



Report Date: July 16, 2025

File: AG230350

Report Number: 245100

Spa Hills Farm Inc.
2223 Yankee Flats Road SW,
Salmon Arm, BC, V1E 3J2

Dear Spa Hills Farm Inc.,

Re: Notice Letter

On May 6, 2025, Ministry of Environment and Parks (Ministry) Environmental Protection Officer Rebecca Benham (Ministry Staff) conducted an on-site inspection of the agricultural site operated by Spa Hills Farm Inc. (Spa Hills), located at 2223 Yankee Flats Road Southwest, Salmon Arm, BC (Facility). The purpose of the inspection was to follow-up with complaints, received by the Ministry, regarding the processing and storage of manure, in order to verify compliance with the Code of Practice for Agricultural Environmental Management (COPAEM). Present during the inspection were Josh Mitchell (Co-Owner, Spa Hills Farm Inc.) and Caleb Mitchell (Operator, Spa Hills Farm Inc.).

This Notice letter has been issued because this inspection determined that you are in compliance with the terms and conditions of your authorization for the noted inspection period. Please refer to the inspection details table below for a list of the specific regulatory requirements that were assessed.

Inspection Details:

The inspection assessed compliance for the period from July 16, 2024 to June 18, 2025 (Inspection Period).

Compliance Assessment

Based on the information reviewed, this report documents the non-compliance identified during this inspection, as well as the associated details/findings and any actions required.

Requirement Description:

Environmental Management Act, Code of Practice for Agricultural Environmental Management (EMA)

2 (2.1)(a): Subject to subsection (4), rearing or keeping livestock, poultry or insects, or growing and harvesting agricultural products, is an agricultural operation for the purposes of this code if done for one or more of the following purposes:(a) for consumption or use by humans, including as food, fibre or fuel;

Details/Findings:

During the on-site inspection, Ministry Staff observed that Spa Hills rears poultry for the consumption or use by humans, this was verbally confirmed by the Co-owner. Therefore this COPAEM applies.

Compliance:

In

Requirement Description:

Environmental Management Act, Code of Practice for Agricultural Environmental Management (EMA)

34: A person who stores agricultural by-products must ensure all of the following: (a) that any leachate generated during storage is (i) collected or contained, and (ii) not discharged directly to land or water; (b) that runoff is diverted away from the storage structure or storage area; (c) that the storage structure or storage area is maintained so as to prevent contaminated runoff, leachate, wastewater and solids from escaping; (d) if contaminated runoff, leachate, wastewater or solids escape from storage, they do not enter a watercourse, cross a property boundary, or go below the water table; (e) that air contaminants from stored agricultural by-products do not cross a property boundary; (f) that agricultural by-products are stored in a manner that will deter the attraction of, and access by, domestic pets, wildlife and vectors.

Details/Findings:

During the on-site inspection, Ministry Staff observed agricultural by-products being stored on an impermeable surface and (a) the leachate generated is collected and not discharged directly to land or water; (b) run-off is diverted away from the storage area. During the on-site inspection, Ministry Staff could not determine (d) if contaminated runoff, leachate, wastewater or solids escape they do not enter a watercourse, cross a property boundary, or go below the water table; (e) that air contaminants from stored agricultural by-products do not cross a property boundary and (f) the agricultural by-products are stored in a manner that will deter the attraction of, and access by, domestic pets, wildlife and vectors. Therefore, compliance with section 34 (d), (e), and (f) is not determined.

Compliance:

Not Determined

Requirement Description:

Environmental Management Act, Code of Practice for Agricultural Environmental Management (EMA)

37 (1): A person who uses temporary field storage to store solid agricultural by-products must ensure all of the following: (a) that field storage is not located (i) in any area in which there is standing water or water-saturated soil, or (ii) on any low-lying area of a field prone to annual seasonal flooding, during the flood season or when flooding is imminent; (b) that field storage is monitored at least once each week to ensure compliance with this code; (c) that, before the end of the growing period, but no later than 7 months after storage begins, all field-stored solid agricultural by-products are (i) used, (ii) moved to a permanent storage structure, if storage is allowed under section 32 (a) or (b) [allowable storage and use of solid agricultural by-products], or (iii) transported away from the agricultural land base; (d) that vegetation is grown on the storage location after the field-stored solid agricultural by-products are used, moved or transported in accordance with paragraph (c), either in the current or next growing season; (e) that, if field storage is for a period of more than 2 weeks, temporary field storage does not occur in the same location again for at least 3 years.

Details/Findings:

During the on-site inspection, Ministry Staff did not observe agricultural by-products stored as temporary field storage. Therefore, during the Inspection Period, section 37 was not applicable.

Compliance:

Not Applicable

Actions to be taken:

If Spa Hills intends to use temporary field storage they must ensure that the requirements under section 37 for temporary field storage of agricultural by-products are met.

Compliance History:

2024-09-17 IR 230350 Warning Codes and Regs: Code of Practice for Agricultural Environmental Management (EMA) 34; 37 (1); 37 (2)

The Ministry of Environment Compliance and Enforcement Policy and Procedure (C&E Policy) prescribes common requirements and procedures for all Ministry staff to ensure consistent and risk-based assessment and response to non-compliance. Using the Non-Compliance Decision Matrix, the compliance determination for this inspection has been assessed as **Level 0, Category 0, Notice**.

More information about Environmental Compliance, the Non-Compliance Decision Matrix, and reporting and data submission requirements can be found at the links below:

General compliance information:

www.gov.bc.ca/environmentalcompliance

Non-Compliance Decision Matrix information:

www.gov.bc.ca/environment/how-compliance-is-assessed

Reporting and data submission requirements (to be sent to EnvAuthorizationsReporting@gov.bc.ca):

<https://www2.gov.bc.ca/gov/content/environment/waste-management/waste-discharge-authorization/comply>

Please be advised that this inspection report may be published on the provincial government website within 7 days.

If you have any questions about this letter, please contact the undersigned.

Yours truly,

Rebecca Benham
Environmental Protection Officer

Attachments:

Deliver via:

Email: ☒

Fax: ☐

Mail: ☐

Registered Mail: ☐

Hand Delivery: ☐

**Ministry of Environment
and Climate Change
Strategy**

Compliance and
Environmental
Enforcement Branch

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1259 Dalhousie Dr
Kamloops BC V2C 5Z5

Telephone: 250 371 6200
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DISCLAIMER:

Please note that sections of the permit, regulation or code of practice referenced in this inspection record are for guidance and are not the official version. Please refer to the original permit, regulation or code of practice.

To see the most up to date version of the regulations and codes of practices please visit

<http://www.bclaws.ca>

If you require a copy of the original permit, please contact the inspector noted on this inspection record.

It is also important to note that this inspection record does not necessarily reflect each requirement or condition of the authorization therefore compliance is noted only for the requirements or conditions listed in the inspection record.