

SAY NO TO FLATO

Letter-writing and Presentation Tips

1. **Keep it short.** The planning committee and city Councillors have a lot of reading to do. Short and sweet makes your point best.
2. **Focus on one or two issues that you know best.** If you are on Long Beach Road you may wish to focus on the environmental impact of the plan on water quality for the lake or your wells, or the impact of traffic on the community.
3. **End your letter with a clear “ask.”** What do you want to happen with regard to this proposal? The current proposal has reports that were commissioned by Flato, and is weak on many details. At this point, asking for an independent environmental assessment of the implications of this plan for water quality, or for an independent traffic impact study would be appropriate, or for more details on other issues would be a good idea.
4. **Be respectful and stay focused on the proposed development.** Your letter should be about the plan and the company that has proposed it, not the CEO himself. Unless of course you are referring to the Greenbelt scandal and the close friendship of Mr. Rehmatullah with the Premier! But if you are just talking about this project, talk about what Flato wants to do, and the plans that it has submitted.

Issues to Address in Your Letter or Presentation

1. **Environmental Impact on Water Quality.** Flato proposes to draw water from the lake for the development. Wastewater will then be treated, diverted into sanitation ponds, and used for irrigation on the golf course. Since the ground in this area is thin soil on limestone, all of the irrigation water, along with pesticides and herbicides from the golf course, will flow into to the lake. This will not only pollute the lake, but also the wells of the remaining houses on Long Beach. **Ask for** an independent environmental assessment of the impact of the development on the lake and ground-water quality.

see more over

2. **Environmental Impact on At-Risk Species.** While the plan includes a small environmentally protected area, the diverse habitat of wetland, woods, and alvar that the development is on supports many at risk species that will have their habitats destroyed by the development (see the notoflato.com website for details). **Ask for** an independent environmental assessment of the impact of the development on the at-risk species that are currently on the land.
3. **Intensification of activity on the lake.** The current plan does not indicate the size or scope of the proposed marina. **Ask for:** more details and an independent assessment of the impact of such a dramatic increase in boat traffic on the lake.
4. **Three-season accommodation.** There are many questions that are unanswered about the proposed three-season residences. The reasons the plan suggests that such residences will be viable are tenuous. For instance, the plan suggests that there is no resource-based tourism here in the winter. This is clearly not true. **Ask** how will three-season residency be enforced? Will water and sewage services be turned off in the winter? What will be the impact of a dramatic increase in short-term-rentals on the community?
5. **Lack of adequate roads for traffic.** There is inadequate infrastructure for the amount of traffic that this resort will generate. **Ask** for an independent study of the impact of the traffic that this resort would create for the residents of Long Beach and Ranchers Road.
6. **The negative impact on the Long Beach community.** The existing Long Beach community will be overwhelmed by this high-end resort literally in its backyard. This resort will completely displace the current community. **Ask** that an assessment be done to explore the implications on the quality of life and health of the community if this resort moves forward.
7. **Ethical Considerations.** In light of the Auditor General and Integrity Commissioner Reports on the Greenbelt Land Swap Scandal, there are legitimate reasons to be concerned about the ethical integrity of this corporation. **Ask** that Council postpone any decisions regarding Flato's development proposals until the RCMP has decided whether there are grounds for a criminal investigation into the Greenbelt Land Swap Scandal.

These are a few suggestions. You may have other concerns or considerations to add. **For further information go to www.notoflato.com**