



VIA EMAIL [Bovic03@gmail.com](mailto:Bevic03@gmail.com)

Victoria File: 26250-20/21002
Site ID: 21002

November 14, 2023

Sweetpal Chauhan
Hemkund Developments Ltd.
160, 11634 – 142 Street NW,
Edmonton, AB T5M 1V4

Dear Sweetpal Chauhan:

Re: Final Determination – 534 Main Street, Sicamous, B.C.

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

1. The Director has made a Final Determination that the site is not contaminated because the numerical standards and criteria 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 Final 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 Final Determination will restrict or impair the Director's power in that 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future work at the site.
5. Groundwater at the site meets the applicable Contaminated Sites Regulation "no water use" standards for VHW₆₋₁₀ and/or EPHW₁₀₋₁₉. Please note that future site development (dewatering, perimeter drainage systems, sumps, etc. associated with future buildings, etc.)

may create preferential pathways for groundwater. In this event, further assessment and remediation of groundwater may be warranted.

6. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.

Issuance of this Final Determination is a decision that may be appealed under Part 8 of the *Environmental Management Act*.

If you require clarification of any aspect of this Final Determination, please contact the undersigned at Peter.Yan@gov.bc.ca

Yours truly,



Hong (Peter) Yan, M.A.Sc., P.Eng.
For Director, *Environmental Management Act*

Enclosure

cc: District of Sicamous Sarah Marin, BA, Planner SMartin@sicamous.ca

Sweetpal Singh, President, Hemkund Developments Ltd., Site Owner bcvic03@gmail.com,

Patrick Robbins, Scotiabank, Commercial Banking patrick.robbins@scotiabank.com

Guy Patrick, Contaminated Site Approved Professional, Patrick Consulting Inc.
guy@patrickenv.com

CSAP Society apopova@csapsociety.bc.ca

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



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

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

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

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Schedule A

The site covered by this Final Determination is located at 530 and 534 Main Street, Sicamous, British Columbia which is more particularly known and described as:

Lot 1, District Lot 497 Kamloops Division Yale District, Plan 12390, PID 009-437-355, 534 Main Street, Sicamous, BC

Lot 2, District Lot 497 Kamloops Division Yale District, Plan 2371 with the exception of Plans B7355, 12390, 13401, H664, KAP57835, KAP63992, EPP61095 and EPP109190, PID 011-012-579 530 Main Street, Sicamous, BC

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

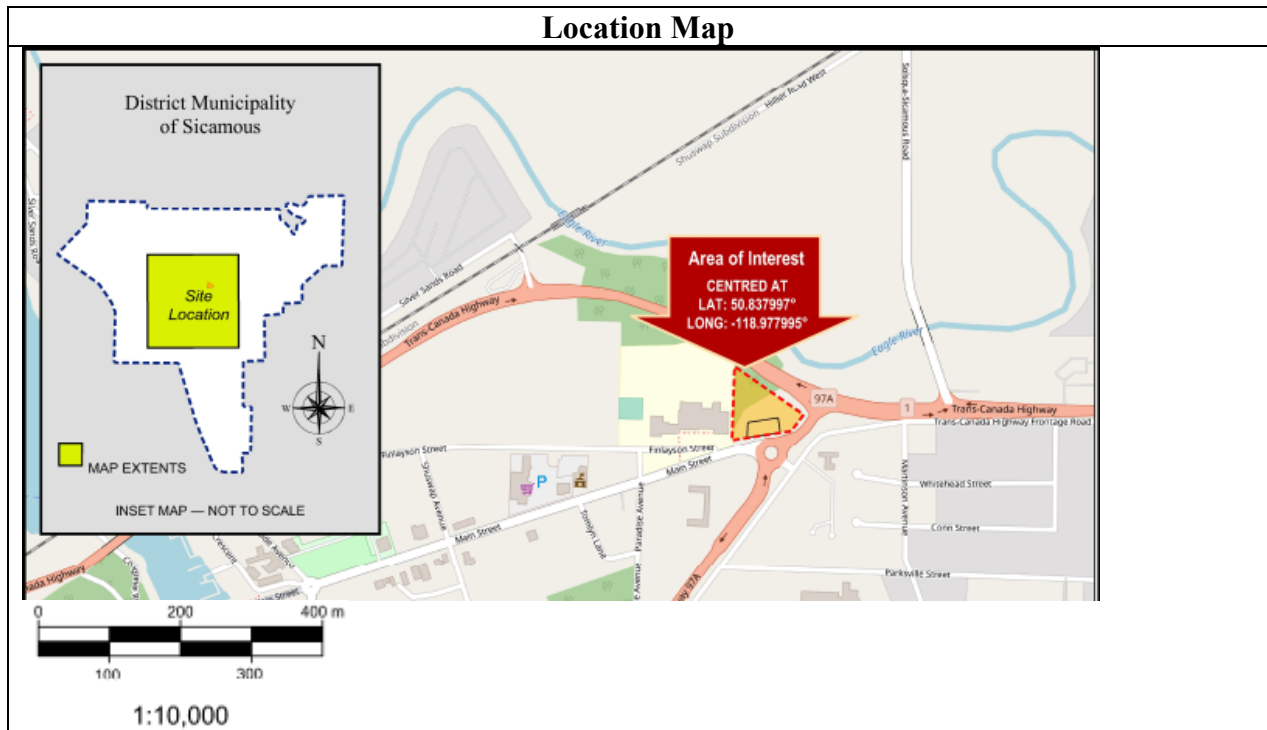
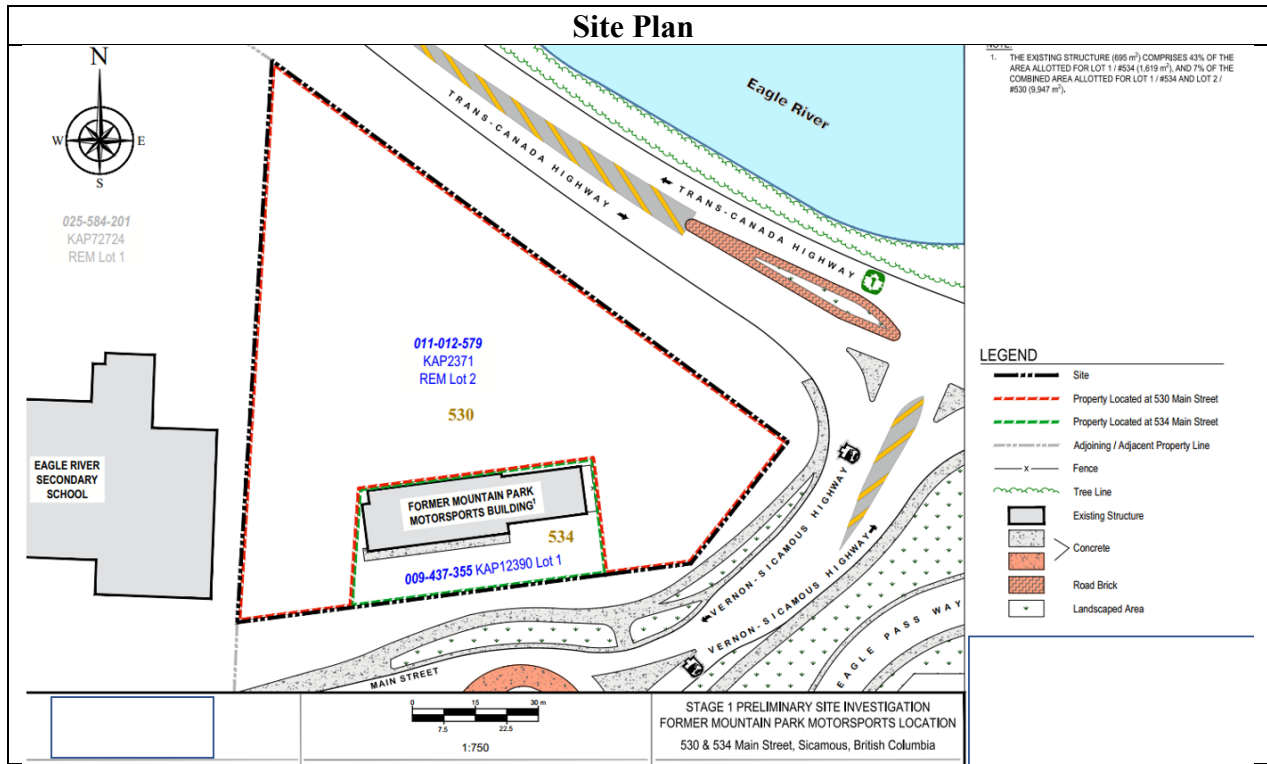
Latitude: 50° 50' 16.79"
Longitude: -118° 58' 40.78"

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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:

Substance	CAS #
acenaphthene	83-32-9
anthracene	120-12-7
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9
chrysene	218-01-9
dibenz(a,h)anthracene	53-70-3
dibenzo(a,e)pyrene	192-65-4
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
HEPHs	NA
indeno(1,2,3-cd)pyrene	193-39-5
LEPHs	NA
methyl tert-butyl ether [MTBE]	1634-04-4
methylnaphthalene, 1-	90-12-0
methylnaphthalene, 2-	91-57-6
naphthalene	91-20-3
phenanthrene	85-1-8
pyrene	129-00-0
quinoline	91-22-5
styrene	100-42-5
toluene	108-88-3
VPHs	NA
xylenes	1330-20-7

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Substances evaluated in water for freshwater aquatic life water use:

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

Substance	CAS #
acenaphthene	83-32-9
acridine	260-94-6
anthracene	120-12-7
benz(a)anthracene	56-55-3
benzene	71-43-2
benzo(a)pyrene	50-32-8
carbon tetrachloride	56-23-5
chlorobenzene	108-90-7
chloroform	67-66-3
chrysene	218-01-9
dichlorobenzene, 1,2-	95-50-1
dichlorobenzene, 1,3-	541-73-1
dichlorobenzene, 1,4-	106-46-7
dichloroethane, 1,2-	107-06-2
dichloromethane	75-09-2
EPH _{w10-19}	NA
ethylbenzene	100-41-4
fluoranthene	206-44-0
fluorene	86-73-7
LEPH _w	NA
methyl tert-butyl ether [MTBE]	1634-04-4
naphthalene	91-20-3
phenanthrene	85-01-8
pyrene	129-00-0
quinoline	91-22-5
styrene	100-42-5
tetrachloroethylene	127-18-4
toluene	108-88-3
trichlorobenzene, 1,2,4-	120-82-1
trichloroethylene	79-01-6
VH _{w6-10}	NA
VPH _w	NA
xylenes, total	1330-20-7

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Substances evaluated in water for drinking water use:

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

Substance	CAS #	Substance	CAS #
acenaphthene	83-32-9	dichloropropene, 1,3- (cis + trans)	542-75-6
acetone	67-64-1	EPH _{w10-19}	NA
anthracene	120-12-7	ethylbenzene	100-41-4
benz(a)anthracene	56-55-3	fluoranthene	206-44-0
benzene	71-43-2	fluorene	86-73-7
benzo(a)pyrene	50-32-8	hexanone, 2-	591-78-6
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	methyl ethyl ketone [MEK]	78-93-3
bromodichloromethane [BDCM]	75-27-4	methyl tert-butyl ether [MTBE]	1634-04-4
bromoform	75-25-2	methylnaphthalene, 1-	90-12-0
bromomethane	74-83-9	methylnaphthalene, 2-	91-57-6
carbon tetrachloride	56-23-5	naphthalene	91-20-3
chlorobenzene	108-90-7	pyrene	129-00-0
chloroform	67-66-3	quinoline	91-22-5
chloronaphthalene, 2-	91-58-7	styrene	100-42-5
chrysene	218-01-9	tetrachloroethane, 1,1,1,2-	630-20-6
dibenz(a,h)anthracene	53-70-3	tetrachloroethane, 1,1,2,2-	79-34-5
dibromoethane, 1,2-	106-93-4	tetrachloroethylene	127-18-4
dichlorobenzene, 1,2-	95-50-1	toluene	108-88-3
dichlorobenzene, 1,4-	106-46-7	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,1-	75-34-3	trichloroethane, 1,1,1-	71-55-6
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,1-	75-35-4	trichloroethylene	79-01-6
dichloroethylene, 1,2-cis-	156-59-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,2-trans-	156-60-5	VHw6-10	NA
dichloromethane	75-09-2	vinyl chloride	75-01-4
dichloropropane, 1,2-	78-87-5	xylenes, total	1330-20-7

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Schedule D

Documents

Summary of Site Condition, Guy Patrick, Patrick Consulting Inc., February 27, 2023

Stage 1 Preliminary Site Investigation, Byron Mazur and Philippe Gingras, Englobe Corp. January 26, 2023.

BC Site Registry Search, ERIS Database Report. June 19, 2023.

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