

Notice of meeting of the
Puntledge-Black Creek (Area C)
Advisory Planning Commission
Wednesday, June 28, 2017
To be held in the **Black Creek Community Centre**
Located at 2001 Black Creek Road
Commencing at 7 pm

N.B. The planning department will be hosting an open house on June 28 from 4pm – 7pm to introduce the zoning bylaw review to the community. You are invited to attend the drop-in open house. The APC meeting will begin at 7 pm.

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| 2 | 1. | Receipt of the minutes of the Wednesday, May 31, 2017, Puntledge-Black Creek (Electoral Area C) Advisory Planning Commission meeting |
| 4 | 2. | Memorandum dated June 15, 2017, regarding 3060-20/ DP 12C 17 – Development Permit Application - 8010 Forbidden Plateau Road – Lot 1, Block 249, Comox District, Plan 19128, PID: 003-685-411 (Lyle) |
| | 3. | Next meeting date: Tentatively scheduled for Wednesday, July 26, 2017 |

Distribution:

Area 'C' APC members
Area Director
Alternate Area Director
Chief Administrative Officer
General Manager of Planning & Development Services
Manager of Planning Services
Manager of Legislative Services
Corporate Legislative Officer
Planners
CVRD website
File copy
Reception notice board (cover page)

Minutes of the meeting of the Electoral Area C (Puntledge-Black Creek) advisory planning commission of the Comox Valley Regional District held on Wednesday, May 31, 2017 in the Comox Valley Regional District boardroom, located at 550B Comox Road, Courtenay, BC, commencing at 7:00 pm

PRESENT:	Chair	Pearl McKenzie
	Members	Brad Chappell
		Grant Gordon
		George Trousdell
		James Derry
		Dan Thran
		John Milne
ABSENT:	Members	David Pacholuk
		Jim Langridge
ALSO PRESENT:	Electoral Area Director	Edwin Grieve
	Alternate Director	Curtis Scoville
	Assistant Manager of Planning Services	Ton Trieu

Agenda Items

Minutes of Advisory Planning Commission Meeting

THRAN/ GORDON: THAT the minutes of the Electoral Area C (Puntledge-Black Creek) Advisory Planning Commission meeting held on Wednesday, April 27, 2017 be received.

CARRIED

3060-20/ DP 9C 17 – Development Permit Application DP 9C 17 – 4117 Macaulay Road (Williams)

THRAN / GORDON: THAT the Area C Advisory Planning Commission support the development permit application DP 9C 17 for 4117 Macaulay Road - Lot 5, Block 29, Comox Land District, Plan 22502 (Williams) as proposed with a fence as a buffer along the back property line.

CARRIED

Comprehensive Zoning Bylaw Review

Ton Trieu, Assistant Manager of Planning Services, presented information regarding the comprehensive zoning bylaw review and invited the commission members to submit any further comments directly to him via email.

Next Meeting Date

The next Electoral Area C (Puntledge-Black Creek) advisory planning commission meeting is scheduled for Wednesday, June 28, 2017 in the Comox Valley Regional District boardroom, located at 550B Comox Road, Courtenay, BC, commencing at 7:00 pm.

Termination

THRAN/GORDON: THAT the meeting terminate.

CARRIED

Time 8:30 pm.

Recording Secretary:
John Milne

Chair:
Pearl McKenzie

Memo

File: 3060-20/DP 12C 17

DATE: June 15, 2017

TO: Advisory Planning Commission
Puntledge – Black Creek (Electoral Area C)

FROM: Planning and Development Services Branch

RE: Commercial Development Permit – 8010 Forbidden Plateau Road (Lyle)
Lot 1, Block 249, Comox District, Plan 19128, PID: 003-685-411

The attached development proposal (Appendix A) is for commission members' review and comment as it relates to the development permit guidelines relating to form and character of commercial development.

The subject property is a 2 hectare lot located at a bend on the Forbidden Plateau Road, just below Wood Mountain Ski Park (Figures 1 and 2). The property is designated Rural Settlement Area in both the Regional Growth Strategy and the Official Community Plan. It is zoned Tourist Commercial Two (TC-2) which allows for campgrounds, tourist accommodations, and recreation facilities. The property owner is proposing to develop the property as a campground with a tourist accommodation cabin and a single detached dwelling (Figure 3). Residential use of the single detached dwelling is permitted as an accessory use to the campground.

Form and Character

The guidelines direct that all buildings and structures be architecturally coordinated and give consideration to the relationship between buildings and open areas, circulation systems, visual impact and design compatibility with the surrounding development. The buildings (Figures 4 and 5) are to have earth-coloured Hardi plank and wood siding. Due to its elevation, a steeply sloped roof is necessary. According to the site plan, the buildings will be located on the back end of the property on the edge of a treed area. The open area on the property will be used for vehicle circulation, parking, and recreation. Like the buildings, the camp spaces are intended to be integrated into the wooded areas. At the entrance, the applicant intends to post one sign made of an old saw blade, 0.7 metres in diameter.

Screening and Landscaping

The property was recently cleared by the previous property owner. Following the construction of the buildings and establishment of the camp spaces, the applicant intends to restore the natural vegetation with fir and cedar trees while leaving open areas for vehicle circulation, parking, and recreation. From the perspective of road users, the entrance is flanked by treed areas with the gravel driveways and the open areas (grass field) and parking lot being the most visible features (Figure 6). The buildings are to be located to the rear with the campground on the lower part of the property to the east.

There are residentially-zoned lots to the east and south (Figure 7). The guidelines recommend a 3 metre buffer of natural vegetation and landscaping adjacent to residential developments and that buildings be sited to ensure that adjacent residential properties have visual privacy and protection from site illumination and noise. According to the applicant's description (Appendix A), the general intent is to keep the site looking as natural as possible and to that end will minimize outdoor lighting. He does not intend to have any outdoor storage areas and will provide a fence around the garbage and recycling areas.

Rainwater Management

The applicant provided a drainage plan prepared by Neil Penner, E.I.T., of McElhanney Consulting Services Ltd. Given the proposed development, the drainage plan recommends re-establishing native vegetation beyond the developed area, using permeable hard surfaces in lieu of paving, using multiple disconnected roof leaders that avoid concentrated runoff. The drainage plan recommends not using a sub-surface infiltration structure due to the steepness of the site (approximately 10 per cent grade) and the shallow depth of the overburden.

Sincerely,

T. Trieu (for)

Alana Mullaly, MCIP, RPP
Manager of Planning Services
Planning and Development Services Branch

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Attachments: Appendix A – “Description of Forbidden Plateau Mountain Resort”

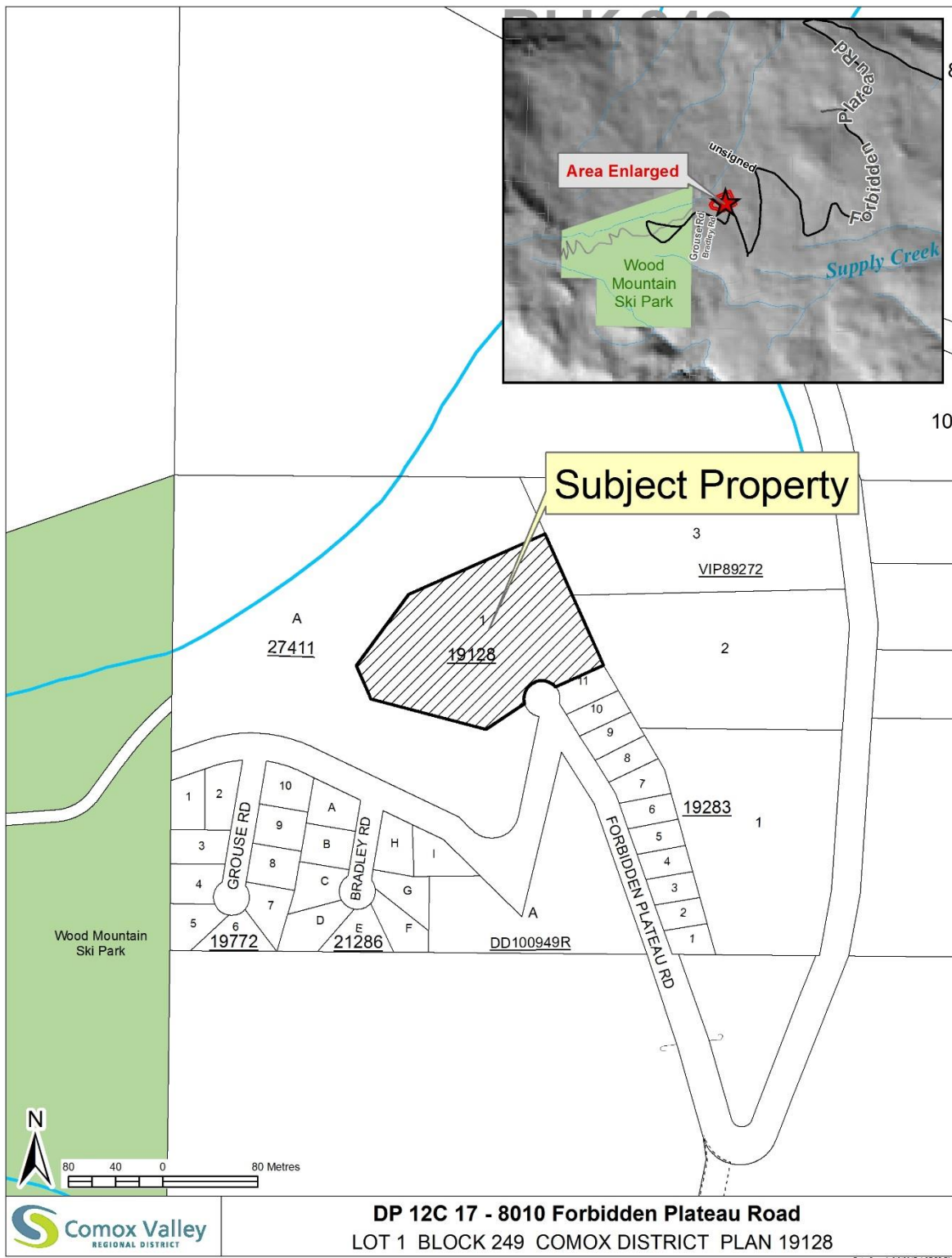


Figure 1: Subject Property

Comox Valley Regional District

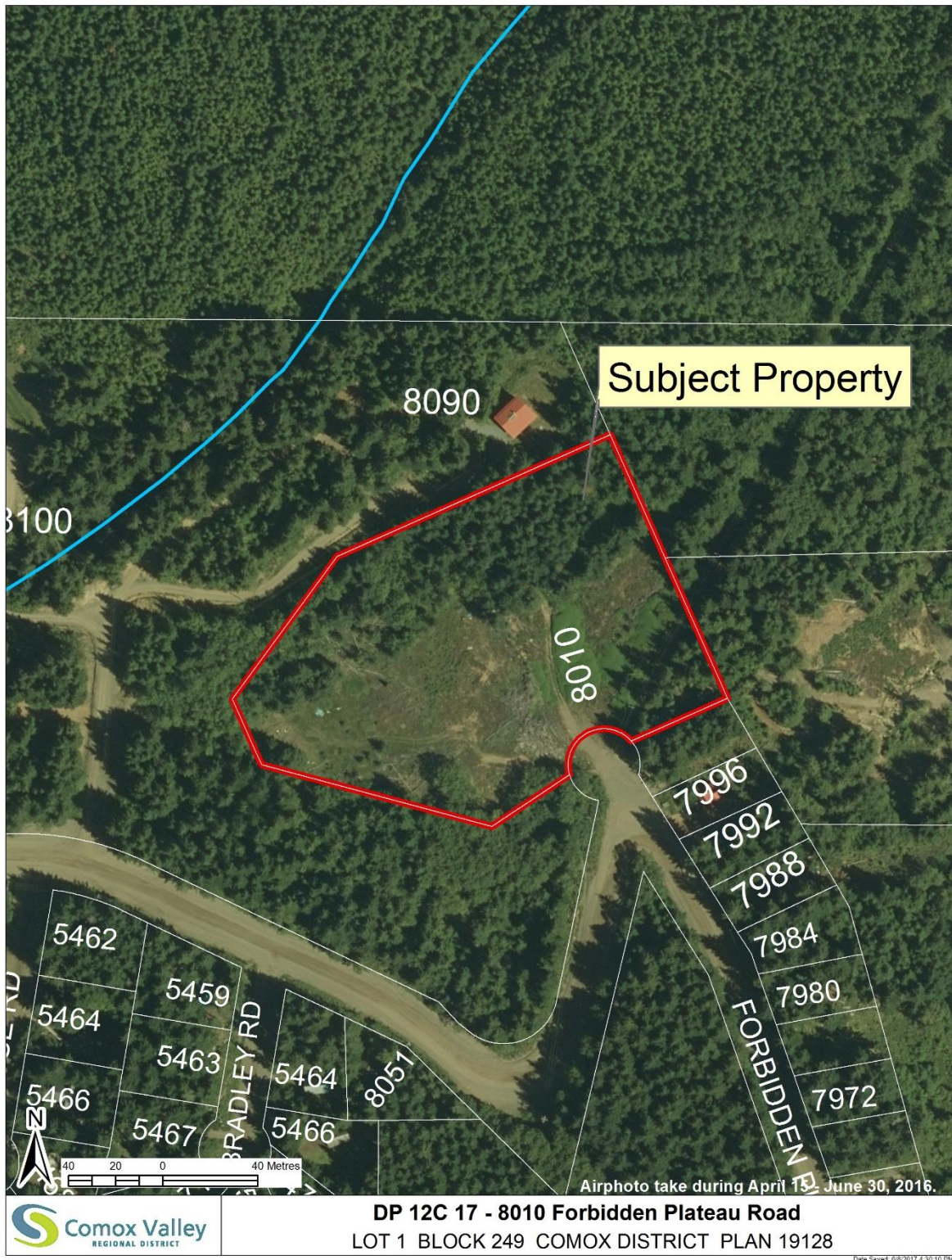


Figure 2: Air Photo (2016)

Comox Valley Regional District



Figure 3: Site Plan

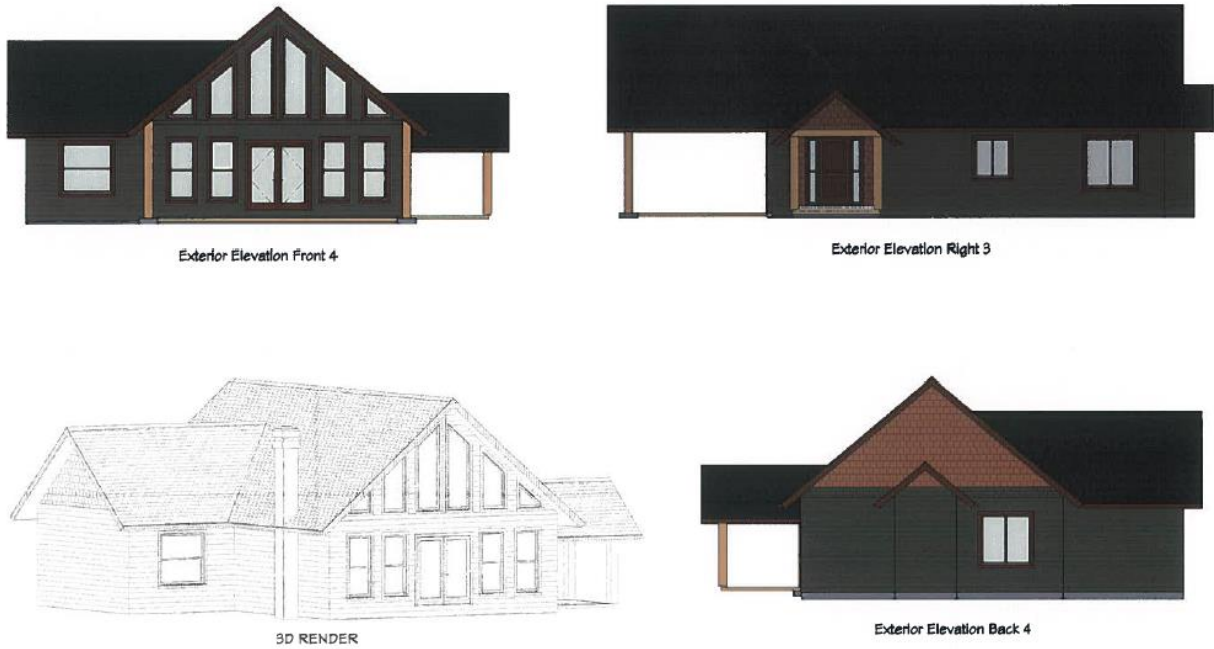


Figure 4: Elevation Drawings of Proposed Dwelling Unit

Comox Valley Regional District



Figure 5: Elevation Drawings of Tourist Accommodation Cabin and Accessory Building



Figure 6: Photo of entrance to subject property (June 2017)

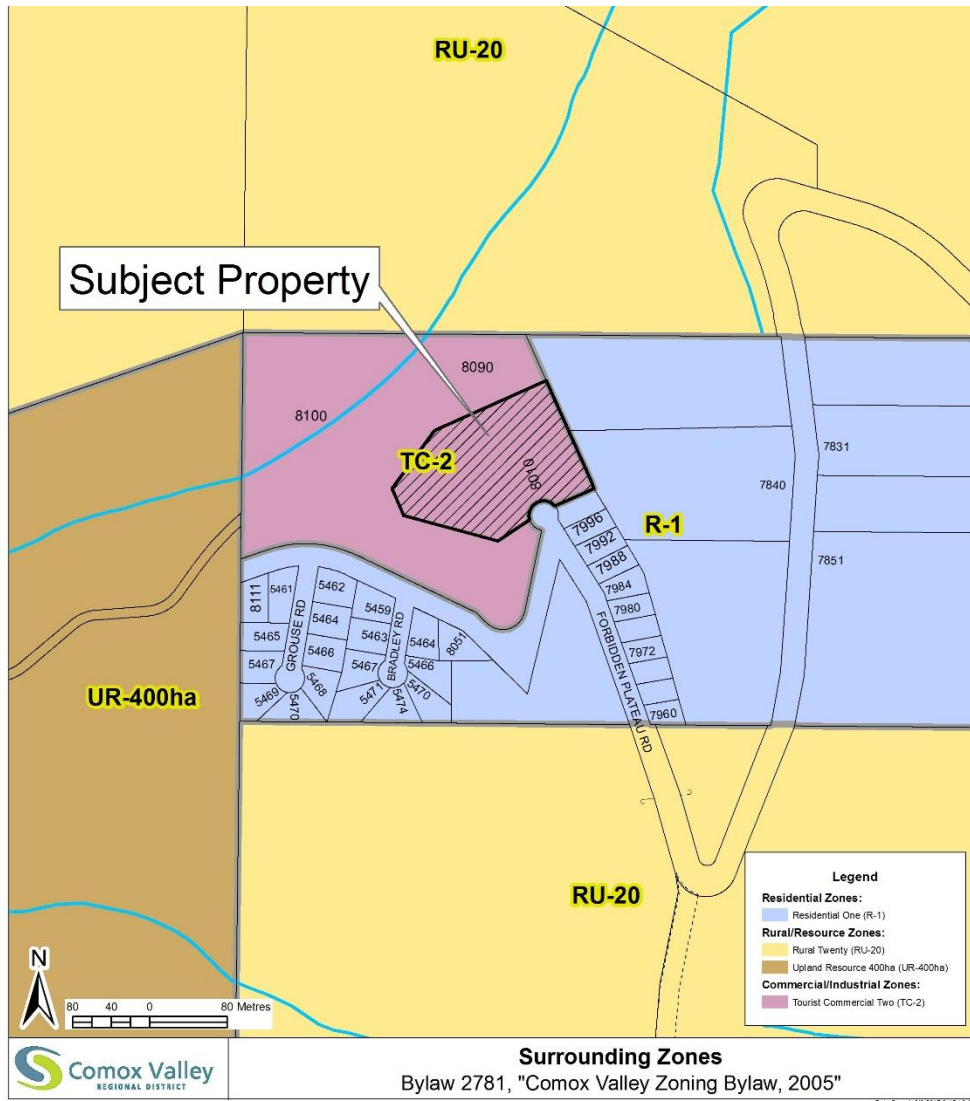


Figure 7: Zoning



8010 Forbidden Plateau
Road
Courtenay, British
Columbia
V9J 1L2

P
William Mackenzie Lyle

www.forbiddenplateaumontainresort.com

Instagram:
ForbiddenPlateauMountainResort

Facebook:
[@forbiddenplateaumontainresort](https://www.facebook.com/forbiddenplateaumontainresort)

Table of Contents

- I. **Executive Summary** Error! Bookmark not defined.
 - Objectives
 - Keys to Success
- II. **Description of Business**2
 - Company Ownership/Legal Entity
 - Location
 - Interior
 - Hours of Operation
 - Products and Services
 - Service
 - Management
 - Financial Management
 - Start-Up/Acquisition Summary
- III. **Marketing**4
 - Market Analysis
 - Competition
 - Pricing

Objectives

To provide the Forbidden Plateau Mountain experience with all its history, natural beauty in a family friendly environment.

Keys to Success

A well maintained beautiful place to visit all year round with great activities for everyone from hiking, mountain biking, snow shoeing, camping and many other outdoor activities.

Description of Business

A small 8 space campground located on the site of the original 1930s Forbidden Plateau Ski Resort just 1Km down the mountain from the 1950s lodge on Wood Mountain. With the only campground, General store with access to various hiking, mountain biking and snow shoeing the site has so many options for people who enjoy and love the outdoors. The site is only 20KMs from Courtenay, British Columbia and with such rich history, beautiful scenery, the multiple legends of Forbidden Plateau and memories of the Forbidden Plateau Ski Resort the resort will attract in young and old alike.

Company Ownership/Legal Entity

The business is a sole proprietorship owned by myself William Mackenzie Lyle and it is registered with BC Business Registry. CRA Business No: . Corporate Registry Number / GST Registration No: . National Business Number . Description Nature of Business: RV Parks & Campgrounds. All Documents are in this file. This is a new business.

Location

14 KMs up Forbidden Plateau Road you will find the all new Forbidden Plateau Mountain Resort. Located at the original site of the 1930s lodge you will find 5 beautiful acres for RV, camping and recreation.

- Scenic views of the Comox Valley, the ocean, Powel River and more
- 1km below Strathcona Provincial park and the old Forbidden Plateau Ski Resort on Wood Mountain
- Limited to only 8 RV and Campsites with 1 small cabin for a nice, relaxing and an in touch with your surroundings environment feel.

Interior

Each campsite will be approximately 2500 Square feet to give lots of space and privacy to each location.

- 15 additional parking spaces for ample parking for guests and friend
- Parking for RV + 2 vehicle per spot
- A small rental cabin for visitors that do not have an RV or Tent but want to enjoy the location
- Green spaces for visitors to enjoy with their families, pets and friends.

Hours of Operation

RV spots will be open year-round with a maximum stay of 6 months. Store hours will be dependent on demand with initial hours being Saturday and Sunday 10:00am – 5:00pm.

FPMR

Products and Services

- RV, Tent and camp sites
- 1 small cabin for short term rentals only
- General Store
- Washrooms, laundry and showers
- Recycle and Garbage fenced in area
- Recreational facilities – Volleyball net, access to hiking and biking trails+++

Service

A friendly family environment with a customer first business model.

Management

I will manage the business with my [redacted]. I have been in management for over 15 years managing multiple departments within many businesses with dozens of staff. My background and education is in business management from the [redacted].

- 20+ years in customer service from my background with [redacted] working with customers as a first point of contact to managing staff in the same roles.

Financial Management

For 7 years I worked in the financial services industry for [redacted] in small business planning. I then went to [redacted]

[redacted] working with large \$1m+ investment portfolios. In my late 20s I had started into real estate development in Alberta and then in the East Kootenay region of British Columbia. Keeping that as my part time job I wanted to pursue my passion for marketing and I started working for the [redacted]. I was the Director of Marketing for them for 9.5 years helping them to grow to 9 automotive dealerships with the #1 GM Dealer in Canada for 8 years, #1 Nissan Dealer in Canada for the last 5 years, #1 Hyundai Dealer in Calgary for the last 3 years and the #1 GM Truck Dealer in Canada for 7 years. As their [redacted]; I managed over 25 staff with a staff budget of \$1.5 million annually and an advertising budget of \$8 million dollars annually. Looking for new opportunities and my love for the beautiful Vancouver Island my wife and I both found jobs (same as in Alberta) here in Courtenay. We are both employed full time and love our new employer the [redacted]. I hold the position of [redacted] here and my wife is the B [redacted].

Start-Up/Acquisition Summary

On Christmas day 2016 our family was at Mount Washington enjoying a wonderful day of skiing and snowboarding. On our way, back in the late afternoon to Courtenay we saw the sign for Forbidden Plateau Road. We had all heard about an abandoned ski hill up this road and all still had our ski gear on and decided to go check it out. We had been looking for a piece of land to buy and when we saw the for-sale sign on this property, looked it up online and saw that it was zoned TC2 we absolutely knew this was our future. We had already sold a couple properties in Calgary so we had the financing in place and had it bought in 10 days.

Marketing / Advertising and Promotion

I have now been in marketing for over 12 years and love marketing. I find it fun and exciting as it is always changing. We have already started a website <https://www.forbiddenplateaumountainresort.com/> a Google place page with directions to the resort, social media with 126 Instagram followers and a growing Facebook page as well. We have already had 100s of visits to these pages, inquiries from people wanting to know when the resort will open and what services we will have. We will be registering with the RVDA (Recreation Vehicle Dealers Assn of BC) once the resort is open along many other campsite and recreation websites and registries in British Columbia.

Market Analysis

Our target market will be families, retirees, outdoor enthusiasts with and environmental responsible mindset. As there is limited space we want everyone at the resort to have a community feel and a love for the outdoors.

Competition

There are many campgrounds and RV locations throughout the Island. This will be the only one for 20Kkm from Courtenay/Comox near the top of a mountain that will provide a completely different experience. With limited sites, we feel we will be able to provide a great stay for each one of our guests.

Pricing

With research from over 50 campgrounds on Vancouver Island we found a medium price of \$25 - \$50 a night is a very competitive rate.

Strategy and Implementation

With the rain water and snow environment up to of Wood Mountain we are only able to build in the summer months. With that our goal is to build every summer.

Our overall goal is to keep its natural beauty and enhance it by keeping it clean and maintaining it. We want to keep the history of this place alive and tell the stories and legends to everyone who visits. I am so amazed at the history of this location and have fallen in love with the opportunity to share it with all visitors.

- The sign will be an old saw blade 2.5 feet in diameter with the address and Forbidden Plateau Mountain Resort painted on it
- No outdoor lighting to keep it natural
- 8 Camp spots to keep it simple that will all have names that reference the history of the location
- All buildings will have the same look and feel – please refer to the plans included
- We will have ample parking so no one is parking on the public roads
- We do not want to disturb anything or anyone but want to keep the feel of the mountain and all its history

- landscaping, awnings, lighting fixtures, and other structures shall be architecturally integrated with the design of the buildings.

- We will be keeping the area as natural as possible – keep it the forest
- No irrigation will be added
- No clearing will be done
- All camp sites will be on flat area
- No outside storage anywhere on the property
- Fenced in garbage dumpster area that will be animal proof, out of site and it is in the site plan
- Recycling bins located in the fenced in garbage area

- 3-meter buffer in the site plan and we will be keeping all the vegetation and trees to keep it beautiful and private
- No outside lighting to keep it natural and light pollution free
- No loading and receiving areas
- Visitor parking in the site plan
- No paving all natural rock/gravel that is there
- No paved areas will be added
- All parking will be kept on the property
- Spots for 2 vehicles per camp spot + area for 1-2 more vehicles in parking area per camp spot
- Current and natural stone will not be changed
- The buildings are set back to keep maximum distance from the neighboring properties/residents to keep privacy for everyone
- No adjacent buildings
- Rainwater plan in file from McElhanney

Phase 1 – Build the residence and to be able to manage the business from with an office inside. Looking to start and finish before year end 2017.

Phase 1(b) – develop all 8 campsites and have ready for use spring 2018 with outhouse facilities, fenced off garbage area and access to water from the well already located on the property.

Phase 2 - Build the storage/garage to be able to house equipment and supplies for the business. Summer 2018 for build

Phase 3 – Build the office, General store and washrooms with laundry for the resort guests. Summer 2019 and 2020

Phase 4 – Small Cabin for guests that do not have RVs, Tents or looking for a cabin type stay summer 2021

Thank you so much for reviewing and taking this proposal into consideration. I am so excited to rebuild, beautify and start new stories for years to come about Forbidden Plateau.

Sincerely,



William Mackenzie Lyle