



Technical Standards and Safety Authority
www.tssa.org

14th Floor - Centre Tower
3300 Bloor Street West
Toronto Ontario M8X 2X4
Fax: 416.231.4903
Customer Service: 1.877.682.8772

Level 1 Risk and Safety Management Plan (RSMP)
Technical Standards and Safety Act
Propane Storage and Handling Regulation

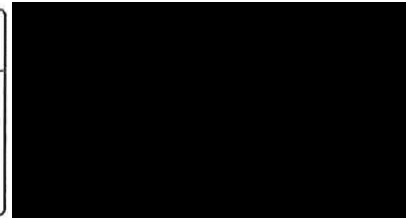
This Level 1 RSMP applies to:
 - a facility with a total propane storage capacity of 5,000 USWG or less; or
 - a facility with a fixed propane storage capacity of exactly 5,000 USWG and no more than 500 USWG of portable propane storage capacity on site.

Failure to fully complete this form may result in rejection.
Making a false statement may result in a fine or prosecution under the *Technical Standards and Safety Act*

Licence Number: 000076648620

Check applicable type of propane operations.
 Cylinder Motor Fill Filling Plant Card/Keylock

Submit along with this completed application a Facility Site Plan and a Map of the Surrounding Area.



SECTION A: GENERAL INFORMATION

The Undersigned applies to TSSA for a review for an RSMP under Ontario's *Technical Standards and Safety Act, Propane Storage and Handling Regulation.*

Company Name: **A** PRIESTLY DEMOLITION INC. Ontario Corporation No., if applicable

Operator Name (if different from above)

Telephone No. 9058413735 Fax No. 9058416282 E-mail info@priestly.ca

B Street No. 3200 Street Name / 911 Number / Address, if applicable LLOYDTOWN-AURORA ROAD

Town / City or Township / County KETTLEBY Province ON Postal Code L0G 1J0

Mailing address if different from above.

C Street No. Street Name / 911 Number / Address, if applicable

Town / City or Township / County Province Postal Code

Information on Container Refill Centre or Filling Plant

Location of facility, Street No. 3200 Street Name / 911 Number / Address, if applicable LLOYDTOWN-AURORA ROAD Nearest Major Intersection HIGHWAY 400/LLOYDTOWN-AURORA ROAD

Town / City or Township / County Province Postal Code

Name of Licence Holder: Priestly Demolition Inc.

Name of a Senior Management person as defined in the regulation holding the Record of Training (ROT): ALAN PERCY ROT type 100-08

Municipality (or municipalities if the facility or its hazard distance touches multiple borders): King

Hours of operation:

This document is valid until the next licence renewal date. You are required by law to notify TSSA of any change of information.

Declaration: I am aware that it is an offence to give false information in this document and I hereby declare that the information I have given here is true and complete.

Print name	Signature	Date (dd-mm-yyyy)
Name of Licence Holder: Priestly Demolition Inc.		29/11/2011
Name of Senior Management person as defined in the Regulation holding the Record of Training: Allan Percy		29/11/2011



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SECTION A: GENERAL INFORMATION (cont'd)

Indicate the year the facility was established.
2007

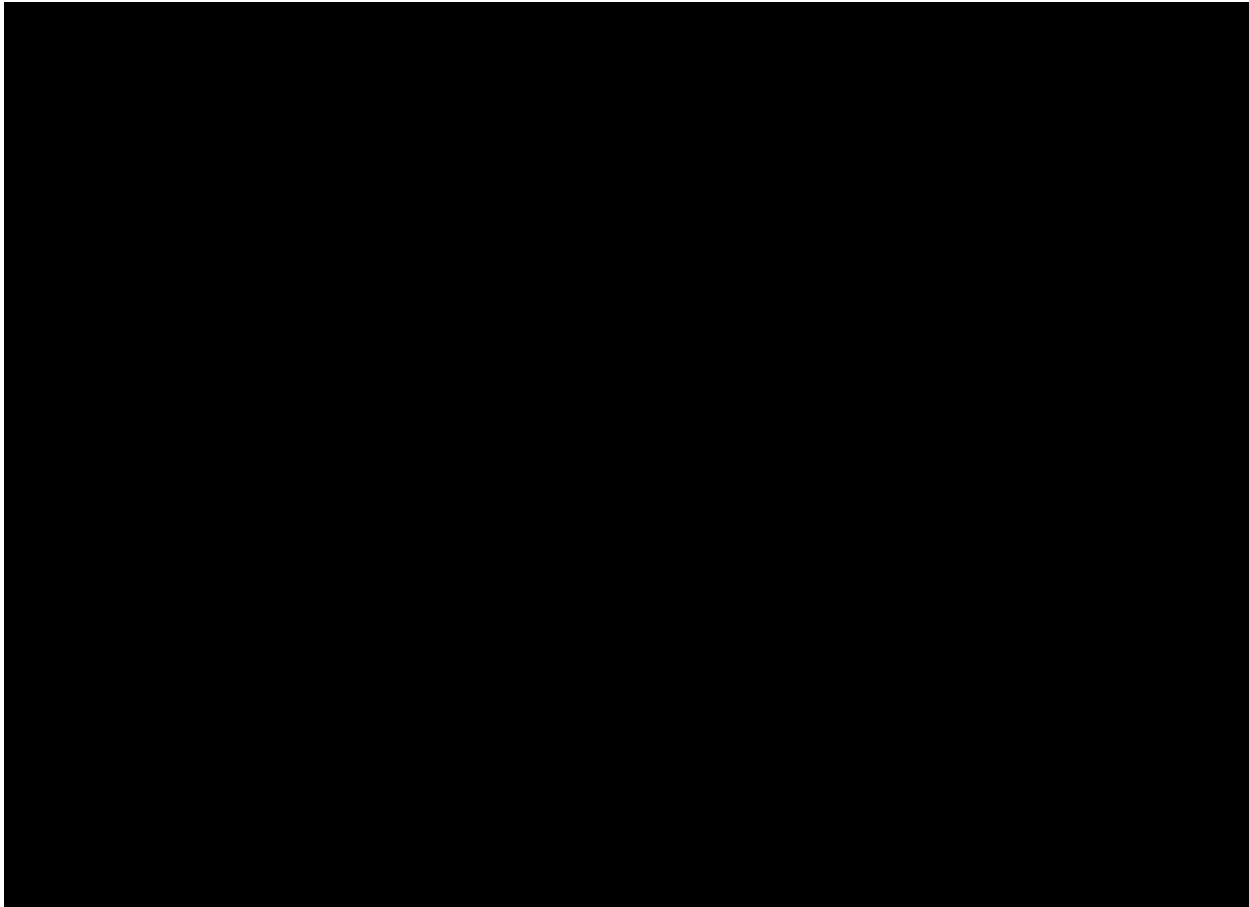
Indicate the year of any significant modifications, as defined in s.1, O.Reg 211/01, since establishment.
2007

Identify the psig rating and serial number for each fixed propane storage tank on site.

	PSIG	Serial Number
Tank 1:	250	285-99
Tank 2:	250	020699
Tank 3:		

Enter capacity of propane in USWG, fixed, portable, and mobile, and provide detailed inventory that includes the number of tank/vessel for each type (fixed, portable, and mobile) and the capacity of each tank/vessel, on a separate document.

Fixed: 2 (1000USWG) Portable: 1541 USWG Mobile: zero



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Name of person completing this form (please print) Jonathan Zuber	Official Title Safety Manager	
Signature 	Telephone No. 905-841-3735	Date (dd-mm-yyyy) 29-11-2011



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SECTION A: GENERAL INFORMATION (cont'd)
Activity Information

Name of Propane Supplier(s) Budget Propane Corporation			For Office Use - Party No.		
Street No. 1011	Street Name / 911 Number / Address, if applicable Beiers Rd. RR 1				
Town / City or Township / Country Gravenhurst			Province ON	Postal Code P1P 1R1	
Telephone No. 705-687-5608	Fax No. 705.687.1305	Contact Name Mark Larson			
E-mail mark@budgetpropane.net					

Name of Propane Transporter. If same as above, please check box. <input checked="" type="checkbox"/>			For Office Use - Party No.		
Street No.	Street Name / 911 Number / Address, if applicable				
Town / City or Township / Country			Province	Postal Code	
Telephone No.	Fax No.	Contact Name			
E-mail					

Off-site Cylinder and/or Mobile Storage		Capacity stored off-site, in USWG		For Office Use - Party No.	
Street No.	Street Name / 911 Number / Address, if applicable				
Town / City or Township / Country			Province	Postal Code	
Telephone No.	Fax No.	Contact Name			

Note: Customer storage is not considered off-site storage.

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SECTION B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN

The licence holder will complete Section B in consultation with the local Fire Services.

Description of the maximum volume, types and storage location of other hazardous materials on site, if any.

2 above ground diesel fuel storage tanks (9000L Clear diesel and 4540L Dyed Diesel = 13540 L = 3576.889 uswg) located near the Eastern Property Line at center of the property. Welding gas compressed gas cylinders (50 cylinders with 56L volumes = 2800L = 739.681 uswg total welding gases stored) stored at the North-West corner of the Large shop building at the rear of the property. Portable propane storage cylinders (102 cylinders of various sizes = 1541 uswg) stored at the West property fence line at the center of the property.

Description of fire and emergency equipment indicated on facility site map.

78,000 gallons of water in storage tanks on site connected to a 750 GPM fire pump.


List of fire protection controls (e.g., fire detection systems, fire notification systems, alarm systems, automatic shut off devices, fusible links, etc.) and describe their function, use and operation.

The building has an automatic sprinkler system fed by the on site water storage system. The propane storage tanks are not fire protected by this system.

Maintenance and testing schedule for fire protection controls and devices.

The building's fire protection system has a monthly test and inspection and a yearly certification.

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SECTION B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN (cont'd)

1. Contacts for Emergency Response

1. Facility Contact Personnel - Key Contact		5. Facility 24-Hour Contact Person	
Name Ryan Priestly	For Office Use - Party No.	Name Same as number 1 or 2	For Office Use - Party No.
Official Title President		Official Title	
Telephone No. 416-569-0197	Fax No. 905-841-6282	Cell No.	Fax No.
E-mail ryan@priestly.ca		E-mail	
Role and responsibilities in emergency Directs all internal actions and communications with emergency responders		Role and responsibilities in emergency	
2. Facility Contact Personnel - Alternate Contact		6. Name of Facility Manager	
Name Robin Priestly	For Office Use - Party No.	Name Same as number 2	For Office Use - Party No.
Official Title Office Manager		Official Title	
Telephone No. 905-716-10507	Fax No. 905-841-6282	Telephone No.	Fax No.
E-mail robin@priestly.ca		E-mail	
Role and responsibilities in emergency Directs all internal actions and communications with emergency responders		Role and responsibilities in emergency	
3. Local Fire Services - Key Contact		7. Propane Supplier Key Contact Person	
Name Kieth Wells	For Office Use - Party No.	Name Mark Larson	For Office Use - Party No.
Official Title Fire Preventions Officer	E-mail kwells@king.ca	Official Title Project Engineer	E-mail mark@budgetpropane.net
Telephone No. (905) 833-4071	Fax No.	Telephone No. 705-687-5608 x212	Fax No. (705) 687-9452
Role and responsibilities in emergency		Role and responsibilities in emergency	
Fire Services Address 2075 King Road, King City Ontario L7B 1A1		Propane Supplier Address 1011 Beiers Rd. RR 1 Gravenhurst ON P1P 1R1	
4. Local Fire Services - Alternate Contact		8. Municipal Contact	
Name Bryan Burbidge	For Office Use - Party No.	Name Stephen Kitchen/ Gaspare Ritacca	For Office Use - Party No.
Official Title Fire Chief	E-mail mailto:bburbidge@king.ca	Official Title Planning Department	
Telephone No. 905-833-5321	Fax No.	Telephone No. 905-833-5321	Fax No.
Role and responsibilities in emergency		E-mail	
Fire Services Address 2075 King Road, King City Ontario L7B 1A1		Municipality Name and Address Township of King, 2075 King Road, King City Ontario L7B 1A1	

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	Date (dd-mm-yyyy) 29-11-2011



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SECTION B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN (cont'd)

2. Additional Safety Measures

Describe any other measures in place at the facility that exceed the minimum Code and Standards requirements.

On site water storage facility can be accessed by fire truck for water application without access to the main building. In the event of an emergency the local fire department has already been to the property and is familiar with the operation of the system. The 78, 000 Gallon water storage is connected to a 750 GPM fire pump for pressurized water.

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SECTION B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN (cont'd)

3. Record of Emergency Training Provided - For most recent 12-month period.

Training on Emergency Response Plan and Procedures provided to facility key contacts.

Training Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:
Training Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:
Training Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:

Training on the facility's Emergency Management Procedures provided to staff.

Training Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:
Training Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:
Training Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:

On-site specific training provided to certificate holders / persons with Records of Training.

Training Date (dd-mm-yyyy)	Print Name of Training Provider: Propane Training Institute
Dec. 8, 2010	Print Name of Instructor: James Callow
Training Date (dd-mm-yyyy)	Print Name of Training Provider: Propane Training Institute
Nov. 24, 2010	Print Name of Instructor: James Callow
Training Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:

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Name of person completing this form (please print)	Official Title	
Jonathan Zuber	Safety Manager	
Signature	Telephone No.	Date (dd-mm-yyyy)
	905-841-3735	29-11-2011



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SECTION B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN (cont'd)

4. Emergency Training Plan for Coming Year

Training on Emergency Response Plan and Procedures provided to facility key contacts.

Target Date (dd-mm-yyyy) Nov. 2011	Print Name of Training Provider: In House
	Print Name of Instructor: J.Zuber
Target Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:
Target Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:

Training on the facility's Emergency Management Procedures provided to staff.

Target Date (dd-mm-yyyy) Nov. 2011	Print Name of Training Provider: In House
	Print Name of Instructor: J.Zuber
Target Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:
Target Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:

On-site specific training provided to certificate holders / persons with Records of Training.

Target Date (dd-mm-yyyy) Nov. 2011	Print Name of Training Provider: In House
	Print Name of Instructor: J.Zuber
Target Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:
Target Date (dd-mm-yyyy)	Print Name of Training Provider:
	Print Name of Instructor:

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SECTION B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN (cont'd)

The licence holder will complete Section B in consultation with the local Fire Services.

5. Emergency Response Communications Plan

Warnings and Actions

Describe who gives warnings to whom, and how and when the warning will be given (including public notification as appropriate).
In the event of an fire/emergency, facility notification goes out via intercom and person to person. External notification is automatic to 3rd party alarm monitor when the sprinkler system is activated. 911 notification is by the senior staff on site by land line or by cell phone.

Describe what action is to be taken and by whom when a warning is issued (including details of a meeting place in a safe identified area and activating the evacuation plan, if necessary).
All staff will leave the affected building and report to the alternate building for head count (office and rear shop are the 2 buildings). In the event that the propane storage facility is at risk all workers will leave the office through the rear of the building only and report to the rear shop for head count. The propane shut off valve at the storage tank will be closed in the event of a building fire.

Communication with Emergency Response Authorities

Describe when and how the licence holder will give early warning to emergency response authorities (including a process to ensure that a call is placed to 911).
The senior staff member on site will place the 911 call by cell phone or land line immediately after the evacuation has been initiated.

Describe provisions for fire department entry when there are no operations or staffing at the propane site.
Access the water storage facility in the pump house building at the South/East end of the property. Water direct draw can be achieved through ground level fill pipe. The system can be activated inside the unlocked pump house by following the instructions posted on the controls (PUSH THIS BUTTON TO START FIRE PUMPS)

Describe how the licence holder will ensure continual flow of updated information to authorities.
Any facility alterations or changes to locations/quantities and types of materials stored at the facility will be communicated to the fire department and TSSA in the form of updated Site drawings

How long will it take the facility liaison person to respond to the site.
15-20 minutes.

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SECTION B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN (cont'd)

The licence holder will complete Section B in consultation with the local Fire Services.

6. Building and Site Security and Procedures

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| 1. Does the propane location have controlled access to limit unnecessary risk and entry (lock out procedures)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is there adequate night lighting at the site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are procedures in place that ensure access routes, aisles, storage area, filling areas and the grounds are kept clear from unwanted materials? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are there procedures that capture and record the daily inspection of hoses and inspection requirements for filling systems and mechanical devices used in the transfer of propane? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5. Does the facility have procedures that include a process to isolate and purge any overfilled propane cylinders? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Are weighing systems validated for accuracy? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Are storage areas clearly marked with the vessels' capacity status (i.e., filled, empty, purged and other hazardous materials)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Are quality assurance procedures in place to ensure that all valves are closed after the propane cylinders are filled?(e.g., QCC valves) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Is the schedule of maintenance and testing activities retained on site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

7. Water Supply

The propane licence holder should work with the local fire department to determine water supply capabilities that are available based on the propane facility's location.

- | | Yes | No |
|---|-------------------------------------|--------------------------|
| 1. Is a pressurized water system available at the propane facility site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Can the municipal fire department pump 375 GPM (1420 LPM) of water at this location? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. What is the unobstructed distance to the closest water supply that could be used for firefighting activities? (distance in metres only) | | <u>92M</u> |
| 4. What is the unobstructed distance to the closest approved water supply with year round access if there are no hydrants? (distance in metres only) | | <u>same</u> |

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Signature 	Telephone No. 905-841-3735	Date (dd-mm-yyyy) 29-11-2011



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SECTION B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN (cont'd)

The licence holder will complete Section B in consultation with the local Fire Services.

B. Licence holder and local Fire Services Review

To be completed by the Local Fire Services

Has the local fire service had an opportunity to review the Emergency Response and Preparedness Plan?

Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>

If not, please explain (e.g., no fire services).

KING FIRE & EMERGENCY SERVICES IS SATISFIED WITH SECTION B OF THIS SUBMISSION.

Fire services comments, if any:

To be completed by the Licence Holder

In response to the above comments, the following action(s) is required:

The licence holder will respond to the Local Fire Services comments by: _____ (dd-mm-yyyy)

LOCAL FIRE SERVICES

The undersigned has reviewed Section B of the Risk and Safety Management Plan Fire Services.

<i>KING FIRE & EMERGENCY SERVICES</i> Local Fire Services Name	Print name <i>KEITH WELLS</i>	Signature <i>#76</i>	Date (dd-mm-yyyy) <i>Nov. 29, 2011</i>
---	----------------------------------	-----------------------------	---

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Name of person completing this form (please print) Jonathan Zuber	Official Title Safety Manager	
Signature 	Telephone No. 905-841-3735	Date (dd-mm-yyyy) Nov. 8, 2011



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SECTION C: SUBMISSIONS

Applicant must include a Facility Site Plan and Map of Surrounding Area

Facility Site Plan.

The licence holder will submit a copy of the original facility site plan updated with the following information:

1. The storage location of fixed, portable, and mobile vessels.
2. The maximum volume, types and storage location of hazardous materials.
3. Location of permanent structures on site.
4. Access and egress points and location of barriers.
5. Location of fire and emergency equipment (e.g., sprinkler systems, extinguishers, suppression systems) on site and location of fire hydrant or water supply where available.
6. Location of emergency shut off/shut down switches/valves.

Map of Surrounding Area.

The licence holder will submit a scaled aerial map of the surrounding area showing the following information:

7. The capacity and placement of the single largest propane storage vessel, including its setback from the front, rear and side property lines.
8. GPS co-ordinates of the single largest vessel.
9. Visual indication of the single largest fixed vessel and a circle made using the distance in Table 1 as the radius from the single largest fixed vessel.
10. Clear indication of the municipality or municipalities present within the circle.
11. Visual indication of property line information.
12. The location and name of roads within or abutting the site.
13. Key note to the drawing indicating the facility's municipal address, municipal lot number(s) and concession lines as applicable, and the date the map was prepared.
14. Address and contact information for each municipality (municipal clerk or secretary-treasurers of planning board). (Refer to page 5.)
15. Complete "Required Mapping Information from Updated Site Plan" in table below .

Required Mapping Information from Updated Site Plan

Date Map Prepared (dd-mm-yyyy) 04.10.2011	Capacity of single largest propane storage vessel (USWG) 1000
Tank setback coordinates. Indicate placement on the map.	
Front: 25M _____	Right side property line: 100M _____
Rear: 150M _____	Left side property line: 40M _____
GPS coordinates of single largest vessel: 45.003999N 79.579977W _____	

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SECTION C: SUBMISSIONS (cont'd)

Applicant must include a Facility Site Plan and Map of Surrounding Area

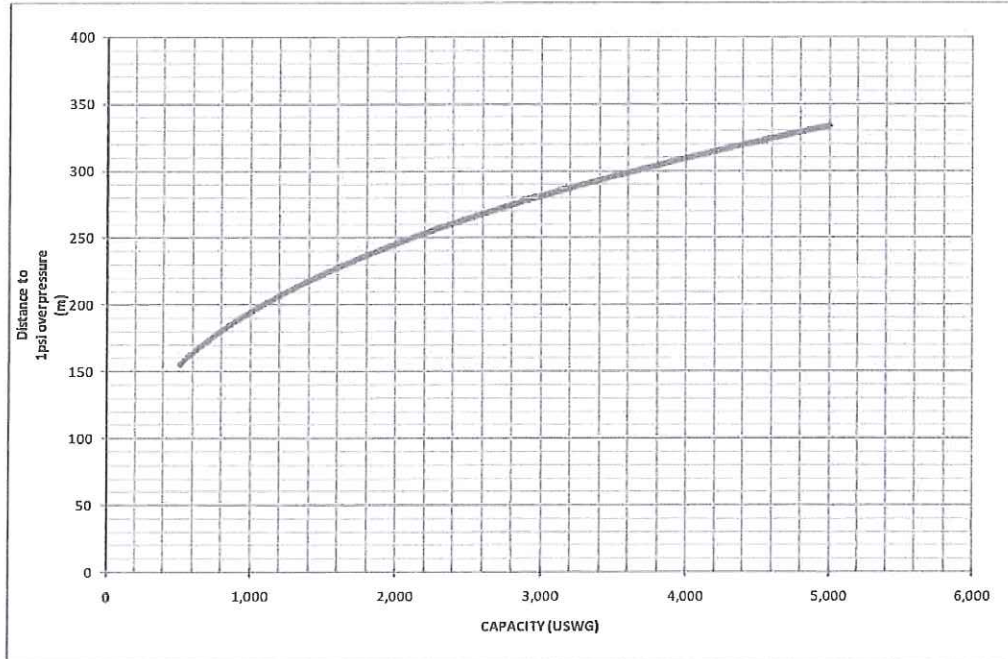
Table 1: Distance Table

Water Capacity (litres)	Nominal Water Capacity (USWG)	Distance to 1 psi overpressure (m)
1,890	500	155
3,780	1,000	195
4,920	1,300	213
6,620	1,750	235
7,130	1,885	241
7,560	2,000	246
18,900	5,000	333

Formula: $D = 16.94 \times (1.524 \times C)^{1/3}$
 D = Distance to overpressure of 1 psi (meters)
 C = Tank Total Capacity in USWG

Parameters: Density of Propane is 0.5033 kg per litre @ 15 C
 Assume all vessels are 80% full
 1 gallon [US, liquid] = 0.003785411784 cubic meter
 1 cubic metre = 264.17 USWG

Hazard Distance Chart (EPA-TNT model)





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SECTION C: SUBMISSIONS (cont'd)

Applicant must include a Facility Site Plan and Map of Surrounding Area

As an accompaniment to the Map of Surrounding Area, provide the following information about buildings and features present within the circle in Table 2.

Table 2: Buildings and Features

Buildings and Features Present within the Circle on the Map of the Surrounding Area AND Name and Address of Closest Building or Feature	* Number of Buildings and Features (mark with an "X")				Distance from Tank to Closest Building or Feature
	0	1	2-10	11+	
Industrial buildings or parks or golf courses Name: Priestly Demolition Inc. Address: 3200 Lloydtown-Aurora Road City: Kettleby Province ON Postal Code L0G 1J0		x			12 m
Residential building units specifically permanent single family dwellings, condominiums, and apartments. [Redacted]			x		100 m
Commercial building units specifically retail, restaurants, entertainment, theatres, and sporting complexes. Name: G.M. Smith 2000 Address: 3250 Lloydtown-Aurora Road City: Kettleby Province ON Postal Code L0G 1J0		x			90 m
Commercial building units – continuous occupancy specifically hotels, campgrounds, and resorts. Name: _____ Address: _____ City: _____ Province _____ Postal Code _____					_____ m
Sensitive institutions specifically hospitals, schools and day cares, nursing and retirement homes, mental health institutions, and prisons. Name: Kettleby Public School York Pines United Church Address: 3286 Lloydtown/Aurora Rd 3150 Lloydtown-Aurora Rd. City: Kettleby Province ON Postal Code L0G 1J0			x		120 m
Emergency responders specifically fire stations, ambulance stations, and police stations. Name: _____ Address: _____ City: _____ Province _____ Postal Code _____					_____ m

* For multi-unit buildings, count each unit as "1".

Declaration: I am aware that it is an offence to give false information in this document and I hereby declare that the information I have given here is true and complete.

Name of person completing this form (please print) Jonathan Zuber	Official Title Safety Manager
Signature 	Telephone No. 905-841-3735
	Date (dd-mm-yyyy) 29-11-2011



Technical Standards and Safety Authority
www.tssa.org

14th Floor - Centre Tower
3300 Bloor Street West
Toronto Ontario M8X 2X4
Fax: 416.231.4903
Customer Service: 1.877.682.8772

Level 1 Risk and Safety Management Plan (RSMP)
Technical Standards and Safety Act
Propane Storage and Handling Regulation

WORKSHEET

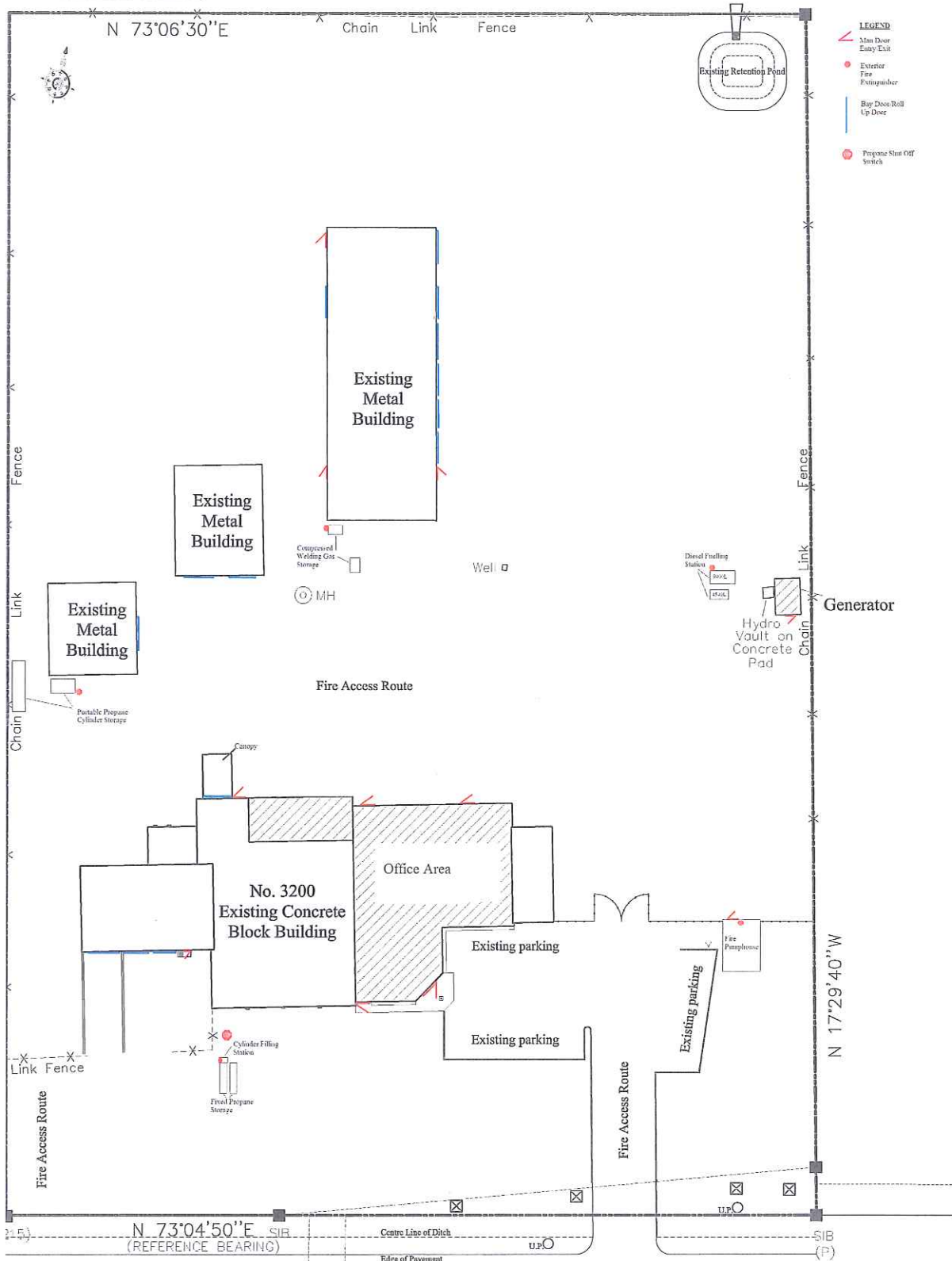
Portable Storage Additional Information Worksheet

Cylinder Size	Capacity in USWG	Quantity	Total Volume in USWG
# 420	123.9		
# 100	29.5	32	944
# 40	11.75		
# 33.3	9.62	50	481
# 30	8.8		
# 20	5.8	20	116
# 10	2.9		
# 5	1.5		
Total Cylinder Capacity			1541

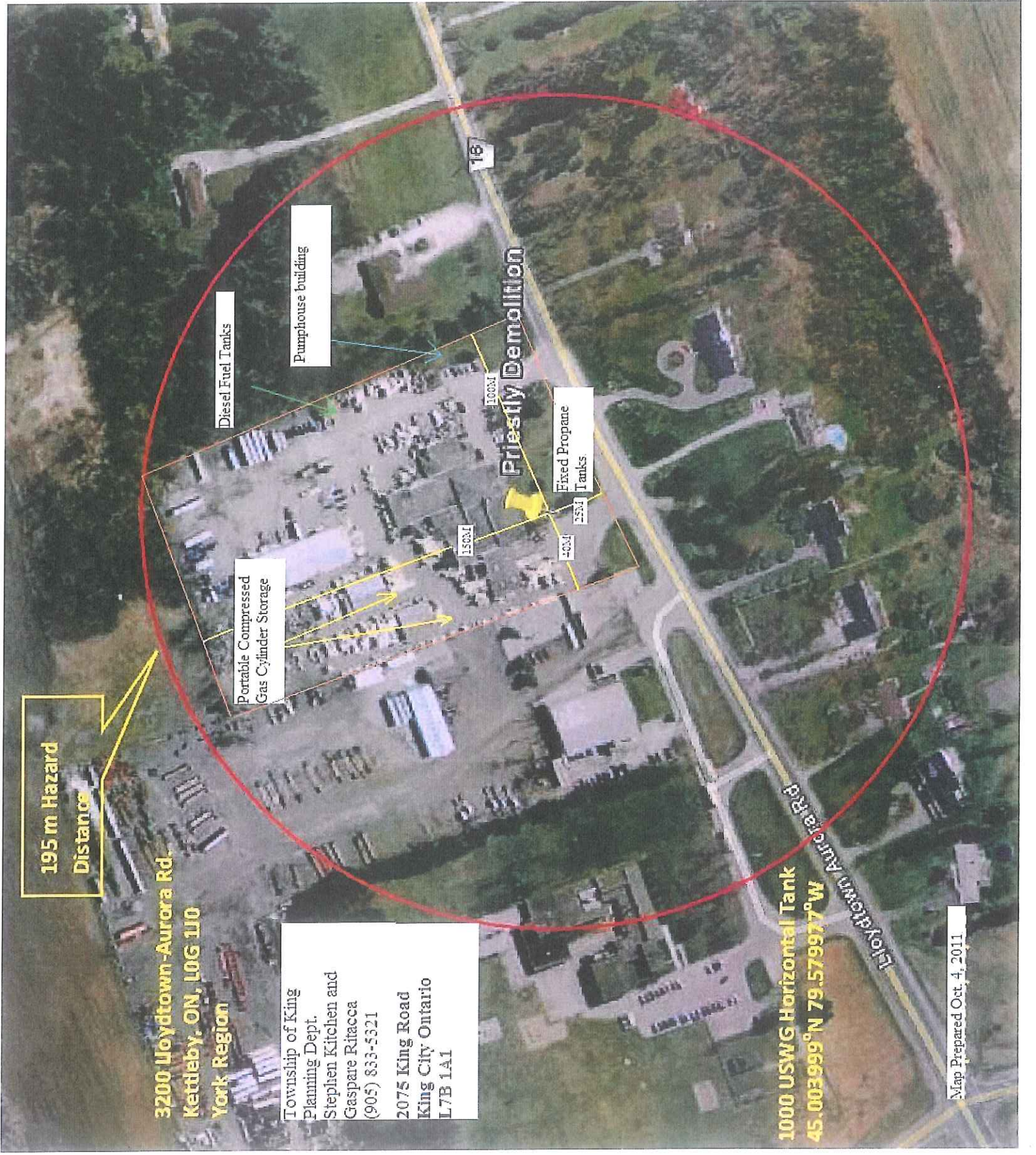
Tanks Stored On-site Not Connected for Use

Tank Size In USWG	Quantity	Total Volume In USWG
Total Tank Capacity		

Total Cylinder Capacity	426.40
Total Tank Capacity	
Total Portable Capacity (Total Cylinder Capacity + Total Tank Capacity)	426.40



**Lloydtown Road
(Formerly the Aurora Road)**



195 m Hazard Distance

3200 Loydtown-Aurora Rd.
Kettleby, ON, L0G 1J0
York Region

Township of King
Planning Dept.
Stephen Kitchen and
Gaspere Ritacca
(905) 833-5321
2075 King Road
King City Ontario
L7B 1A1

Priestly Demolition

Diesel Fuel Tanks

Pumphouse building

Portable Compressed Gas Cylinder Storage

Fixed Propane Tanks

10000 USWG Horizontal Tank
45.003999° N 79.579977° W

Map Prepared Oct. 4, 2011