

**From:** [Jamil Hussein](#)  
**To:** [Christine Berger](#)  
**Subject:** Re: BylawC-8502-2024&BylawC-8503-2024-  
**Date:** Monday, March 25, 2024 9:12:15 PM

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Hi Christen

I'm concerns about the issues that I submitted along with how it effects our taxes wether it's good or bad?

The letter I received was about the east side of the 284 being divided into lots and a charge in zoning , I'm saying this road has become very busy and at night we have a lot of truck traffic threw the night and my concerns are the intersection, which we have witnessed several serious serious accidents

How does the county plan to address these things along with additional water wells and septic systems that I would assume would come with these new changes?

I really don't know what the guidelines are for new construction for these things and how it's going to effect our current situation

I have not heard anything about wells and septic guidelines and how it would affect me?

I do need some clarification on these things along with restrictions on noise in the after hours? Which has become a little issue in the last year or so?

I support development but I don't want my quality of life to change for the worse.

We are already dealing with a lot of garbage from down the road sitting in the fields and ditches and fences and it only seems to be getting worse

I can't control what is happening around me but i would like to know if it's going to change what happens underground with water levels and water quality along with the traffic and noise, and impact on the environment.

Sincerely

Jamil

Sent from my iPhone

> On Mar 25, 2024, at 4:45 PM, Christine Berger <[CBerger@rockyview.ca](mailto:CBerger@rockyview.ca)> wrote:

>

> Hi Jamil,

>

> It appears I have a letter of support from you for this file that was submitted by the applicant. Could you please confirm your position on the proposal?

>

> Thank you,

>

> CHRISTINE BERGER , MPLAN

> Planner 2 | Planning

>

> ROCKY VIEW COUNTY

> 262075 Rocky View Point | Rocky View County | AB | T4A 0X2

> Office Phone: 403-520-3904

> [cberger@rockyview.ca](mailto:cberger@rockyview.ca) | <https://protect2.fireeye.com/v1/url?k=31323334-501cfaeb-313531c6-454455535732-869761acb6a071ea&q=1&e=3ac4126d-2704-4e8b-b6c0-7cc6b253362f&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>

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Thank you.

>

> -----Original Message-----

> From: Legislative Officers <LegislativeOfficers@rockyview.ca>  
> Sent: Monday, March 25, 2024 4:20 PM  
> To: Jamil Hussein [REDACTED] >  
> Cc: Christine Berger <CBerger@rockyview.ca>; Legislative Officers <LegislativeOfficers@rockyview.ca>  
> Subject: RE: BylawC-8502-2024&BylawC-8503-2024-

>

> Hello,

>

> Thank you for your comments on the proposed bylaws. They will be included in the agenda for Council's consideration.

>

> Thank you,

>

> LEGISLATIVE OFFICERS

> Legislative Services

>

> ROCKY VIEW COUNTY

> 262075 Rocky View Point | Rocky View County | AB | T4A 0X2

> Phone: 403-230-1401

> legislativeofficers@rockyview.ca | <https://protect2.fireeye.com/v1/url?k=31323334-501cfaeb-313531c6-454455535732-869761acb6a071ea&q=1&e=3ac4126d-2704-4e8b-b6c0-7cc6b253362f&u=http%3A%2F%2Fwww.rockyview.ca%2F>

>

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>

> -----Original Message-----

> From: Jamil Hussein [REDACTED]  
> Sent: Monday, March 25, 2024 2:40 PM  
> To: Legislative Services <LegislativeServices@rockyview.ca>  
> Subject: BylawC-8502-2024&BylawC-8503-2024-

>

> Good day

> My concerns are

> water services, how it effects my water table for my well, Septic tanks and systems and how they effect the water quality and environment Water run off from construction sites along with the construction garbage that follows

>

> Noise and construction pollution that the residents will have to deal with

>

> The intersection glenmore trial and 284

> They heavy truck traffic on the 284 and road ware and tar along with the congestion

>

> There is already a great deal of garbage from the recycling plant and that we seem to have to deal with along with the dangerous intersection on the corner of 284 and glenmore trial

>

> And increased traffic from the neighbouring communities down the road in Chestermere and Calgary

>

> Thank you

> Jamil Hussein

> 235 098 RRD 284

> Rocky View County

>

>

> Sent from my iPhone

October 13, 2022

Attention: Rocky View County, Planning & Development Services  
Fax: 403.277.3066  
[development@rockyview.ca](mailto:development@rockyview.ca)

**Re: Response to Dagger Conceptual Scheme**

Rocky View County Administration/Council,

I am a property owner across the road from the development proposal and associated conceptual scheme and redesignation/subdivision for the above-noted file.

Having reviewed the Dagger Conceptual Scheme (CS) submitted to RVC for review, I have some matters that I believe need to be addressed.

- The ASP proposed Map 6: Pathways and Trails; and Appendix E: Interim Growth Plan Corridors, both show a regional trail on the eastern portion of the subject lands and there is mention of it in the CS, yet is absent from Figure 6: Cell A Conceptual Plan
- Where is the Conceptual Plan for the rest of the CS study area?
- The Janet Area Structure Plan (ASP) proposed Map 7: Transportation Network, shows Range Rd. 284 as a future four lane arterial road with signalization at the intersection. The conclusions of the Traffic Impact Assessment have not been included in the CS as to what improvements may be required, turn lanes and dust suppression (if the driveways and/or site is gravel).
- The ASP proposed Map 8: Stormwater, shows the Proposed Alignment -Ditch/-Pipe on the eastern portion of the subject lands, yet is absent from the CS. In fact the Conceptual Scheme shows a stormpond over these lands as well as over the future regional trail. The conclusions of the Stormwater Management Report have not been included in the CS as to the sizing and design, and location of the stormpond.
- Performance Standards matters related to: odours, toxic matter, solid waste management, fire and explosion hazards, access, parking and loading; signage; lighting, outside storage, outside display areas, fencing, and landscaping are not comprehensively covered in the CS.
- Clarification on the top of page 12 of the CS should read lands to the west, not east.
- CS Business-Residential Interface policy 5.3.2 notes, "There shall be a 50 metre setback from a residential parcel and any commercial building." Figure 6: Cell A Conceptual Plan shows a residential lot surrounded with shops close to the property line, but no scale to confirm setbacks which appear sub-standard.
- As a last note, I am somewhat uncertain what impact the development proposed may have on my business and enjoyment of my property. It may be beneficial to have a physical open house to present findings of supporting documents and address neighbour's concerns in an open forum. My current position is OPPOSED unless these matters can be addressed properly.

Thank you,

Paul Sackney  
235091 Range Road 284, Rocky View County

**From:** [REDACTED]  
**To:** [Christine Berger](#)  
**Subject:** Dagger CS  
**Date:** Monday, March 25, 2024 5:16:28 PM  
**Attachments:** [Site Access.pdf](#)

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Hi Christine,

Thanks for you call today, just a very simple image to show why these driveways aligning with each other may not be ideal.

Best regards,

**Paul Sackney**

m. [REDACTED]



#### Site Access:

Conceptual scheme (page 26, figure 10) highlights new cell access being opposite existing driveways, as though that were a preferred planning element, is that the best way to safely access/egress for all properties in image?