

From: [Allison MacEwen](#)
To: [Jaclynn Hamel](#)
Cc: [Cheryl Mosher](#); [Sam Clow](#)
Subject: FW: D.P. Murphy Inc. Application for Borden-Carleton Retail Gas Outlet
Date: Wednesday, July 12, 2023 7:33:44 AM

From: Matt MacFarlane [mailto:mattmf100@gmail.com]
Sent: Tuesday, July 11, 2023 12:40 PM
To: Allison MacEwen <AMacEwen@irac.pe.ca>
Subject: D.P. Murphy Inc. Application for Borden-Carleton Retail Gas Outlet

Please accept this submission further to the above-referenced application.

First, as a resident of one of the surrounding communities of Borden-Carleton, I am aware that the needs of the area for petroleum products, coffee shop and convenience store items are already well met and serviced by the existing three locations that operate in these sectors in the area. The presence of a fourth location delivering these same services to the population of the Town and surrounding communities is completely unnecessary and will only serve to cause harm to the existing locations.

Second, from a competition and choice perspective, the three different branded retail petroleum outlets currently in operation meet the public's need for choice and satisfy any competition concerns. It cannot therefore be argued that there is insufficient consumer choice or lack of competition in this particular market in this particular area.

Third, it seems absurd to contemplate the construction of a new retail gas outlet in this area, with three existing outlets, when federal mandates require the phasing out of new internal combustion engine (ICE) vehicles in about a decade's time. With each month, we are seeing increased numbers of EVs on Island roads. Now is the time for increased public EV charging infrastructure -- not additional gas stations.

Fourth, the construction of an additional gas station in this area, when ICE vehicles will be further declining and along with them the demand for gas, will only serve to cause pressure on the existing three locations in this region. As has already been noted in other submissions, traffic at existing locations is down. A new, fourth gas station will only come at the real risk and jeopardy of the continued viability of the locally owned and operated outlets, who are already feeling market pressures jeopardizing their continued operations. Priority must be given to existing, locally owned and operated businesses over the granting of a new license to a new applicant to enter the area.

Fifth, the proposed location for this new retail gas outlet is prime real estate in the Town of Borden-Carleton. Prudence must be exercised in granting any development permit for this area. Once a development permit is issued and development occurs, it cannot be easily undone and the land made available for any other use -- especially if the development is that of a specific use such as a gas station with underground tanks. There are innumerable other uses and developments that could occur on this valuable lot within the Town.

Thank you for the opportunity to make this submission in opposition to the issuance of a new

retail gas outlet license to this new applicant.

Matt MacFarlane
Augustine Cove, PEI