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File No. 702782

November 30, 2015

**By Email**

Ms. Laurie LeBlanc, Deputy Minister  
Ministry of Municipal Affairs and Housing  
College Park, 17<sup>th</sup> Floor  
777 Bay Street  
Toronto, Ontario  
M5G 2E5

Dear Ms. LeBlanc:

**Re: Applications by Highland Gate Developments Inc.  
21 Golf Links Drive, Aurora  
Town File Nos. SUB-2015-01, OPA-2015-01, ZBA-2015-02**

We are co-counsel to Highland Gate Developments Inc. ("HGDI"), the owner of the former Highland Gate Golf Club lands (the "Lands") for which Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications (collectively, the "Applications") were filed with the Town of Aurora (the "Town") on February 27, 2015 to permit a redevelopment of the Lands primarily for residential purposes.

The Applications have recently been appealed to the Ontario Municipal Board ("OMB") as a result of the Town's failure to make a decision on the Applications within the prescribed time periods set out in the *Planning Act*.

At its meeting on November 24, 2015, in respect of a Notice of Motion by Councillor Wendy Gaertner re: Highland Gate Developments Inc., Town Council received a delegation from Ms. Susan Walmer. Ms. Walmer has identified herself to Council as a resident at 14 Marsh Harbour in the Town of Aurora and a current board member of the Highland Gate Rate Payers Association.

You will have received a copy of our letter to Mayor Geoffrey Dawe and Members of Town Council dated November 30, 2015, which sets out additional background information regarding the submissions made by Ms. Walmer and our response.



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However, given that Ms. Walmer stated that she had contacted the Ministry of Municipal Affairs and Housing (“MMAH”), and specifically Mr. Doyle, to request a written opinion regarding “minimum growth targets”, we also wanted to write to you separately.

Ms. Walmer advised Council that she has a pre-existing relationship with Mr. Doyle, having worked with him in the past in relation to the *Oak Ridges Moraine Conservation Plan*, the *Greenbelt Plan* and the *Growth Plan for the Greater Golden Horseshoe*, and described Mr. Doyle to Council as the “policy guru” at MMAH.

As we are uncertain whether you were even aware of Ms. Walmer’s submissions to Aurora Council prior to receiving our letter and, in particular, her references to MMAH and Mr. Doyle, we thought it was important that you were made aware of these comments.

If, by making reference to discussions that she has had with staff at MMAH, Ms. Walmer was attempting to insinuate that MMAH shares her views regarding “minimum growth targets” and/or the implications of such targets in determining whether or not the Applications should be approved, we consider that to be inappropriate and misleading as to any official position of the Ministry.

Likewise, it is our position that it would be inappropriate for any individual member of MMAH, Mr. Doyle or otherwise, to be providing residents with “opinions” in relation to matters concerning the interpretation of Provincial or municipal planning documents. This is particularly so where it involves matters that are in dispute and currently before the OMB.

Accordingly, assuming that Ms. Walmer’s statements were true regarding her communications with MMAH, please advise as to the specific details of the request MMAH received from Ms. Walmer and, if in writing, kindly provide us with a copy of this correspondence.

Further, if MMAH (Mr. Doyle or any other staff) has already provided Ms. Walmer with any correspondence in relation to this matter, either in the form of an “opinion” or otherwise, we ask that you provide us with copies immediately. Likewise, if MMAH (Mr. Doyle or any other staff) subsequently provides Ms. Walmer with any correspondence regarding this matter, we request that we be provided with a copy at the same time in order to ensure transparency and to allow us to respond and/or take any other steps as may be appropriate.



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In the meantime, please do not hesitate to contact us if you have any questions concerning this matter.

Yours truly,

**DAVIES HOWE PARTNERS LLP**

**KAGAN SHASTRI LLP**

Mark R. Flowers  
Professional Corporation

 Ira T. Kagan

copy: Kate Manson-Smith, Assistant Deputy Minister, MMAH  
Audrey Bennett, Director, Provincial Planning Policy Branch, MMAH  
Victor Doyle, Manager, Planning Innovation Section, MMAH  
Mayor Geoffrey Dawe and Members of Aurora Council (Attn: Town Clerk)  
Warren Mar, Town Solicitor, Town of Aurora  
Patrick Moyle, Chief Administrative Officer, Town of Aurora  
Marco Ramunno, Director of Planning and Development Services, Town of Aurora  
Alan Patton, Patton Cormier & Associates (counsel to Highland Gate Rate Payers Association)  
Highland Gate Developments Inc.