

Request for Decision

Title	Starkey Road Functional Planning Study Update
Proposed Motion	That Council approve funding of up to \$170,000 from Municipal Tax Stabilization Reserve to update the existing Starkey Road Functional Planning Study.
Administrative Recommendation	Administration recommends that Council approve the required funding to update the Starkey Road Functional Planning Study.
Previous Council / Committee Direction	None
Report	<p><u>Background Information</u></p> <ul style="list-style-type: none"> • The Starkey Road Functional Planning Study was last updated in April 2013. Since that time, several factors have arisen that require an update to the study, including: <ul style="list-style-type: none"> ○ Alberta Transportation and Economic Corridors (ATEC) has updated their highway corridor designations along roadways and access management guidelines. ○ The need to verify whether the forecasted realignment of Starkey Road to Range Road 252 and its connection to Highway 37 is still necessary. ○ Finding of the Transportation Master Plan that identified updating the Starkey Road Functional Planning Study as a priority. ○ The reflection of the Sturgeon Valley Core and the Sturgeon Valley South Area Structure Plans. ○ The need to assess and evaluate the perceived increase in traffic volume from regional and potential local growth, and ensure capital plans align with infrastructure priorities in the Valley. • The Study will identify and help the County protect a suitable roadway corridor. • Administration has identified the following timelines for implementation: <ul style="list-style-type: none"> ○ Request for proposal posted June 2025 ○ Award to the consultant in July 2025 ○ Review of existing reports, consultation with Alberta Transportation and Economic Corridors (ATEC) in Fall 2025

	<ul style="list-style-type: none"> ○ Draft recommendations for Winter, 2025 ○ Public engagement in Q1, 2026 ○ Report Finalization in Q2, 2026 <p><u>External Communication</u></p> <ul style="list-style-type: none"> • If approved by Council, public advertising will occur to request Consultant Proposals for review and potential award. • Council and public engagement sessions would be held. <p><u>Relevant Policy/Legislation/Practices</u></p> <ul style="list-style-type: none"> • Transportation Master Plan, September 2023
Implication of Administrative Recommendation	<p><u>Strategic Alignment</u></p> <p>Completing an update to the Starkey Road Functional Planning Study would protect Sturgeon County’s future infrastructure requirements and address current and potential future needs, as well as ensure alignment with our new General Municipal Servicing Standards.</p> <p>Operational Excellence –The update of the Starkey Road Functional Planning Study works in conjunction with approved Transportation Master Plans and allows planning for proper infrastructure improvements in the future.</p> <p>Planned Growth – This update will ensure that developers pay for a fair share of the municipal improvements necessary to support residential growth with reliable and effective infrastructure through proper planning. This also allows developers to develop lands suitable for development, while protecting the corridors needed for providing proper infrastructure.</p> <p><u>Organizational</u></p> <p>Administration has capacity to complete procurement requirements, contract oversight, and Council and public engagements sessions.</p> <p><u>Financial</u></p> <p>The updating of Starkey Road Functional Planning study is anticipated to cost up to \$170,000. This project is recommended to be funded by the Municipal Tax Stabilization Reserve.</p>
Alternatives Considered	<p>Council could choose not to approve the development of a new functional planning study for Starkey Road.</p>
Implications of Alternatives	<p><u>Strategic Alignment</u></p> <p>Not completing the Starkey Road Functional Planning Study would result in land being sterilized based on old alignment assumptions.</p> <p>Not updating the report could leave the County without proper corridors established to protect planned growth areas, as well as to accommodate current traffic volumes.</p> <p><u>Organizational</u></p>

	<p>Administration would not have the updated tools to properly review existing applications and protect Sturgeon County's future requirements. Administration may be sterilizing lands that may no longer be required, and would lack proper reporting to reflect the recently updated Area Structure Plans within Sturgeon Valley.</p> <p><u>Financial</u></p> <p>Future infrastructure improvements would not be captured and placed into the various Offsite Levies or onsite improvements. Efficiencies may be discovered in the completion of the Functional Planning Study, and ensure that growth is paying for growth.</p>
Follow up Action	<ol style="list-style-type: none"> 1. Engage Alberta Transportation and Economic Corridors (ATEC), draft recommendations for Q4 2025. (Development Engineering and Land Services, Q4 2025) 2. Carry out public engagement and complete final report of Council consideration. (Development Engineering and Land Services and Communications and Engagement Services, Q1 2026) 3. Incorporate findings of the study into long-term capital planning. (Development Engineering and Land Services, Q3 2026)
Attachment(s)	Attachment 1 – Starkey Road Functional Planning Study Presentation
Report Reviewed by:	<p>Chris Pullen, Senior Development Engineer, Development Engineering and Land Services</p> <p>Sabrina Duquette, Manager, Corporate Finance and Treasury Services</p> <p>Milad Asdaghi, General Manager, Development and Economic Services</p> <p>Travis Peter, Chief Administrative Officer</p>

Strategic Alignment Checklist

Vision: *Offering a rich tapestry of historical, cultural, and natural experiences, Sturgeon County is a municipality that honours its rural roots and cultivates desirable communities. Uniquely situated to provide world-class agricultural, energy, and business investment opportunities, the County prioritizes responsible stewardship and dreaming big.*

Guiding Principles: Collaboration | Accountability | Flexibility | Excellence | Safety | Future Readiness | Affordability | Innovation

Community Outcome	Not consistent	Consistent	N/A
Planned Growth			
<ul style="list-style-type: none"> Internationally competitive to attract, grow and sustain diverse businesses; tenacious focus on new growth and innovation 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Modern broadband and digital capabilities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Low cost, minimal red-tape regulations 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Reliable and effective infrastructure planning; comprehensive land use and infrastructure planning 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Thriving Communities			
<ul style="list-style-type: none"> Beautiful, surprising places with high standards; integrated natural spaces & trail systems; healthy and resilient 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Engaging cultural, historical, and civic amenities; strong community identity and pride 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Safe, welcoming, and diverse communities; small community feel and personal connection; commitment to high quality of life 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Stewardship			
<ul style="list-style-type: none"> Clean air, land, and water; Carbon neutral municipal practices; circular economy opportunities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Conservation of natural areas and agricultural lands; enhanced greening and biodiversity; safekeeping ecosystems 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Sustainable development; partnerships with industry and others to drive emission reductions 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Collaborative Governance			
<ul style="list-style-type: none"> Predictable and stable external relationships; volunteer partnerships 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Meaningful connections with Indigenous communities 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Ongoing community consultation and engagement; transparent and action-oriented decision making based on sound rationale 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Respectful and informed debate; clear and supportive governance processes 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Operational Excellence			
<ul style="list-style-type: none"> Engaged and effective people – Council, Admin and Volunteers; continuous learning and improvement mindset; nimble and bold, with strong leadership 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Quality cost-effective service delivery; robust procurement and operational practices and policies; asset management and performance measurement; careful debt and reserve stewardship; long-term financial planning and sustainability 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Future focused thinking to proactively respond to emerging opportunities and challenges 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Alternative revenue generation and service delivery models integrated strategic and business planning 	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>