

Rezoning Application Z23/07

5932 Old Vernon Road
Kangaroo Creek Farm

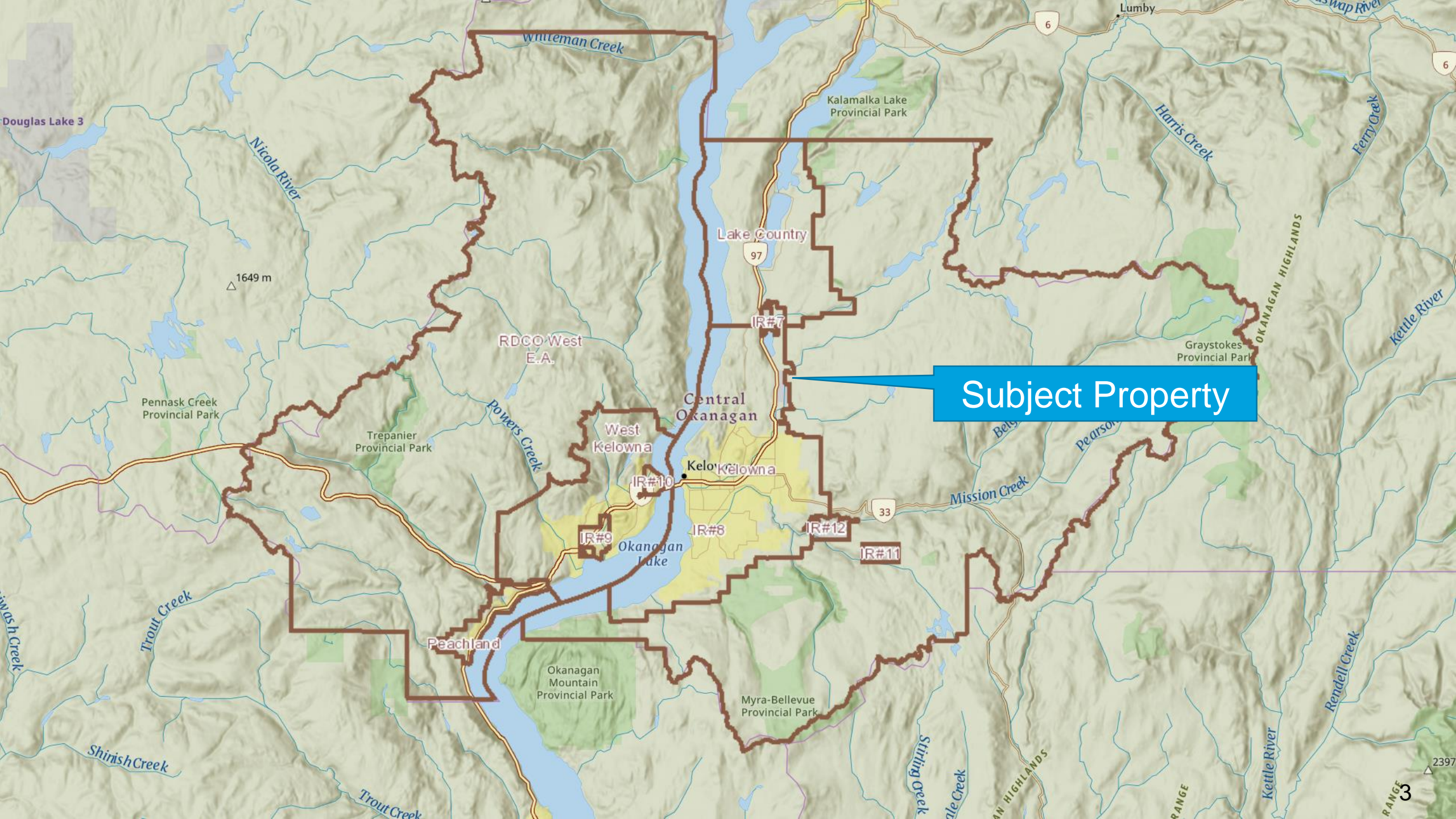
Public Hearing
July 25, 2024

1450 K.L.O. Road
Kelowna, BC, V1W 3Z4
rdco.com



Purpose

To consider allow a “**Petting Zoo**” in the A1 zone.



Subject Property

RDCO West E.A.

Lake Country

Central Okanagan

West Kelowna

Kelowna

Peachland

Okanagan Lake

Myra-Bellevue Provincial Park

Okanagan Mountain Provincial Park

Trepanier Provincial Park

IR#12

IR#10

IR#9

IR#8

IR#11

IR#7

Graystokes Provincial Park

1649 m

2397

33

6

6

33

97

Trout Creek

Nicola River

White Creek

Kalamalka Lake Provincial Park

Harris Creek

Ferry Creek

Kettle River

OKANAGAN HIGHLANDS

Mission Creek

Bely

Pearson

Rendell Creek

Kettle River

Stirling Creek

Apple Creek

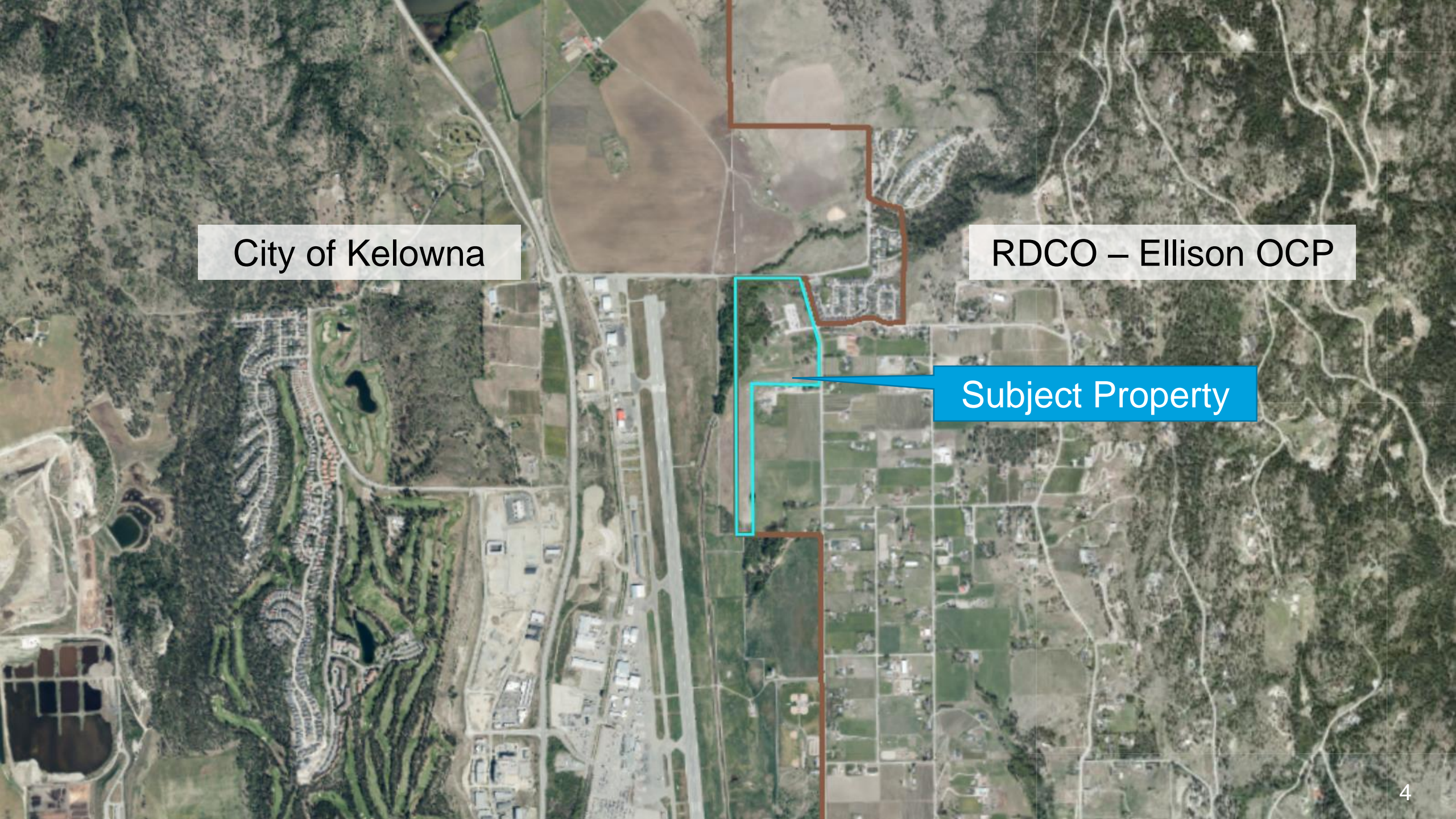
OKANAGAN HIGHLANDS

RANGE

Shirish Creek

Pennask Creek Provincial Park

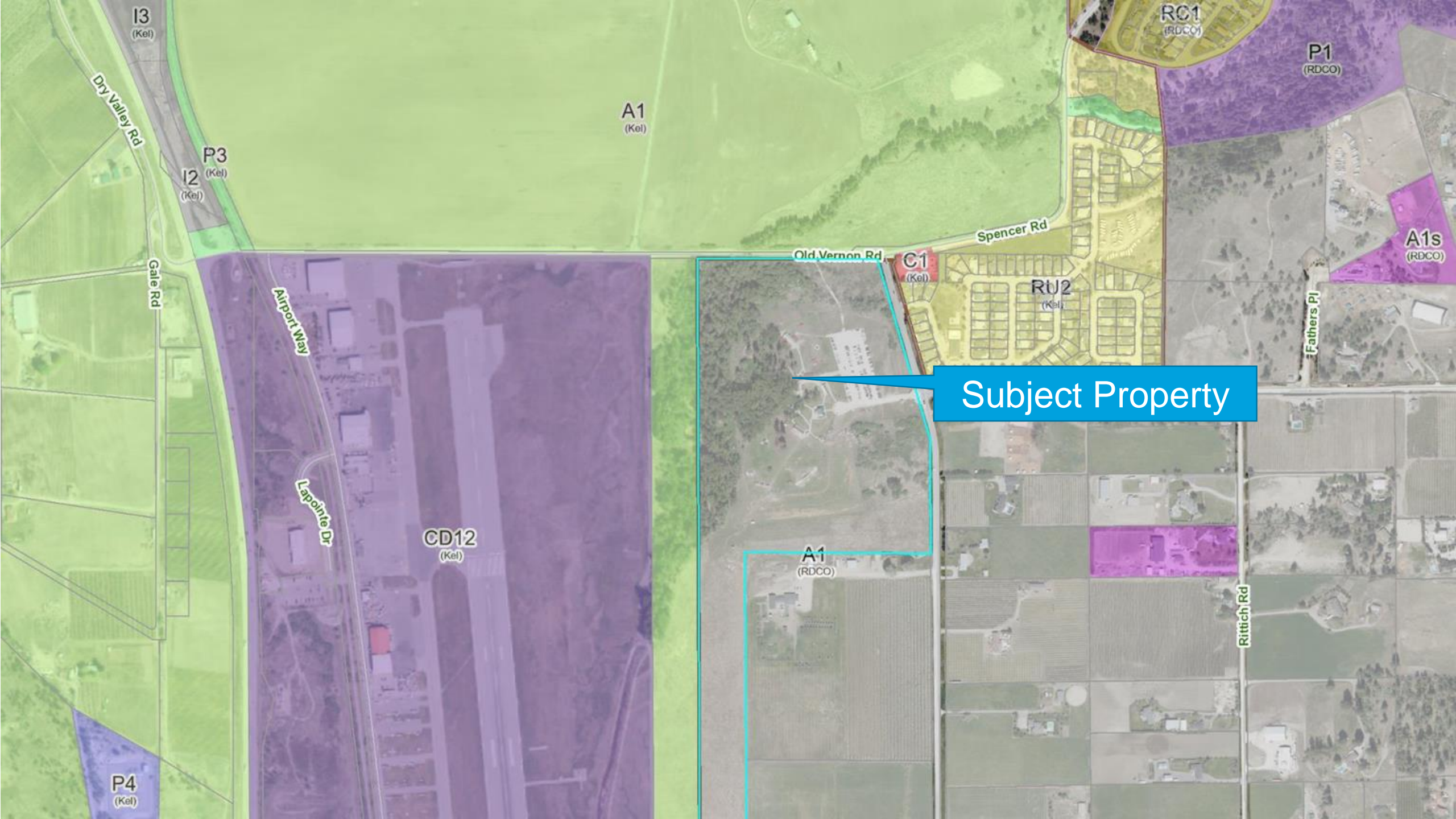
Douglas Lake 3

An aerial photograph of Kelowna, British Columbia, with various geographical and administrative boundaries overlaid. A brown line outlines the City of Kelowna's jurisdiction, which includes a large residential area on the left, a golf course, and an airport. A red line outlines the RDCO – Ellison OCP area, which covers a portion of the city and extends into surrounding rural areas. A blue line outlines a specific subject property located in a rural area to the east of the city. A blue callout box points to this property.

City of Kelowna

RDCO – Ellison OCP

Subject Property



I3
(Kel)

RC1
(RDCO)

P1
(RDCO)

A1
(Kel)

Dry Valley Rd

P3
(Kel)

I2
(Kel)

Spencer Rd

A1s
(RDCO)

Gale Rd

Old Vernon Rd

C1
(Kel)

RU2
(Kel)

Fathers Pl

Airport Way

Subject Property

Lepointe Dr

CD12
(Kel)

A1
(RDCO)

Rittich Rd

P4
(Kel)



Subject Property

Background – Kangaroo Creek Farm

- Originally based in the District of Lake Country
- Farm status (emu farming)
- Open to the public since 2012
- Sought to relocate to current location in 2018

Background – Agricultural Land Commission

- Petting Zoo not a permitted farm use under ALC regulations
- Feb '19; Received non-farm use approval from the ALC & RDCO, subject to;
 - Area constraints
 - No permanent structures
 - Fencing requirements
 - Permeable parking in a limited area

Background – Temporary Use Permit

- May '19: TUP approved subject to;
 - Area constraints
 - No permanent structures
 - Fencing requirements
 - Permeable parking in a limited area
 - Seasonal operation
 - Evacuation planning
 - Environmental Assessment
 - Environmental monitoring
 - Payment of security

Background – Temporary Use Permit

- TUPs are issued for 3 years, may be renewed once
 - Initially approved in 2019
 - Renewed in 2022
 - Due to expire in April 2025

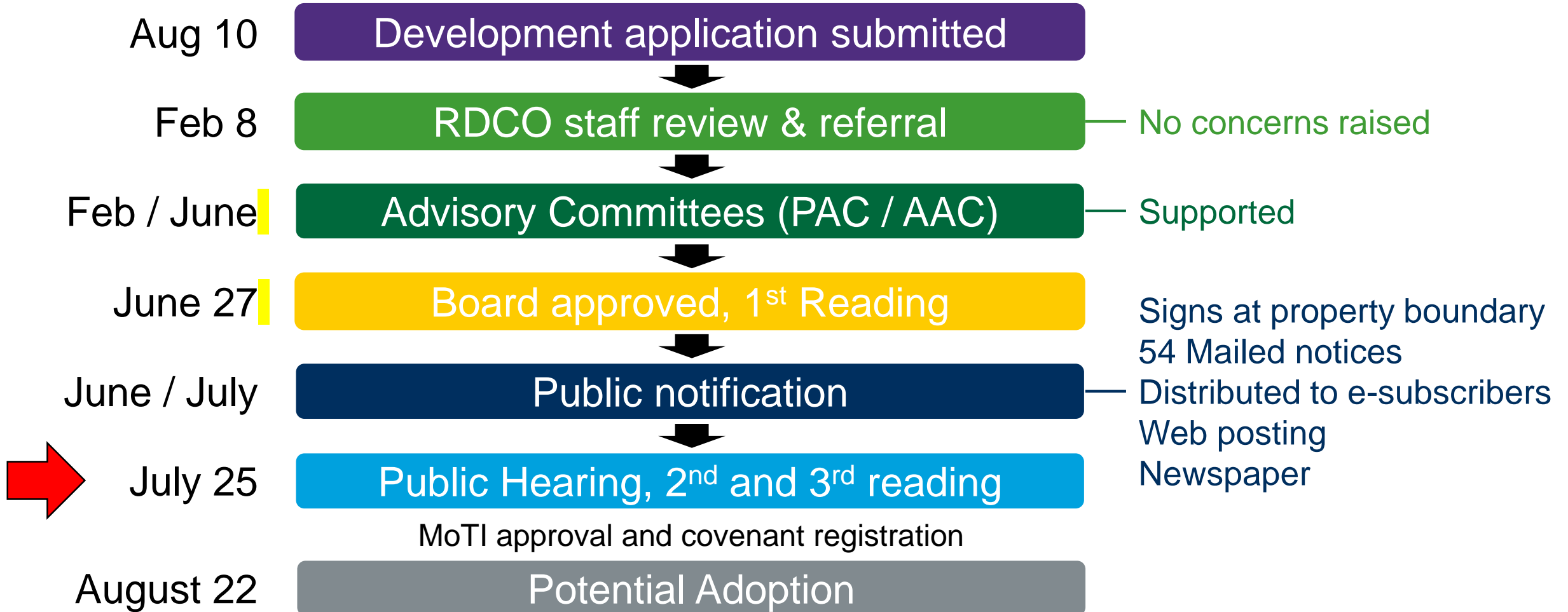
Permanent solution required prior to TUP expiry

Proposal

To permanently allow “*Petting Zoo*” as a permitted use with a site-specific zoning bylaw text amendment.

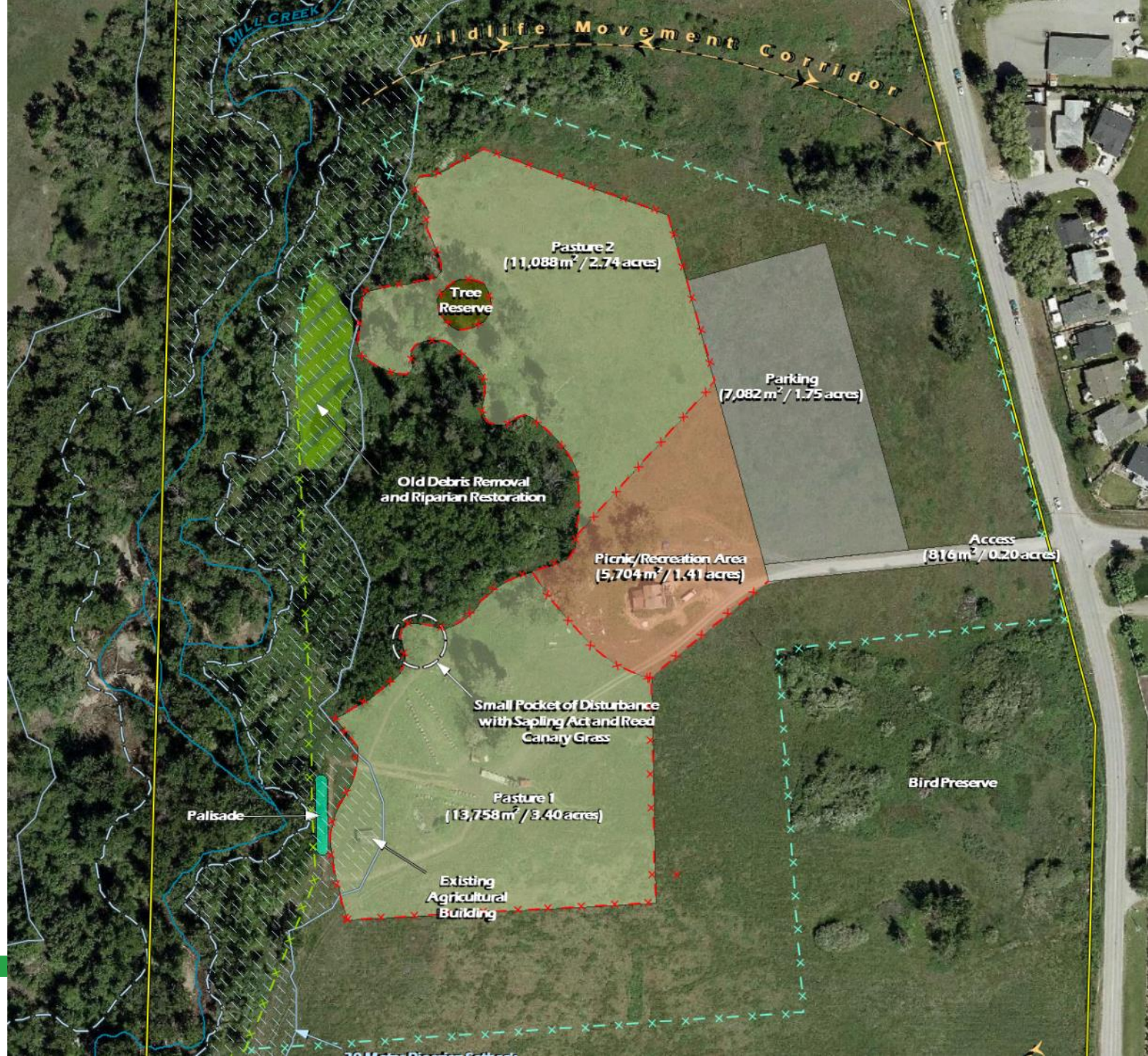
PETTING ZOO means the use of land for animal husbandry and the exhibition of animals for tourism, commercial, or educational purposes.

Process Overview



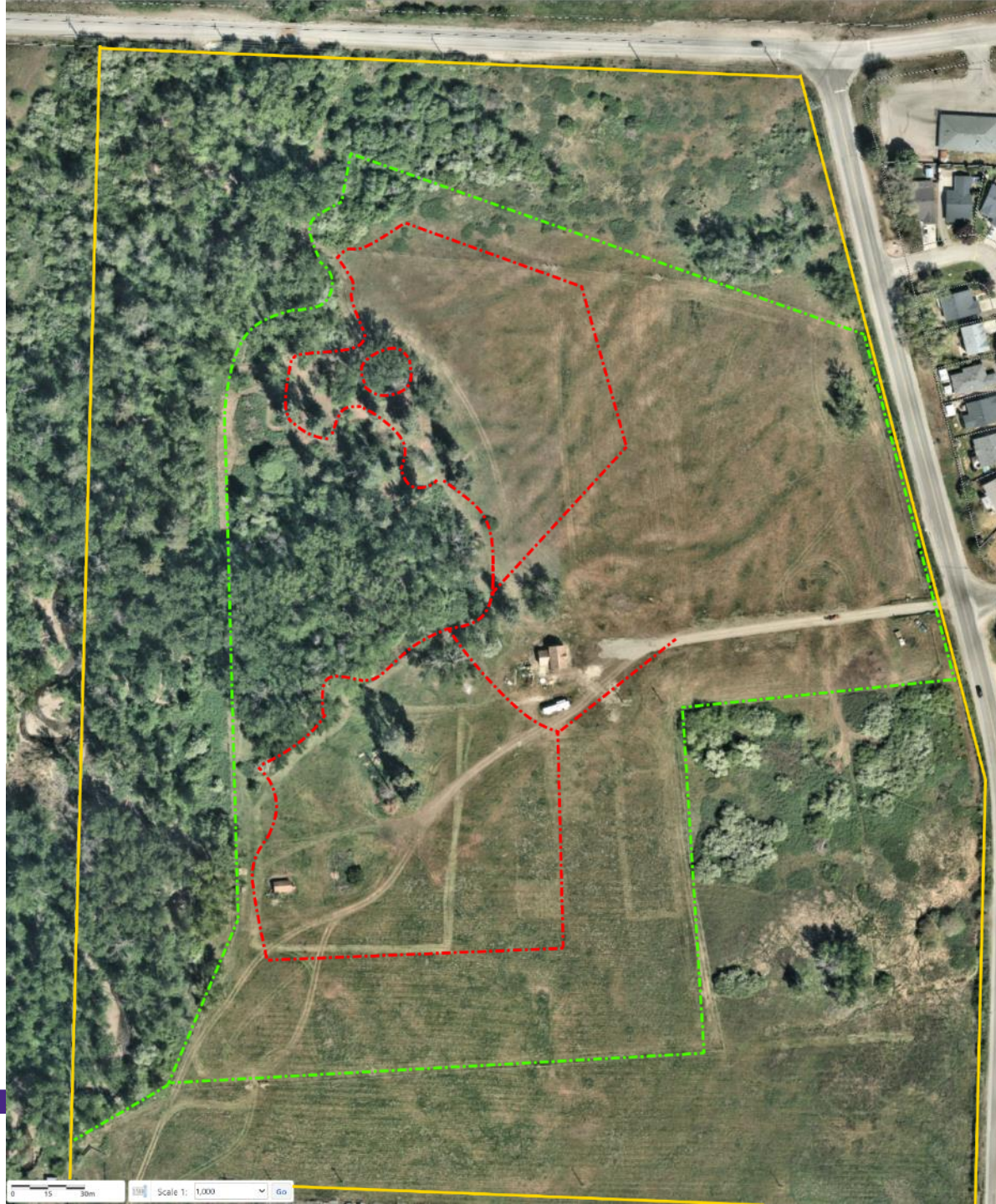
Approved TUP

- Unpaved parking for ~288 vehicles
- Portable toilets
- Portable accessory buildings
- Two fenced pastures
- Riparian restoration



May 2019

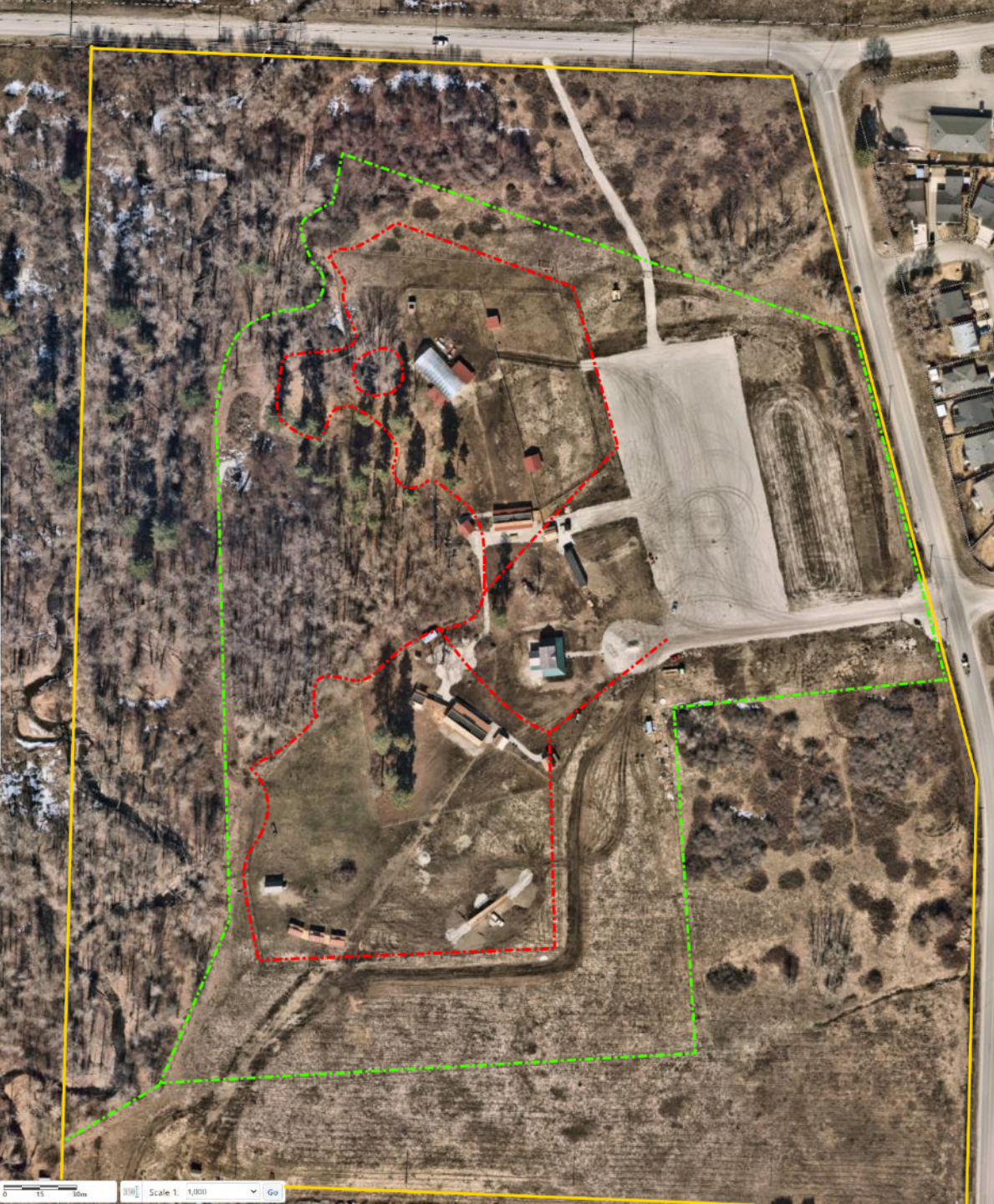
2023 Comparison



Aug 2019



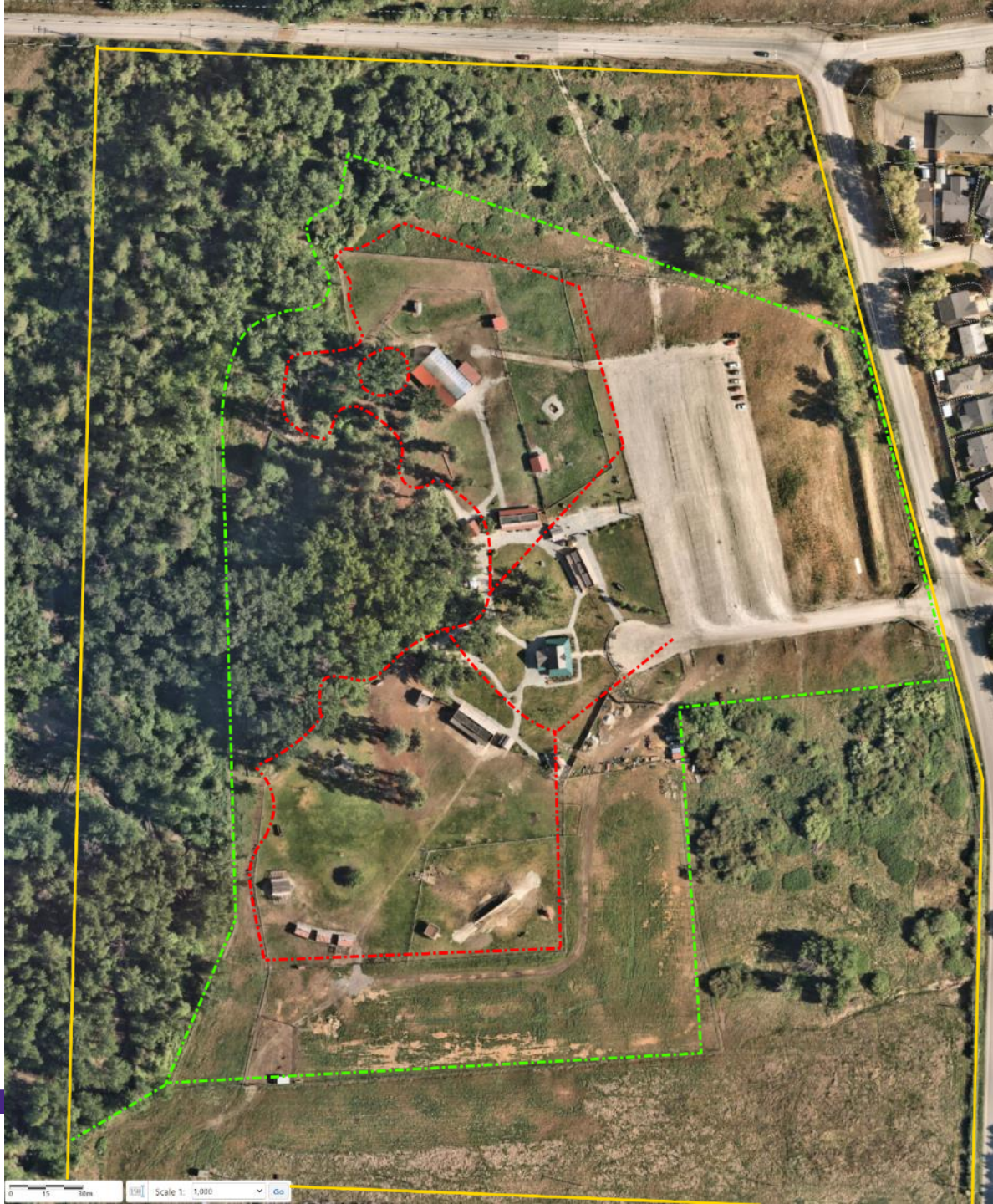
Mar 2020



Jul 2020



May 2021



Aug 2021



Jun 2022



Aug 2022



May 2023



Current

Jul-Aug

- ~1,900 visitors/day
- 10am-3pm
- 52 staff

Mar-Jun & Sep-Oct

- ~200 visitors/day
- 10am-3pm

Nov-Feb

- Closed
- 5 staff

2019 Comparison



Applicant Rationale

- Has met all TUP conditions
 - Weed management
 - Environmental protection and restoration
 - Parking appropriately contained
- Water / wastewater meets provincial/ IHA requirements.
- High security standards.
- Good standing with WorkSafe.
- No bylaw enforcement issues.
- Good neighbour relationships (YLW and Country Rhodes Estates).
- Significant local employer.
- High animal welfare standards:
 - All species permissible
 - No animal escapes
 - Good standing with the SPCA, three vets on call
- Strong community contributions (not for profits, local schools etc.).
- Strong community profile – highly rated tourism destination.

RDCO Policy

Regional Growth Strategy

- Support the protection of rural areas
- Support the protection of ALR land

Official Community Plan

- Reduce the negative effects at the agricultural/urban interface
- Support the integrity of suitable agricultural land
- Support the retention of large continuous blocks of land

Site Servicing



Ellison Fire Protection area



Well sources for irrigation

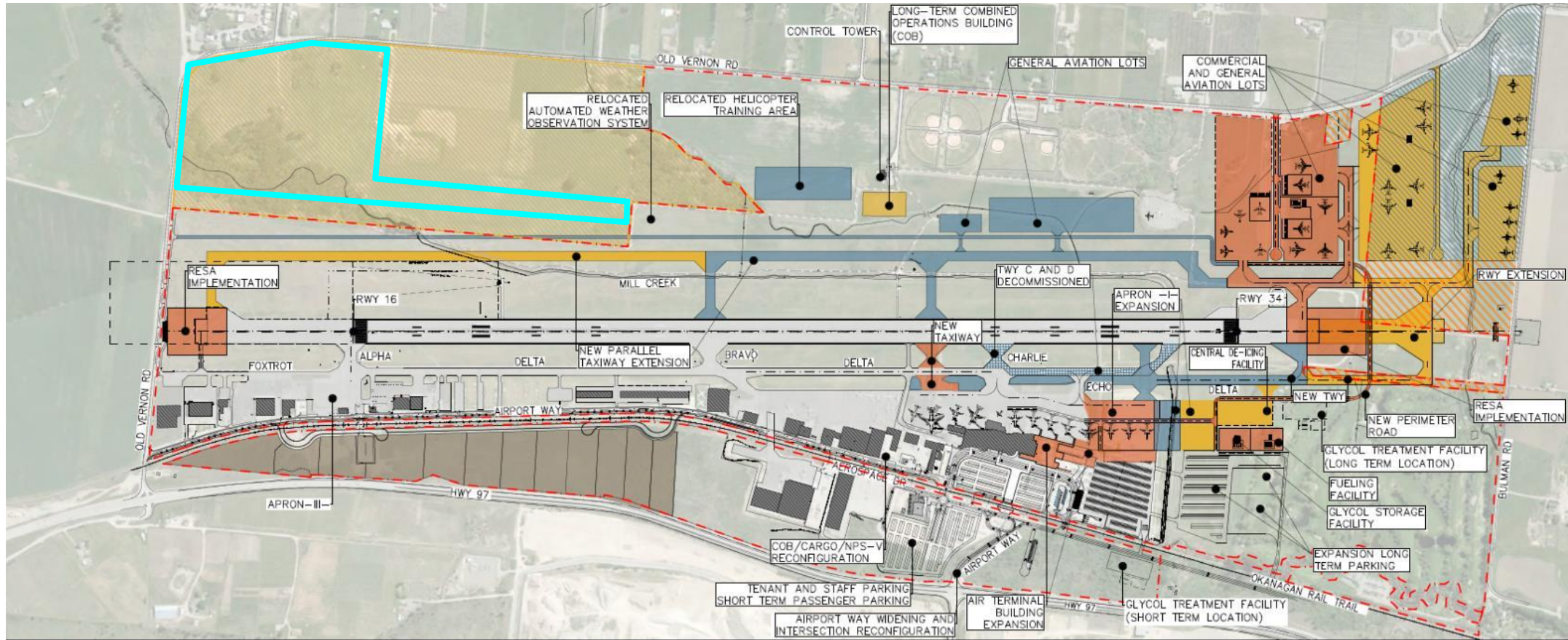
City water trucked in for sanitary use

Bottled water available for visitors

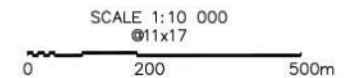


Onsite wastewater system

Kelowna International Airport Master Plan



LEGEND



Planning Services Staff Comments

- Petting Zoo scope and scale defined by TUP and ALC Non-Farm Use approval.
- \$13,375 security held to ensure permit conditions are adhered to...

As a permanently permitted use, there is no default mechanism for maintaining these conditions

Zoning Amendment Condition

Registration of covenant

- Restricting operations in accordance with TUP conditions
- Acknowledging YLW master plan and impact on permanency of operations



Summary

- Met conditions defined by NFUA and TUP.
- 5 years of operation.
- No known significant incidents (visitor safety, road safety, animal welfare, neighbor complaints, bylaw enforcement issues).

Summary (cont.)

- Petting Zoo (tourist/commercial) would be permitted in perpetuity.
- Covenant in progress
 - Defining limits of petting zoo operations
 - Documenting owner's acknowledgement of Airport Master Plan & potential acquisition