

**From:** [no-reply@web-response.com](mailto:no-reply@web-response.com) on behalf of [Town of Niagara-on-the-Lake](#)  
**To:** [Clerks](#)  
**Subject:** Webform submission from: Delegation Request Form  
**Date:** July 15, 2024 12:08:05 PM

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Submitted on Mon, 07/15/2024 - 12:08

## Information

**Name**

Ellen Qualls

**Organization Name**

self

**Address**

[REDACTED]

**Email Address**

[REDACTED]

**Telephone Number**

[REDACTED]

## Presentation

**Agenda Delegation**

Agenda Delegation

**Topic**

I have never spoken on this issue before

**For Agenda delegations please include the title of the item. In point form, provide an overview of what points you will be speaking to:**

Proposed Delegation on the topic of Consent Agenda item 8.3: Konik Estates Phase 2 Subdivision and Condominium ZBA-02-2024, 26T-18-24-02, and 26CD-18-24-01, CDS-24-

123a.

Speaker: Ellen Qualls, 353 William Street, Niagara-on-the-Lake, ON. (703.463.6053)

Thank Mr. Lord Mayor and members of Council, as well as town staff. I am Ellen Qualls from 353 William Street here in the Old Town of Niagara-on-the-Lake. My spouse grew up in NOTL. I started coming here to visit family 22 years ago. And we have owned our home here since 2013.

Thank you to the councilmembers who have spoken up on this matter and others in support of trees, thoughtful planning, and parkland.

The way I read the staff recommendation on the matter of Konik Estates Phase 2, part of your consent agenda tonight, is that while the removal of 800 mature trees — which the recommendation acknowledges support both rare bird species and migratory bird species — would be banned by both the town and the regional tree by-laws, because a developer has submitted a plan, for some reason, the logic of the by-laws does not apply.

Nevertheless, the recommendation is to leave a thin strip of trees. Thank you.

As a practical matter, that is likely to yield not much more than screening, and loss of remaining trees due to stress and depletion of their root systems and soil. But I would encourage you to remove this item from the consent agenda and get more answers.

Stepping back for a moment, and explaining why I care about trees in Virgil — I do want to make the key point that stewardship of this community is about so much more than expanding the tax base. It is about the care for and nurturing of the people who live here and the environment that supports their health and wellbeing.

I can't imagine that Konik Estates will be considered affordable housing that could support people who hold critical jobs in this community.

We cannot plant 40 year old trees. And frankly, the heating climate won't give us 30 healthy and liveable years for our kids to wait for trees developers plant today to become 40 year old trees.

We can't destroy forests and expect that ornamental trees interrupted by driveways and chemically-soaked lawns will support nature, biodiversity, and ecosystems.

And as a reminder, Niagara-on-the-Lake has one of the lowest and least healthy tree canopies in the region.

Thank you for your service to this community and for continuing to try to balance these concerns.

## Terms

**I have read and understand the Delegation Protocol and acknowledge the information contained on this form, including any attachments, will become public documents and listed on Town Meeting Agendas. I also understand presentation materials including speaking notes and electronic presentations must be submitted by email to [clerks@notl.com](mailto:clerks@notl.com) no later than 12:00 p.m. on the Monday prior the scheduled meeting.**

Yes

## Meeting Time

**I wish to appear before:**

Committee of the Whole

**Date**

Tue, 07/16/2024 - 00:00

## Presentation Requirements

**Do you have a visual presentation (slideshow or photos) to accompany your delegation?**

No

**I agree**

Yes

## Delegation

**I will be appearing:**

In person

**I also understand presentation materials including speaking notes and electronic presentations must be submitted by email to [clerks@notl.com](mailto:clerks@notl.com) no later than 12:00 p.m. on the Monday prior to the scheduled meeting.**

Yes

**I acknowledge I have 10 minutes to delegate**

Yes

**I give permission to be audio and video recorded on the Town of Niagara on the Lake's livestream**

Yes

**Do you require accessible accommodation to participate:**

No

## **Privacy Disclaimer**

**I have read and understand the above Privacy Disclaimer.**

Yes