Eaglecrest Golf Course – Frequently Asked Questions

Updated October 31, 2025

Land Use and Zoning

What types of uses and densities will be permitted on the lands identified for development?

- Multi-Family Residential (R21):
  - Could allow up to three-storey apartments, townhomes, patio homes or detached dwellings.
  - Max height 11 m.
- A mix of Institutional and Residential (IC1):
  - Allows multi-residential up to five-storeys (15 m).
  - Site could permit seniors' housing or care facilities.
- Residential 1 (R1):
  - Same as existing adjacent Eaglecrest residential zoning.
  - Up to 4 dwelling units per lot, as per Provincial legislation (Bill 44).
  - Max height 11 m. Min lot size 500 m^2.

How flexible is the land use after rezoning?

Zoning sets the maximum uses allowed on the land. That doesn't mean it would be required to build to the maximum. For example, even if the zoning allows multi-family housing, it would still be possible to build single-family homes. The rezoning's main intent is that the land would no longer be restricted to Parks and Recreation but could be used for Housing.

The Town remains in control of what kind of development, and how much, could occur on the rezoned lands. The future public consultation process to refine these land uses is outlined under Public Consultation and Process.

Public Consultation and Process

What consultation has occurred to date?
Engagement activities to date have included:

- Eleven meetings with residents' associations, golf course members, and community groups. These meetings included a brief background presentation, followed by discussions about the potential benefits of the project, as well as the concerns. The meetings also focused on hearing community members' priorities for the lands, including preferences for land use, community amenities, and environmental protection.
- Public Open House on October 6, 2025, that drew approximately 400 attendees and 35 speakers to provide input on the proposed zoning and Official Community Plan (OCP) amendments. View the meeting video and public comments.
- Public Hearing Two Open House presentations on September 9 (3–7pm). Over 600 participants attended and shared feedback via project storyboards and took part in interactive activities about the potential Eaglecrest lands development. View the Open House Summary and Presentation.
- Over 800 responses received via an online survey open from September 9–28, 2025 (view results).

What future consultation opportunities will be available?

- Collaboration with the Eaglecrest Residents' Association and broader community to refine development potential for key areas (Areas 1, 2, 3, and 7) before any lands are offered for sale.
- Direct engagement with neighbouring property owners adjacent to Area 8 (Royal Dornoch North) regarding potential purchase interest before public listing.
- Final scale and configuration of any Golf Course development will be determined through future public consultation.

When will technical information be available?

- Environmental studies. Complete.
- Traffic study. Full study including Highway 19A/Country Club Drive intersections will be conducted between late 2025 and early 2026.
- Design guidelines. To be advance through the Official Community Plan Review - currently in progress. Green Space and Trail Planning - exploration of additional

public green space, pedestrian loops, and buffering measures on the larger development parcels in late 2025 and early 2026.

- Registration of a Section 219 Restrictive Covenant on Area 3 prior to land sale. This ensures that any future Institutional use on Area 3 is limited to Seniors Care and Seniors Housing. The zoning in Area 3 also allows residential use, so it could ultimately be developed entirely for housing rather than an institutional facility. The future use for Area 3 would be the subject of future design and public engagement.
- Golf Course Concept Plan – a professional golf course consultant will prepare a revised nine-hole design and cost estimates is in progress.

Why was a referendum not required?

The purchase of the Eaglecrest Golf Course did not require a referendum because the Town is not borrowing funds to complete the acquisition. Under the *Community Charter*, a referendum (or an alternate approval process) is generally only required if a municipality proposes to incur long-term debt or to dispose of certain classes of public assets.

In this case, Council directed that the acquisition be funded entirely from existing reserves, land sale proceeds, community amenity contributions, and accumulated surplus. Because no borrowing bylaw was required, the statutory triggers that would necessitate elector approval were not engaged.

Financial Considerations

Which Town projects will be deferred until land sales occur?

Some 2026 Financial Plan projects will be delayed until land sale revenues are received and staff capacity becomes available.

Deferred capital projects:

- Bus Garage Site Works ($800k)
- Saahtlam Park Amenity Improvements ($350k)
- Pickleball Courts ($85k)
- Operations Modernization (excluding initial phase of Needs Assessment)

Deferred Strategic Initiatives:

- Airport Master Business Plan
- Community Park Needs Assessment
- Food Action Plan

- Performing Arts Cinema land search
- Climate Change Adaptation Plan update
- Community Park Site Review
- Accessibility Dwelling Unit Design Template
- Parking Management Strategy

Once the revenue from land sales is received and staff capacity becomes available, these projects will be reinstated with revised timelines based on future Council decision-making.

What areas will be developed first?

Two small residential parcels adjacent to Royal Dornoch Drive will likely be sold early, either wholly or in part (see Figure 1). These parcels are already zoned for residential use and owned by the Town. The larger parcels being considered for residential use require further analysis and public consultation (refer to the section 'What future consultation opportunities will be available').

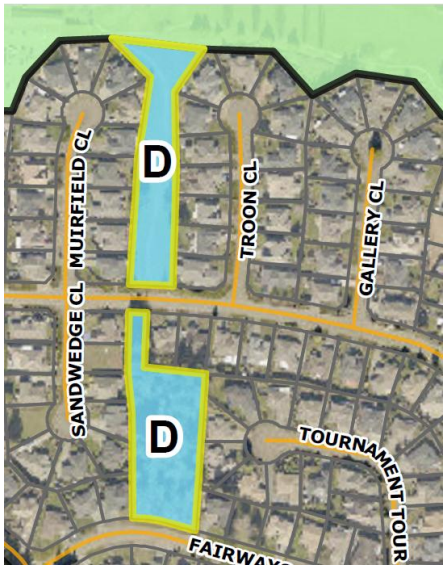

Figure 1: Parcels on Royal Dornoch Drive anticipated for disposition (labeled 'D' in the above image)

What are the Town's plans to Operate the Golf Course?

The Town does not intend to operate the Course directly, but to lease the Course to a third-party operator. Improvements to the Course could be undertaken by the new operator. If the Town has surplus funds from land sales, such improvements could be funded by the Town, subject to future Council decision-making.

What is the purchase price of the Golf Course lands?

The $8.5M purchase price covers acquisition. Additional costs include consultants, legal, and realtor fees. Land sales are expected to offset costs, with a potential surplus being reinvested into other community amenities and infrastructure, based on future Council decision-making.

How does the purchase price compare to past transactions?

The $8.5M purchase price considers the 2024 appraised value of $3.41M, financial value associated with rezoning potential, and other potential community benefits such as parkland. Past purchase values are not directly comparable, as they included different lands, zoning and operations. After much discussion and negotiation, this final price is lower than what the seller first asked for, but higher than the Town's starting offer.

Who is the private donor, and are there conditions to their donation?

The Town of Qualicum Beach has signed a conditional donation agreement with a private donor that could contribute 25% of the purchase price for the Eaglecrest Golf Course lands, up to $2.125 million.

The donor has chosen to remain anonymous until after the acquisition is complete. Their only condition is that the contribution be used to ensure the permanent protection of the areas identified as "Reforested Parkland" on the Potential Land Use Map (approximately 40 acres).

The donation is conditional on the Town acquiring the property.

Sale of Land Identified for Develpment

What if the land identified for development does not sell, or sells slowly?

The Town has received professional financial advice and will phase land sales and budget contingencies to mitigate risk, based on future Council decision-making.

Could these land sales generate a surplus?

Preliminary financial modelling indicates that land sales have the potential to fully recover acquisition costs (estimated at ~$8.5M) while generating additional revenue to provide funds for priority capital projects, including but not limited to:

- open space and recreation (i.e., golf course, trails and parkland);

- transportation and traffic calming (i.e., roundabout);
- environmental management (i.e., reforestation and drainage); and
- drainage and Asbestos Cement (AC) Pipe replacements.

Will my taxes go up if the land does not sell?

In determining the feasibility of the project, Council was careful to consider the market and to ensure it was financially viable for the project costs to be covered through land sales. Unlike borrowing, funding the acquisition through land sales is intended to avoid any tax impact. Future Council decisions will determine which amenities and infrastructure are funded, as well as the timing and extent of land sales.

Land Distribution and Golf Course Configuration

Why does the majority of parkland appear on the east side of Eaglecrest, not the west?

Eastern lands are less developable due to limited road access and are ecologically valuable. A portion of the eastern lands are also subject to an existing covenant preventing development. These factors supported the permanent protection of parkland on the west portion of Eaglecrest.

Why is denser housing focused around Country Club Drive?

Good road frontage and servicing make it suitable for varied housing while minimizing neighbourhood impacts. Residential development in this area would also have convenient access to the Eaglecrest Golf Course Clubhouse, an existing community hub.

Are unused fairways like Blind Bogey suitable for development?

Yes, where road frontage exists. Some of these lands are identified for residential use. The remainder will be protected with a covenant.

Why is the 9-hole Course located between Country Club Drive and Eaglecrest Drive?

This layout preserves other fairways for housing and parkland while retaining a compact course.

What other Golf Course options were considered?

Professional consultants are reviewing alternatives. No final design has been considered by Council yet.

Parkland and Natural Areas

How will reforested parkland and habitat areas be protected?

The Town will register a covenant to prevent future development of the 40+ acres identified for reforested parkland.

How will these park areas be managed?

A management plan has yet to be developed and is subject to future Council decision-making. Some of the options include partnering with the golf operator, a third-party contractor or municipal management funded by lease revenues.

Infrastructure

How will infrastructure issues (roads, drainage, Hwy 19A access) be addressed?

If revenues exceed costs, funds could support improvements to drainage, traffic, and pedestrian upgrades. Further analysis and Council decision-making is required.

How will this project affect the Village Way/Hwy 19A roundabout?

The Town may advance roundabout construction, subject to further analysis of future land sale revenues. Council understands the importance of the proposed roundabout and anticipates that this amenity will be part of a Land Sale Funding Strategy. Decision-making on this important project will be subject to further technical analysis, land sales and formal Council decision-making.