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July 4, 2023

Island Regulator and Appeals Commission  
National Bank Tower  
501-134 Kent Street  
Charlottetown, PE C1A 7L1

Attn: Allison MacEwen, Director

Subject: Opposition to PD527 – New Retail Gasoline Outlet Application – D.P. Murphy

Dear Mr. MacEwen,

I am writing to express my strong opposition to the proposed establishment of a fourth gas station in our small town of Borden-Carleton of fewer than a thousand residents. As a concerned member of this community, I believe that such a development would have several adverse effects on our town's character, environment, and overall well-being.

Firstly, our town's charm and identity lie in its quaint and peaceful atmosphere. The addition of another gas station would disrupt the tranquility we cherish and introduce more noise, traffic, and congestion. Our community has always taken pride in its close-knit nature, and an increased number of gas stations may attract more transient traffic, compromising the safety and serenity we currently enjoy. Secondly, the environmental impact of an additional gas station cannot be overlooked. The increased emission of pollutants, both in terms of air quality and water contamination, poses a significant threat to the surrounding natural habitat. Our town is blessed with beautiful landscapes and delicate ecosystems that must be protected for future generations. The establishment of another gas station would only exacerbate the risk of environmental degradation and have long-term consequences for our town's sustainability.

Furthermore, our current three gas stations, each with their own convenience store, already, along with Gateway Village, more than adequately serve the needs of our community. The town's beautification committee has worked very hard over the last few years to make the town as lovely as it is. We should instead focus on supporting our local, well-established, loyalty driven businesses and encouraging diverse economic development that aligns with our community's values and needs. Adding a fourth gas station would only cause the town to become industrialized and that's not what this resident is looking for in their hometown.

DP Murphy's proposal contains only two letters of endorsement, and neither is from a resident nor a business owner that resides in or around the town of Borden-Carleton. DP Murphy mentions population & traffic trends. Taking the Covid numbers out of the picture, the graphs provided do show an increase, but not so significant as to warrant another gas station. And by their own admission, Borden's population has only been modest.

In conclusion, I implore you to carefully reconsider the proposal for a fourth gas station in our town and deem it excessive and unnecessary due to potential negative impacts on our community. Let us work together to safeguard our community's integrity, protect our environment, and ensure a prosperous future for our residents.

Thank you for your attention to this matter. I eagerly await your response and the opportunity to contribute to the well-being of our beloved community.

Sincerely,  
Monique Larsen