

Concerned Citizen of

Dated this day of 26<sup>th</sup> of July, 2023

Borden-Carleton, PE

Attention: PD527 application for a new gas station

Dear Allison MacEwen and the Executive Island Regulatory & Appeals Commission,

I am a community member of Borden-Carleton and it has come to my attention that D.P. Murphy has put in an application to build a new Irving gas station, (PD527), on the corner of Hwy 1 and Dickie Road, right beside the Ceretti's Irving gas station and grocery, how ludicrous is that?

I was astonished and appalled to hear of such a ridiculous idea when we already have 3 gas stations in the vicinity of this tiny hamlet we call home. In fact 2 of the gas station are already kitty-corner to each other as it stands.

I, as a senior, get most of my grocery needs at Ceretti's Grocery & Hardware gas station. In fact, if they don't have what you are looking for, they will do their best to order an item in for you. I wanted a certain type of tea light for power outages and they ordered it in for me, now it's a mainstay at the store. The hardware section of their store has been a God send when you need to fix something asap. Once, I was looking for a generator battery and Chad looked it up for me where I could purchase one while I was at the store. It's those little instances of kindness and care that make local Mom and Pop businesses a treasure of this Island we call home.

I feel if this application is approved it would be a disaster to our local "family owned" businesses that have been in this area for over 3 generations and have endured all the hardships over the years and still thrived. Ceretti's Grocery & Hardware and Howatt's Shell Tourist Mart are the cornerstones of what this Island's charm and history are about; family, friends and community.

It's very important to mention the fact, that, having a 3<sup>rd</sup> gas station in such close proximity is redundant and would cause traffic congestion and pedestrian safety issues, as Borden-Carleton has one set of lights in that location, in which, the Confederation Trail crosses that "one" intersection.

As the Island "Regulatory" Appeals & Commission body, it is your fiduciary responsibility to address the appeals of the citizens of this Island, albeit, Borden-Carleton in this case, to act accordingly, and in the best interest of those said citizens that have voiced their opposition regarding this application (PD527) and the communities' concerns of the potential detriment to our local family businesses.

I sincerely hope The IRAC Commission exercises due diligence when addressing this issue and to take into consideration the dismay and anguish this has caused our disheartened little community and to take proper action in disapproving this application, PD527 of a new gas station, in an already oversaturated area.

Sincerely Opposed Citizen of Borden-Carleton

Connie Doerksen,

163 Main St.