



Ministry of
Environment

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.

Nov. 13 / 14
Date Issued

J. Brooke
J. A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Final Determination is located on Ponderosa Drive, Lake Country, British Columbia which is more particularly known and described as:

All that certain lot, piece or parcel of land situate, lying and being that part of Lot A Section 27 Township 20 Osoyoos Division Yale District Plan KAP88823 lying east of an area shown as road on Plan EPP6123 and is more particularly described as follows:

- Commencing at the south east corner of Lot A Plan KAP88823;
- Thence one degree fifty three minutes thirty seconds ($1^{\circ} 53' 30''$) two hundred ninety five decimal three eight two (295.382) metres;
- Thence two hundred seventy one degrees fifty two minutes forty seconds ($271^{\circ} 52' 40''$) ten decimal zero zero four (10.004) metres;
- Thence three hundred fourteen degrees eleven minutes forty five seconds ($314^{\circ} 11' 45''$) twenty three decimal three eight eight (23.388) metres;
- Thence three hundred one degrees fifty one minutes fifty five seconds ($301^{\circ} 51' 55''$) forty six decimal eight eight five (46.885) metres;
- Thence two hundred three degrees fifty three minutes thirty five seconds ($203^{\circ} 53' 35''$) one hundred fifty three decimal eight zero four (153.804) metres;
- Thence one hundred sixty eight degrees twenty eight minutes thirty five seconds ($168^{\circ} 28' 35''$) one hundred ninety seven decimal two five five (197.255) metres;
- Thence ninety one degrees fifty six minutes twenty five seconds ($91^{\circ} 56' 25''$) seventy nine decimal seven six five (79.765) metres to the point of commencement. Containing three decimal two zero eight (3.208) hectares.

As depicted in Reference Plan of Part of Lot A Plan KAP88823 Sec. 27 TP. 20 ODYD prepared by D.A. Goddard Land Surveying Inc., B.C. Land Surveyor on August 01, 2010.

PID: 027-865-029

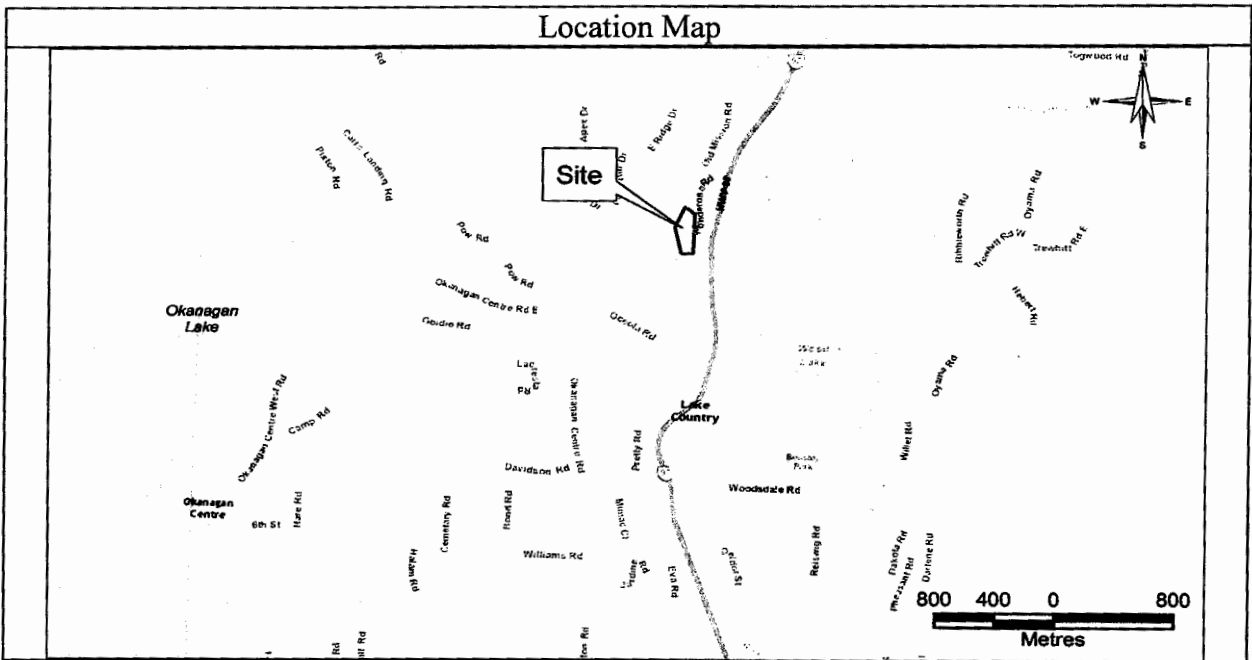
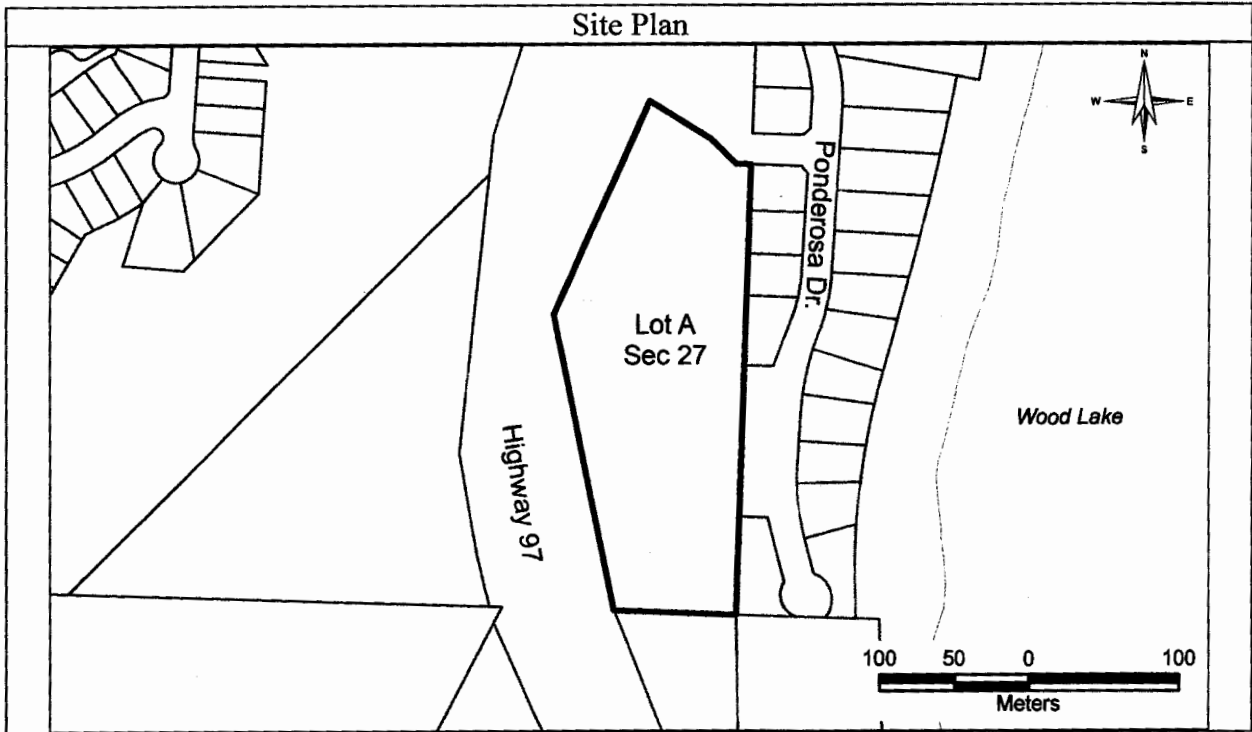
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude: $50^{\circ} \quad 3' \quad 58.33''$
Longitude: $119^{\circ} \quad 24' \quad 37.18''$

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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 residential land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium (total), chromium (+3), chromium (+6), cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, strontium, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Benzene, ethylbenzene, methyl tert-butyl ether, styrene, toluene, and xylene; and
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, and pyrene.

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Schedule D

Documents

- Summary of Site Condition, prepared by Don Williams / Tetra Tech EBA Inc., dated 25 June 2014;
- Stage 2 Preliminary Site Investigation Lot A, Section 27 East On Ponderosa Road Lake Country, BC, prepared by Stephanie Judge, Chris Chu, and Don Williams / Tetra Tech EBA Inc., dated 24 June 2014; and
- Stage 1 Preliminary Site Investigation Lot A, Section 22, Plan Epp8943 On Ocoola Road; And Lot A, Section 27, Plan 88823 On Ponderosa Drive, Lake Country, BC, prepared by Stephanie Judge, Chris Chu, and Don Williams / Tetra Tech EBA Inc., dated May 2014.

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