



National Bank Tower
501-134 Kent Street
P.O. Box 577
Charlottetown, PE
C1A 7L1

APPLICATION FOR RETAIL PETROLEUM OUTLET LICENSE NEW RETAIL OUTLET

RECEIVED

OCT 16 2019

The Island Regulatory
and Appeals Commission

ALL QUESTIONS MUST BE ANSWERED

1	NAME OF APPLICANT: FORTUNE TRAVELSTOP INC.			
2	ADDRESS OF PROPOSED OUTLET: (Street)	(Town, Community)	(Province)	(Postal Code)
	2065 Rte. 2	FORTUNE BRIDGE	P.E.I.	C0A 2B0
3	OWNER OF PROPOSED OUTLET: ROGER BURKE & HILLBAY HOLDINGS INC.			
4	OWNER'S MAILING ADDRESS: Box 459 SOURIS PE C0A 2B0			
5	OPERATOR OF PROPOSED OUTLET: FORTUNE TRAVELSTOP INC.			
6	OPERATOR'S MAILING ADDRESS: 2065 Rte 2 FORTUNE BRIDGE PE C0A 2B0			
7	HAS THE APPLICANT PREVIOUSLY BEEN LICENSED UNDER THE PETROLEUM PRODUCTS ACT: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please specify:			
8	METHOD OF PROPOSED DISPENSING (check all that apply): <input type="checkbox"/> Full-serve <input type="checkbox"/> Split-serve <input checked="" type="checkbox"/> Self-serve <input type="checkbox"/> Keylock <input checked="" type="checkbox"/> Cardlock			
9	TYPE OF PROPOSED OUTLET (check all that apply): <input checked="" type="checkbox"/> Service Station <input checked="" type="checkbox"/> C-Store/General Store <input type="checkbox"/> Marine <input checked="" type="checkbox"/> Other (specify) restaurant			
10	PROPOSED SUPPLIER OF PETROLEUM PRODUCTS: PARKLAND FUELS (g.d.f)	11	WHAT PETROLEUM PRODUCTS WILL BE SOLD: Gasoline, diesel, furnace oil, propane	
12	DEFINE TYPES OF SERVICES TO BE OFFERED AND/OR BUSINESSES TO BE OPERATED IN CONJUNCTION WITH THE SALE OF PETROLEUM PRODUCTS (IF APPLICABLE, ALSO INDICATE TYPE OF PROPOSED PROPANE DISPENSING): Restaurant, propane exchange, convenience store (Small BBQ size)			
13	GIVE DESCRIPTIONS AND DIMENSIONS OF BUILDINGS TO BE ASSOCIATED WITH THE PROPOSED OUTLET: Bldg is 2700 s.f. dimensions 76' x 36'			
14	HOW MANY PUMP ISLANDS AND PUMPS ARE PROPOSED: (2) (2) 2 3 multiple dispenser pumps			
15	WHAT HOURS DO YOU PROPOSE TO OPERATE: (1) high capacity - stand alone island diesel pump Weekdays: Full Service _____ a.m. to _____ p.m. Self Serve 7 a.m. to 10 p.m. Sundays/Holidays: Full Service _____ a.m. to _____ p.m. Self Serve 7 a.m. to 10 p.m.			
16	WHAT VOLUME OF PETROLEUM STORAGE IS PROPOSED TO BE INSTALLED: Reg. gas - 20,000 L, High Test gas - 15000 L, Diesel - 15000 L			
17	HOW FAR WILL PUMP ISLAND BE LOCATED FROM THE CENTRE OF THE NEAREST ROAD: 100 feet see attached drawing			
18	WILL PUBLIC WASHROOMS BE PROVIDED: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many washrooms? 2			

RB-
request approval above ground storage tank

on each pump for

19	<p>THE FOLLOWING ITEMS MUST ACCOMPANY THIS APPLICATION:</p> <ol style="list-style-type: none"> 1. A PLAN INDICATING THE SPECIFIC PROPERTY LOCATION 2. A PLAN OF THE FACILITY LAYOUT 3. A LETTER OUTLINING WHY IT IS CONSIDERED THAT PUBLIC INTEREST, CONVENIENCE AND NECESSITY REQUIRE THE LICENSING OF AN OUTLET IN THE AREA <p>THE FOLLOWING ITEMS MUST BE FILED WITH THE COMMISSION BEFORE A LICENSE WILL BE ISSUED. NOTE: NUMBER 9 IS NOT NECESSARY UNLESS YOU PROPOSE TO DISPENSE PROPANE.</p> <ol style="list-style-type: none"> 4. A COPY OF THE BUILDING PERMIT OR APPROVAL IN PRINCIPLE FROM THE AUTHORITY HAVING JURISDICTION 5. A COPY OF PRELIMINARY APPROVAL FROM THE DEPARTMENT OF COMMUNITIES, LAND AND ENVIRONMENT RELATIVE TO THE INSTALLATION OF PETROLEUM STORAGE FACILITIES 6. A FILING FEE AS OUTLINED IN THE CURRENT LICENSE FEE SECTION FOUND ON THE COMMISSION'S PUBLIC WEBSITE 7. PROOF OF OWNERSHIP OF OUTLET 8. COPY OF PETROLEUM SUPPLY AGREEMENT 9. A COPY OF APPROVAL FROM THE INSPECTION SERVICES DIVISION OF THE DEPARTMENT OF COMMUNITIES, LAND AND ENVIRONMENT RELATIVE TO THE HANDLING OF PROPANE <i>ENVIRONMENTAL CLOSURE - SUMMARY REPORT</i> 	<input checked="" type="checkbox"/> ATTACHMENT # 1 <input checked="" type="checkbox"/> ATTACHMENT # 2 <input checked="" type="checkbox"/> ATTACHMENT # 3 <input checked="" type="checkbox"/> N/A <input checked="" type="checkbox"/> ATTACHMENT # 4 <input checked="" type="checkbox"/> CHECK # 000045 - 52750.00 <input checked="" type="checkbox"/> ATTACHMENT # 5 <input checked="" type="checkbox"/> ATTACHMENT # 6 <input checked="" type="checkbox"/> N/A <input type="checkbox"/> ATTACHMENT # 7
20	<p>I HEREBY DECLARE THAT THE ANSWERS MADE TO THE ABOVE QUESTIONS ARE TRUE AND, IF A LICENSE IS ISSUED, I UNDERTAKE TO CARRY OUT IN EVERY MANNER THE REQUIREMENTS OF THE PETROLEUM PRODUCTS ACT AND REGULATIONS.</p> <p>SIGNATURE: <u><i>Roger Burke</i></u> CORPORATE NAME: <u>FORTUNE TRAIL STOPPING</u> PRINT NAME: <u>ROGER BURKE</u> TELEPHONE: <u>902-969-3315</u> (Please check) <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Agent TITLE: <u>Part owner</u> DATE: <u>Oct 15 2019</u></p>	

LICENSE FEES PAYABLE TO "ISLAND REGULATORY AND APPEALS COMMISSION".

Information on this Form is collected pursuant to the *Petroleum Products Act* and will be used by the Commission in the administration of the said Act. For additional information, contact the Commission at 902-892-3501 or by email at info@lrac.pe.ca.

INFORMATION FOR APPLICANTS
Issued: January, 2003

In determining applications for initial licensing of consumer outlets, the Commission is required to consider Section 20 of the **Petroleum Products Act**, which reads as follows:

"When issuing a license with respect to the operation of an outlet operated by a retailer, the Commission shall consider the public interest, convenience and necessity by applying such criteria as the Commission may from time to time consider advisable including but not restricted to the demand for the proposed service, the location of the outlet, traffic flows and the applicant's record of performance."

The Commission has interpreted this legislation to mean that **both** public convenience and necessity must be proven as they relate to the motoring public, and not the public in general. The applicant must demonstrate a demand for the proposed outlet at the proposed location. Public interest factors will be weighed individually based on existing circumstances.

Notwithstanding the generality of the foregoing, the following factors are among those that the Commission will consider in determining whether initial applications for consumer outlets meet the public convenience and necessity test:

1. the promotion of competition;
2. traffic volumes and trends in the general area of the proposed location;
3. population size and trends in the general area of the proposed outlet;
4. trends in gasoline sales, especially, but not exclusively, among outlets in the general vicinity of the proposed location; and
5. services presently available to the motoring public in the general area of the proposed location.

In considering applications for initial licensing, the Commission may invite public comment on the application and may decide to conduct a public hearing. A decision on the necessity of a public review process, including a hearing, is made on a case-by-case basis.

PEI GEOMATICS
INFORMATION CENTRE

Owner Name: DAVID WILBUR PRODUCTS LTD
Location: 2065 RTE 2 FORTUNE BRIDGE

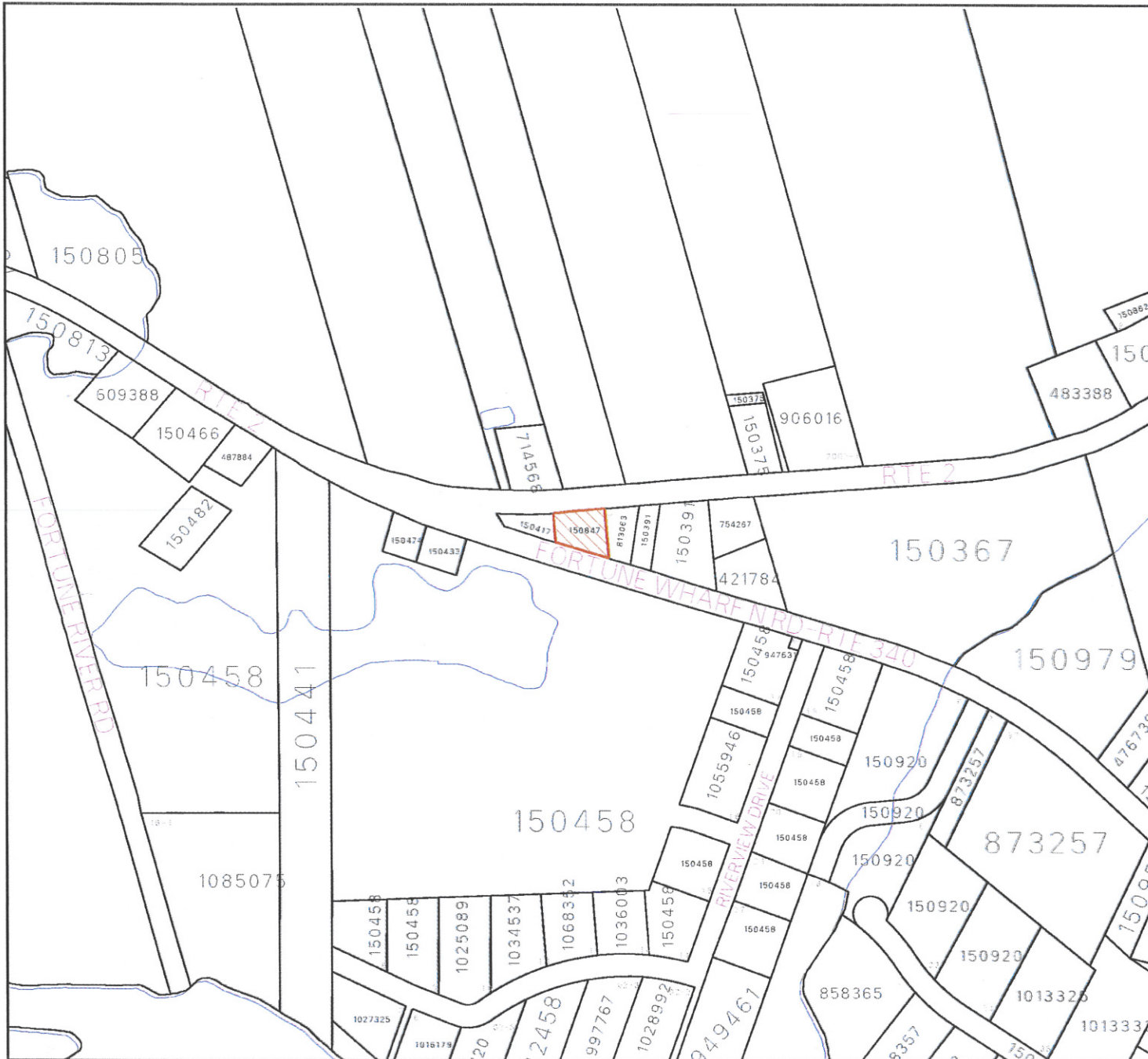


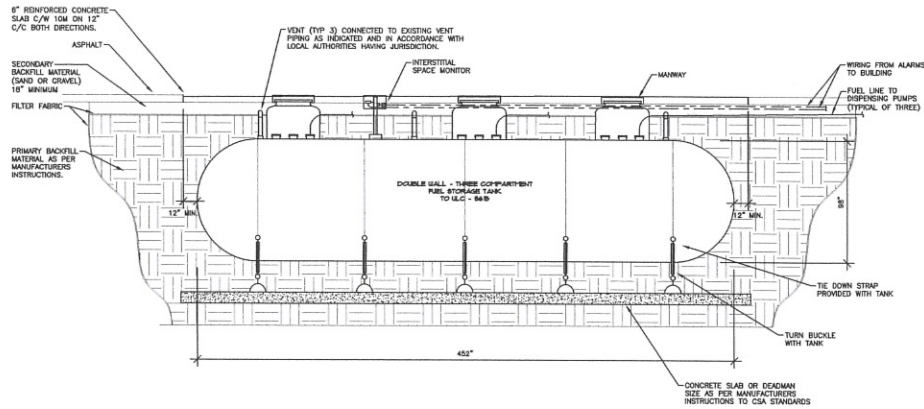
PROVINCE OF PEI DEPARTMENT OF
PROVINCIAL TREASURY
GEOMATICS INFORMATION CENTRE
11 KENT ST. CHARLOTTETOWN
PEI C1A 7NB

PHONE: 902-368-5178
FAX: 902-368-4399

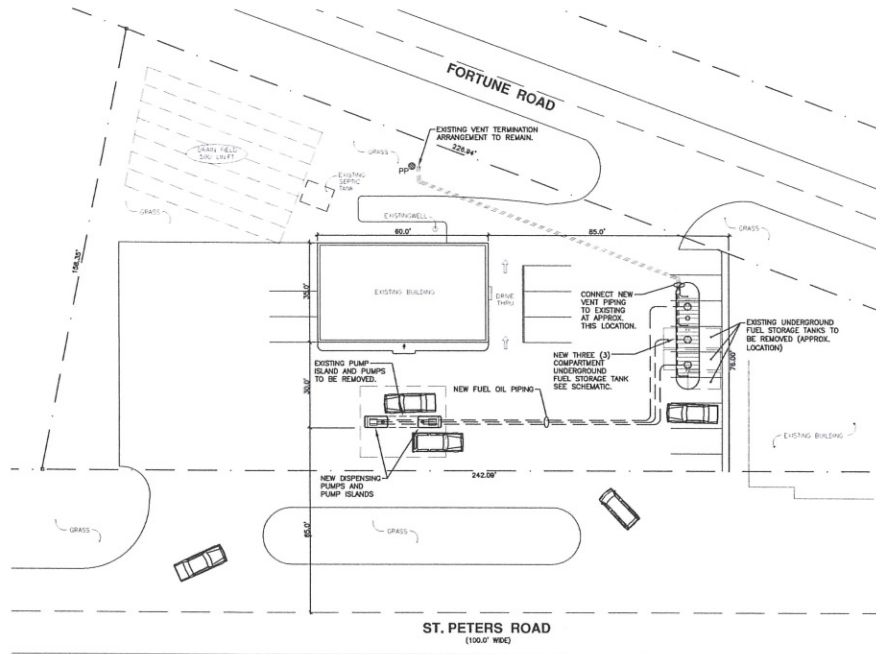
WHILE THIS MAP MAY NOT BE FREE
FROM ERROR OR OMISSION, CARE HAS
BEEN TAKEN TO ENSURE THE BEST
POSSIBLE QUALITY. THIS MAP IS A
GRAPHICAL REPRESENTATION. IT IS NOT
INTENDED TO BE USED TO CALCULATE
EXACT DIMENSIONS OR AREAS.

SCALE: 1:5000
DATE: Mar 21, 2019
TIME: 08:43:58 AM
ACREAGE: 0.39
WORK UNIT: 9029





FUEL TANK SCHEMATIC
SCALE N.T.S.



FUEL TANK SITE PLAN
SCALE 1" = 20'-0"

NOTES

1. PROVIDE OPEN DIRECT BURRY PIPE BETWEEN EACH COMPARTMENT AND PUMP AS REQUIRED.
2. COORDINATE ALL FILL LOCATIONS, VENT PIPING, ETC. WITH PUMPS, PUMP ISLANDS AND PROTECTIVE BARRIERS. REVIEW ON SITE WITH ENGINEER AND AUTHORITY HAVING JURISDICTION.

PRELIMINARY
FOR REVIEW ONLY
Date SEPT. 6, 2018

ISSUED FOR REVIEW 05/09/19

NO. REVISIONS DO/AM/YY

Stamp

All measurements must be checked on site by the contractor prior to construction or fabrication.
This drawing is the property of MCA Consultants Inc. and shall not be used on other projects or otherwise in the project except by agreement in writing from MCA Consultants Inc.
This drawing is not to be used for construction unless stamped and signed by the Engineer.

Client:
FORTUNE TRAVELSTOP INC.

MCA
CONSULTANTS
ENGINEERS - PROJECT MANAGEMENT
902.566.9223 | info@mcaconsultants.ca
www.mcaconsultants.ca

Project:
FORTUNE TRAVELSTOP
FORTUNE BRIDGE, PE

Sheet Title:
NEW FUEL TANK
SITE PLAN & TANK
SCHEMATIC

Scale	AS NOTED	Date	SEPT. 6, 2018
Des By	LJD	Chk'd By	J.D.M.
Project No.	19-224	Sheet No.	M1 of 1

August 12th, 2019

To Whom It May Concern;

RE: Opening Ultramar Gas station and Convenience store in Fortune PE

We are pleased to inform you that local businessmen Roger Burke of Fortune and David Jackson of Souris, PE have taken the initiative to assist the surrounding community of Fortune Bridge and are planning to open a new Ultramar Convenience and Gas Station at 2065/2069 Route 2 Fortune Bridge to offer the community the convenience and necessity of having a gas station and convenience store in their community.

Ultramar , Fortune Travel Stop Inc., is intending to re-open a gas station and convenience store at 2065/2069 Rte.2, Fortune PE. This property has had a gas station operated on it in the past. The station would also have the ability for small container filling of furnace oil as well as a propane tank exchange. The proposed station would serve the Fortune and surrounding area and be convenient for local people to not have to travel into Souris, St. Peter's or Montague to get needed fuel or convenience store items.

I/We are asserting that by signing this letter, as members of the community I/We are in full support of the gas station and convenience store being opened;

Name In Support:

Jonathan Scott

Mac Cormack

Brade Hill

J. Shockey

Mr. Art Robert Land

Colleen Robert Land

Jayne O'Brien

Earl Gregory

Dakota Mc Gregor

Roy Mettaye

Fallie Gausson

Catlin Blaisdell

Meryl McGee

Ronch Blaisdell

Amanda Blaisdell

Charles Blaisdell

Darlene Spencer

~~John~~

Jessie Woods

Brian Deereau

Dwayne Job

Paula Dutz

Risad Job

Nathan Job

Dan McClung

Shelly McClung

Calby Endow

Joseph Job

Jayla Carroll

Alex LaVie

J. Deagle

Charles McShannon

Shedee McShannon

Frank Chassion

~~John~~

Susanne Connor

Rohan Connor

Janis Job

Ashley Kuff

Jamisha Jesso

Cynthia Greencom

EMMA CREAMER

Darlene Greencorn

Mark Greencorn

Andrea Greencorn

RYAN ACORN

Doug Coffin

Wayne Peter

Shula Peter

George Campbell

Wendell Cox

Wade Salichon

Thomas M. Staepe

Jim White

Dawn Ching

Edward Jackson

[Signature]

Emm Conway

[Signature]

Kenny Cannon

J. J. [Signature]

[Signature]

Bennie [Signature]

Mat [Signature]

Anna Mallard

Rhonda Dea [Signature]

RECEIVED

OCT 18 2019

**The Island Regulatory
and Appeals Commission**

To Whom It May Concern:

Since before 1950, there has been a service station at Fortune Bridge. Through the years the services evolved and the full serve gas and service bays with a small store nearby turned into a self-serve gas bar with service bays to the more modern self-serve gas bar and convenience store and family restaurant.

In this community and from the mid to late eighties to 2005, it was run as a family business by Roger Burke and his family, quite successfully. When Roger had it in those years it had service bays, gas pumps which served diesel as well as gas, a store and a restaurant.

This location is the entryway to the community of Fortune and surrounding area (Bear River, Annandale, Little Pond, St. Charles, Dingwell's Mills, Rollo Bay, Farmington just to name a few). It is located at least 7 miles from the nearest gas station or convenience store. This community successfully supported the operation of such a business in the past. It utilized the convenience of not having to drive into Souris, St. Peter's or Dundas for gas or a loaf of bread. The bonus of having an affordable family restaurant was also met with a regular clientele that appreciated the service.

This growing community has been in need of a local station being opened for the past few years. In recent years this community and surrounding area has grown. In addition to the large permanent resident population, Fortune now has two Inn's owned by Michael Smith, which brings much traffic to the area. There are many farmers and fishermen in the area also who, right now, have to drive to Souris or Montague to get the fuels they need to run their equipment. The Magdeline Island Ferry is also running year round now. In the summer months the population nearly doubles in this area by the folks who come to their cottages.

It bears mentioning also, that there are no other Ultramar stations in this area. That, coupled with the closing of one station in Souris, leaves fewer choices for people where brands of gas are concerned in Eastern PEI. This station would provide additional choice for people.

The community itself is in full support of the proposed business going back in at this location. Every individual that we have spoken to has stated that they look forward to having this local business back in action and that they will be patronizing the services it will provide. The added bonus of the furnace oil pump and the BBQ size propane tank exchange are being well received as potential additional services to be provided.

In short, this community needs to have this service reopened for their convenience. The community deserves to have this convenience close by and are in full support of it. Roger Burke is a well respected community member and has already proven that a business such as this can and will work as this community supported it fully.