

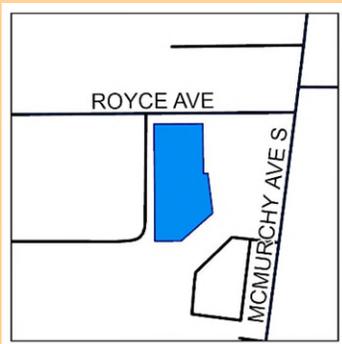
**Dixie Holding LTD. c/o  
Blackthorn Development  
Corp.**

Application for an Official Plan  
Amendment and Zoning By-law  
Amendment

Address: 10 Henderson Ave

City File #: OZS-2024-0047

Ward: 3



**Purpose and Effect**

The purpose of the application is to amend the Secondary Plan and Zoning By-law to permit a 22-storey mixed-use apartment building including 274 residential units and 2,057 m<sup>2</sup> of commercial at-grade. The development will have two levels of below grade parking and access to the development will be from Henderson Avenue.

The subject property is located at the southeast corner of Henderson Avenue and Royce Avenue and is municipally known as 10 Henderson Avenue.



\*\*Applicant submitted site sketch

Supporting studies and drawings that have been submitted with the application are available on the City's website under Current Development Applications on the Planning & Development page, and by searching the City File # OZS-2024-0047: <https://planning.brampton.ca/>.

**If you have received this notice as an owner of a property and the property contains 7 or more residential units, the City requests that you post this notice in a location that is visible to all the residents, such as on a notice board in the lobby.**

**Important Information about making a submission**

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Brampton with respect to a proposed Official Plan Amendment or proposed Zoning By-law Amendment before a Zoning By-law is passed, or before a proposed Official Plan Amendment is adopted:

- (a) The person or public body is not entitled to appeal the decision of the City of Brampton to the Ontario Land Tribunal; and,
- (b) The person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**We value your input...**

Any person may express their support, opposition or comments to this application.

**How can I get involved?**

Please note: City Hall is now hosting in-person Public Meetings. A hybrid virtual option is also offered. To delegate virtually at the public meeting pre-registration is required. Please email [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca), no later than 4:30 p.m. on Tuesday, October 29<sup>th</sup>, 2024, to pre-register.

To ensure a presentation on this item is provided at the meeting, interest for this will need to be indicated by either attending in person or indicating this, or by emailing [cityclerksoffice@brampton.ca](mailto:cityclerksoffice@brampton.ca) to request a presentation prior to 4:30pm on the day of the meeting.

- Send comments to Jan Salaya, Development Planner I ([Jan.Salaya@brampton.ca](mailto:Jan.Salaya@brampton.ca), 905-874-2069).

Mail comments to:

- Planning, Building and Growth Management Department, 2 Wellington Street West, 3rd Floor, Brampton ON L6Y 4R2
- Submit an audio or video recording (up to 5 minutes) to be played at the meeting. Submissions may be sent to [CityClerksOffice@brampton.ca](mailto:CityClerksOffice@brampton.ca) and must be received no later than 4:30 p.m. on Tuesday, October 29<sup>th</sup>, 2024.

If you wish to be notified of the decision of the City in respect to a proposed plan of subdivision, on a Zoning By-law Amendment, adoption of an Official Plan Amendment, or of the refusal of a request to amend the Official Plan, you must make a written request to:

City Clerks, City of Brampton  
2 Wellington Street West  
Brampton, ON L6Y 4R2

**More Information:**

For more information about this matter, including information about preserving your appeal rights, contact the City Planners identified in this notice.

**Note:** In accordance with Official Plan policy, a recommendation report will be prepared by staff and presented to a future meeting of the Planning and Development Committee and forwarded to City Council for a decision.

**Public Notice**



**Monday,  
November 4<sup>th</sup>, 2024**

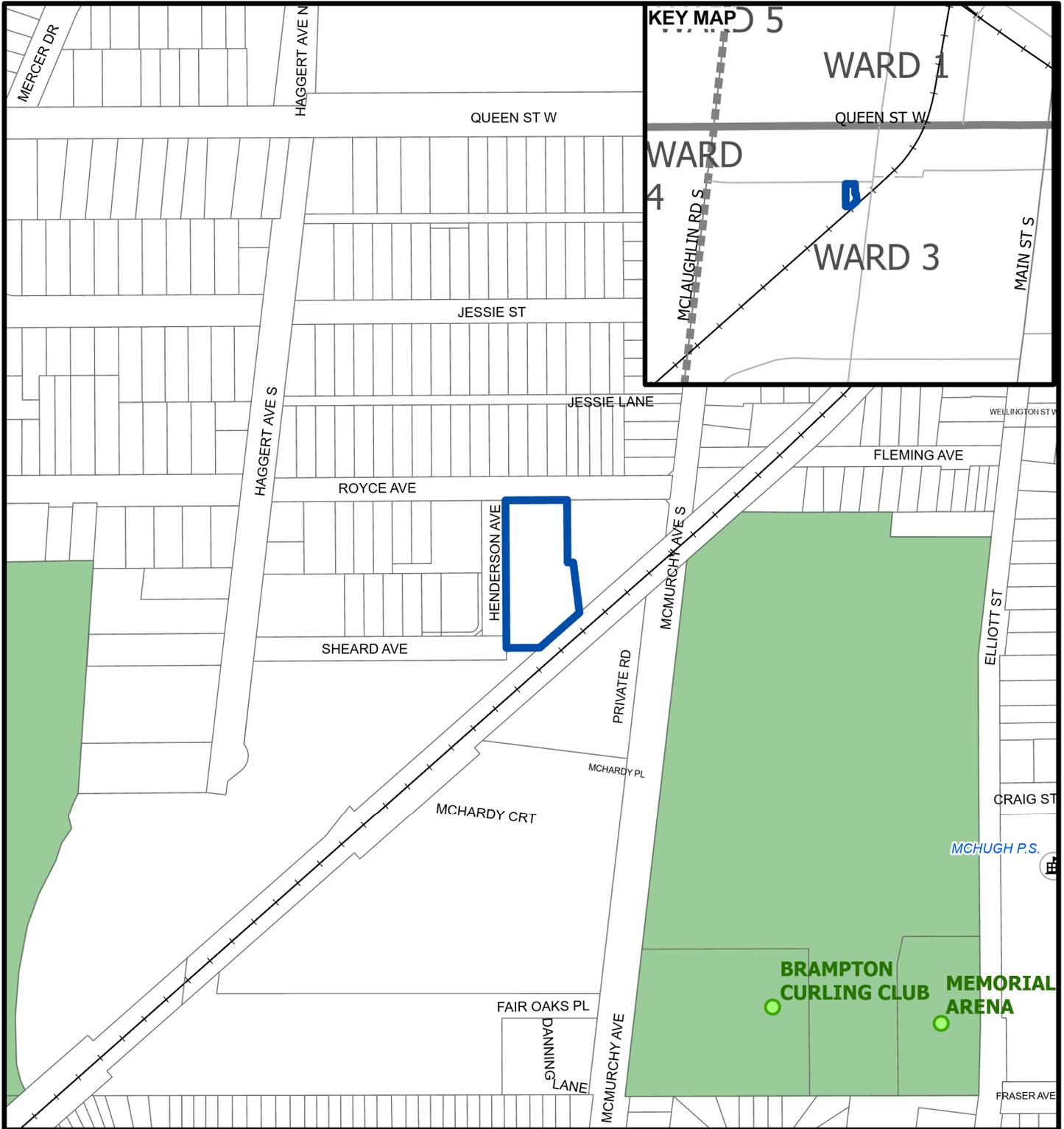


7:00 p.m.



City Hall Council Chamber  
& Virtual Option  
[http://video.isilive.ca/  
brampton/live.html](http://video.isilive.ca/brampton/live.html)

Information is available in  
alternative / accessible  
format upon request.

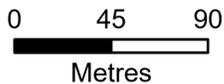


 Subject Lands



**BRAMPTON**  
Flower City

PLANNING, BUILDING AND GROWTH MANAGEMENT



Date: 2024/09/20

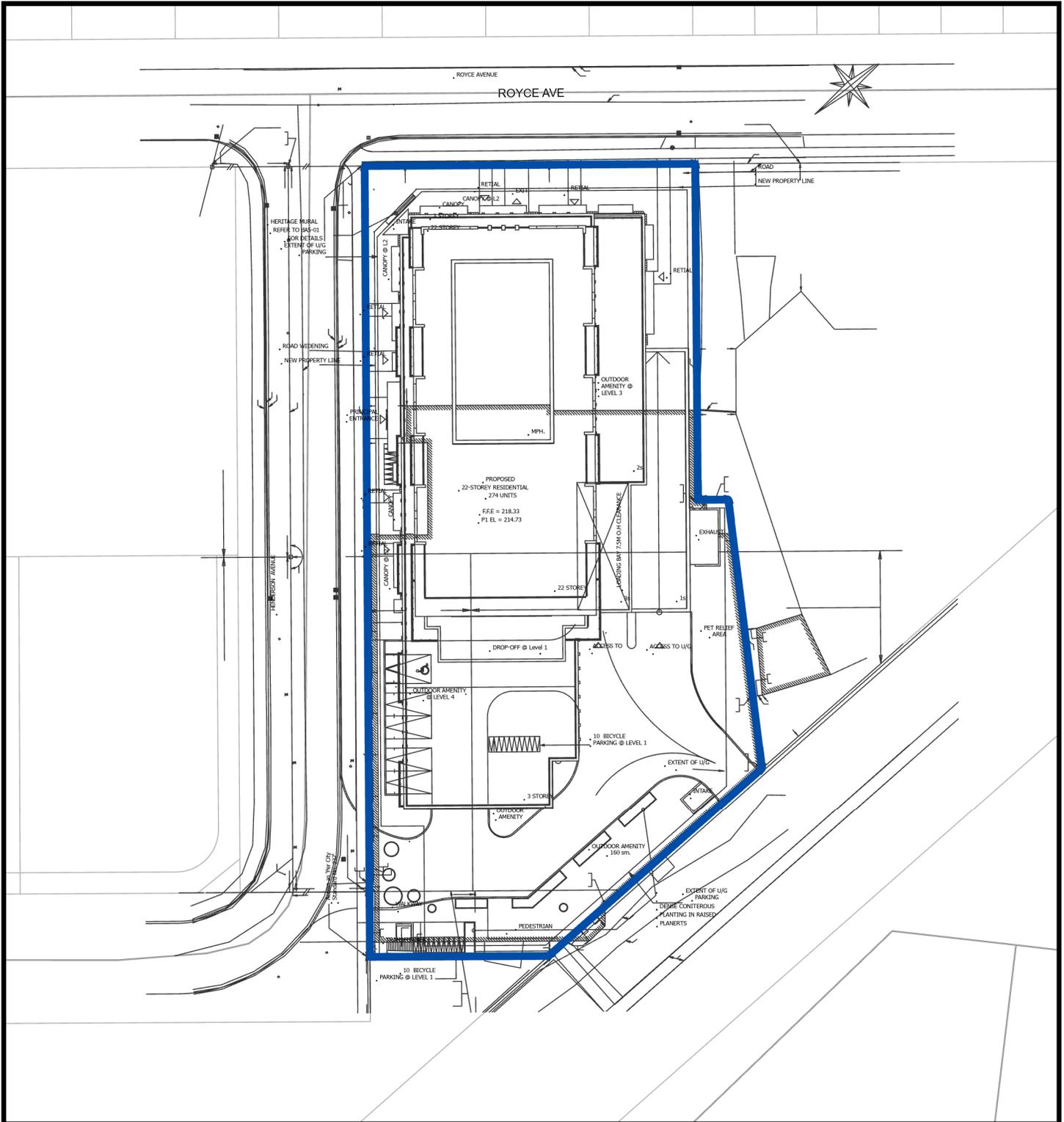


**APPENDIX 2  
LOCATION MAP**

**Applicant: Blackthorn Corp.**

**Owner: Manicavasagar Sasitharan/Dixie Holding Ltd**

**CITY FILE: OZS-2024-0047**



- Parcel Fabric
- Subject Lands



**APPENDIX 1  
CONCEPT PLAN**

**Applicant: Blackthorn Corp.**  
**Owner: Manicavasagar Sasitharan/Dixie Holding Ltd**

**CITY FILE: OZS-2024-0047**