



Technical Standards and Safety Authority
 www.tssa.org
 14th Floor - Centre Tower
 3300 Bloor Street West
 Toronto Ontario M8X2X4
 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.

<p style="text-align: center;">Failure to fully complete this form may result in rejection. Making a false statement may result in a fine or prosecution under the <i>Technical Standards and Safety Act</i></p> <p>Licence Number <input style="width: 200px;" type="text" value="0076499193-C"/></p> <p>Check applicable type of propane operations.</p> <p> <input checked="" type="checkbox"/> Cylinder <input type="checkbox"/> Motor Fill <input type="checkbox"/> Filling Plant <input type="checkbox"/> Card/Keylock </p> <p>Submit along with this completed application a Facility Site Plan and a Map of the Surrounding Area.</p>	<p style="text-align: center;">For Office Use Only</p> <div style="border: 1px solid black; height: 100px; width: 100%; background-color: black;"></div>
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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.

A	Company Name Costco Wholesale (Canada) Ltd.	Ontario Corporation No., if applicable
	Operator Name (if different from above) Darryl Bednis(Agent/Warehouse Manager)	
	Telephone No. 1-800-463-3783	Fax No. N/A
	E-mail service@costco.ca	
B	Street No. / Street Name / 911 Number / Address, if applicable 415 / West Hunt Road	
	Town / City or Township / County Ottawa	Province / Postal Code Ontario / K2E 1C5
C	Mailing address if different from above. 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.		
D	Street No. / Street Name / 911 Number / Address, if applicable 4313 / Wellington Road South	Nearest Major Intersection Wellington Road and Roxburgh Road
	Town / City or Township / County City of London	Province / Postal Code Ontario / N6E 2Z8

Name of Licence Holder Darryl Bednis on behalf of Costco Wholesale (Canada) Ltd.	
Name of a Senior Management person as defined in the regulation holding the Record of Training (ROT). Robert Moyer	ROT type 100-08-77282
Municipality (or municipalities if the facility or its hazard distance touches multiple borders) London	
Hours of operation. <div style="background-color: black; width: 100%; height: 40px;"></div>	

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: Darryl Bednis on behalf of Costco Wholesale (Canada) Ltd.		16/02/2012
Name of Senior Management person as defined in the Regulation holding the Record of Training: Robert Moyer		



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SECTION A: GENERAL INFORMATION (cont'd)

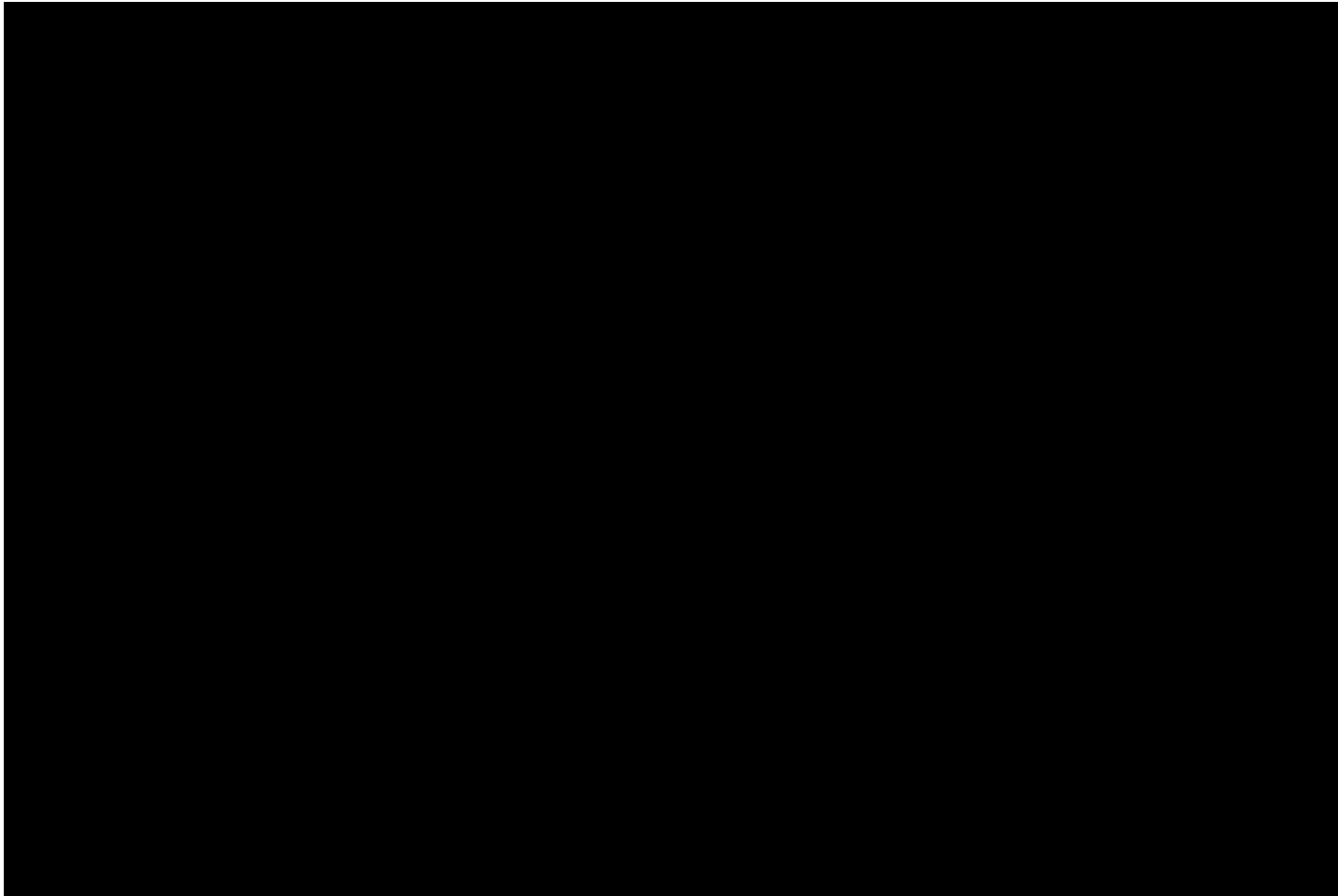
Indicate the year the facility was established. Indicate the year of any significant modifications, as defined in s.1, O.Reg 211/01, since establishment.
1997 2004

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

	PSIG	Serial Number
Tank1:	250	5.563282
Tank2:	_____	_____
Tank3:	_____	_____

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: 2000 USWG Portable: 417.6 USWG Mobile: _____



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Name of person completing this form (please print) Darryl Bednis		Official Title Warehouse Manager	
Signature 		Telephone No. 519-680-1027	Date (dd-mm-yyyy)



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

Name of Propane Supplier(s)			For Office Use - Party No.	
Superior Propane - Ontario Regional Operations Centre			[Redacted]	
Street No.	Street Name / 911 Number / Address, if applicable			
251	Woodlawn Road West, Unit 217			
Town / City or Township / Country		Province	Postal Code	
Guelph		Ontario	N1H 8J1	
Telephone No.	Fax No.	Contact Name		
1-877-873-7467	519-836-7766	Mike Mullins		
E-mail mullinsm@superiorpropane.com				

Name of Propane Transporter. If same as above, please check box. <input type="checkbox"/>			For Office Use - Party No.	
Superior Propane - Strathroy			[Redacted]	
Street No.	Street Name / 911 Number / Address, if applicable			
29495	Centre Rd. RR#6 Hwy 81			
Town / City or Township / Country		Province	Postal Code	
Strathroy		On	N7G 3H7	
Telephone No.	Fax No.	Contact Name		
519-401-1095		Mike Mullins		
E-mail mullinsm@superiorpropane.com				

Off-site Cylinder and/or Mobile Storage		Capacity stored off-site, in USWG	For Office Use - Party No.	
None			[Redacted]	
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.

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)		Official Title	
Darryl Bednis		Warehouse Manager	
Signature	Telephone No.	Date (dd-mm-yyyy)	
	519-680-1027		



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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.
 None

Description of fire and emergency equipment indicated on facility site map.
 Fire Extinguishers- ABC Dry Chemical - located at a) the propane filling station b) the tire shop and c) the tire showroom

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.

1. Fusible link on ISC valve - isolation valve between the tank and the downstream propane dispensing equipment.
2. Electrical reset - located on the west wall of the tire shop.
3. Emergency stop push button - located on the outside wall of the tire shop. This shuts down the pump and closes a solenoid valve upstream of the hoses.

Maintenance and testing schedule for fire protection controls and devices.
 Maintenance and testing is undertaken by Superior Propane according to Superior Propane's Maintenance Standard. Schedule for key equipment is:

1. Pumps (pump every 3 months pump motor; check belts monthly; grease motor every 6 months) 2. ISC Valves (test for closure every 6 months)
3. Fusible links - inspected every 3 months 4. Storage tank Relief Valves - inspect every 2 years; replacement schedule as per provincial regulations.
5. Fire extinguishers maintained by Costco as per Ontario Fire Regulations. Maintenance records are kept for 5 years.

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Signature 	Telephone No. 519-680-1027
Date (dd-mm-yyyy)	



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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 George Gilders	For Office Use - Party No.	Name Brent McCallum	For Office Use - Party No.
Official Title Tire Centre Manager		Official Title Assistant Director (Key Holder)	
Telephone No. 519-680-1846 Home 519-668-3024	Fax No. 519-680-9810	Cell No. 519-709-9118	Fax No. 519-680-9810
E-mail W508tism@costco.com		E-mail W508mgr2@costco.com	
Role and responsibilities in emergency Coordinate site response		Role and responsibilities in emergency Coordinate site response	
2. Facility Contact Personnel - Alternate Contact		6. Name of Facility Manager	
Name Brent McCallum	For Office Use - Party No.	Name Darryl Bednis	For Office Use - Party No.
Official Title Assistant Director		Official Title Warehouse Manager	
Telephone No. 519-680-1027	Fax No. 519-680-9810	Telephone No. 519-680-1027	Fax No. 519-680-9810
E-mail W508mgr2@costco.com		E-mail W508mgr2@costco.com	
Role and responsibilities in emergency Coordinate site response if agent unavailable.		Role and responsibilities in emergency Coordinate site response	
3. Local Fire Services - Key Contact		7. Propane Supplier Key Contact Person	
Name John Kobarda	For Office Use - Party No.	Name Superior Propane Hotline	For Office Use - Party No.
Official Title Fire Chief	cell: 519-521-2016	Official Title	
Telephone No. 519-661-2500 ext 5620	Fax No. 519-661-6507	Telephone No. 1-877-873-7467	Fax No.
E-mail jkobarda@london.ca		E-mail	
Role and responsibilities in emergency Coordinate/advise on Fire Service response. Liaise with police.		Role and responsibilities in emergency Identify and dispatch Superior Propane and or LPERGC emergency response personnel as required.	
4. Local Fire Services - Alternate Contact		8. Municipal Contact	
Name Brian George	For Office Use - Party No.	Name Cathy Saunders	For Office Use - Party No.
Official Title Deputy Fire Chief	cell: 519-448-2339	Official Title Clerk	
Telephone No. 519-661-2500 x 4785	Fax No. 519-661-6507	Telephone No. 519-661-2500 x4937	Fax No. 519-661-4892
E-mail BGeorge@London.ca		E-mail csaunder@london.ca	
Role and responsibilities in emergency Alternate - Coordinate/advise on Fire Service Response. Liaise with police.		Municipality City of London	

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) Darryl Bednis	Official Title Warehouse Manager
Signature <i>Revised # 3, 4, 8 as per Fire Services</i>	Telephone No. 519-680-1027
	Date (dd-mm-yyyy) 18-04-2012

Kalmeij Superior Propane



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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.

Emergency Shut Off push button to shut down pump and close solenoid valve upstream of dispensing hoses.

Fire Suppression System - (fire sprinkler system) inside Costco Building.

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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) 2010	Print Name of Training Provider: Costco - Standard Costco Safety Training
	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) 2010	Print Name of Training Provider: Costco - Standard Costco Safety Training
	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) to be arranged	Print Name of Training Provider: FSN or Other	Please note: ROT certification is valid for a 3yr period
	Print Name of Instructor: to be arranged as required	
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:	

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Name of person completing this form (please print) Darryl Bednis	Official Title Warehouse Manager	
Signature 	Telephone No. 519-680-1027	Date (dd-mm-yyyy)



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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) 18-01-2011	Print Name of Training Provider: Costco - Standard Costco Safety Training	
	Print Name of Instructor:	
Target Date (dd-mm-yyyy) Q1 2012	Print Name of Training Provider: Superior Propane or Other	Please Note - the course content is currently
	Print Name of Instructor: to be arranged	being developed by the industry and should
Target Date (dd-mm-yyyy)	Print Name of Training Provider:	be available for teaching in the fourth
	Print Name of Instructor:	quarter of this year

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

Target Date (dd-mm-yyyy) Q1 2012	Print Name of Training Provider: Key Site Contact to train Staff
	Print Name of Instructor: to be arranged
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) to be arranged	Print Name of Training Provider: FSN Training or Other	Please note: ROT certification is valid for 3 years
	Print Name of Instructor: to be arranged as required	
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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Name of person completing this form (please print) Darryl Bednis	Official Title Warehouse Manager
Signature 	Telephone No. 519-680-1027
	Date (dd-mm-yyyy)



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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).
The operator or alternate will contact emergency services by calling 911 and will provide warnings outlined in the attached "Propane Emergency Response Procedures" card (to be posted on site and part of the employee training). If it is safe to do so this could involve verbally advising neighbors to evacuate.
The owner/operator may also contact Superior Propane via the emergency number identified in the ERP.

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).
The owner/operator or alternate should first follow the actions in the ERP provided herein. Staged evacuation, if the release of propane cannot be stopped by cutting electrical power may be required. The initial muster location will be on the boulevard at the entrance to the site from Roxburgh Road and away from a dispersing propane cloud. Subsequent evacuation instructions potentially up to the Hazard Distance to be provided by municipal emergency responders.
Residences and businesses beyond the site boundary to be notified by municipal responders.

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).
When the system is operational, a ROT person will be on duty and be in the propane tank area. They key contact or alternate will be implementing ER actions including notifying emergency responders. Calling 911 will occur immediately after any attempts to shut down the system.
When the system is not in operation, the ISC valve (main isolation valve) is closed and the propane system is unattended but shutdown. Any incidents Any incidents involving the propane tank during such times will require the intervention of random, nearby individuals or store staff.

Describe provisions for fire department entry when there are no operations or staffing at the propane site.
The propane tank system is located in a wide open area that is easily accessible from Wellington Road South/Roxburgh Road.

Describe how the licence holder will ensure continual flow of updated information to authorities.
The critical information required from the license holder is information on how to shut down the system and the fill level in the tank (if known)
Fill level is relevant from a time to BLEVE perspective (a nearby empty tank will BLEVE sooner than a full tank if there is fire impingement on the tank).
This information will be provided to the authorities by key contact, George Gilders, verbally if on site, or by phone during off hours.

How long will it take the facility liaison person to respond to the site.
It would take the key contact, George Gilders, approximately 30 minutes to arrive on site after receiving the emergency call.

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Signature 	Telephone No. 519-680-1027	Date (dd-mm-yyyy)



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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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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)	100 m _____	
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)	n/a _____	

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Signature 	Telephone No. 519-680-1027
	Date (dd-mm-yyyy)



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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.

8. 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 type="checkbox"/>	<input type="checkbox"/>

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

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.

Print name	Signature	Date (dd-mm-yyyy)
Local Fire Services Name		

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Name of person completing this form (please print) Darryl Bednis	Official Title Warehouse Manager	
Signature 	Telephone No. 519-680-1027	Date (dd-mm-yyyy)



LONDON FIRE DEPARTMENT INFORMATION FORM

REVIEW AND COMMENTS FOR Level 1 Risk and Safety Management Plan (RSMP)

Company Name: Costco Wholesale
Site Contact: Darryl Bednis
Site Address: 4313 Wellington Rd S
Telephone: 1 800 463 3783
Date Rec'd: 2012-01-03

This document is a reproduction of OFSCFCB-Rev Draft 2 and was created to assist in the completion and provision of information to complete the aforementioned review.

Date:	2012-01-03
Reviewed By:	Brent Smith

The information is being provided by the local fire service having jurisdiction for the propane facility referenced within the Level 1 RSMP submission. The fire service is providing the information under the requirements of O. Reg. 211/01 and exercising its authority for review and comment. The following comments are being provided to the propane operator:

MUNICIPAL INFORMATION	
Municipality/Region	London, Ontario
Address	300 Dufferin Avenue
Address	P.O. Box 5035
City	London
Postal Code	N6A 4L9
Clerk	Cathy Saunders
Phone	(519) 661-2500 Ext.4937
Fax	(519) 661-4892
Email	csaunder@london.ca
Alternate (if applicable)	Linda Rowe
Phone	(519) 661-2500 Ext.5396
Fax	(519) 661-4892
Email	lrowe@london.ca

MUNICIPAL FIRE DEPARTMENT INFORMATION	
Fire Department Name	London Fire Department
Address	400 Horton Street
Address	
City	London
Postal Code	N6B 1L7
Fire Chief	John Kobarda
Phone	(519) 661-2500 Ext. 5620
Cell	(519) 521-2016
Fax	(519) 661-6507
Email	jkobarda@london.ca
Alternate (if applicable)	Brian George
Phone	(519) 661-2500 Ext. 4785
Cell	(226) 448-2339
Fax	(519) 661-6507
Email	bgeorge@london.ca

FIRE SERVICE RESPONSE DETAILS	
The fire service should identify how many fire stations are located in the municipality and reference an approximate distance to the closest municipal fire station for response. Municipal resources should be shown in this table since the contacted fire service may not be available to respond at all times.	
How many fire stations are within the municipality?	14
What is the approximate distance to the propane facility from the closest municipal fire station (km)?	3.3 km
The fire service should provide the average response time for their first arriving crew from the closest responding station, including stations under agreement. The time noted should be used as an ordinary response time as other factors that increase response time are not predictable. The time to assemble a full complement of crews means that the fire service has established all operational tasks and staffing and resources available to support the operational assignments. Average times should be noted as factors that influence response setup are not predictable.	
What is the approximate First Response time? (First arriving crew to complete scene assessment)	8.36
What is the expected time to assemble a full complement of crews to support operations (approx. minutes)? (All apparatus and crews arrive, operational assignments provided)	10.00

The distance from the closest fire station, noting that the station is determined by the LFD response algorithm, is an estimate using electronic sources such as MapPoint or Mapquest. The LFD cannot guarantee that an Engine from the closest station will respond for reasons including, but not limited to, all of the apparatus already at another alarm, one or more apparatus at another alarm, maintenance, training, a reserve unit being used in place of another vehicle, etc.

For the purposes of this exercise the following assumptions have been made with respect to calculating the "First Response" time, noting that the actual travel time has been calculated using the formula shown below, which is based on an average speed of 50 km/hour.

Travel Time Calculation	
Response Time (secs) =	$\frac{60 \text{ minutes}}{50 \text{ km/hr}} \times \text{Dist. to Closest Fire Station}$
=	1.20 X 3.3 km
=	4.36

Response Time Worksheet	
Process Functions	Time (minutes)
Processing of Call (PSAP to Dispatch (90 secs):	1.50
Turnout Time (90 secs):	1.50
Travel Time (secs - see above):	4.36
On Scene Assessment (60 secs):	1.00
Estimated Total Response Time:	8.36

FIRE SERVICE EQUIPMENT

Provide a list of all fire service apparatus that will be responded to this specific propane site should an event occur. List apparatus as pumpers, tankers or aerial devices. Combination units should be shown for the intended use as a pumper or a tanker. Note: Apparatus shown in this section are for information purposes only. Unforeseeable situations such as maintenance or other emergency responses may limit apparatus availability.

Total pump capacity may be limited by the water supply available or the number of apparatus available. Operations may require pumpers to be assigned to water supply and the site.

Truck ID (P1, T1 or L1)	Pumper	Tanker	Elevating Device	Pump Capacity (Imp. GPM)	Water Capacity (Imp. Gal)
E9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1250	500
E5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1250	400
T9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1500	300
E11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1250	1000
R1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
C1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
HAZMAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Total Pump Capacity Available (units)					5250
Total Mobile Water Capacity Available on Trucks (units)					2200

The responses provided come from the LFD Communications Division's CAD system response algorithms and are "best" case responses. The LFD cannot guarantee the availability of some or all of these vehicles for reasons including, but not limited to, all of the apparatus already at another alarm, one or more apparatus at another alarm, maintenance, training, a reserve unit being used in place of another vehicle, etc.

Feb. 16, 2012
Date

Mary Ann Scherer
Supervisor of
Communications and
Information Systems


Signature

The pumping and water tank capacities herein provided are based on the fire apparatus deployment as of the date of this review. The actual specifications of the responding fire apparatus may change from time to time to meet the LFD's overall operational objectives.

Feb 23/12
Date

Brian George
Deputy Fire Chief - Operations


Signature

FIRE SERVICE RESPONSE CONSIDERATIONS

The engineer must consider your fire protection services capabilities when determining a mitigation strategy in the RSMP. It will be important to provide accurate information about response capabilities and training to ensure the RSMP closes any identified response gaps.

Current level of HAZMAT training that the fire service has obtained	Technician
---------------------------------------------------------------------	------------

Provide fire service operation details that a propane company could expect for your fire service in the event of a propane leak or fire.

(Example of Service Operations:

Dispatch protocols will have a 1st response alarm of 3 response locations including apparatus XYZ, establish water supply with apparatus ABC, our fire service has awareness level training, will establish safety zones, control fire from a safe distance, will await technical support from the propane operator.)

- Dispatch protocols will have a 1st response alarm of Four (4) response locations including apparatus noted in "Fire Service Equipment" with the first arriving unit being E9
- First arriving vehicle will conduct a scene assessment
- Establish water supply with apparatus E9
- **Note:** First response crews have awareness level training; however, the LFD does have a HAZMAT team trained to Technician level, albeit they have **NO** propane fire training
- Crews will establish safety zones
- Setup ground monitors to cool tank(s) and attempt to extinguish fire ,Control fire from a safe distance
- LFD will await technical support from the propane operator

List all intervention capabilities that the fire service can provide.

(Provide specific details that identify mitigation actions the fire service will perform for this specific site)

Establish water supply, create safe zone and inform if evacuation is necessary, cool area or suppress fire if necessary, determine if more resources are needed.

The actual strategy and tactics herein provided may be altered based on the actual conditions found to exist on arrival of the first due Engine Company, as well as how operations and event progress.

Feb 23/2012

Date

Brian George

Deputy Fire Chief - Operations



Signature

Feb 29/2012

Date

David Lazenby

Deputy Fire Chief



Signature

WATER SUPPLY COMMENTS

Check the appropriate response that best suits the water flow situation identified by your fire department.

Note: This information should also be shown in the Level 1 RSMP (page 10 of 15)

The fire service has the capability to pump and maintain a continuous flow rate of 375 GPM at the referenced facility.	YES
------------------------------------------------------------------------------------------------------------------------	-----

The fire service DOES NOT have the capabilities to pump 375 GPM at the propane facility location. The propane operator requires a level of fire protection services beyond the capabilities of the municipal fire department and will be responsible to assess other safety strategies beyond municipal fire protection.	N/A
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----

**Fire Service Comments for Level 1 RSMP Section B
Emergency Response and Preparedness Plan**

At the time of this report, the London Fire Department found the following concerns/situations which it wishes to bring to the attention of the TSSA:

Section B:

Projected training, pre-planning and record keeping for the same will be completed going forward
Training in emergency evacuation and emergency procedures along with location specific safety plans is currently under development with the Canadian Propane Association for future delivery to all Propane Operators and staff.

A preplan exercise at this location would be a good idea based on sensitive infrastructure in area.

This location is in close proximity to commercial and has 401 on and exit ramps in the blast zone area
evacuation location is in direct blast zone area.

municipal and fire department contacts need to be corrected (see this audit form)

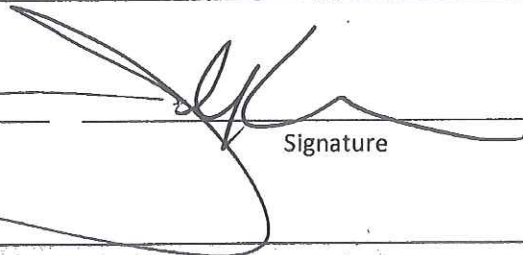
contacting in the event of propane emergency is responsibility of license holder.

Outstanding Fire Code Violations:

At the time of this report, the London Fire Department found the following Fire Code violations which it wishes to bring to the attention of the TSSA:

none

Mar 9/2012
Date



 John Kobarda
 Fire Chief

Signature

FIRE PREVENTION CONTACT INFORMATION

Chief Fire Prevention Officer	Wendy Cowdrey
Phone	(519) 661-2500 Ext. 5222
Cell	(519) 521-4311

Fax	(519) 661-8419
Email	wcowdrey@london.ca
Alternate (if applicable)	Dianne Lebold
Phone	(519) 661-2500 Ext. 4996
Cell	(519) 521-4308
Fax	(519) 661-8419
Email	dlebold@london.ca

London Fire Department	
Level 1 Risk and Safety Management Plan (RSMP)	
Reviewing Inspector:	Brent Smith
Date Completed:	2012-02-14
<i>The following is a review of the Level 1 Risk and Safety Management Plan (RSMP), TSSA Form FS 09195 (11/10), which the Act requires the Licence holder to complete.</i>	
Page 1 of 15	
Page 2 of 15	Section A: GENERAL INFORMATION (cont'd)
Page 3 of 15	Section A: GENERAL INFORMATION Activity Information(cont'd)
Page 4 of 15	Section B: EMERGENCY AND PREPARARDNESS RESPONSE PLAN The licence holder will complete Section B in consultation with the local Fire Services
Other Hazardous Materials	
<i>The Licence holder notes other hazardous materials on site:</i>	NO
Notes: some hazardous materials exist however due to palletization it does not fit into the definition, this is a large wholesale warehouse in an extremely high traffic area	
<i>If hazardous materials are on site, has the Licence holder identified the maximum volumes, types and storage locations?</i>	NO
<i>I have inspected the premises and can confirm that information provided by the Licence holder is accurate.</i>	YES
Description of fire and emergency equipment indicated on the facility site map	
<i>I have inspected the premises and can confirm that information provided by the Licence holder is accurate.</i>	YES
Notes: locations of extinguishers and exit and emergency lights are present throughout.	

<i>I have inspected the premises and can confirm that information provided by the Licence holder is accurate.</i>		YES
Notes:		
Maintenance and testing for fire protection controls and devices		
<i>I have received and inspected the maintenance and testing documentation and can confirm that the information provided is accurate and is current at this time.</i>		YES
Notes:		
Page 5 of 15	Section B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN 1. Contacts for Emergency Response	
Page 6 of 15	Section B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN 2. Additional Safety Measures	
Page 7 of 15	Section B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN 3. Record of Emergency Training Provided – For most recent 12-month period	
Training on Emergency Response Plan and Procedures provided to facility key contacts		
<i>In the last 12-month period, the Licence holder has recorded training has occurred the following number of times:</i>		Once
Notes: Training has occurred for propane filling and theoretical fire extinguisher training only. Canadian Propane Association is developing a emergency response and safety plan program to be delivered to the operators at a later date. In house training of a simplified plan has taken place in September 2011, target date for comprehensive training is April 2012.		
<i>If training has occurred, the Licence holder has provided me with the training records for review and I can confirm such training has occurred.</i>		YES
Training on the facility's Emergency Management Procedures provided to staff		
<i>Does the Licence holder have a formal written Procedure that is provided to staff?</i>		YES
<i>In the last 12-month period, the Licence holder has recorded training has occurred the following number of times:</i>		Once
<i>If training has occurred, the Licence holder has provided me with the training records for review and I can confirm such training has occurred.</i>		YES
<i>If training has occurred, using the Procedures, I have asked staff what they are expected to do in the case of a propane emergency?</i>		YES
<i>When questioned, staff have responded properly and understand their roles and responsibilities in the case of a propane emergency?</i>		YES
Notes:		
On-site specific training provided to certificate holders/persons with Records of Training		

<i>Does the Licence holder have formal written Procedures that are provided to staff?</i>		YES
<i>In the last 12-month period, the Licence holder has recorded training has occurred the following number of times:</i>		Once
<i>If training has occurred, the Licence holder has provided me with the training records for review and I can confirm such training has occurred.</i>		YES
<i>If training has occurred, I have asked the "trained" and/or "certified" staff if they understand their roles, responsibilities and safety precautions with respect to the handling and dispensing of propane emergency?</i>		YES
<i>In those cases where there are certificate holders, are these certificates displayed and current?</i>		YES
<i>Concerning training that provides certification, is the training provider by an agency/organization certified or accredited to deliver the same?</i>		YES
Notes:		
Page 8 of 15	Section B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN 4. Emergency Training Plan for Coming Year	
Training on Emergency Response Plan and Procedures provided to facility key contacts		
<i>Has the Licence holder provided Target Dates for training for the next 12-month period?</i>		YES
Notes: future training as per expiry for propane dispensing, training in ERP and designing FSP contingent on Canadian Propane Associations launch of program. Operator is projecting April 2012.		
<i>Has the Training Provider and Instructor been clearly identified?</i>		YES
Notes:		
Training on the facility's Emergency Management Procedures provided to staff		
<i>Has the Licence holder provided Target Dates for training for the next 12-month period?</i>		YES
Notes:		
<i>Has the Training Provider and Instructor been clearly identified?</i>		YES
Notes:		
On-site specific training provided to certificate holders/persons with Records of Training		
<i>Has the Licence holder provided Target Dates for training for the next 12-month period?</i>		YES
Notes:		
<i>Has the Training Provider and Instructor been clearly identified?</i>		YES

Notes:	
Page 9 of 15	Section B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN The licence holder will complete Section B in consultation with the local Fire Services 5. Emergency Response Communications Plan
Concerning Warning and Actions , does:	
a) <i>The description of who gives warnings, how and when seem adequate?</i>	YES
Notes:	
b) <i>Does the action to be taken and by whom if a warning is issued seem adequate?</i>	YES
Notes:	
c) <i>Has a meeting place for employees been identified should a propane event occur?</i>	YES
d) <i>If a meeting place has been identified, is it in an area of safety?</i>	NO
Notes: evacuation zone is not in correct location	
Concerning Communications with Emergency Response Authorities , does:	
a) <i>The Licence holder provided a means of "early" warning to emergency response authorities?</i>	YES
Notes:	
b) <i>The Licence holder provided a means to ensure emergency response authorities are contacted via 911?</i>	YES
Notes:	
c) <i>Are the provisions described with respect to fire department entry outside hours of operation adequate?</i>	YES
Please describe:	
d) <i>Concerning how the Licence holder will ensure continual flow of updated information to authorities, is their description acceptable?</i>	YES
Notes:	
e) <i>Based on your discussions with the Licence holder, does the response time provided for the facility liaison person seem likely (on average)?</i>	YES
General Notes:	
Page 10 of 15	Section B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN

	The licence holder will complete Section B in consultation with the local Fire Services 6. Building and Site Security and Procedures	
During your inspection of the propane site, can you concur with the Licence holders response concerning the following:		
a)	There is controlled access to limit unnecessary entry.	YES
b)	Adequate night lighting is in place, noting a District Chief or Captain confirmed?	YES
c)	You have been provided proof of written procedures that are in place that ensure routes, aisles, storage areas, and grounds are kept clear of unwanted materials?	YES
d)	You have been provided proof of written procedures that are in place that capture and record the daily inspection of hoses and inspection requirements for filling systems and mechanical devices used in the transfer of propane?	YES
AND		
e)	You reviewed such records to ensure they are being completed as claimed.	YES
f)	You have been provided proof of written procedures that are in place that include a process to isolate and purge any overfilled propane cylinders.	YES
g)	You have been provided documentation that an independent third party organization has validated the weighing systems for accuracy?	YES
Please provide the date: April 2011 Weights and Measures Canada		
h)	On your inspection, have you observed clearly marked storage areas with the vessel's capacity status (i.e. full, empty, purged or other hazardous materials)? If the Licence holder responds NO, why?	YES
i)	You have been provided proof of written procedures of assurance procedures to ensure that all valves are closed after the propane cylinders are filled.	YES
j)	You have been provided proof of scheduled maintenance and testing activities.	YES
AND		
k)	Are the maintenance and testing records kept on site?	YES
General Notes:		
Page 10 of 15	Section B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN The licence holder will complete Section B in consultation with the local Fire Services 7. Water Supply	
a)	Is there a pressurized water supply at the propane facility site?	YES
b)	Is there a pressurized water supply within 150 metres (500 feet) of the site?	YES
General Notes: 50 Meters		
Page 11 of 15	Section B: EMERGENCY AND PREPAREDNESS RESPONSE PLAN The licence holder will complete Section B in consultation with the local Fire Services 8. Licence holder and local Fire Services Review	

yes	
Page 12 of 15	Section C: SUBMISSIONS Applicant must include a Facility Site Plan and Map of Surrounding Area
<i>Please note if this section has been properly completed.</i>	
General Notes: yes	
Page 13 of 15	Section C: SUBMISSIONS (cont'd) Applicant must include a Facility Site Plan and Map of Surrounding Area
General Notes: yes	
Page 14 of 15	Section C: SUBMISSIONS (cont'd) Applicant must include a Facility Site Plan and Map of Surrounding Area
<i>Have the surrounding buildings and features been properly identified as required by the RSMP.</i>	
General Notes: Yes.	
Page 15 of 15	Section C: SUBMISSIONS (cont'd) Applicant must include a Facility Site Plan and Map of Surrounding Area
a) During your inspection of the propane site, can you confirm that the record of quantities of portable tanks is accurate?	YES
b) During your inspection of the propane site, can you confirm that the quantities of tanks stored on-site not connected for use is accurate?	YES
c) Has the document been properly and accurately completed by the Licence holder?	YES
General Notes:	

Submitted by:

2012-2-14
2011-12-13

Date

Brent Smith

Fire Prevention Inspector


Signature

Reviewed by:

Click here to enter a
2012-02-15

Date

Wendy Cowdrey

Chief Fire Prevention Officer


Signature



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

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) 19-12-2011	Capacity of single largest propane storage vessel (USWG) 2000 USWG
Tank setback coordinates. Indicate placement on the map.	
Front: 152 m	Right side property line: 144 m
Rear: 104 m	Left side property line: 32 m
GPS coordinates of single largest vessel: Lat.42.9185 Long.-81.2119	

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.

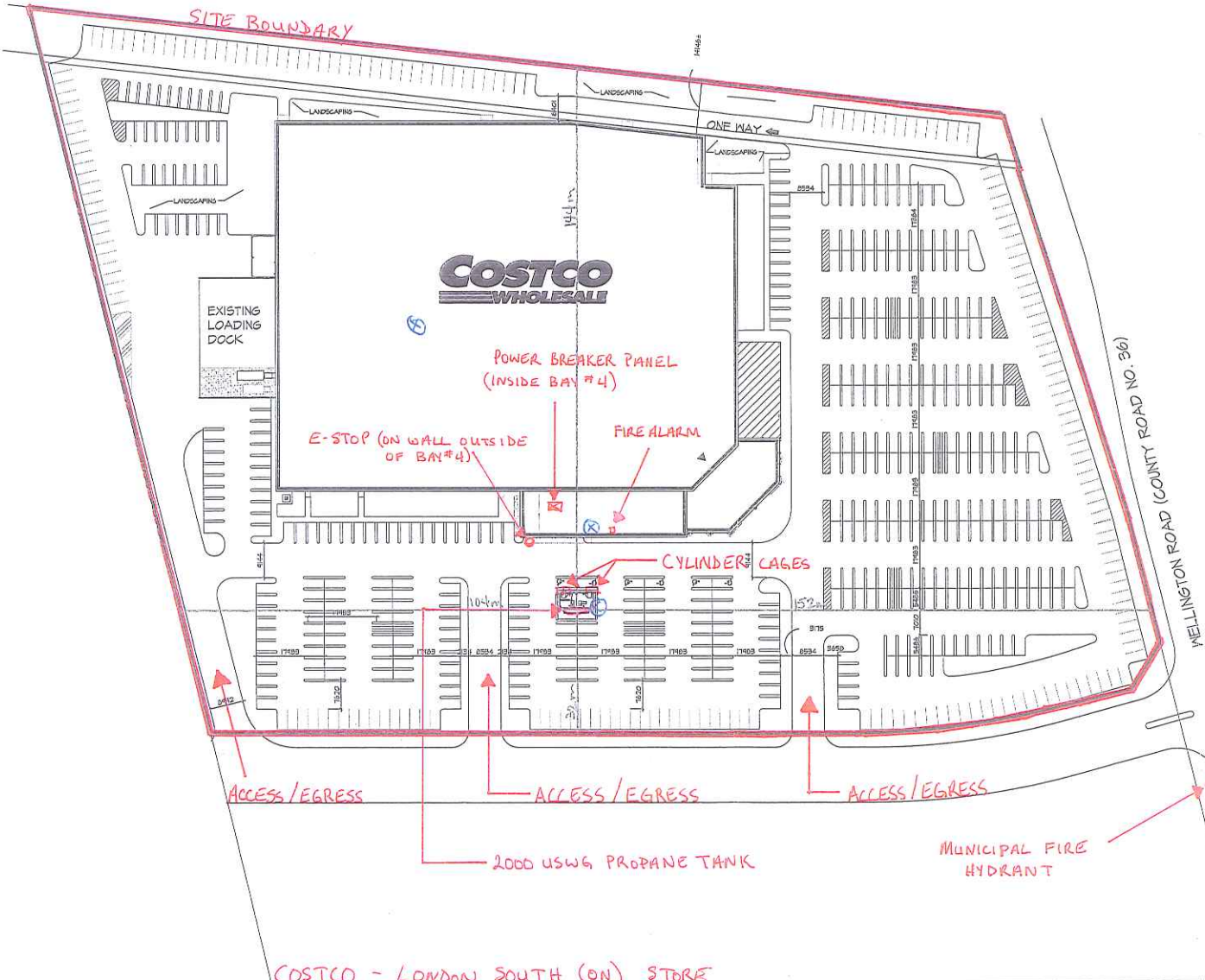
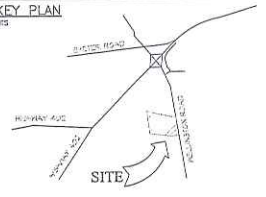
Name of person completing this form (please print) Darryl Bednis	Official Title Warehouse Manager	
Signature 	Telephone No. 519-680-1027	Date (dd-mm-yyyy)

(X) FIRE EXTINGUISHER



COSTCO
WHOLESALE
CORPORATION
699 LAKE DRIVE
ISSAQUAH, WA 98037
T: 425.213.8100
Costco.com

KEY PLAN
MS



SCALE:

1 : 1122

0	13 DEC '11	ISSUED FOR CLIENT REVIEW	RM	RM
Rev.	Date	Description	By	Appr.

J + B ENGINEERING INC.

1200 HWY 401 SOUTH
SUITE 100
GALAXY ON 401
GALAXY ON 401
GALAXY ON 401
GALAXY ON 401

OWNER/CLIENT:

Project: COSTCO WHOLESALE

RSPM PLAN - 2000 USWG PROPANE TANK C/W CYLINDER SCALES

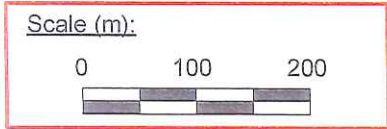
WELLINGTON ROAD SOUTH LONDON, ON

File No:	111134	Date:	13 DEC '11	ACAO INFO
Drawn By:	KM	Scale:	AS NOTED	Dep. File: 111134-P-250-1
Checked By:	KM	Sheet:	1 of 1	Plotting Scale: 1=1
Drawing No:	P-250-1	Printing:		Scale:

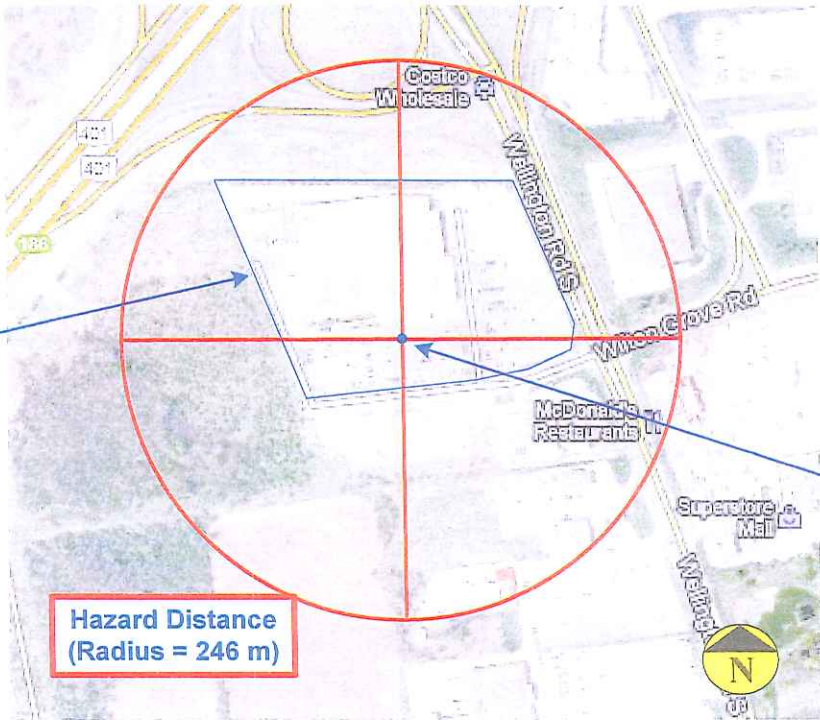
RSPM SITE PLAN
SCALE: 1:1122

COSTCO - LONDON SOUTH (ON) STORE
4313 WELLINGTON Rd. South, LONDON, ON, N6E 2Z8

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 Map data ©2011 Google, Tele Atlas



Site Boundary



2000 USWG
 Propane Tank

Hazard Distance
 (Radius = 246 m)

Setback Distances to Site Boundary	North : 144 m South: 32 m West: 104 m East: 152 m	Municipality (ies) within the 1 psi overpressure circle: City of London	Map of Surrounding Area Costco – London South 4313 Wellington Road South, London, ON, N6E 2Z8 CON 3 PT LOT 16 RP 33R9436 PART 1 RP 33R10163 PARTS 1 & 2
Capacity of Propane Storage Tank: Capacity of Propane Storage Tank = 2000 USWG	Municipal Contact: John M. Fleming Director of Land Use Planning Planning Department, City of London 300 Dufferin Avenue London Ontario, N6A 4L9 T: 519.661.2500 x5343 F: 519.661.5397 E: jfleming@london.ca	Circular Distance to 1 psi overpressure: Denoted by circle centred on tank; radial distance = 246 m	
GPS Co-ordinates of Propane Storage Tank: GPS Co-ordinates = 42.91865, -81.21189		Drawn by: L. Oliverio Date: December 19, 2011	



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

SECTION C: SUBMISSIONS (cont'd)
Applicant must include a Facility Site Plan and Map of Surrounding Area

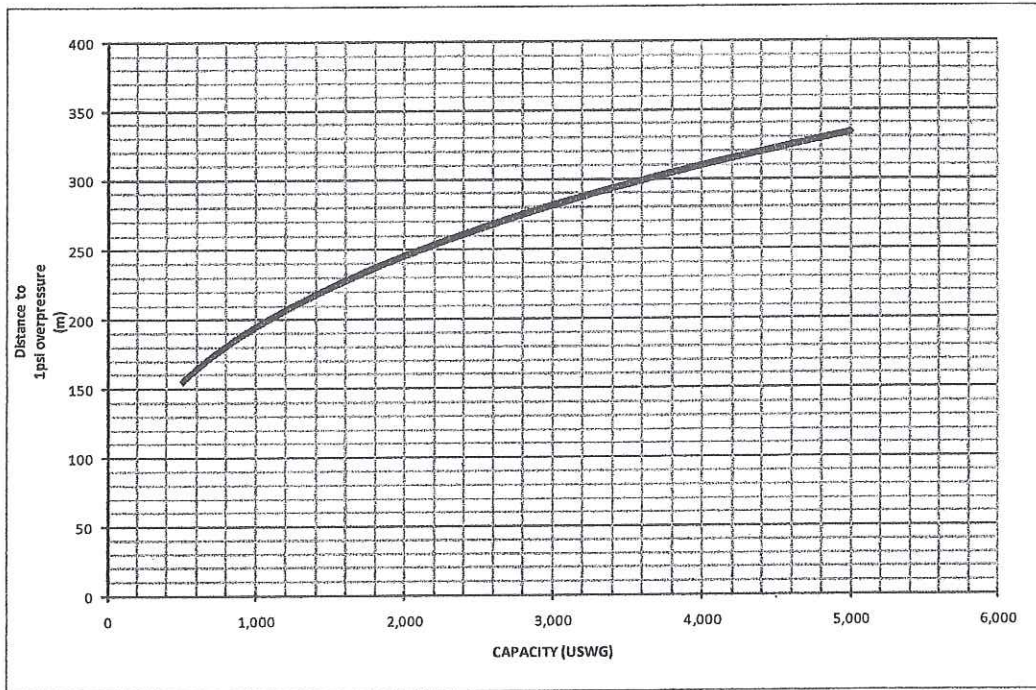
Table 1: Distance Table

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)



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) Nothing completed on this page.	Official Title	
Signature 	Telephone No.	Date (dd-mm-yyyy)



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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: <u>Busy Bee Machine Tools</u> Address: <u>Wellington Road</u> City: <u>London</u> Province <u>ON</u> Postal Code _____		X			<u>100</u> m
Residential building units specifically permanent single family dwellings, condominiums, and apartments. Name: <u>None within Hazard Distance</u> Address: _____ City: _____ Province _____ Postal Code _____	X				<u>0</u> m
Commercial building units specifically retail, restaurants, entertainment, theatres, and sporting complexes. Name: <u>Various retailers and restaurants(Super Store Mall, McDonald's, etc.Tim Hortons, Arby's, TruckWorld)</u> Address: <u>Wellington Rd.</u> City: <u>London</u> Province <u>ON</u> Postal Code _____				X	<u>100</u> m
Commercial building units – continuous occupancy specifically hotels, campgrounds, and resorts. Name: <u>None within Hazard Distance</u> Address: _____ City: _____ Province _____ Postal Code _____	X				<u>0</u> m
Sensitive institutions specifically hospitals, schools and day cares, nursing and retirement homes, mental health institutions, and prisons. Name: <u>None within Hazard Distance</u> Address: _____ City: _____ Province _____ Postal Code _____	X				<u>0</u> m
Emergency responders specifically fire stations, ambulance stations, and police stations. Name: <u>None within Hazard Distance</u> Address: _____ City: _____ Province _____ Postal Code _____	X				<u>0</u> 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) Darryl Bednis	Official Title Warehouse Manager	
Signature 	Telephone No. 519-680-1027	Date (dd-mm-yyyy)



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SECTION C: SUBMISSIONS (cont'd)
Applicant must include a Facility Site Plan and Map of Surrounding Area

Portable Storage Additional Information Sheet

Cylinder Size	Capacity in USWG	Quantity	Total Volume in USWG
# 420	123.9		
# 100	29.5		
# 40	11.75		
# 33.3	9.62		
# 30	8.8		
# 20	5.8	72	417.6 USWG
# 10	2.9		
# 5	1.5		
Total Cylinder Capacity 417.6 USEG			

Tanks Stored On-site Not Connected for Use

Tank Size In USWG	Quantity	Total Volume in USWG
2000 USWG	1	2000 USWG
Total Tank Capacity 2000 USWG		

Total Cylinder Capacity	417.6 USWG
Total Tank Capacity	2000 USWG
Total Portable Capacity	0

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) Darryl Bednis	Official Title Warehouse Manager	
Signature 	Telephone No. 519-680-1027	Date (dd-mm-yyyy)