



VIA EMAIL

Victoria File: 26250-20/23614
Site ID: 23614

Date: October 21, 2021

Laura Bowman
Bowshinkia Holdings Ltd.
653 Upper Bench Road
Penticton, BC V2A 8V2
Laurabowman03@gmail.com

Dear Mrs. Bowman:

Re: Preliminary Determination – 1196 Fairview Road, Penticton, British Columbia

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulation and may be encountered during any future subsurface work at the site.
5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

This is to advise that the Director will consider submissions received within 35 days after delivery of this Preliminary Determination before a Final Determination is made.

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at Stephen.Dankevy@gov.bc.ca.

Yours truly,



Stephen Dankevy, M.Sc., P.Geo.
Senior Contaminated Sites Officer

Enclosure

cc: City of Penticton, Melissa Koster, Melissa.Koster@penticton.bc.ca

LeFamco Holdings Ltd., Matthew Kenyon, mkenyon@greyback.com

Gary Hamilton, Approved Professional, Hamilton & D'Ambra Consulting Inc.
garyhamilton49@gmail.com

Client Information Officer, ENV, Victoria csp_cio@Victoria1.gov.bc.ca

CSAP Society, apopova@csapsociety.bc.ca



PRELIMINARY DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Preliminary Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B.

The site does not have concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

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Stephen Dankey
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 1196 Fairview Road, Penticton, British Columbia which is more particularly known and described as:

LOT 1 DISTRICT LOT 250 SIMILKAMEEN DIVISION YALE DISTRICT AND OF
DISTRICT LOT 1 GROUP 7 SIMILKAMEEN DIVISION YALE (FORMERLY YALE-
LYTTON) DISTRICT PLAN 1164

PID 010-850-163

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude:	49°	29'	10.01"
Longitude:	119°	35'	28.75"

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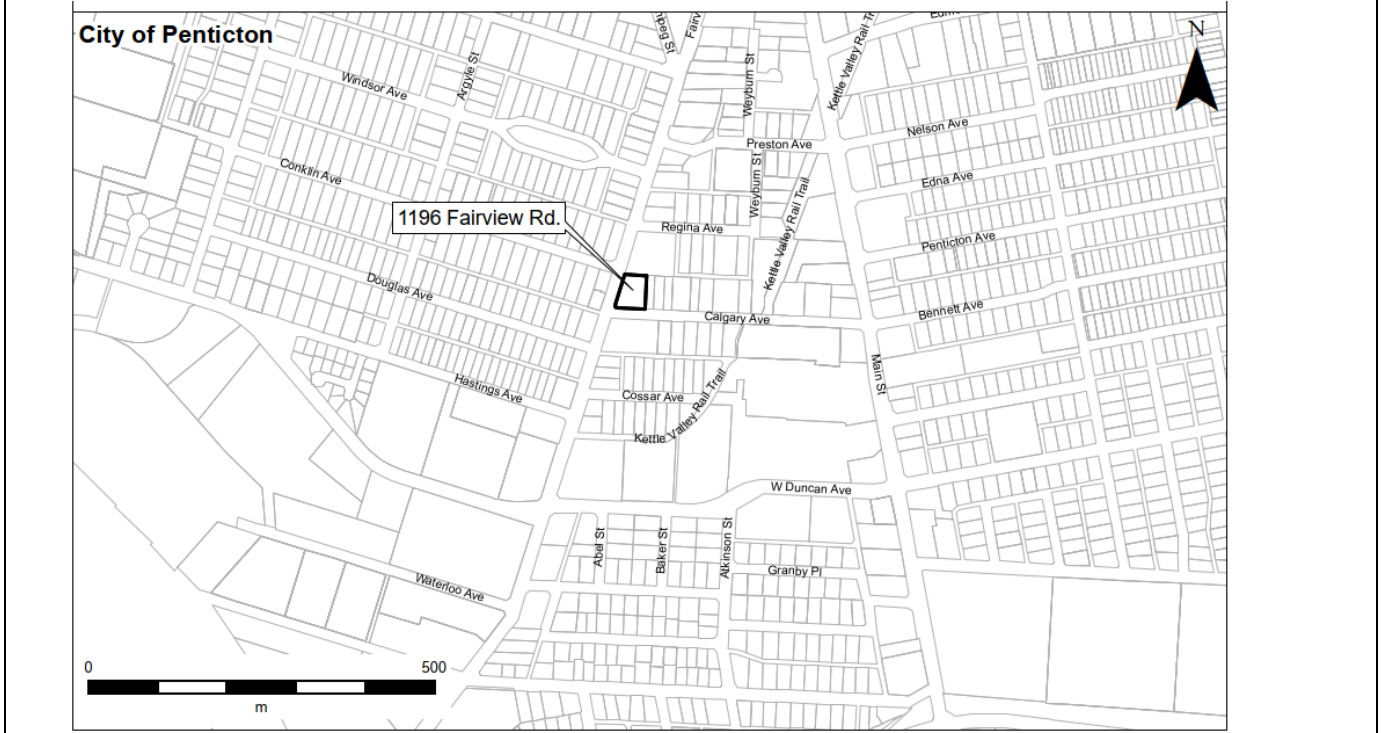


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Site Plan



Location Map



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Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

To meet numerical standards prescribed for defining whether a site is contaminated:

Acenaphthene	83-32-9	Lithium	7439-93-2
Acenaphthylene	208-96-8	Manganese	7439-96-5
Aluminum	7429-90-5	Mercury	7439-97-6
Anthracene	120-12-7	Methylcyclohexane	108-87-2
Antimony	7440-36-0	Methylnaphthalene, 1-	90-12-0
Arsenic	7440-38-2	Methylnaphthalene, 2-	91-57-6
Barium	7440-39-3	Methyl tert-butyl ether	1634-04-4
Benzene	71-43-2	Molybdenum	7439-98-7
Benz(a)anthracene	56-553	Naphthalene	91-20-3
Benzo(a)pyrene	50-32-8	n-Decane	124-18-5
Benzo(b)fluoranthene	205-99-2	n-Hexane	110-54-3
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	Nickel	7440-02-0
Benzo(g,h,i)perylene	191-24-2	Phenanthrene	85-01-8
Benzo(k)fluoranthene	207-08-9	Pyrene	120-00-0
Beryllium	7440-41-7	Quinoline	91-22-5
Boron	7440-42-8	Selenium	7782-49-2
Butadiene, 1,3-	106-99-0	Silver	7440-22-4
Cadmium	7440-43-9	Sodium	7440-23-5
Chloronaphthalene, 2-	91-58-7	Strontium	7440-24-6
Chromium	7440-47-3	Styrene	100-42-5
Chrysene	218-01-9	Tetraethyl lead	78-00-2
Cobalt	7440-48-4	Thallium	7440-28-0
Copper	7440-50-8	Tin	7440-31-5
Dibenz(a,h)anthracene	53-70-3	Toluene	108-88-3
Dibromoethane, 1,2-	106-93-4	Trimethylbenzene, 1,2,4-	95-63-6
Dichloroethane, 1,2-	107-06-2	Trimethylbenzene, 1,2,5-	108-67-8
ethylbenzene	100-41-4	Tungsten	7440-33-7
Fluoranthene	206-44-0	Uranium	7440-61-1
Fluorene	86-73-7	Vanadium	7440-62-2

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HEPHs	N/A	VPHs	N/A
Indeno(1,2,3-cd)pyrene	193-39-5	Xylenes, total	1330-20-7
Iron	7439-89-6	Zinc	7440-66-6
Isopropylbenzene	98-82-8		
Lead	7439-9-1		
LEPHs	N/A		

Substances evaluated in vapour for commercial land vapour use:

To meet numerical standards prescribed for defining whether a site is contaminated:

Benzene	71-43-2
Butadiene, 1,3-	106-99-0
Dibromoethane, 1,2-	106-93-4
Dichloroethane, 1,2-	107-06-2
Ethylbenzene	100-41-4
Isopropylbenzene	98-82-8
Methyl tert-butyl ether	1634-04-4
Methylcyclohexane	108-87-2
Naphthalene	91-20-3
n-Decane	124-18-5
n-Hexane	110-54-3
Styrene	100-42-5
Toluene	108-88-3
Trimethylbenzene, 1,2,4-	95-63-6
Trimethylbenzene, 1,2,5-	108-67-8
VPHv	N/A
Xylenes	1330-20-7

Substances evaluated in water for drinking water use:

To meet numerical standards prescribed for defining whether a site is contaminated:

Acenaphthene	83-32-9	Lead (dissolved)	7439-9-1
Acenaphthylene	208-96-8	Magnesium (dissolved)	7439-95-4

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Acridine	260-94-6	Methylcyclohexane	108-87-2
Anthracene	120-12-7	Methylnaphthalene, 1-	90-12-0
Benzene	71-43-2	Methylnaphthalene, 2-	91-57-6
Benz(a)anthracene	56-553	4-Methyl 2-pentanol	108-11-2
Benzo(a)pyrene	50-32-8	Methyl tert-butyl ether	1634-04-4
Benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	Naphthalene	91-20-3
Benzo(g,h,i)perylene	191-24-2	n-Decane	124-18-5
Benzo(k)fluoranthene	207-08-9	n-Hexane	110-54-3
Benzo[b]fluoranthene	205-99-2	Phenanthrene	85-01-8
Butadiene, 1,3-	106-99-0	Pyrene	120-00-0
Calcium (dissolved)	7440-70-2	Quinoline	91-22-5
Chloronaphthalene, 2-	91-58-7	Styrene	100-42-5
Chrysene	218-01-9	Tetraethyllead	78-00-2
Dibenz(a,h)anthracene	53-70-3	Toluene	108-88-3
Dibromoethane, 1,2-	106-93-4	Trimethylbenzene, 1,2,4-	95-63-6
Dichloroethane, 1,2-	107-06-2	Trimethylbenzene, 1,2,5-	108-67-8
EPHw10-19	N/A	VHw16-10	N/A
Ethylbenzene	100-41-4	VPHw	N/A
Fluoranthene	206-44-0	Xylenes	1330-20-7
Fluorene	86-73-7		
Indeno(1,2,3-cd)pyrene	193-39-5		
Isopropylbenzene	98-82-8		
LEPHw	N/A		

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Schedule D

Documents

- *Summary of Site Condition, 1196 Fairview Road Penticton, BC (#23614)*, prepared by Briana Laybolt, Associated Environmental Consultants Inc., dated June 8, 2021;
- *Stage 1 and 2 Preliminary Site Investigation, 1196 Fairview Road, Penticton BC*. Prepared by Associated Environmental Consultants Inc. May 2021;
- *Stage 2 Preliminary Site Investigation- 1196 Fairview Road Penticton, BC*. Prepared by Compass Environmental Solutions. November 15, 2020; and
- *Phase I Environmental Site Assessment- 1196 Fairview Road Penticton, BC*. Prepared by Wildstone Construction and Engineering Ltd. June 2, 2019.

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