VIA EMAIL: curt@granitedevelopments.com

File: 26250-20/26843
Site ID: 26843

January 4, 2024

Curtis Schlossers
Roadhouse Contracting & Development Ltd. INC.NO.BC0596905
PO Box 3246
Kamloops, BC V2C 6B8

Dear Curtis Schlossers:

Re: Final Determination - 1540 Stevens Road, West Kelowna, British Columbia

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 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. 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 Site@gov.bc.ca.

Yours truly,

Janet Barrett

Janet Barrett, M.Sc., P.Eng.
Senior Contaminated Sites Officer

Enclosure

cc: Yvonne Mitchell, City of West Kelowna, yvonne.mitchell@westkelowna.ca
Client Information Officer, ENV, Victoria, csp_cio@victoria1.gov.bc.ca
Paul Gardner, Approved Professional, Tetra Tech Canada Inc., paul.gardner@tetratech.com
Anna Popova, CSAP Society, apopova@csapsociety.bc.ca

Ministry of Environment and Climate Change Strategy

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.

January 4, 2024
Date Issued

Janet Barrett
Janet Barrett
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located at 1540 Stevens Road, West Kelowna, British Columbia which is more particularly known and described as:

Lot A District Lot 505 Osoyoos Division Yale District Plan 18032
PID 008-326-258

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

Latitude:	49°	52'	0.00"
Longitude:	119°	34'	45.00"

January 4, 2024
Date Issued

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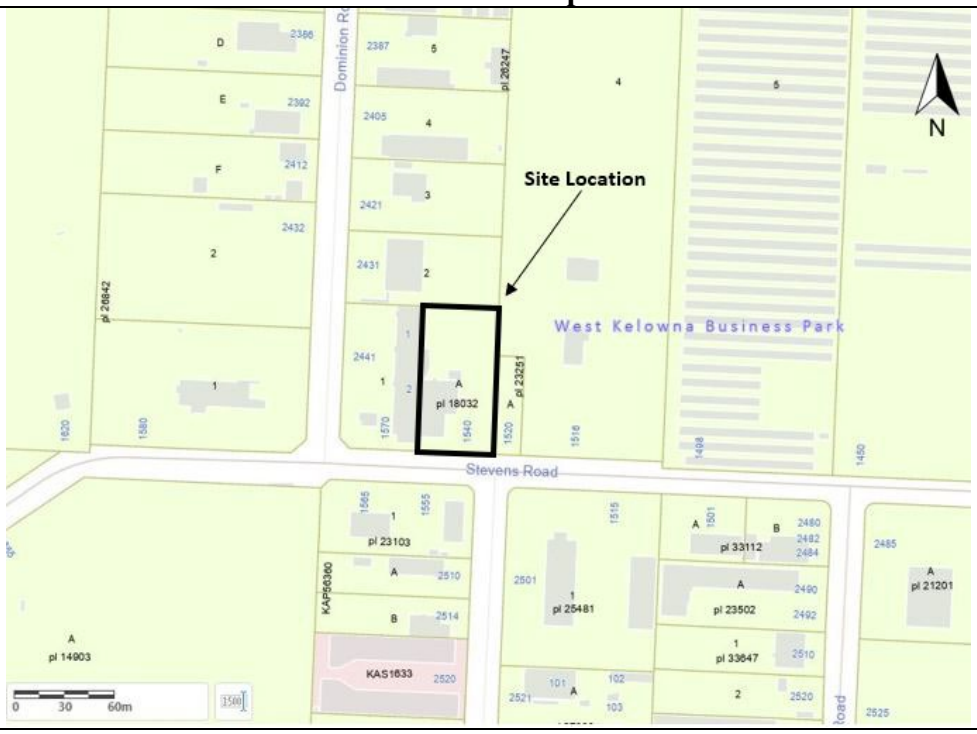
For Director, *Environmental Management Act*

Site Plan

Location Map



January 4, 2024
Date Issued

Janet Barrett
Janet Barrett
For Director, *Environmental Management Act*

Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses 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 uses 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 a 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 will be constructed as slab on grade.

   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<s> in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

January 4, 2024
Date Issued

Janet Barrett
Janet Barrett
For Director, *Environmental Management Act*

Schedule C

Substances and Uses

Substances evaluated in soil for industrial land soil use:

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

acenaphthene 83-32-9
acetone 67-64-1
aluminum 7429-90-5
anthracene 120-12-7
antimony 7440-36-0
arsenic 7440-38-2
barium 7440-39-3
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
beryllium 7440-41-7
boron 7440-42-8
bromobenzene 108-86-1
bromodichloromethane 75-27-4
butadiene, 1,3- 106-99-0
cadmium 7440-43-9
carbon disulfide 75-15-0
carbon tetrachloride 56-23-5
chlorobenzene 108-90-7
chloronaphthalene, 2- 91-58-7
chromium 7440-47-3
chromium, hexavalent 18540-29-9
chromium, trivalent 16065-83-1
chrysene 218-01-9
cobalt 7440-48-4
copper 7440-50-8
dibenz(a,h)anthracene 53-70-3
dibromoethane, 1,2- 106-93-4
dichlorobenzene, 1,2- 95-50-1
fluorene 86-73-7
HEPHs NA
hexanone, 2- 591-78-6
indeno(1,2,3-cd) pyrene 193-39-5
iron 7439-89-6
isoproplbenzene 98-82-8
lead 7439-92-1
LEPHs NA
lithium 7439-93-2
manganese 7439-96-5
mercury 7439-97-6
methyl ethyl ketone [MEK] 78-93-3
methyl t-butyl ether [MTBE] 1634-04-4
methylnaphthalene, 1- 90-12-0
methylnaphthalene, 2- 91-57-6
molybdenum 7439-98-7
naphthalene 91-20-3
nickel 7440-02-0
phenanthrene 85-01-8
pyrene 129-00-0
selenium 7782-49-2
silver 7440-22-4
strontium 7440-24-6
styrene 100-42-5
tetrachloroethane, 1,1,1,2- 630-20-6
tetrachloroethane, 1,1,2,2- 79-34-5
tetrachloroethylene 127-18-4
thallium 7440-28-0
tin 7440-31-5
toluene 108-88-3
trichlorobenzene, 1,2,4- 120-82-1

January 4, 2024
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For Director, *Environmental Management Act*

dichlorodifluoromethane 75-71-8
dichloroethane, 1,1- 75-34-3
dichloroethane, 1,2- 107-06-2
dichloroethylene 1,1- 75-35-4
dichloroethylene, 1,2-cis- 156-59-2
dichloroethylene, 1,2-trans- 156-60-5
dichloromethane 75-09-2
dichloropropane, 1,2- 78-87-5
ethyl acetate 141-78-6
ethylbenzene 100-41-4
ethylene glycol 107-21-1
fluoranthene 206-44-0
trichloroethane, 1,1,1- 71-55-6
trichloroethane,1,1,2- 79-00-5
trichloroethylene 79-01-6
triethylene glycol 112-27-6
trimethylbenzene, 1,3,5- 108-67-8
tungsten 7440-33-7
quinoline 91-22-5
xylenes, total 1330-20-7
uranium 7440-61-1
vanadium 7440-62-2
vinyl chloride 75-01-4
VPHs NA
zinc 7440-66-6

Substances evaluated in vapour for industrial land vapour use:

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

acetone 67-64-1
benzene 71-43-2
bromobenzene 108-86-1
bromodichloromethane [BDCM] 75-27-4
butadiene, 1,3- 106-99-0
carbon disulfide 75-15-0
carbon tetrachloride 56-23-5
chlorobenzene 108-90-7
chloroethane 75-00-3
chloromethane 74-87-3
dibromoethane, 1,2- 106-93-4
dichlorobenzene, 1,2- 95-50-1
dichlorodifluoromethane 75-71-8
dichloroethane, 1,1- 75-34-3
dichloroethane, 1,2- 107-06-2
dichloroethylene 1,1- 75-35-4
dichloroethylene, 1,2- cis 156-59-2
dichloroethylene, 1,2- trans 156-60-5
dichloromethane 75-09-2
dichloropropane, 1,2- 78-87-5
ethyl acetate 141-78-6
isoproplbenzene 98-82-8
methyl ethyl ketone 7(MEK) 8-93-3
methyl isobutvl ketone [MIBK] 108-10-1
methyl tert-butyl ether [MTBE] 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
tetrachloroethane, 1,1,1,2- 630-20-6
tetrachloroethane, 1,1,2,2- 79-34-5
tetrachloroethylene 127-18-4
toluene 108-88-3
trichlorobenzene, 1,2,4- 120-82-1
trichloroethane, 1,1,1- 71-55-6
trichloroethane,1,1,2- 79-00-5
trichloroethylene 79-01-6
trimethylbenzene, 1,2,4- 95-63-6
trimethylbenzene, 1,3,5- 108-67-8
vinyl chloride 75-01-4
VPHs NA

January 4, 2024
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For Director, *Environmental Management Act*

ethylbenzene 100-41-4

xylenes, total 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
acetone 67-64-1
aluminum 7429-90-5
anthracene 120-12-7
antimony 7440-36-0
arsenic 7440-38-2
barium 7440-39-3
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
beryllium 7440-41-7
boron 7440-42-8
bromobenzene 108-86-1
bromodichloromethane [BDCM] 75-27-4
butadiene, 1,3- 106-99-0
cadmium 7440-43-9
carbon disulfide 75-15-0
carbon tetrachloride 56-23-5
chlorobenzene 108-90-7
chloronaphthalene, 2- 91-58-7
chromium 7440-47-3
chrysene 218-01-9
cobalt 7440-48-4
copper 7440-50-8
dibenz(a,h)anthracene 53-70-3
dibromochloromethane [DBCM] 124-48-1
dibromoethane, 1,2- 106-93-4
dichlorobenzene, 1,2- 95-50-1
dichlorobenzene, 1,4- 106-46-7
dichlorodifluoromethane 75-71-8
ethyl acetate 141-78-6
ethylbenzene 100-41-4
ethylene glycol 107-21-1
fluoranthene 206-44-0
fluorene 86-73-7
hexanone, 2- 591-78-6
iron 7439-89-6
isoproplbenzene 98-82-8
lead 7439-92-1
manganese 7439-96-5
methyl ethyl ketone [MEK] 78-93-3
methyl tert-butyl ether [MTBE] 1634-04-4
methylnaphthalene, 1- 90-12-0
methylnaphthalene, 2- 91-57-6
molybdenum 7439-98-7
naphthalene 91-20-3
nickel 7440-02-0
propylene glycol, 1,2- 57-55-6
pyrene 129-00-0
quinoline 91-22-5
silver 7440-22-4
tetrachloroethane, 1,1,1,2- 630-20-6
tetrachloroethane, 1,1,2,2- 79-34-5
tetrachloroethylene 127-18-4
tin 7440-31-5
toluene 108-88-3
trichlorobenzene, 1,2,4- 120-82-1
trichloroethane, 1,1,1- 71-55-6
trichloroethane,1,1,2- 79-00-5
trichloroethylene 79-01-6
trichlorofluoromethane 75-69-4

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For Director, *Environmental Management Act*

dichloroethane, 1,1- 75-34-3
dichloroethane, 1,2- 107-06-2
dichloroethylene 1,1- 75-35-4
dichloroethylene, 1,2-cis- 156-59-2
dichloroethylene, 1,2-trans 156-60-5
dichloromethane 75-09-2
dichloropropane, 1,2- 78-87-5
$EPHw_{10-19}$ NA
trichloropropane, 1,2,3- 96-18-4
triethylene glycol 112-27-6
trimethylbenzene, 1,3,5- 108-67-8
tungsten 7440-33-7
vanadium 7440-62-2
VHw6-10 NA
vinyl chloride 75-01-4
xylenes, total 1330-20-7
zinc 7440-66-6

To meet local background concentrations:

lithium 7439-93-2
selenium 7782-49-2
sodium ion 17341-25-2
strontium 7440-24-6
uranium 7440-61-1

Substances evaluated in water for irrigation water use:

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

aluminum 7429-90-5
arsenic 7440-38-2
beryllium 7440-41-7
boron 7440-42-8
cadmium 7440-43-9
chromium 7440-47-3
cobalt 7440-48-4
copper 7440-50-8
$EPHw_{10-19}$ NA
iron 7439-89-6
lead 7439-92-1
lithium 7439-93-2
manganese 7439-96-5
nickel 7440-02-0
vanadium 7440-62-2
VHw6-10 NA
zinc 7440-66-6

To meet local background concentrations:

molybdenum 7439-98-7
selenium 7782-49-2
uranium 7440-61-1

January 4, 2024
Date Issued

Janet Barrett
Janet Barrett
For Director, *Environmental Management Act*

Schedule D

Documents

Summary of Site Condition, Tetra Tech Canada Ltd. September 5, 2023

Stage 1 and 2 Preliminary Site Investigation 1540 Stevens Road, West Kelowna, BC, Tetra Tech Canada Ltd. September 5, 2023

Stage 1 Preliminary Site Investigation 1540 Stevens Road, West Kelowna, BC, Keltech Environmental Ltd. April 10, 2023

January 4, 2024
Date Issued

Janet Barrett
Janet Barrett
For Director, *Environmental Management Act*