



345 Carlingview Drive  
Toronto, Ontario M9W 6N9  
Tel.: 416.734.3300  
Fax: 416.231.1626  
Toll Free: 1.877.682.8772  
[www.tssa.org](http://www.tssa.org)

January 2, 2026

TIM LICHTI  
WELLESLEY SERVICE CENTRE LTD  
1220 QUEEN'S BUSH RD, PO BOX 9  
WELLESLEY ON N0B 2T0  
CANADA  
timl@leisfeed.ca

**Work Order Type:** FS Variance - LF  
**Work Order No.:** 14842058  
**Facility Type:** Gas station  
**Located at:** 1220 QUEENS BUSH RD, WELLESLEY, ON, N0B 2T0

**Re: Variance from Clause 2.3.1.4 of the LFHC 2017, O. Reg. 217/01**

Dear TIM LICHTI,

This is in response to your variance application involving three gasoline underground steel lines that failed cathodic protection.

Your variance request was to allow extending the lines replacement until September 1, 2026 due to winter conditions and availability of new tanks.

Please be advised that your variance application has been approved because:

- Precision leak test was conducted and passed on March 6, 2023
- All tanks and diesel piping passed cathodic protection test on April 28, 2023
- Precision leak test was conducted and passed on March 28, 2024.
- Cathodic protection on failed piping has been upgraded and passed test on April 30, 2024.
- Another precision leak test was conducted and passed on June 23, 2025.
- Cathodic protection on failed piping passed another test on July 8, 2025.
- They are willing to do another precision test leak test and another cathodic protection test.

**This variance will not take effect until 15 days from the date of posting the decision on the environmental registry. This decision of the Director is subject to a right of appeal, under the Environmental Bill of Rights, if such an appeal is filed within 15 days from date of posting. In the event an appeal is filed, this decision of the director may be subsequently stayed, disallowed or significantly altered. Notice of an appeal will be placed on the Environmental Bill of Rights registry.**

This variance is allowed under the authority of subsection 36.(3)(c) of the *Technical Standards and Safety Act, 2000*, (the "Act") and subject to such conditions as may be specified herein, being that:

- The installation/system/appliance dealt with in this variance must be inspected and may be periodically audited by TSSA. Please contact [fuelsinspection@tssa.org](mailto:fuelsinspection@tssa.org) or 1-833-937-8772 (1-833-WFP-TSSA) to book an inspection;
- The variance will expire on September 1, 2026;
- Another precision leak test and another cathodic protection test shall be conducted within 45 days of this letter date;

- Non-conformity with the conditions specified shall thereby cause the allowed variance to become null and void;
- The applicant accepts full responsibility for any and all damages resulting from the use of the thing to which the variance applies. The applicant further accepts full responsibility for any impacts to the health and safety of any person in consequence of the allowance of the variance or of non-conformity with the conditions specified. The Technical Standards and Safety Authority accepts no responsibility for any such damages or impacts;
- In the event of any claims against the Technical Standards and Safety Authority arising from allowance of the variance or non-conformity with the conditions specified, the applicant agrees to indemnify the Technical Standards and Safety Authority and agrees to hold it harmless from such claims and attendant costs;
- The variance process is subject to public access under the TSSA Access and Privacy Code (available upon request). The fact that a variance has been granted and information about any public conditions, such as a requirement to post a sign, may be released on request. Subject to law and the TSSA Access and Privacy Code, proprietary information will not be subject to release;
- The applicant shall pay the fee associated with the review of the variance; and
- A copy of the variance letter shall always be kept readily available and permanently legible in the vicinity of the appliance/equipment.

This variance only relates to the Act and regulations made thereunder and does not exempt you from compliance with other applicable regulatory requirements. The installation may be subject to an inspection to ensure compliance with the terms of the variance.

Should you have any questions or require further assistance, please contact Marek Kulik at +1 416-734-3465 or by email at [mkulik@tssa.org](mailto:mkulik@tssa.org). When contacting TSSA regarding this file, please refer to the Work Order number provided above.

Yours truly,



Andre Nurgel, P. Eng.  
Engineering Manager, Fuels  
Delegated Authority under section 36(3) (c) of TSS Act

**A legible copy of this letter shall be kept readily available near the appliance/equipment.  
This Variance is not valid unless all Variance Conditions in this letter have been met.**