



**VIA EMAIL: Sedonaheights@telus.net**

Victoria File: 26250-20/26697  
Site ID: 26697

Date: March 8, 2024

Todd Gillard  
c/o 1309645 BC Ltd dba. Elderres Holdings Ltd.  
32-6709 Victoria Road South  
Summerland, B.C. V0H 1Z2

Dear Mr. Todd Gillard,

**Re: Preliminary Determination – 210 CO-OP Avenue, Oliver, 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 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 work at the site.
5. A streamside protection and enhancement area bordering the Okanagan River may be required pursuant to the Riparian Areas Regulation under the *Fish Protection Act*, in conjunction with future development of the site. Contaminated Sites Regulation urban park (PL) standards may apply respecting soil quality within the streamside protection and enhancement area.

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 60 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 [site@gov.bc.ca](mailto:site@gov.bc.ca).

Yours truly,



Colleen Delaney, P.Ag.  
Senior Professional Reliance Officer

Enclosure

cc: Randy Houle, Director of Development Services, Town of Oliver  
(VIA EMAIL) [RHoule@oliver.ca](mailto:RHoule@oliver.ca)

Bradley Paul Harris, NewCity/ Safety Mortgage Fund Inc.  
(VIA EMAIL) [bradncr@gmail.com](mailto:bradncr@gmail.com)

Gary Hamilton, Approved Professional, Hamilton & D'Ambra Consulting Inc.  
(VIA EMAIL) [garygamilton49@gmail.com](mailto:garygamilton49@gmail.com)

Anna Popova, CSAP Society  
(VIA EMAIL) [apopova@csapsociety.bc.ca](mailto:apopova@csapsociety.bc.ca)

Client Information Officer, BC ENV, Victoria, BC  
(VIA EMAIL) [esp\\_cio@victoria1.bc.gov.ca](mailto:esp_cio@victoria1.bc.gov.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 60 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.

March 8, 2024

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Date Issued

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Colleen Delaney  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary Determination is located at 210 Co-Op Avenue, Oliver, British Columbia which is more particularly known and described as:

Lot A, District Lot 2450S, Similkameen Division, Yale District, Plan KAP56471 Except  
Plan EPP64926  
PID: 023-375-990

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

Latitude: 49° 10' 54.75"  
Longitude: 119° 32' 48.10"

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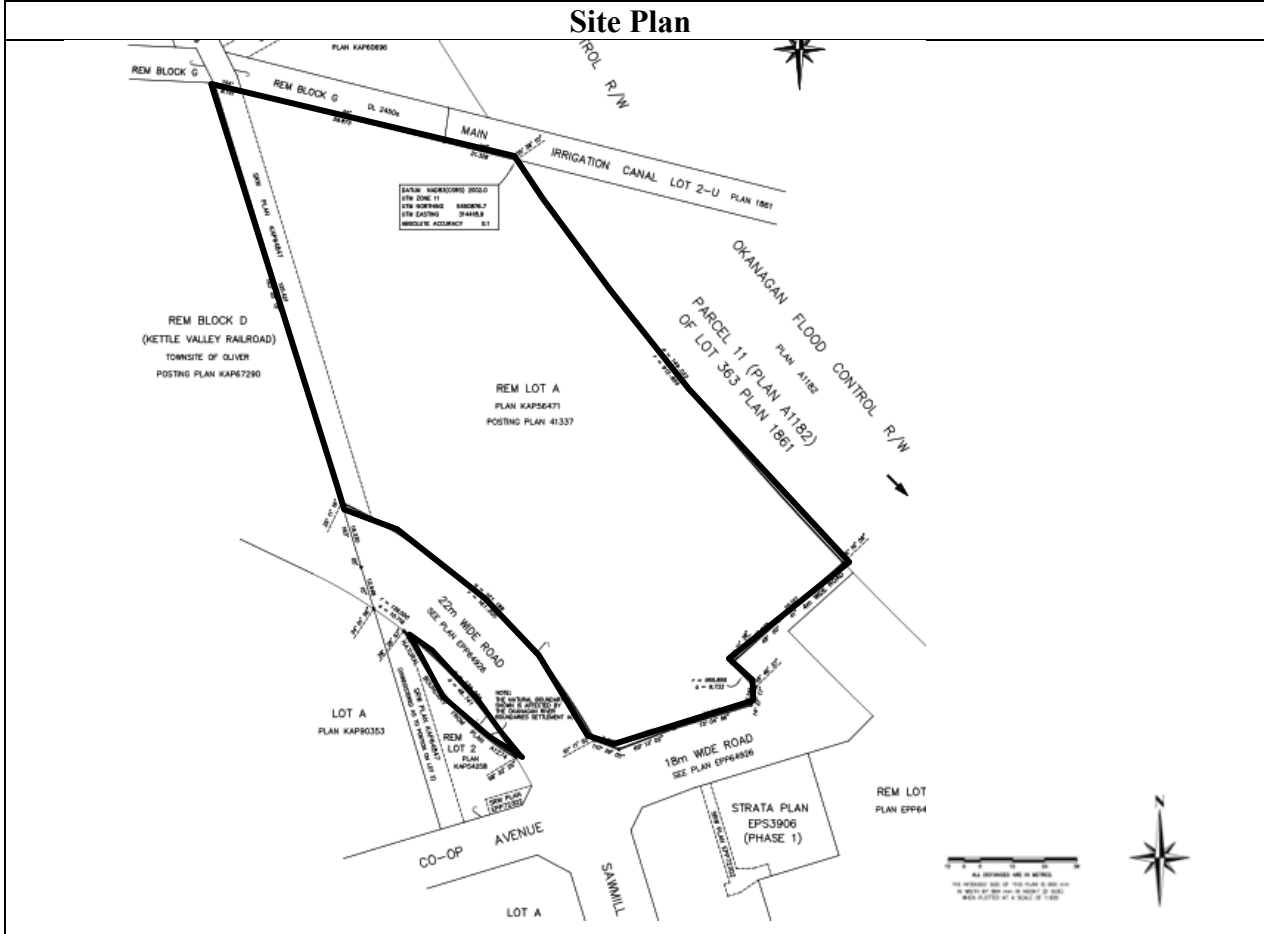


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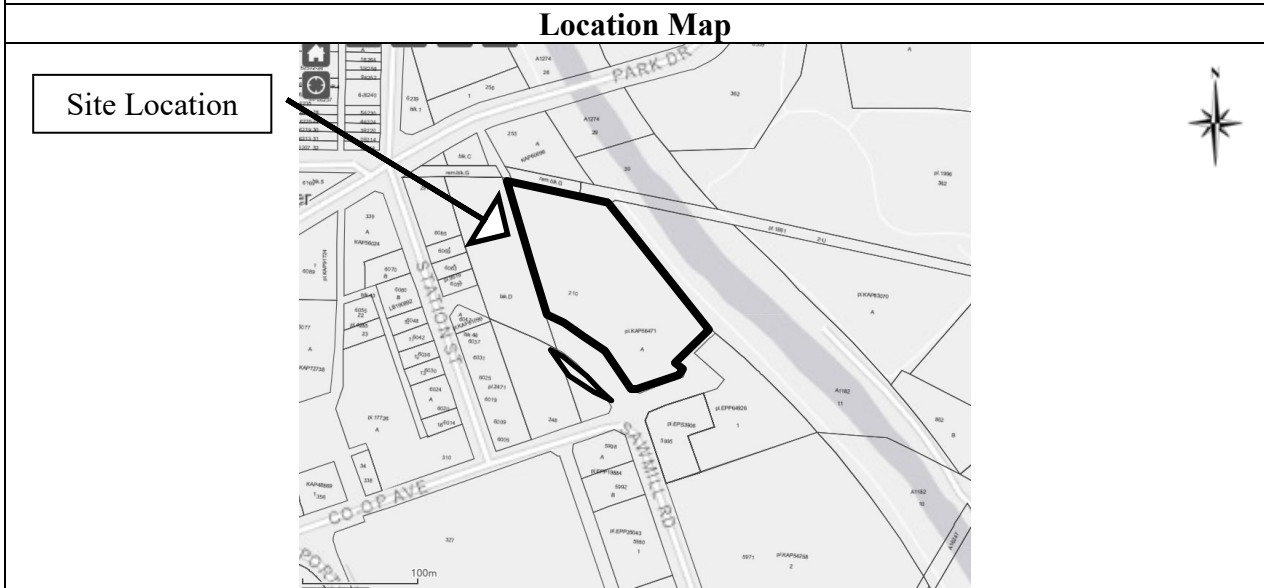
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## Site Plan



## Location Map



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## Schedule B

### Requirements and Conditions

1. Any changes in land use must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The use to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet Contaminated Sites Regulation numerical standards at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- (a) *Future buildings constructed at the Site will include underground parkades, constructed to meet the 2012 BC Building Code.*

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

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## Schedule C

### Substances and Uses

*Substances evaluated in soil for residential high-density land soil use:*

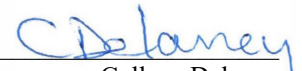
To meet numerical standards prescribed for defining whether a site is contaminated:

Analyte	CAS #	Analyte	CAS #
acenaphthene	83-32-9	fluoranthene	206-44-0
aluminum	7429-90-5	fluorene	86-73-7
anthracene	120-12-7	HEPHs	NA
antimony	7440-36-0	indeno(1,2,3-cd)pyrene	193-39-5
arsenic	7440-38-2	iron	7439-89-6
barium	7440-39-3	lead	7439-92-1
benz(a)anthracene	56-55-3	LEPHs	NA
benzene	71-43-2	lithium	7439-93-2
benzo(a)pyrene	50-32-8	manganese	7439-96-5
benzo(b+j)fluoranthene	205-99-2 & 205-82-3	mercury	7439-97-6
benzo(k)fluoranthene	207-08-9	methyl tert-butyl ether [MTBE]	1634-04-4
beryllium	7440-41-7	methylnaphthalene,1-	90-12-0
boron	7440-42-8	methylnaphthalene,2-	91-57-6
bromodichloromethane [BDCM]	75-27-4	molybdenum	7439-98-7
bromoform	75-25-2	naphthalene	91-20-3
cadmium	7440-43-9	nickel	7440-02-0
carbon tetrachloride	56-23-5	phenanthrene	1985-01-08
chlorobenzene	108-90-7	pyrene	129-00-0
chloroform	67-66-3	quinoline	91-22-5
chloronaphthalene,2-	91-58-7	selenium	7782-49-2
chromium	7440-47-3	silver	7440-22-4
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	styrene	100-42-5
copper	7440-50-8	tetrachloroethane,1,1,1,2-	630-20-6
dibenz(a,h)anthracene	53-70-3	tetrachloroethylene	127-18-4
dibromochloromethane	124-48-1	thallium	7440-28-0
dibromoethane,1,2-	106-93-4	tin	7440-31-5
dichlorobenzene,1,2-	95-50-1	toluene	108-88-3
dichlorobenzene,1,3-	541-73-1	trichloroethane,1,1,1-	71-55-6

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Analyte	CAS #	Analyte	CAS #
dichlorobenzene, 1,4-	106-46-7	trichloroethane, 1,1,2-	79-00-5
dichloroethane, 1,1-	75-34-3	trichloroethylene	1979-01-06
dichloroethane, 1,2-	107-06-2	trichlorofluoromethane	75-69-4
dichloroethylene, 1,1-	75-35-4	tungsten	7440-33-7
dichloroethylene, 1,2-cis-	156-59-2	uranium	7440-61-1
dichloroethylene, 1,2-trans-	156-60-5	vanadium	7440-62-2
dichloromethane	1975-09-02	vinyl chloride	1975-01-04
dichloropropane, 1,2-	78-87-5	VPHs	NA
dichloropropene, 1,3- (cis + trans)	542-75-6	xylenes	1330-20-7
ethylbenzene	100-41-4	zinc	7440-66-6

***Substances evaluated in water for drinking water use:***

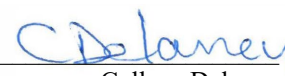
To meet numerical standards prescribed for defining whether a site is contaminated:

Analyte	CAS #	Analyte	CAS #
acenaphthene	83-32-9	mercury	7439-97-6
aluminum	7429-90-5	methyl tert-butyl ether [MTBE]	1634-04-4
anthracene	120-12-7	methylnaphthalene, 1-	90-12-0
antimony	7440-36-0	methylnaphthalene, 2-	91-57-6
arsenic	7440-38-2	methylphenol, 2-	95-48-7
barium	7440-39-3	methylphenol, 3-	108-39-4
benz(a)anthracene	56-55-3	methylphenol, 4-	106-44-5
benzene	71-43-2	methylphenol, 4-chloro-3-	59-50-7
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
benzo(b+j)fluoranthenes	205-99-2 & 205-82-3	naphthalene	91-20-3
beryllium	7440-41-7	nickel	7440-02-0
boron	7440-42-8	pentachlorophenol [PCP]	87-86-5
cadmium	7440-43-9	phenol	108-95-2
chloronaphthalene, 2-	91-58-7	phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
chlorophenol, 2-	95-57-8	pyrene	129-00-0
chromium, hexavalent	18540-29-9	quinoline	91-22-5
chromium, trivalent	16065-83-1	selenium	7782-49-2
chrysene	218-01-9	silver	7440-22-4
cobalt	7440-48-4	sodium ion	7440-23-5
copper	7440-50-8	strontium	7440-24-6

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Analyte	CAS #	Analyte	CAS #
dibenz(a,h)anthracene	53-70-3	styrene	100-42-5
dichlorophenol, 2,4	120-83-2	tetrachlorophenol, 2,3,4,6-	58-90-2
dimethylphenol,2,4-	105-67-9	tin	7440-31-5
dinitrophenol, 2,4-	51-28-5	toluene	108-88-3
EPHw10-19	NA	trichlorophenol, 2,4,5-	95-95-4
ethylbenzene	100-41-4	trichlorophenol, 2,4,6-	88-06-2
fluoranthene	206-44-0	tungsten	7440-33-7
fluorene	86-73-7	uranium	7440-61-1
iron	7439-89-6	vanadium	7440-62-2
lead	7439-92-1	VHw6-10	NA
lithium	7439-93-2	xylene, total	1330-20-7
manganese	7439-96-5	zinc	7440-66-6

***Substances evaluated in water for freshwater aquatic life water use:***

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

Analyte	CAS #	Analyte	CAS #
acenaphthene	83-32-9	methyl tert-butyl ether [MTBE]	1634-04-4
acridine	260-94-6	methylphenol, 2-	95-48-7
anthracene	120-12-7	methylphenol, 3-	108-39-4
antimony	7440-36-0	methylphenol, 4-	106-44-5
arsenic	7440-38-2	molybdenum	7439-98-7
barium	7440-39-3	naphthalene	91-20-3
benz(a)anthracene	56-55-3	nickel	7440-02-0
benzene	71-43-2	pentachlorophenol [PCP]	87-86-5
benzo(a)pyrene	50-32-8	phenanthrene	85-01-8
beryllium	7440-41-7	phenol	108-95-2
boron	7440-42-8	phenol, 2-methyl-4,6-dinitro [DNOC]	534-52-1
cadmium	7440-43-9	pyrene	129-00-0
chlorophenol, 2-	95-57-8	quinoline	91-22-5
chlorophenol, 3-	108-43-0	selenium	7782-49-2
chlorophenol, 4-	106-48-9	silver	7440-22-4
chromium, hexavalent	18540-29-9	styrene	100-42-5
chromium, trivalent	16065-83-1	tetrachlorophenol, 2,3,4,5-	4901-51-3
chrysene	218-01-9	tetrachlorophenol, 2,3,4,6-	58-90-2
cobalt	7440-48-4	tetrachlorophenol, 2,3,5,6-	935-95-5
copper	7440-50-8	thallium	7440-28-0

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Analyte	CAS #	Analyte	CAS #
dichlorophenol, 2,3-	576-24-9	titanium	7440-32-6
dichlorophenol, 2,4-	120-83-2	toluene	108-88-3
dichlorophenol, 2,5-	583-78-8	trichlorophenol, 2,3,4-	15950-66-0
dichlorophenol, 2,6-	87-65-0	trichlorophenol, 2,3,5-	933-78-8
dichlorophenol, 3,4-	95-77-2	trichlorophenol, 2,3,6-	933-75-5
dichlorophenol, 3,5-	591-35-5	trichlorophenol, 2,4,5-	95-95-4
EPHw10-19	NA	trichlorophenol, 2,4,6-	88-06-2
ethylbenzene	100-41-4	trichlorophenol, 3,4,5-	609-19-8
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	VHw6-10	NA
lead	7439-92-1	VPHw	NA
LEPHw	NA	xylenes, total	1330-20-7
mercury	7439-97-6	zinc	7440-66-6

***Substances evaluated in water for irrigation water use:***

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

Analyte	CAS #	Analyte	CAS #
aluminum	7429-90-5	lead	7439-92-1
arsenic	7440-38-2	lithium	7439-93-2
beryllium	7440-41-7	manganese	7439-96-5
boron	7440-42-8	mercury	7439-97-6
cadmium	7440-43-9	molybdenum	7439-98-7
chromium, hexavalent	18540-29-9	nickel	7440-02-0
chromium, trivalent	16065-83-1	selenium	7782-49-2
cobalt	7440-48-4	uranium	7440-61-1
copper	7440-50-8	vanadium	7440-62-2
EPHw10-19	NA	VHw6-10	NA
iron	7439-89-6		

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***Substances evaluated in vapour for outdoor air use:***

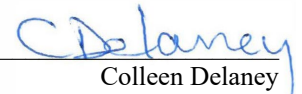
To meet numerical standards prescribed for defining whether a site is contaminated:

<b>Analyte</b>	<b>CAS #</b>	<b>Analyte</b>	<b>CAS #</b>
acetone	67-64-1	ethyl methacrylate	97-63-2
acrylonitrile	107-13-1	ethylbenzene	100-41-4
allyl chloride	107-05-1	hexachlorobutadiene	87-68-3
benzene	71-43-2	hexachloroethane	67-72-1
bromobenzene	108-86-1	isopropylbenzene	98-82-8
bromodichloromethane [BDCM]	75-27-4	methacrylonitrile	126-98-7
bromoform	75-25-2	methyl acrylate	96-33-3
butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon disulfide	75-15-0	methyl isobutyl ketone [MIBK]	108-10-1
carbon tetrachloride	56-23-5	methyl methacrylate	80-62-6
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	naphthalene	91-20-3
chloroform	67-66-3	n-decane	124-18-5
chlorotoluene, 2-	95-49-8	n-hexane	110-54-3
dibromo-3-chloropropane, 1,2-	96-12-8	nitrobenzene	98-95-3
dibromochloromethane	124-48-1	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,1,2-	630-20-6
dibromomethane	74-95-3	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,3-	541-73-1	tetrahydrofuran	109-99-9
dichlorobenzene, 1,4-	106-46-7	toluene	108-88-3
dichlorodifluoromethane	75-71-8	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
dichloroethane, 1,1-	75-34-3	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,1-	75-35-4	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,2-cis-	156-59-2	trichloroethylene	79-01-6
dichloroethylene, 1,2-trans-	156-60-5	trichlorofluoromethane	75-69-4
dichloromethane	75-09-2	trichloropropane, 1,2,3-	96-18-4
dichloropropane, 1,2-	78-87-5	trimethylbenzene, 1,2,4-	95-63-6
dichloropropane, 1,3-	142-28-9	trimethylbenzene, 1,3,5-	108-67-8
dichloropropene, 1,3- (cis + trans)	542-75-6	vinyl chloride	75-01-4
ethyl acetate	141-78-6	VPHv	NA
ethyl ether	60-29-7	xylenes, total	1330-20-7

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***Substances evaluated in vapour for parkade vapour use:***

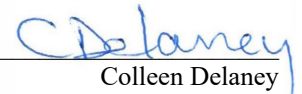
To meet numerical standards prescribed for defining whether a site is contaminated:

Analyte	CAS #	Analyte	CAS #
acetone	67-64-1	ethyl methacrylate	97-63-2
acrylonitrile	107-13-1	ethylbenzene	100-41-4
allyl chloride	107-05-1	hexachlorobutadiene	87-68-3
benzene	71-43-2	hexachloroethane	67-72-1
bromobenzene	108-86-1	isopropylbenzene	98-82-8
bromodichloromethane [BDCM]	75-27-4	methacrylonitrile	126-98-7
bromoform	75-25-2	methyl acrylate	96-33-3
butadiene, 1,3-	106-99-0	methyl ethyl ketone [MEK]	78-93-3
carbon disulfide	75-15-0	methyl isobutyl ketone [MIBK]	108-10-1
carbon tetrachloride	56-23-5	methyl methacrylate	80-62-6
chlorobenzene	108-90-7	methyl tert-butyl ether [MTBE]	1634-04-4
chloroethane	75-00-3	naphthalene	91-20-3
chloroform	67-66-3	n-decane	124-18-5
chlorotoluene, 2-	95-49-8	n-hexane	110-54-3
dibromo-3-chloropropane, 1,2-	96-12-8	nitrobenzene	98-95-3
dibromochloromethane	124-48-1	styrene	100-42-5
dibromoethane, 1,2-	106-93-4	tetrachloroethane, 1,1,1,2-	630-20-6
dibromomethane	74-95-3	tetrachloroethane, 1,1,2,2-	79-34-5
dichlorobenzene, 1,2-	95-50-1	tetrachloroethylene	127-18-4
dichlorobenzene, 1,3-	541-73-1	tetrahydrofuran	109-99-9
dichlorobenzene, 1,4-	106-46-7	toluene	108-88-3
dichlorodifluoromethane	75-71-8	trichloro-1,2,2-trifluoroethane, 1,1,2-	76-13-1
dichloroethane, 1,1-	75-34-3	trichlorobenzene, 1,2,4-	120-82-1
dichloroethane, 1,2-	107-06-2	trichloroethane, 1,1,1-	71-55-6
dichloroethylene, 1,1-	75-35-4	trichloroethane, 1,1,2-	79-00-5
dichloroethylene, 1,2-cis-	156-59-2	trichloroethylene	79-01-6
dichloroethylene, 1,2-trans-	156-60-5	trichlorofluoromethane	75-69-4
dichloromethane	75-09-2	trichloropropane, 1,2,3-	96-18-4
dichloropropane, 1,2-	78-87-5	trimethylbenzene, 1,2,4-	95-63-6
dichloropropane, 1,3-	142-28-9	trimethylbenzene, 1,3,5-	108-67-8
dichloropropene, 1,3- (cis + trans)	542-75-6	vinyl chloride	75-01-4
ethyl acetate	141-78-6	VPHv	NA
ethyl ether	60-29-7	xylenes, total	1330-20-7

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## Schedule D

### Documents

*Summary of Site Condition 210 Co Op Avenue, Oliver, BC*, Prepared by Sage Environmental Consulting Ltd. and Hamilton D'Ambra Consulting Inc., September 2023.

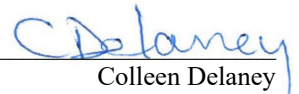
*Stage 1 & Stage 2 Preliminary Site Investigation. 210 Co Op Avenue, Oliver, British Columbia Lot A, District Lot 2450S, Similkameen Division, Yale Land District, Plan KAP56471 Except Plan EPP64926. PID 023-375-990.* Prepared by Sage Environmental Consulting Ltd., August 2023.

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