

Subject: Municipal Assumption Summary Report

Staff Report No. EPW-002-26

**Department/
Commission:** Engineering and Public Works Commission

Date: February 18, 2026

Recommendation:

- 1) That the 2025 Municipal Assumption Activity Summary Report be received for information.

Report Highlights

- In 2025, the Town has assumed infrastructure in the Hillmount Subdivision, specifically located in the area of Forsyth Farm Drive and Tenth Line.
- 0.64 lane kilometres of road and associated above and underground municipal infrastructure valued at approximately \$830,000 were assumed by the Town of Stouffville in 2025.
- The estimated additional annual operating and maintenance costs in the amount of \$38,000 to be funded from property taxes and water rates.

1. Purpose:

To provide a summary of municipal infrastructure assumed by the Town of Stouffville during 2025, constructed as part of development approvals and growth-related projects.

2. Background:

The Development Engineering Department tracks and reports on the assets assumed through private land development and growth-related infrastructure projects. In 2025, staff also included the as-constructed costs for municipal infrastructure being assumed.

This annual summary report includes the infrastructure types and the total value of services assumed by the Town in 2025. All future assumption reports starting in 2025, Development Engineering has further enhanced the assumption reports by including operating and maintenance costs for the municipal assets being assumed by the Town.

3. Analysis:

Between January and December 2025, the Town of Stouffville assumed municipal infrastructure in one (1) land development project, which included:

- 0.64 lane kilometres of roads
- 0.33 kilometres of sidewalk
- 0.41 kilometres of storm sewers
- 0.38 kilometres of sanitary sewers
- 0.34 kilometres of watermains
- 14 streetlights
- 18 street trees

The details of the assumed municipal services are detailed in Table 1 below and the locations of the developments assumed in 2025 are provided in Attachment No. 1 of this report.

Table 1: Municipal Infrastructure Summary

Item Description	Hillmount Subdivision	As-Constructed Costs
Roads (lane kms)	0.64 lane km	\$156,772.32
Sidewalk	0.33 km	\$33,000.00
Streetlights	14 each	\$32,011.50
Watermain	0.34 km	\$46,250.00
Sanitary Sewers	0.38 km	\$43,711.45
Storm Sewer	0.41 km	\$50,282.60
Storm Water Management Ponds	1 each	\$456,540.01
Street Trees	18 each	\$6,400.00
Total		\$824,967.88
Estimated annual O&M costs		\$38,000.00

4. Options:

4.1 Option A (Recommended)

It is recommended that the annual assumption report is prepared at the beginning of each year to provide an overview of the municipal infrastructure assumed by the Town in the preceding year.

5. Financial Implications:

The municipal infrastructure assumed by the Town over the reporting period is valued at approximately \$825,000. To maintain this infrastructure at current service levels and regulatory requirements, the maintenance costs estimated at \$38,000/year for these services should be considered in future Engineering and Public Works budgets, funded from property taxes and rates (as applicable).

6. Broader Intergovernmental Impacts and/or Considerations:

None

7. Communication:

Annual reports for the Town's assumed municipal infrastructure will be reported to Council at the beginning of every year. The assumption metric will also be reported at the time of assumption of municipal services to Finance Services, Budgets & Financial Planning, Transportation and Fleet Services as well as Environmental Services for budgeting purposes.

8. Alignment with Strategic Plan:

1. A Town that Grows
A Town that grows in support of complete communities
2. Good Governance
Provide Good Governance

9. Attachments:

Attachment No. 1 – Location Map - 2025 Assumed Subdivisions

10. Related Reports:

[January 15, 2025 – Report Number EPW-001-25 Partial Assumption of Municipal Infrastructure in Plan 65M-3996, 19T\(W\) – 00.003 – Urban Residential Subdivision \(Hillmount Subdivision\)](#)

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For further information on this report, please contact the Department Head:
 Jack Graziosi, Commissioner, Engineering and Public Works at 905-640-1900 or 1-855-642-8697 ext. 2464 or via email at jack.graziosi@townofws.ca

Review Confirmation:

Reviewing Division	Review Required?				Reviewed By
Finance	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	
Legal	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	
Communications	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	
Clerks	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Yes	