

Description of Proposed Temporary Use:

The subject property has been occupied by Kangaroo Creek Farm since 2019 under a Temporary Use Permit approved by the RDCO (2019). The property is being utilized as an outdoor petting zoo business on approximately 3.8 ha (9.5 acres). Kangaroo Creek Farm sees approximately 1900 visitors per day, operating over a five-hour period (10am-3pm) throughout the high season in July and August. Kangaroo Creek Farm sees approximately 200 people per day operating over a five-hour period (10am-3pm) March through June and September through October.

The operation is modelled after an Australian wildlife park where visitors are permitted to wander the site among the animals and interact with them under the supervision of trained guides.

The outdoor petting zoo business contains a variety of animals and birds including kangaroos, wallabies, emu, goats, mara, capybara, pigs, llama, miniature ponies, fancy chickens, domestic ducks, and peacocks, and are spread out throughout the pasture areas.

The Kangaroo Creek Farm business includes an unpaved parking area, a public picnic area with portable toilets, modest water features, and two distinguished pastures (fenced areas for animal grazing). Portable accessory buildings (i.e., Atco trailers and greenhouse) are utilized for the storage of equipment and supplies, shelter for the animals and administrative purposes.

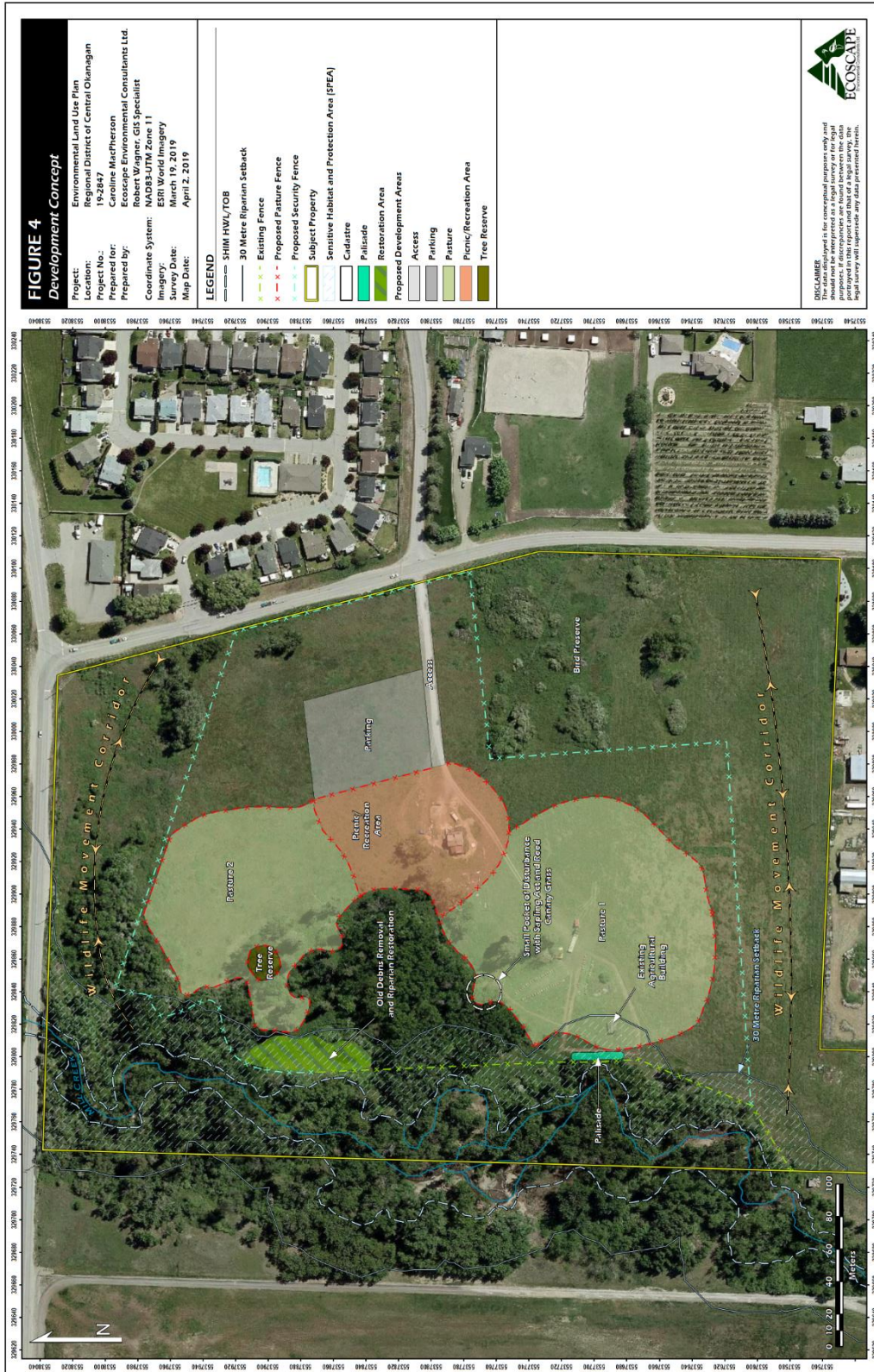
Over the past three years, Kangaroo Creek Farm has been operating their business successfully at the subject property location. All recommendations made in the 2019 Ecoscape Environmental Memorandum have been documented as ***totally complete***. The purpose of this TUP application is to allow Kangaroo Creek Farm three additional years to document its successes and land use viability at this location before submitting a rezoning application and OCP amendment to the RDCO, so that the current land use aligns with a formalized/approved land use designation.

Conditions of Proposed Use:

Under the current TUP approved on May 27, 2019, numerous conditions were placed upon the Kangaroo Creek Farm as part of its daily operations. Since that time, the Kangaroo Creek Farm has continued to meet all outlined conditions, with a brief summary provided below of the critical requirements which have been maintained to further support this TUP renewal.

- No changes to the site plan prepared by Ecoscape dated May 06, 2019
- Business operation only between the months of March through October
- All necessary approvals from Interior Health for onsite hand washing and food facilities
- No permanent structures (other than sanitary facilities as directed by IH and approved by the ALC)
- No use of water from Mill Creek
- Approved Commercial Access permit from Ministry of Transportation
- Approved annual RDCO Business License and approval from RDCO on evacuation plan
- No impact to Kelowna International Airport (YLW) operations
- All parking contained on site in accordance with parking plan dated May 08, 2019
- Installation of appropriate fencing / landscape buffering as determined by ALC
- Prevention of infestation of noxious weeds, no removal of native grasses or vegetation
- No buildings, structures, or land activity within 30m of the High-Water Mark
- All riparian restoration and mitigation activities as per recommendations contained in the April 04, 2019, Memorandum conducted by Ecoscape Environmental documented as totally complete

Development Concept

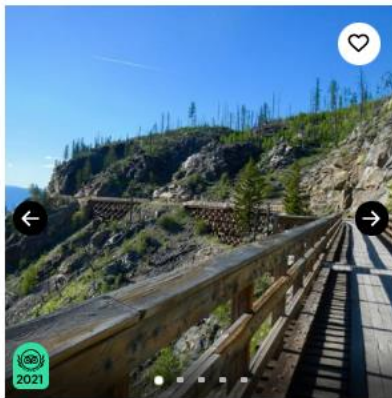


Tourism and Economic Development

The Kangaroo Creek Farm has consistently ranked as one of the highest top attractions in the Kelowna and Okanagan Region. The business received a 2021 TripAdvisor Traveller's Choice award, and provides an educational, interactive, and safe experience for individuals and families alike. The businesses current proximity to the Airport, UBCO, and minutes from Kelowna's 'north gateway,' provides a perfect location for this use within the Agricultural Land Reserve, providing large pasture areas for the animals, as well as ample parking to meet the demand of its daily visitors.

Top Attractions in Kelowna

[See all](#)

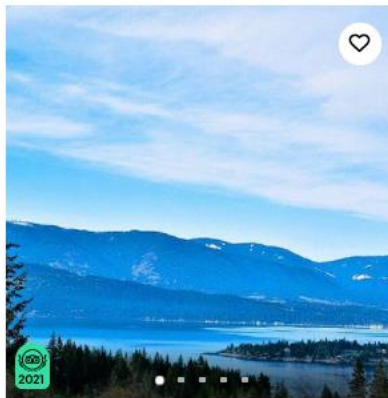


1. Myra Canyon Park

★★★★★ 1,660
State Parks • Canyons

By [czbbflir](#)

"Spanning a provincial park in part commemorating these engineering marvels, it's a level 6 km (4 mile) walk across a..."

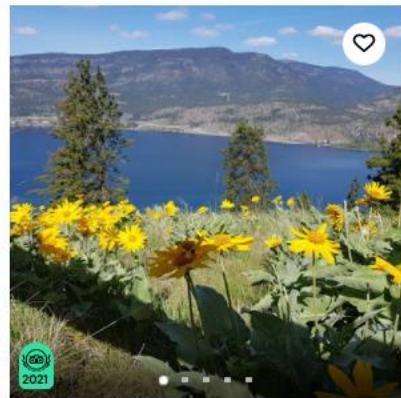


2. Lake Okanagan

★★★★☆ 1,057
Bodies of Water

By [KentBridey](#)

"Vineyards by the plenty, sunshine, swimming, many water sports as well as hiking, cycling, horse riding, zip lining a..."



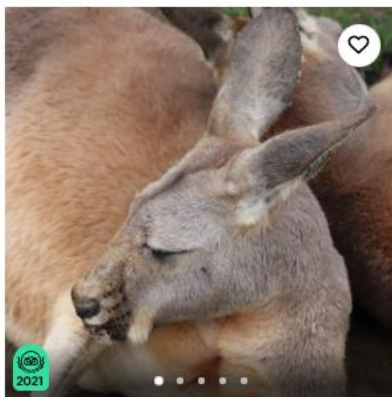
3. Knox Mountain Park

★★★★☆ 768
Parks

Central City

By [714DaveS](#)

"My favourite is the trail to Paul's tomb which ends in a pretty little boy and a small beach and a great place to swi..."



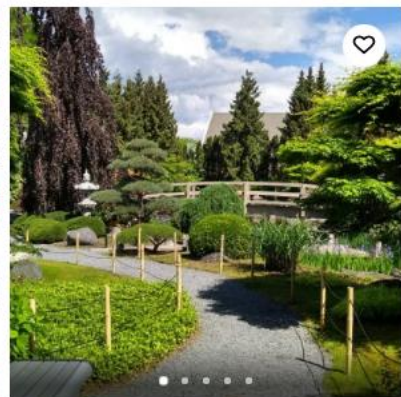
4. Kangaroo Creek Farm

★★★★★ 885
Farms



5. Don-O-Ray Farm Adventure

★★★★☆ 164
Farms



6. Kasugai Japanese Garden

★★★★☆ 398
Gardens

The Kangaroo Creek Farm also provides a key economic development driver for the Kelowna and Okanagan region, attracting a wide variety of users who enjoy a 'family day out' and being able to visit other nearby businesses and amenities. The business also provided numerous employment opportunities for individuals and educational opportunities for schools and groups providing a 'hands on' learning experience. The farm has also worked closely with local non-for profits and charities providing free access.