

To: Strathmore Town Council

Subject: Urgent Request to Appeal SDAB Decision and Stop Over-development Adjacent to Parklane Place

Dear Mayor and Members of Council,

I am writing to express my deep concern regarding the proposed 147-unit Eagle Heights Development adjacent to Parklane Place, and to urgently request that Strathmore Town Council appeal the April 10, 2025 decision of the Subdivision & Development Appeal Board (SDAB).

This high-density development directly contradicts existing land use bylaws, which limit developments in this area to 40 units. The issuance of a permit for a 326% increase over this limit—without mandatory notification or consultation of adjacent landowners—represents a significant breach of due process and public trust.

Parklane Place is a 24-unit senior condominium complex whose residents rely on the tranquility and environmental benefits of the adjacent wetlands. These residents, many of whom are vulnerable seniors, were not consulted nor were they given a meaningful opportunity to voice their concerns before the original permit was granted.

While we appreciate Council's decision to revoke the Development Permit on February 10, 2025 upon discovering the permitting error, the subsequent SDAB ruling has disregarded the rights and voices of the affected community. Allowing this project to proceed without addressing its procedural and legal shortcomings undermines the principles of fairness, transparency, and proper planning.

This raises a critical question: Given that adjacent landowners were not consulted as required, on what basis did the development authority conclude that the proposed development would cause "no undue interference with the amenities of the neighbourhood nor material interference with the use, enjoyment or value of neighbouring parcels of land"?

There remains legal uncertainty around the permit's validity. We strongly urge Council to exercise its right under Section 688 of the Municipal Government Act to appeal the SDAB decision to the Alberta Court of Appeal within the 30-day window. This action would demonstrate the Town's commitment to due process and to protecting the wellbeing of its senior citizens and environmental assets.

We are not opposed to development—but it must follow the rules, respect the character of existing neighborhoods, and meaningfully include those most affected.

Please stand with the residents of Parklane Place and all those who believe in responsible, community-focused planning.

Sincerely,