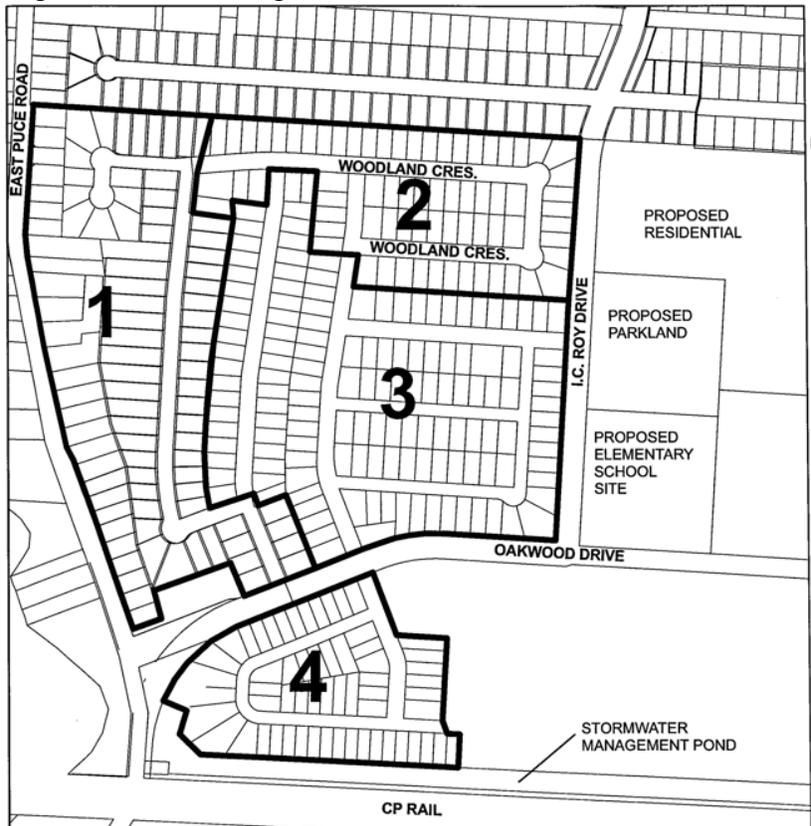**Appendix B – Summary of All River Ridge Phases**

1156756 Ontario Ltd. filed an application for approval of a Draft Plan of Subdivision in February, 1998 to the Ministry of Municipal Affairs and Housing. As directed by the Ministry, the municipality held its regulatory public meeting to receive public input and forward the information to the Ministry to assist in its decision-making process regarding the subdivision application. On August 20, 1999 the River Ridge Subdivision received draft plan approval by the Ministry of Municipal Affairs and Housing in order to facilitate the development of the lands located north of the Canadian Pacific Railway tracks, south of Chelsea Park, between East Puce River Road (County Road # 25) and Renaud Line Road (See Appendix A).

The draft plan included 1154 single detached dwellings, 176 semi-detached dwellings; a medium density block, blocks for parkland, stormwater management, commercial uses, institutional uses and future right-of-ways. Various draft amendments dated October 20, 2004, October 11, 2005, April 4, 2006 and September 24, 2010 have made changes to either the draft plan and / or draft conditions of approval.

Council subsequently gave approval for registration of Phase 1 (Pinehurst Drive) in the River Ridge Subdivision in 2000 (Figure 1). The first subdivision agreement the owner entered into with the Town is dated November 2, 1999. Since then, the owner has also entered into various supplementary and amending agreements mentioned below.

Figure 1: River Ridge Subdivision Phases 1-4

In 2001, Council supported extending draft plan approval for the River Ridge Subdivision for a five-year period as requested by the owner. That extension lapsed on September 10, 2007. Council supported another extension for draft plan approval for a further three-year period.

Council gave approval for registration of Phase 2 (Woodland Crescent) in the River Ridge Subdivision in November 2003.

In 2005, the developer received approval from the County of Essex to amend its draft conditions to address noise control measures, stormwater management and the reconfiguration of the draft plan to accommodate two school sites. All conditions of draft approval must be met before any phases of the subdivision can be given final approval.

Phase 3 of the development was proposed by the owner to be registered in three stages (A, B, and C) (See Figure 1 (initial phase 3) and Figure 2 (subdivided / revised phase 3).

Figure 2: Revised Phase 3

In October of 2010, Council supported extending draft plan approval for another three year period as requested by the owner. The approval lapsed on October 20, 2010. The County of Essex supported the extension of draft plan approval with the new lapse date

being October 20, 2013. The owner requested the extension of draft plan approval due to the economic downturn which has taken place in this area and the resulting diminished lot absorption rates.

Subsequently, the owner came forward to register Phase 4A consisting of 54 residential lots for single unit dwellings as well as extensions of Poplar Drive and Aspen Ridge Crescent shown on the Draft 12M-Plan dated May 17, 2012. The supplementary subdivision agreement was registered on 10th July, 2012.

Thereafter, in 2014 the applicant came forward to register Phase 5A consisting of 57 residential lots for single detached dwellings and the supplementary subdivision agreement was registered on 11th November, 2014.

On 10th September, 2015 Phase 5B consisting of 35 residential lots for single detached dwellings was registered through a supplementary subdivision agreement.

Thereon, on April 3, 2018 the supplementary subdivision agreement was registered for Phase 6 consisting of 148 residential single detached dwellings and it was amended on May 11, 2021. The amendment was to incorporate a requirement for the conveyance of additional lands for stormwater management.

On 3rd October, 2018 the supplementary subdivision agreement was registered for Phase 7 consisting of 185 residential townhouse dwellings.