meetings, taking of minutes, the distribution of agendas and other duties requested.

Advisory and procedural support includes technical expertise that may be required and available to staff.

COMMITTEE RECORDS

The staff shall prepare and distribute a meeting agenda prior to each meeting.

Meeting minutes shall be recorded for each meeting and distributed to each member with the next meeting's Agenda or under separate cover. Minutes are an impartial account of business accomplished at a specific meeting and recorded in a straight forward narrative style. Meeting minutes generally record topics discussed, motions taken and information received.

Minutes do not record:

- Personal opinion of commentary.
- Direct transcripts of meeting dialogue or conversation.
- Discussion of motions.

PUBLIC COMMUNICATIONS FROM THE COMMITTEE

Free and open communication among Committee members and staff is necessary and encouraged for the effective operation of the Committee. Open debate and discussion help Committee members raise issues, creative ideas, and reach sound decisions. Open communication with staff allows administration to fully understand the views of the Committee members and the different perspectives that are brought to the table. Committee members serving as a representative for a particular organization or group are encouraged to communicate back to their organization any concerns that are raised at the committee meetings and should not hesitate to bring forward to the Committee any ideas and comments from their organization.

A decision made or position taken by the Committee is the position that shall be represented by all Committee members when representing the Committee. When a member is representing the Committee and its position, it is the majority will of the Committee that shall guide one's comments, rather than the personal views of the member. In answer to questions, where a member does not agree or support a majority position on an issue, the Committee member may clarify his or her position on that issue by indicating that, *"although I do not speak for the Committee on this issue, my personal or professional opinion is ..."*

Further, if a Committee member wishes to present his or her own personal opinion, or the opinion of an organization to which he or she belongs, the member should indicate clearly that his or her presentation is not representative of the Committee's position, but rather is a reflection of his or her personal or organizational position.

COMMITTEE PROCEDURES

Staff will prepare and distribute agendas to committee members. Meetings will adhere to the agenda.

The agenda will record the place, date and time of the meeting. The format of the agenda will be as follows:

1. CALL TO ORDER
2. AGENDA
3. ADOPTION OF PREVIOUS MINUTES
4. BUSINESS ARISING OUT OF PREVIOUS MINUTES
 - 4.1

5. DELEGATIONS
5.1
6. OLD BUSINESS
6.1
7. NEW BUSINESS
7.1
8. CORRESPONDENCE
8.1
9. CONFIDENTIAL ITEMS
9.1
10. ADJOURNMENT

MINUTES

Minutes of each meeting will be recorded in the following format:

The minutes will record the place, date, time of meeting as well as any motions made by the Committee.

1. CALL TO ORDER
2. PRESENT
3. IN ATTENDANCE
4. AGENDA
5. ADOPTION OF PREVIOUS MINUTES
6. DELEGATION
6.1
7. BUSINESS ARISING OUT OF PREVIOUS MEETINGS
7.1
8. OLD BUSINESS
8.1
9. NEW BUSINESS
9.1
10. CORRESPONDENCE
10.1
11. CONFIDENTIAL ITEMS
11.1
12. ADJOURNMENT



Bergen Area Structure Plan Review Planning Background Information

Jessica Ross & Dolu Mary Gonzalez
Planning and Development Services
March 11, 2025



Land Use Policy changes to Consider for the Bergen ASP Review

2014 Aggregate Committee

New District (Land Use Bylaw): Aggregate Extraction/Processing (AEP) with regulations.

Redesignation: requirement prior to applying for a DP to operate a gravel pit.

2020 Municipal Development Plan Review Concluded

The MDP's includes AGRASID's Land Suitability Rating System to determine Agricultural Preservation Area.

2021 M.D of Bighorn Intermunicipal Development Plan Concluded

The IDP is approved and includes portion of this ASP.

2024 Provincial Upper Red Deer River Hazard Study

Council is in the process of developing Statutory Plan policies and Land Use Bylaw Regulations.

Why Reviewing the ASP?



BERGEN AREA STRUCTURE PLAN
Bylaw No. 03/15

Consolidated Version (Bylaw No. 04/22)
April 13, 2022

Current Plan Vision

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.*

Bergen Area Structure Plan

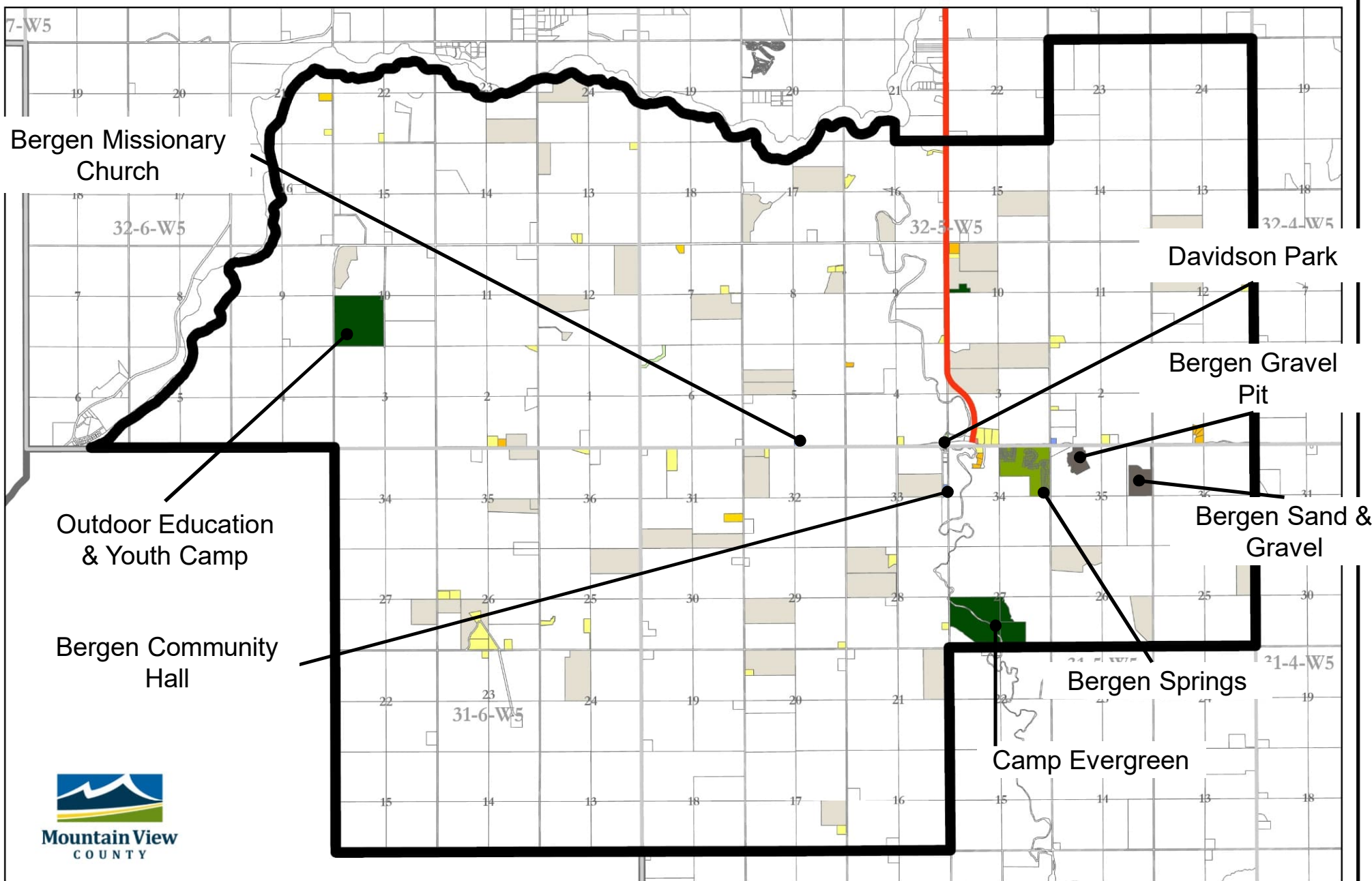


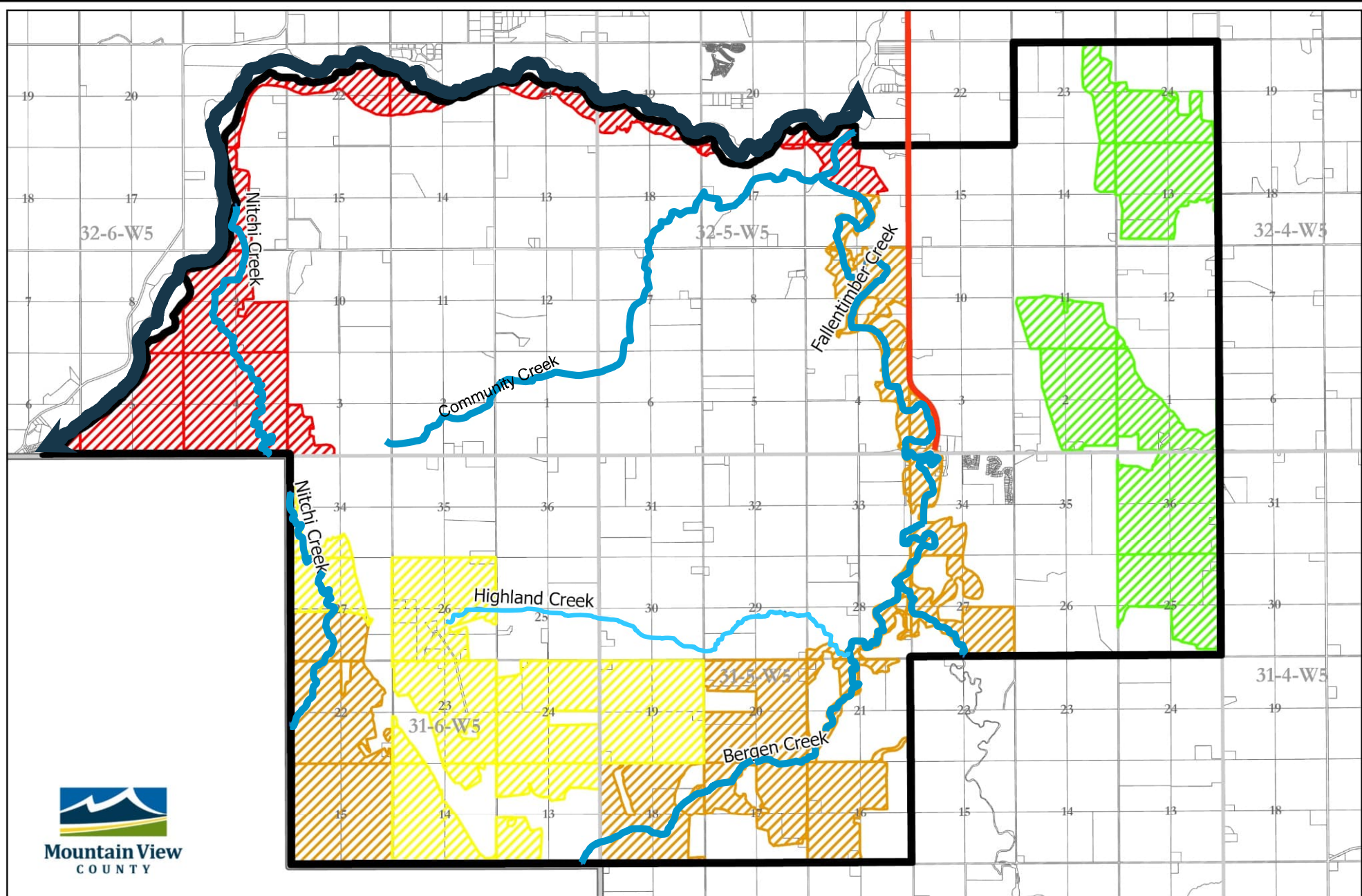
BERGEN AREA STRUCTURE PLAN
Bylaw No. 03/15

Consolidated Version (Bylaw No. 04/22)
April 13, 2022

Plan Strategies

- a) *Conserve significant environments, open spaces and vital visual amenities;*
- b) *Encourage the sustainable management of Crown Lands;*
- c) *Recognize 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 as an area for farm residences and limited country residential developments;*
- e) *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) *Enhance community livability through the continued provision of access to education, health and recreation facilities and programs;*
- i) *Promote community safety and well-being through the provision of and access 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.*

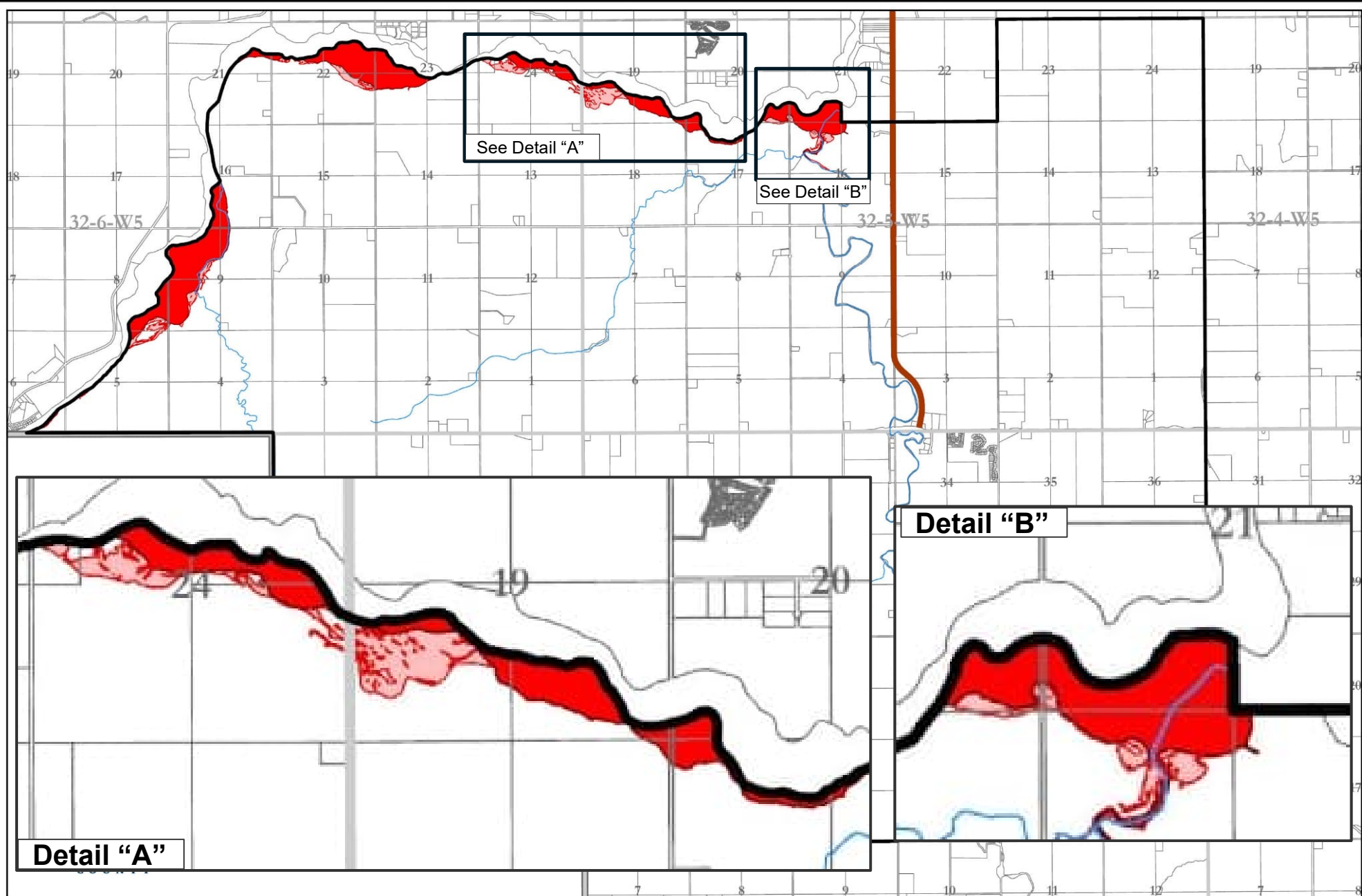




2008 Summit Environmentally Significant Areas

Legend

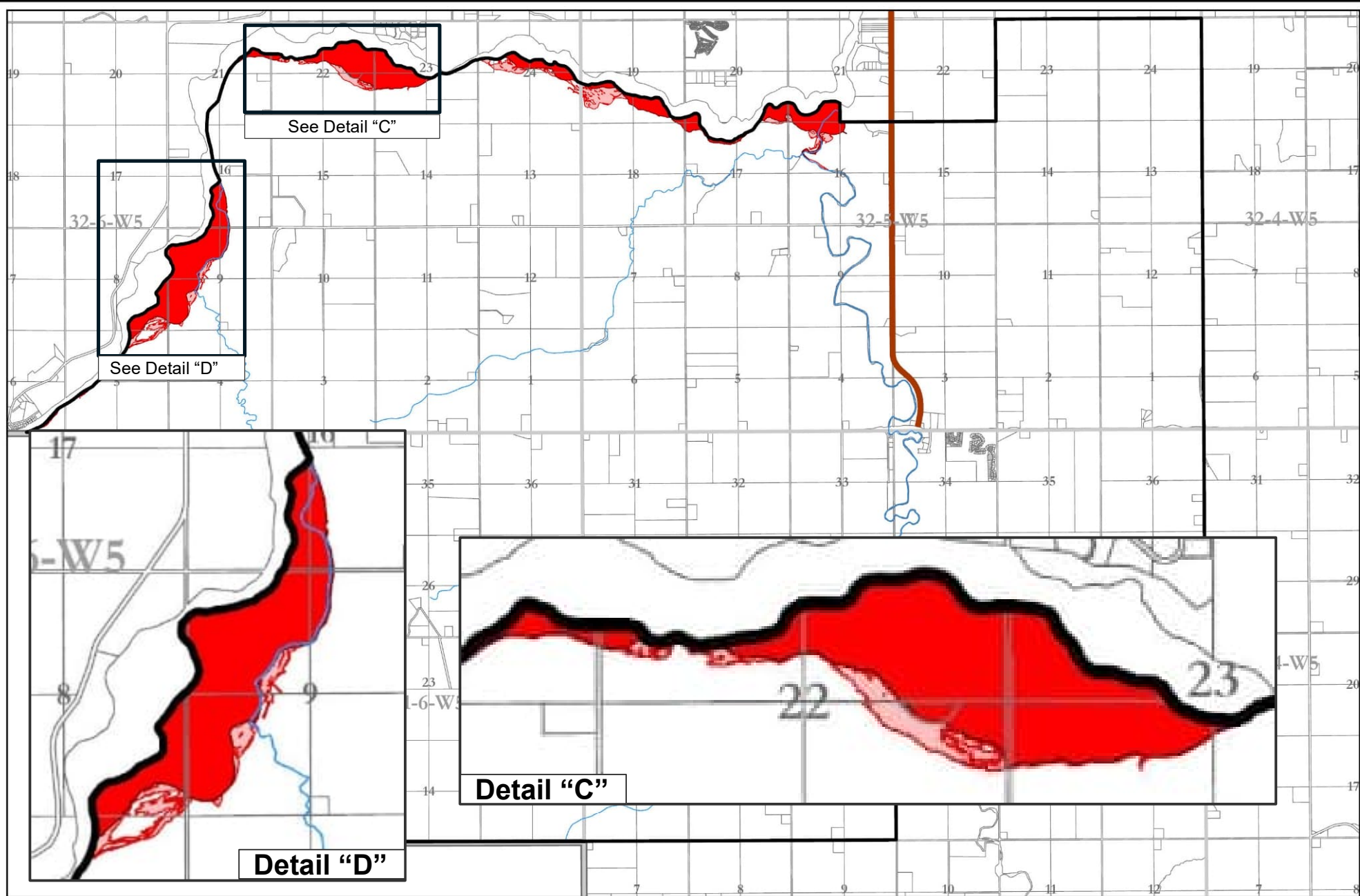
- 1 (Very High) ASP Boundary
- 2 (High)
- 3 (Moderate)
- 4 (Low)



Provincial - Upper Red Deer River Hazard Study

Legend

- ASP Boundary
- Provincial Highway
- Rivers and Creeks
- Floodway
- High Hazard Flood Fringe
- Protected Flood Fringe
- Design Flood
- Flood Fringe

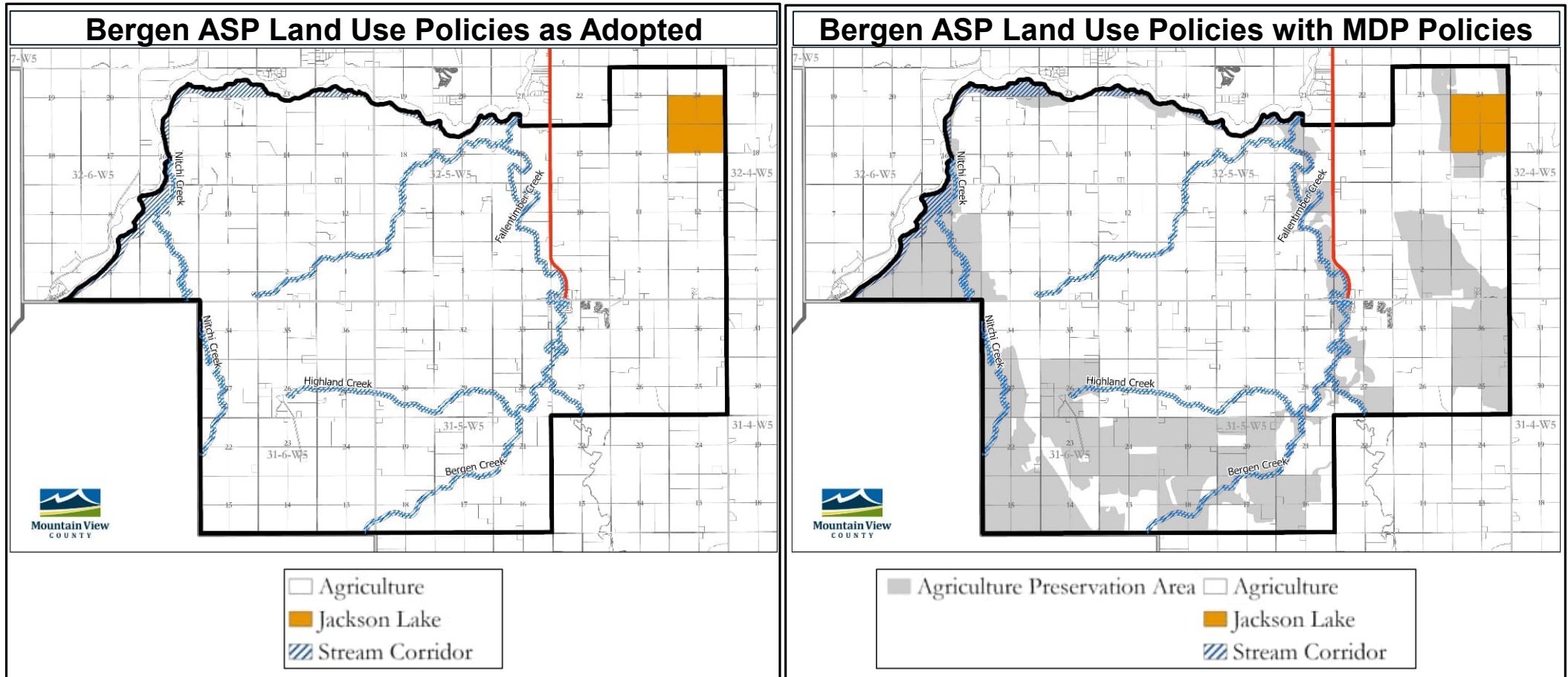


Provincial - Upper Red Deer River Hazard Study

Legend

- ASP Boundary
- Provincial Highway
- Rivers and Creeks
- Design Flood
- Floodway
- High Hazard Flood Fringe
- Protected Flood Fringe
- Flood Fringe

Bergen Land Use Policy Areas & MDP

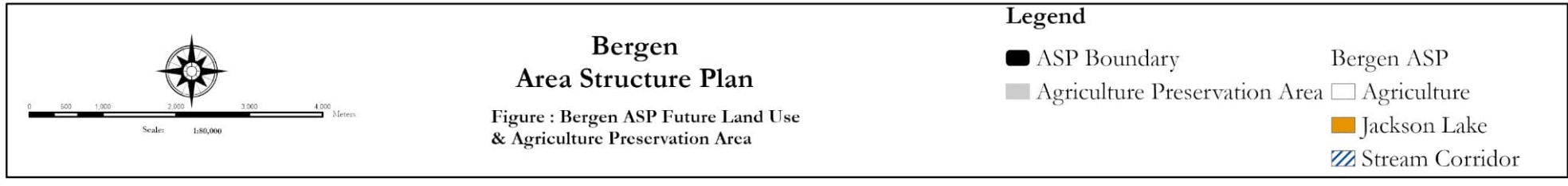
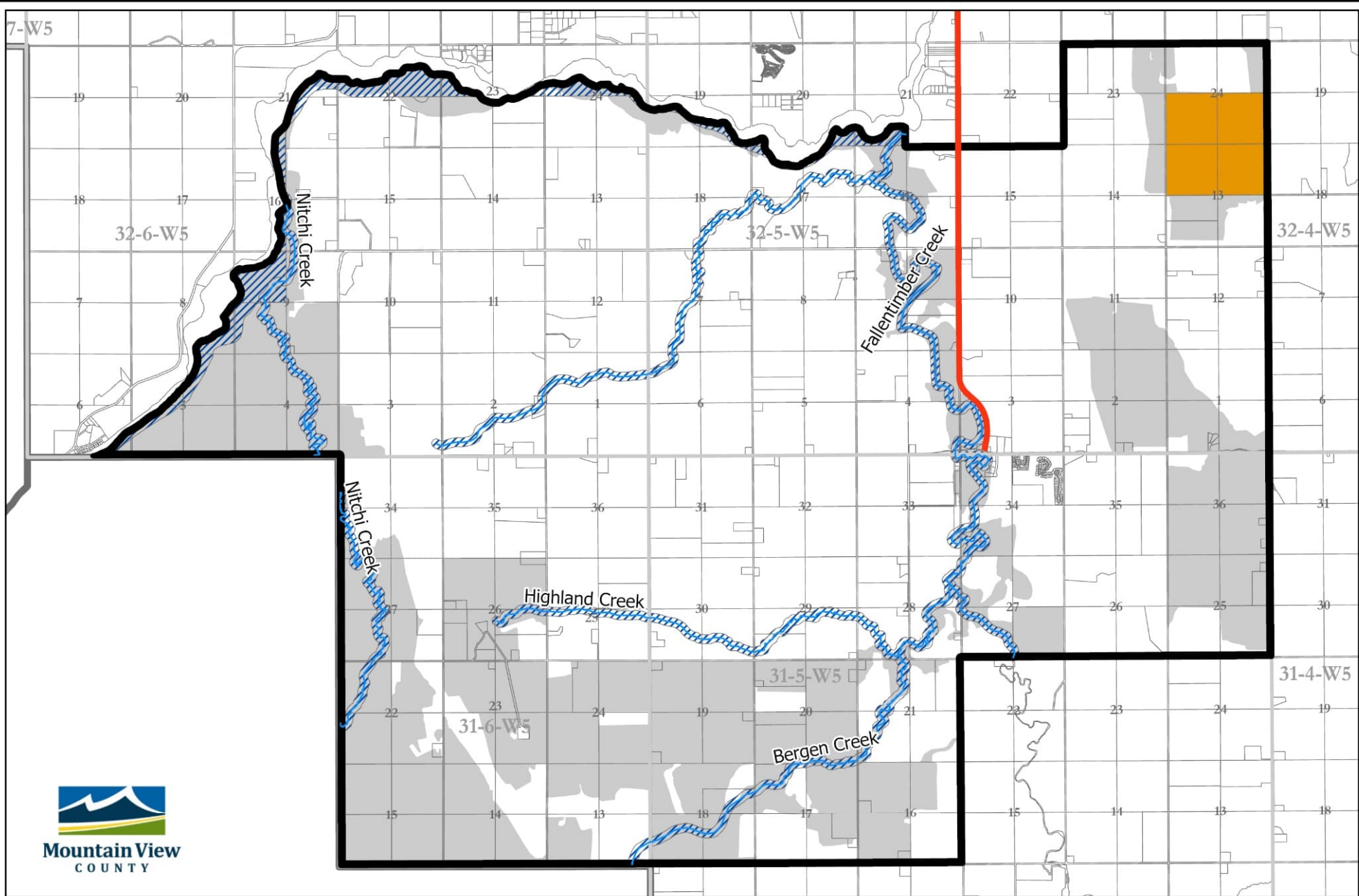


2018 ESA Amendment:

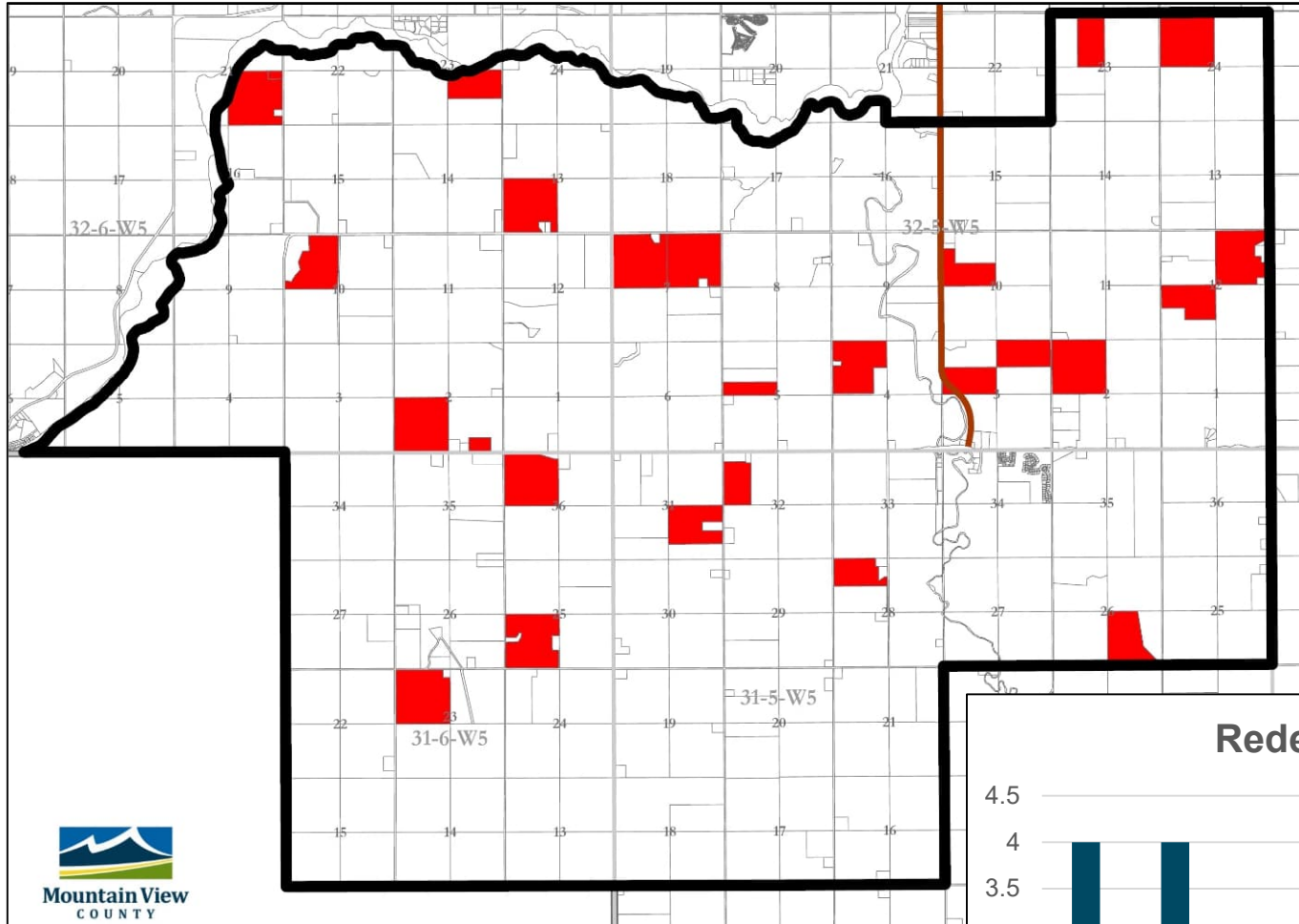
Amendment to Environmentally Significant Areas. This amendment resulted in 15,798 acres of land County wide, previously identified in the Agricultural Preservation Area, now identified in the Potential Multi-Lot Residential Development Area.

2020 MDP Update:

- Figure 3 – Growth Management Conceptual Strategy (gray & white layer) in addition to CLI soil Class 1, 2 & 3, the Agricultural Regions of Alberta Soil Inventory Database (AGRASID) Land Suitability Rating System (LSRS) was added for soils Class 2 & 3 as the 1st Dominant or Co Dominant.



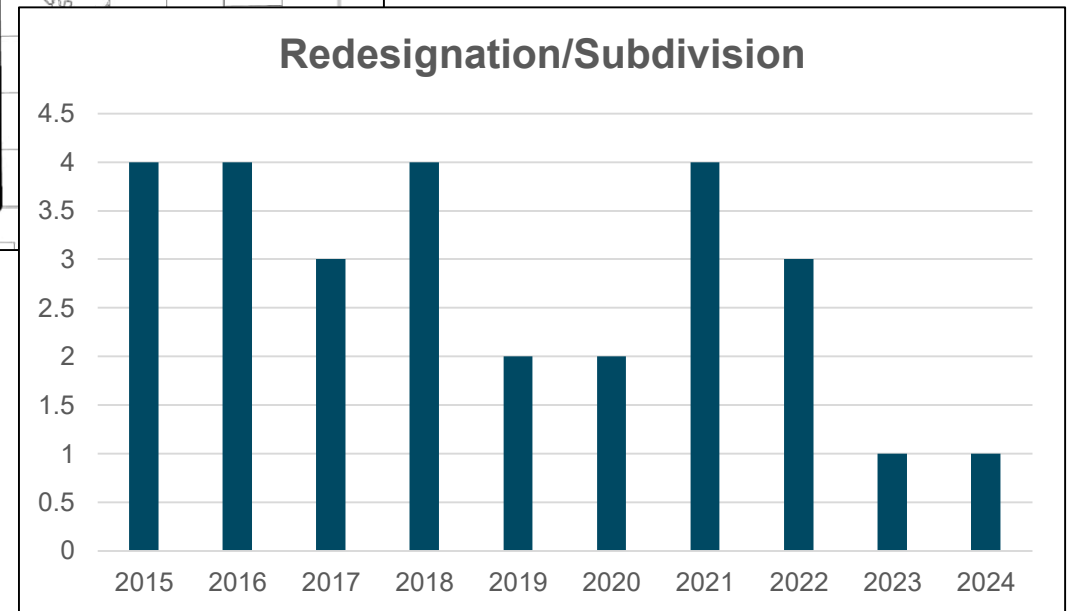
Redesignation/Subdivision Trends (2015 – 2024)



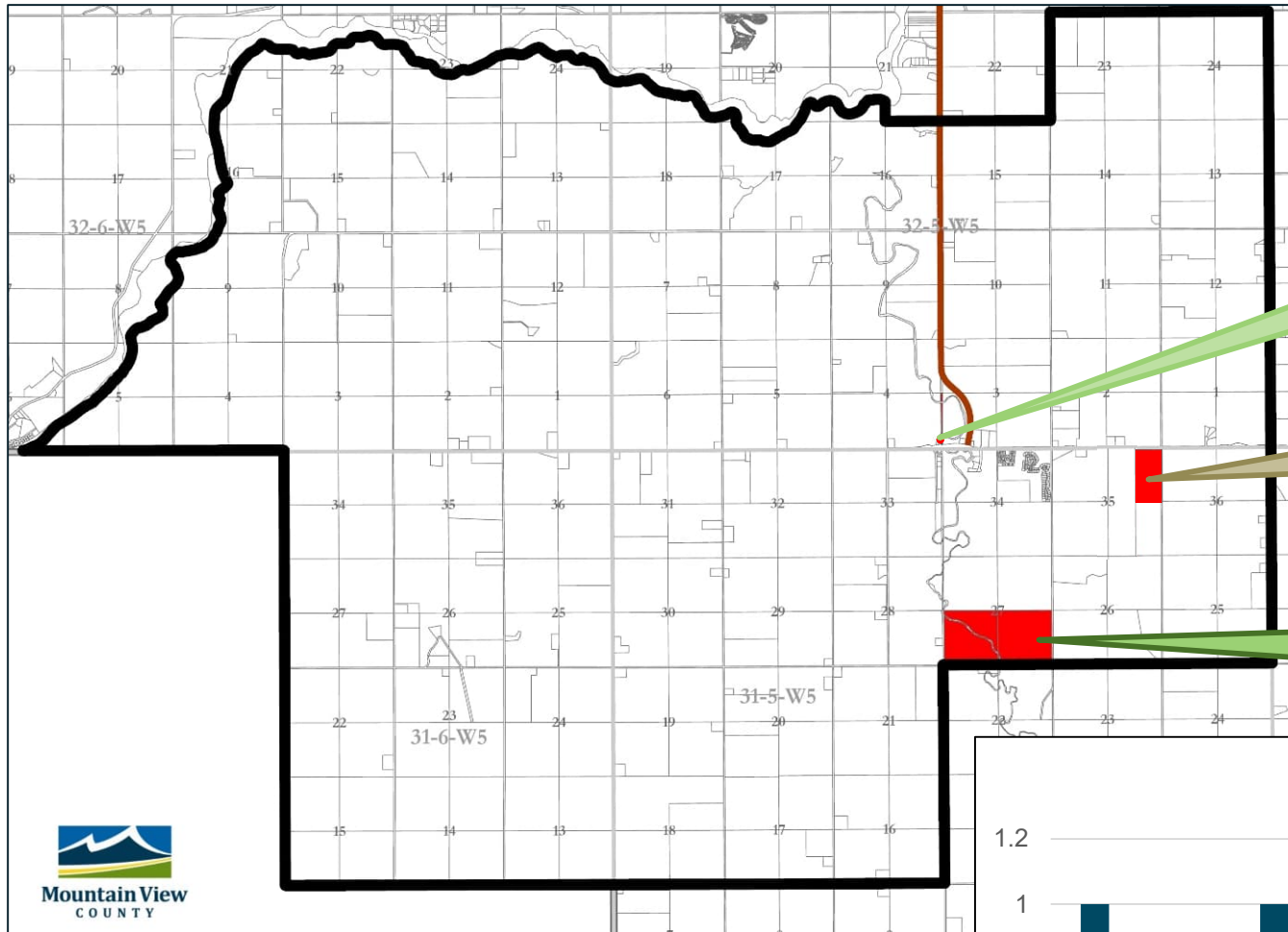
- Country Residential = 14
 - 3 Withdrawn
 - 1 Refused
- Country Residential (1) = 1
- Residential Farmstead = 3
- Agricultural (2) = 11

TOTAL REDESIGNATION/SUBDIVISION APPLICATIONS = 28

- 24 Approved/Closed
- 3 Withdrawn
- 1 Refused



Redesignation Trends (2015 – 2024)

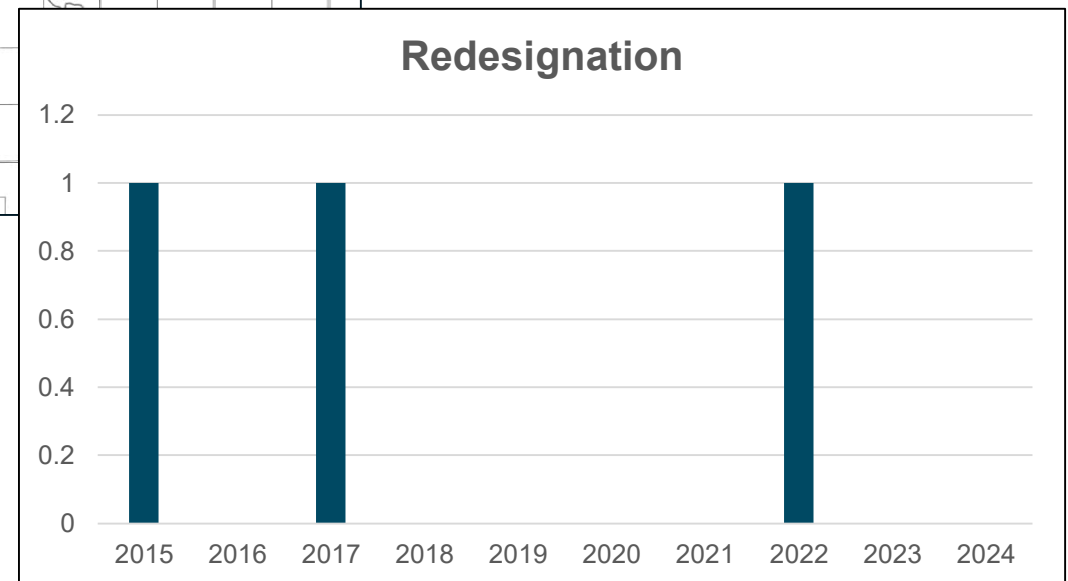


2022 (A to P-PC)
Expansion of the existing
Davidson Park – Day Use Area

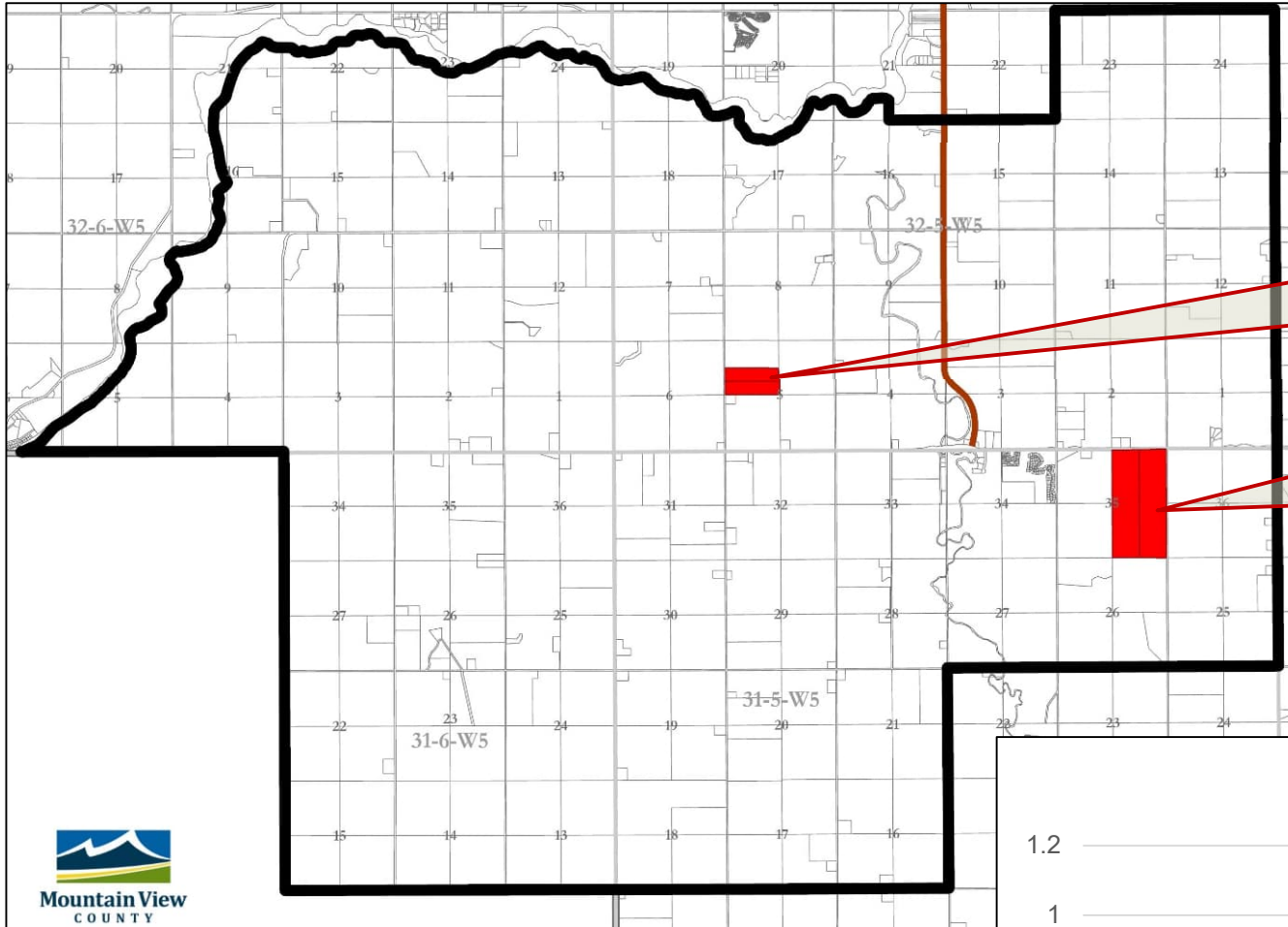
2017 (A to AEP)
Gravel Pit – Known as Bergen
Sand & Gravel

2015 (A to P-PR)
Expansion of the existing Camp
Evergreen

TOTAL REDESIGNATION APPLICATIONS = 3



Subdivision Trends (2015 – 2024)



2018: Subdivide the S ½ Quarter

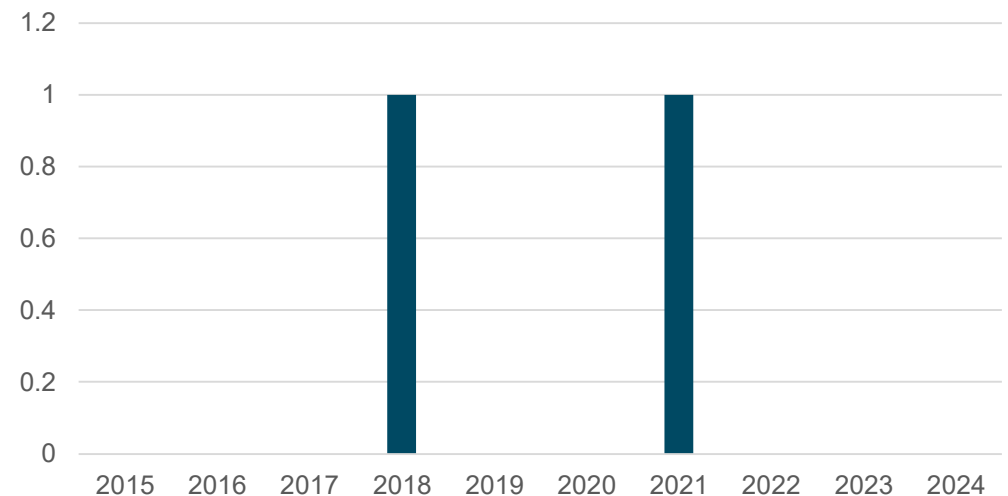
The subdivision was to subdivide the existing 80-acre parcel, the S ½, into two 40 acre parcels.

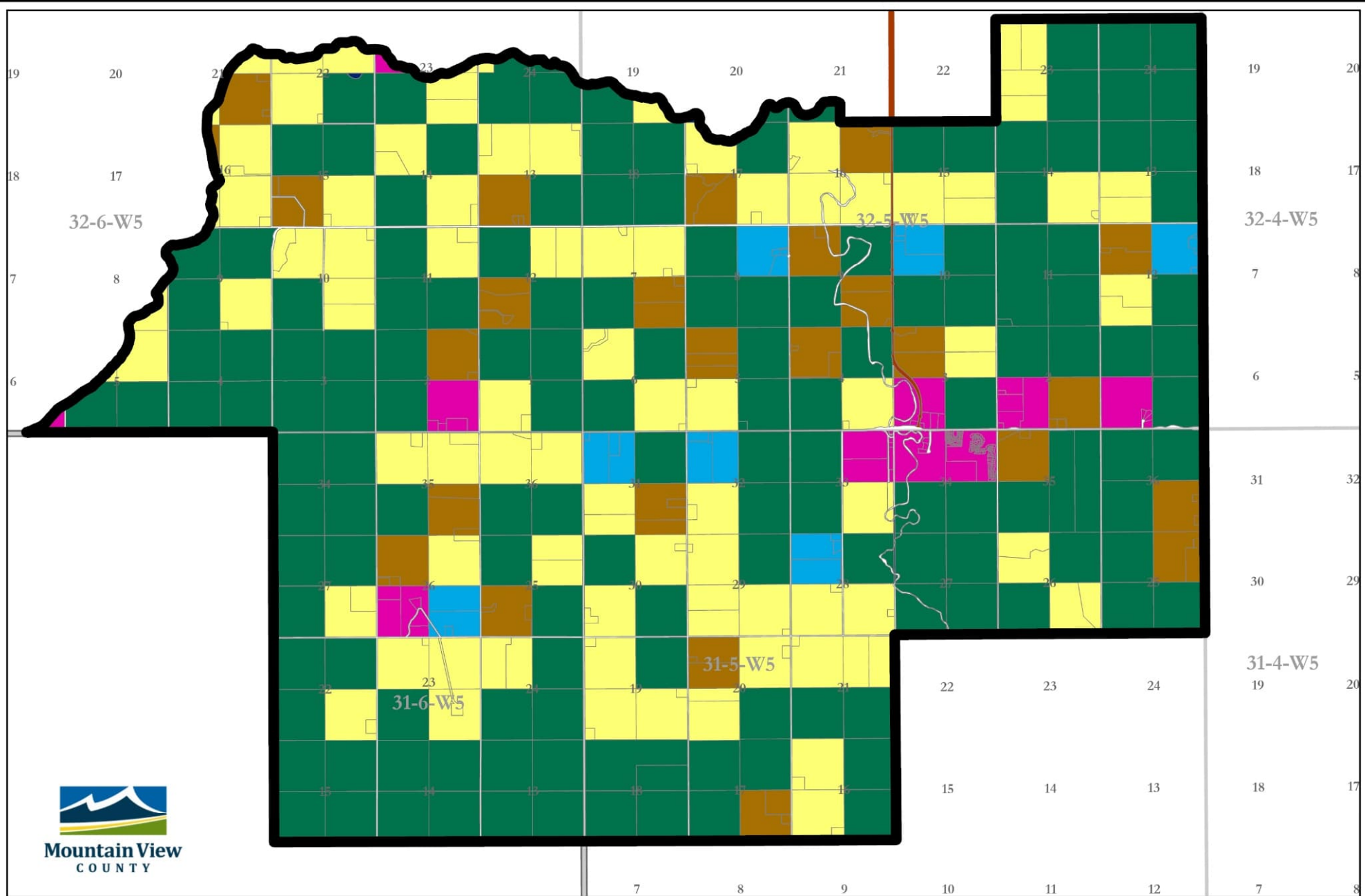
2021: Boundary Adjustment

Application included both quarter sections. The adjustment resulted in an East & West quarter sections

TOTAL SUBDIVISION APPLICATIONS = 2

Subdivision

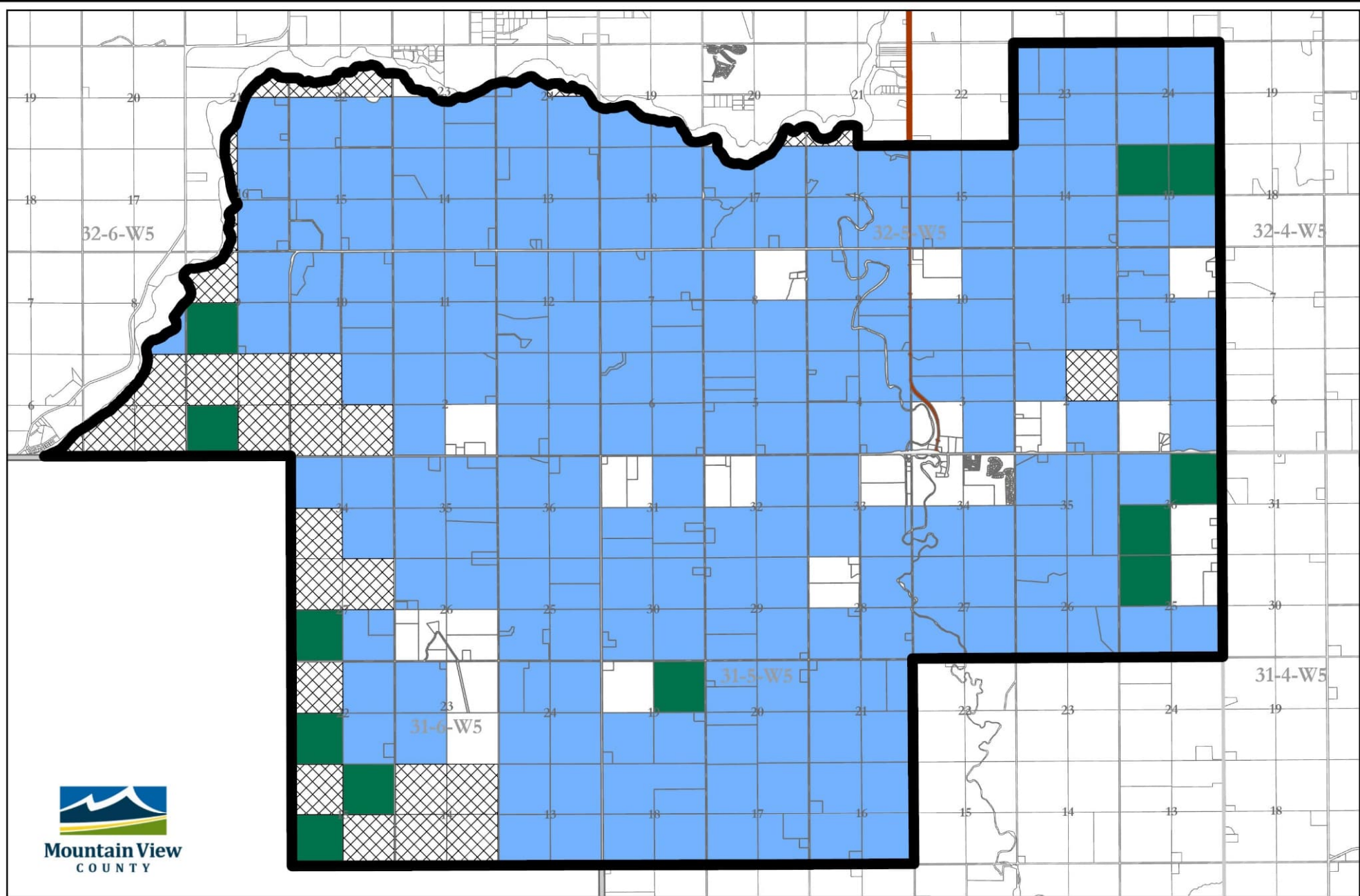




Bergen Area Structure Plan Parcel Density

Legend

- ASP Boundary
- Provincial Highway
- Parcel
- No Subdivision
- First Parcel Out
- Second Parcel Out
- Third Parcel Out
- More than 4 Parcel Out
- No Data



Bergen Land Use **Policy Areas with Parcel Density**

Legend

- Bergen Area Structure Plan Area
- Crown Land
- Agricultural Preservation Area
- Potential Multi-Lot Residential Development Area
- No Further Subdivision Potential
- Subdivision Potential, First Parcel Out
- Subdivision Potential up to 4 Titled Lots