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**APPENDIX S**  
**Site Profile and Hazardous Material Report**

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A site profile was performed by Hemmera Envirochem to determine the historical use of the Fibreco lands. The site profile is intended to identify any potential concerns that could stem from former industrial use.

Astech Consulting did a thorough site survey of all equipment that is to be removed or modified in order to determine the existence of hazardous materials such as asbestos, lead paint and PCB's.

#### Site Profile

- Evidence of contaminated soil due to migration of historical operations on neighbouring property (asphalt tar manufacturing)
- Historical presence of underground and above ground fuel storage

#### Mitigation

- Every effort will be made in the site design to avoid penetrating the contaminated layer
- Any evidence of contamination will result in a strict isolation and removal method

#### Hazardous Material Survey

- Many samples taken and lab tested to determine presence of asbestos, lead paint and PCB's
- Areas with potential or known presence of asbestos are identified and removal and disposal methods are clearly defined
  
- Equipment intended for demolition containing lead paint has been identified with destructive samples and lab tests performed
- Removal will be according to Workers Compensation Board of BC standards. The highest level of worker safety will be maintained
  
- PCB's have been identified in certain light fixtures and electrical components.
- Removal will be in accordance to WBC Occupational Health and Safety Regulation and disposal in accordance with the BC Ministry of Environment Management Act
- Every care will be taken to avoid worker and environmental exposure
  
- Treated wood timbers have been identified and options for disposal
- Every effort will be made to attempt to re-purpose the timbers
  
- MSDS information is available at site

Attached:        Site Profile (Hemmera)  
                     Hazardous Materials Report (Astech Consulting)