



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 0076448299-C

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 U-Haul Co. (Canada) Ltd Ontario Corporation No., if applicable _____

Operator Name (if different from above) _____

Telephone No. 416-335-1250 Fax No. _____ E-mail kelly_gedge@uhaul.com

Street No. 240 Street Name / 911 Number / Address, if applicable Rexdale Blvd.

Town / City or Township / County Etobicoke Province Ontario Postal Code M9W1R2

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.

Street No. 1555 Street Name / 911 Number / Address, if applicable Warden Ave. Nearest Major Intersection S of 401

Town / City or Township / County Scarborough Province Ontario Postal Code M1R2S9

Name of Licence Holder U-Haul Co. (Canada) Ltd

Name of a Senior Management person as defined in the regulation holding the Record of Training (ROT). Jake Spelic ROT type 100-01 (Propane Pump Attendant)

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

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.

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Print name	Signature	Date (dd-mm-yyyy)
Name of Licence Holder <u>U-Haul Co. (Canada) Ltd</u>		<u>11/03/2011</u>
Name of Senior Management person as defined in the Regulation holding the Record of Training <u>Jake Spelic</u>		



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SECTION A: GENERAL INFORMATION (cont'd)

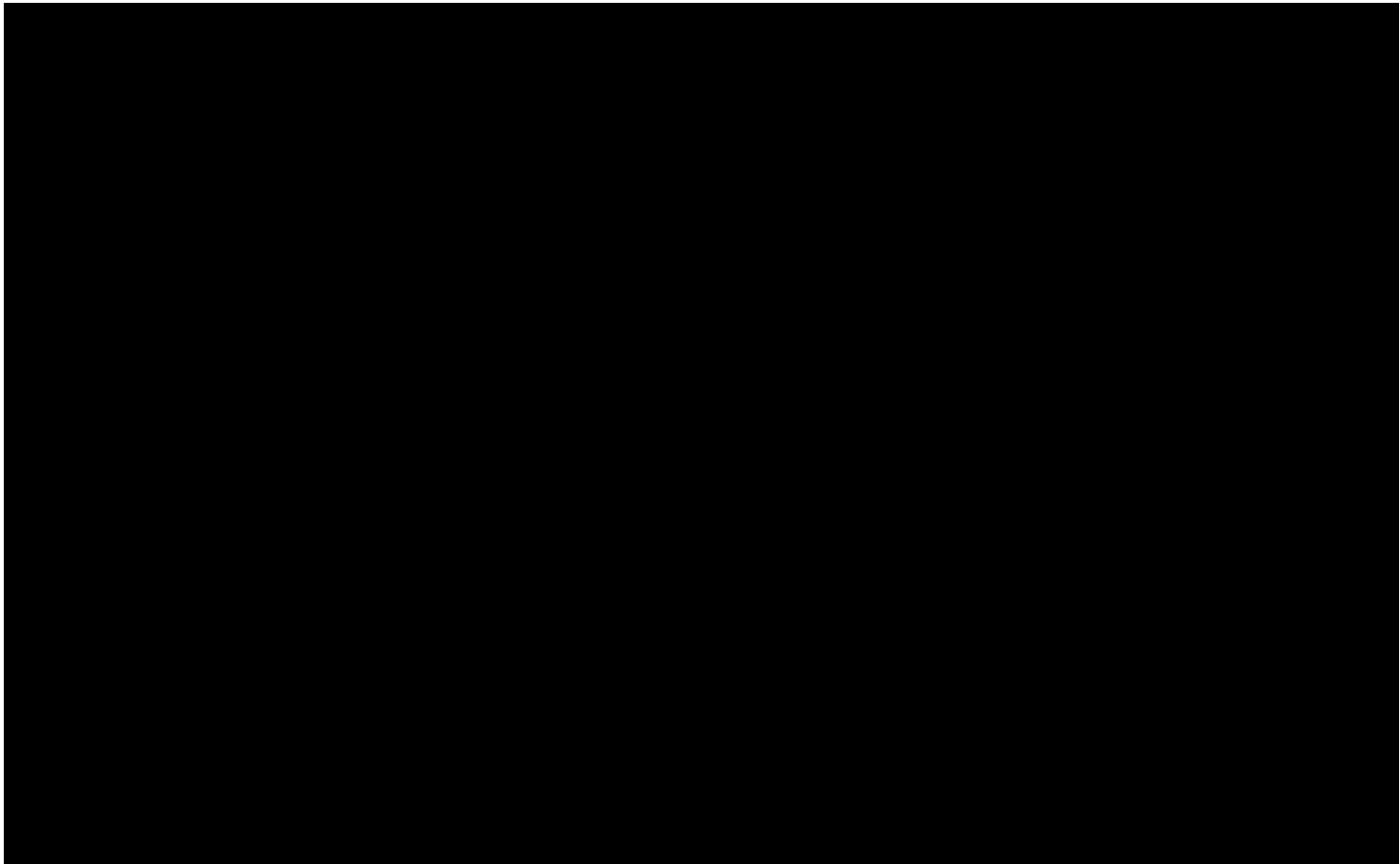
Indicate the year the facility was established. Indicate the year of any significant modifications, as defined in s.1, O.Reg 211/01, since establishment.
1979 N/A

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

	PSIG	Serial Number
Tank1:	250 PSIG	9081-26
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: 0 USWG Mobile: 0 USWG



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Name of person completing this form (please print) Kelly Gedge		Official Title Executive Assistant
Signature <i>Kelly Gedge</i>		Telephone No. 416-335-1250
		Date (dd-mm-yyyy) 03-11-2011



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

Name of Propane Supplier(s)		[Redacted]	
Superior Propane- Ontario Regional Operations Centre			
Street No.	Street Name / Lot / Concession No., 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 - Guelph Bulk Propane Yard			
Street No.	Street Name / Lot / Concession No., if applicable		
7022	Wellington Road 124		
Town / City or Township / Country		Province	Postal Code
Guelph		Ontario	N1H 6L3
Telephone No.	Fax No.	Contact Name	
1-877-873-7467	N/A	Jason Swan	
E-mail			
swanj@superiorpropane.com			

Off-site Cylinder and/or Mobile Storage		Capacity stored off-site, in USWG	For Office Use - Party No.
N/A		N/A	
Street No.	Street Name / Lot / Concession No., 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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Kelly Gedge		Executive Assistant
Signature	Telephone No.	Date (dd-mm-yyyy)
<i>Kelly Gedge</i>	416-335-1250	03-11-2011



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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.
Empty cylinders stored in a locked cage away from propane dispensing.

Description of fire and emergency equipment indicated on facility site map.
Fire Extinguishers, Hydrant(s), Emergency shut off valves/switches

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.
Fusible Link on the ISC Valve, Manual Shutoff (Remote E-Stop button in office), manager or senior staff person will be responsible for operating the manual shutoff.

Maintenance and testing schedule for fire protection controls and devices.
Maintenance and Testing will be undertaken by Superior Propane according to it's Maintenance Standard. Buildings and premises are maintained as per requirements of the fire code.

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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 Mohammad Chaudhry		Name Mohammad Chaudhry	
For Office Use - Party No.		For Office Use - Party No.	
Official Title General Manager		Official Title General Manager	
Telephone No. (416) 298-3216	Fax No. N/A	Cell No. 416-779-7805	Fax No. N/A
E-mail mohammad_chaudhry@uhaul.com		E-mail mohammad_chaudhry@uhaul.com	
Role and responsibilities in emergency Incident Commander		Role and responsibilities in emergency Incident Commander	
2. Facility Contact Personnel - Alternate Contact		6. Name of Facility Manager	
Name Tariq Ahmed		Name Mohammad Chaudhry	
For Office Use - Party No.		For Office Use - Party No.	
Official Title Customer service rep.		Official Title General Manager	
Telephone No. 416-892-0955	Fax No. NA	Telephone No. (416) 298-3216	Fax No. N/A
E-mail		E-mail mohammad_chaudhry@uhaul.com	
Role and responsibilities in emergency Alternate incident commander		Role and responsibilities in emergency Incident Commander	
3. Local Fire Services - Key Contact		7. Propane Supplier Key Contact Person	
Name Frank Lamie		Name Superior Propane HotLine	
For Office Use - Party No.		For Office Use - Party No.	
Official Title Deputy chief fire prevention and public education		Official Title	
Telephone No. 416-338-9054	Fax No. 416-338-9060	Telephone No. 1-877-873-7467	Fax No.
E-mail flamie@toronto.ca		E-mail	
Role and responsibilities in emergency Review and provide guidance on fire safety, emergency response and preparedness. Coordinate fire service response.		Role and responsibilities in emergency Supplier Contact	
4. Local Fire Services - Alternate Contact		8. Municipal Contact	
Name Jim Stoops		Name Bob Lue	
For Office Use - Party No.		[REDACTED]	
Official Title Division chief fire prevention and public education		Official Title Manager in plans	
Telephone No. 416-338-9102	Fax No. 416-338-9060	Telephone No. 416-396-4300	Fax No. 416-396-8225
E-mail jstoops@toronto.ca		E-mail	
Role and responsibilities in emergency Review and provide guidance on fire safety, emergency response and preparedness. Coordinate fire service response.		Municipality Scarborough	

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2. Additional Safety Measures

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

N/A

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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) 17-06-2010	Print Name of Training Provider: U-Haul Co. (Canada) Ltd
	Print Name of Instructor: Brian Leech
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) 17-06-2010	Print Name of Training Provider: U-Haul Co. (Canada) Ltd
	Print Name of Instructor: Brian Leech
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) 17-06-2010	Print Name of Training Provider: U-Haul Co. (Canada) Ltd
	Print Name of Instructor: Brian Leech
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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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) 01-11-2011	Print Name of Training Provider: U-Haul Co. (Canada) Ltd
	Print Name of Instructor: Mohammad Chaudhry
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) 01-11-2011	Print Name of Training Provider: U-Haul Co. (Canada) Ltd
	Print Name of Instructor: Mohammad Chaudhry
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) 01-11-2011	Print Name of Training Provider: U-Haul Co. (Canada) Ltd
	Print Name of Instructor: Mohammad Chaudhry
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).
Incident Commander / Floor Warden will contact local fire authorities immediately.

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).

Floor Warden direct all staff and visitors to leave the building via the safest route, inspect area that all staff and visitors have evacuated. Ensure that all employees and visitors have assembled in the safe area plaza parking lot at the corner of Warden and Metropolation. Floor warden will report the status of there section to the Incident Commander. The Incident Commander will advise the Fire Dept. of any individuals remaining in the location.

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).

Incident commander or staff member will give verbal warning to all present and place a call to 911.

Describe provisions for fire department entry when there are no operations or staffing at the propane site.

Site is open and no obstructions to Propane Facility.

Describe how the licence holder will ensure continual flow of updated information to authorities.

The Incident Commander will Liaise with the Fire Department to provide any assistance that they require and ensure that the emergency operation centre is staffed. A fire safety box will be provided on site with this plan and key contact information for emergency response personal after hours.

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 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 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>15m</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>NA</u>

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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



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:

No Action is required at this time as all deficiencies were completed prior to plan being submitted.

The licence holder will respond to the Local Fire Services comments by:

11/30/2011

(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 <i>CRAIG BENNETT</i>	<i>[Signature]</i>	<i>30/11/2011</i>

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Name of person completing this form (please print)	Official Title
Kelly Gedge	Executive Assistant
Signature	Telephone No.
<i>[Signature]</i>	416-338-1250
	Date (dd-mm-yyyy)
	<i>03-11-2011</i>



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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) 22-03-1997	Capacity of single largest propane storage vessel (USWG) 2000 USWG
Tank setback coordinates. Indicate placement on the map.	
Front: 10m _____	Right side property line: 3m _____
Rear: 90m _____	Left side property line: 40m _____
GPS coordinates of single largest vessel: 43.764835,-79.30099 _____	

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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: _____ Address: _____ City: _____ Province _____ Postal Code _____	x				_____ m
Residential building units specifically permanent single family dwellings, condominiums, and apartments. [Redacted]			x		<u>40</u> m
Commercial building units specifically retail, restaurants, entertainment, theatres, and sporting complexes. Name: <u>Petro Canada</u> Address: <u>1563 Warden Ave</u> City: <u>Scarborough</u> Province <u>Ontario</u> Postal Code <u>M1R 2S9</u>			x		<u>20</u> m
Commercial building units – continuous occupancy specifically hotels, campgrounds, and resorts. Name: _____ Address: _____ City: _____ Province _____ Postal Code _____	x				_____ m
Sensitive institutions specifically hospitals, schools and day cares, nursing and retirement homes, mental health institutions, and prisons. Name: _____ Address: _____ City: _____ Province _____ Postal Code _____	x				_____ m
Emergency responders specifically fire stations, ambulance stations, and police stations. Name: _____ Address: _____ City: _____ Province _____ Postal Code _____	x				_____ m

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

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Signature <i>Kelly Gedge</i>	Telephone No. 416-335-1250	<u>03-11-2011</u>



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SECTION C: SUBMISSIONS (cont'd)

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

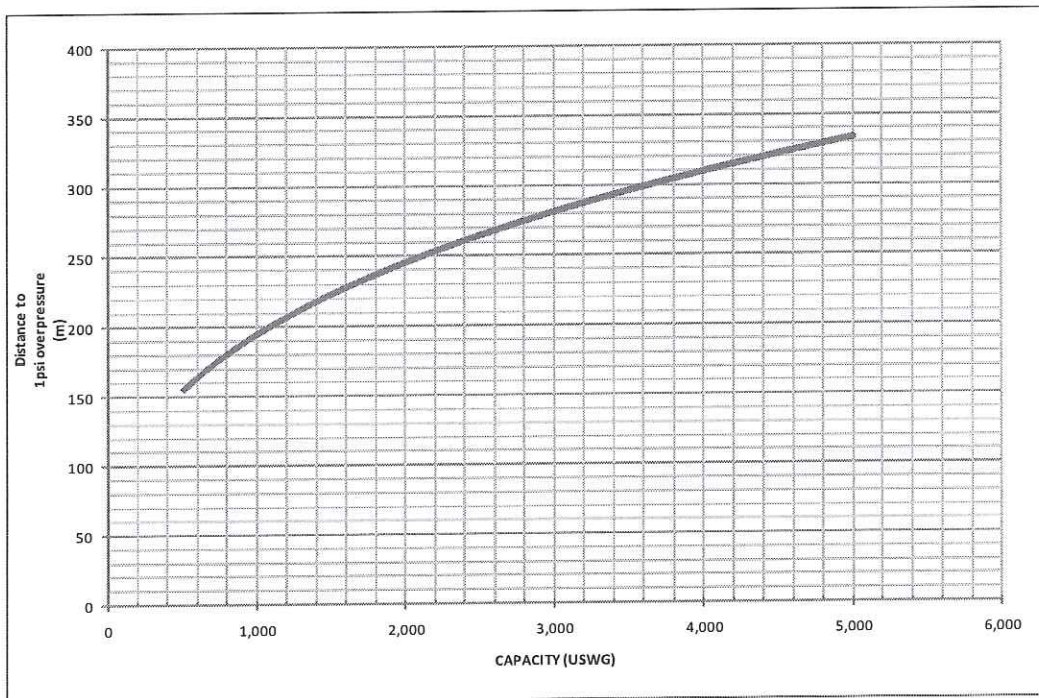
Table 1: Distance Table

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)



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) Kelly Gedge	Official Title Executive Assistant	
Signature <i>Kelly Gedge</i>	Telephone No. 416-335-1250	Date (dd-mm-yyyy) 03-11-2011



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

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	N/A	
# 100	29.5	N/A	
# 40	11.75	N/A	
# 33.3	9.62	N/A	
# 30	8.8	N/A	
# 20	5.8	N/A	
# 10	2.9	N/A	
# 5	1.5	N/A	
Total Cylinder Capacity N/A			

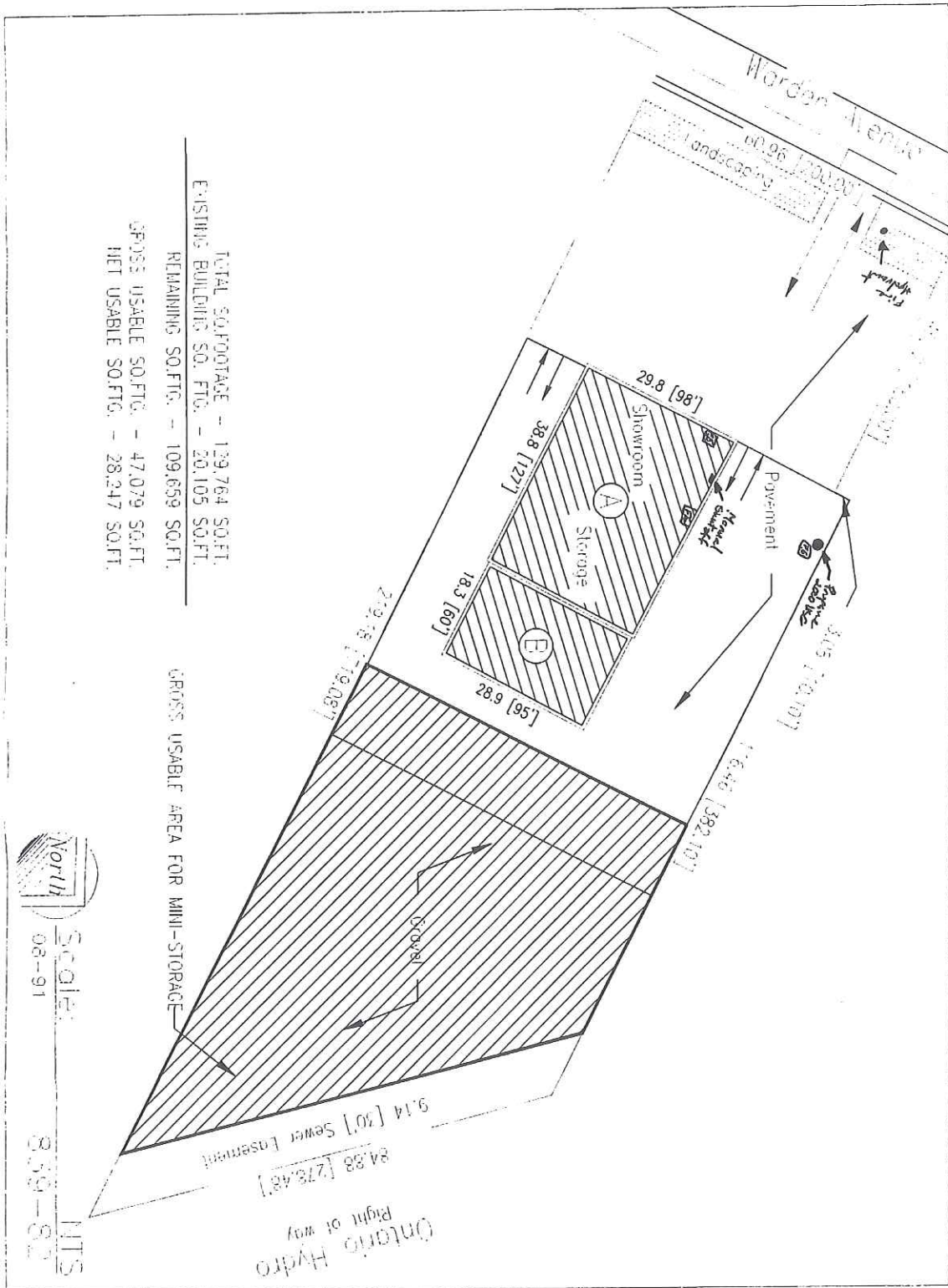
Tanks Stored On-site Not Connected for Use

Tank Size In USWG	Quantity	Total Volume in USWG
	N/A	
Total Tank Capacity N/A		

Total Cylinder Capacity	2000 USWG
Total Tank Capacity	N/A
Total Portable Capacity	N/A

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) Kelly Gedge	Official Title Executive Assistant
Signature <i>Kelly Gedge</i>	Telephone No. 416-335-1250
	Date (dd-mm-yyyy) 03-11-2011

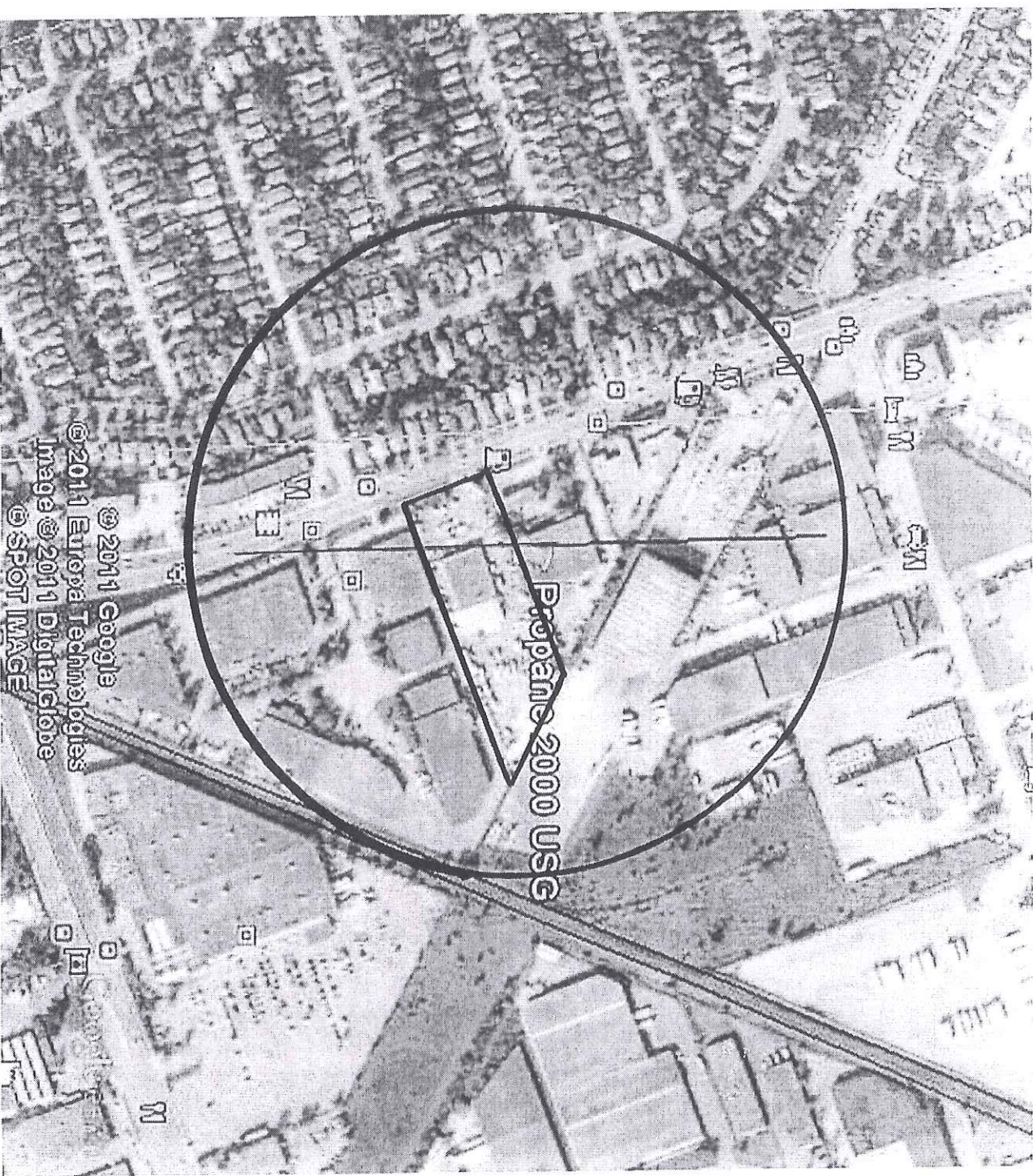


TOTAL SQ.FOOTAGE - 129,764 SQ.FT.
 EXISTING BUILDING SQ. FTG. - 20,105 SQ.FT.
 REMAINING SQ.FTG. - 109,659 SQ.FT.
 GROSS USABLE SQ.FTG. - 47,079 SQ.FT.
 NET USABLE SQ.FTG. - 28,247 SQ.FT.

GROSS USABLE AREA FOR MINI-STORAGE

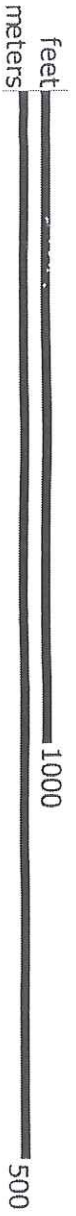
North
 Scale:
 08-91
 0.50-1.00
 NTS

1555 Warden Ave, Scarborough, ON M1R 2S9



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@2011 Europa Technologies
Image @2011 DigitalGlobe
@SPOT IMAGE

Google earth

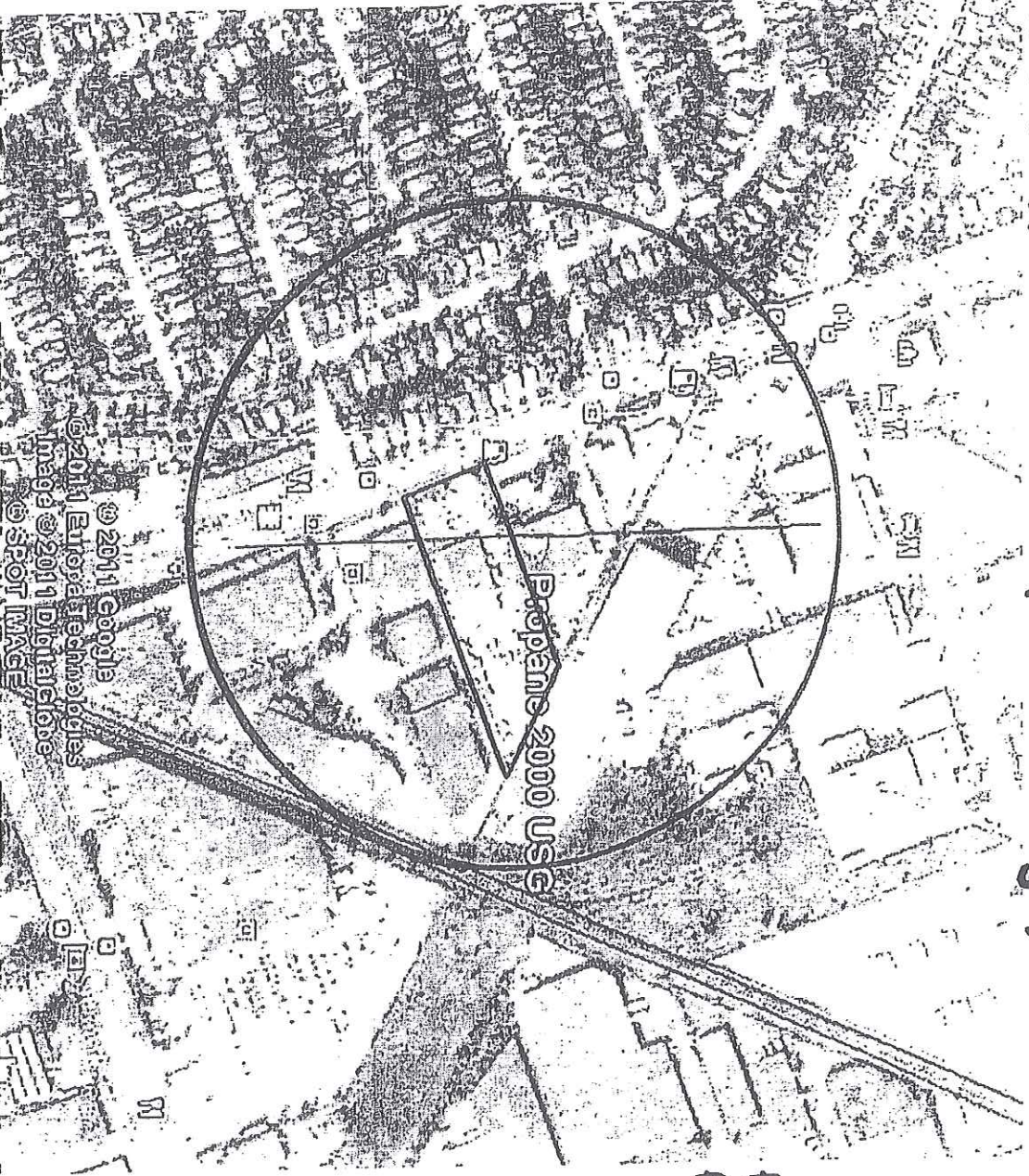


CPS : 43. 764835 - 79. 30079



1555 Warden Ave, Scarborough, ON M1R 2S9

Tank set back
Front: 10m
Rear: 90m
Right: 3m
Left: 40m



Bob Lee
Manager in Charge
T: 416-396-4300
F: 416-396-8225
Scarborough

Google earth

feet
meters



C/S: 45-744855-79.30079

