

**Notice & Agenda for the 2:00 pm Monday, October 6, 2025, Town of Qualicum Beach Public Hearing to be held at the Civic Centre, 747 Jones Street, Qualicum Beach, BC**

Page No.

*(This meeting may be recorded)*

**1. PUBLIC HEARING PROCEDURE**

Mayor Westbroek will set the Procedural Rules of Public Hearing to be read by CAO Varela.

**2. PURPOSE OF BYLAWS AND PRESENTATION**

2-49

Staff memo dated October 6, 2025 and presentation on the background information to date and proposed Bylaws for the Official Community Plan Amendment and Zoning Amendment provided by Luke Sales, Director of Planning & Community Development.

**3. PUBLIC HEARING SUBMISSIONS/INPUT**

Members of the public wishing to speak at the Public Hearing are asked to register on the Speaker's Sign-up Sheet, located at the back of Pioneer Hall, providing their name, neighbourhood or municipality of residence and telephone number. We ask that first time speakers respect the five (5) minute time limit allotted by the Mayor.

Written submissions received prior to the Public Hearing are available for review at Town Hall (660 Primrose Street) and at the Public Hearing.

Written submissions received after the opening of the Hearing and up until the close of the Hearing will be received by Council and included in the Minutes of the Public Hearing. Council may not receive further submissions, written or verbal, following the conclusion of this Hearing.

50-89

Background information, including Public Notice, Staff Report dated September 17, 2025, Proposed Bylaw No. 900.06, and Proposed Bylaw No. 800.08, 2025 can be viewed on the Town's website.

**3.1 Call for Public Input**

Mayor Westbroek will call for public input (verbal and written submissions).

Mayor Westbroek will call a second time for any further submissions.

Mayor Westbroek will call a third and final time for any further submissions.

**4. ADJOURNMENT**

THAT all written and verbal submissions regarding Bylaw No. 900.06 and Bylaw No. 800.08, 2025 up to and including October 6, 2025 be received and that the Public Hearing be closed.

*If required, a recess will be called at 6:00 pm with the meeting to reconvene at 7:00 pm to allow attendees to break for dinner.*

**NEXT SCHEDULED**

**REGULAR COUNCIL MEETING:** Wednesday, October 8, 2025, at 10:00 am



# TOWN OF QUALICUM BEACH

## STAFF REPORT

**TO:** Luke Sales, Director of Planning and Community Development

**FOR:** Special Council Meeting

**DATE:** October 6, 2025

**FROM:** Rebecca Augustyn, Senior Planner

**SUBJECT: Eaglecrest Official Community Plan (OCP) and Zoning Amendment Bylaws – Public Hearing**

### **Governance Decisions:**

To provide a baseline of knowledge in advance of Council receiving comments from the public on the proposed OCP and Zoning Amendment Bylaws for a portion of the Eaglecrest Golf Course Lands.

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### **RECOMMENDATION**

N/A. This report is provided for Information.

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### **PURPOSE**

The purpose of this Report is to provide background regarding potential advancement of Official Community Plan and Zoning Bylaw Amendments that designate portions of the Eaglecrest Golf Course Lands for residential, institutional, and limited neighbourhood-scale commercial use. These amendments are integral to the “Eaglecrest Revisioning and Acquisition” project and are part of the Town’s due-diligence process and financing strategy for acquiring the Eaglecrest Golf Course Lands that must be completed prior to November 1, 2025. If the purchase is not advanced, staff will proceed with the required bylaws to revert the Lands back to the original zoning and OCP designations.

While the Town retains its usual land use controls of Official Community Plan designations, zoning and other regulations, acquiring the land would give the Town maximum control over what happens on the lands, when it happens, and more importantly, places the community in a central role in discussing the future for the lands. If the land stays in the current owners’ hands or is sold to another owner, the Town has less control over what is proposed and implemented. Prior to development of these parcels, future public consultation and Council decision-making is required to refine the general land uses identified in the bylaws (i.e. what type of development, where and how much).

## **BACKGROUND**

The Eaglecrest Golf Course Lands comprise approximately 42.5 hectares (105 acres) in the Eaglecrest neighbourhood of Qualicum Beach. In July 2025, the Town of Qualicum Beach entered into a conditional Purchase and Sale Agreement to acquire the Eaglecrest Golf Course Lands for a potential \$8.5 million. The proposed acquisition is an opportunity for the Town to secure long-term public control of a significant landholding; balancing community priorities such as recreation, housing, environmental stewardship, and infrastructure renewal.

The Agreement allows the Town to conduct public consultation and technical assessments before making a final decision by November 1, 2025. Under the current concept, approximately 40% of the land would be preserved as natural parkland with trails and reforested areas. A redesigned nine-hole golf course would continue to operate on approximately 50% of the land through a lease or third-party partnership. The remaining lands, along with adjacent Town-owned residential parcels, would be considered for residential, institutional and limited neighbourhood-scale commercial use development and could provide a range of housing and services for the Town.

The potential purchase is intended to be self-funded through the sale of select land parcels that will be pre-zoned with development potential that could be implemented if the Town assumes ownership and would be subject to future Council decision making. Short-term financing will be secured through reserve reallocations and the sale of existing Town-owned residentially zoned lands in the Eaglecrest area. Technical studies, including a traffic impact assessment and environmental reports, are underway. Amendments to the Official Community Plan and Zoning Bylaw are required to reflect the proposed land uses and enable the financing model associated with the possible acquisition.

The Eaglecrest OCP and Zoning Amendment Bylaws went before Council in open meeting on September 17, 2025 and Council passed the following motions provided from the draft meeting minutes, which have not yet been adopted:

***WHEREAS*** the Town of Qualicum Beach recognizes the recreational, cultural, and historical value of the Eaglecrest Golf Course Lands to the community;

***AND WHEREAS*** the Town acknowledges the long-term community value of the Eaglecrest Golf Course Lands as a recreational asset;

***AND WHEREAS*** the Eaglecrest Golf Course Lands provide employment opportunities and contribute to local tourism;

***AND WHEREAS*** the Eaglecrest Golf Course Lands, or a portion thereof, if repurposed could offer environmental and recreational benefits through reforestation or naturalization, including potential carbon sequestration;

***AND WHEREAS*** the Eaglecrest Golf Course Lands provide ongoing benefits to residents of the Eaglecrest neighbourhood as well as the broader community;

***AND WHEREAS*** the Town has received an informal estimated cost of \$2.3M for the upgrading of the building, greens and equipment to an industry standard;

**AND WHEREAS** the Community Transportation Plan includes a roundabout at the intersection of Village Way and Highway 19A with an estimated cost in the range of \$3M noting that staff have received recent estimates in the range of \$5M;

**AND WHEREAS** the Eaglecrest Golf Course Lands may become a source of complaints from surrounding residents if the Golf Course is closed and not maintained to an appropriate standard;

**THAT** Council not entertain six-story developments as identified in Schedule B of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and in Schedule D of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.

**THAT** Council not include the areas that currently make up Yambury Park as identified in Schedule I & Schedule L of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and in Schedule K & Schedule L of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025, in potential rezoning and OCP amendments.

**THAT** Council exclude consideration of the parcel at the North-West corner of Country Club Drive and Highway 19A as identified in Schedule C of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and in Schedule E of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 and in.

**THAT** Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 be introduced and read a first time, as amended to exclude the following items:

- THAT Council not entertain six-story developments as identified in Schedule B of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025.
- THAT Council not include the areas that currently make up Yambury Park as identified in Schedule I & Schedule L of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025, in potential rezoning and OCP amendments.
- THAT Council exclude consideration of the parcel at the North-West corner of Country Club Drive and Highway 19A as identified in Schedule C of Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025.

**THAT** Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 be read a second time.

**THAT** Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be introduced and read a first time, as amended to exclude the following items:

- THAT Council not entertain six-story developments as identified in Schedule D of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.
- THAT Council not include the areas that currently make up Yambury Park as identified in Schedule K & Schedule L of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025, in potential rezoning and OCP amendments.

- *THAT Council exclude consideration of the parcel the North-West corner of Country Club Drive and Highway 19A as identified in Schedule E of Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.*

**THAT** Zoning Bylaw No.900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be read a second time.

**THAT** Council, in accordance with the Local Government Act, has considered referrals to the following agencies and organizations including School District No. 69 (Qualicum), Regional District of Nanaimo, Island Health, Ministry of Transportation and Infrastructure, and the Agricultural Land Commission, and hereby directs staff to formally notify Qualicum First Nation and Nanoose First Nation of the proposed amendments.

**THAT** Council directs staff to schedule a Public Hearing for a Special Council meeting on October 6th at 2pm at the Civic Centre, 747 Jonest Street, to receive comments from the public with regard to Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.

Staff have updated the OCP and Zoning Amendment Bylaws to reflect the above Council motions, and are in the process of notifying Qualicum First Nation and Nanoose First Nation.

## DISCUSSION

The proposed OCP and Zoning Amendments apply to the following eight areas or parcels, which are included on a map in Appendix A:

	Area	Size	Proposed Use
1	<b>Eaglecrest/Country Club</b>	Approx 6,500m <sup>2</sup>	Commercial/Residential
2	<b>West of Country Club Drive</b>	Approx 11,700m <sup>2</sup>	Residential
3	<b>Country Club Drive/Hwy 19A</b>	Approx 13,600m <sup>2</sup>	Institutional/Residential
4	<b>Blind Bogey North</b>	Approx 1,500m <sup>2</sup>	Residential
5	<b>Blind Bogey South</b>	Approx 2,700m <sup>2</sup>	Residential
<i>Yambury Park - No longer included in amendment</i>			
7	<b>Highway 19A</b>	Approx 23,163m <sup>2</sup>	Residential
8	<b>Royal Dornoch Drive North</b>	Approx 5,010m <sup>2</sup>	Residential
9	<b>Royal Dornoch Drive South</b>	Approx 5,900m <sup>2</sup>	Residential

The precise mix of housing and the layout of residential units in the proposed residential development parcels will not be finalized prior to the potential acquisition date. Rather, the lands under consideration would be designated under general land use categories through proposed Official Community Plan (OCP) and concurrent Zoning Bylaw amendments. These amendments would provide a policy and regulatory framework necessary to support the Town's acquisition strategy, while maintaining flexibility for future planning based on community feedback and technical analysis. Council has committed to a second public engagement process to refine future development plans if the Town purchases the Lands.

While proposed zoning for the majority of the parcels under consideration would primarily support residential uses, one parcel at the corner of Country Club Drive and Eaglecrest Drive has potential for small-scale, neighbourhood-oriented commercial development in addition to residential development. From a planning perspective, this site could be suitable for a mixed-

use development that includes neighbourhood commercial to complement the existing community hub, such as a convenience store or salon, and would be subject to future Council decision making. All other development areas would be limited to residential, except for a portion of the parcel on the west side of Country Club Drive, which could include institutional uses, such as supportive seniors' housing, independent living or a care facility.

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.
- 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.
- Over 800 responses via an online survey open from September 9–28.

### **Zoning Details**

All eight areas have been assigned new proposed zoning designations. Appendix A includes a map of the areas. On Parcels 1-3 the density is described in units/ha because they are larger parcels with an opportunity to cluster development in one area to preserve more open space in other areas. On the other parcels, density is described as units per parcel, as smaller parcels are contemplated in these areas with lower density.

Note: For reference, 80 units/ha is equivalent to permitting four dwelling units on a lot size of 500m<sup>2</sup>, similar to land sizes in the "Cottages at Eaglecrest" or West Ridge subdivisions.

<b>Zoning Amendment - Land Use Overview</b>						
	<b>Area</b>	<b>Proposed Zone</b>	<b>Residential Density</b>	<b>Maximum Height</b>	<b>Setbacks and Parcel Coverage</b>	<b>Minimum Lot Size</b>
<b>1</b>	<b>Eaglecrest/Country Club</b>	Neighbourhood Residential Commercial 1 (NRC1)	80 units/ha	11.0m	Parcel Coverage 60% Setbacks: Front lot line 4.5m Rear lot line 4.5m Interior lot line 3.0m Exterior lot line 3.0m	500m <sup>2</sup>
<b>2</b>	<b>West of Country Club Drive</b>	Residential 20 (R20)	80 units/ha	12.75m*	Parcel Coverage 61% Setbacks:	500m <sup>2</sup>



					Front lot line 2.7m Rear lot line 2.0m Interior lot line 3.0m Exterior lot line 3.5m	
3	Country Club Drive/Hwy 19A	Institutional Residential	80 units/ha (not including care beds)	16.0m*	Parcel Coverage 50% Setbacks: Front lot line 4.5m Rear lot line 4.5m Interior lot line 3.0m Exterior lot line 3.0m	500m <sup>2</sup>
4	Blind Bogey North	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>
5	Blind Bogey South	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>
Yambury Park - No longer included in amendment						
7	Highway 19A	Residential 20 (R20)	80 units/ha	12.75m*	Parcel Coverage 61% Setbacks: Front lot line 2.7m Rear lot line 2.0m Interior lot line 3.0m Exterior lot line 3.5m	500m <sup>2</sup>
8	Royal Dornoch Drive North	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>
9	Royal Dornoch Drive South	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>

\* West of Country Club Drive, Country Club Drive/Highway19A and Highway 19A area have been assigned different maximum heights, recognizing that additional height in this part of the parcel will not block views from other properties and would allow full utilization of the land as a multi-residential/institutional site.

It should be noted that the proposed zones set general development parameters based on neighbourhood compatibility. Subsequent zoning amendments may be required in the future when specific development proposals have been advanced in order to consider refinements to site layout, density allocations or building forms. Again, Council has committed to further public

engagement to refine development plans prior to land sales (excluding existing Town-owned residential land).

### **Official Community Plan Amendment**

The proposed OCP amendment would change the land use designation for eight land areas as follows:

<b>OCP Amendment - Land Use Overview</b>			
	<b>Area</b>	<b>Current OCP Designation</b>	<b>Proposed OCP Designation</b>
<b>1</b>	<b>Eaglecrest/Country Club</b>	Parks and Recreation	Commercial/Residential
<b>2</b>	<b>West of Country Club Drive</b>	Parks and Recreation	Institutional/Residential
<b>3</b>	<b>Country Club Drive/Hwy 19A</b>	Parks and Recreation	Multi-family Residential
<b>4</b>	<b>Blind Bogey North</b>	Parks and Recreation	Residential
<b>5</b>	<b>Blind Bogey South</b>	Parks and Recreation	Residential
<i>Yambury Park - No longer included in amendment</i>			
<b>7</b>	<b>Highway 19A</b>	Parks and Recreation	Multi-family Residential
<b>8</b>	<b>Royal Dornoch Drive North</b>	Parks and Recreation	Residential
<b>9</b>	<b>Royal Dornoch Drive South</b>	Parks and Recreation	Residential

Where applicable, parcels identified as part of the Eaglecrest Golf Course Lands that are subject to this OCP Amendment are proposed to be included within a Development Permit Area (DPA) for Form and Character. DPA designations will ensure that future construction of multi-residential, institutional and/or commercial development is subject to a detailed design review, with guidelines for building siting, massing, landscaping, and compatibility with the surrounding neighbourhood. The DPA process provides a layer of Council oversight to protect community character and ensure that future development is sensitive to its context.

The Town is currently in the process of the 2025 OCP Review. Where applicable, including the Eaglecrest Lands into a Development Permit Area (DPA) and creating new DPAs will occur within the OCP Review process. In other words, the OCP Review process is where parcels that are part of this OCP amendment will be included into a DPA, either the existing Residential Design Guidelines or a new Eaglecrest-specific DPA that will apply to multi-unit residential, institutional or commercial zones. As such, Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 does not include these parcels into the Development Permit Area. It should be noted that as part of the OCP Review, DPA Guidelines are being relocated to Zoning Bylaw 900, 2024 for usability and ease of update. The references and integration between the OCP DPAs and the Zoning Bylaw will be completed during the pending OCP update that is anticipated for adoption prior to January 1, 2025.

As part of the OCP Review, staff are in the process of including parcels into existing DPAs, as well as creating a new DPA area specific to the Eaglecrest Golf Course. The Form and Character Development Permits will be required prior to the approval of any specific development plans or the commencement of construction activity. All multi-unit residential, commercial, or institutional development will be subject to the Town's Development Permit Area guidelines to ensure a high standard of design and neighbourhood integration.



As outlined in the public October 2, 2025 “Frequently Asked Questions”, which is attached to this memo, the Town’s current strategy anticipates recouping an estimated minimum of \$8.5 million through land sales to fund the purchase of the Eaglecrest Golf Course Lands. However, the revenue from potential development could also allow the Town to advance additional priorities that require further funding. For example, the revenue could be used to fund improvements such as separated walking paths, park improvements, or the construction of a roundabout at the intersection of Highway 19A, Village Way and Country Club Drive, subject to future Council decision making.

The Town is in the process of retaining a qualified golf course consultant on a revised nine-hole course concept and associated cost estimates. Should upgrades to the Eaglecrest Golf Course be included as part of the acquisition financing strategy, funds could be allocated to support reconstruction of existing holes or reconfiguration of a new course layout. These improvements would help ensure that the Golf Course remains a high-quality recreational amenity for the community.

The final scale and configuration of land development will be determined if Council decides to proceed with the acquisition and will be subject to future public consultation.

### **FINANCIAL IMPLICATIONS**

To facilitate the purchase of the Eaglecrest Golf Course Lands, Council has directed staff to bring forward an amendment to the 2025-2029 Financial Plan authorizing the necessary capital expenditure if the purchase is to proceed. As existing reserve balances are fully allocated to fund capital projects and Strategic Initiatives currently identified in the 2025-2029 Financial Plan, this purchase would require the reallocation of reserves to prioritize the purchase.

To accommodate this reallocation, several capital projects would need to be deferred until the reserves are replenished through the sale of select Eaglecrest land parcels. Deferred projects would include, but are not limited to:

- Bus Garage Site Works (\$800k);
- Saahtlam Park Amenity Improvements (\$350k);
- Pickleball Courts (\$85k); and
- Operations Modernization (\$900k).

In addition, Strategic Initiatives planned for 2026 would need to be postponed, including:

- Airport Master Business Plan;
- Community Park Needs Assessment;
- Food Action Plan;
- Identify Land for a Multi-Purpose Performing Arts Cinema;
- Community Climate Change Adaptation Plan Update and Implementation;
- Community Park Site Review (Facilities and More);
- Accessibility Dwelling Unit Design Template; and
- Parking Management Strategy.

Finally, it is important to note that should the Town proceed with both the purchase of the Eaglecrest Golf Course Lands and concurrent due diligence on the Qualicum Commons property, the ability to advance new Strategic Initiatives (Blue Sky requests) in 2026 would be significantly constrained. Capital Projects with clearly identified and limited funding sources could be considered under this scenario.

### **Additional Resources**

Additional information on the proposed acquisition, including FAQs, media releases, background documents and survey results, is available on the Town's project webpage at <https://qualicumbeach.com/eaglecrest-golf-course-revisioning>.

- Frequently Asked Questions
- Eaglecrest Golf Course Lands Donation
- Online Survey Results
- Key Messages – Eaglecrest Golf Course Lands
- Backgrounder – Eaglecrest Golf Course Acquisition (July 16, 2025)

### **Other technical analysis and processes are still underway and therefore are not included in this report.**

- Traffic study: Full study underway, including Highway 19A/Country Club Drive intersections. Anticipated in Q4 2025 or Q1 2026.
- Environmental study: Anticipated October 2025 for release.
- Design guidelines: Included in OCP update for Council consideration in October 2025.
- Golf Course Layout and detailed cost estimate for reconfiguration.
- Golf Course operating model.

### **MODUS Due Diligence**

As part of the Town's due diligence process, Council was advised on the potential purchase and land use options by MODUS Planning, Design & Engagement Inc., with support from Westplan Consulting and Cunningham & Rivard Appraisals. MODUS assessed the financial feasibility of the proposed acquisition of the Eaglecrest Golf Course lands, explored potential community benefits, and summarized public engagement to date. The September 9, 2025 Public Open House - Event Summary is attached for reference.

The MODUS analysis indicates that the proposed purchase price of \$8.5M is reasonable. Land sales from designated development parcels have the potential to fully recover and exceed the \$8.5 million acquisition cost. The financial analysis confirms that the project is feasible and that Council will have opportunities to refine the project scope, land uses, amenities, infrastructure upgrades and phasing through further public consultation and technical review,

While the high-level findings of the MODUS analysis are being shared in this report to support public transparency, all details of the financial modelling and parcel-specific valuations remain confidential. This protects the Town's negotiating position in future land sales and avoids creating the false impression that Council has made decisions about housing form or density in advance of further consultation.

### **SUMMARY**

This Public Hearing is being held to receive community input on proposed amendments to the Official Community Plan and Zoning Bylaw for the Eaglecrest Golf Course Lands. The amendments would change the subject land use designations to allow for a broad range of potential future uses, including residential, institutional, neighbourhood-scale commercial, recreational, and parkland.

The purpose of these amendments is to create the policy and regulatory framework needed to support the Town's conditional agreement to purchase the Eaglecrest Golf Course Lands. Importantly, the Bylaws do not represent a detailed development plan. Instead, they establish a range of possibilities that will be refined through further technical studies and ongoing public consultation before any development proceeds.

## **APPROVALS**

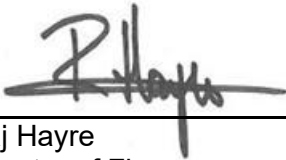
Report respectfully submitted by Rebecca Augustyn, Senior Planner.



Rebecca Augustyn, MCIP, RPP  
Senior Planner  
*Report Author*



Luke Sales, MCIP, RPP  
Director of Planning and Community  
Development  
*Concurrence*



Raj Hayre  
Director of Finance  
*Concurrence*



Lou Varela, MCIP, RPP  
Chief Administrative Officer  
*Concurrence*

## **REFERENCES:**

Attachment 1: Zoning Amendment Bylaw No. 900.06

Attachment 2: OCP Amendment Bylaw No. 800.08

Attachment 3: Frequently Asked Questions

Attachment 4: Online Survey Summary (Multiple Choice Questions Only)

## **Note:**

Public Correspondence regarding the OCP and Zoning amendment Bylaws is available for review at the Town Hall or at the Public Hearing.

Further resources are available on the Project Page on the Town's website including but not limited to:

- Background documents
- September 9, 2025 Public Open House - Event Summary
- Online Survey Responses (including open ended questions)

## Appendix A: Zoning and OCP Amendment – Land Use Overview





**TOWN OF QUALICUM BEACH  
BYLAW NO. 900.06**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH  
ZONING BYLAW, BYLAW NO. 900, 2024**

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WHEREAS the Council may, under Section 479 of the *Local Government Act*, divide the municipality into zones, regulate within a zone the use of land, buildings and structures, the density of use of land, buildings and structures, and the siting, size and dimensions of buildings and structures and may, under Section 482 of the *Local Government Act*, establish different density regulations for a zone depending on whether conditions relating to the provision of amenities or affordable or special needs housing are met, and may designate an area within a zone for particular types of housing, and

WHEREAS the owner of the land described in this Bylaw has consented to the designations set out in the Bylaw;

The Council of the Town of Qualicum Beach, in open meeting lawfully assembled, hereby enacts as follows:

“Town of Qualicum Beach Zoning Bylaw, Bylaw No. 900, 2024” is hereby amended as follows:

1. “Part 6 – Land Use Regulations” is hereby amended by adding Section 3.4.109 ‘Institutional Residential 1 (IR1)’ as shown on Schedule ‘A’ which is attached to, and forms part of, this Bylaw.
2. “Part 6 – Land Use Regulations” is hereby amended by adding Section 3.4.66 ‘Neighbourhood Residential Commercial 1’ as shown on Schedule ‘B’ which is attached to, and forms part of, this Bylaw.
3. “Schedule 6A – Zoning Map” is hereby amended by changing the zoning designation of a portion of Lot A, District Lot 122, Nanoose District, Plan VIP59040 Except Parts in Plans VIP59041, VIP59042 & VIP59486, (PID: 018-843-034) (444 Country Club Drive) from Recreation 3 (F3) and Recreation 4 (F4) to Neighbourhood Residential Commercial 1 (NRC1) as shown outlined in a heavy black line on Schedule ‘C’ which is attached to, and forms part of, this Bylaw.
4. “Schedule 6A – Zoning Map” is hereby amended by changing the zoning designation of a portion of Lot D, District Lot 122, Nanoose District, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, (PID: 018-843-069) from Recreation 3 (F3) to Institutional Residential 1 (IR1) as shown outlined in a heavy black line on Schedule ‘D’ which is attached to, and forms part of, this Bylaw.
5. “Schedule 6A – Zoning Map” is hereby amended by changing the zoning designation of a portion of Lot D, District Lot 122, Nanoose District, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, (PID: 018-843-069) from Recreation 3 (F3) to Residential 20 (R20) as shown outlined in a heavy black line on Schedule ‘F’ which is attached to, and forms part of, this Bylaw.

6. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of a portion of Lot A (DD 17881N), Except Parts in Plans 21035, 25134, 25719, 25980, 28760, 29168, 33534, 35350, 44771, VIP59041, VIP63018 and VIP66151, DL 108, Nanoose District, (PID: 005-103-860) from Recreation 4 (F4) to Residential 1 (R1) as shown outlined in a heavy black line on Schedule 'G' which is attached to, and forms part of, this Bylaw.
7. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of Lot 126, District Lot 126, Nanoose Land District, Plan VIP57772, (PID: 018-527-850) from Rural Residential 1 (RR1) to Residential 1 (R1) as shown outlined in a heavy black line on Schedule 'H' which is attached to, and forms part of, this Bylaw.
8. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of Lot 126, District Lot 122, Nanoose Land District, Plan VIP57772, (PID: 018-527-850), (871 Fairways Drive) from Rural Residential 1 (RR1) to Residential 1 (R1) as shown outlined in a heavy black line on Schedule 'I' which is attached to, and forms part of, this Bylaw.
9. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of Lot A, District Lot 122, Nanoose Land District, District Lot 78, Nanoose Land District and Newcastle Land District, Plan 49114, (PID 014-844-371) from Recreation 4 (F4) to Residential 20 (R20) as shown outlined in a heavy black line on Schedule 'J' which is attached to, and forms part of, this Bylaw.
10. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of a portion of Lot A, District Lot 122, Nanoose District, Plan VIP59040 Except Parts in Plans VIP59041, VIP59042 & VIP59486, (PID: 018-843-034) (444 Country Club Drive) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'C' which is attached to, and forms part of, this Bylaw.



11. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of a portion of Lot D, District Lot 122, Nanoose District, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, (PID: 018-843-069) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'D' which is attached to, and forms part of, this Bylaw.
12. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot D, District Lot 122, Nanoose District, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, (PID: 018-843-069) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'F' which is attached to, and forms part of, this Bylaw.
13. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of a portion of Lot A (DD 17881N), Except Parts in Plans 21035, 25134, 25719, 25980, 28760, 29168, 33534, 35350, 44771, VIP59041, VIP63018 and VIP66151, DL 108, Nanoose District, (PID: 005-103-860) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'G' which is attached to, and forms part of, this Bylaw.
14. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot 126, District Lot 126, Nanoose Land District, Plan VIP57772, (PID: 018-527-850) from Subdivision District "D" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'H' which is attached to, and forms part of, this Bylaw.
15. Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot 126, District Lot 122, Nanoose Land District, Plan VIP57772, (PID: 018-527-850), (871 Fairways Drive from Subdivision District "D" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'I' which is attached to, and forms part of, this Bylaw.
16. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot A, District Lot 122, Nanoose Land District, District Lot 78, Nanoose Land District and Newcastle Land District, Plan 49114, (PID 014-844-371) from Subdivision District "D" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'J' which is attached to, and forms part of, this Bylaw.
17. This Bylaw may be cited as "Town of Qualicum Beach Zoning Bylaw, Bylaw No. 900, 2024 Amendment (Eaglecrest) Bylaw No. 900.06, 2025"

**INTRODUCED FOR FIRST READING** this 17<sup>th</sup> day of September, 2025.

**READ A SECOND TIME** this 17<sup>th</sup> day of September, 2025.

Notice published pursuant to Section 466 of the *Local Government Act* on the 24<sup>th</sup> day of September, 2025, and the 1<sup>st</sup> day of October, 2025.

**PUBLIC HEARING** this 6<sup>th</sup> day of October, 2025.

**READ A THIRD TIME** this day of, 2025.

**ADOPTED** this day of, 2025.

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Teunis Westbroek  
Mayor

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Heather Svensen  
Director of Corporate Services/Deputy CAO

**Schedule 'A' – Bylaw No. 900.06**

Section 3.4.109

**INSTITUTIONAL RESIDENTIAL 1****IR1****Permitted Uses and Minimum Site Area****Permitted Use****Required Site Area**

- |   |                   |
|---|-------------------|
| a) Residential Use                                      | 160m <sup>2</sup> |
| b) Personal Care Facility                               | n/a               |
| c) Personal Care Unit                                   |                   |
| i) each unit  | n/a               |
| ii) each unit where a housing agreement is entered into | n/a               |

**Maximum Number and Size of Buildings and Structures**

Height	16.0m
Parcel Coverage	50%
Floor Area Ratio	2

**Minimum Setback Requirements**

Front lot line	4.5m
Interior side lot lines	3.0m
Exterior side lot line	3.0m
Rear lot line	4.5m

Except:

- a) where any part of a parcel contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply.
- b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.

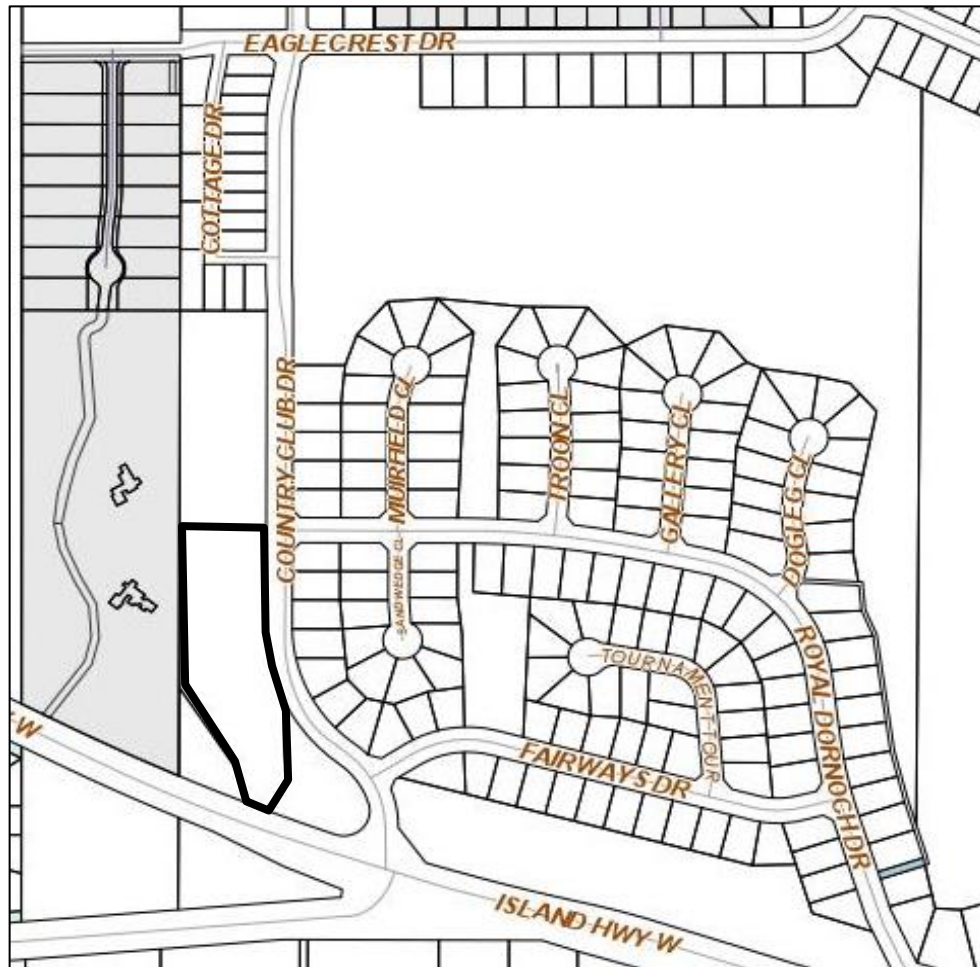
## Schedule 'B' – Bylaw No. 900.06

Section 3.4.66	
<b>NEIGHBOURHOOD RESIDENTIAL COMMERCIAL 1</b>	<b>NRC1</b>
<b>Permitted Uses and Minimum Site Area</b>	
<b>Permitted Use</b>	<b>Required Site Area</b>
a) Neighbourhood Cafe	n/a
b) Neighbourhood Convenience Store	n/a
c) Residential Use	
- per dwelling unit	180m <sup>2</sup>
<b>Maximum Number and Size of Buildings and Structures</b>	
Height	11.0m
Parcel Coverage	60%
<b>Minimum Setback Requirements</b>	
Front lot line	4.5m
Interior side lot lines	3.0m
Exterior side lot line	3.0m
Rear lot line	4.5m
Except:	
a) where any part of a parcel contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply.	
b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.	
<b>Definitions</b>	
For the purpose of the Neighbourhood Residential Commercial 1 zone, the following definitions are applicable:	
<b>neighbourhood café</b> means the use of a building or structure for the service to customers of coffee, tea and light refreshments, including service of pre-prepared or rapidly prepared food directly to customers at a walk-up counter, for consumption on or off the premises.	
<b>neighbourhood convenience store</b> means a retail commercial establishment supplying daily household goods, newspapers and magazines, pre-packaged food and beverage products, sandwiches and other freshly prepared foods, such as salads, baked goods, and fresh fruits and vegetables.	

**Schedule 'C' – Bylaw No. 900.06**

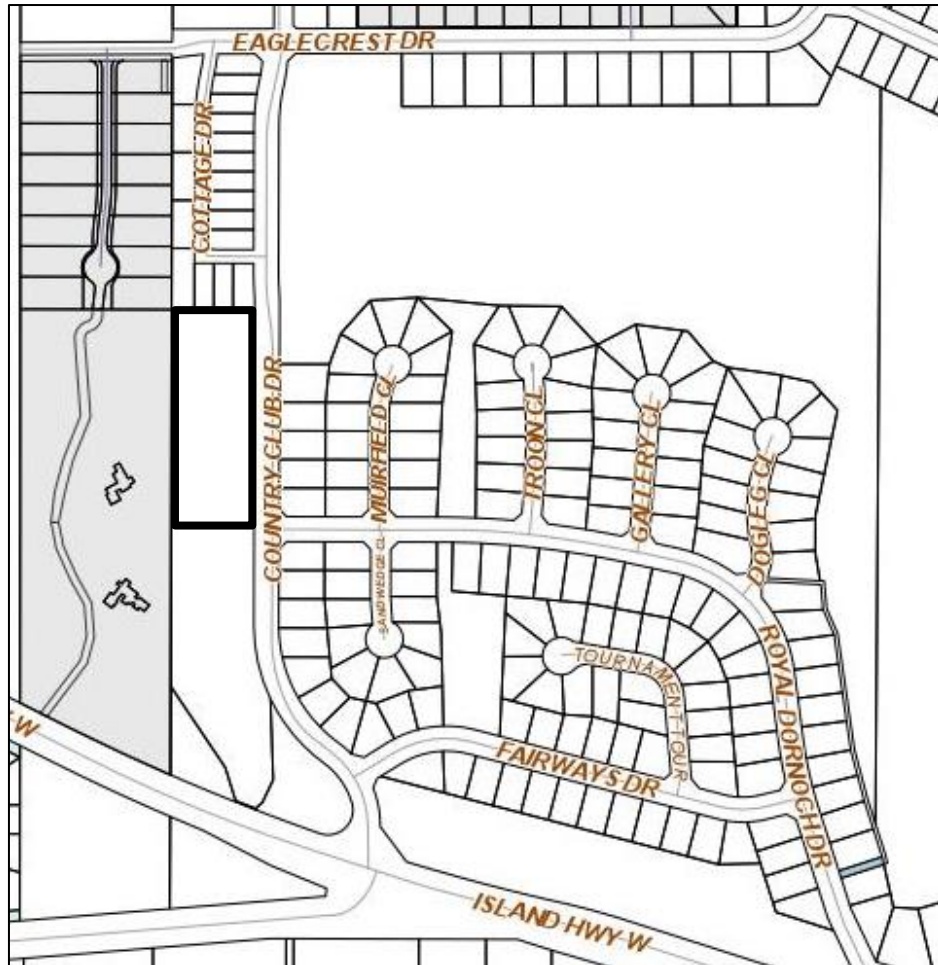


**Schedule 'D' – Bylaw No. 900.06**





**Schedule 'F' – Bylaw No. 900.06**



**Schedule 'G' – Bylaw No. 900.06**



# Schedule 'H' – Bylaw No. 900.06



**Schedule 'I' – Bylaw No. 900.06**





**Schedule 'J' – Bylaw No. 900.06**



**TOWN OF QUALICUM BEACH  
BYLAW NO. 800.08**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH  
OFFICIAL COMMUNITY PLAN BYLAW NO. 800, 2018**

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The Council of the Town of Qualicum Beach, in open meeting lawfully assembled, hereby enacts as follows:

“Town of Qualicum Beach Official Community Plan Bylaw No. 800, 2018” is hereby amended as follows:

1. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of a portion of Lot A, Plan VIP59040 Except Parts in Plans VIP59041, VIP59042 & VIP59486, DL 122, Nanoose District (PID: 018-843-034) from Parks and Recreation to Commercial/Residential as shown outlined in a heavy black line on Schedule ‘A’ which is attached to, and forms part of, this Bylaw.
2. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of a portion of Lot D, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, DL 122, Nanoose District, (PID: 018-843-069) from Parks and Recreation to Institutional/Residential as shown outlined in a heavy black line on Schedule ‘B’ which is attached to, and forms part of, this Bylaw.
3. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of a portion of Lot D, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, DL 122, Nanoose District, (PID: 018-843-069) from Parks and Recreation to Multi-family Residential as shown outlined in a heavy black line on Schedule ‘D’ which is attached to, and forms part of, this Bylaw.
4. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of a portion of Lot A (DD 17881N), Except Parts in Plans 21035, 25134, 25719, 25980, 28760, 29168, 33534, 35350, 44771, VIP59041, VIP63018 and VIP66151, DL 108, Nanoose District, (PID: 005-103-860) from Parks and Recreation to Single-family Residential as shown outlined in a heavy black line on Schedule ‘E’ which is attached to, and forms part of, this Bylaw.
5. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of Lot 126, Plan VIP57772, DL 122, Nanoose Land District (PID: 018-527-850) from Parks and Recreation to Single-family Residential as shown outlined in a heavy black line on Schedule ‘F’ which is attached to, and forms part of, this Bylaw.
6. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of Lot 126, Plan VIP57772, DL 122, Nanoose Land District (PID: 018-527-850), (871 Fairways Drive) from Parks and Recreation to Single-family Residential as shown outlined in a heavy black line on Schedule ‘G’ which is attached to, and forms part of, this Bylaw.
7. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of Lot A, Plan 49114, DL 122 and DL 78, Nanoose District and Newcastle District (PID 014-844-371) from Parks and Recreation to Multi-family Residential as shown outlined in a heavy black line on Schedule ‘H’ which is attached to, and forms part of, this Bylaw.



"Town of Qualicum Beach Official Community Plan Bylaw No. 800, 2018 Amendment (Eaglecrest) Bylaw No. 800.08, 2025"

8. This Bylaw may be cited as "Town of Qualicum Beach Official Community Plan Bylaw No. 800, 2018 Amendment (Eaglecrest) Bylaw No. 800.08, 2025".

**INTRODUCED AND READ A FIRST TIME** this 17<sup>th</sup> day of September, 2025.

**READ A SECOND TIME** this 17<sup>th</sup> day of September, 2025.

Notice published pursuant to Section 466 of the *Local Government Act* on the 24<sup>th</sup> day of September, 2025, and the 1<sup>st</sup> day of October, 2025.

**PUBLIC HEARING** this 6<sup>th</sup> day of October, 2025.

**READ A THIRD TIME** this        day of, 2025.

**ADOPTED** this        day of, 2025.

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Teunis Westbroek  
Mayor

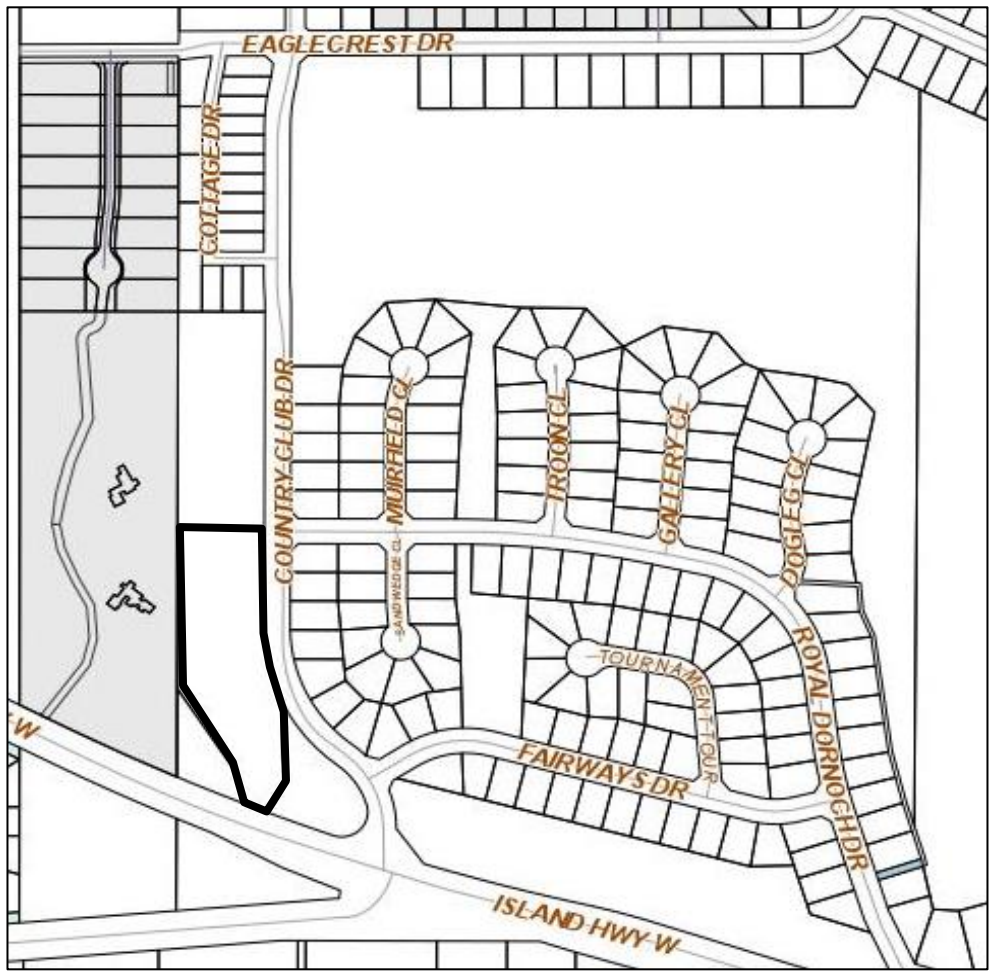
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Heather Svensen  
Director of Corporate Services/Deputy CAO

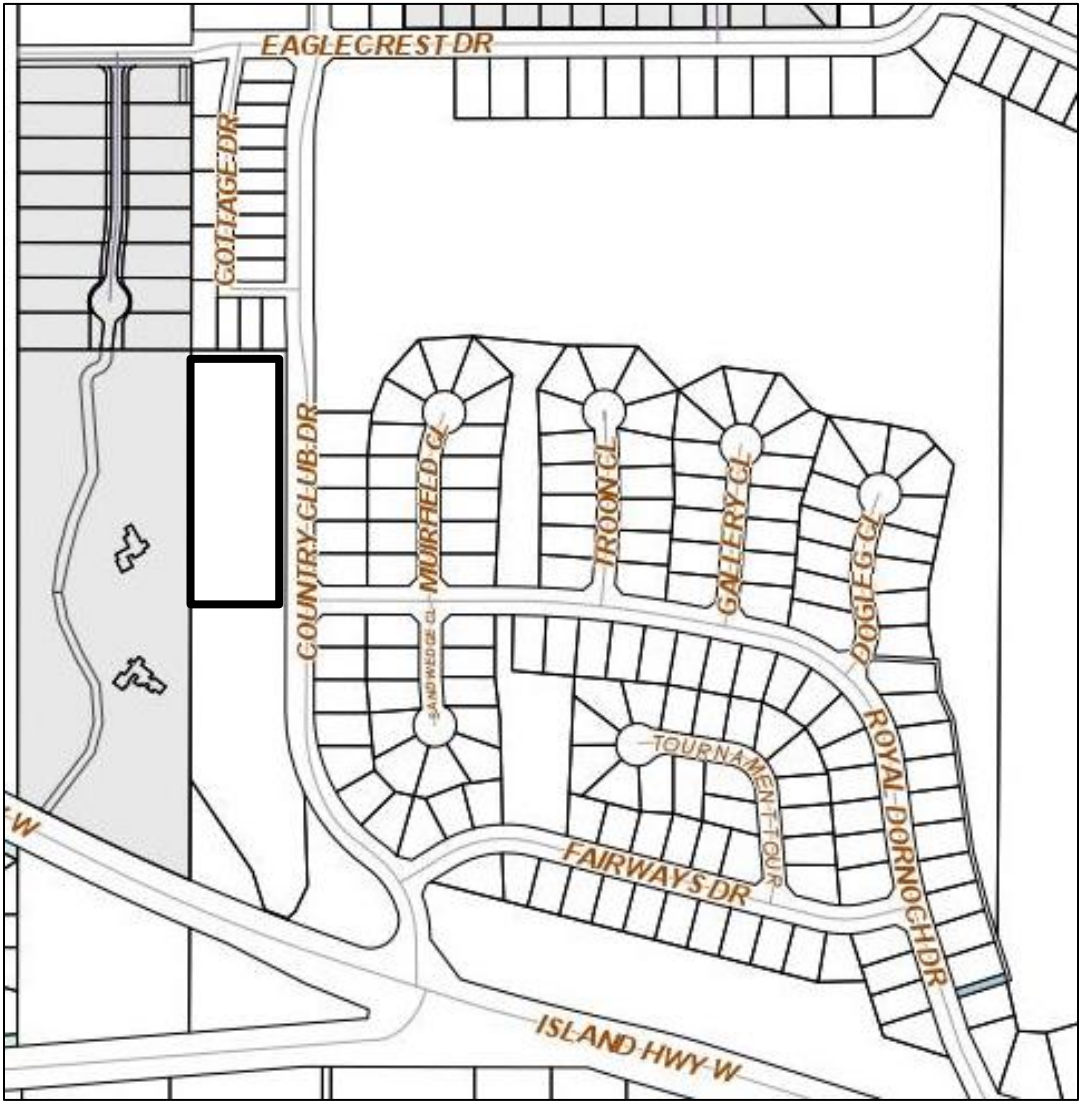
**Schedule 'A' – Bylaw No. 800.08**



Schedule 'B' – Bylaw No. 800.08



Schedule 'D' – Bylaw No. 800.08

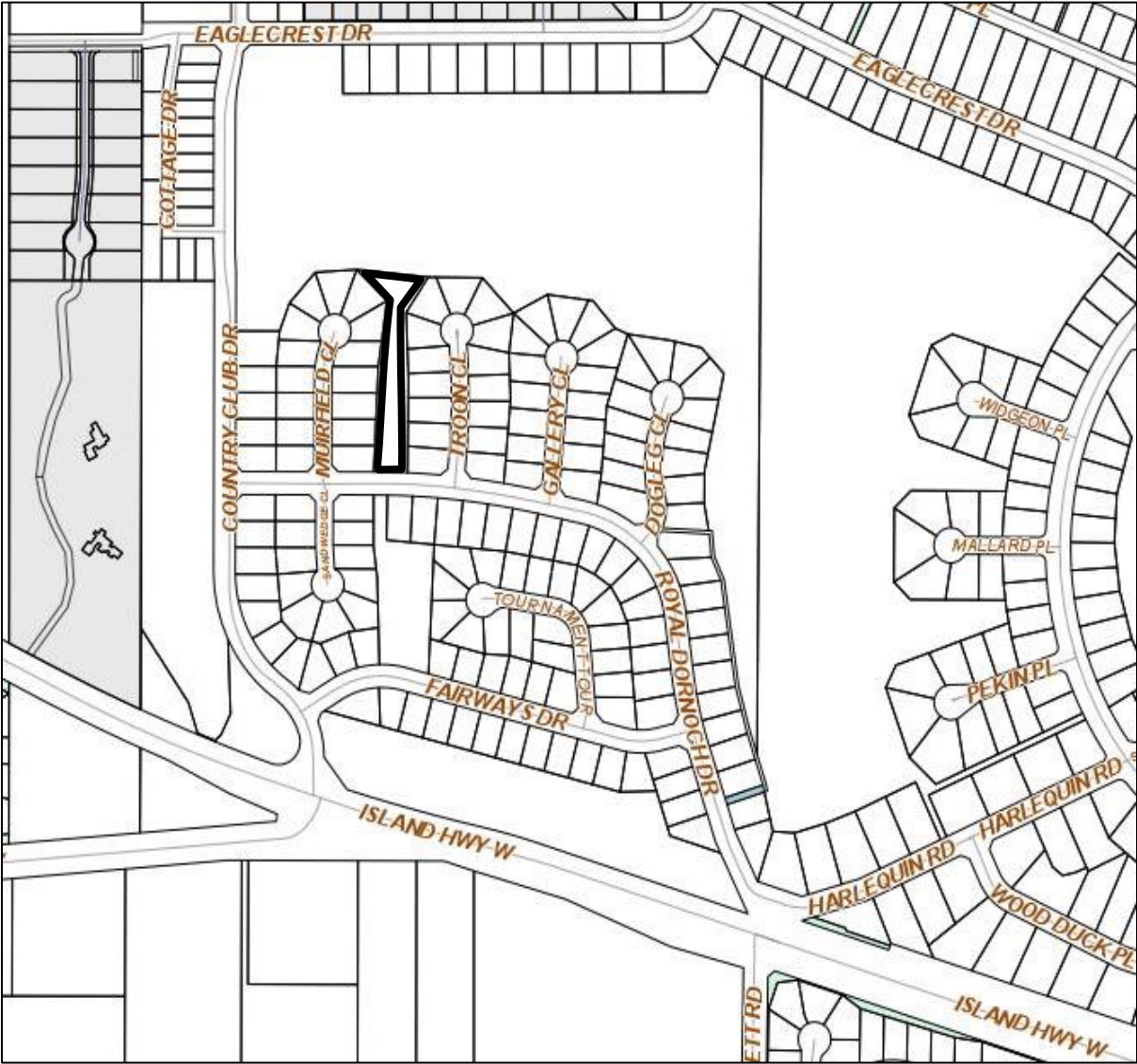


**Schedule 'E' – Bylaw No. 800.08**





**Schedule 'F' – Bylaw No. 800.08**





**Schedule 'G' – Bylaw No. 800.08**



**Schedule 'H' – Bylaw No. 800.08**



# Eaglecrest Golf Course – Frequently Asked Questions

*Updated October 2, 2025*

## Land Use and Zoning

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

- A mix of Commercial and Residential:
  - Could allow neighbourhood-scale commercial (max 300 m<sup>2</sup>) plus moderate residential.
  - Detached dwellings could be permitted.
  - Proximity to Golf Course clubhouse may offer synergies with a possible small convenience store, salon, or other small-scale commercial uses.
- Multi-Family Residential (R20):
  - Could allow up to 4-storey apartments, townhomes, patio homes or detached dwellings.
  - Max height 12.75 m (vs. 11 m maximum height in adjacent residential areas as per Provincial guidelines).
- A mix of Institutional and Residential:
  - Allows multi-residential up to 5 storeys (16 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<sup>2</sup>.

### **Once rezoning goes through, how flexible is the use?**

Once the rezoning is approved, the 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 also 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.
- 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.
- Over 800 responses received via an online survey open from September 9–28.

### What future consultation opportunities will be available?

Further consultation with Eaglecrest and the wider community will help refine specific land use plans, design, and phasing, subsequent to potential purchase. With the exception of the lands adjacent to Royal Dornoch (labeled 'D' in Figure 1 under Financial Considerations), the Town has committed to further public engagement prior to any further land sales.

### When will technical information be available?

- Environmental studies: Anticipated prior to purchase decision.
- Traffic study: Full study underway, including Highway 19A/Country Club Drive intersections. Anticipated in Q4 2025 or Q1 2026.
- Design guidelines: Included in OCP update for Council consideration in Q4 2025.

### 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.



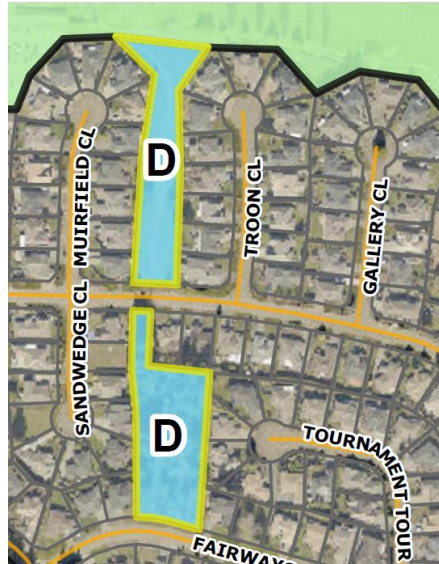


Figure 1: Parcels on Royal Dornoch Drive anticipated for disposition (labeled 'D' in the above image)

### **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 proposed \$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 proposed \$8.5M 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 Development**

### **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?**

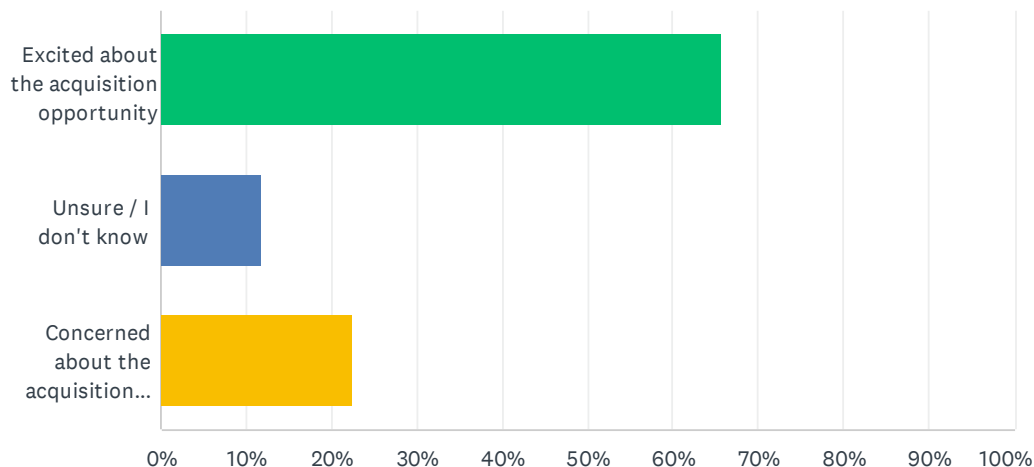
If revenues exceed costs, funds could support improvements to drainage, traffic, and pedestrian upgrades. Further analysis and Council decision-making is required.

### **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.

## Q1 What do you think about the Town's proposal to acquire the Eaglecrest lands?

Answered: 891 Skipped: 11

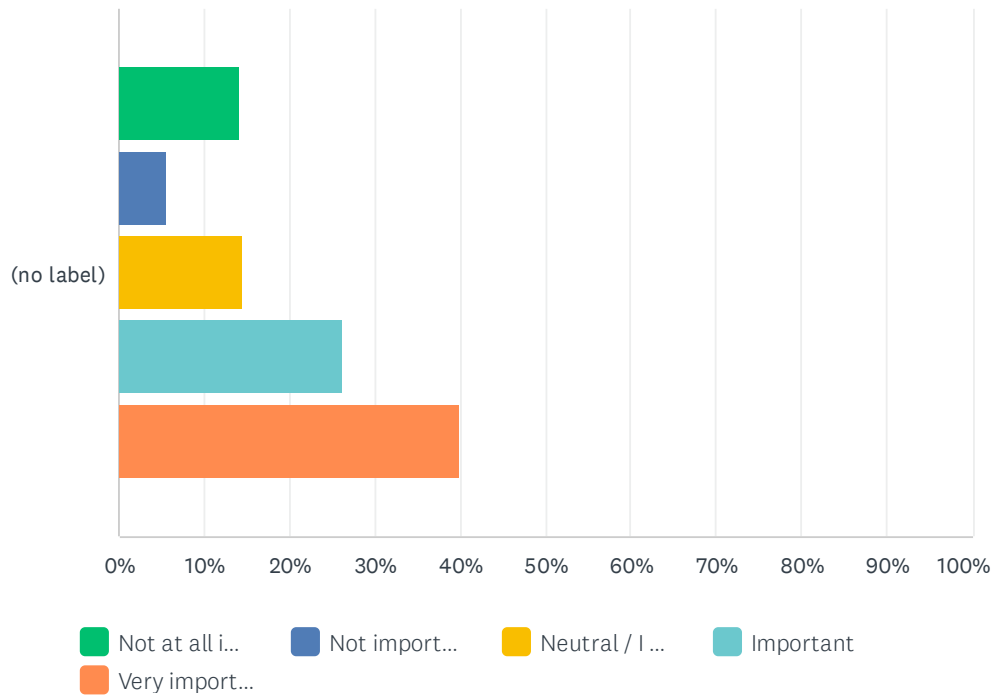


ANSWER CHOICES	RESPONSES	
Excited about the acquisition opportunity	65.77%	586
Unsure / I don't know	11.78%	105
Concerned about the acquisition opportunity	22.45%	200
TOTAL		891



## Q5 How important is it to keep golf at Eaglecrest?

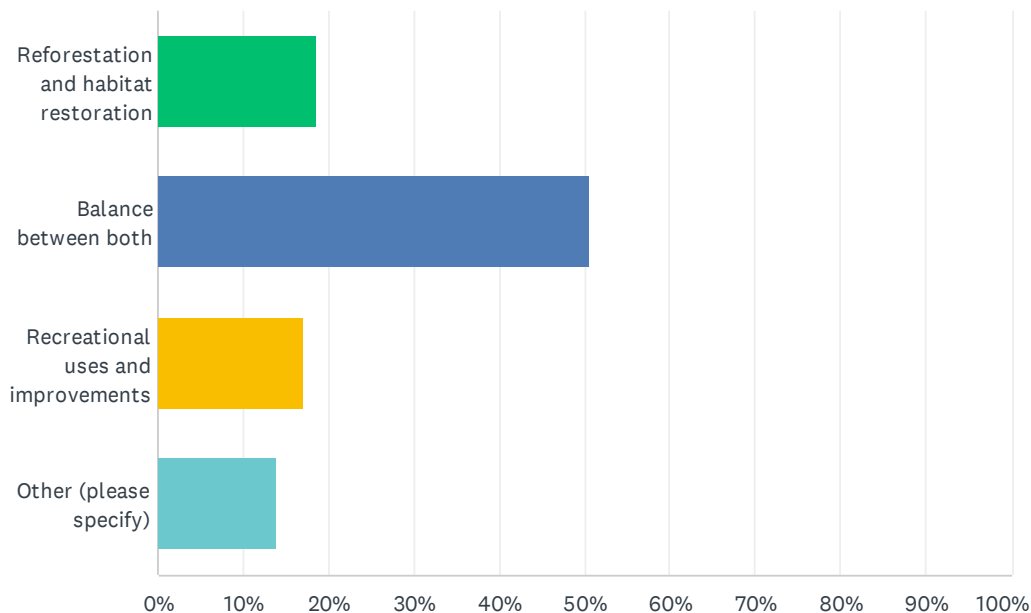
Answered: 876 Skipped: 26



	NOT AT ALL IMPORTANT	NOT IMPORTANT	NEUTRAL / I DON'T KNOW	IMPORTANT	VERY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	14.04% 123	5.48% 48	14.50% 127	26.14% 229	39.84% 349	876	3.72

## Q7 As we consider the balance between restoration and recreation, what should the Town prioritize?

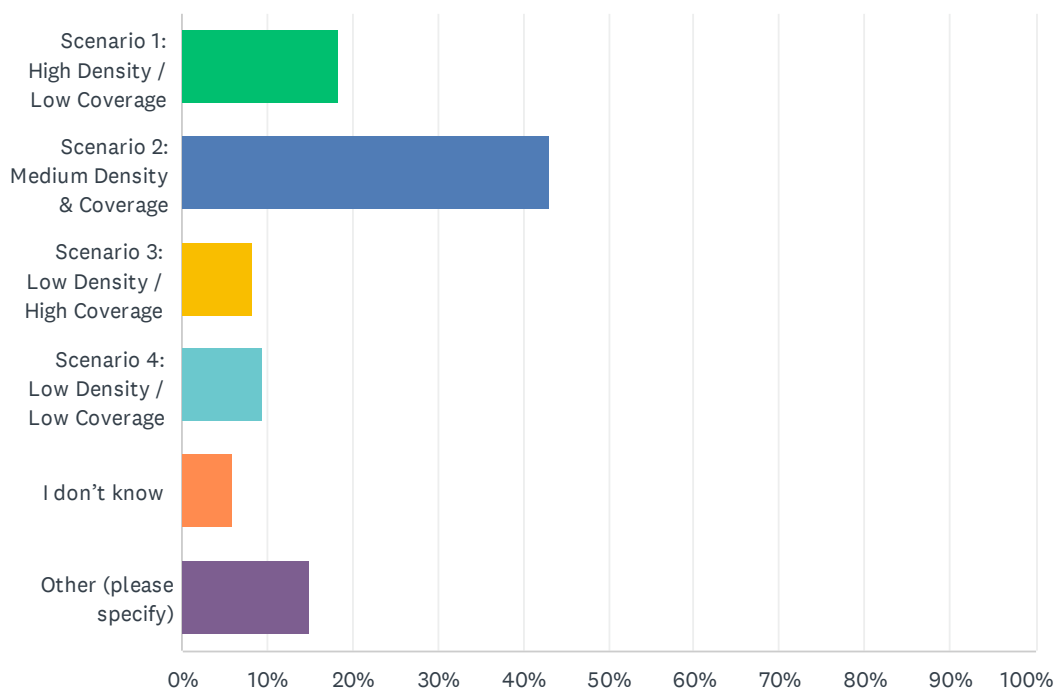
Answered: 863 Skipped: 39



ANSWER CHOICES	RESPONSES	
Reforestation and habitat restoration	18.54%	160
Balance between both	50.52%	436
Recreational uses and improvements	17.03%	147
Other (please specify)	13.90%	120
TOTAL		863

## Q10 Which housing scenario do you think is best for the community?

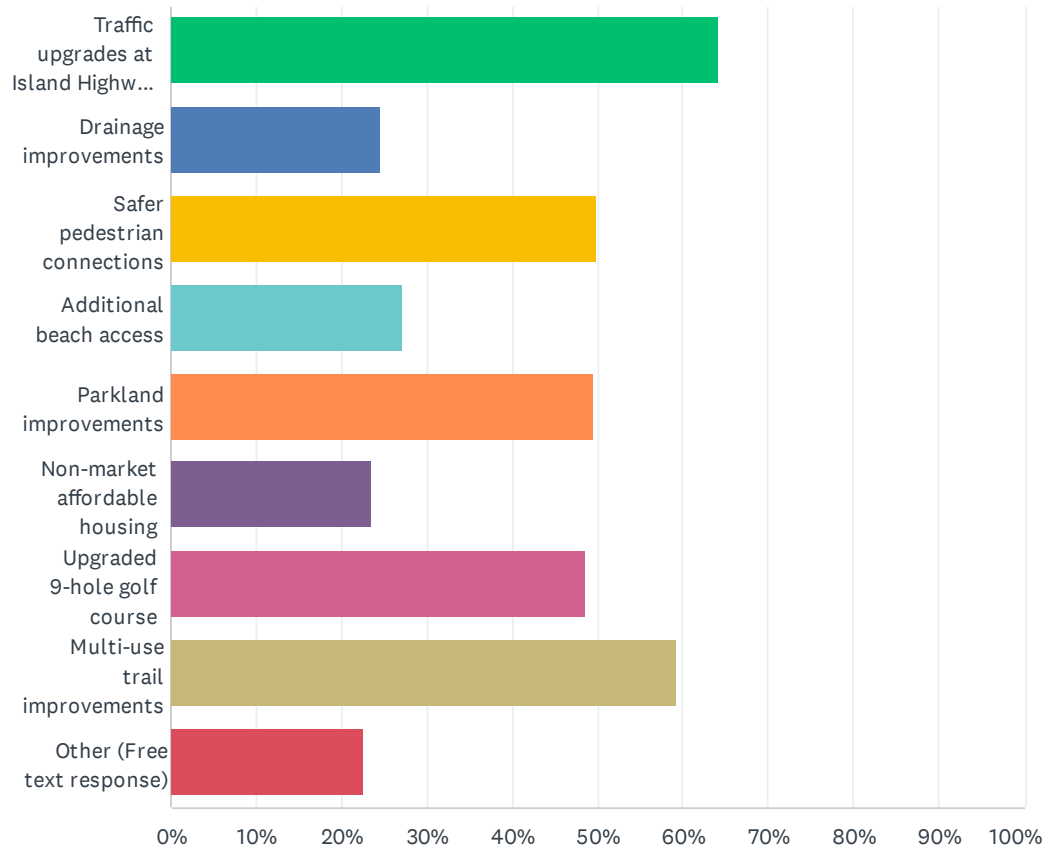
Answered: 839 Skipped: 63



ANSWER CHOICES	RESPONSES	
Scenario 1: High Density / Low Coverage	18.36%	154
Scenario 2: Medium Density & Coverage	43.03%	361
Scenario 3: Low Density / High Coverage	8.34%	70
Scenario 4: Low Density / Low Coverage	9.30%	78
I don't know	5.96%	50
Other (please specify)	15.02%	126
<b>TOTAL</b>		<b>839</b>

## Q11 What amenities or improvements should the Town consider in a funding plan? (Select all that apply)

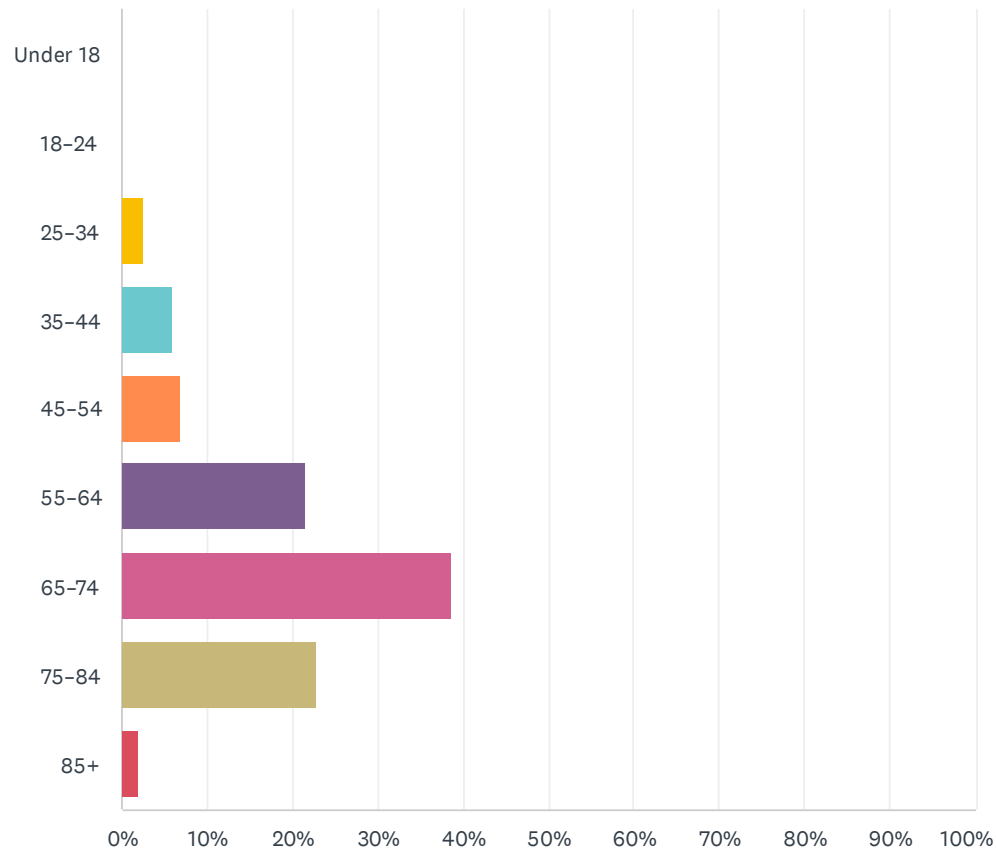
Answered: 826 Skipped: 76



ANSWER CHOICES	RESPONSES	
Traffic upgrades at Island Highway and Village Way	64.16%	530
Drainage improvements	24.46%	202
Safer pedestrian connections	50.00%	413
Additional beach access	27.12%	224
Parkland improvements	49.52%	409
Non-market affordable housing	23.49%	194
Upgraded 9-hole golf course	48.55%	401
Multi-use trail improvements	59.32%	490
Other (Free text response)	22.52%	186
Total Respondents: 826		

## Q13 Age Range:

Answered: 835   Skipped: 67

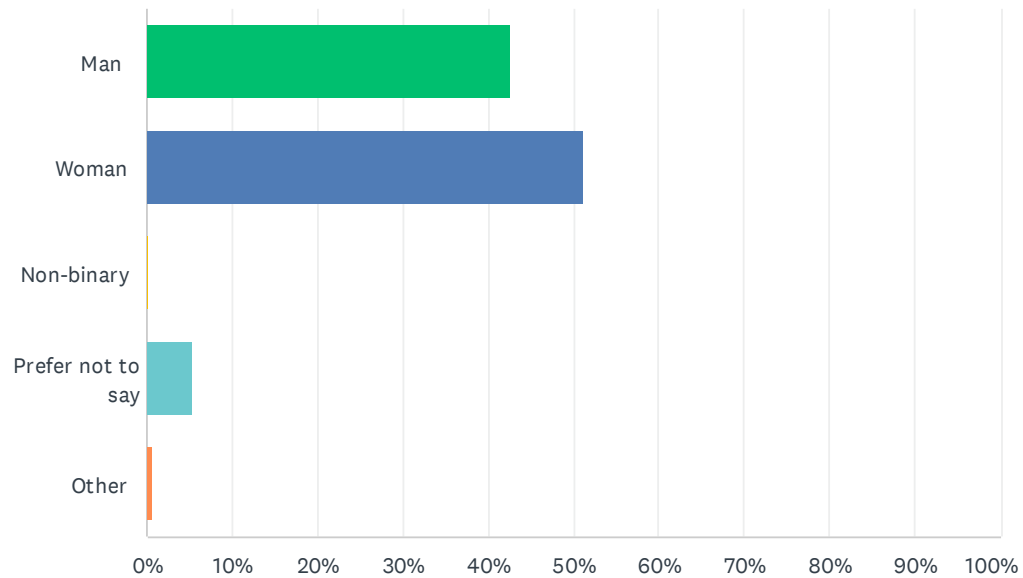


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	0.00%	0
25-34	2.51%	21
35-44	5.87%	49
45-54	6.83%	57
55-64	21.44%	179
65-74	38.56%	322
75-84	22.87%	191
85+	1.92%	16
TOTAL		835



## Q14 Gender:

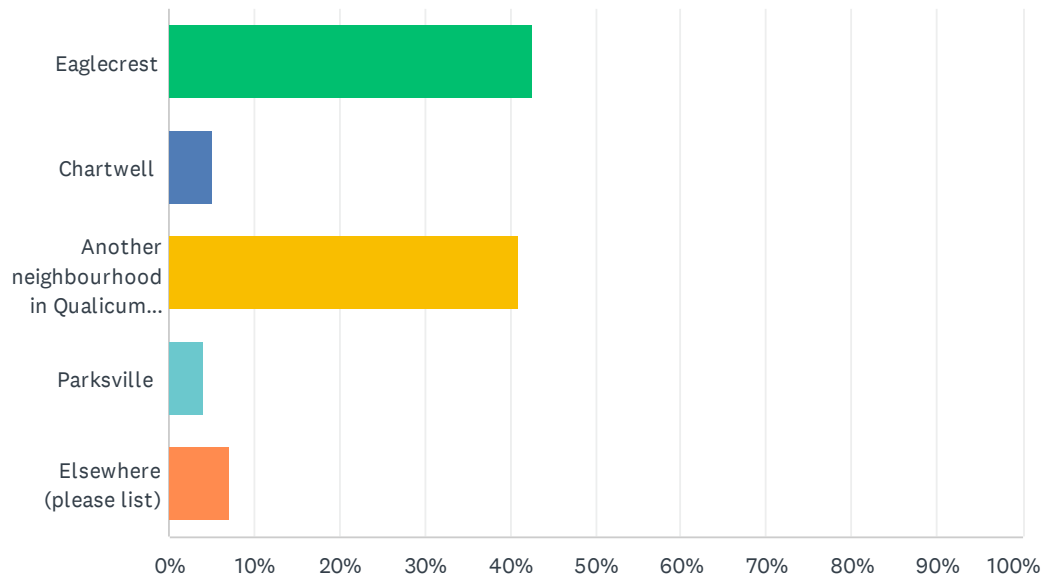
Answered: 833   Skipped: 69



ANSWER CHOICES	RESPONSES	
Man	42.62%	355
Woman	51.26%	427
Non-binary	0.12%	1
Prefer not to say	5.40%	45
Other	0.60%	5
TOTAL		833

## Q15 Where do you live?

Answered: 843 Skipped: 59



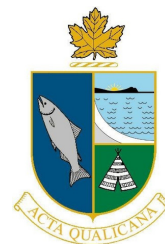
ANSWER CHOICES	RESPONSES	
Eaglecrest	42.70%	360
Chartwell	5.22%	44
Another neighbourhood in Qualicum Beach	40.93%	345
Parksville	4.03%	34
Elsewhere (please list)	7.12%	60
TOTAL		843

# PUBLIC HEARING

## TOWN OF QUALICUM BEACH

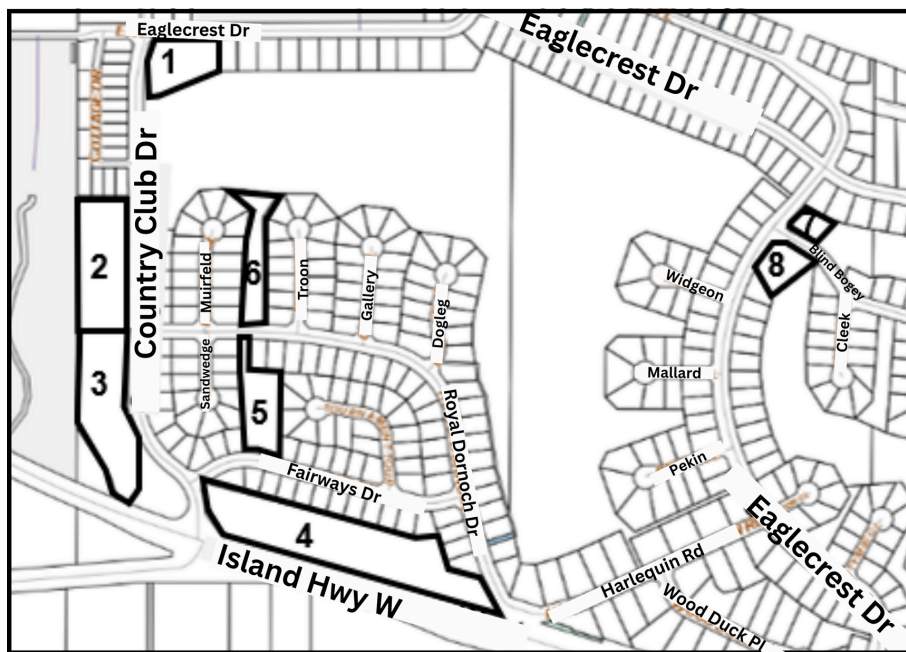
### Zoning Amendment: Eaglecrest Lands

#### BYLAW NO. 900.06, 2025



**We're  
Listening**

**MONDAY  
OCTOBER 6, 2025  
2:00 PM  
SPECIAL COUNCIL  
MEETING**



#### What is Zoning Amendment Bylaw No. 900.06, 2025 about and how will this affect me?

If adopted, Bylaw No.900.06, 2025, would add two new land use zones, Institutional Residential 1 (IR1) and Neighbourhood Residential Commercial 1 (NRC1), as well as change the zoning of multiple subject properties in the Eaglecrest neighbourhood. The properties subject to the zoning amendment are outlined in the map displayed, as well as the descriptions of the zoning amendment for each property is described below:

The zoning for the following properties will be changed as follows:

- Subject Property #1: Zoning designation from Recreation 3 (F3) and Recreation 4 (F4) to Neighbourhood Residential Commercial 1 (NRC1) and Subdivision District from Subdivision District "Z" to Subdivision District "J".
- Subject Property #2: Zoning designation from Recreation 3 (F3) to Residential 20 (R20) and Subdivision District from Subdivision District "Z" to Subdivision District "J".
- Subject Property #3: Zoning designation from Recreation 3 (F3) to Institutional Residential 1 (IR1) and Subdivision District from Subdivision District "Z" to Subdivision District "J".
- Subject Property #4: Zoning designation from Recreation 4 (F4) to Residential 20 (R20) and Subdivision District from Subdivision District "D" to Subdivision District "J".
- Subject Property #5: Zoning designation from Rural Residential 1 (RR1) to Residential 1 (R1) and Subdivision District from Subdivision District "D" to Subdivision District "J".
- Subject Property #6: Zoning designation from Rural Residential 1 (RR1) to Residential 1 (R1) and Subdivision District from Subdivision District "D" to Subdivision District "J".
- Subject Property #7: Zoning designation from Recreation 4 (F4) to Residential 1 (R1) and Subdivision District from Subdivision District "Z" to Subdivision District "J".
- Subject Property #8: Zoning designation from Recreation 4 (F4) to Residential 1 (R1) and Subdivision District from Subdivision District "Z" to Subdivision District "J".

#### Have Your Say

All persons who consider their interests to be affected by the proposed bylaw shall be afforded an opportunity to be heard. There are two ways to participate in the Public Hearing.

**1. Attend the Public Hearing.** Speak on the proposed bylaw amendments in the meeting, held on Monday, October 6, 2025 at 2:00 pm in Civic Centre, located at 747 Jones Street, Qualicum Beach.

**2. Submit written comments:**

- **Email:** [qbtown@qualicumbeach.com](mailto:qbtown@qualicumbeach.com)
- **Mail:** #201 - 660 Primrose Street, Qualicum Beach, BC V9K 1S7
- **In Person:** same address as above, between the 9:00 am and 4:00 pm.

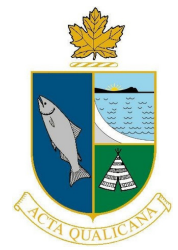
Written comments must be received prior to the termination of the hearing to be considered by Council. To allow Council an opportunity to review all submissions, please submit correspondence prior to 4pm the day before the Public Hearing.

#### How Do I Get More Information?

The proposed bylaw and relevant documents are available from Monday, September 22, 2025 to Monday, October 6, 2025 at 2:00 pm, either online at [qualicumbeach.com/publichearing](http://qualicumbeach.com/publichearing) or at Town Hall (660 Primrose Street, Qualicum Beach, BC between 9:00 am and 4:00 pm, Monday to Friday, except statutory holidays).

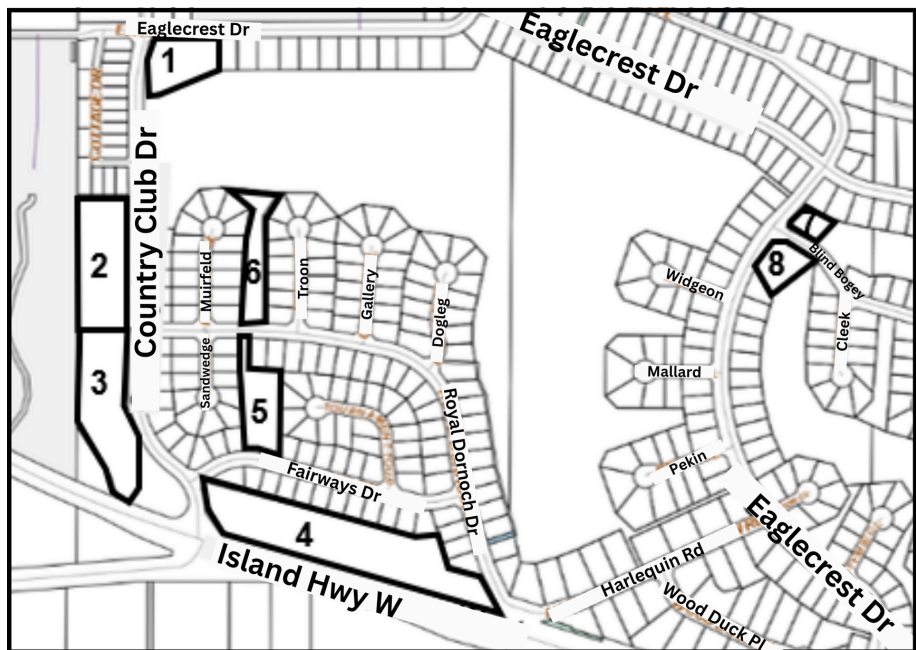
# PUBLIC HEARING

## TOWN OF QUALICUM BEACH Official Community Plan Amendment: Eaglecrest Lands, BYLAW NO. 800.08, 2025



**We're  
Listening**

**MONDAY  
OCTOBER 6, 2025  
2:00 PM  
SPECIAL COUNCIL  
MEETING**



### Have Your Say

All persons who consider their interests to be affected by the proposed bylaw shall be afforded an opportunity to be heard. There are two ways to participate in the Public Hearing.

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- **Email:** [qbtown@qualicumbeach.com](mailto:qbtown@qualicumbeach.com)
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The proposed bylaw and relevant documents are available from Monday, September 22, 2025 to Monday, October 6, 2025 at 2:00 pm, either online at [qualicumbeach.com/publichearing](http://qualicumbeach.com/publichearing) or at Town Hall (660 Primrose Street, Qualicum Beach, BC) between 9:00 am and 4:00 pm, Monday to Friday, except statutory holidays).

### What is Official Community Plan Amendment Bylaw No. 800.08, 2025 about and how will this affect me?

If adopted, Bylaw No.800.08, 2025, would amend the Official Community Plan (OCP) designation for the subject lands. The properties subject to the OCP amendment are outlined in the map above, as well as the descriptions of the OCP amendment for each property are included below.

The OCP designation for the following properties will be changed as follows:

- Subject Property #1: Land Use designation from Parks and Recreation to Commercial/Residential.
- Subject Property #2: Land Use designation from Parks and Recreation to Multi-family Residential.
- Subject Property #3: Land Use designation from Parks and Recreation to Institutional/Residential.
- Subject Property #4: Land Use designation from Parks and Recreation to Multi-family Residential.
- Subject Property #5: Land Use designation from Parks and Recreation to Single-family Residential.
- Subject Property #6: Land Use designation from Parks and Recreation to Single-family Residential.
- Subject Property #7: Land Use designation from Parks and Recreation to Single-family Residential.
- Subject Property #8: Land Use designation from Parks and Recreation to Single-family Residential.

## TOWN OF QUALICUM BEACH

### STAFF REPORT

Recirculated from  
September 17, 2025 Meeting

**TO:** Lou Varela, Chief Administrative Officer

**FOR:** Regular Council Meeting

**DATE:** September 17, 2025

**FROM:** Rebecca Augustyn, Senior Planner

**SUBJECT:** Eaglecrest Revisioning - OCP and Zoning Amendment Bylaws

#### Governance Decisions:

1. Council is requested to consider advancing amendments to the Official Community Plan (OCP) and Zoning Bylaw to designate specific lands in the Eaglecrest Neighbourhood as “Residential, Institutional and Neighbourhood-scale Commercial” as part of the strategy to acquire Eaglecrest Golf Course.

Note: While Council has until November 1, 2025 to finalize the purchase agreement, amendments to the OCP and Zoning Bylaw are part of the Town’s due diligence process and financing strategy. As such, amendments to both the Zoning Bylaw and OCP need to be completed prior to November 1, 2025. If the purchase is not advanced, staff will proceed with the required bylaws to revert back to the original zoning and OCP designations.

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#### RECOMMENDATION

**WHEREAS** the Town of Qualicum Beach recognizes the recreational, cultural, and historical value of the Eaglecrest Golf Course Lands to the community;

**AND WHEREAS** the Town acknowledges the long-term community value of the Eaglecrest Golf Course Lands as a recreational asset;

**AND WHEREAS** the Eaglecrest Golf Course Lands provide employment opportunities and contribute to local tourism;

**AND WHEREAS** the Eaglecrest Golf Course Lands, or a portion thereof, if repurposed could offer environmental and recreational benefits through reforestation or naturalization, including potential carbon sequestration;

**AND WHEREAS** the Eaglecrest Golf Course Lands provide ongoing benefits to residents of the Eaglecrest neighbourhood as well as the broader community;



**AND WHEREAS** the Town has received an informal estimated cost of \$2.3M for the upgrading of the building, greens and equipment to an industry standard;

**AND WHEREAS** the Community Transportation Plan includes a roundabout at the intersection of Village Way and Highway 19A with an estimated cost in the range of \$3M noting that staff have received recent estimates in the range of \$5M;

**AND WHEREAS** the Eaglecrest Golf Course Lands may become a source of complaints from surrounding residents if the Golf Course is closed and not maintained to an appropriate standard;

**BE IT RESOLVED:**

**THAT** Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 be introduced and read a first time.

**THAT** Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 be read a second time.

**THAT** Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be introduced and read a first time.

**THAT** Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025 be read a second time.

**THAT** Council, in accordance with the *Local Government Act*, has considered referrals to the following agencies and organizations including School District No. 69 (Qualicum), Regional District of Nanaimo, Island Health, Ministry of Transportation and Infrastructure, and the Agricultural Land Commission, and hereby directs staff to formally notify Qualicum First Nation of the proposed amendments.

**THAT** Council directs staff to schedule a Public Hearing for a Special Council meeting on October 6<sup>th</sup> at 2pm at the Civic Centre, 747 Jonest Street, to receive comments from the public with regard to Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 and Zoning Bylaw No. 900, 2024, Amendment (Eaglecrest) Bylaw No. 900.06, 2025.

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**PURPOSE**

The purpose of this Report is to recommend advancement of Official Community Plan and Zoning Bylaw amendments that designate portions of the Eaglecrest Golf Course Lands for residential, institutional, and limited neighbourhood-scale commercial use. These amendments are integral to the Eaglecrest Revisioning project and are part of the Town's due-diligence process and financing strategy for acquiring the Eaglecrest lands that must be completed prior to November 1, 2025. If the purchase is not advanced, staff will proceed with the required bylaws to revert back to the original zoning and OCP designations.

## **BACKGROUND**

The Eaglecrest Golf Course Lands comprise approximately 42.5 hectares (105 acres) in the Eaglecrest neighbourhood of Qualicum Beach. For many years, the future of these lands has been uncertain, with ongoing speculation about private redevelopment. In July 2025, the Town of Qualicum Beach entered into a conditional Purchase and Sale Agreement to acquire the Eaglecrest Golf Course Lands for \$8.5 million. The proposed acquisition is an opportunity for the Town to secure long-term public control of a significant landholding, balancing community priorities such as recreation, housing, environmental stewardship, and infrastructure renewal.

The agreement allows the Town to conduct public consultation and technical assessments before making a final decision by November 1, 2025. Under the current concept, approximately 40% of the land would be preserved as natural parkland with trails and reforested areas. A redesigned nine-hole golf course would continue to operate on approximately 50% of the land through a lease or third-party partnership. The remaining lands, along with adjacent Town-owned residential parcels, would be considered for residential, institutional and limited neighbourhood-scale commercial use development and could provide a range of housing and services for the Town.

The potential purchase is intended to be self-funded through the sale of select land parcels that will be pre-zoned with development potential that could be implemented once the Town has assumed ownership. Short-term financing will be secured through reserve reallocations and the sale of existing Town-owned lots in the Eaglecrest area. Public input and technical studies, including a traffic impact assessment and preliminary site planning, are underway. Amendments to the Official Community Plan and Zoning Bylaw are required to reflect the proposed land uses and enable the financing model associated with the acquisition.

## **DISCUSSION**

The proposed Zoning Bylaw and OCP amendments apply to the following six areas or parcels, which are included on a map in Appendix A:

	<b>Area</b>	<b>Size</b>	<b>Proposed Use</b>
<b>1</b>	<b>Eaglecrest/Country Club</b>	Approx 6,500m <sup>2</sup>	Commercial/Residential
<b>2</b>	<b>West of Country Club Drive</b>	Approx 11,700m <sup>2</sup>	Residential
<b>3</b>	<b>Country Club Drive/Hwy 19A</b>	Approx 16,800m <sup>2</sup>	Institutional/Residential
<b>4</b>	<b>Blind Bogey North</b>	Approx 1,500m <sup>2</sup>	Residential
<b>5</b>	<b>Blind Bogey South</b>	Approx 2,700m <sup>2</sup>	Residential
<b>6</b>	<b>Yambury Park</b>	Approx 9,100m <sup>2</sup>	Residential
<b>7</b>	<b>Highway 19A</b>	Approx 23,163m <sup>2</sup>	Residential
<b>8</b>	<b>Royal Dornoch Drive North</b>	Approx 5,010m <sup>2</sup>	Residential
<b>9</b>	<b>Royal Dornoch Drive South</b>	Approx 5,900m <sup>2</sup>	Residential

The precise mix of housing and the layout of residential units in the proposed residential development parcels will not be finalized prior to the potential acquisition date. Rather, the lands under consideration would be designated under general land use categories through proposed Official Community Plan (OCP) and concurrent Zoning Bylaw amendments. These amendments would provide a policy and regulatory framework necessary to support the Town's acquisition strategy, while maintaining flexibility for future planning based on community feedback and technical analysis.

While the majority of the parcels under consideration would primarily support residential uses, one parcel at the corner of Country Club Drive and Eaglecrest Drive has potential for small-scale, neighbourhood-oriented commercial development in addition to residential development. This site could be suitable for a mixed-use node that includes neighbourhood commercial. The site would have a site-specific zone applied, which would ensure any commercial uses reflect the needs of the neighbourhood, such as a neighbourhood café or corner store. All other development areas would be limited to residential, except for the parcel on the west side of Country Club Drive, which could include institutional uses, such as supportive seniors' housing, independent living or a care facility.

Beginning in August 2025, Town staff initiated a series of meetings with individual interest-holder groups to gather feedback on the proposed acquisition and land use changes associated with the Eaglecrest Golf Course Lands. Invitations were sent to the four Residents' Associations, and other community stakeholders. In collaboration with the Town's engagement consultant, MODUS, a larger-format public open house was held in early September 2025 to present the proposal and solicit broader community input.

### **Zoning Details**

All nine areas have been assigned residential development potential that is comparable to nearby residential areas. Appendix A includes a map of the areas. On Parcels 1-3 the density is described in units/ha because they are larger parcels with an opportunity to cluster development in one area to preserve more open space in other areas. On the others, density is described as units per parcel, as smaller parcels are contemplated in these areas with lower density.

Note: For reference, 80 units/ha is equivalent to permitting four dwelling units on a lot size of 500m<sup>2</sup>, similar to land sizes in the "Cottages at Eaglecrest" or West Ridge subdivisions.

<b>Zoning Amendment - Land Use Overview</b>						
	<b>Area</b>	<b>Proposed Zone</b>	<b>Residential Density</b>	<b>Maximum Height</b>	<b>Setbacks and Parcel Coverage</b>	<b>Minimum Lot Size</b>
<b>1</b>	<b>Eaglecrest/Country Club</b>	<del>Comprehensive Development Zone-23 (CD 23)</del> Neighbourhood Residential Commercial 1 (NRC1)	80 units/ha	11.0m	Parcel Coverage 60% Setbacks: Front lot line 4.5m Rear lot line 4.5m Interior lot line 3.0m Exterior lot line 3.0m	500m <sup>2</sup>
<b>2</b>	<b>West of Country Club Drive</b>	Residential 20 (R20)	80 units/ha ( <del>not including care beds</del> )	12.75m*	Parcel Coverage 61% Setbacks: Front lot line 2.7m	500m <sup>2</sup>

					Rear lot line 2.0m Interior lot line 3.0m Exterior lot line 3.5m	
<b>3</b>	<b>Country Club Drive/Hwy 19A</b>	Institutional Residential	80 units/ha (not including care beds)	17.5m*	Parcel Coverage 50% Setbacks: Front lot line 4.5m Rear lot line 4.5m Interior lot line 3.0m Exterior lot line 3.0m	500m <sup>2</sup>
<b>4</b>	<b>Blind Bogey North</b>	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>
<b>5</b>	<b>Blind Bogey South</b>	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>
<b>6</b>	<b>Yambury Park</b>	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>
<b>7</b>	<b>Highway 19A</b>	<del>R1</del> Residential 20 (R20)	<del>Same as surrounding area (Residential 1)</del>  80 units/ha	<del>Same as surrounding area (Residential 1)</del>  12.75m*	<del>Same as surrounding area (Residential 1)</del>  Parcel Coverage 61% Setbacks: Front lot line 2.7m Rear lot line 2.0m Interior lot line 3.0m Exterior lot line 3.5m	500m <sup>2</sup>
<b>8</b>	<b>Royal Dornoch Drive North</b>	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>
<b>9</b>	<b>Royal Dornoch Drive South</b>	R1	Same as surrounding area (Residential 1)			500m <sup>2</sup>

\* West of Country Club Drive, Country Club Drive/Highway19A and Highway 19A area have been assigned different maximum heights, recognizing that additional height in this part of the parcel will not block views from other properties and will allow full utilization of the land as a multi-residential/institutional site.

It should be noted that the proposed zones set general development parameters based on neighbourhood compatibility. Subsequent zoning amendments may be required in the future

when specific development proposals have been advanced in order to consider refinements to site layout, density allocations or building forms.

**Official Community Plan Amendment**

The proposed OCP amendment would change the land use designation for nine land areas as follows:

<b>OCP Amendment - Land Use Overview</b>			
	<b>Area</b>	<b>Current OCP Designation</b>	<b>Proposed OCP Designation</b>
<b>1</b>	<b>Eaglecrest/Country Club</b>	Parks and Recreation	Commercial/Residential
<b>2</b>	<b>West of Country Club Drive</b>	Parks and Recreation	Institutional/Residential
<b>3</b>	<b>Country Club Drive/Hwy 19A</b>	Parks and Recreation	Multi-family Residential
<b>4</b>	<b>Blind Bogey North</b>	Parks and Recreation	Residential
<b>5</b>	<b>Blind Bogey South</b>	Parks and Recreation	Residential
<b>6</b>	<b>Yambury Park</b>	Parks and Recreation	Residential
<b>7</b>	<b>Highway 19A</b>	Parks and Recreation	<del>Residential</del> Multi-family Residential
<b>8</b>	<b>Royal Dornoch Drive North</b>	Parks and Recreation	Residential
<b>9</b>	<b>Royal Dornoch Drive South</b>	Parks and Recreation	Residential

Where applicable, all parcels in Eaglecrest subject to this OCP amendment are proposed to be included within a Development Permit Area (DPA) for Form and Character. DPA designations will ensure that future construction is subject to a detailed design review, with guidelines for building siting, massing, landscaping, and compatibility with the surrounding neighbourhood. The DPA process provides a layer of Council oversight to protect community character and ensure that future development is sensitive to its context.

The Town is currently in the process of the 2025 OCP Review. Where applicable, including the Eaglecrest Lands into a DPA and creating new DPAs will occur within the OCP Review process. In other words, the OCP Review process is where parcels that are part of this OCP amendment will be included into a DPA, either the existing Residential Design Guidelines or a new Eaglecrest-specific DPA that will apply to multi-unit residential, institutional or commercial zones. As such, Official Community Plan Bylaw No. 800, 2018, Amendment (Eaglecrest) Bylaw No. 800.08, 2025 does not include these parcels into the Development Permit Area. It should be noted that as part of the OCP Review, DPA Guidelines are being relocated to Zoning Bylaw 900, 2024 for usability and ease of update. The references and integration between the OCP DPAs and the Zoning Bylaw will be completed during the pending OCP update that is anticipated for adoption prior to January 1, 2025.

**NEXT STEPS**

Staff are in the process of including, as part of the OCP Review, parcels into existing DPAs, as well as creating a new DPA area specific to the Eaglecrest Golf Course. The Form and Character Development Permits will be required prior to the approval of any specific development plans or the commencement of construction activity. All multi-unit residential,

commercial, or institutional development will be subject to the Town's Development Permit Area guidelines to ensure a high standard of design and neighbourhood integration.

The Town has engaged the public, including a Public Information Meeting on September 9, 2025. These consultations will guide final land use decisions and subdivision design, in conjunction with ongoing technical studies, including a traffic impact assessment, environmental review, and infrastructure capacity analysis.

As outlined in the public "Frequently Asked Questions", the Town's current strategy anticipates recouping an estimated minimum of \$8.5 million through land sales to fund the acquisition of the Eaglecrest Golf Course Lands. However, the revenue from potential development could also allow the Town to advance additional priorities that require further funding. For example, the revenue could be used to fund improvements in the Eaglecrest Neighbourhood such as separated walking paths, park improvements, or the construction of a roundabout at the intersection of Highway 19A, Village Way and Country Club Drive, subject to future Council decision making.

The Town is in the process of retaining a qualified golf course designer who would prepare a revised nine-hole course concept and associated cost estimates. Should upgrades to the Eaglecrest Golf Course be included as part of the acquisition financing strategy, funds could be allocated to support reconstruction of existing holes or reconfiguration of a new course layout. These improvements would help ensure that the Golf Course remains a high-quality recreational amenity for the community.

The final scale and configuration of land development will be determined after public consultation is complete and Council is satisfied with the technical information that has been provided.

## **FINANCIAL IMPLICATIONS**

To facilitate the acquisition of the Eaglecrest Golf Course Lands, Council has directed staff to bring forward an amendment to the 2025-2029 Financial Plan prior to November 1, 2025 authorizing the necessary capital expenditure if the purchase is to proceed. As existing reserve balances are fully allocated to fund capital projects and Strategic Initiatives currently identified in the 2025-2029 Financial Plan, this acquisition will require the reallocation of reserves to prioritize the purchase.

To accommodate this reallocation, several capital projects would need to be deferred until the reserves are replenished through the sale of select Eaglecrest land parcels. Deferred projects would include, but are not limited to:

- Bus Garage Site Works (\$800k);
- Saahlam Park Amenity Improvements (\$350k);
- Pickleball Courts (\$85k); and
- Operations Modernization (\$900k).

In addition, Strategic Initiatives planned for 2026 would need to be postponed, including:

- Airport Master Business Plan;
- Community Park Needs Assessment;
- Food Action Plan;
- Identify Land for a Multi-Purpose Performing Arts Cinema;



- Community Climate Change Adaptation Plan Update and Implementation;
- Community Park Site Review (Facilities and More);
- Accessibility Dwelling Unit Design Template; and
- Parking Management Strategy.

The financial strategy assumes that the sale of existing Town-owned lands will generate approximately \$1,950,000 prior to November 1, 2025. Staff will present land disposition options for Council's consideration at a future meeting. If proceeds are not received by that date, Council may consider temporary bridge financing through the Asset Replacement Reserve and Accumulated Surplus until the sale proceeds are received.

Finally, it is important to note that should the Town proceed with both the acquisition of the Eaglecrest Golf Course Lands and concurrent due diligence on the Qualicum Commons property, the ability to advance new Strategic Initiatives (Blue Sky requests) in 2026 would be significantly constrained. Capital Projects with clearly identified and limited funding sources could be considered under this scenario.

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## SUMMARY

This report recommends that Council give first and second readings to the Eaglecrest specific amendments to the Official Community Plan and Zoning Bylaw, to continue consultation (including notification of Qualicum First Nation), and to set a Public Hearing for October 6, 2025. The amendments would designate nine areas of the Eaglecrest Golf Course Lands for residential, institutional, and limited neighbourhood-scale commercial uses, supported by Form and Character Development Permit controls, while preserving natural parkland and retaining a redesigned nine-hole course. Pre-zoning provides the policy framework needed to recover the \$8.5 million acquisition cost and funding for amenities through targeted land sales. This initiative will also require short-term reserve reallocations and the deferral of several capital projects and Strategic Initiatives until sale proceeds replenish those funds. Public engagement, technical studies, and subsequent Development Permits will refine the final land use mix, subdivision design, and infrastructure requirements, if the acquisition proceeds, before any development approvals are issued.

## ALTERNATIVES

1. THAT Council provides alternate direction to staff.

## APPROVALS

Report respectfully submitted by Rebecca Augustyn, Senior Planner.



Rebecca Augustyn, MCIP, RPP  
Senior Planner  
*Report Author*



Luke Sales, MCIP, RPP  
Director of Planning and Community  
Development  
*Concurrence*



Raj Hayre  
Director of Finance  
*Concurrence*



Lou Varela, MCIP, RPP  
Chief Administrative Officer  
*Concurrence*

## REFERENCES:

- Attachment 1: Zoning Amendment Bylaw No. 900.06  
Attachment 2: OCP Amendment Bylaw No. 800.08

Appendix A: Zoning and OCP Amendment – Land Use Overview



**TOWN OF QUALICUM BEACH  
BYLAW NO. 900.06**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH  
ZONING BYLAW, BYLAW NO. 900, 2024**

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WHEREAS the Council may, under Section 479 of the *Local Government Act*, divide the municipality into zones, regulate within a zone the use of land, buildings and structures, the density of use of land, buildings and structures, and the siting, size and dimensions of buildings and structures and may, under Section 482 of the *Local Government Act*, establish different density regulations for a zone depending on whether conditions relating to the provision of amenities or affordable or special needs housing are met, and may designate an area within a zone for particular types of housing, and

WHEREAS the owner of the land described in this Bylaw has consented to the designations set out in the Bylaw;

The Council of the Town of Qualicum Beach, in open meeting lawfully assembled, hereby enacts as follows:

“Town of Qualicum Beach Zoning Bylaw, Bylaw No. 900, 2024” is hereby amended as follows:

1. “Part 6 – Land Use Regulations” is hereby amended by adding Section 3.4.109 ‘Institutional Residential 1 (IR1)’ as shown on Schedule ‘A’ which is attached to, and forms part of, this Bylaw.
2. “Part 6 – Land Use Regulations” is hereby amended by adding Section 3.4.66 ‘Neighbourhood Residential Commercial 1’ as shown on Schedule ‘B’ which is attached to, and forms part of, this Bylaw.
3. “Schedule 6A – Zoning Map” is hereby amended by changing the zoning designation of a portion of Lot A, District Lot 122, Nanoose District, Plan VIP59040 Except Parts in Plans VIP59041, VIP59042 & VIP59486, (PID: 018-843-034) (444 Country Club Drive) from Recreation 3 (F3) and Recreation 4 (F4) to Neighbourhood Residential Commercial 1 (NRC1) as shown outlined in a heavy black line on Schedule ‘C’ which is attached to, and forms part of, this Bylaw.
4. “Schedule 6A – Zoning Map” is hereby amended by changing the zoning designation of a portion of Lot D, District Lot 122, Nanoose District, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, (PID: 018-843-069) from Recreation 3 (F3) to Institutional Residential 1 (IR1) as shown outlined in a heavy black line on Schedule ‘D’ which is attached to, and forms part of, this Bylaw.
5. “Schedule 6A – Zoning Map” is hereby amended by changing the zoning designation of Lot 1, District Lot 122, Nanoose District, Plan VIP63131, (PID: 023-385-481) (589 Country Club Drive) from Recreation 3 (F3) to Institutional Residential 1 (IR1) as shown outlined in a heavy black line on Schedule ‘E’ which is attached to, and forms part of, this Bylaw.



6. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of a portion of Lot D, District Lot 122, Nanoose District, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, (PID: 018-843-069) from Recreation 3 (F3) to Residential 20 (R20) as shown outlined in a heavy black line on Schedule 'F' which is attached to, and forms part of, this Bylaw.
7. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of a portion of Lot A (DD 17881N), Except Parts in Plans 21035, 25134, 25719, 25980, 28760, 29168, 33534, 35350, 44771, VIP59041, VIP63018 and VIP66151, DL 108, Nanoose District, (PID: 005-103-860) from Recreation 4 (F4) to Residential 1 (R1) as shown outlined in a heavy black line on Schedule 'G' which is attached to, and forms part of, this Bylaw.
8. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of Lot 126, District Lot 126, Nanoose Land District, Plan VIP57772, (PID: 018-527-850) from Rural Residential 1 (RR1) to Residential 1 (R1) as shown outlined in a heavy black line on Schedule 'H' which is attached to, and forms part of, this Bylaw.
9. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of Lot 126, District Lot 122, Nanoose Land District, Plan VIP57772, (PID: 018-527-850), (871 Fairways Drive) from Rural Residential 1 (RR1) to Residential 1 (R1) as shown outlined in a heavy black line on Schedule 'I' which is attached to, and forms part of, this Bylaw.
10. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of Lot A, District Lot 122, Nanoose Land District, District Lot 78, Nanoose Land District and Newcastle Land District, Plan 49114, (PID 014-844-371) from Recreation 4 (F4) to Residential 20 (R20) as shown outlined in a heavy black line on Schedule 'J' which is attached to, and forms part of, this Bylaw.
11. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of Lot 4-A, District Lot 88, Nanoose Land District, Plan 1286 Except Part in Plan 12661, (PID 007-631-669) (666 Yambury Road) from Recreation 1 (F1) to Residential 1 (R1) as shown outlined in a heavy black line on Schedule 'K' which is attached to, and forms part of, this Bylaw.
12. "Schedule 6A – Zoning Map" is hereby amended by changing the zoning designation of Lot 97, District Lot 108, Nanoose Land District, Plan 35350, (PID 000-339-997) (650 Yambury Road) from Recreation 1 (F1) to Residential 1 (R1) as shown outlined in a heavy black line on Schedule 'L' which is attached to, and forms part of, this Bylaw.
13. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of a portion of Lot A, District Lot 122, Nanoose District, Plan VIP59040 Except Parts in Plans VIP59041, VIP59042 & VIP59486, (PID: 018-843-034) (444 Country Club Drive) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'C' which is attached to, and forms part of, this Bylaw.

14. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of a portion of Lot D, District Lot 122, Nanoose District, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, (PID: 018-843-069) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'D' which is attached to, and forms part of, this Bylaw.
15. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot 1, District Lot 122, Nanoose District, Plan VIP63131, (PID: 023-385-481) (589 Country Club Drive) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'E' which is attached to, and forms part of, this Bylaw.
16. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot D, District Lot 122, Nanoose District, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, (PID: 018-843-069) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'F' which is attached to, and forms part of, this Bylaw.
17. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of a portion of Lot A (DD 17881N), Except Parts in Plans 21035, 25134, 25719, 25980, 28760, 29168, 33534, 35350, 44771, VIP59041, VIP63018 and VIP66151, DL 108, Nanoose District, (PID: 005-103-860) from Subdivision District "Z" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'G' which is attached to, and forms part of, this Bylaw.
18. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot 126, District Lot 126, Nanoose Land District, Plan VIP57772, (PID: 018-527-850) from Subdivision District "D" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'H' which is attached to, and forms part of, this Bylaw.
19. Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot 126, District Lot 122, Nanoose Land District, Plan VIP57772, (PID: 018-527-850), (871 Fairways Drive) from Subdivision District "D" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'I' which is attached to, and forms part of, this Bylaw.
20. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot A, District Lot 122, Nanoose Land District, District Lot 78, Nanoose Land District and Newcastle Land District, Plan 49114, (PID 014-844-371) from Subdivision District "D" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'J' which is attached to, and forms part of, this Bylaw.
21. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot 4-A, District Lot 88, Nanoose Land District, Plan 1286 Except Part in Plan 12661, (PID 007-631-669) (666 Yambury Road) from Subdivision District "D" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'K' which is attached to, and forms part of, this Bylaw.



22. "Schedule 7A – Subdivision District Map" is hereby amended by changing the Subdivision District of Lot 97, District Lot 108, Nanoose Land District, Plan 35350, (PID 000-339-997) (650 Yambury Road) from Subdivision District "D" to Subdivision District "J" as shown outlined in a heavy black line on Schedule 'L' which is attached to, and forms part of, this Bylaw.

23. This Bylaw may be cited as "Town of Qualicum Beach Zoning Bylaw, Bylaw No. 900, 2024 Amendment (Eaglecrest) Bylaw No. 900.06, 2025"

**INTRODUCED FOR FIRST READING** this day of, 2025.

**READ A SECOND TIME** this day of, 2025.

Notice published pursuant to Section 466 of the *Local Government Act* on the day of, 2025, and the day of, 2025.

**PUBLIC HEARING** this day of, 2025.

**READ A THIRD TIME** this day of, 2025.

**ADOPTED** this day of, 2025.

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Teunis Westbroek  
Mayor

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Heather Svensen  
Director of Corporate Services/Deputy CAO

Schedule 'A' – Bylaw No. 900.06

Section 3.4.109

**INSTITUTIONAL RESIDENTIAL 1**

**IR1**

**Permitted Uses and Minimum Site Area**

<b>Permitted Use</b>	<b>Required Site Area</b>
a) Residential Use	160m <sup>2</sup>
b) Personal Care Facility	n/a
c) Personal Care Unit	
i) each unit	n/a
ii) each unit where a housing agreement is entered into	n/a

**Maximum Number and Size of Buildings and Structures**

Height	17.5m
Parcel Coverage	50%
Floor Area Ratio	2

**Minimum Setback Requirements**

Front lot line	4.5m
Interior side lot lines	3.0m
Exterior side lot line	3.0m
Rear lot line	4.5m

Except:

- a) where any part of a parcel contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply.
- b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.

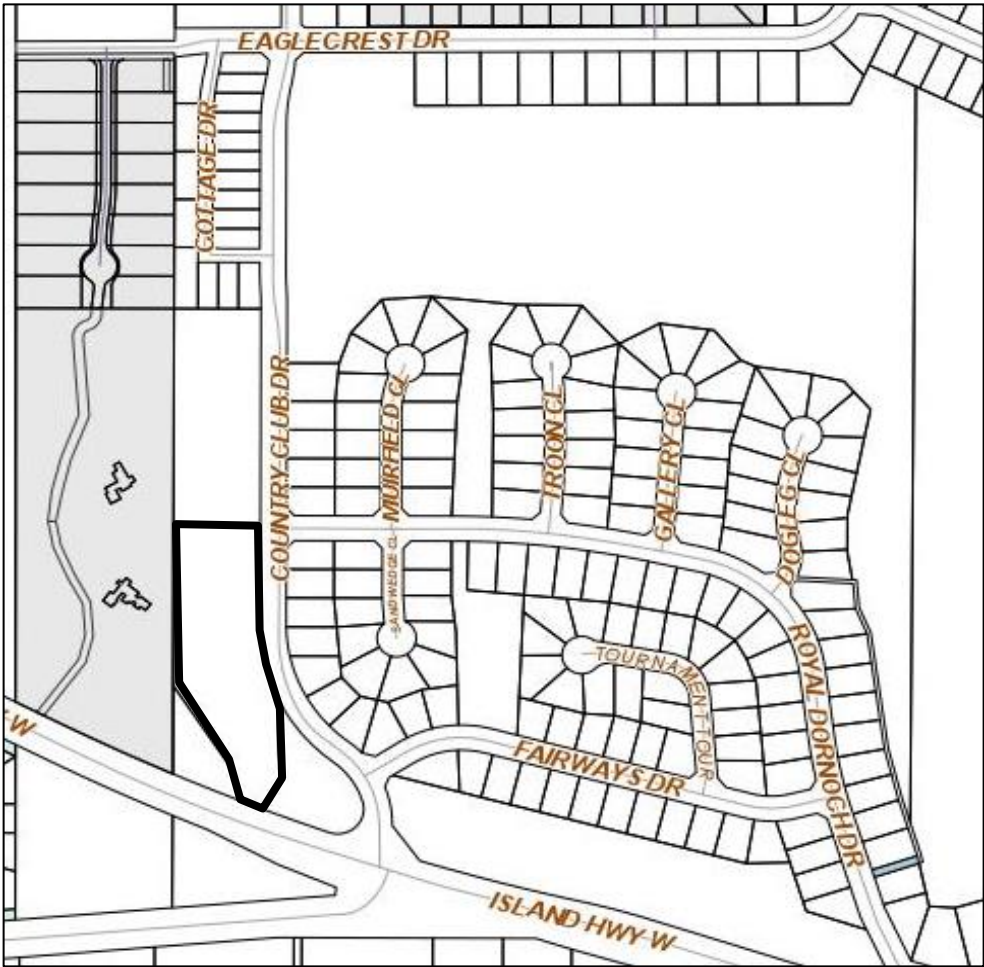
Schedule 'B' – Bylaw No. 900.06

Section 3.4.66	
<b>NEIGHBOURHOOD RESIDENTIAL COMMERCIAL 1</b>	<b>NRC1</b>
<b>Permitted Uses and Minimum Site Area</b>	
<b>Permitted Use</b>	<b>Required Site Area</b>
a) Neighbourhood Cafe	n/a
b) Neighbourhood Convenience Store	n/a
c) Residential Use	
- per dwelling unit	180m <sup>2</sup>
<b>Maximum Number and Size of Buildings and Structures</b>	
Height	11.0m
Parcel Coverage	60%
<b>Minimum Setback Requirements</b>	
Front lot line	4.5m
Interior side lot lines	3.0m
Exterior side lot line	3.0m
Rear lot line	4.5m
Except:	
a) where any part of a parcel contains a watercourse then the regulations in Section 3.3 of General Regulations shall apply.	
b) that any roof overhang, eave, cornice or gutter may project up to a maximum of 1.0m into any required setback area.	
<b>Definitions</b>	
For the purpose of the Neighbourhood Residential Commercial 1 zone, the following definitions are applicable:	
<b>neighbourhood café</b> means the use of a building or structure for the service to customers of coffee, tea and light refreshments, including service of pre-prepared or rapidly prepared food directly to customers at a walk-up counter, for consumption on or off the premises.	
<b>neighbourhood convenience store</b> means a retail commercial establishment supplying daily household goods, newspapers and magazines, pre-packaged food and beverage products, sandwiches and other freshly prepared foods, such as salads, baked goods, and fresh fruits and vegetables.	

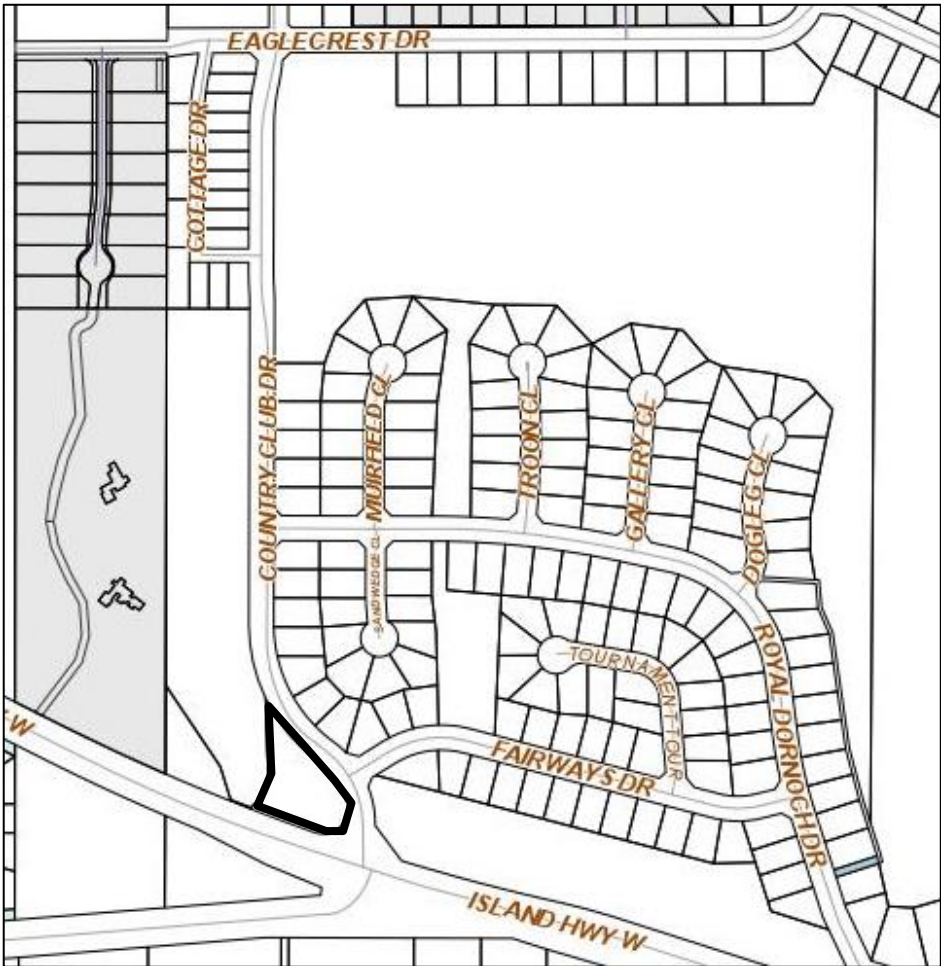
Schedule 'C' – Bylaw No. 900.06



Schedule 'D' – Bylaw No. 900.06

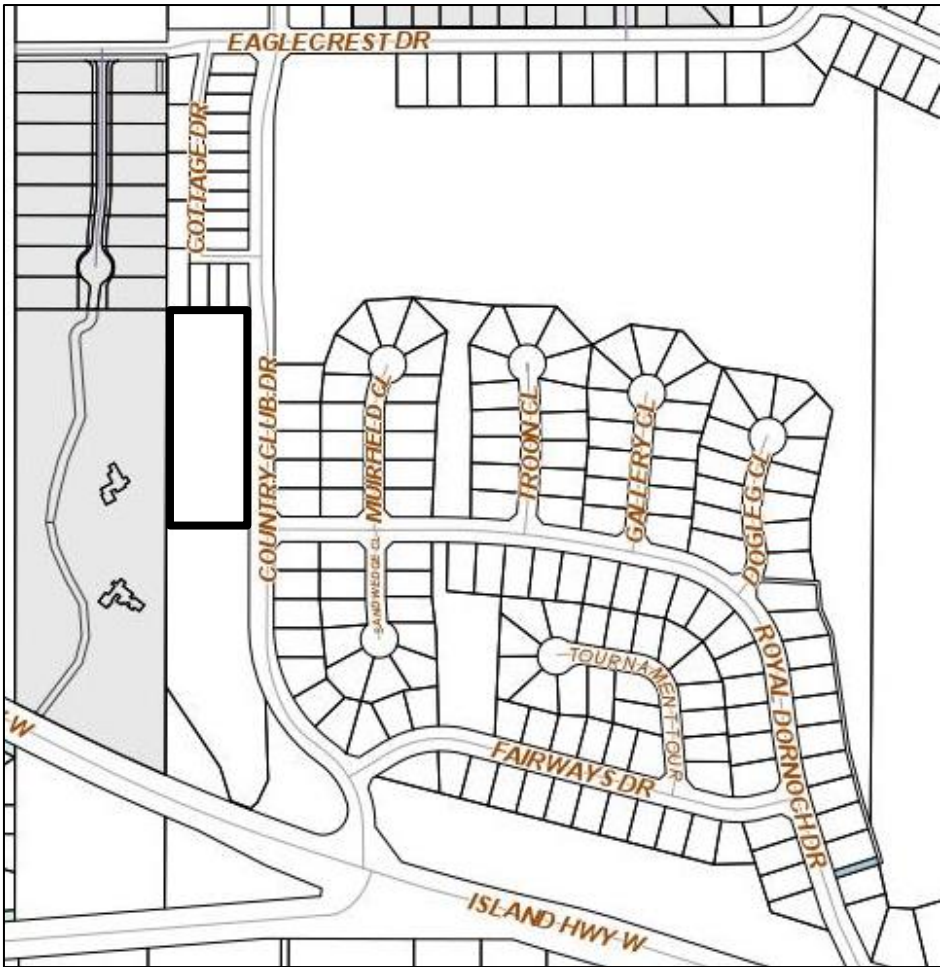


Schedule 'E' – Bylaw No. 900.06





Schedule 'F' – Bylaw No. 900.06



Schedule 'G' – Bylaw No. 900.06



Schedule 'H' – Bylaw No. 900.06



Schedule 'I' – Bylaw No. 900.06





Schedule 'J' – Bylaw No. 900.06



Schedule 'K' – Bylaw No. 900.06





Schedule 'L' – Bylaw No. 900.06



**TOWN OF QUALICUM BEACH  
BYLAW NO. 800.08**

**A BYLAW TO AMEND THE TOWN OF QUALICUM BEACH  
OFFICIAL COMMUNITY PLAN BYLAW NO. 800, 2018**

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The Council of the Town of Qualicum Beach, in open meeting lawfully assembled, hereby enacts as follows:

“Town of Qualicum Beach Official Community Plan Bylaw No. 800, 2018” is hereby amended as follows:

1. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of a portion of Lot A, Plan VIP59040 Except Parts in Plans VIP59041, VIP59042 & VIP59486, DL 122, Nanoose District (PID: 018-843-034) from Parks and Recreation to Commercial/Residential as shown outlined in a heavy black line on Schedule ‘A’ which is attached to, and forms part of, this Bylaw.
2. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of a portion of Lot D, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, DL 122, Nanoose District, (PID: 018-843-069) from Parks and Recreation to Institutional/Residential as shown outlined in a heavy black line on Schedule ‘B’ which is attached to, and forms part of, this Bylaw.
3. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of Lot 1, District Lot 122, Nanoose District, Plan VIP63131, (PID: 023-385-481) (589 Country Club Drive) from Parks and Recreation to Institutional/Residential as shown outlined in a heavy black line on Schedule ‘C’ which is attached to, and forms part of, this Bylaw.
4. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of a portion of Lot D, Plan VIP59040 Except Part in Plan VIP63131 Except Plan EPP74273, DL 122, Nanoose District, (PID: 018-843-069) from Parks and Recreation to Multi-family Residential as shown outlined in a heavy black line on Schedule ‘D’ which is attached to, and forms part of, this Bylaw.
5. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of a portion of Lot A (DD 17881N), Except Parts in Plans 21035, 25134, 25719, 25980, 28760, 29168, 33534, 35350, 44771, VIP59041, VIP63018 and VIP66151, DL 108, Nanoose District, (PID: 005-103-860) from Parks and Recreation to Single-family Residential as shown outlined in a heavy black line on Schedule ‘E’ which is attached to, and forms part of, this Bylaw.
6. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of Lot 126, Plan VIP57772, DL 122, Nanoose Land District (PID: 018-527-850) from Parks and Recreation to Single-family Residential as shown outlined in a heavy black line on Schedule ‘F’ which is attached to, and forms part of, this Bylaw.
7. “Schedule 2.1 Land Use” is hereby amended by changing the land use designation of Lot 126, Plan VIP57772, DL 122, Nanoose Land District (PID: 018-527-850), (871 Fairways Drive) from Parks and Recreation to Single-family Residential as shown outlined in a heavy black line on Schedule ‘G’ which is attached to, and forms part of, this Bylaw.

8. "Schedule 2.1 Land Use" is hereby amended by changing the land use designation of Lot A, Plan 49114, DL 122 and DL 78, Nanoose District and Newcastle District (PID 014-844-371) from Parks and Recreation to Multi-family Residential as shown outlined in a heavy black line on Schedule 'H' which is attached to, and forms part of, this Bylaw.
9. "Schedule 2.1 Land Use" is hereby amended by changing the land use designation of Lot 4-A, Plan 1286 Except part in Plan 12661, DL 88, Nanoose District (PID 007-631-669) (666 Yambury Road) from Parks and Recreation to Single-family Residential as shown outlined in a heavy black line on Schedule 'I' which is attached to, and forms part of, this Bylaw.
10. "Schedule 2.1 Land Use" is hereby amended by changing the land use designation of Lot 97, Plan 35350, DL 108, Nanoose District (PID 000-339-997) (650 Yambury Road) from Parks and Recreation to Single-family Residential as shown outlined in a heavy black line on Schedule 'J' which is attached to, and forms part of, this Bylaw.
11. This Bylaw may be cited as "Town of Qualicum Beach Official Community Plan Bylaw No. 800, 2018 Amendment (Eaglecrest) Bylaw No. 800.08, 2025".

**INTRODUCED AND READ A FIRST TIME** this     day of, 2025.

**READ A SECOND TIME** this     day of, 2025.

Notice published pursuant to Section 466 of the *Local Government Act* on the day of, 2025, and the day of, 2025.

**PUBLIC HEARING** this     day of, 2025.

**READ A THIRD TIME** this     day of, 2025.

**ADOPTED** this     day of, 2025.

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Teunis Westbroek  
Mayor

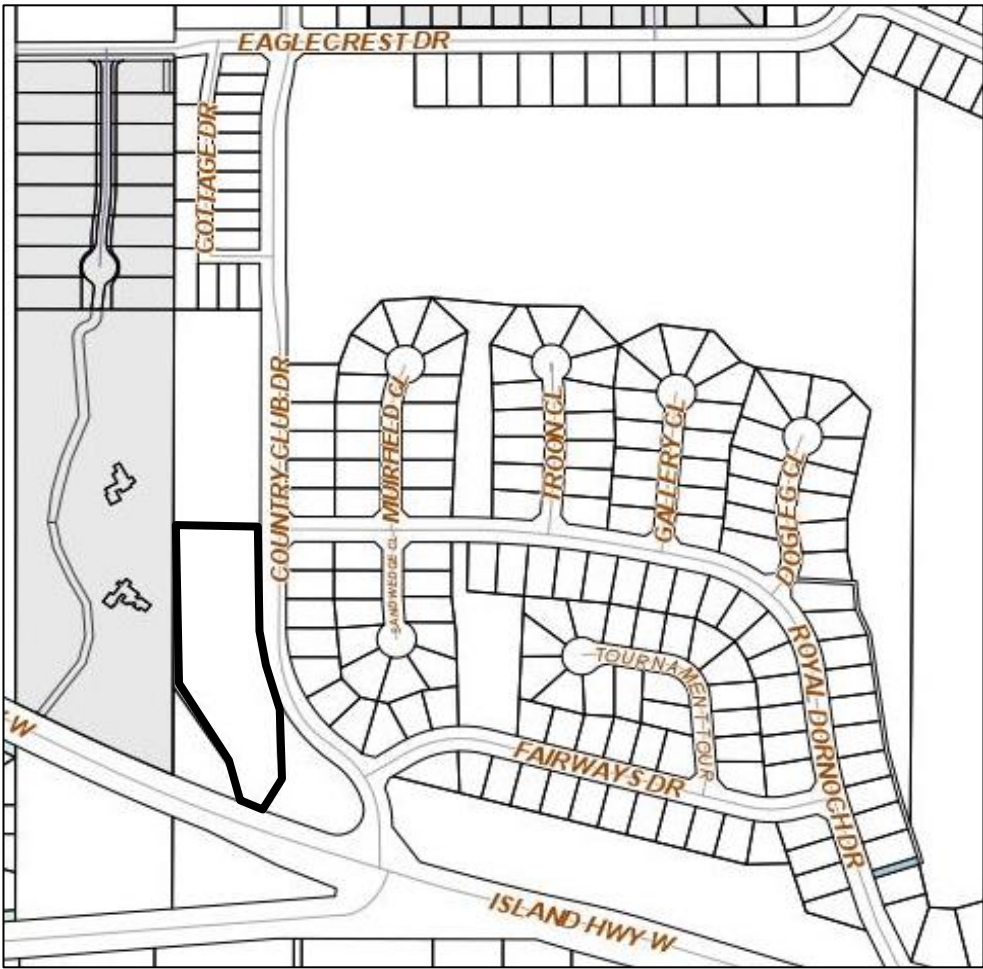
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Heather Svensen  
Director of Corporate Services/Deputy CAO

Schedule 'A' – Bylaw No. 800.08

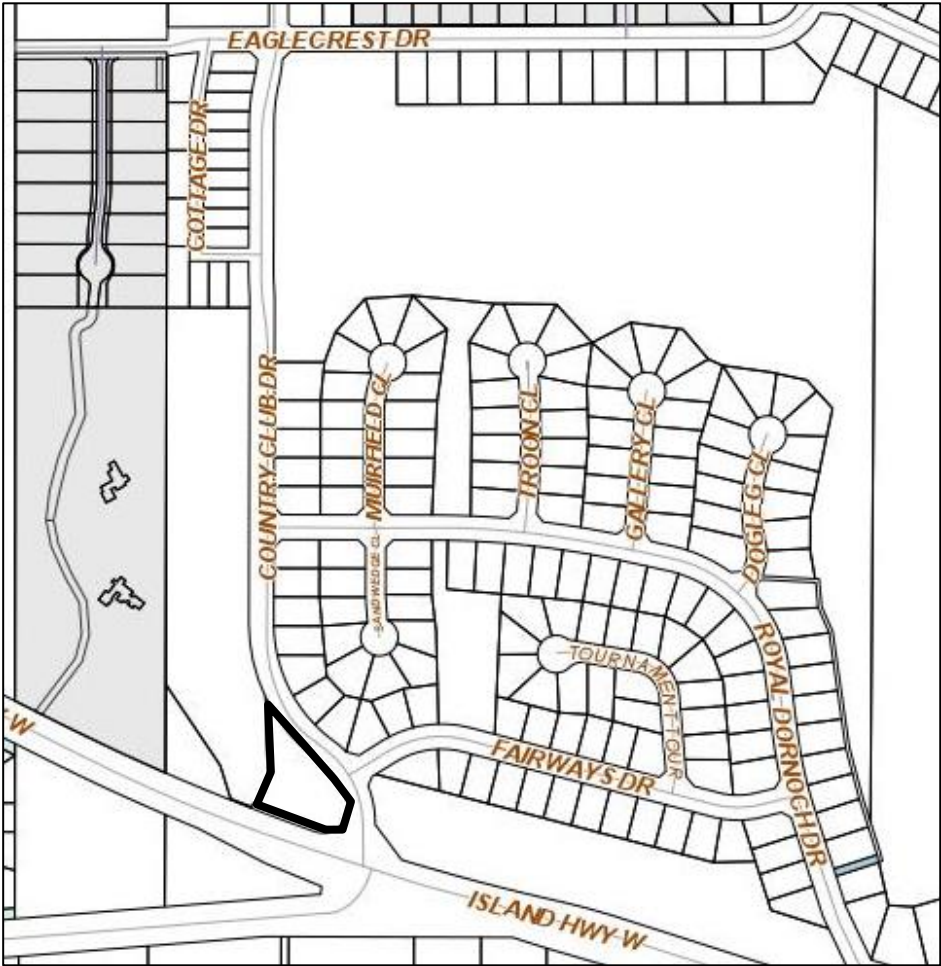


Schedule 'B' – Bylaw No. 800.08



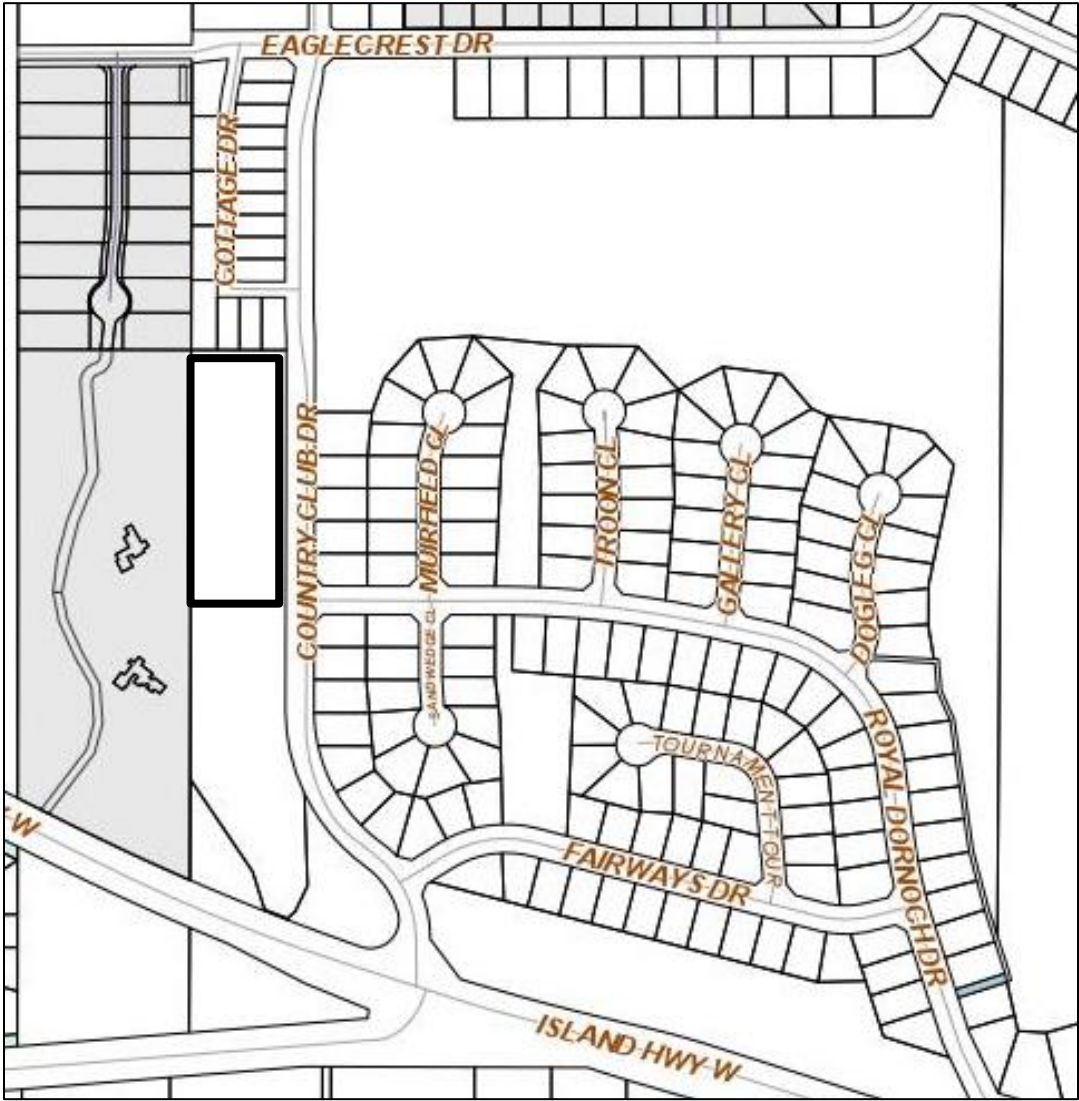


Schedule 'C' – Bylaw No. 800.08





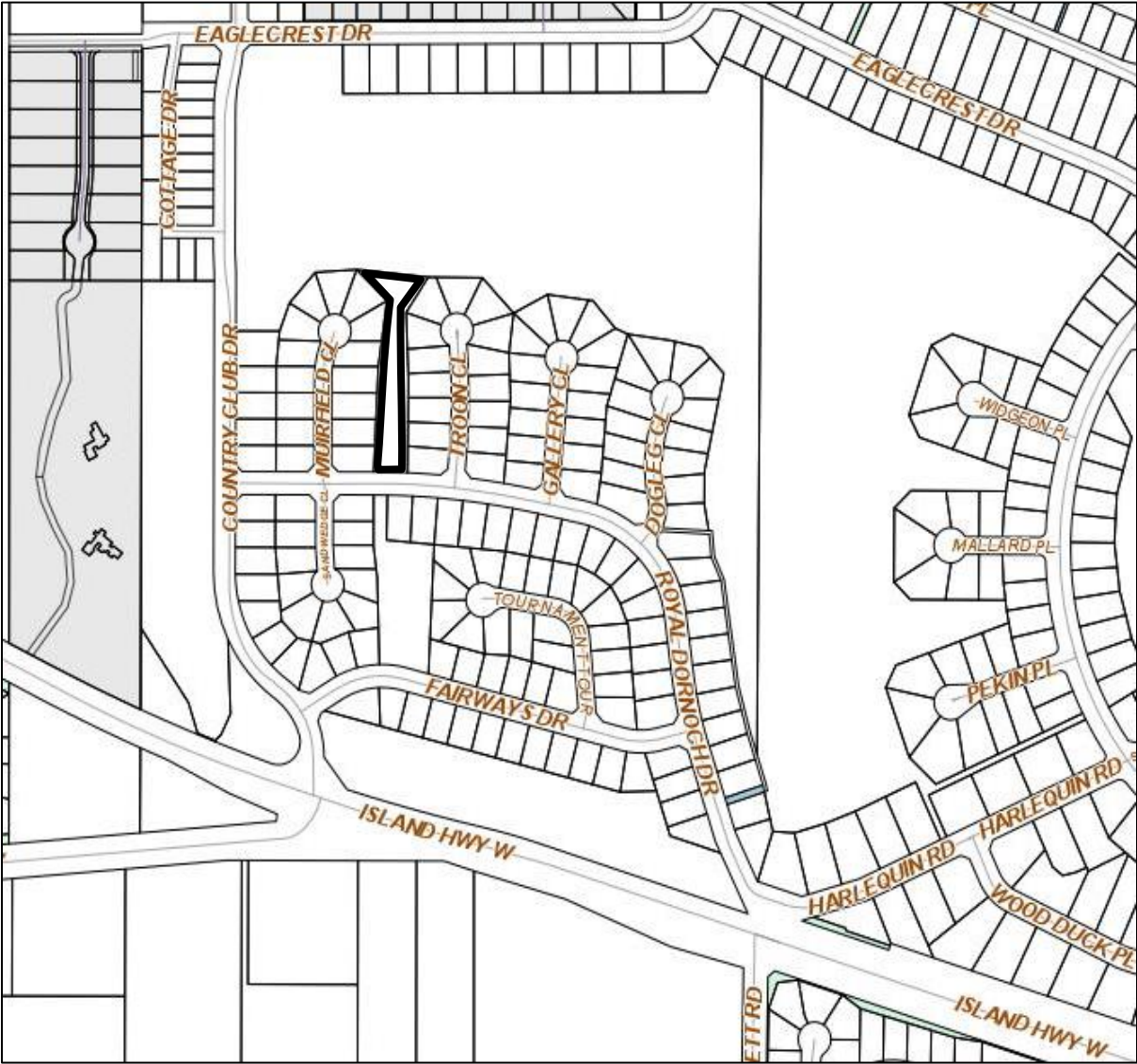
Schedule 'D' – Bylaw No. 800.08



Schedule 'E' – Bylaw No. 800.08



Schedule 'F' – Bylaw No. 800.08





Schedule 'G' – Bylaw No. 800.08



Schedule 'H' – Bylaw No. 800.08



Schedule 'I' – Bylaw No. 800.08





Schedule 'J' – Bylaw No. 800.08

