



The Corporation of the Town of Kingsville

To: Mayor and Members of Council

Prepared By: Jerell Penales, Development Engineer

Department: - Capital Projects and Engineering

Date of Meeting: February 9, 2026

Subject: Timbercreek Estates Subdivision Phase 2 – Final Acceptance

Recommended Action

That Council **approve** the final acceptance and assumption of the roadway and infrastructure for the Timbercreek Estates Subdivision Phase 2.

Background

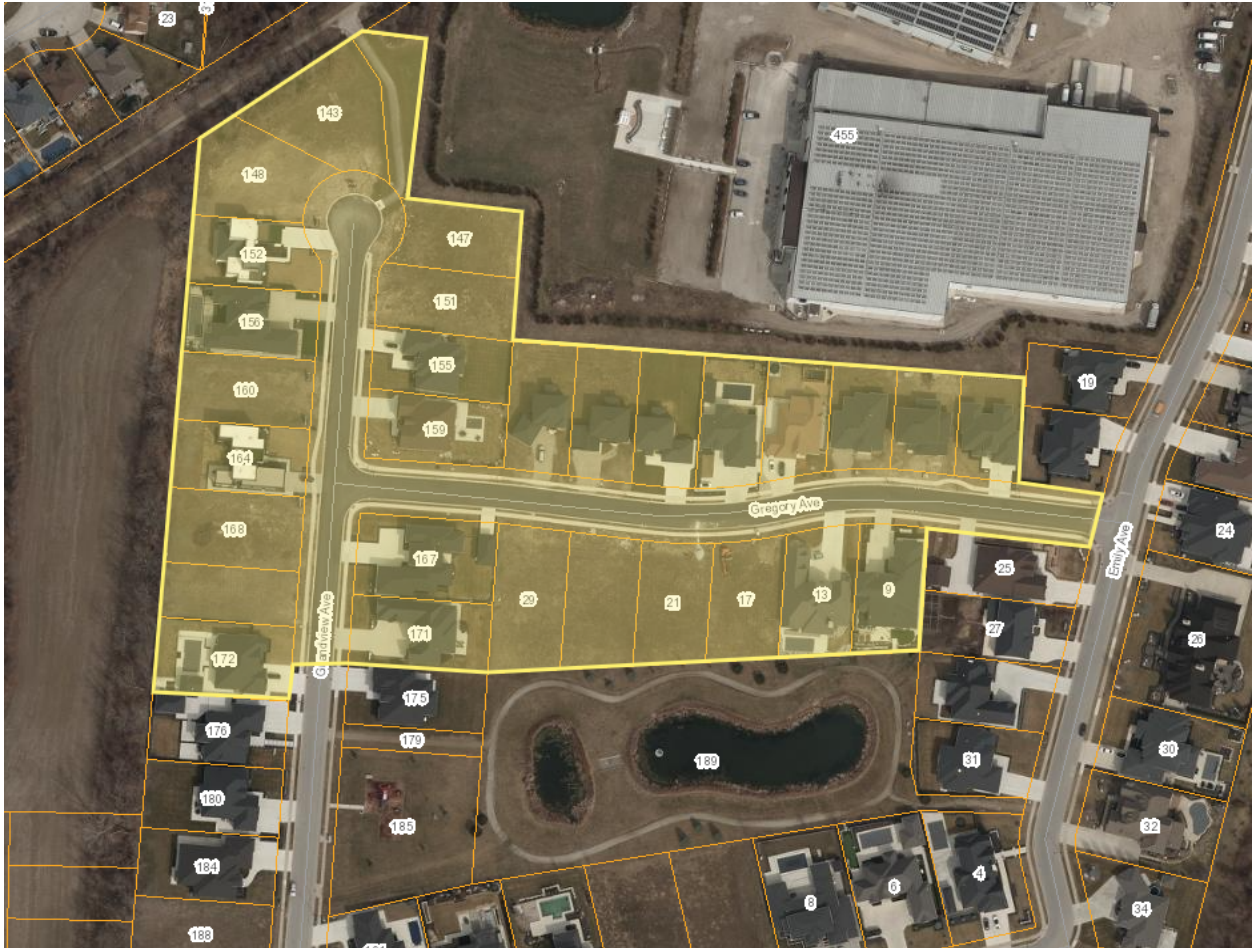
In a formal written request to Planning and Development Services, dated January 7, 2026, the Developer's Engineer (Rood Engineering Inc.) has provided a General Conformance letter requesting that the municipality grant final acceptance and assume all underground and surface infrastructure.

As per the Town's current Development Standards Manual, the developer is to formally request final acceptance from the Director of Planning & Development for the Town to accept the subdivision as complete. Subsequently, Council must agree to final acceptance of the subdivision to transfer responsibility of the roadway and infrastructure to the Municipality. Once approval is given, the Developer is no longer obligated to maintain or repair the infrastructure in the subdivision.

Discussion

The Timbercreek Estates Phase 2 subdivision was accepted onto maintenance on September 29, 2021. This final phase includes Gregory Avenue and a portion of Grandview Avenue, comprising twenty-seven (27) single-family residential lots. The subdivision is approximately 78% built out, exceeding the Town's 75% build-out requirement prior to final assumption.

All subdivision infrastructure has been satisfactorily constructed and installed, including the surface asphalt, the trail connection to the Chrysler Canada Greenway, and the future road connection (Block 28) from Grandview Avenue to the proposed Tamam Gardens subdivision to the west. All previously identified deficiencies have been addressed, and the requirements of the Development Agreement have been fully satisfied.



Financial Considerations

Infrastructure assets are to be added to the municipalities Tangible Capital Assets (TCA) inventory.

Environmental Considerations

The Stormwater Management system has been designed in conformance with the Windsor/Essex Region Stormwater Management Standards Manual. This phase of the development is fully serviced by sanitary sewers.

Consultations

Anthony Abraham, Abraham Developments
Rood Engineering Inc.
Baird AE
Tim Del Greco, Senior Manager, Capital Works & Engineering
Richard Wyma, Director of Planning and & Development

Prepared By:

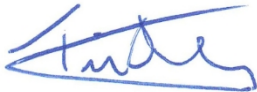


Jerrell Penales, P.Eng.
Development Engineer

Report Approval Details

Document Title:	Timbercreek Estates Subdivision Phase 2 - Final Acceptance.docx
Attachments:	2026-01-07 Timbercreek Estates Ph2 - Final Assumption Letter.pdf
Final Approval Date:	January 28, 2026

This document and all of its attachments were approved and signed as outlined below:



Tim Del Greco, Senior Manager of Capital Projects and Engineering



Richard Wyma, Director of Planning and Development



John Norton, Chief Administrative Officer