



October 20, 2021

Via Email to regionalclerk@york.ca

York Regional Council
The Regional Municipality of York
17250 Yonge Street
Newmarket, ON
L3Y 6Z1

Dear Chair Emmerson and Regional Council Members:

**Re: Special Regional Council Meeting – October 21, 2021 – Agenda Item H.2
Future Land Needs for Town of Whitchurch-Stouffville**

DMS Metals Ltd. is a second-generation family-owned business which owns and operates a metal recycling facility at 11967 Woodbine Avenue in the Town of Whitchurch-Stouffville.

Although the DMS lands are currently located within the area subject to the Oak Ridges Moraine Conservation Plan, the site has been continuously used for scrap and recycling purposes since the 1960s. The lands were acquired in 1974 by DMS' predecessor, Don Mills Steel and Metal (1974) Ltd., and the business has operated for nearly 50 years, providing valuable services to the community by ensuring proper recycling of end-of-life vehicles and other metal products in an environmentally sustainable manner. In addition to its economic benefits, the process of metal recycling assists in preserving natural resources, conserving energy and reducing greenhouse gas emissions.

Despite being a long-standing contributor to the Gormley business community, DMS remains somewhat isolated and disconnected from other similar industrial users, notwithstanding the close proximity of its lands to Highway 404 and the existing employment areas to the south in the City of Markham.

DMS is aware of the numerous staff reports and resolutions passed by Town and Regional Council over the past few years requesting that a new employment area be established within Whitchurch-Stouffville along the Highway 404 corridor. More recently, DMS has reviewed the Town's correspondence and the motion brought forward to Regional Council in September 2021 by Mayor Lovatt in respect of the Future Land Needs for Whitchurch-Stouffville.

Please accept this letter as confirmation that DMS fully supports the proposed inclusion of the South Gormley Employment Expansion Area within the Region's settlement area boundary as part of its ongoing municipal comprehensive review.

Although DMS has successfully operated for decades, it would welcome the presence of other similar employers and industrial users along Woodbine Avenue. Establishing a consistent employment corridor between Gormley and the north end of Markham represents a logical focus



for the Region's future economic growth, and would result in a more efficient use of land and infrastructure. The future extension of municipal services would be a tremendous improvement and would unlock the potential of these underutilized yet strategically located lands.

Given that the Oak Ridges Moraine Conservation Plan contemplates boundary refinements in the context of an upper-tier municipal comprehensive review, the Region should seize this opportunity to redesignate the South Gormley lands for employment uses. The lands proposed to be added to the settlement area are designated Countryside Area, and yet their agricultural productivity is questionable as a result of a patchwork of existing uses and urbanization pressures. In some instances, such as the DMS lands which have long been used for metal recycling purposes, the existing Countryside Area designation is unsuitable.

By removing this unnecessary land use restriction and instead creating a sizeable inventory of designated and available employment land, the economic prospects of both the Town and Region will significantly improve and they will be well-positioned to compete for jobs and new industry for the foreseeable future.

Thank you for considering our submission and for your efforts to optimize the productivity of the Highway 404 corridor. We look forward to an exciting new era of economic development and industrial synergy within the future South Gormley Employment Area.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Andrew Gallo', is written over a faint, larger version of the same signature.

Andrew Gallo
President
DMS Metals Ltd.

agallo@dmsmetals.ca

cc: Mayor Iain Lovatt, Town of Whitchurch-Stouffville