

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: September 24, 2026

CASE NO(S): OLT-26-000536

PROCEEDING COMMENCED UNDER subsection 45(12) of the *Planning Act, R.S.O. 1990, c. P. 13, as amended*.

Applicant/Appellant	RJA Holdco Inc.
Subject:	Minor Variance
Description:	To permit the development of a four-storey mixed-use building containing commercial and 10 rental residential units.
Reference Number:	A005-2026
Property Address:	15 East Mill Street
Municipality/UT:	Centre Wellington / Wellington
OLT Case No:	OLT-26-000536
OLT Lead Case No:	OLT-26-000536
OLT Case Name:	RJA Holdco Inc. v. Centre Wellington (Township)

Heard: September 23, 2026 by video hearing

APPEARANCES:

Parties

RJA Holdco Inc.
("Appellant")

Township of Centre Wellington
("Township")

Counsel

Jennifer Meader

Eric Davis

DECISION DELIVERED BY L.P. YOU ON SEPTEMBER 23, 2026, AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] This decision arises under ss. 45(12) of the *Planning Act*, R. S. O. 1990, c. P. 13, as amended (the “Act”), by the Appellant, with respect to the refusal by the Township’s Committee of Adjustment (“Committee”) to permit the increase in the maximum building height of four storeys, up to 15.6 metres (“m”), on the lands municipally known as 15 East Mill Street (“Subject Lands”).

[2] Prior to this Hearing, the Parties notified the Tribunal in writing that a settlement had been reached between the Parties. Upon the settlement, the Parties jointly requested the Tribunal to consider and approve the below variance with the supporting evidence in Pierre Chauvin’s Affidavit: *a variance to Zoning By-law 2009-045, subsection 10.2.3g) to increase the maximum building height from three storeys up to 11 m to four storeys up to 15.6 m.*

[3] Mr. Chauvin, a Registered Professional Planner and Full Member of Ontario Professional Planners Institute and Canadian Institute of Planners, was qualified to provide opinion evidence in the area of land use planning.

NOTICE OF HEARING

[4] There is no issue with the Notice of Hearing.

STATUS REQUEST

[5] The Tribunal received no request for Party or Participant Status.

EVIDENCE AND DECISION

[6] The Tribunal confirms that it has received, reviewed and considered the following materials:

1. Exhibit 1: Affidavit of Pierre Chauvin; and,
2. Exhibit 2: Executed Minutes of Settlement.

[7] Mr. Chauvin confirmed that the application in the settlement proposal remains the same as the original application. He provided opinion evidence in his Affidavit and orally at the Hearing to support the settlement proposal through his assessment of relevant matters of interest under s. 2 of the Act, legislative tests under s. 45(1) of the Act, and the policies related to supporting the municipality to achieve goals and objectives of growth, protection of ecological systems and housing as described in the Provincial Planning Statement, 2024 (“PPS 2024”). In his opinion, the settlement proposal:

- has regard to relevant matters of interest under s. 2 of the Act,
- is consistent with the PPS 2024, and,
- meets the four tests as set out in s. 45(1) of the Act.

[8] The Tribunal accepts the uncontested opinion evidence of Mr. Chauvin and finds that application has relevant regard to matters of interest under s. 2 of the Act, is consistent with the PPS 2024 and satisfies the prescribed tests under s. 45(1) of the Act.

ORDER

[9] **THE TRIBUNAL ORDERS THAT** the appeal is allowed, and the variance, to the subsection 10.2.3g) of the By-law No.2009-045 of the Township of Centre Wellington is authorized:

- To permit the increase of the maximum building height of four storeys up to 15.6 metres, whereas the maximum building height of three storeys up to 11 metres is permitted.

“L.P. You”

L.P. YOU
MEMBER

Ontario Land Tribunal

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The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.