

Management Plan

for Brayman Outdoor Gaming Field

License of Occupation Application
Type B Commercial

Site Location: Near Philpott Rd and Highway 33 midway between Kelowna and Big White - (*Left front edge at 49 51 866 North 119 11 342 West*)

Site Size: 100 meters by 100 meters (1 Hectare)

Submitted By
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Project Overview

The purpose of the proposed project is to find an outdoor remote location for our gaming business. The service is only available on a pre-booked scheduled basis running primarily on weekends. This application only requires a License of Occupation as minimal improvements are required to the site which are temporary structures with minimal value. No water, sewage, or perimeter fencing is required. Existing trails that run through the site would be left untouched.

The primary activity or commercial service is a team-based sophisticated version of laser tag, called Battlefield Live, organized around missions or Live-Plays (live action gaming scenarios). The system is designed to emulate live computer gaming where gaming guns provide real-time verbal feedback with many different levels of gaming complexity. Our mission is to provide a fun gaming experience while promoting team building and exercise *with no mess or negative impact* on the outdoor gaming field.

The best location for our type of gaming experience is a remote outdoor field with enough natural barriers (tree cover) for a rugged authentic game play. The location we have identified as ideal, referenced in this application, could be used with virtually no changes other than removal of some fallen dead trees. The parcel is 1 hectare in size (100m x 100m) and located just off Highway 33 on Philpott Rd approximately 15 minutes outside Kelowna (midway between Kelowna and Big White). Based on preliminary research this looks like raw Crown land in a fairly remote area, but with easy access and several options for adequate parking along the side of Philpott Rd.

The minor improvements to the land could be done in a few days and would be limited to construction of some natural barriers made of existing fallen trees. The only other additions would be a small wooden deck, a portable toilet, some picnic tables, signage in front of the site, and a small tent. Other than a 4x8 business sign located at the front of the site, no other visible structures would be seen from Philpott Rd minimizing any negative visual impact.

Project Description

As outlined above the service offered is an outdoor gaming experience using infrared programmable gaming guns with no mess or impact on the land. The potential market, given our team-based approach, would be clubs, sports teams, associations like Scouts Canada, and small groups of students or friends looking for some exercise and fun. Given the location most would come from the Kelowna area.

The experience of other operators with a similar gaming business in the UK, US, and Australia would suggest the market potential is very broad from young to old, but the likely majority would be teens and young adults. The service would not be offered on a drop-in basis and only available to pre-booked small groups of 12 to 18 gamers. Games typically run for 2 hours and we would expect to run approximately 5 to 7 groups per week - primarily on the weekends. Although the service would be offered 12 months per year, play in the winter months would be much more limited.

Competition would include Safari Ridge outdoor paintball and laser tag in West Kelowna although our business model is very different targeting only groups or teams on a pre-booked and scheduled basis.

We have no requirements for utilities to the site.

Sincerely,

A handwritten signature in black ink, appearing to read 'CB' followed by a horizontal line.

Christopher Brayman