



CITY OF FORT SASKATCHEWAN AGENDA

Regular Council Meeting **Tuesday, March 28, 2017 – 6:00 P.M.** **Council Chambers – City Hall**

- 6:00 P.M.**
1. **Call to Order** Mayor Katchur
 2. **Approval of Minutes of March 14, 2017 Regular Council Meeting** (attachment)
 3. **Delegations**
Those individuals in attendance at the meeting will be provided with an opportunity to address Council regarding an item on the agenda, with the exception of those items for which a Public Hearing is required or has been held. Each individual will be allowed a maximum of five (5) minutes.
 4. **Presentations:**
 - (15 min.) 4.1 River Valley Alliance Update Larry Wall,
Executive Director,
RVA
(attachment)
 - (10 min.) 4.2 Safety Codes Services Update Janel Smith-Duguid
(attachment)
 5. **Unfinished Business**
 - 5.1 River Fest 2017 Funding Diane Yanch
(attachment)
 6. **New Business**
 - 6.1 Canadian Northern Railway Station Diane Yanch
(attachment)
 - 6.2 Commercial Sign Request on City Owned Lands Mark Morrissey
(attachment)
 7. **Bylaws**
 - 7.1 Bylaw C6-17 – Amend Animal Control Bylaw C7-16 – 3 readings Brad Ward
(attachment)
 - 7.2 Bylaw C7-17 – Amend Fees & Charges Bylaw C18-16 – 3 readings Brenda Molter
(attachment)
 8. **Notice of Motion**
 9. **Points of Interest**
 10. **Councillor Inquiries**
 11. **Adjournment**



**CITY OF FORT SASKATCHEWAN
MINUTES
REGULAR COUNCIL
Tuesday, March 14, 2017 - 6:00 p.m.
Council Chambers – City Hall**

Present:

Members of Council:

Mayor Gale Katchur
Councillor Birgit Blizzard
Councillor Sheldon Bossert
Councillor Frank Garritsen
Councillor Stew Hennig (via telephone)
Councillor Arjun Randhawa
Councillor Ed Sperling

Administration:

Troy Fleming, Acting City Manager
John Dance, General Manager, Corporate Services
Brenda Rauckman, General Manager, Community & Protective Services
Brenda Molter, Director, Legislative Services
Mark Morrissey, Director, Economic Development
Barb Shuman, Director, Recreation Services
Katie Mahoney, Senior Long Range Planner
Wendy Kinsella, Director, Corporate Communications
Reade Beaudoin, Digital Media Coordinator
Sheryl Exley, Recording Secretary

In accordance with Section 199 of the *Municipal Government Act*, notice is hereby given that telephone conferencing will be used to connect Councillor Stew Hennig from a remote location.

1. Call to Order

Mayor Katchur called the regular Council meeting of March 14, 2017 to order at 6:00 p.m.

2. Approval of Minutes of February 28, 2017 Regular Council Meeting

R36-17

MOVED BY Councillor Blizzard that the minutes of the February 28, 2017 regular Council meeting be adopted as presented.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

3. Delegations

None.

4. Presentation

4.1 Business Retention and Expansion Projects Update

Mark Morrissey, Director, Economic Development was in attendance to provide Council with an update on the Business Retention and Expansion, and Downtown Enhancement Projects that the Economic Development Department is currently working on.

5. Unfinished Business

None.

6. New Business

6.1 Aquatic Services Question

Presented by: Barb Shuman, Director Recreations Services

R37-17

MOVED BY Councillor Blizzard that Council approve the following question, with associated preamble, for the Aquatic Services vote:

“Council is seeking voter input on the following project: Aquatic Services

A new aquatic facility is proposed to be constructed at the Dow Centennial Centre. In 2017 dollars, the estimated project costs are: construction cost of \$35 million; annual operating cost of \$4.1 million. This represents a municipal property tax increase of approximately \$112 for an average residential property.

Are you in favour of a new aquatic facility at the Dow Centennial Centre?”

Mayor Katchur called a short recess at 6:40 p.m.

The regular Council meeting reconvened at 6:46 p.m.

Mayor Katchur called a short recess at 6:49 p.m.

The regular Council meeting reconvened at 6:53 p.m.

R38-17

MOVED BY Councillor Garritsen that Council amend Resolution #37-17 by adding the following wording after \$4.1 million: which represents \$2.6 million in operating and \$1.5 million in debenture payments annually over a period of 20 years. Based on an average home valued at \$400,000, this single project represents a residential tax increase of approximately \$112 a year.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

Council Resolution #37-17 was voted on, as amended; and

CARRIED UNANIMOUSLY

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,
Birgit Blizzard, Sheldon Bossert, Ed Sperling

7. Bylaws

7.1 Bylaw C1-17 - Amend Land Use Bylaw C10-13 – Redistricting Part of NW, SW 24-54-23 W4M from UR - Urban Reserve to R3 - Small Lot Residential District, RC - Comprehensively Planned Residential District, and PU - Public Utility District - Windsor Pointe, Stage 1 – 1st reading

Presented by: Katie Mahoney, Senior Long Range Planner

R39-17

MOVED BY Councillor Blizzard that Council give first reading to Bylaw C1-17 to amend Land Use Bylaw C10-13 by redistricting part of NW, SW 24-54-23 W4M from UR - Urban Reserve to R3 - Small Lot Residential District, RC - Comprehensively Planned Residential District, and PU - Public Utility District.

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

7.2 Bylaw C2-17 - Close a Portion of Road Allowance in Westpark (West Lands Road Allowance) - 1st reading

Presented by: Katie Mahoney, Senior Long Range Planner

R40-17

MOVED BY Councillor Garritsen that Council give first reading to Bylaw C2-17 to close a portion of road allowance in Westpark (West Lands Road Allowance).

In Favour: Gale Katchur, Frank Garritsen, Stew Hennig, Arjun Randhawa,
Birgit Blizzard, Sheldon Bossert, Ed Sperling

CARRIED UNANIMOUSLY

8. Notice of Motion

None.

9. Points of Interest

Members of Council were given the opportunity to bring forward information that would be of interest to the public.

10. Councillor Inquiries

Members of Council were given the opportunity to ask questions and provide concerns and comments.

11. Adjournment

The regular Council meeting of March 14, 2017 adjourned at 7:31 p.m.

Mayor

Director, Legislative Services

CITY OF FORT SASKATCHEWAN

River Valley Alliance Update

Purpose:

Mr. Larry Wall, Executive Director, River Valley Alliance (RVA) will be in attendance to provide an update on the activities of the RVA.

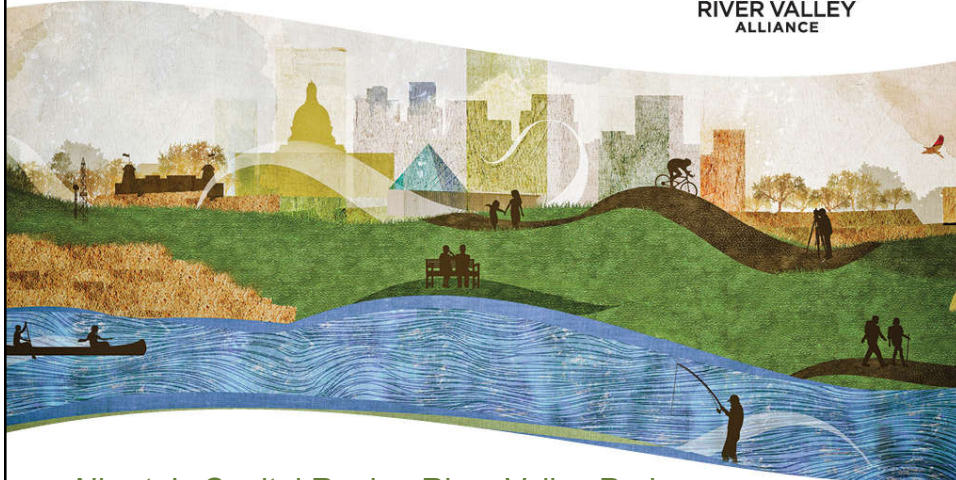
Attachment:

RVA Presentation

File No.:

Prepared by:	Sheryl Exley Legislative Officer	Date: March 22, 2017
Approved by:	Brenda Molter Director, Legislative Services	Date: March 22, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 22, 2017
Submitted to:	City Council	Date: March 28, 2017

Imagine the entire river valley linked and accessible to all as one of the largest metropolitan river valley parks in the world.



Alberta's Capital Region River Valley Park
March 14, 2017

9825 – 103 street
Rossdale House
Edmonton, AB T5K 2M3
587-401-3355

River Valley Alliance

Vision:

To create a continuous, world class metropolitan river valley park.

Mission:

To preserve, protect and enhance the river valley becoming recognized as one of the largest and best river valley parks in the world.

Outcomes:

- > Pride
- > Legacy
- > Quality of Life
- > Attraction
- > Tourism



www.rivervalley.ab.ca

2012 to 2017 Capital Project



2012 to 2017 Capital Program Update



Town of Devon



Parkland County

Leduc County South Trail



www.rivervalley.ab.ca

2012 to 2017 Capital Program Update



Terwillegar
Footbridge

Mechanized
River Valley
Access



Approximately
21km of trails



Boat Docks & Launches



www.rivervalley.ab.ca

2012 to 2017 Capital Program Update

Strathcona
Nature Trail
Extension



Riverside
Trails



Lamoureux Trail



West River's Edge



www.rivervalley.ab.ca

Near Term Connectivity (2020)



NEXT PHASE Capital Program

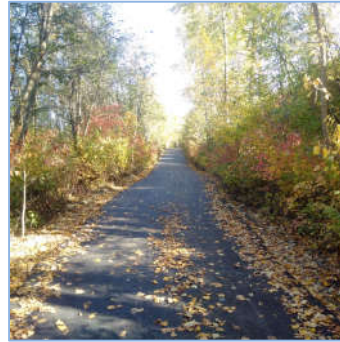
In 2016 you were asked

- Do you support the Capital Projects listed?
 - You said...
- Will you support cost shared municipal funding (1/3)?
 - You said...
- Will your municipality support project management and maintenance of identified projects?
 - You said...



NEXT PHASE Capital Projects

- Initial Trail Connectivity
 - 16 km of trails, 3 bridges
- Primary Trail Connectivity
 - 24 km of trails, 5 bridges
- Water Access – Docks and Launches
 - Vehicle and hand launches (2)



www.rivervalley.ab.ca

Community Outreach Activities

- Friends of the River Valley Alliance
- Events & Presentations
- River Day (spring)
- River Fest (fall)
- Do It Yourself Adventures
- Fort Edmonton Canoe Brigade



www.rivervalley.ab.ca

A photograph of a community event titled "River Day 2017". In the foreground, a woman in a grey headscarf and a young girl in a purple jacket are looking at a table. A woman in a blue jacket is leaning over the table, which has various items on it, including a white bag and some papers. In the background, there are other people, tents, and a grassy area.

River Day 2017

Spring Event Goals

- Celebrate National River Day promoting public awareness of the importance of preserving the heritage and health of Canada's rivers.
- Support Municipal Program Initiatives with \$1,000 grant
- Promote Vision for Capital Region River Valley Park
- Build support for continued public investment

A photograph of a city skyline across a river, titled "River Fest 2017". The skyline includes several tall buildings, and the river has a small boat on it. The foreground shows a grassy area with some trees.

River Fest 2017

Fall Event Goals

- Promote Capital Region River Valley Park
- Celebrate what the river valley means to us
- Build Relationships with stakeholders/ partners/ sponsors
- Promote the vision for the Park
- Build support for continued public investment in protection, preservation and enhancement initiatives



2017 Program - Sept 15-17

- Riverside Rendezvous (Upstream, Central, Downstream)
- End-to-End Xplore Challenges (DIY)
- Point-to-Point Adventures (DIY)
- Partner Programs
- Co-promoted programs/ services



Title Sponsor relationship

Sponsor:

- Title sponsorship/brand recognition
- Executive profile/influence
- Input into programming (focus on water)

River Valley Alliance:

- Overall direction of the event
- Remains decision maker/owner of event
- Receives added resources (human and financial)

Naming the Capital Region River Valley Park

A name that will be:

- distinctive
- timeless
- memorable
- easily learned
- applicable to a broad range of ages and cultures
- relevant to Alberta



www.rivervalley.ab.ca

Sustainable Funding Strategy

- Operating Funding
Thank you for municipal support!
Requesting extension of provincial support
- Capital Funding
- Fund Development Strategy



www.rivervalley.ab.ca

Municipal Call to Action continues

- ✓ Protect, Preserve, and Enhance the CRRVP
- ✓ Support the NEXT PHASE Capital Program
- ✓ “Champion” the cause of the Capital Region River Valley Park to public and private funding decision makers and influencers.
- ✓ Continue support for Naming the Park
- ✓ Be “on board” for River Day (spring) and RiverFest (fall).



www.rivervalley.ab.ca

CITY OF FORT SASKATCHEWAN

Safety Codes Services Update

Purpose:

To provide Council with an update on the provision of Safety Codes Services (Building Inspectors) for information prior to the introduction of new fees and charges.

Background:

As an accredited organization under the *Safety Codes Act*, the City of Fort Saskatchewan has the ability to issue permits and conduct inspections for building, electrical, plumbing, and gas. Through the 2015 budget process, Council funded an assessment of how these services are provided. The assessment determined improved quality service could be provided to residents and businesses by bringing Safety Codes Services partially in-house, as opposed to fully contracted. As a result, a Manager of Safety Codes Services position was created. The mandate of this position includes:

- ensuring compliance with the provincially required Unified Quality Management Plan (QMP);
- issuing large scale building permits (commercial and industrial);
- supervising the contract to provide the remainder of Safety Codes Services; and
- developing service improvements to ensure excellence in customer service and ultimately build a safe community.

Outcomes:

By bringing Safety Codes Services partially in-house and creating a dedicated position to oversee the provision of these services, improvements have been developed and are now prepared for implementation following adoption of new fees and charges, which will be addressed through Bylaw C7-17. Below is a summation of some of these improvements.

Occupancy Certificate

Occupancy Certificates are an accountability tracking tool used to indicate when it is safe to occupy a building. For the majority of construction projects, multiple Safety Codes Permits are needed. While the final Permit Service Report (PSR) for each individual permit indicates if compliance has been achieved, currently there is no clear indicator that compliance has been achieved for all permits, and that the building is deemed safe to occupy.

Issuance of Occupancy Certificates will simplify tracking and clearly indicate to all parties that a building is prepared for use. This indication will be provided through the following means:

- Occupancy Certificate provided to the permit applicant;
- sticker posted on the electrical panel at the time of final inspection;
- notice on the final inspection report; and
- notice on the final permit service report.

Occupancy Certificates are commonly used throughout the region, and as such the Planning & Development Department already receives requests for a copy of Occupancy Certificates. Other municipalities that issue Occupancy Certificates include:

- City of Spruce Grove;
- City of Leduc;
- City of Camrose;
- Town of Beaumont;
- Town of Stony Plain;
- Strathcona County; and
- Leduc County.

Pending adoption of the Fees & Charges Bylaw C7-17, Occupancy Certificates will be issued for any permits issued after May 1st. The program will be promoted among builders and occupants by posting a notice at the Planning & Development reception desk, emailing all builders within our registry, advertising in the local newspaper, and including an information leaflet with all Compliance Certificates.

Occasionally, a building may be occupied prior to issuance of an Occupancy Certificate. While all efforts will be taken to prevent these instances, when necessary enforcement will proceed in accordance with the following:

- Level 1: Notice provided to the permit applicant informing that occupancy has not been granted and assigning a timeline to correct deficiencies.
- Level 2: Fines applied based on a stepped system that considers severity of the deficiencies and history of offences.
- Level 3: proceed with eviction.

Fines are not imposed as a means to generate revenue, but as a means to communicate severity. To prepare for implementation of Occupancy Certificates, the following fees are being introduced into the Fees & Charges Bylaw, through Bylaw C7-17:

Occupying prior to issuance of Occupancy Certificate:		
- First offence (minor infractions with no life safety items)	per offence	\$ 500.00
- First offence (major infractions with life safety items)	per offence	\$ 750.00
- Second offence (minor infractions with no life safety items)	per offence	\$1,000.00
- Second offence (major infractions with life safety items)	per offence	\$1,500.00
- Third offence (minor infractions with no life safety items)	per offence	\$3,000.00
- Third offence (major infractions with life safety items)	per offence	\$5,500.00
Request for additional copies of Occupancy Certificate	per request	\$ 42.00

Kitchen Renovation Permits

Building permits ensure your investment is in accordance with the Alberta Building Code, and the work completed in your home is done safely. Kitchen renovations can be major investments. As such, a building permit is now being required to ensure the following:

- Proper separation and fire protection surrounds any cooktops or elements;
- electrical service capacity and receptacles are suitable to withstand additional demands;
- exhaust fans above the cooktop is vented correctly; and
- appliances that meet the Alberta Building Code requirements are used.

To facilitate building permits for kitchen renovations, no new fees are required as the permit aligns with the existing 'Additions/Renovations' fee.

Fee for Services Inspections

A Fee for Service Inspection is an inspection that is conducted at an owner's request to assess conformance with the Alberta Building Code. Instances where a Fee for Service Inspection may be requested include:

- Addressing a regulatory requirement, such as with daycare facilities;
- correcting a deficiency for a permit that was previously closed non-compliant;
- accommodating a desire for an additional inspection above the minimum requirement (i.e., inspection conducted at the time of framing); or
- satisfying a request from an insurance agency.

The inspection does not evaluate construction quality, as with a typical permit, nor does it assess the maintenance of the building, as with a home inspection. Instead the Fee for Service Inspection informs the customer of the building's conformance to the Code as evaluated by a Safety Codes Officer.

To facilitate a Fee for Services Inspection, the following fee is being introduced into the Fees & Charges Bylaw, through Bylaw C7-17:

Fee for Service Inspection	minimum fee PLUS	\$125.00
	per hour	\$125.00

Audit Results

The Safety Codes Council audits our provision of services on a regular basis to provide an objective and unbiased assessment of our services and alliance with the QMP. The most recent audit was completed in November and concluded:

"the City of Fort Saskatchewan, its staff, and contracted accredited agency provide services... with integrity and reasonableness in meeting with the intent of the Safety Codes Act and the approved Quality Management Plan".

While overall we are doing well, minor errors to be addressed include:

- revise application forms to ensure complete information is consistently provided;
- create a registry of QMP holders to ensure the most recent version is always used;
- update specific sections of final inspection reports to reflect QMP update; and
- enhance compliance monitoring for better follow up of outstanding items.

The Manager of Safety Codes Services is undertaking the work necessary to address the items identified by the Safety Codes Council.

Prepared by:	Janel Smith-Duguid Director, Special Projects	Date: March 22, 2017
Reviewed by:	Troy Fleming Acting, City Manager	Date: March 22, 2017
Submitted to:	City Council	Date: March 28, 2017

CITY OF FORT SASKATCHEWAN

RIVER FEST 2017

Motion:

That Administration coordinate and host River Fest 2017 at a cost not to exceed \$20,000, funded from the Financial Stabilization Reserve.

Purpose:

To provide a second option on the coordinating and hosting of River Fest 2017.

Background:

River Valley Alliance (RVA) and the City of Fort Saskatchewan have a great partnership and together have completed \$2,600,000 in work in the City's river valley. Of this, the RVA has contributed over \$1,500,000. More work is to be completed as the City has been approved for approximately \$4,000,000 in additional projects. To date, the City has completed 10 kilometres of trails, wayfinding signage and 6 river lookouts. This summer, the City will be completing a staircase above the wetlands area, an additional kilometre of trail and a pedestrian bridge in Fort Centre Park.

During 2017 budget deliberations, Culture Services presented a budget request for coordinating and hosting River Fest 2017 to take place the third weekend in September 2017. The request was for a total of \$41,435; \$20,000 to host the event, \$4,700 for Parks and Roads support, and \$16,735 for the additional staffing resources required to coordinate and host the event. This would create an event of the same scope as Legacy Park Family Festival.

With additional information from the RVA on the scope and goals for this new event, confirmed dates of the three day festival, and the upcoming announcement of a major sponsor, Culture Services is able to provide a second option for coordinating and hosting River Fest 2017.

River Fest 2017 is a RVA initiative that is beginning in 2017 as part of Canada's 150th Anniversary. It will be a three day festival from September 15th – 17th, 2017. The festival will take place at three main locations called Riverside Rendezvous locations that will move people along the trail from end-to-end, from Devon to Fort Saskatchewan. The first Riverside Rendezvous location will be Devon on Friday, September 15th. The second will be Edmonton on Saturday, September 16th and the third location will be Fort Saskatchewan on Sunday, September 17th. The goals of River Fest 2017 include:

- promoting the benefits of the Capital Region River Valley;
- showcasing the impact the river valley has on our residents' quality of life;
- celebrating the river valley for both recreation and tourism attraction;
- building support for continued public investment to protect, preserve and enhance the river valley; and
- starting a fall tradition of celebrating the river valley.

A major sponsor for River Fest 2017 will be announced in May as part of the River Fest 2017 marketing campaign. If the event is successful, both the sponsor and the RVA see this as an annual event going forward.

The benefits to Fort Saskatchewan for being one of the three Riverside Rendezvous locations are numerous and include:

- increased media attention;
- increased tourism to Fort Saskatchewan;
- increased awareness of the value of the river valley – encouraging preservation, protection, and enhancement;
- encouraging residents to explore the gem we have in our community;
- encouraging residents to explore and promote the under-utilized aspects of the river valley; and
- extending the fall festival atmosphere an extra day.

The role of the City of Fort Saskatchewan as a Riverside Rendezvous location is to coordinate and host River Fest 2017 activities in the community which include planning and coordinating various activities that celebrate the river and the river valley, finding sponsors for the Fort Saskatchewan event, coordinating volunteers, and organizing all of the local advertising and promotion of the event. Some of the potential Fort Saskatchewan activities at West River's Edge include:

- celebrating the heritage of the river;
- paddle board demonstrations;
- kayak/canoe trips;
- traditional family picnic with entertainment;
- water safety education;
- geocaching;
- interpretive walks (wetlands, prairie, historical);
- organized horseback ride to Strathcona County;
- dog agility; and
- community group activities.

On a smaller scale than what was presented during 2017 budget deliberations, this event will cost \$20,000 and will include:

- \$8,500 for the activities, facilities, entertainment and promotions required to host the event;
- \$7,500 for Culture Services staff resources to coordinate and host the event; and
- \$4,000 for Parks and Roads support for the event.

Financial Implications:

\$20,000 from the Financial Stabilization Reserve.

Internal Impacts:

This new event will have impact on the Culture Services, Parks and Roads departments as the event is not currently in department work plans or the 2017 budget. The funds as presented above will cover the costs required to properly staff the coordinating and hosting of the event.

Recommendation:

That Administration coordinate and host River Fest 2017 at a cost not to exceed \$20,000, funded from the Financial Stabilization Reserve.

Prepared by:	Diane Yanch Culture Services Director	Date: March 20, 2017
Approved by:	Brenda Rauckman General Manager, Community and Protective Services	Date: March 22, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 23, 2017
Submitted to:	City Council	Date: March 28, 2017

CITY OF FORT SASKATCHEWAN

Canadian Northern Railway Station Lease Space

Motion:

That the Canadian Northern Railway Station space formerly leased by the Fort Saskatchewan Chamber of Commerce be converted to public meeting room rental space at a cost not to exceed \$2,600, funded from the Financial Stabilization Reserve.

Purpose:

To provide Council with options for use of the space at the Canadian Northern (CN) Railway Station that was formerly leased by the Fort Saskatchewan Chamber of Commerce.

Background:

The Fort Saskatchewan Chamber of Commerce began leasing space at the CN Station in 1992 when restoration of the Station was completed. The lease space included:

- reception area
- office area
- common areas (washrooms, hallways, storage)

In 2016, the Chamber of Commerce paid an annual lease of \$13.79 per sq. ft. Included in the lease agreement was:

- free use of meeting space in the CN Station (up to 300 hours);
- storage in the basement; and
- parking.

On December 12, 2016, the Chamber of Commerce informed Administration that they would not be renewing their lease that was ending on December 31, 2016.

Administration has explored four options for the space formerly leased by the Chamber of Commerce which are detailed below:

Option 1: Public Meeting Room Rental Space

The City has a limited number of room rental spaces available and the space formerly occupied by the Chamber of Commerce could be turned into another public meeting room rental space.

The combined reception and office space totals 407 sq. ft. and has a room capacity of up to 25 people. For the area to be used as a rental space, a TV for meeting presentations and some furniture for the room are required. The total cost is \$2,600.

Meeting spaces at the CN Station are currently self-serve. For the CN Station to be more accessible to users, it should be changed from self-serve to the same level of service as the NWMP Fort program space and West River's Edge Pavilion. This service level change can be accommodated within the Facilities Custodial budget.

Proposed fees for Station Room are:

Casual Booking \$ 19.50 per hour
 \$156.00 per day

Block Booking (10 times a year or more) \$ 14.23 per hour
 \$113.84 per day

This public meeting room rental space also provides the City with the most amount of flexibility. If another option or need within the City arises, the use can be changed quickly and easily.

With this option and to maximize their use, the two basement rooms that are used approximately 73.5 hours per year could be leased instead of used as public meeting rental space. A not-for-profit organization has expressed interest in a below market paid lease for both of the basement rooms. To ensure all not-for-profit organizations have the same opportunity to lease the basement rooms, a call for an Expression of Interest will be done.

In the call for an Expression of Interest, criteria used to determine the not-for-profit organization that is the best fit for the space would be:

- a not-for-profit organization that provides services to Fort Saskatchewan;
- the use of the space and the compatibility with the tourism goals of the City;
- the value the organization would bring to the Fort Heritage Precinct; and
- the value the organization would bring to the Fort Saskatchewan community.

Option 2: Lease the Space Commercially

The second option is to lease the space to a for-profit organization. There are a number of challenges with this leasing option:

- the building is isolated from other developments that bring people to a business;
- the space is quite small at just over 400 sq. ft.;
- the space is not easily wheelchair accessible; and
- the City would be competing with other businesses currently leasing space in the downtown area.

Option 3: Lease the Space to a Not-For-Profit

The third option is to lease the space to a not-for-profit organization. At the same rate as the previous tenant, the annual lease cost would be \$6,882.29, plus GST based on approximately 407 sq. ft. for the office and 92 sq. ft. of common space.

Leasing to a not-for-profit organization has the potential to tie-in with the tourism element of the Fort Heritage Precinct, celebrate the history of the building, and have the building open to the public on a more regular basis.

The challenge with this option is finding a not-for-profit organization that requires that amount of space and has the funding available to pay a monthly lease rate.

Option 4: Fort Heritage Precinct Exhibit Space

The fourth option is to use the area as exhibit space for the Fort Heritage Precinct. In the 10 Year Guiding Document for the Historic Precinct, the plan calls for more integration of the 1905 CN Station into the Fort Heritage Precinct site interpretation. Turning the space into a permanent exhibit would help make the CN Station a key feature of the tour. The exhibit could tell the story of the train and its impact on the community, agriculture, and industry.

The challenge with this option is the time and resources required to build an exhibit. It would take nine months to a year to research, build, and install a new exhibit at a cost between \$60,000 and \$100,000, depending on the interactivity of the exhibit. The exhibit space is a good option for the future, but cannot be accommodated currently.

Plans/Standards/Legislation:

10 Year Guiding Document for the Historic Precinct

Financial Implications:

The cost would be \$2,600 for furniture and equipment, funded from the Financial Stabilization Reserve, to furnish the space for public meeting room rentals.

Internal Impacts:

Moving the CN Station from a self-serve facility to a custodial served facility has minimal impact on Facilities Services. The impact can be accommodated in the current budget.

Recommendation:

That the Canadian Northern Railway Station space formerly leased by the Fort Saskatchewan Chamber of Commerce be converted to public meeting room rental space at a cost not to exceed \$2,600, funded from the Financial Stabilization Reserve.

Prepared by:	Diane Yanch Director, Culture Services	Date: March 20, 2017
Approved by:	Brenda Rauckman General Manager, Community and Protective Services	Date: March 22, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 23, 2017
Submitted to:	City Council	Date: March 28, 2017

CITY OF FORT SASKATCHEWAN

Commercial Sign Request on City Owned Lands

Motion:

That Council authorize use of City owned land (Road Plan 822 1665) to Qualico Commercial on the condition that the land be used for highway signage to promote the Commercial Centre, and that authorization be contingent upon entrance into a lease agreement with the City of Fort Saskatchewan.

Purpose:

That Council provide direction to Administration regarding the request from Qualico Commercial for the use of City owned land for a commercial highway sign.

Background:

On March 2, 2017 Administration received a formal request from Qualico Commercial to use City owned road right-of-way along Highway 21, adjacent to the commercial site south of Westpark Boulevard. The request was put forward for the purpose of developing a highway sign that would advertise businesses within the Commercial Centre.

Posting signage within the Commercial Centre site poses challenges in that the site has a large setback from the highway (approximately 83m). This setback is the largest of any commercial site located along the highway, and was acquired by Alberta Transportation in the 1980's, presumptively for future road widening. As the highway is now a City owned entity, future highway widening plans no longer require the large right-of-way. However, should Council authorize the use of the right-of-way for the commercial sign, the lease would include provisions that would allow the City to terminate the lease and require removal of the sign at the developer's expense, if needed.

The large setback poses a challenge in that locating a sign on site does not align with other signs within the highway corridor. The developer has provided a map indicating the desired location for the proposed sign. The desired location aligns with the commercial site north of this site. Allowing the sign in the right-of-way would be in alignment with existing signs.

The City has received previous requests for signs in the right-of-way, which have been addressed on a case-by-case basis. The City currently holds leases for 7 signs, of which 5 are located within the highway road right-of-way (see Appendix A). Should Council authorize use of the land, the developer would be required to enter a similar lease that would include provisions such as:

- The opportunity to advertise on the sign shall be available to multiple tenants within the Commercial Centre;
- The specifications of the sign are to be in accordance with City approval, including the Land Use Bylaw and the City's Engineering Design requirements.
- The developer is to pay an annual lease rate which is based on a fair market price and municipal comparators;
- The developer is responsible for all construction, repair and maintenance costs associated with the sign;

- The City may terminate the lease and require the sign to be removed at the developer's expense (i.e., the land is required for road expansion).

As with all land requests, there are concerns surrounding unplanned distribution of land. The table below provides a summary of the advantages and disadvantages of granting this request:

Advantages	Disadvantages
Provides a needed service for residents	Questions of fairness for businesses which have purchased highway frontage lots
Removes barrier to market entry for anchor tenants / major retailers	Risk of precedent setting for businesses that are located off the highway
Increases opportunities for neighbouring or co-located businesses.	Risk of the City not receiving fair compensation
Aligns with City's business-friendly approach	Increases signage along the highway corridor

Outcome:

Should Council authorize use of the land for a highway commercial sign, Administration will work with the developer to finalize the sign design, location, and lease.

Plans/Standards/Legislation:

City of Fort Saskatchewan Strategic Plan:

Goal 2: Strong Diverse Economy

- 2.1 Expand the development of our general, medium and heavy industrial parks, and commercial and retail land.
- 2.2 Work with existing businesses and the Chamber of Commerce to attract, retain and grow business and industry.

Financial Implications:

The lease would generate annual revenue for the City. The rate would be a fair market price to be determined through negotiations and review of municipal comparators.

Attachments:

1. Appendix A - List of existing commercial signs on City owned lands
 2. Appendix B – Approximate Commercial Site Setbacks from the Highway
 3. Appendix C – Requested sign location
-

Prepared by:	Janel Smith-Duguid Director, Special Projects	Date: March 22, 2017
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Reviewed by:	Troy Fleming Acting City Manager	Date: March 23, 2017
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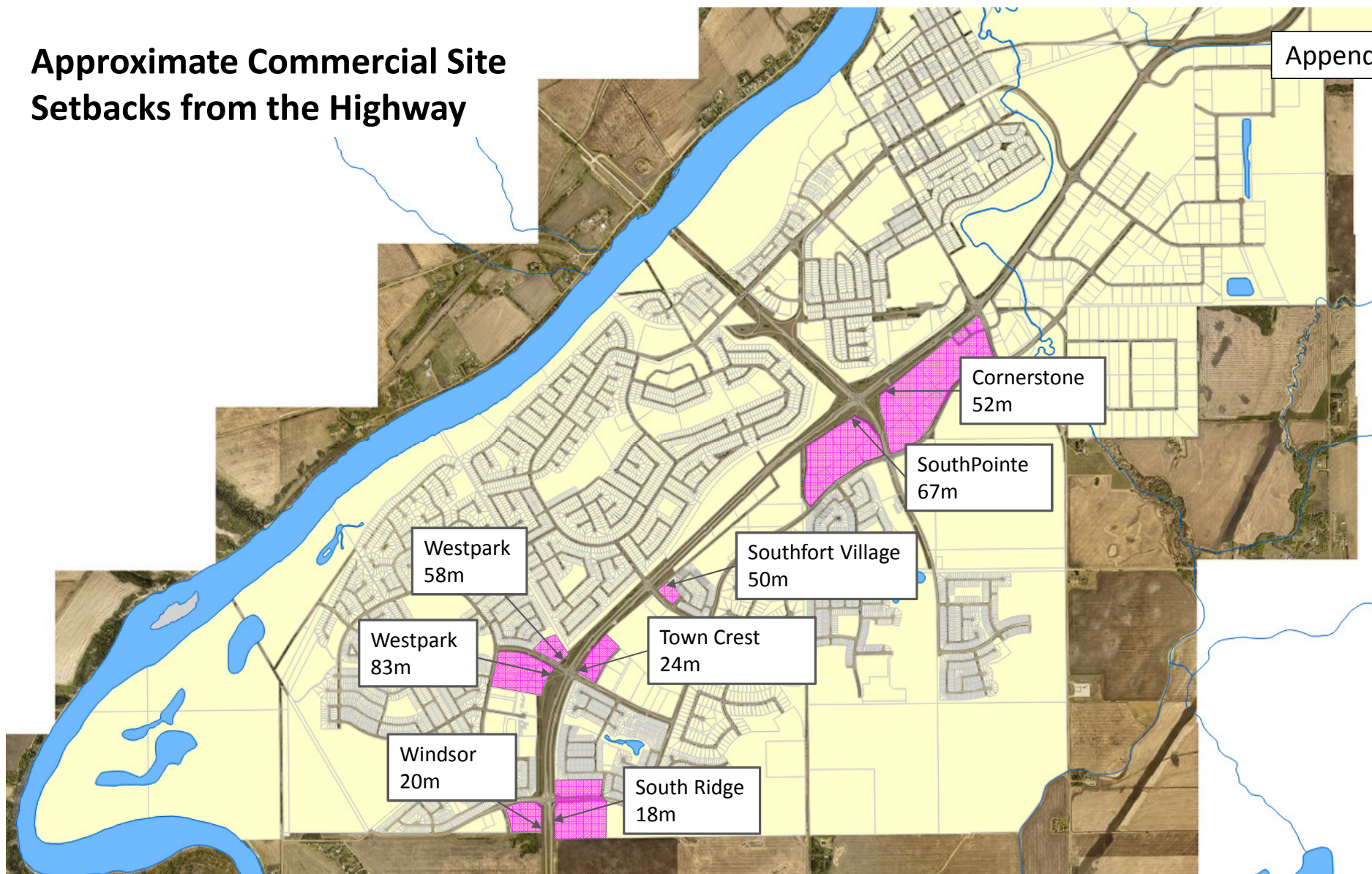
Submitted to:	City Council	Date: March 28, 2017
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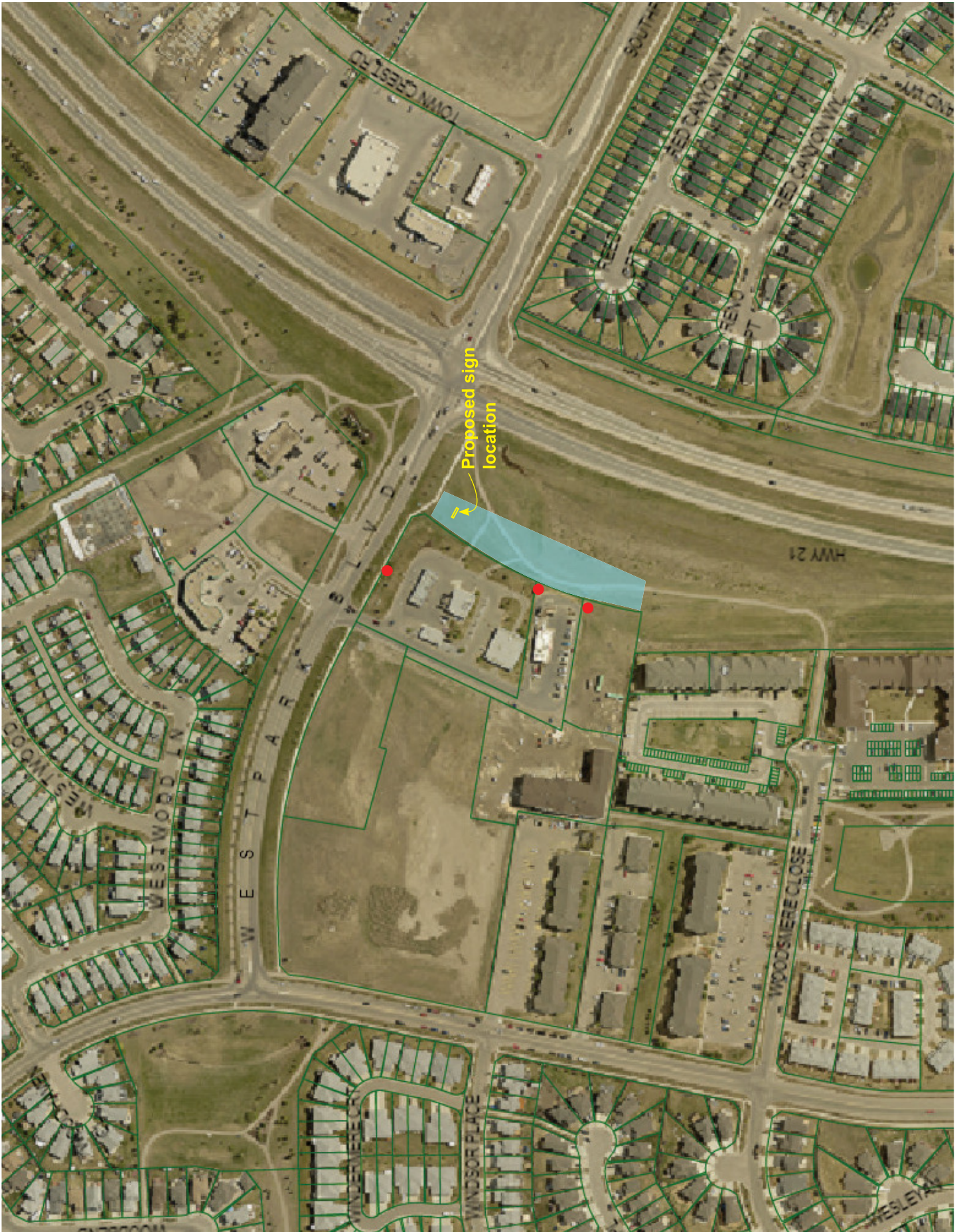
Appendix A

Lessee / Licencee	Type of Lease	Sign Type	# of Signs	Location
Urban Centre Investments Inc. (Pot and Pans Building Sign)	Sign License	Pylon Sign	1	Adjacent to Urban Centre 9821 108 St.
Perry Brooks, Advantage Signs	Sign License	Billboard Signs	2	Along Hwy 21 on Lot 1 Plan 1156KS, Lot 2 Plan 1156KS
1663821 Alberta Ltd.	Sign License	Pylon Sign	1	Adjacent to Square One Building 94 Ave & 95 Street
Stonefield Properties Ltd.	Sign Lease	Pylon Sign	3	Adjacent to Cornerstone along Hwy 15

Approximate Commercial Site Setbacks from the Highway

Appendix B





CITY OF FORT SASKATCHEWAN

Bylaw C6-17 to amend Animal Control Bylaw C7-16

Motions:

1. That Council give first reading to Bylaw C6-17, which amends Animal Control Bylaw C7-16.
2. That Council give second reading to Bylaw C6-17, which amends Animal Control Bylaw C7-16.
3. That Council provide unanimous consent to proceed with third reading of Bylaw C6-17.
4. That Council give third reading to Bylaw C6-17, which amends Animal Control Bylaw C7-16.

Purpose:

To amend Animal Control Bylaw C7-16 for implementation of the urban beekeeping strategy.

Background:

On February 14, 2017 Council directed Administration to proceed with implementation of the urban beekeeping strategy. Implementation of the strategy includes amendment of appropriate bylaws.

Implement of the urban beekeeping strategy requires an amendment to Animal Control Bylaw C7-16. This Bylaw amendment would enable City staff to issue a licence to a successful applicant in order to keep or have a prohibited animal (i.e., urban bees).

Urban beekeeping will be monitored for 2 years to address any changes which may be required. In the fall of 2018, should Council direct Administration to make urban beekeeping a permanent program, a further amendment to Animal Control Bylaw C7-16 will be proposed to remove honey bees as a prohibited animal.

While Animal Control Bylaw C7-16 is before Council, Administration is proposing an additional amendment, which would permit a Peace Officer to issue a municipal tag to any person the Peace Officer believes has contravened a provision of the Bylaw by leaving the violation tag at the last known municipal address of such a person. Currently, a Peace Officer must personally serve the violation tag or mail the violation tag to the last known municipal address of such person. This amendment would create a similar provision to one that exists in Traffic Bylaw C4-09 whereby a Peace Officer may issue a violation tag by leaving it upon a vehicle found in contravention of the Traffic Bylaw.

Fees and Charges Bylaw C18-16 will also require an amendment to include an urban beekeeping licence fee. This Bylaw amendment will be presented to Council under separate cover at the March 28, 2017 regular Council meeting.

Recommendation:

Administration recommends that Council give Bylaw C6-17 first, second and third reading.

Enclosure:

Bylaw C6-17

Prepared by:	Ed Barden Supervisor, Municipal Enforcement Services	Date: March 21, 2017
	Brad Ward Director, Protective Services	Date: March 21, 2017
Approved by:	Brenda Rauckman General Manager, Community and Protective Services	Date: March 22, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date: March 23, 2017
Submitted to:	City Council	Date: March 28, 2017



CITY OF FORT SASKATCHEWAN

A BYLAW OF THE CITY OF FORT SASKATCHEWAN IN THE PROVINCE OF ALBERTA TO AMEND ANIMAL CONTROL BYLAW C7-16

BYLAW NO. C6-17

NOW THEREFORE, the Council of the City of Fort Saskatchewan in the Province of Alberta, in open meeting of Council, enacts as follows:

1. This Bylaw is cited as the Amending Animal Control Bylaw.
2. That Bylaw C7-16 be amended by adding the following:

 “9.2.d. the owner possesses a valid City of Fort Saskatchewan licence to keep or have a prohibited animal.”

 “13.8.b.iii by leaving it at the last known municipal address of such person.”
3. If any portion of this Bylaw is declared invalid by a court of competent jurisdiction, the invalid portion must then be severed and the remainder of the Bylaw is deemed valid.
4. This Bylaw shall be in full force and effect upon third and final reading.

READ a first time this	day of	2017.
READ a second time this	day of	2017.
READ a third time and passed this	day of	2017.

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

Date Signed: _____

CITY OF FORT SASKATCHEWAN

Bylaw C7-17, a Bylaw of the City of Fort Saskatchewan to Amend Fees and Charges Bylaw C18-16

Motions:

1. That Council give first reading to Bylaw C7-17, which amends Fees and Charges Bylaw C18-16.
2. That Council give second reading to Bylaw C7-17, which amends Fees and Charges Bylaw C18-16.
3. That Council provide unanimous consent to proceed with third and final reading to Bylaw C7-17, which amends Fees and Charges Bylaw C18-16.
4. That Council give third reading to Bylaw C7-17, which amends Fees and Charges Bylaw C18-16.

Purpose:

To present Council with information and a request to give three readings to Bylaw C7-17, which amends Fees and Charges Bylaw C18-16.

Background:

As per the Fees and Charges Bylaw C7-17, the following amendments are being proposed:

1. Facility Rental Fees – Dow Centennial Centre and Shell Theatre

The purpose of the Fees and Charges amendment for the Shell Theatre is to add new deposit fees and cancellation fees for special events hosted at the Dow Centennial Centre and Shell Theatre.

Rental contracts at the Shell Theatre currently do not have any form of rental deposits or contract cancellation, termination or substantial changes clauses. Clients currently pay for their booking at the end of the event. In consultation with regional and provincial comparators, new deposits, fees and guidelines have been developed.

Although new fees and charges will not be effective until January 1, 2018, Administration requires sufficient time to inform all clients well in advance of their 2018 bookings about the upcoming changes.

Rental Deposit: A rental deposit is required to hold the Event date at the Shell Theatre and is due at time of endorsement of the rental contract.

Rental Deposit:			
Local Youth / Non-Profit Group	T	per rental day, non-refundable	\$ 350.00
Local Adult Group	T	per rental day, non-refundable	\$ 400.00
Private Function, Commercial or Non Local	T	per rental day, non-refundable	\$ 500.00

Cancellation and Substantial Change: All cancellation requests or those implying substantial change to the contract must be received in writing to the Event Supervisor and be bound by the following:

- a) Thirty (30) days or greater: the City of Fort Saskatchewan will retain the rental deposit and be reimbursed for all expenses incurred as a result of entering into this agreement.
- b) Less than thirty (30) days: the City of Fort Saskatchewan will retain the rental amount and be reimbursed for all expenses incurred as a result of entering into this agreement.

Cancellation or Substantial Change Fee:			
- 30 days or more notice provided	T	Rental Deposit +incurred costs	100%
- Less than 30 days' notice provided	T	Rental Amount +incurred costs	100%

2. Facility Rental Fees – CN Station

With the space previously occupied by the Chamber of Commerce becoming meeting room rental space, new fees for the space are now required. The Station Room rental fees will be set up the same as the other meeting spaces – Kinsmen, Proctor and Bougher. These rates are listed below:

Proposed Fees for the Station Room (Casual Booking)

- \$ 19.50 per hour
- \$156.00 per day

As the other rooms at the CN Station offer a block booking options for those groups and organizations that use the space 10 times a year or more, this option has been kept for the new Station Room. The block booking rates are listed below.

Block Booking (10 times a year or more)

- \$ 14.23 per hour
- \$113.84 per day

3. Safety Codes Services

In relation to the service improvements previously presented to Council earlier in the March 28, 2017 regular Council meeting, proposed changes pertain to the introduction of Occupancy Certificates and the Fee for Services Inspections.

Safety Codes Permit Fees			
Occupying prior to issuance of Occupancy Certificate:			
- First offence (minor infractions with no life safety items)	E	per offence	\$ 500.00
- First offence (major infractions with life safety items)	E	per offence	\$ 750.00
- Second offence (minor infractions with no life safety items)	E	per offence	\$1,000.00
- Second offence (major infractions with life safety items)	E	per offence	\$1,500.00
- Third offence (minor infractions with no life safety items)	E	per offence	\$3,000.00
- Third offence (major infractions with life safety items)	E	per offence	\$5,500.00
Request for additional copies of Occupancy Certificates	E	per request	\$ 42.00

Fee for Service Inspection	E	min fee plus	\$ 125.00
	E	per hour	\$ 125.00

4. Urban Beekeeping Pilot Program

In response to a notice of motion approved at the October 25, 2016 regular Council meeting, Council directed Administration to bring forward an urban beekeeping implementation strategy. This strategy was to include impacts on legislation, outline a process for implementation, and an estimate of budget and resource requirements. Administration is proposing a 2 year pilot project for the Fort Honey Bee Program. This will allow for time to assess the Program and to make any necessary changes. Should the Program be deemed a success based on the estimates for resource requirements and community participation, it will continue beyond the 2 year pilot project.

Council approved Resolution #20-17 at the February 14, 2017 regular Council meeting to proceed with implementation of the proposed Urban Beekeeping Pilot Program.

Under the City's current Animal Control Bylaw C7-16, bees are specifically included as 'prohibited animals'. For the project, this Bylaw would require an amendment to allow for urban beekeeping through licensing and to address related enforcement actions. An amendment to Animal Control Bylaw C7-16 was presented to Council earlier in the March 28, 2017 regular Council meeting.

In addition, the Fees and Charges Bylaw will be amended to incorporate the \$75.00 licence fee for the Urban Beekeeping Pilot Program.

Recommendation:

That Council give three readings to Bylaw C7-17, which amends Fees and Charges Bylaw C18-16.

Attachments:

1. Bylaw C7-17 - Amending Fees and Charges Bylaw C18-16
2. Bylaw C18-16 - Portions of Bylaw outlining sections to be amended

Prepared by:	Sheryl Exley Legislative Officer	Date:	March 20, 2017
Approved by:	Brenda Molter Director, Legislative Services	Date:	March 22, 2017
Reviewed by:	Troy Fleming Acting City Manager	Date:	March 22, 2017
Submitted to:	City Council	Date:	March 28, 2017



CITY OF FORT SASKATCHEWAN

AMENDING FEES AND CHARGES BYLAW

BYLAW C7-17

NOW THEREFORE, the Council of the City of Fort Saskatchewan in the Province of Alberta, in open meeting of Council, enacts as follows:

1. This Bylaw is cited as the Amending Fees and Charges Bylaw.
2. That Schedule “A” of Bylaw C18-16 be amended as follows:
 - (a) by adding the following fees:

COMMUNITY AND PROTECTIVE SERVICES

DESCRIPTION	GST Applicable	Unit of Measure	2017 *
<small>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale Taxable = T Exempt = E</small>			
Facility Rental Fees – CN Station			
Annual Block Booking: *			
- Station Room	T	per hour	\$ 14.23
	T	per day	\$113.84
Casual Booking: *			
- Station Room	T	per hour	\$ 19.50
	T	per day	\$156.00
Rental Deposit – for all rental contracts in the DCC involving more than two facility rental spaces or involving the Shell Theatre:			
Local Youth / Non-Profit Group	T	per rental day, non-refundable	\$350.00
Local Adult Group	T	per rental day, non-refundable	\$400.00
Private Function, Commercial or Non Local	T	per rental day, non-refundable	\$500.00

INFRASTRUCTURE AND PLANNING

DESCRIPTION	GST Applicable	Unit of Measure	2017 *
<small>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale Taxable = T Exempt = E</small>			
Safety Codes Permit Fees			
Occupying prior to issuance of Occupancy Certificate:			
- First offence (minor infractions with no life safety items)	E	per offence	\$ 500.00
- First offence (major infractions with life safety items)	E	per offence	\$ 750.00

- Second offence (minor infractions with no life safety items)	E	per offence	\$1,000.00
- Second offence (major infractions with life safety items)	E	per offence	\$1,500.00
- Third offence (minor infractions with no life safety items)	E	per offence	\$3,000.00
- Third offence (major infractions with life safety items)	E	per offence	\$5,500.00
Request for additional copies of Occupancy Certificates	E	per request	\$ 42.00
Fee for Service Inspection	E	min fee plus	\$ 125.00
	E	per hour	\$ 125.00
Urban Beekeeping Pilot Program			
Beekeeping Licence Fee	E	per licence	\$ 75.00

(b) by amending the following wording:

COMMUNITY SERVICES AND PROTECTIVE SERVICES

DESCRIPTION <small>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale</small>	GST Applicable <small>Taxable = T Exempt = E</small>	Unit of Measure	2017 *
Facility Rental Fees – CN Station			
Annual Block Booking: *			
* More than 10 bookings per year			
Facility Rental Fees – DCC Shell Theatre *			
The fee applicable to Ticket Event Licensed events will be the greater of 10% of the gross ticket sales / proceeds (net GST) or the rate as stated in the agreement. Admission includes ticket sales, silver collection, suggested donation or similar charges.			
Cancellation Fee or Substantial Change Fee: *			

(c) by adding the following wording:

DESCRIPTION <small>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale</small>	GST Applicable <small>Taxable = T Exempt = E</small>	Unit of Measure	2017 *
Facility Rental Fees – DCC Shell Theatre *			
Cancellation Fee or Substantial Change Fee: *			
- 30 days or more notice provided	T	rental deposit + incurred costs	100%

- Less than 30 days' notice provided	T	rental amount + incurred costs	100%
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(d) by deleting the following wording:

COMMUNITY AND PROTECTIVE SERVICES

DESCRIPTION	GST Applicable	Unit of Measure	2017 *
<i>*Fees and Charges excludes GST. Where taxable (T), GST is charges at point of sale</i>	<i>Taxable = T Exempt = E</i>		
Facility Rental Fees – CN Station			
<i>* Self clean up / setup</i>			

3. That if there are any inconsistencies between the fees, rates and charges imposed pursuant to this Bylaw and those imposed by any other bylaw of the City of Fort Saskatchewan, this Bylaw shall take precedence.
4. That this Bylaw shall be in full force and effect upon third and final reading.

READ a first time this	day of	, 2017.
READ a second time this	day of	, 2017.
READ a third time and finally passed this	day of	, 2017.

MAYOR

DIRECTOR, LEGISLATIVE SERVICES

Date Signed: _____

City of Fort Saskatchewan

Fees & Charges

Schedule A

Bylaw C18-16

Amended February 14, 2017 - Bylaw C5-17

Description	GST Applicable	Unit of Measure	2017 *
Facility Rental Fees - Fort Heritage Precinct 1875 North West Mounted Police (NWMP) Fort			
Program Space: *			
* Two hour minimum for meetings.			
- Local Youth / Non-Profit Group	T	per hour	\$ 23.81
	T	per day	\$ 190.48
- Local Adult Group	T	per hour	\$ 28.57
	T	per day	\$ 228.57
- Private Function, Commercial or Non-Local	T	per hour	\$ 38.10
	T	per day	\$ 304.76
* Two hour minimum for events.			
- Fort Grounds and Program Space Special Events - Hourly	T	per hour / 2 hour minimum	\$ 104.76
- Fort Grounds and Program Space Special Events - Daily	T	per day	\$ 628.57
Cancellation Fee *			
- Fort Heritage Precinct Weddings and Events			
- More than 90 days Notice Provided	T	flat rate	\$ 30.00
- Less than 90 Days Notice Provided	T	% of rental cost	50%
- Less than 30 Days Notice Provided	T	% of rental cost	100%
- Meetings			
- Less than 72 hours Notice Provided	T	% of rental cost	100%
Canon Firing	T	per firing	\$ 238.10
Damage Deposit - NWMP Fort, Refundable if No Damage	E	per rental	\$ 500.00
Facility Rental Fees - CN Station			
Annual Block Booking: *			
* More than 10 bookings per year. Self clean up / setup			
- Kinsmen Room	T	per hour	\$ 14.29
	T	per day	\$ 114.29
- Bougher Room	T	per hour	\$ 9.52
	T	per day	\$ 76.19
- Proctor Room	T	per hour	\$ 11.43
	T	per day	\$ 91.43
Casual Booking: *			
* Self clean up / setup			
- Kinsmen Room	T	per hour	\$ 23.81
	T	per day	\$ 190.48
- Bougher Room	T	per hour	\$ 17.14
	T	per day	\$ 137.14
- Proctor Room	T	per hour	\$ 19.05
	T	per day	\$ 152.38
Facility Rental Fees - Legacy Park Bandshell			
Adult	T	per hour	\$ 38.10
Youth / Non-Profit	T	per hour	\$ 19.05
Facility Rental Fees - City Centre Square			
-Use of the Square Free			
Special and Additional Services Required with Use of Square	T	% of cost incurred	100%
Facility Rental Fees - PA System (3 day maximum rental)			
Adult	T	per rental	\$ 47.62
Youth / Non-Profit	T	per rental	\$ 23.81

City of Fort Saskatchewan

Fees & Charges

Schedule A

Bylaw C18-16

Amended February 14, 2017 - Bylaw C5-17

Description	GST Applicable	Unit of Measure	2017 *
Facility Rental Fees - DCC Shell Theatre *			
* All performance rental rates include one technician.			
* A day rental is equivalent to 10 hours. Any additional rental / technician hours will be charged at the applicable hourly rate.			
The fee applicable to major functions and/or events for which admissions are charged will be the greater of 10% of the gross ticket sales/proceeds (net of GST) or the rate as stated. Admission includes ticket sales, silver collection, suggested donation or similar charges.			
Cancellation Fee: *			
* Cancellation policy for shows via Ticketpro is regulated under Ticketed Event License Agreement			
Shows sold via Ticketpro	T	each	As per ticket Event License Agreement
Performances:			
- Local Youth / Non-Profit Group	T	minimum book - 5 hours	\$ 383.19
	T	each additional hour over 5 hours	\$ 76.63
	T	per day	\$ 613.13
- Local Adult Group	T	minimum book - 5 hours	\$ 596.29
	T	each additional hour over 5 hours	\$ 124.00
	T	per day	\$ 991.85
- Private Function, Commercial or Non-Local	T	minimum book - 5 hours	\$ 826.90
	T	each additional hour over 5 hours	\$ 170.20
	T	per day	\$ 1,349.17
Rehearsals:			
- Local Youth / Non-Profit Group	T	minimum book - 5 hours	\$ 295.05
	T	each additional hour over 5 hours	\$ 70.80
	T	per day	\$ 509.87
- Local Adult Group	T	minimum book - 5 hours	\$ 507.34
	T	each additional hour over 5 hours	\$ 120.63
	T	per day	\$ 811.72
- Private Function, Commercial or Non-Local	T	minimum book - 5 hours	\$ 679.27
	T	each additional hour over 5 hours	\$ 156.24
	T	per day	\$ 1,097.68
Front of Curtain Assemblies / Ceremonies:			
- Local Youth / Non-Profit Group	T	minimum book - 5 hours	\$ 303.65
	T	each additional hour over 5 hours	\$ 60.72
	T	per day	\$ 485.86
- Local Adult Group	T	minimum book - 5 hours	\$ 395.72
	T	each additional hour over 5 hours	\$ 79.17
	T	per day	\$ 633.15
- Private Function, Commercial or Non-Local	T	minimum book - 5 hours	\$ 517.31
	T	each additional hour over 5 hours	\$ 103.44
	T	per day	\$ 827.68