

**For Office Use Only:**

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Application Submitted	_____	Well & Septic Info Provided	_____
Complete Application	_____	Planner	_____

Property Assessment Roll Number: 3310334020137000000

Applicant Information

Name of Owner Tim and Laura Rodger

Address Box 793

Town and Postal Code Port Dover N0A 1N0

Phone Number _____

Cell Number 519 427 4875

Email TimRodger@TimRodger.com

Name of Authorized Applicant

Tim Rodger

Address Box 793

Town and Postal Code Port Dover N0A 1N0

Phone Number _____

Cell Number 519 427 4875

Email TimRodger@TimRodger.com

A. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):
- PDOV PLAN 207 BLK 10 LOT 4, TO 5,

Municipal Civic Address: 711 Main St. Port Dover

Present Official Plan Designation(s): _____



Present Zoning: R-4(H)

Date of acquisition of the subject property (if known): _____

2. Is there a special provision or site specific zone on the subject lands?

☒ Yes ☐ No If yes, please specify corresponding number:

ZNPL2025173

3. Present use of the subject lands:

Residential

B. Purpose of Application

Note: Please complete all that apply.

1. Reason for Request:

To remove the holding provision

2. The removal of the Holding Provision is not completed until certain conditions have been satisfied. Please indicate how the conditions have been, or will be satisfied to allow for the removal of the holding:

Stage 1 and 2 archaeological assessment has been completed and registered.

3. If there was an Agreement required in order to remove a Holding Provision, has the agreement been completed? ☒ Yes ☐ No

If yes, please provide the date it was registered: January 2, 2026

C. Site Conditions

1. What is the existing use of the subject land:

2. What is the length of time that the existing use(s) of the subject land have continued?

3. Are there existing buildings on the subject land?

☐ Yes ☐ No

Date any existing buildings were constructed: _____



4. Are buildings or structures proposed to be built on the subject land? ☐ Yes ☐ No
If yes, please describe _____

5. Please describe **all existing and proposed** buildings and structures on the subject lands and whether they are to be retained, demolished or removed.

	Existing	Proposed
Type of Building	_____	_____
Front yard setback (m)	_____	_____
Rear yard setback (m)	_____	_____
Interior side yard setback (m)	_____	_____
Exterior side yard setback (m)	_____	_____
Height (m)	_____	_____
Usable Floor Area (sq.m)	_____	_____
Lot coverage (sq.m.)	_____	_____

D. Servicing and Access

Indicate what services are available or proposed:

Water Supply

- | | |
|--|---|
| <input type="checkbox"/> Municipal piped water | <input type="checkbox"/> Communal wells |
| <input type="checkbox"/> Individual wells | <input type="checkbox"/> Other (describe below) |

Sewage Treatment

- | | |
|---|---|
| <input type="checkbox"/> Municipal sewers | <input type="checkbox"/> Communal system |
| <input type="checkbox"/> Septic tank and tile bed in good working order | <input type="checkbox"/> Other (describe below) |

Storm Drainage

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Storm sewers | <input type="checkbox"/> Open ditches |
| <input type="checkbox"/> Other (describe below) | |

Existing or proposed access to subject lands:

- | | |
|---|--|
| <input type="checkbox"/> Municipal road | <input type="checkbox"/> Provincial highway |
| <input type="checkbox"/> Unopened road | <input type="checkbox"/> Other (describe below) Name _____ |
| of road/street: | |

E. Plans

Plans must be drawn on a single sheet, to scale with all measurements in metric units and in accordance with O. Reg 545/06 must include:

- i) The boundaries and dimensions of the subject land
- ii) The location, size and type of all existing and proposed building and structures on the subject land, indicating their distance from the front lot line, rear lot line and side lots lines
- iii) The approximate location of all natural and artificial features that:
 - o Are located on the subject land and on land that is adjacent to it, and
 - o In the applicant's opinion, may affect the application
- iv) The current uses of the land that is adjacent to the subject land
- v) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way
- vi) If access to the subject land will be by water only, the location of the parking and docking facilities to be used
- vii) The location and nature of any easements affecting the subject land.

F. Other Information

- a. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

Your development approval might also be dependent on other relevant federal or provincial legislation, municipal by-laws or other agency approvals.



G. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner, to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

H. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purpose of making inspections associated with this application, during normal and reasonable working hours.

I. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

A handwritten signature in dark ink, appearing to be "J. J. [unclear]", written over a horizontal line.

Owner/Authorized Applicant Signature

January 9. 2026

Date

J. Owner's Authorization

If the authorized applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ am/are the registered and authorized owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date



K. Declaration

I, Tim Rodger of Port Dover

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Port Dover

A handwritten signature in black ink, appearing to be "V. H. M.", written over a horizontal line.

Owner/Authorized Applicant Signature

In The County of Norfolk

This 9th day of January

A.D., 2026

Ministry of Citizenship and Multiculturalism (MCM)

Archaeology Program Unit
Heritage Operations Branch
Citizenship, Inclusion and Heritage Division
5th Floor, 400 University Ave.
Toronto ON M7A 2R9
Tel.: (613) 790-0486
Email: heather.tulloch@ontario.ca

Ministère des Affaires civiques et du Multiculturalisme (MCM)

Unité des programme d'archéologie
Direction des opérations du patrimoine
Division de la citoyenneté, de l'inclusion et du patrimoine
5e étage, 400 ave. University
Toronto ON M7A 2R9
Tél. : (613) 790-0486
Email: heather.tulloch@ontario.ca



Jan 2, 2026

Tom Arnold (P006)
Thomas G Arnold and Assoc.
511 - 470 Scenic London ON N5Z 3B2

RE: Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "STAGE 1 AND 2 ARCHAEOLOGICAL ASSESSMENT OF 711 MAIN STREET, PORT DOVER, FORMERLY PART OF LOT 10, CONCESSION 1, WOODHOUSE TOWNSHIP, NORFOLK COUNTY, ONTARIO", Dated Dec 30, 2025, Filed with MCM on N/A, MCM Project Information Form Number P006-0178-2025, MCM File Number 0024692

Dear Tom Arnold (P006):

The above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18, has been entered into the Ontario Public Register of Archaeological Reports without technical review.¹

Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

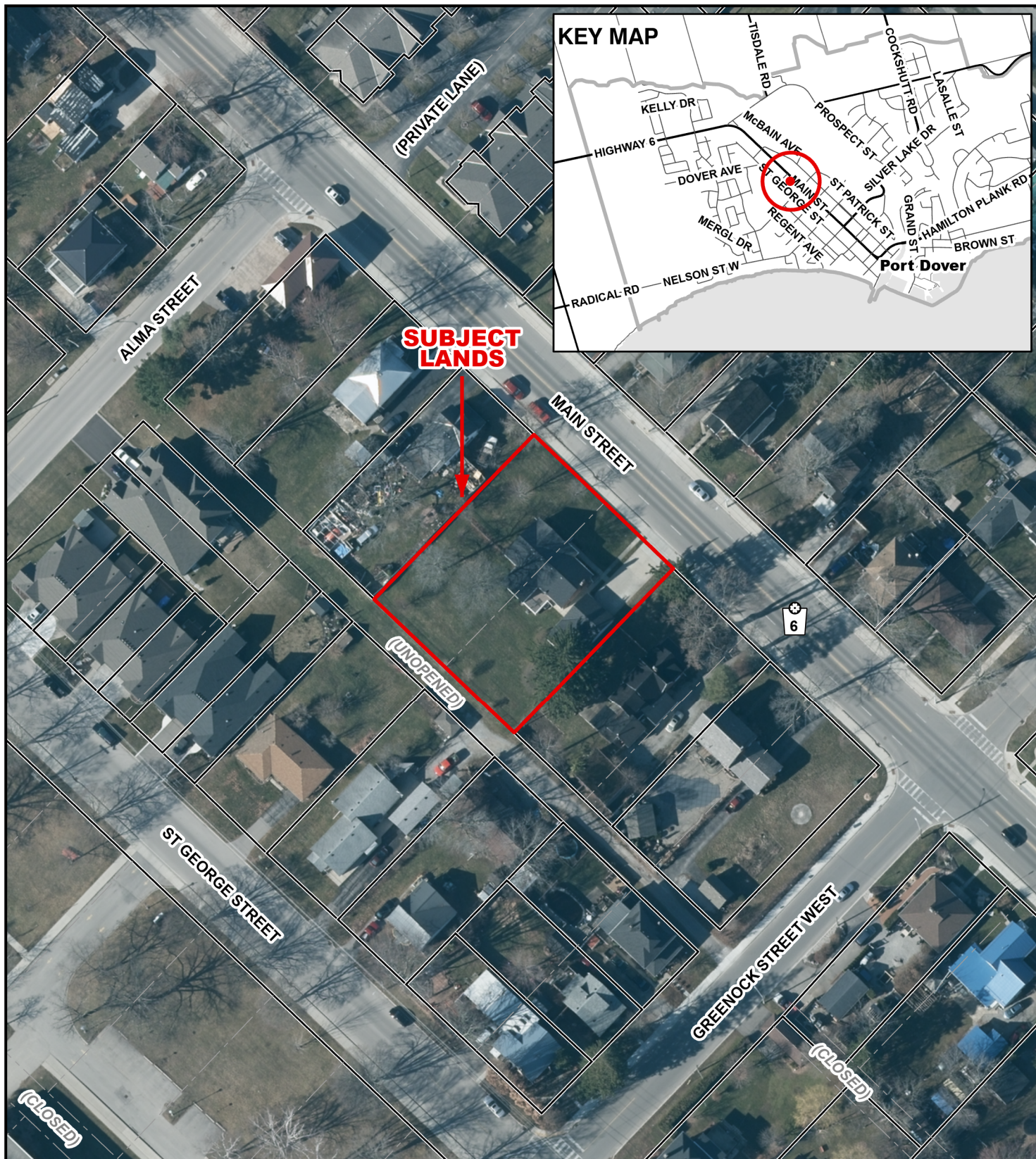
Should you require further information, please do not hesitate to send your inquiry to Archaeology@Ontario.ca

cc. Archaeology Licensing Officer
Timothy and Laura Rodgers, Timothy and Laurie Rodgers
Alisha Cull, Norfolk County

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.

MAP A
CONTEXT MAP
 Urban Area of PORT DOVER

ZNPL2026006

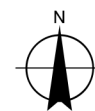


Legend

Subject Lands

2020 Air Photo

1/20/2026



8.54.25 0 8.5 17 25.5 34 Meters

OFFICIAL PLAN MAP

Urban Area of PORT DOVER



Legend

☐ Subject Lands

Official Plan Designations

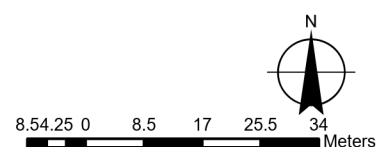
Urban Residential

 Major Institutional

 Special Policy Area

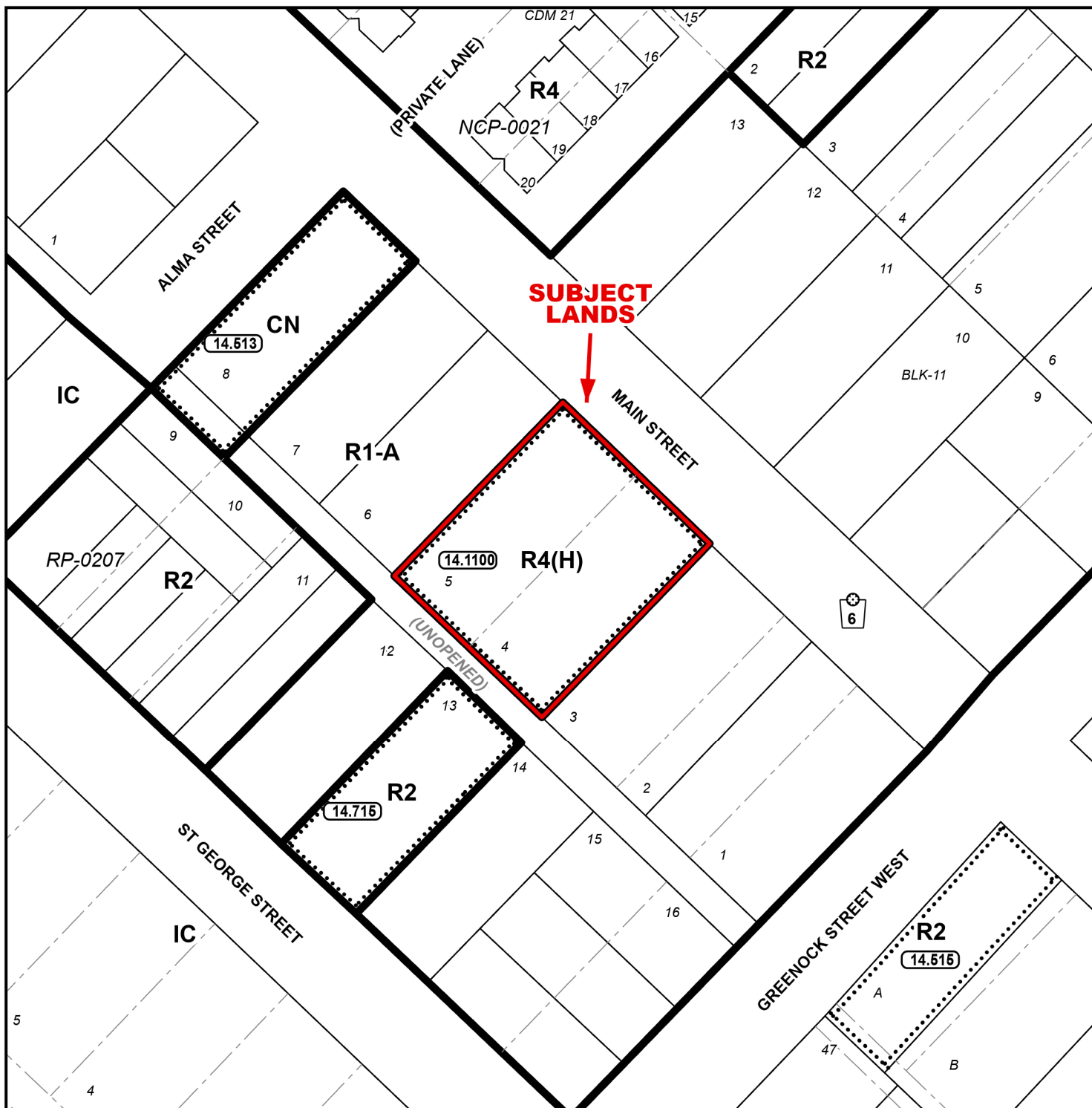
 Urban Area Boundary

1/20/2026



PROPOSED ZONING BY-LAW AMENDMENT MAP

Urban Area of PORT DOVER



LEGEND

Subject Lands

ZONING BY-LAW 1-Z-2014

1/20/2026

(H) - Holding

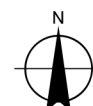
CN - Neighbourhood Commercial Zone

IC - Community Institutional Zone

R1-A - Residential R1-A Zone

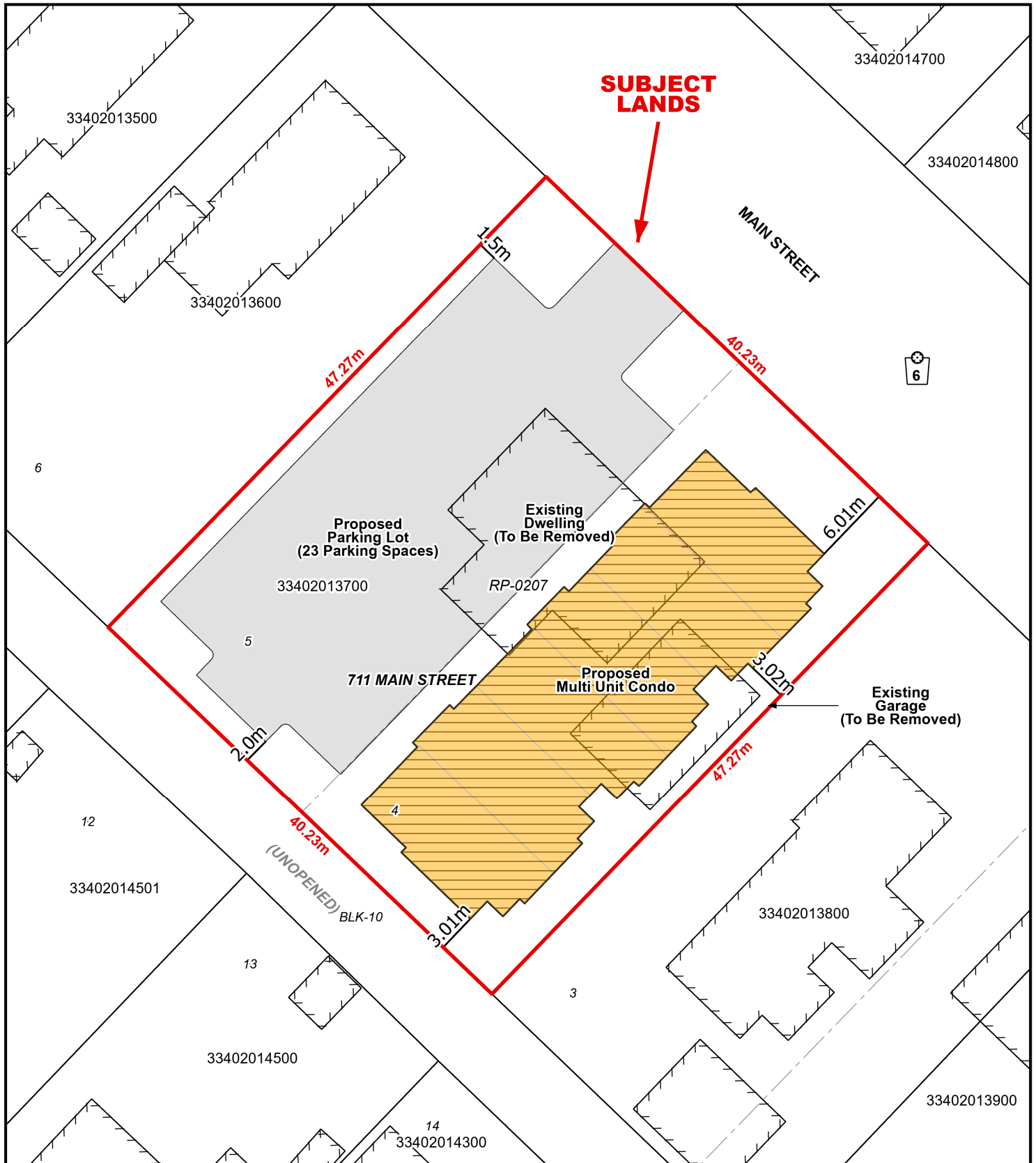
R2 - Residential R2 Zone

R4 - Residential R4 Zone



8.54.25 0 8.5 17 25.5 34 Meters

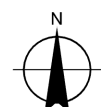
CONCEPTUAL PLAN
Urban Area of PORT DOVER



Legend

Subject Lands

1/20/2026



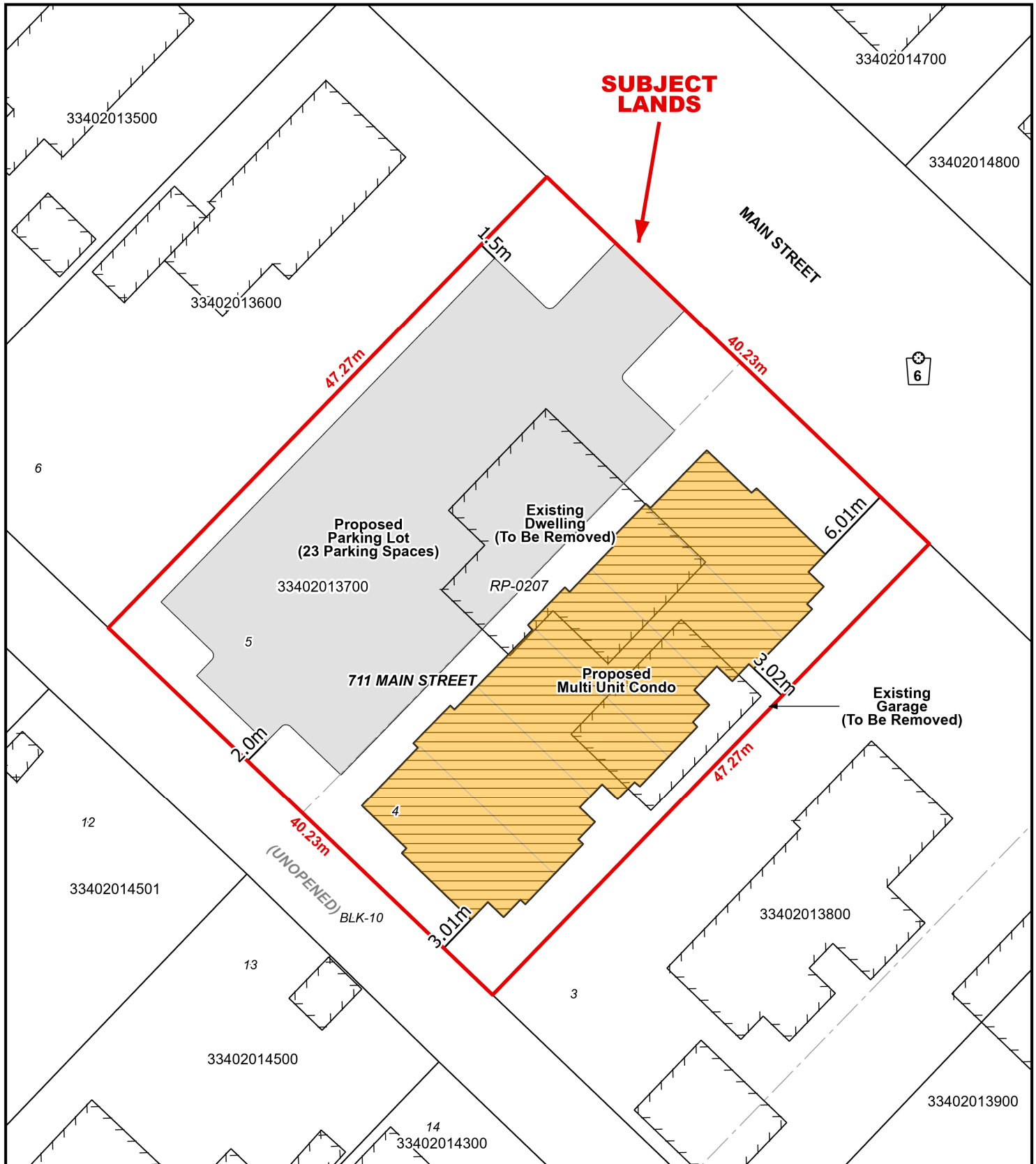
3 1.5 0 3 6 9 12 Meters

LOCATION OF LANDS AFFECTED

ZNPL2026006

CONCEPTUAL PLAN

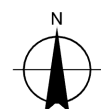
Urban Area of PORT DOVER



Legend

 Subject Lands

1/20/2026



3 1.5 0 3 6 9 12 Meters