



VIA EMAIL: Bcvic03@gmail.com

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

September 18, 2023

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

Dear Sweetpal Chauhan:

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

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 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 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) removal of soil under the provisions of Part 8 of the Contaminated Sites Regulation and may be encountered during any future subsurface 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.

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 Approval in Principle, 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 bevic03@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



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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Schedule A

The site covered by this Preliminary 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 except 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:

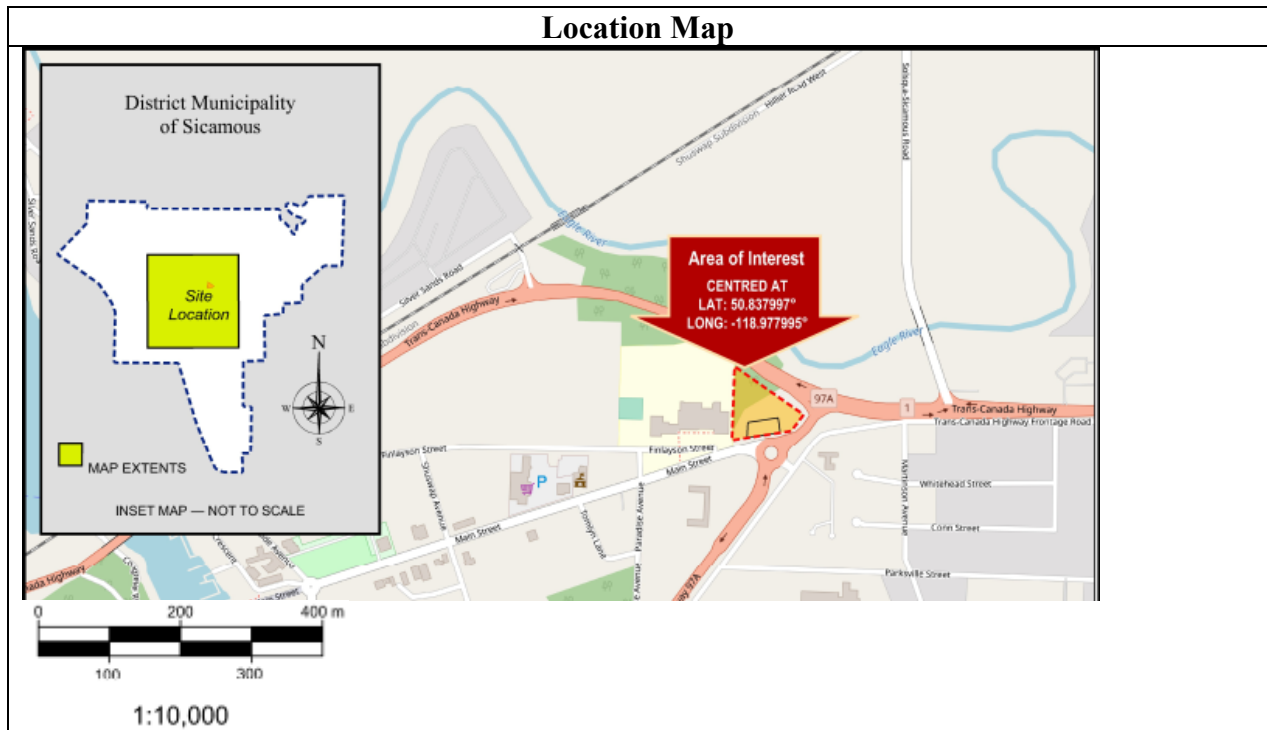
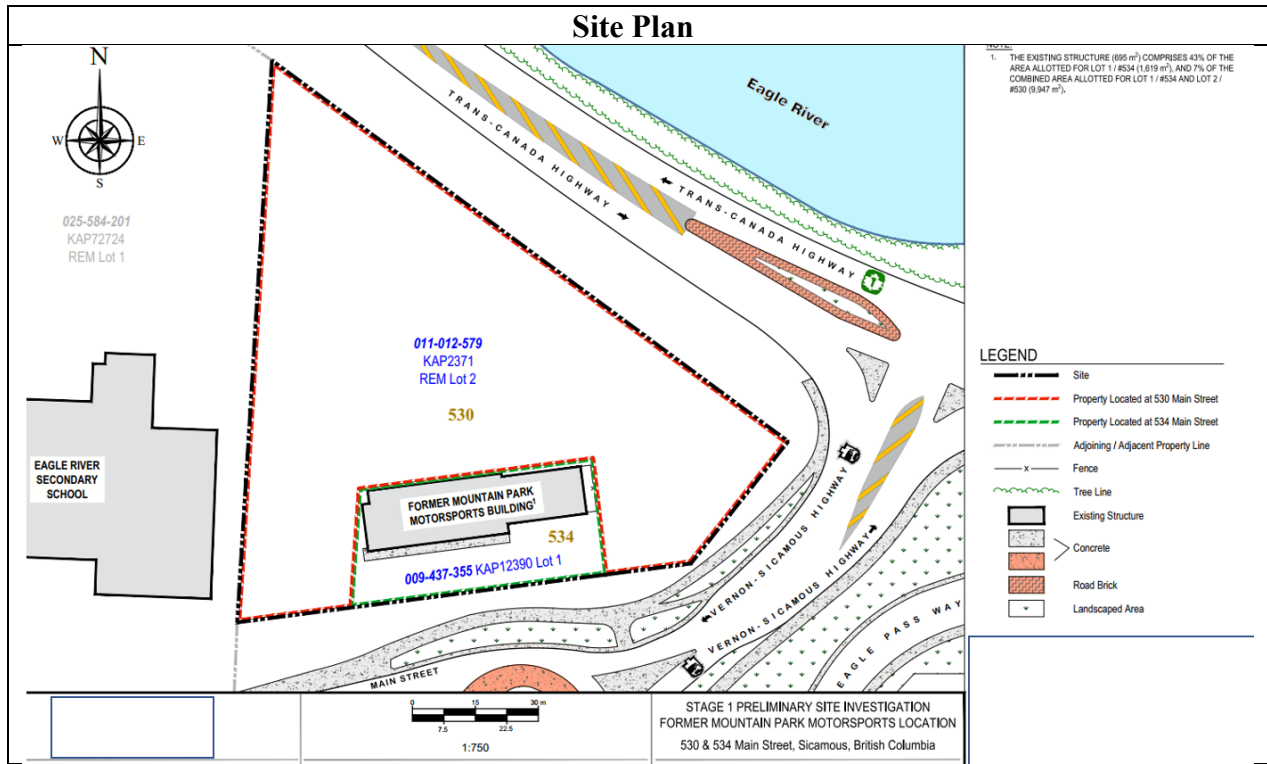
Latitude: 50° 50' 16.79"
Longitude: 118° 58' 40.78"

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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. February 24, 2023.

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

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