

Minutes of the 2:00 pm Monday, October 6, 2025, Town of Qualicum Beach Public Hearing held at the Civic Centre, 747 Jones Street, Qualicum Beach, BC.

PRESENT: Council: Mayor Teunis Westbroek
Councillor Scott Harrison
Councillor Anne Skipsey
Councillor Petronella Vander Valk
Councillor Jean Young

STAFF: Lou Varela, CAO (Chief Administrative Officer)
Heather Svensen, Director of Corporate Services/Deputy CAO
Luke Sales, Director of Planning
Raj Hayre, Director of Finance
Danielle Leurebourg, Deputy Director of Corporate Services
Nathan Cernusca, Corporate Services Coordinator

CONSULTANT: Mark Holland, Westplan Consulting Group Inc.

At 2:00 pm, the Mayor declared open the Public Hearing, convened pursuant to Section 464 of the *Local Government Act*, to allow the public to make representations to Council respecting matters contained in the proposed "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.

PUBLIC HEARING PROCEDURE

Mayor Westbroek set the Procedural Rules of Public Hearing that were read by the Corporate Officer, Heather Svensen.

PURPOSE OF BYLAWS AND PRESENTATION

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

Call for Public Input

The Mayor called for any person who deemed themselves affected who wished to be heard or present written submissions to come forward.

- Steve Boechler, Eaglecrest Resident, spoke in opposition to the proposed bylaws saying the process lacked collaboration, concerned about R20 zoning and 3–4 storey building heights, requests R1 zoning and conservation for sensitive forest areas.
- Karen Sterner, Eaglecrest Resident, spoke in opposition to the proposed bylaws saying the proposal divides the Eaglecrest community (east/west), urged protecting pocket forest and green corridor; suggests parcel tax/donations to preserve western green space.
- Amyra Carsh, Eaglecrest Resident, spoke in opposition to the proposed bylaws saying in conversation with residents, they would rather pay for the lands or donate themselves rather than see over development and increased traffic.
- Lois Walker, Eaglecrest Resident, spoke on behalf of herself and Marie Noel, Qualicum Beach Resident, in opposition to the proposed bylaws and raised concerns about the ability to downzone in future, change to the character of an established neighbourhood, east/west split of Eaglecrest, and traffic and construction impacts.
- Susan Blacklin, Chartwell Resident, spoke in opposition to the proposed bylaws and questioned why an OCP amendment is required before the sale is complete, and requested more transparency and public input with a full business case and risk analysis.

Raised infrastructure concerns (asbestos cement pipes, storm mains) and requested full accounting and that pipes be addressed before proceeding.

- Patrick Tirando, Eaglecrest Resident, spoke in opposition to the proposed bylaws, expressed concerns over overpayment for lands, funding the purchase through increased density, and raised density concerns with commercial, institutional and 4-6 storey buildings in the neighbourhood.
- Tim Bird, Eaglecrest Resident, spoke in opposition to the proposed bylaws, supporting the concerns raised by the Eaglecrest Residents' Association, density and traffic concerns on the west side, beach access through the Bluffs with increased residents.
- Bill Scott, spoke on behalf of the Eaglecrest Residents' Association, in opposition to the proposed bylaws, reiterating concerns expressed in the October 3, 2025 letter to Council, speaking in support of public ownership of the golf course, but concerned with the proposed bylaws including changes to existing neighbourhood, pace of process, density increases, institutional and R20 designations, and open spaces on the western side.
- Darrell Vance, Parksville Resident, golf course member, spoke on the importance of maintaining a nine-hole golf course and not reducing the golf course any further, and requested the re-design of the golf course be made public.
- Ron Everard, Qualicum Beach Resident, spoke in favour of public ownership of the golf course, future input from the public throughout the process.
- Gerd Fleissner, Eaglecrest Resident, spoke in opposition to the proposed bylaws, and raised concerns about removing greenspace and golf course views, changing recreational zoning, and against commercial or multi-storey developments in Eaglecrest.
- Rosemary Taylor, Eaglecrest Resident, spoke in support of ERA letter, against proposed bylaws and change to ambiance of Eaglecrest, the need to maintain native plants and pollinator pathways in whatever development takes place.
- Terry Taylor, Eaglecrest Resident, spoke against the proposed bylaws in area 5 and 6, and spoke to protecting the greenspace.
- Warren Gionet, Eaglecrest Resident, spoke against the proposed bylaws inclusion of a commercial component, property values dropping with development in greenspace, requested consideration for all to be zoned R1 and rezoned, if necessary, at a later time.
- Len Flint, Qualicum Beach Resident, shared support overall, but discussed single-family lots throughout to recoup costs, and raised concerns about additional costs and impacts to taxes and spoke to desire to see financial modelling.
- Brian Jenkins, Qualicum Beach Resident, spoke against the proposed bylaws stating concerns with Town being developer, completeness of process and requested it not proceed.
- Kathy Scott, Eaglecrest Resident, shared concerns with speed of process, insufficient consultation, and urged consideration of impacts on long-term residents.
- Jim Bennet, Eaglecrest Resident, thanked Council for recognizing the covenant at Yambury Park and parkland on east side, and shared concerns for Town being developer and regulator, lack of parkland on west side.
- William Dunlop, Eaglecrest Resident, spoke in opposition to the proposed bylaws citing issues with Zone 5 and 6 change to R1, removal of trees and wildlife corridor.
- Victor Lepik, Eaglecrest Resident, spoke in support of the proposed bylaws.
- Doug Robb, Qualicum Beach Resident, sought clarity on whether the golf course would be designated as such in perpetuity, shared concerns over the speed of the process and the November 1 deadline.
- Judy Roberts, Eaglecrest Resident, spoke in opposition to the proposed bylaws in designating forested areas as residential or multi-storey developments, the desire to have

parklands and golf course lands protected in perpetuity, and support of public ownership if it comes with environmental protection.

- Stephen Watson, Qualicum Beach Resident, spoke in support of the proposed bylaws, acknowledging the risks but also the long-term benefits to creating parkland, preserving recreation and ensuring future housing options are created under Town control.
- Terry Mobberley, Qualicum Beach Resident, spoke in opposition to the proposed bylaws specifically noting concerns with Area 5 as a wildlife area, drainage corridor and requested this remain zoned recreation (F3).
- Barry Loudon, Eaglecrest Resident, spoke in opposition to the proposed bylaws citing traffic concerns, safety issues, flooding issues, and requested infrastructure and safety come before density.
- Steven Cook, Qualicum Beach Resident, shared general support for the acquisition but requested to see a clearer picture of the numbers, different zoning scenarios and how the housing options fit into the larger housing plan for the Town.
- Susan Lloyd, Eaglecrest Resident, spoke in opposition to the proposed bylaws citing issues with how it is currently laid out, seeking Council to preserve greenspace, preserve golf course and provide diverse housing options.
- Maggie Evans, Eaglecrest Resident, spoke in opposition to the proposed bylaws specifically the R20 designation, loss of greenspace, inclusion of commercial, traffic concerns and density that do not fit with the character of the neighbourhood.
- Annette Hester, Qualicum Beach Resident, spoke in opposition to the proposed bylaws citing concerns with public consultation process, financial concerns and additional costs above the purchase price, and tight deadline.
- Lance Nater, Eaglecrest Resident, spoke in support of the proposed bylaws and disagreed with comments to request extension or delay acquisition.
- Linda Koeling, Qualicum Beach Resident, spoke in opposition to the proposed bylaws citing noise and traffic concerns with increased density, and requested Council consider single-family residential only.
- Keith Braun, area of residence not given, spoke in opposition to the proposed bylaws citing concerns with increased density, risks to property values and change to character of Eaglecrest, increased crime, increased traffic and requested Council consider single-family residential only, restrict height and lot coverage.

Meeting recessed: 4:55 pm

Meeting Reconvened: 5:05 pm

Councillor Harrison MOVED and Councillor Skipsey SECONDED, THAT Council extend the meeting beyond 3 hours.

CARRIED UNANIMOUSLY

- Charna Macfie, area of residence not given, spoke in opposition to the proposed bylaws citing concerns with parcels being rezoned for maximum density, additional costs above purchase price, and requested Council reduce the density and not rezone every parcel of land.
- Linda Todson, Eaglecrest Resident, spoke in opposition to the proposed bylaws citing concerns with disproportionate density and allowing buildings up to six-storeys, and thought that the golf course would remain in perpetuity, and spoke in favour of the acquisition generally.

- Adam Walker, Qualicum Beach Resident, spoke against the proposed bylaws citing concerns with multi-family residential outside the downtown core, and requested Council to reduce density to 30 units per hectare with no density bonuses and remove unlimited long-term care.
- Saleem Bernard, Qualicum Beach Resident, spoke in opposition to the proposed bylaws citing concerns with long term health impacts of a golf course and environmental impacts.
- Kari Knutson, Qualicum Beach Resident, spoke in opposition to the bylaws citing concerns with speed of process, high density areas, and inclusion of institutional or commercial uses, but shared general support for the acquisition.
- Lawna Whitburg, area of residence not cited, spoke in opposition to the proposed bylaws citing that it does not suit the community.

Mayor Westbroek called a second time for any person who deemed themselves affected who wished to be heard or present written submissions to come forward.

- Karen Sterner on behalf of Rob Rankin, area of residence not cited, spoke in opposition to the proposed bylaws citing concerns with multi-storey developments, residential zoning in forested areas 5 and 6, increased traffic and loss of parkland.
- Karen Sterner on her own behalf spoke against the proposed bylaws citing that the donation funds should be used to keep greenspaces.
- Susan Lloyd spoke against the proposed bylaws requesting Council consider housing options for young families, seniors downsizing, reducing the proposed zoning to R1, no commercial uses, no housing on Royal Dornoch and no more strata developments that are exclusionary to the public.
- Rod Wilburn, Eaglecrest resident, spoke in opposition to the proposed bylaws citing concerns with moving multi-family residential to Eaglecrest and parking concerns.
- Jim Bennett, reiterated opposition to the proposed bylaws and requested Council give up some of the revenue for less density, consider land exchange for parcels in other areas of Town to allow for more dense development.
- Charna Macfie, reiterated support for preservation of forested area D.
- Anonymous, Eaglecrest Resident, spoke in opposition to the proposed bylaws citing concerns with multi-family development off Fairways Drive, questioned the focus on the golf course and the overall process.
- Keith Braun, reiterated opposition to the proposed bylaws requesting Council remove the commercial designation and area 2, 3, and 4 be changed to R1 as densification would harm property values.
- Rod Wilburn, requested Council consider the numbers in relation to parking requirements if the developments have to go underground.

Mayor Westbroek called a third and final time for any person who deemed themselves affected who wished to be heard or present written submissions to come forward. No further speakers came forward.

Record of written submissions received by the Corporate Officer prior to the close of the October 6, 2025, Public Hearing:

- Debbie Vance wrote inquiring about the lack of consultation on the golf course layout.
- Steve Boechler wrote in opposition to the proposed bylaw recommending Council consider changes to subdivision district D, removal of commercial designation, reduction from R20,

allowance of one institutional development and maintaining recreation uses on area 5 and 6.

- Karen Sterner provided a written submission supporting her comments provided at the Hearing.
- Susan Lloyd provided a written submission supporting her comments provided at the Hearing
- Kathy Scott, Eaglecrest Resident, provided written comments sharing concerns over the speed of the bylaw amendment process and the impacts of the proposed bylaws on long-term residents.
- Bill Scott provided a written submission supporting his comments provided on behalf of the Eaglecrest Residents' Association at the Hearing.
- Trevor Wicks, Qualicum Beach Resident, wrote in opposition to the proposed bylaws citing need for Town to prioritize unresolved issues before undertaking another major projects.
- Len Flint provided a written submission supporting comments provided by the Eaglecrest Residents' Association at the Hearing.
- Amyra Carsh provided a written submission supporting her comments provided at the Hearing.
- Dawn Harrison wrote in opposition to the proposed bylaws citing financial concerns, unknown costs, traffic congestion, and general golf course acquisition concerns.
- Gerd Fleissner provided a written submission supporting his comments provided at the Hearing.

ADJOURNMENT

Councillor Vander Valk MOVED and Councillor Skipsey SECONDED, 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.

CARRIED UNANIMOUSLY

Meeting adjourned at 6:03 pm.

NEXT SCHEDULED

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

Certified Correct:

ORIGINAL SIGNED

Heather Svensen

Director of Corporate Services/Deputy CAO

ORIGINAL SIGNED

Teunis Westbroek

Mayor