



**VIA EMAIL: [curt@granitedevelopments.com](mailto:curt@granitedevelopments.com)**

File: 26250-20/26843

Site ID: 26843

October 27, 2023

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

Dear Curtis Schlossers:

**Re: Preliminary Determination - 1540 Stevens Road, West Kelowna, 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. 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 [Site@gov.bc.ca](mailto:Site@gov.bc.ca).

Yours truly,



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

Enclosure

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

October 27, 2023  
Date Issued

  
Janet Barrett  
For Director, *Environmental Management Act*

## Schedule A

The site covered by this Preliminary 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"

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Date Issued

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Janet Barrett  
For Director, *Environmental Management Act*

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Site Identification Number 26843  
Version 9.0 R



October 27, 2023  
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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 in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

October 27, 2023

Date Issued



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## 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	fluorene 86-73-7
acetone 67-64-1	HEPHs NA
aluminum 7429-90-5	hexanone, 2- 591-78-6
anthracene 120-12-7	indeno(1,2,3-cd) pyrene 193-39-5
antimony 7440-36-0	iron 7439-89-6
arsenic 7440-38-2	isopropylbenzene 98-82-8
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)fluoranthenes 205-99-2 & 205-82-3	mercury 7439-97-6
benzo(k)fluoranthene 207-08-9	methyl ethyl ketone [MEK] 78-93-3
beryllium 7440-41-7	methyl t-butyl ether [MTBE] 1634-04-4
boron 7440-42-8	methylnaphthalene, 1- 90-12-0
bromobenzene 108-86-1	methylnaphthalene, 2- 91-57-6
bromodichloromethane 75-27-4	molybdenum 7439-98-7
butadiene, 1,3- 106-99-0	naphthalene 91-20-3
cadmium 7440-43-9	nickel 7440-02-0
carbon disulfide 75-15-0	phenanthrene 85-01-8
carbon tetrachloride 56-23-5	pyrene 129-00-0
chlorobenzene 108-90-7	selenium 7782-49-2
chloronaphthalene, 2- 91-58-7	silver 7440-22-4
chromium 7440-47-3	strontium 7440-24-6
chromium, hexavalent 18540-29-9	styrene 100-42-5
chromium, trivalent 16065-83-1	tetrachloroethane, 1,1,1,2- 630-20-6
chrysene 218-01-9	tetrachloroethane, 1,1,2,2- 79-34-5
cobalt 7440-48-4	tetrachloroethylene 127-18-4
copper 7440-50-8	thallium 7440-28-0
dibenz(a,h)anthracene 53-70-3	tin 7440-31-5
dibromoethane, 1,2- 106-93-4	toluene 108-88-3
dichlorobenzene, 1,2- 95-50-1	trichlorobenzene, 1,2,4- 120-82-1

October 27, 2023

Date Issued



Janet Barrett

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

isopropylbenzene 98-82-8  
methyl ethyl ketone 7(MEK) 8-93-3  
methyl isobutyl 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

October 27, 2023

Date Issued

Site Identification Number 26843  
Version 9.0 R



Janet Barrett

For Director, *Environmental Management Act*

6 of 9



ethyl acetate 141-78-6  
ethylbenzene 100-41-4

VPHs NA  
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	ethyl acetate 141-78-6
acetone 67-64-1	ethylbenzene 100-41-4
aluminum 7429-90-5	ethylene glycol 107-21-1
anthracene 120-12-7	fluoranthene 206-44-0
antimony 7440-36-0	fluorene 86-73-7
arsenic 7440-38-2	hexanone, 2- 591-78-6
barium 7440-39-3	iron 7439-89-6
benz(a)anthracene 56-55-3	isopropylbenzene 98-82-8
benzene 71-43-2	lead 7439-92-1
benzo(a)pyrene 50-32-8	manganese 7439-96-5
benzo(b+j)fluoranthenes 205-99-2 & 205-82-3	methyl ethyl ketone [MEK] 78-93-3
beryllium 7440-41-7	methyl tert-butyl ether [MTBE] 1634-04-4
boron 7440-42-8	methylnaphthalene, 1- 90-12-0
bromobenzene 108-86-1	methylnaphthalene, 2- 91-57-6
bromodichloromethane [BDCM] 75-27-4	molybdenum 7439-98-7
butadiene, 1,3- 106-99-0	naphthalene 91-20-3
cadmium 7440-43-9	nickel 7440-02-0
carbon disulfide 75-15-0	propylene glycol, 1,2- 57-55-6
carbon tetrachloride 56-23-5	pyrene 129-00-0
chlorobenzene 108-90-7	quinoline 91-22-5
chloronaphthalene, 2- 91-58-7	silver 7440-22-4
chromium 7440-47-3	tetrachloroethane, 1,1,1,2- 630-20-6
chrysene 218-01-9	tetrachloroethane, 1,1,2,2- 79-34-5
cobalt 7440-48-4	tetrachloroethylene 127-18-4
copper 7440-50-8	tin 7440-31-5
dibenz(a,h)anthracene 53-70-3	toluene 108-88-3
dibromochloromethane [DBCM] 124-48-1	trichlorobenzene, 1,2,4- 120-82-1
dibromoethane, 1,2- 106-93-4	trichloroethane, 1,1,1- 71-55-6
dichlorobenzene, 1,2- 95-50-1	trichloroethane, 1,1,2- 79-00-5
dichlorobenzene, 1,4- 106-46-7	trichloroethylene 79-01-6

October 27, 2023

Date Issued

  
Janet Barrett

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  
EPHW<sub>10-19</sub> NA

trichlorofluoromethane 75-69-4  
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<sub>10-19</sub> 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

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## 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

October 27, 2023

Date Issued

Site Identification Number 26843  
Version 9.0 R



Janet Barrett

For Director, *Environmental Management Act*

9 of 9