



## **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:** Ridge Side Estates Subdivision – Final Acceptance

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### **Recommended Action**

That Council **approve** the final acceptance and assumption of the roadway and infrastructure for the Ridge Side Estates Subdivision in Cottam.

### **Background**

In a formal written request to Planning and Development Services, dated December 19, 2025, the Developer's Engineer (RC Spencer Associates 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 Ridge Side Estates subdivision represents the final phase of the Redwood Avenue and Belleview Drive roadway network and provides a connection to County Road 34 E. The subdivision consists of thirty-three (33) single-family residential lots and is approximately 82% built out, exceeding the Town's 75% build-out requirement prior to final assumption.

All infrastructure has been satisfactorily constructed and installed including surface asphalt <sup>(1)</sup>. All previous outstanding deficiencies have been rectified, and all Development Agreement requirements have been fully satisfied.

<sup>(1)</sup> The surface asphalt will remain under an additional one (1) year maintenance period.



Ed Hooker  
Brian Armstrong  
RC Spencer Associates Inc.  
Tim Del Greco, Senior Manager, Capital Works & Engineering  
Richard Wyma, Director of Planning and & Development

**Prepared By:**

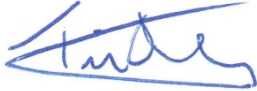


Jerell Penales, P.Eng.  
Development Engineer

**Report Approval Details**

Document Title:	Ridge Side Estates Subdivision - Final Acceptance.docx
Attachments:	2025-12-19 Ridge Side Estates - End of Maintenance 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