

TEMPORARY USE PERMIT

FILE NO.: C2022.023-TUP

Owner: Diane Hunter
479 Johnson Crescent
Oliver, BC V0H 1T5

GENERAL CONDITIONS

1. This Temporary Use Permit is issued subject to compliance with all of the bylaws of the Regional District of Okanagan-Similkameen applicable thereto, except as specifically varied or supplemented by this Permit.
2. The land described shall be developed strictly in accordance with the terms and conditions of this Permit, and any plans and specifications attached to this Permit which shall form a part thereof.
3. Where there is a conflict between the text of the permit and permit drawings or figures, the drawings or figures shall govern the matter.
4. This Temporary Use Permit is not a Building Permit.

APPLICABILITY

5. This Temporary Use Permit applies to, and only to, those lands, including any and all buildings, structures and other development thereon, within the Regional District as shown on Schedules 'A' and 'B' and described below:

Legal Description: Lot 48, District Lot 26, SDYD, Plan 23124
Civic Address: 479 Johnson Crescent
Parcel Identifier (PID): 006-576-061 Folio: C-01131.240

TEMPORARY USE

6. In accordance with Section 20.0 of the Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, the land specified in Section 5 may be used for the keeping of up to eight (8) *livestock*, which is defined as meaning horses, cattle, sheep, swine, llamas, ratites, goats, farmed game and other similar animals.

CONDITIONS OF TEMPORARY USE

7. The *livestock* use of the land is subject to the following conditions:
- a) The number of *livestock* on the property must not exceed eight (8) at any given time;
 - b) The eight (8) *livestock* permitted to be kept is limited to the animals already on the property at the time in which the Permit was approved, and which were identified and recorded by Bylaw Enforcement staff as of March 20, 2023;
 - c) Any excess *livestock* (i.e., greater than two (2) animals) must be removed from the property when the Permit expires, if the renewal of the Temporary Use Permit is not approved by the Regional District Board; and,
 - d) The management of manure on the property must be undertaken in accordance with the submitted manure management plan at Schedule 'C'.

COVENANT REQUIREMENTS

8. Not applicable.

SECURITY REQUIREMENTS

9. Not applicable.

EXPIRY OF PERMIT

10. This Permit shall expire on January 19, 2026.

Authorising resolution passed by Regional Board on 19th day of January, 2023.



B. Newell, Chief Administrative Officer

Regional District of Okanagan-Similkameen

101 Martin St, Penticton, BC, V2A-5J9

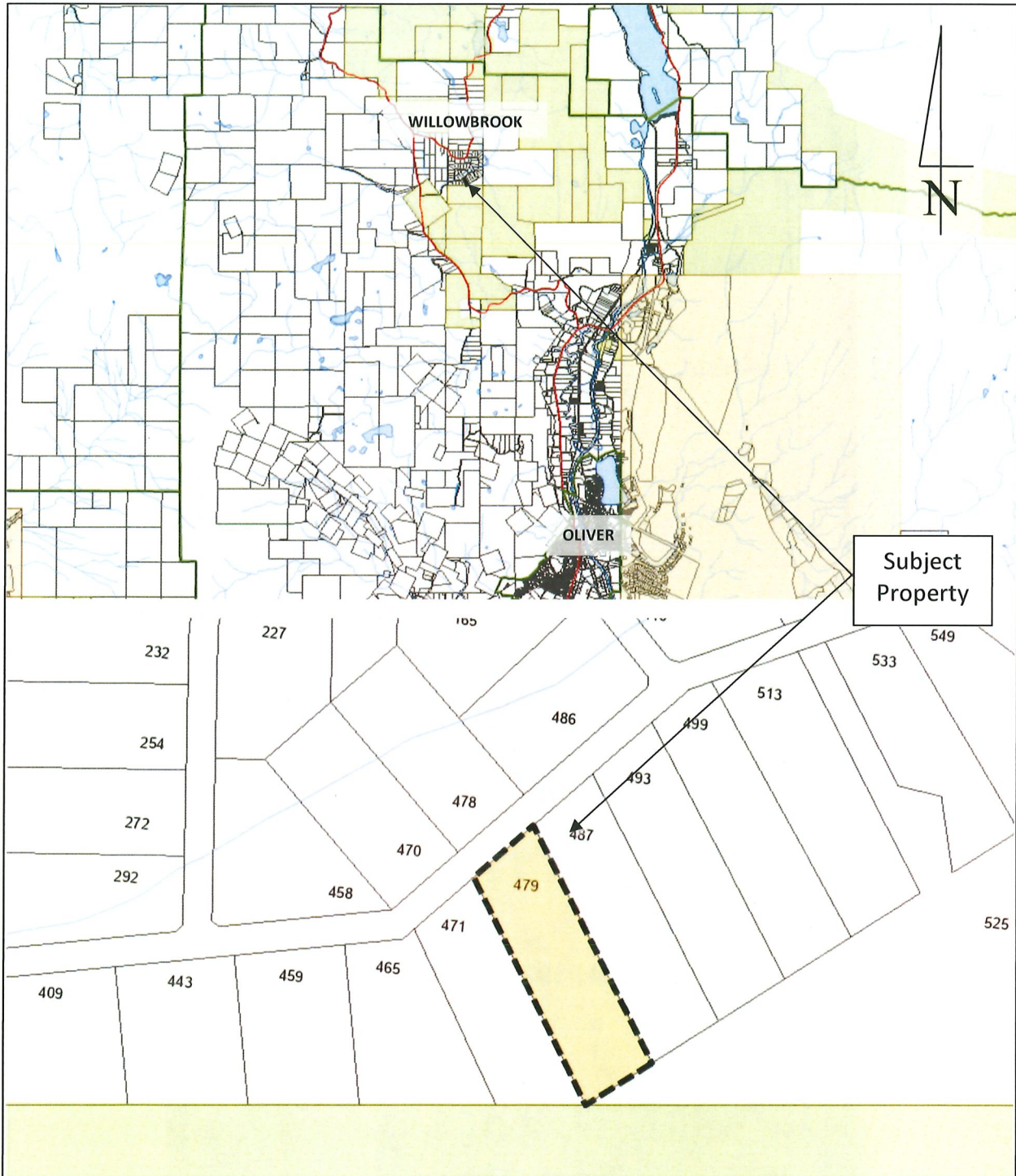
Telephone: 250-492-0237 Email: planning@rdos.bc.ca



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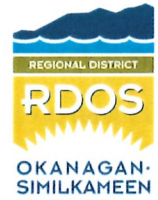
Schedule 'A'



Regional District of Okanagan-Similkameen

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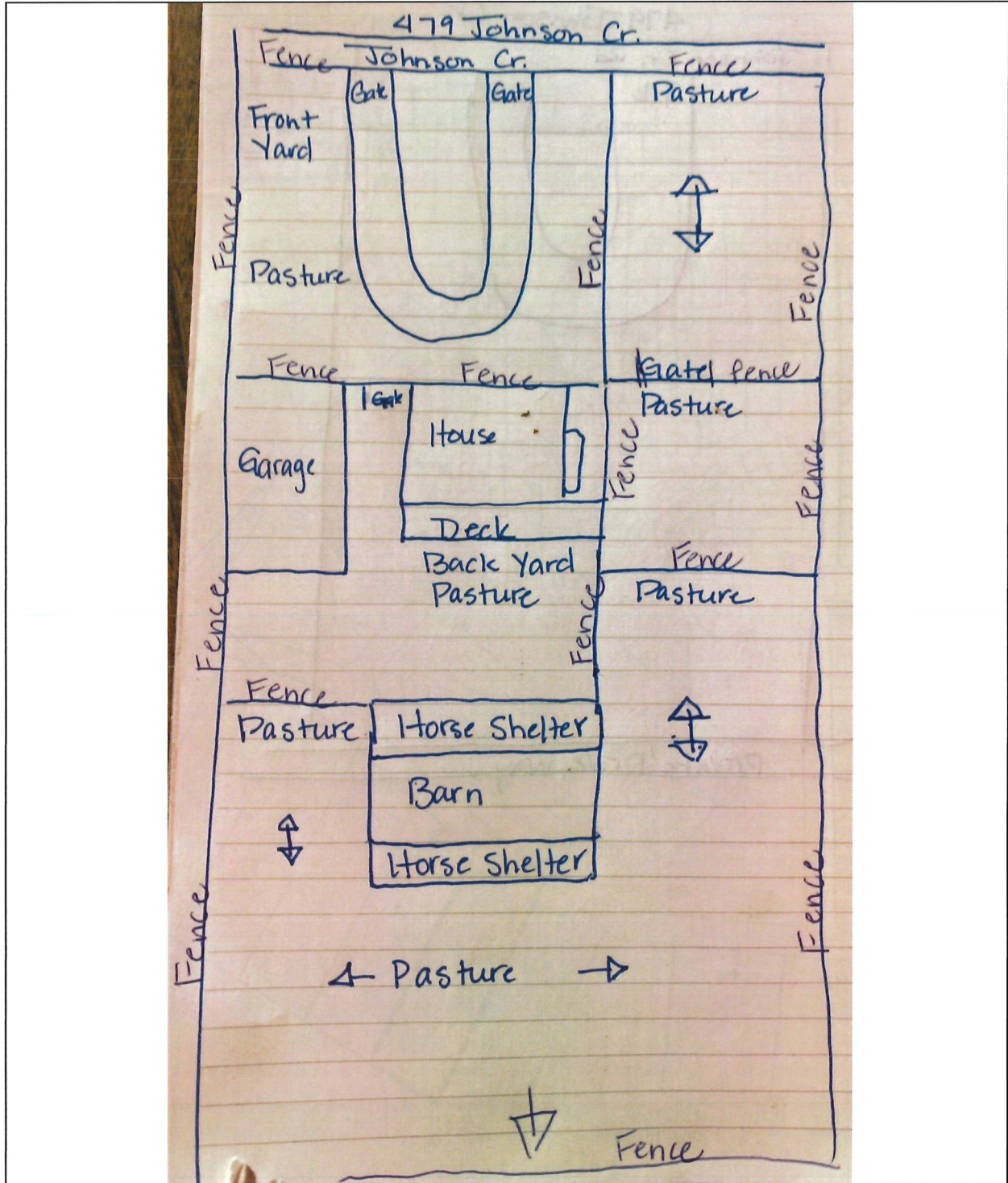
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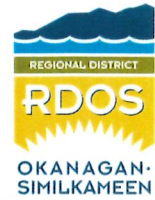
Schedule 'B'



Regional District of Okanagan-Similkameen

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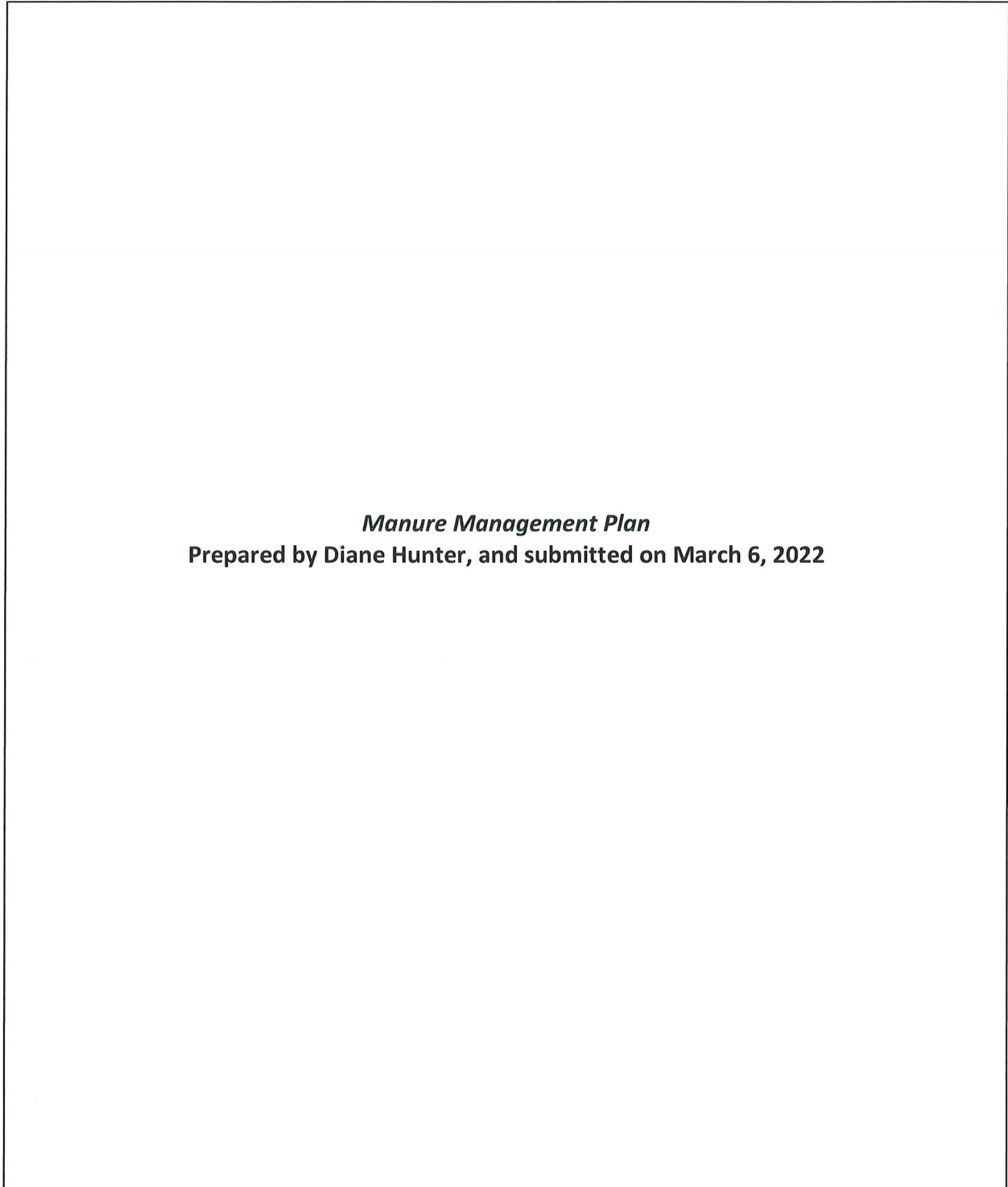
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Schedule 'C'



Manure Management Plan
Prepared by Diane Hunter, and submitted on March 6, 2022

February 6, 2023

To: Shannon Duong, RDOS Planning Department

Fr: Diane Hunter, RDOS TUP Application

Re: Manure Management Plan

As per the Canadian Government Guidelines for British Columbia manure management I have devised a manure management plan as follows:

I will be using 2 modalities of manure mitigation:

Temporary Field Storage for regenerative purposes and, manure removal.

TEMPORARY FIELD STORAGE:

Firstly, it was important to determine if my acreage is considered a “high risk” manure management area. The regulation identifies defines high risk areas as:

- with high precipitation – 600 mm or more of precipitation between October 1 and April 30
- over vulnerable aquifers – groundwater vulnerable to pollution or contamination from the land, and
- that are phosphorus-affected – areas of land that drain into surface water bodies that may be affected by high levels of phosphorus.

My acreage is “NOT” a high risk area.

As outlined in the Canadian Governments regulations:

Agricultural by-products, when properly used, can be a valuable addition to a farming operation’s resource system. They can be an excellent fertilizer, improve soil characteristics by adding organic matter, and in some instances (e.g. manure) may contain a vast array of organisms that add to the biological activity of soils.

I am a definite advocate of regenerative farming.

The Code explains that agricultural by-products must be stored:

- in a permanent storage structure;
- as field storage, or
- under the pens of fur bearing animals

The manure that will not be removed from the property will be stored as Temporary Field storage (I will not be storing any manure permanently):

Temporary Field storage requirements are as follows and I will abide by the terms:

The following setbacks need to be met for short-term and long-term field storage:

Less than 2 weeks:

- Drinking Water Source 30 m
- Watercourse 15m
- Property Boundary 4.5

Two weeks or more up to 7 months:

- Drinking Water Source 30m
- Watercourse 30m
- Property Boundary 4.5

The regulation states that:

COVERED FIELD STORAGE

In areas of the province, including the Fraser Valley and Vancouver Island, that receive a total average precipitation greater than 600 millimetres (24 inches) during the months of October to April inclusive, field stored solid agricultural by-products must be covered from October 1 to April 1 to prevent the escape of agricultural by-products that cause pollution.

Covering can be as simple as a tarp or plastic cover or as elaborate as a roof. Often agricultural by-products become available for spreading on the land at a time when the nutrient value cannot be put to work. For example, the land is too wet to get onto, the crop or pasture is not growing, the risk of water running off the field is too great, etc.

The Okanagan receives less than 250mm of precipitation per year so I am not required to cover my field manure storage.

MANURE REMOVAL:

Any manure that will be removed from the property will be loaded into a utility trailer and taken to Blue Organics Nursery & Organic Vegetables or other regenerative farms/wineries/nurseries requiring it. Blue Organics follows the Organic Composting regulations and the amount I bring there will vary depending on how much I spread regularly and how much they need and can accommodate within their Organic Manure Composting regulations.

***My goal is to have all my manure spread on site, in the event that it must be stored on my property, to be more clear, the manure will be moved to the temporary storage area, abiding by government regulations noted above, from the barn, shelters, pastures & paddocks daily into the temporary storage area. Any manure that is being moved off property will be removed as required.**

Please note that in spite of me having 8 animals that are considered to be livestock, one is a goat which produces very little manure, 5 of the other livestock are 4 miniature horses and 1 miniature donkey.

My miniature horses weigh approximately 300lbs which is less than 1/3 of a horse which in turn produces significantly less manure.

My miniature donkey weights approximately 375 lbs again, approximately 1/3 of a horse producing 3x's less manure than a full size horse which typically weighs approximately 1,000-1,300 lbs.

I trust you find this satisfactory.

Regards;

Diane Hunter