

July 21, 2025

Michelle Walsh - Doucette

IRAC, Charlottetown.

Greetings;

I am neither deterred nor intimidated by the lawyer's letter from the Town of Three Rivers. IRAC shouldn't be either. I see in the latest Eastern Graphic that the CAO for Three Rivers made a sexist remark when he said that IRAC didn't seem to have the "gonads" to dismiss what he described as frivolous appeals. There is nothing frivolous about endangering private well water and the Gibson's Creek watershed. There is nothing frivolous about breaking your own bylaws or putting the health of your own citizens at risk. It seems to me that the Three Rivers Council is growing desperate because they know this file should never have been approved without a full environmental impact review.

If the lawyer for Three Rivers really has their best interests at heart, perhaps he should consider the cost of the lawsuits that would occur if contamination does end up in the water table along the Robertson Road. He should be a cheerleader for transparency and a comprehensive review of this file by all relevant government departments. If he doesn't believe the legal indenture I have in hand stating that about a third of the property is contaminated, then let's get Shell Canada on the phone and get their point of view. Let's get them to sign off on the major development project that is proposed for this land. Let's find out what their lawyers think!

As I stated before, the Department of Environment never signed off on this project prior to it being approved. This is a direct violation of the Bylaws. It was approved by council in May and Hanna Jenkins with Environment told me that they never even looked at the property until the month of June. The Mayor of Three Rivers encouraged me in a public meeting to contact Greg Wilson, a head official with Environment. I did this on June 10, 2025 and he knew nothing about the file. This falls in line with the false narrative that was promoted by both council and the land owner that "environment" was fully involved and on board.

In his letter Mr. Clark is basically saying that environmental issues are none of IRAC's business. I disagree with this stance for several reasons. First of all, there was no mention of the legal restrictions on this property when the whole proposal was brought forth to the planning board and council. It took the public to bring this into the light of day. There was no transparency. The land owner wanted to sell property that he maintained was not contaminated. He is in denial about the indenture because he knows it would cost the contractor a significant amount of money to hire a company that specializes in handling petroleum hydrocarbons. This might put his land sale in jeopardy.

Secondly, the Department of the Environment is basically a "complaint driven system". If no one complains then nothing gets investigated or closely examined. This entire project screams for a full environmental review before shovels ever go in the ground. There is simply too much at

stake. Are we as citizens supposed to wait until we get the taste or smell of gasoline in our water before someone acts on our behalf? Should the Gibson's Creek watershed be threatened with contamination because the Three Rivers Council failed to do their jobs? Should an entire neighborhood be put at risk because too many members of council are buddies with the land owner and contractor? The health and safety of Islanders does fall under the purview of IRAC when it comes to how bylaws are followed or ignored. I have a legal indenture and map in hand that clearly states the what and the where of the contamination risk. The Three Rivers Council and land owner refuse to acknowledge these facts. I hope IRAC has the courage to make them see the error of their ways.

D Blair Sorrey

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