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## **RE: Proposal to relocate Kangaroo Creek Farm in Lake Country to a site at 5932 Old Vernon Road.**

This 55 acre parcel is in the jurisdiction of RDCO but outside of Kelowna City Limits. We have already done our due diligence in making sure that there are no prohibitive by-laws pertaining to exotic animals at this location.


We are aware that we need to make application through the Agricultural Land Commission for a non-farm use. We are also aware that we will need a Temporary Use Permit from the RDCO in order to operate at our proposed location. As per the RDCO's recommendation, we have been in contact with the Kelowna International Airport, The Ministry of Transport, the City of Kelowna, and our immediate neighbours. The results of these communications are attached. An overview of B.C. and Canadian Federal Laws as they pertain to our exotic animals has also been included and is attached to this cover letter.

Some background information on our business: Kangaroo Creek Farm has been in operation since the late 1980's at 3193 Hill Road in Lake Country. For many years it was a private hobby farm. Six years ago the farm opened its doors to the public. Essentially it is a petting zoo that is modelled after an Australian wildlife park where visitors wander amongst tame animals, both domestic and exotic, and interact with them under the supervision of trained guides. Our guides are very knowledgeable and are trained to answer any questions visitors have. A visitor can make their visit as educational as they choose. We have a lot of educational material on display as well as an informative show-and-tell by the Okanagan Wildlife Refuge. We do not promote exotic animals as pets and do not sell any as such. We go out of our way to educate the visiting public in regard to the difficulties associated with keeping exotic animals and why they generally don't make good pets. The farm is kept natural and quiet. There's nothing noisy, smelly or circus-like going on.

The farm is well regarded with the visiting public and has been the recipient of quite a few awards. We are, once again, voted Best of the Okanagan this year. We strive to be good community contributors. We are members of the Chamber of Commerce, we sponsor local soccer and encourage local schools, daycares, retirement homes, clubs, organizations and charities to visit the farm for free. If we move to Ellison we will continue this service to Lake Country and start contributing similarly to the Ellison area.

Almost all the animals and birds on our property were domestically bred within North America. We do not have ANYTHING that is on BC's Controlled Alien Species List (CAS).

We have farm status at our current location based on our emu production. We plan on relocating the emu to the new site. This will infer Farm Status to the proposed site. The reason we have to apply for a Non-Farm Use through the Agricultural Land Commission is that they do not feel that the "emphasis" of our operation is on emu farming.



## Section 1.0 Proposal



### Plans for the Site:

At the present time the site is entirely undeveloped and has not been used for agricultural activity of any kind for many years. The fencing is either non-existent or in a state of disrepair.

There is one small outbuilding and one Ontario style farm house that dates from around 1890. We would like to restore the house if possible. Visitors will not be allowed into the structure. However, we would like to have some information boards around the house to provide interesting historical information about the site, and about Ellison in general.

Fencing: The land will need to be fenced and cross-fenced. An eight foot high game fence will go up around the property while still allowing a generous passage for wildlife between the fence and the property line. Cross fencing will be 6 feet high.

Animal housing: All structures will be of the portable variety. We have provided photos and specs of all the portable buildings we propose to move to the site. They consist of Atco trailers, shipping containers (both disguised to be esthetically pleasing), and a greenhouse.

Bathrooms/hand-wash stations: An upgraded variety of portable toilets. They are self-contained, portable, and do not hook up to a source of water on the property or to a septic field or external tank. The tank is part of the portable toilet and is pumped out into a tanker truck by the company that services the units. They also fill the tank that feeds the sinks inside the units with water. They are serviced every day in high season. They will be tastefully shielded from view, and signs will direct visitors to their location. We will start with 8 portable toilets, which is what we presently have at our existing site. One of those toilets is big enough to accommodate a wheelchair. However, we would like the option to increase the number of portable toilets if that number proves to be inadequate in high season to as many as 12 units. Even though all except the handicapped portable have hand-wash sinks inside them, we will still provide hand-wash stations outside the portable toilet area. Portable hand-wash stations will also be placed just outside the gates to the animal enclosures so that they are the first thing that visitors see as they exit the animal pens. Others will be placed in strategic positions in the picnic area to make sure that visitors have every opportunity to wash their hands, and more will be at the exit so that visitors have one last chance to wash their hands as they are leaving. I estimate that we will need between 6 to 8 hand wash stations. They are self-contained and portable units provided by the same company that provides and services the portable toilets. They do not hook up to an external source of water. They have a tank. They have a very small foot-print and can easily be carried by two people when they are empty. Moving them if their initial location proves to be less than optimal is not difficult.

Parking: The 1.75 acre parking lot is shown to scale on the digitized map as a grey rectangle in the East of the property. The parking lot plan allows for 288 cars. It will have a one-way system and parking lot attendants in high season. The parking lot will consist of clean crushed gravel, much like the driveway connecting the parking lot to Old Vernon Road. Parking spaces will be marked with rubber or concrete markers (removable) and chalk. No overnight parking will be allowed. No tour buses in high season.



## Numbers of Visitors, and Anticipated Foot-traffic in the Various areas.

I have been asked several times, **"How many people will be walking through the site?"** This is a very hard question to answer.

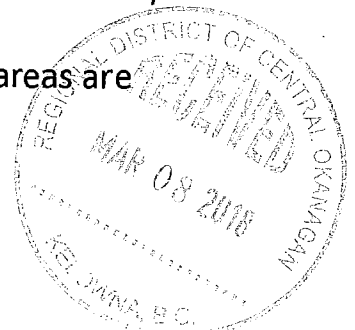
Between mid-October and mid-March there will be zero members of the public walking anywhere in the venue because we are closed at that time of year. There will be an employee passing through each area several times a day to do a security/welfare check on the animals, and to feed and water. The populations of animals will stay the same, and that situation has already been described under "Use". However, in the Winter we do confine the animals more closely to their buildings with temp-fence.

During our shoulder seasons, which run from mid-March through June, and from September through to mid-October, we have, on average, approximately 400 people per day visit our current location over a 5 hour period. If the same number of people visit us at our new location over the same period of time, that's an average of 82 people per hour travelling over a total of 9 acres, not including the parking lot. The 9 acres does include the Pink Area in the Aquatic DP zone. If you spread 82 people an hour over 9 acres, that's 9 people per acre, per hour.

The same meaningless exercise can be repeated for high season in July and August. We anticipate 2000 people per day, over a 5 hour period. That's 400 people per hour over 9 acres, not including the parking area, but including the Pink Zone. That's 45 people per acre, per hour.

These numbers are completely meaningless when you consider that in the real world people do not arrive in evenly spaced batches, or spread themselves out evenly over an area. Not everyone that is on the property is going to be on a pasture, or in the Pink Zone, or in the Picnic area. Some of them will be in the parking lot, or in the driveway. There is also the added variable of duration-of-visit. Most people stay at least 45 minutes. The average stay is 1.5 hours. The amount of time a person spends in any one location will also vary tremendously.

The only thing one can say with any degree of certainty is that these areas are unlikely to be overcrowded at any time.





**FIGURE 4**

**Development and Land Use Plan**

Project: Environmental Land Use Plan  
 Location: Regional District of Central Okanagan  
 Project No.: 19-2847  
 Prepared for: Caroline MacPherson  
 Prepared by: Ecoscape Environmental Consultants Ltd.  
 Robert Wagner, GIS Specialist  
 Coordinate System: NAD83-UTM Zone 11  
 Imagery: ESRI World Imagery  
 Survey Date: March 19, 2019  
 Map Date: May 6, 2019

**LEGEND**

- SHIM HWL/TOB
- 30 Metre Riparian Setback
- Existing Fence
- Proposed Pasture Fence
- Proposed Security Fence
- Subject Property
- Sensitive Habitat and Protection Area (SPEA)
- Cadastre
- Pallisade
- Restoration Area
- Proposed Development Areas
- Access
- Parking
- Pasture
- Picnic/Recreation Area
- Tree Reserve



**DISCLAIMER**  
 This map is prepared for conceptual purposes only and should not be interpreted as a legal survey or for legal purposes. If discrepancies are found between the data presented on this map and the data presented on the legal survey will supersede any data presented herein.





↑ Kelowna Airport

↓ Bark n' Fly



Country Rhodes Estates

garbage can ●  
garbage can AND WASH ⊗



② Double Animal escape-proof gates.

- Gates 1, 2, 3, 4, 5, 6
  - all open outwards
  - all wide enough for emergency vehicle
  - serve as emergency exits



















Gates 1, 2, 6

- Communicate directly with the major muster point (parking lot)

Gates 3, 4, 5  
- will have signage directing emergency vehicles to parking lot.

Buildings 1, 2, 3, 4, 5  
- portable, non-permanent


Ⓐ Point of Access to property  
- power gate

--- pathways

↑ evac routes

x Fire extinguishers.



very discreet and  
screened portable  
toilet area. All toilets  
have sinks





Jade Boy  
Constructors Ltd.  
41088 Evans Rd.  
Oryema, B.C. V0V 2E9  
c. 250.260.9400  
e. jade.boy@hotmail.com

project:  
CAROLINE  
MACPHERSON  
PARKING PLAN

5932  
OLD VERNON  
ROAD  
RD00, LLC

revision:  
01: 05.03.2019 - FOR  
APPROVALS  
02: 05.08.2019 - REVISED  
PER ALC REVIEW

note:  
ALL MEASUREMENTS  
SHOWN IN METERS

date drawn:  
MAY 2nd, 2019

date issued:  
MAY 8th, 2019

scale:  
NOT TO SCALE

drawing:  
A.1 - SITE PLAN - PARKING

sheet:  
1.0 OF 1.0

**288 spaces**  
39.9% Small Car (115)  
S.C. = 23M x 5.5M  
60.1% Regular Car (168 / 5 H.C.)  
R.C. = 5.5M x 6.0M  
H.C. = 3.5M x 6.0M  
DRIVE AISLES = 7.0M  
(Per Combination of City of  
Vancouver Engineering  
Department & City of Kelowna  
Parking Specifications)  
**TOTAL PARKING AREA**  
= 1.75 Acres  
\* Includes Pedestrian Path\*



A.1  
SITE PLAN  
SCALE: 1:10



## Section 4.0 Acres and Use: The 1.75 acre parking Lot.



This flat and featureless area of **1.75 acres** in the East of the property will accommodate 288 vehicles. This is more than twice the amount of parking we have available for our guests and staff at our current location.

The area is already relatively flat but it will still need to be graded. No soil will be removed from the property. The graded soil (and numerous surface rocks) will be pushed into a tidy berm between the Eastern edge of the parking lot and the Eastern perimeter fence. Plantings will be put on top of the berm in an effort to shield Country Rhodes Estates from a view of the parking lot.

Parking spaces will be marked with removable parking blocks. A detailed diagram of the parking lot, complete with information regarding the size of the spaces and the drive aisles etc has been prepared by Jade Bay Construction Ltd, and provided to the RDCO. The parking lot will have a one way system. Direction of travel will be marked with signs. Enter/Exit signs will be in place. Parking lot attendants will be added as necessary.

Handicapped parking will be in a location of maximum convenience to the entrance of the farm. It will accommodate cars, oversized vehicles such as wheelchair equipped vans, and small buses of the variety used by retirement homes etc.

The parking lot will be unfenced for ease of rapid evacuation of cars and people should there ever be the need. All the muster direction signs will take evacuees to the parking lot, which is the major muster station.



## Green Shaded Pasture #1

This **3.4 acre** pasture will have a variety of animals and birds in it, including kangaroos, wallabies, emu, goats, mara (Patagonian caviars), capybara, pigs, llama and miniature ponies. There are also a variety of birds including fancy chickens, domestic ducks, and peacocks. Some of these animals might be fenced separately within the pasture. Some animals might be in one pasture but not in the other (Pasture #2) They will need to be spread out over both pastures in order to preserve genetic diversity and to separate incompatible species.

The pasture will have a perimeter fence made of high tensile steel with a 2" x 4" grid, 6 feet high and buried one foot into the ground. Fencing will be attached to wooden fence posts that will be pounded in but not concreted in place. Gates will either be wood framed with wire or metal frame with wire. The overall effect will be secure, animal proof, consistent, and tidy.

No turf will be removed and we will try to improve the grazing with seeding and the removal of the large boulders that litter the entire property. We do not intend to apply for an inclusion in an irrigation district. We intend to rely on the wells on the property. We would like to do some haying around the edge of our non-farm use area. We do not use pesticides or fertilizers because this is not compatible with the welfare of the animals we keep.

Any trees that are in the pasture will be protected with tin or wire cladding around their trunks and large clumps of bush will be fenced to prevent animals from browsing. We are very eager to maintain the vegetation because it provides cover for the animals and some interest to their habitat. Our visitors will find this esthetically pleasing as well as a welcome source of shade in the summer.

We envision our visitors doing much the same things as they do at our present location: Walking amongst the animals, watching, petting, feeding treats, taking photos and video, sitting on a bench and relaxing, reading educational plaques, talking to guides, and etc.



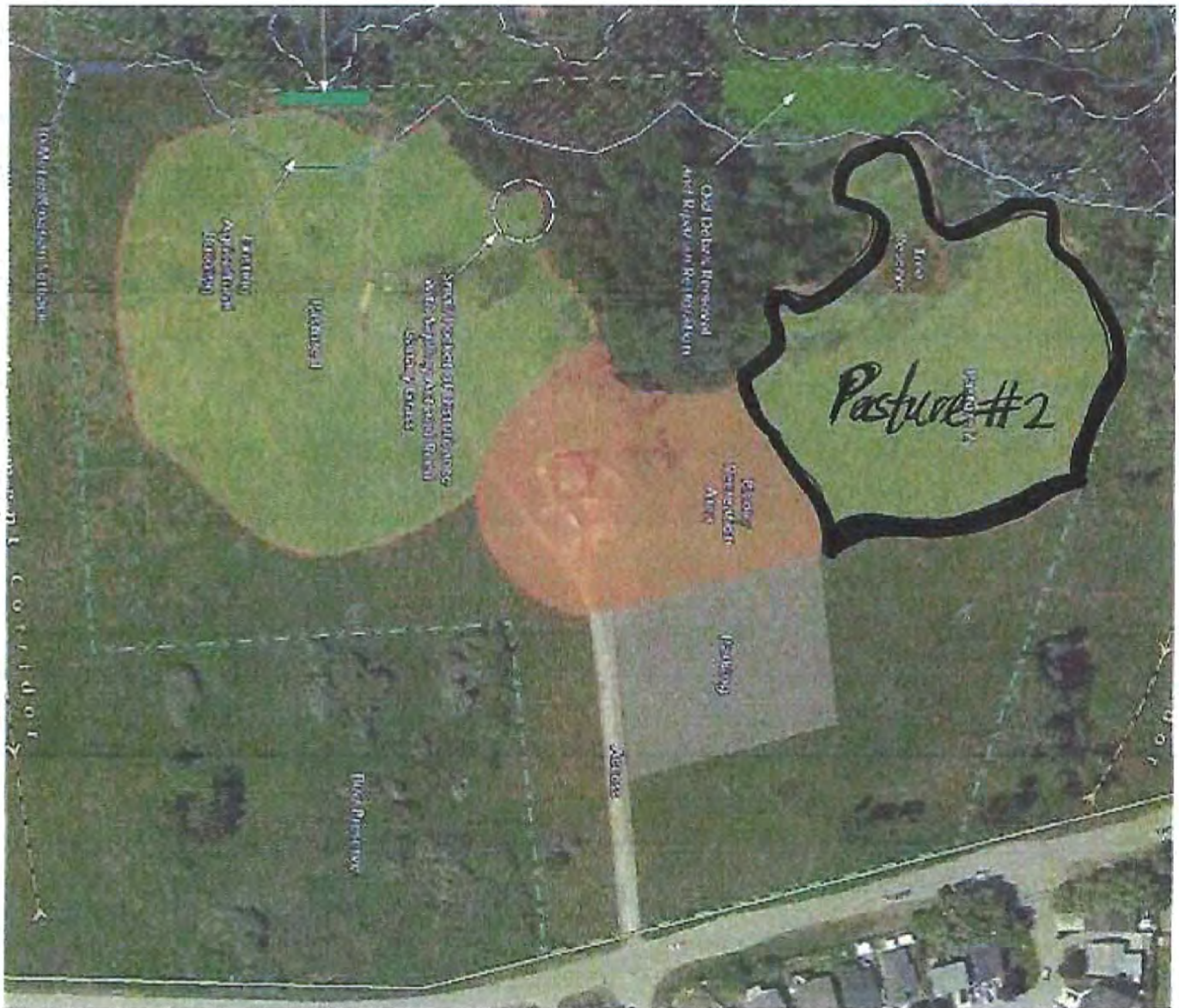


Section 4.0 Acres and Use

## Green shaded pasture #2



This pasture will be used in much the same way as pasture #1 and will have the same type of fencing and gates. We are hopeful that we can extend the pasture back into the Aquatic DP zone for the same reason we want to in pasture #1. Once again, trees and significant brush will be protected from grazing animals. We will attempt to improve the pasture but will not use any pesticides.





### 1.41 acre Picnic/Historical Interest Area.

We are going to make this the focal point of the farm. This will happen naturally simply by being in the middle, and the first thing guests see when they turn into the driveway.

In the center of the picnic area is an 1890 Ontario style farmhouse. The house was built by an early Okanagan settler and then lived in by many others including the Simpson, Swalwell, Dickson, and Knox families.

The house has now been repaired to the point that it is structurally sound and habitable. It is the only residence on the property. The public will not have access. We plan to put placards around the building that explain the history of the house, and the agricultural history of Ellison. A variety of farming antiques will be displayed around the structure.

Picnic tables (the moveable and removable kind) will be placed in various spots so that people can relax and eat. This area will contain no roaming animals, but it is possible that some animals and birds might be displayed in this area. It is possible that local farmers might sell their produce in this area.



**1.4 acre picnic area marked with a "P"**





## Exotic Animals and the Law

It's quite likely that some RDCO council and staff are concerned about the prospect of what is currently a "petting zoo" becoming something more. I think it's quite possible that some might be thinking along the lines of "Today a kangaroo and tomorrow lions, tigers and giraffes."

This scenario is not possible under current law. In British Columbia we now have the Controlled Alien Species Act (CAS). It specifically makes it illegal to own any animal that a panel of experts has deemed to be 1. Physically dangerous and/or 2. Biologically hazardous and/or 3. Environmentally damaging.

An animal need only be in one of these categories in order to make it onto the list that the Controlled Alien Species Act defines as illegal. The list of prohibited animals is extensive. It can be viewed in its entirety on the internet at <https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/invasive-species/controlled-alien-species-regulation>

Kangaroo Creek Farm does NOT have any animals that are prohibited under CAS. All of the species we keep are legal both Provincially and Federally.

It should also be mentioned that we do not do anything with our animals or to our animals that would be generally considered distasteful. Our animals are carefully looked after and to a very high standard, not only physically but also with consideration to their mental well-being. We have good oversight from several local veterinarians and have never run afoul of the SPCA, The Humane Society or any other agency that monitors the welfare of animals.





## Section 6.0 Approximate Position of Portable Buildings



1. Old West Town. Consists of disguised shipping containers.
2. Disguised Atco portable trailer
3. Greenhouse
4. Disguised Atco portable trailer
5. Disguised Atco portable trailer



Existing Residence:

Existing Agricultural building: 





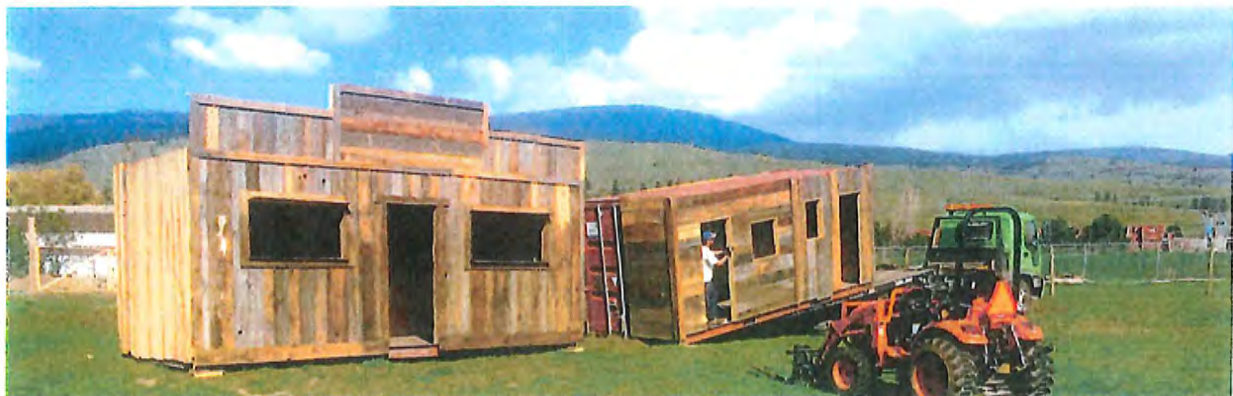
## Building #1: Old West Town



Purpose is for warm weather shelter for the animals



Old West Town started out as 3 modified shipping containers that were then clad with wood. These 3 buildings are 20' x 8.5' per for a total square footage of 510 square feet. Portable.





## **Building #2: Office, Ticket Booth, First Aid Station**

This building will be located in the yellow picnic/historical-interest area.

Its proximity to building #5 in Pasture #2 will help to delineate the entryway to the farm.

I do not have a picture of it at this time. It presently looks like an Atco trailer but will be clad with wood and made to look esthetically pleasing.

It is 60' x 10' for a total of 600 square feet.

The public will not be given access to this building.

It will be used primarily for storage and private use by staff. The public will be sold their tickets through a window.





### Building #3: The greenhouse



The greenhouse is a double-skinned building heated by a pellet stove. We have many expensive plants on site that need to be moved inside during the Winter.

It measures 30' x 60' for a total of 1800 square feet.

The porch wing on one side of the greenhouse comes apart and can be re-constructed on site. The greenhouse does not have a foundation and sits on a crushed gravel pad. It can be taken down and removed in less than 2 days.

You might notice that there is a windmill in the far left of the photograph. It is our intention to move that to the new site too. It must be anchored into a concrete pad. The pad measures about 8' x 8'





## Building #4: Town Hall/Fire Station



This is an Atco trailer under its wood cladding.  
It is 10' x 52' for a total of 520 square feet.  
Its purpose is to provide heated housing for the animals in the winter.

The public will NOT be given access to the interior of this building.

It has no foundation and is simply sitting on the ground.  
It was delivered by semi-truck and trailer and can be taken away the same way.

We will have to remove some of its embellishments such as the roof over the clock and the porch to move it.

It looks like an old Town Hall on one side and like a two bay Fire Hall on the back side.

There is an antique fire truck parked in front of it for effect.  
This vehicle contains no oil or gas. It does not run. It is purely decorative and would go to the new site on the back of a flat deck.





## Building #5: Animal Shelter



This is a portable Britco building measuring 10' x 16' for a total of 160 square feet.

Its purpose will be for heated animal housing in the Winter.

It will be located in Pasture #1

The public will NOT have access to the interior of this building.

It will be placed in position #5 illustrated on the map. Its proximity to building #2 in the picnic/historical-interest area will help to delineate the entryway from the parking lot, into the farm via the picnic area.


It will be clad in wood to make it esthetically pleasing and in keeping with theme.








## Position of Portable toilets, hand-wash stations, and garbage cans



**Portable toilets** are shown as  within the shaded grey area in the North/East corner of The picnic area. They are an upgraded brand of portable toilet that have sinks and a self-contained flushing system. They are serviced every day in high season so that they are always clean and odor free. They will be discreetly hidden by decorative portable fencing. They will be numerous enough that they will not be over-taxed by the number of people that might want to use them in the course of a day.

**Hand wash stations** are shown as  on the enlarged master map but are too small to show here.

**Garbage cans** are shown as  on the master map. They are too small to be shown here. Placement is only approximate as actual conditions might dictate that they be moved and/or increased in number. Garbage cans are emptied at least once a day. Visitors will be given the opportunity to sort for recycling.

Garbage skip shown as  in the North/East corner of the parking lot. It will be discreetly screened from view by decorative portable panels. The skip will be emptied and the contents taken to the dump as often as necessary.



Save 28% Off MSRP



*indicated by  
O on site map.*



Description

Product inquiry

Reviews

This is a great all round trash receptacle with many of the most requested features. And the design looks just like the much more expensive slatted units at a fraction of the cost. The molded slat design gives the appearance of a recycled plastic slat with the strength of a one piece molded unit at about 60% less cost.

- Covered rain guard top with bug barrier door.
- The convoluted molded in slat design makes it very durable.
- Made of totally recyclable polyethylene.
- Made for either indoor or outdoor use.



## Typical hand-wash station



These are easy to service by staff. They are self-contained and portable.

Numbers will be adjusted according to our seasonal visitation. We will also adapt if we find that they are not in an optimal site. They are easy to move.

You might notice that there are no hand-wash stations near the bathrooms. This is because they have their own sinks and water tank.





## Portable Toilet Detail



Exterior

Interior: Flush toilet/sink

Aesthetically pleasing shielding







○ 1, 2, 3, 4, 5, 6

○ 1, 2, 3, 4, 5, 6

○ 1, 2, 3, 4, 5, 6

represented as  $\odot$  on maps.

○ 1, 2, 3, 4, 5, 6

○ 1, 2, 3, 4, 5, 6



## Section 7.0 Fences, Gates and Pathways: PATHWAYS



Pathways are indicated by: — — — — —

Pathways in the pastures themselves have not been indicated because there is no predictable direction of habitual public travel at this time. Once pathways establish themselves, we will formalize them where necessary with packed gravel. The pathways will be kept as minimal and environmentally friendly as possible. Pathways will be graded to a maximum width of 6 feet and then the grass will be allowed to grow right up to the edges. There will be no delineating edge material.



## Emergency Preparedness

In order to prepare for an emergency, one must first identify possible causes and instances of an emergency. Here are the ones that have occurred to me. Perhaps there are others I need to consider? I will consult with the Ellison Fire Chief, David Bates on this subject as previously stated.

**Fire.**

**Flooding.**

**Airport incident.**

**Medical Emergency.**

*Evacuation gates and routes /muster points.*








## Section 8.0 Emergency Preparedness

Primary concerns are the potential for Fire and Emergency Medical Evac.



All six gates  are wide enough to allow passage of a fire truck and an ambulance.

All six gates can be used as emergency exits and either communicate directly with the parking lot, which is the main muster station, or there will be signs directing people to the parking lot. Routes of evacuation for foot traffic are shown as .

All structures shown as  will have at least one fire extinguisher shown as  and staff will be trained to use them.

The nature of our business demands that water hoses are readily available to water the animals. Water hoses will be in plain sight and marked with a sign that says "Fire hose". Most of the hoses will be in proximity to the structures.





## Section 8.0 Emergency Preparedness

### Medical Emergency

We've experienced several medical emergencies at our current location including heart-attack, stroke, and fracture due to a fall caused by infirmity (elderly person). Our reaction to these emergencies was to immediately identify it as an emergency and call an ambulance. We supported and monitored the person until help arrived. We stayed on the phone with the dispatcher until help arrived and followed their specific instructions.

I am a retired paramedic with 25 years of experience. I am on site the vast majority of the time that we are open to the public. I also have at least one staff member with a current first aid certificate, including CPR, on site at all times when we are open. We have several first aid kits in strategic locations. At the new site we will have a kit in each area and others in the Greenhouse and the Office/Ticket Booth/First Aid Station.

My staff know that ALL first aid treatments need to be reported immediately to a supervisor and to the first aid attendant on staff. If they are in any doubt about the need for emergency care, they have been told to call an ambulance immediately. All the staff have two-way radios with our own dedicated private channel. Communication is immediate.

It is my experience that having someone at a point of entry, waiting for the emergency vehicle to arrive, is the best way to ensure that the vehicle is then guided to the closest point of access to the emergency. A staff member will be dispatched to each point of entry in the event of an emergency.





## Flooding

The Riparian zone provides a 30 meter set-back from Mill Creek that includes a 30 meter set-back from any identified historical "high-water" areas. For most of the area of the proposed operation we have stayed OVER 30 meters away in that we have not gone into the Aquatic DP zones EXCEPT for where the operation is shown in PINK. Therefore, the prospect of flooding is mitigated to a very high degree, and unlikely to become an issue. In addition, Flooding only becomes an "emergency" in its latter stages, and with plenty of advance notice. It's the kind of emergency that tends to happen in slow motion unless a damn bursts suddenly upstream or there are tropical-level downpours or hurricanes.

Mill Creek is a relatively small water-way. It does have variations in flow that are seasonal. However, there is a bridge over which motorists cross that goes over Mill Creek on Old Vernon Road. I'm sure that many studies were done that pertain to flow and the likely-hood of flooding in that area since it would potentially threaten that bridge, long before it became an issue for us downstream.

I should say that there are many beavers working busily along Mill Creek. They have been extremely industrious and have brought down many trees including some very large ones. We noticed that they were bringing trees down at an alarming rate along the Mill Creek corridor. If this is not dealt with by an appropriate party soon, I could see there being a problem at some point in the future, not only for us, but for the District.

If there is a flood (and as I say, these things do not happen quickly) then the animals would be moved to higher ground and those portions of the property that are affected would be closed off to the public. We currently live on Middle Vernon Creek and have become quite adept over the last 30 years with the behavior of waterways.



## Airport Incident

This would involve a plane coming in with mechanical difficulty where the control tower has been given advance warning of a problem, a plane coming in with mechanical/human error difficulties where there is no advance notice, a crash occurs, or a potential terrorist threat or attack.

If this information is made available to the public in a timely fashion then we can decide on a case by case basis whether or not the threat is deemed considerable, and whether or not it justifies the inherent dangers associated with mass evacuation of the farm. There is always a danger associated with precipitous evacuations in that it might cause panic and associated accidents and injuries that are out of proportion to the "emergency".

