



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** February 18, 2026

**Report Number:** SRIES.26.002

**Department:** Infrastructure and Engineering Services  
**Division:** Infrastructure Planning and Development Engineering

**Subject:** **SRIES.26.002 – 2025 Municipal Infrastructure Assumption Summary under Delegated Authority**

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### **Purpose:**

To inform Council on subdivision municipal infrastructure assumptions that have been approved between Q1 to Q4 of 2025, under the delegated authority of the Commissioner Infrastructure and Engineering Services.

### **Recommendation(s):**

a) That staff report SRIES.26.002 be received.

### **Contact Person(s):**

- Jeff Walters, Manager, Engineering Subdivisions and Infrastructure Planning, Ext. 6380.
- Frank Suppa, Director, Infrastructure Planning and Development Engineering, Ext. 6358.
- Paolo Masaro, Commissioner Infrastructure and Engineering Services Ext. 6540

### **Report Approval:**

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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### **Background:**

In April of 2021, Council approved staff report SRPI.21.038, which delegated authority to the Commissioner (previously the Executive Director), Infrastructure and Engineering Services, to approve the assumption of municipal services related to new developments. This also included assuming road allowances within registered plans as public highway, establishing lands within registered plans as public highway and establishing assumption by-laws.

This delegated authority process for assumptions was a recommended outcome from the LEAN review of the City's subdivision assumption process for a more effective and efficient way to deliver municipal services. As part of delegating this authority to the Commissioner, Infrastructure and Engineering Services, it was also recommended that staff report back to Council on a bi-annual basis to keep Council informed of the assumptions approved under the new process.

### **Discussion:**

A table of subdivision assumptions approved from Q1 to Q4 of 2025 under the new delegated authority is included as Appendix A to this report.

In summary, infrastructure related to eight development agreements was assumed between Q1 to Q4 of 2025 resulting in the City's acquisition of approximately 5.6 km of new municipal roads, 7.5 km of new sidewalks, 14.1 km of new storm and sanitary sewers, and 11.0 km of new watermains, along with all the related infrastructure appurtenances.

### **Financial Implications:**

As noted in the summary table in Appendix A, the assumed aboveground and belowground municipal infrastructure, including all related appurtenances, will result in an estimated annual operating and maintenance cost of \$306,016.

These operating costs will be accounted for in future operating budgets for the Public Works Operations Division.

### **Relationship to Strategic Plan 2024-2027:**

This summary of municipal infrastructure assumptions under delegated authority supports Pillar 3, Strengthening our Foundations, more specifically in planning for long term financial sustainability of assumed municipal infrastructure.

### **Attachments:**

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

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- SRIES.26.002- Appendix A – Municipal Servicing Assumption Summary for Q1 to Q4 of 2025

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### Report Approval Details

Document Title:	SRIES.26.002 – 2025 Municipal Infrastructure Assumption Summary under Delegated Authority.docx
Attachments:	- SRIES.26.002 Appendix A Municipal Servicing Assumption Summary for Q1 to Q4 of 2025.docx
Final Approval Date:	Jan 23, 2026

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

**Frank Suppa - Jan 22, 2026 - 8:50 AM**

**Gigi Li - Jan 22, 2026 - 9:11 AM**

**Paolo Masaro - Jan 22, 2026 - 2:00 PM**

**Darlene Joslin - Jan 23, 2026 - 8:45 AM**