

**From:** Jeffrey.Sunstrum  
**Sent:** October 23, 2024 6:01 PM  
**To:** Tracy.Allen  
**CC:** Victoria.Zeppa  
**Subject:** Session Note  
**Attachments:** Propane Incident at Whistle Bend Place.docx

Hi – Here is the draft note. I will also review it again tomorrow morning and policy has this version in our SP site.

Jeff

## Session Briefing Note

### Propane Incident at Whistle Bend Place

**Tab#**

**FALL 2024**

Highways and  
Public Works

#### Recommended response:

- On Friday, January 19, 2024, Government of Yukon officials, Superior Propane and the Whitehorse Fire Department responded to a propane leak at Whistle Bend Place.
- The Whitehorse Fire Department were on scene within thirty minutes and turned off the propane system with the proper safety gear to activate the emergency shut-off.
- Superior Propane then repaired the leak and conducted an inspection of the system to make sure there were no other issues.
- Superior Propane reported that the safety gauge was broken, and propane was vaporizing and dispersing into the air and then into Whistle Bend Place through the air intake vents.

#### Additional response:

- I commend the employees of Whistle Bend Place who took quick action by following the health and safety procedures to ensure the well-being of everyone in the building.
- Due to the estimated quantity of propane vaporizing into the air, it was immediately considered a serious incident and was reported to the Yukon Worker's Safety and Compensation Board.
- Also, due to the level of concern, all Whistle Bend Place employees were notified to ensure that if they experienced symptoms, adverse effects, or illness due to propane exposure to
  - complete a worker's report of injury;
  - seek medical attention;

**Session Briefing Note**  
**Propane Incident at Whistle**  
**Bend Place**

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- inform your direct supervisor immediately to complete an employer's report of injury; and
- complete an incident report.

**Third response:**

74(1)(a)

## Session Briefing Note

### Propane Incident at Whistle Bend Place

**Tab#**

**FALL 2024**

Highways and  
Public Works

74(1)(a)

#### Context—this may be an issue because:

- The NDP put questions to the government on the propane leak at Whistle Bend Continuing Care during the sitting of legislature on October 22, 2024.

#### Background:

- At approximately 03:00 on January 19, 2024, security began receiving reports from employees in multiple areas that they could smell propane.
- Security investigated and determined that there was a propane leak from the main propane tank outside the building.
- By approximately 03:25 the Whitehorse Fire Department was on scene.
- At approximately 05:00 MG Support Services and Security Officers attended all areas in Whistle Bend Place to again communicate with staff an update on the situation.
- By 05:30 the incident was resolved.
- Issues with propane tanks, including broken gauges, can be more common in winter months due to temperature fluctuations and increased usage for heating. Cold temperatures can affect the gauge's accuracy, and condensation can lead to ice formation around fittings, which might also affect performance. Regular checks and maintenance are especially important.
- Recommendations provided to the department include:

Recommendation	Description
Propane System local Alarm and Manual Shutdown	It is recommended that the vaporizer and the pumps are integrated into the BMS system so that the status and alarms can be viewed on the BMS interface. .

**Session Briefing Note**  
**Propane Incident at Whistle**  
**Bend Place**

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Automatic Leak Detection and Valve Control	Automatic leak detection would have prevented the large volume of propane from escaping from the tank. These systems sense quick changes in pressure, or propane gas to close the emergency valve and sound an alarm.
Assessment of all PMD Managed Sites for E2 Threshold	<p>Several sites that are under the management of the PMD have tanks that are larger than the E2 threshold and should have E2 plans developed.</p> <p>Currently PMD is in the process of implementation of E2 compliance paths for all sites that meet the propane volume threshold. This process was started in August 2023.</p>
Become Certificate of Recognition (COR) Member	<p>The program involves yearly safety audits and external audits every three years.</p> <p>This creates a culture of continuous improvement and has been proven to make a workplace safer.</p>
Remote Alarm and Emergency Shutdown	It is recommended that another emergency shutdown is located a safe distance from the propane tank. The operations staff would be notified by a remote alarm in a location that is audible for the staff.

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**Propane Incident at Whistle Bend Place**

**Tab#**  
**FALL 2024**  
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Propane detection	It is recommended that a hydrocarbon gas sensor be installed near the tank to either notify the operations staff so they can investigate the cause, and to automatically shut off the propane storage tank supply valve when the concentrations reach the lower explosive limit (LEL).
Investigation into exterior pipe materials	It is recommended that the pipe materials are confirmed and that the pipe is replaced with ASTM A333: Seamless Carbon steel pipe for low temperature standard. This will prevent future failures caused by loss of caused by temperatures below the temperature rating of the steel.

Approved by:

T. Allen

Deputy Minister, Highways and Public Works

Date Approved

**From:** Tracy.Allen  
**Sent:** October 24, 2024 8:32 AM  
**To:** Victoria.Zeppa; Jeffrey.Sunstrum  
**Subject:** Propane Incident at Whistle Bend Place  
**Attachments:** Propane Incident at Whistle Bend Place.docx

**Importance:** High

Some questions/follow up

**Session Briefing Note**  
**Propane Incident at Whistle**  
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Recommended response:

74(1)(a)

Additional response:

74(1)(a)



**Session Briefing Note**  
**Propane Incident at Whistle**  
**Bend Place**

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**Tab#**  
**FALL 2024**  
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Public Works

74(1)(a)

Third response:

74(1)(a)

**Session Briefing Note**  
**Propane Incident at Whistle Bend Place**

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**FALL 2024**  
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74(1)(a)

**Context—this may be an issue because:**

- The NDP put questions to the government on the propane leak at Whistle Bend Continuing Care during the sitting of legislature on October 22, 2024.

74(1)(a)

**Background:**

- At approximately 03:00 on January 19, 2024, security began receiving reports from employees in multiple areas that they could smell propane.
- Security investigated and determined that there was a propane leak from the main propane tank outside the building.
- By approximately 03:25 the Whitehorse Fire Department was on scene.
- At approximately 05:00 MG Support Services and Security Officers attended all areas in Whistle Bend Place to again communicate with staff an update on the situation.
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- Issues with propane tanks, including broken gauges, can be more common in winter months due to temperature fluctuations and increased usage for heating. Cold temperatures can affect the gauge's accuracy, and condensation can lead to ice formation around fittings, which might also affect performance. Regular checks and maintenance are especially important.
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Recommendation	Description
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Become Certificate of Recognition (COR) Member	<p>The program involves yearly safety audits and external audits every three years.</p> <p>This creates a culture of continuous improvement and has been proven to make a workplace safer.</p>
Remote Alarm and Emergency Shutdown	It is recommended that another emergency shutdown is located a safe distance from the propane tank. The operations staff would be notified by a remote alarm in a location that is audible for the staff.

**Commented [TA8]:** Add column to this table to clearly identify status of each recommendation

**Session Briefing Note**  
**Propane Incident at Whistle Bend Place**

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Approved by:

T. Allen

Deputy Minister, Highways and Public Works

Date Approved

**From:** Tracy.Allen  
**Sent:** October 28, 2024 4:10 PM  
**To:** Jeffrey.Sunstrum  
**Subject:** FW: report.pdf  
**Attachments:** report.pdf

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**From:** Michael Hebb <Michael.Hebb@wcb.yk.ca>  
**Sent:** October 28, 2024 4:03 PM  
**To:** safety <safety@yukon.ca>; Michael.Simon <Michael.Simon@yukon.ca>; Tracy.Allen <Tracy.Allen@yukon.ca>  
**Cc:** Chris.Green <Chris.Green@wcb.yk.ca>  
**Subject:** report.pdf

Some people who received this message don't often get email from [michael.hebb@wcb.yk.ca](mailto:michael.hebb@wcb.yk.ca). [Learn why this is important](#)

Hello Deputy Minister Tracy Allen.

One of our Safety Officers, Chris Green, is performing an investigation into the propane leak that occurred at Whistlebend Place Care Facility on January 18, 2024. I am submitting this investigation report on his behalf as he is currently unavailable.

If you have any questions, please do not hesitate to contact me.

Thank you kindly for your time and attention to this matter.



Mike Hebb  
Manager, Inspections and Compliance, Workplace Health and Safety  
Workers' Safety and Compensation Board | [wcb.yk.ca](http://wcb.yk.ca)  
mobile 867-332-0434 | (desk 867-667-3788) | [michael.hebb@wcb.yk.ca](mailto:michael.hebb@wcb.yk.ca)

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# INSPECTION REPORT

A person who fails to comply with the Workers' Safety and Compensation Act, regulations or an order made by an officer of the board may be subject to an administrative penalty, prosecution or further orders.

A person may request that the board reconsider a decision, order or administrative penalty imposed on them by the board. Reconsideration requests must be filed, in the form required by the board, within 21 days of the date of the decision or order or in the case of an administrative penalty within 21 days of the date it is served on the person. Refer to Policy 6.1 Reconsiderations for further information.

Date of Issue:	2024-Oct-28	Date of Inspection:	2024-Oct-17
Employer Name:	GOVERNMENT OF YUKON	Employer No.:	31
Employer Phone No.:	867-332-3384	Worksite Phone No.:	867-332-3384
Employer Address:	ATT: Deputy Minister Tracy Allen (Ref: PM) ATT: (Z-1) BOX 2703 WHITEHORSE, YT, Y1A 2C6 CANADA	Worksite Location:	Whistle Bend Place Care Facility 90 Olive May Way Whitehorse, YT Y1A 0M5
Toured with:	Michael Simon	Toured with:	N/A
Position:	Supervisor	Position:	N/A
No. of Workers:	3		
First Aid Attendant:	0		

Received By: \_\_\_\_\_

Delivery Method: Email

70(1)

Signature: \_\_\_\_\_

Safety Officer: Mike Hebb

# INSPECTION REPORT

I.R. NO. 67-20241017-1615

Date of Issue: 2024-Oct-28

Date of Inspection: 2024-Oct-17

Employer Name: GOVERNMENT OF YUKON

Employer No.: 31

Number of Orders: 5

## Inspection Details:

On 2024/06/26, Safety Officer Chris Green, arrived at the Yukon Government Property Management Facility, located at 113 Industrial Rd, YT, at 10:00hrs, to meet with the Director in reference to an ongoing investigation into the release of Propane at the Whistle Bend Place Care Facility on 2024/01/18. Safety Officer Chris Green met with Michael Simon (Acting Director), Nick Akers (Supervisor) and Peter Robertson (Mechanical Technical Specialist).

Discussion points were as follows:

- Propane Tank Size
- Causation of propane leak
- Enhanced early detection
- Proximity to other populated vulnerabilities
- Emergency shut down location
- E2 Federal Regulation (Not in compliance with the Federal Environmental Regulation)
- Maintenance by Property Management
- Who is responsible for the maintenance
- On call Engineer procedure
- Electrical Classification that was identified in the (Associated Engineering 3rd Party Review)
- Vaporizer distance
- Risk assessment
- Continuity of electrical grounding in place that was identified in the Associated Engineering 3rd Party Review.
- Inconsistencies with the Associated Engineering 3rd Party Review.
- Recommendations for compliance that was identified in the Associated Engineering 3rd Party Review.
- Review of the Canadian Standards Association (CSA) B149.1 Natural Gas and Propane Installation Code and B149.2 Storage, Handling and Transfer of Propane
- Review of Ref: 5.1 of the Associated Engineering 3rd Party Review. The use of operations and maintenance staff and how they would respond to emergencies.

During the inspection, Safety Officer Chris Green noted that the following items did not meet the Worker's Safety and Compensation Act (WSCA) and the Workplace Health and Safety Regulations:

- No maintenance records on propane system
- Incorrect number for on call engineer, resulting in delayed response to control ventilation systems
- Emergency Shut Down didn't work when activated by Fire Department
- The amount of propane release is unknown

Safety Officer:

MI

Received By: \_\_\_\_\_

# INSPECTION REPORT

I.R. NO. 67-20241017-1615

Date of Issue: 2024-Oct-28

Date of Inspection: 2024-Oct-17

Employer Name: GOVERNMENT OF YUKON

Employer No.: 31

Number of Orders: 5

Order Number: 1

OHS Legislation: Workers' Safety and Compensation Act s. 60(j)

You are required to provide written notification of compliance to the orders issued below. This notification must be received on or before the compliance due date assigned to the order(s). Failure to comply with this order may result in the issuance of an administrative penalty.

Compliance Due Date: As stated with each order.

Order Number: 2

OHS Legislation: Workplace Health and Safety Regulations - Part 1 - General s. 1.04 (a)

Safety Officer Chris Green discovered by asking questions that Property Management had no maintenance records for the propane system located at Whistle Bend Place Care Facility in contravention of part 1.04 (a)(b).

Workplace Health and Safety Regulations

Part 1 - General

1.04 All reasonable precautions shall be taken, and measures implemented, to prevent injuries to workers by

(a) eliminating hazards where possible,

(b) controlling hazards through engineering and administrative procedures,

CORRECTIVE ACTION:

The employer shall send the issuing Safety Officer, the maintenance records for all equipment associated with the propane system at Whistle Bend Place (tanks, including all gauges, valves, lines, etc.) from 2024-02-01 to 2024-10-31.

Compliance Due Date: 2024-Nov-20

Safety Officer:

MI

Received By: \_\_\_\_\_



# INSPECTION REPORT

I.R. NO. 67-20241017-1615

Date of Issue: 2024-Oct-28

Date of Inspection: 2024-Oct-17

Employer Name: GOVERNMENT OF YUKON

Employer No.: 31

Number of Orders: 5

Order Number: 3

OHS Legislation: WORKERS' SAFETY AND COMPENSATION ACT s. 60 (1) (2)

Safety Officer Chris Green discovered through investigation that the call out number for the On-Call engineer was incorrect.

Request for Information under the Workers Safety and Compensation Act Part 3 Section 60 (1) (2) (j)

WORKERS' SAFETY AND COMPENSATION ACT  
60

(1) An officer may make any examinations, inquiries, inspections and investigations that the officer considers necessary in the administration and enforcement of this Part and the regulations.

(2) Without limiting subsection (1), an officer may

(j) require any records or things that relate in any way to the health and safety of workers at a workplace to be produced for inspection and for the purpose of making copies of them or taking extracts from them;

CORRECTIVE ACTION:

The employer shall send the issuing Safety Officer a copy of the Emergency Call-Out Procedure, and illustrate how changes are communicated to the Whistle Bend Place Care Facility and how routine tests are performed to ensure the procedure is functioning as designed and expected.

Compliance Due Date: 2024-Nov-20

Order Number: 4

OHS Legislation: WORKERS' SAFETY AND COMPENSATION ACT s. 60 (1) (2)

Safety Officer Chris Green discovered through investigation that access to the emergency Shut-Off for the propane system was impeded. In addition, the Whitehorse Fire Department reported the emergency Shut-Off did not work thereby conflicting with both the Health and Social Services and Associated Engineering reports.

Request for Information under the Workers Safety and Compensation Act Part 3 Section 60 (1) (2) (j)

WORKERS' SAFETY AND COMPENSATION ACT  
60

(1) An officer may make any examinations, inquiries, inspections and investigations that the officer considers necessary in the administration and enforcement of this Part and the regulations.

(2) Without limiting subsection (1), an officer may

(j) require any records or things that relate in any way to the health and safety of workers at a workplace to be produced for inspection and for the purpose of making copies of them or taking extracts from them;

CORRECTIVE ACTION:

The employer shall provide proof that the Emergency Shut-Off is functioning and was tested post incident. The employer shall send the issuing Safety Officer documentation containing the results of the testing.

Compliance Due Date: 2024-Nov-20

Safety Officer:

MH

Received By: \_\_\_\_\_

# INSPECTION REPORT

I.R. NO. 67-20241017-1615

Date of Issue: 2024-Oct-28

Date of Inspection: 2024-Oct-17

Employer Name: GOVERNMENT OF YUKON

Employer No.: 31

Number of Orders: 5

Order Number: 5

OHS Legislation: WORKERS' SAFETY AND COMPENSATION ACT s. 60 (1) (2)

Safety Officer Chris Green discovered through investigation that propane was being pumped out a 3/4 pipe fitting for approximately 45 minutes with the reported volume of between 200-500 liters. To ensure that the amount of propane released is accurately known, I require additional information under the Workers Safety and Compensation Act Part 3 Section 60 (1) (2) (j)

## WORKERS' SAFETY AND COMPENSATION ACT

60

(1) An officer may make any examinations, inquiries, inspections and investigations that the officer considers necessary in the administration and enforcement of this Part and the regulations.

(2) Without limiting subsection (1), an officer may

(j) require any records or things that relate in any way to the health and safety of workers at a workplace to be produced for inspection and for the purpose of making copies of them or taking extracts from them;

## CORRECTIVE ACTION:

The employer shall enlist a third party engineer to conduct another assessment of the propane release. The results shall be sent to the issuing Safety Officer. This assessment is to include calculated volume of propane released.

Compliance Due Date: 2024-Nov-20

•This report must be posted in a conspicuous place at the workplace where it is most likely to come to the attention of workers.

Safety Officer:

MI

Received By: \_\_\_\_\_

Date: \_\_\_\_\_ Print Name: \_\_\_\_\_  
 Inspection #: 67-20241017-1615 Signature: \_\_\_\_\_  
 Company: GOVERNMENT OF YUKON Phone: \_\_\_\_\_

## Compliance Notification

Order Number	Compliance Due Date	Describe Work Which Was Done	Date Completed
2	2024-Nov-20		
3	2024-Nov-20		
4	2024-Nov-20		
5	2024-Nov-20		

Please submit this form to [work.safe@wcb.yk.ca](mailto:work.safe@wcb.yk.ca) so that it is received on or before the compliance date. If you have any questions or concerns regarding compliance with the orders, please contact our office at (867) 667-5450 or 1-800-661-0443.

If additional space is required, please copy this form or attach sheet of paper.

# LEGISLATIVE RETURN

**SUBMITTED BY:** Hon. Nils Clarke, Minister of Highways and Public Works

1. On October 23, 2024, Lane Tredger, Member for Whitehorse Centre
- ☒ asked the following question during the Oral Question Period at page(s) 5767-5768 of *Hansard*
- ☐ submitted the following written question – WQ No. #
- ☐ gave notice of the following motion for the production of papers – MPP No. #

RE: Whistle Bend Place Propane Incident

OR

2. This legislative return relates to a matter outstanding from discussion with [MLA] on [date] related to:
- Bill No. #

☐ Second Reading ☐ Third Reading

☐ Committee of the Whole: [Vote]
- Motion No. #

RE: [subject]
- at page(s) [page numbers] of *Hansard*.

The response is as follows:

**Question:**

1. As a result, from the time the government bought the propane system in 2018, no maintenance was done on the system — not once. For six years, it wasn't inspected even a single time. Can the minister explain how a mistake like this was made?
2. ATIPP's documents show that there was an after-action review that includes four recommendations, but they have been redacted. Can the minister tell Yukoners what those four recommended actions were, and have they been completed?
3. The ATIPP suggests that a third-party investigation was conducted to determine the cause of the leak and identify ways to prevent this in the future. Will the minister commit to making the reports from all investigations public and tabling them in the Assembly?

**Response:**

1. Highways and Public Works confirms that the propane system at Whistle Bend Place is in good condition and receives regular attention from the propane fuel supplier during fill-ups. Since the beginning of operation at the facility there has been a contract in place with the propane supplier to inspect the tank and vaporizer at every tank fill and to perform maintenance as required.
- Highways and Public Works relies on local engineers to design all systems in conformance with all applicable codes and standards. The current propane system is code conformant to a specific set of standards, guidelines, and best practices.
- The propane systems maintenance practices were in place, with recommendations to update our practices with available technology and new practices, which the department will be undertaking.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

## LEGISLATIVE RETURN

2. Highways and Public Works contracted a third-party consultant, Associated Engineering, who provided the following seven recommendations:

Recommendation	Description	Status
Propane System local Alarm and Manual Shutdown	It is recommended that the vaporizer and the pumps are integrated into the building management system so that the status and alarms can be viewed on the building management system interface.	Planned design – Winter 2024-2025  Tender – Winter 2024-2025  Execution - Spring/Summer 2025-2026
Automatic Leak Detection and Valve Control	Automatic leak detection would have prevented the large volume of propane from escaping from the tank. These systems sense quick changes in pressure, or propane gas to close the emergency valve and sound an alarm.	Planned design – Winter 2024-2025  Tender – Winter 2024-2025  Execution - Spring/Summer 2025-2026
Assessment of all Property Management Division (PMD) Managed Sites for E2 Threshold	Several sites that are under the management of the PMD have tanks that are larger than the E2 threshold and should have E2 plans developed.  Currently PMD is in the process of implementation of E2 compliance paths for all sites that meet the propane volume threshold. This process was started in August 2023.	By summer 2025  E2 Regulations will be incorporated into PMD Design Requirements and Technical Standards Manual
Become Certificate of Recognition (COR) Member	The program involves yearly safety audits and external audits every three years.  This creates a culture of continuous improvement and has been proven to make a workplace safer.	PMD has engaged HPW corporate Health and Safety to initiate discussion on the necessity or value in becoming COR certified.
Remote Alarm and Emergency Shutdown	It is recommended that another emergency shutdown is located a safe distance from the propane tank. The operations staff would be notified by a remote alarm in a location that is audible for the staff.	Planned design – Winter 2024-2025  Tender – Winter 2024-2025  Execution - Spring/Summer 2025-2026

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

LEGISLATIVE RETURN

Propane detection	It is recommended that a hydrocarbon gas sensor be installed near the tank to either notify the operations staff so they can investigate the cause, and to automatically shut off the propane storage tank supply valve when the concentrations reach the lower explosive limit (LEL).	Planned design – Winter 2024-2025  Tender – Winter 2024-2025  Execution - Spring/Summer 2025-2026
Investigation into exterior pipe materials	It is recommended that the pipe materials are confirmed and that the pipe is replaced with ASTM A333: Seamless Carbon steel pipe for low temperature standard. This will prevent future failures caused by loss of caused by temperatures below the temperature rating of the steel.	Being reviewed and will be included into PMD Design Requirement and Technical Standards Manual.

3. The Yukon government shared the attached report this fall with Public Service Commission as the Yukon Employees’ Union had requested a copy. This report was shared in full.
- The reference to the redacted information has come from an After-Action Report drafted by the Department of Health and Social Services.

\_\_\_\_\_

Date

\_\_\_\_\_

Signature