TOWN OF QUALICUM BEACH

INCORPORATED 1942

201 – 660 Primrose St.
P.O. Box 130
Qualicum Beach, BC
V9K 1S7

Telephone: (250) 752-6921
Fax: (250) 752-1243
E-mail: qbtown@qualicumbeach.com
Website: www.qualicumbeach.com

OFFICIAL DONATION RECEIPT FOR INCOME TAX PURPOSES

Receipt #: 111
Receipt Issued: January 30, 2026
Location Issued: Town of Qualicum Beach
Charitable Registration #: 108129206RR0001

Donor Name: SEMIAHMOO GOLF CENTRE LTD. (INC. BC1158935)
Donor Address: 2035 West Island Highway
Qualicum Beach, BC V9K 1G1
Canada

Donation Received: December 1, 2025

Amount of gift: $4,480,000.00
Eligible Amount of Gift: $4,480,000.00

Description of donation: Fair Market Valuation - Prepared by [redacted] as of December 1, 2025 (Folio 565 10084.800)

Authorized Signature: ______________________

Canada Revenue Agency – Canada.ca/charities-giving

Outlook

FW: Donation Receipt: Regarding Eaglecrest Golf Course

From Raj Hayre <RHayre@qualicumbeach.com>
Date Wed 2026-06-24 1:22 PM
To Twyla Slonski <TSlonski@qualicumbeach.com>

Correspondence from Auditors. Legal Counsel also consulted.

Thanks
Raj

From: Roque, Micaela <mroque@kpmg.ca>
Sent: Thursday, January 29, 2026 2:22 PM
To: Raj Hayre <RHayre@qualicumbeach.com>; Joe Scafe <scafe@younganderson.ca>
Subject: RE: Donation Receipt: Regarding Eaglecrest Golf Course

Hi Raj and Joe

Our tax team took a look at the calculation and reviewed the rules to make sure everything is appropriate. They can confirm that you are correct and you can issue a donation receipt of the $4.48M. They wanted me to remind you that you should ensure to include the name and address of the appraiser on the donation receipt. They gave me this link to pass along:

https://www.canada.ca/en/revenue-agency/services/charities-giving/charities/operating-a-registered-charity/issuing-receipts/determining-fair-market-value-gifts-kind-non-cash-gifts.html

They are happy to jump on a call if there were outstanding questions at all. Please let us know if you need further help.

Talk again soon.

Micaela Roque, CPA, CA

Partner, Audit

KPMG LLP

400-177 Victoria Street
Prince George, BC, V2L 5R8
T: 250 s.22 [redacted]
M: 250 563 7151
F: 250 563 5693
mroque@kpmg.ca

We respectfully acknowledge that our KPMG Prince George office is gathered on the traditional unceded territory of the Lheidli T'enneh.

From: Raj Hayre <RHayre@qualicumbeach.com>
Sent: Thursday, January 29, 2026 2:03 PM
To: Joe Scafe <scafe@younganderson.ca>; Roque, Micaela <mroque@kpmg.ca>

Subject: RE: Donation Receipt: Regarding Eaglecrest Golf Course
Importance: High

Hello Joe and Micaela,

I hope you're both doing well. I'm just checking in to see how things are progressing on the request below, as the vendor has asked to receive the donation receipt by February 6, 2026.

Please let me know if there is anything further you need from me to assist.

Thank you,
Raj

From: Joe Scafe <scafe@younganderson.ca>
Sent: Monday, January 26, 2026 2:39 PM
To: Roque, Micaela <mroque@kpmg.ca>; Raj Hayre <RHayre@qualicumbeach.com>
Subject: RE: Donation Receipt: Regarding Eaglecrest Golf Course

Thanks Micaela. Let me know if you have any questions regarding the donation provisions of the agreement or the background of the transfer generally.

Joseph R. Scafe
Barrister & Solicitor

e-mail: scafe@younganderson.ca
t: 604.689.7400 x255 | f: 604.689.3444
www.younganderson.ca
Young, Anderson | 1616 – 808 Nelson Street | Box 12147 Nelson Square | Vancouver | BC | V6Z 2H2

From: Roque, Micaela <mroque@kpmg.ca>
Sent: January 26, 2026 2:27 PM
To: Raj Hayre <RHayre@qualicumbeach.com>; Joe Scafe <scafe@younganderson.ca>
Subject: RE: Donation Receipt: Regarding Eaglecrest Golf Course

Hi Raj– yes this is best for our tax specialists to take a look at and make sure everything is appropriate with the ITA. I will give them a rundown and will circle back with you as soon as we can. Talk soon.

Micaela Roque, CPA, CA

Partner, Audit

KPMG LLP

400-177 Victoria Street
Prince George, BC, V2L 5R8
T: 250 s.22 [redacted]
M: 250 563 7151
F: 250 563 5693
mroque@kpmg.ca

We respectfully acknowledge that our KPMG Prince George office is gathered on the traditional unceded territory of the Lheidli T'enneh.

From: Raj Hayre <RHayre@qualicumbeach.com>
Sent: Saturday, January 24, 2026 5:14 PM
To: Roque, Micaela <mroque@kpmg.ca>; Joe Scafe <scafe@younganderson.ca>
Subject: Donation Receipt: Regarding Eaglecrest Golf Course [EXTERNAL]

Hello Micaela and Joe,

As you are both aware, the Sale and Purchase Agreement for Eaglecrest includes a donation provision. I have attached a copy of the agreement for your reference — please see Article 5 on pages 6–7.

I am writing to seek your advice and confirmation that the Town is compliant with the provisions of the Income Tax Act in issuing a charitable donation receipt based on the following calculation:

Fair Market Value of Gift (Eaglecrest Golf Course): $12,980,000

Less: Fair Market Value of Advantage (Consideration): $8,500,000
(65% of FMV – meets the 80% threshold rule)

Eligible Amount of Gift: $4,480,000

Accordingly, the proposed amount of the charitable donation receipt would be $4,480,000.

I would appreciate your confirmation at your earliest convenience so that I may proceed with issuing the charitable receipt.

Kind regards,
Raj

Raj Hayre, CPA
Director of Finance at TOWN OF QUALICUM BEACH

Phone 250-752-6921 **Direct** 250-738-2204
Web www.qualicumbeach.com **Email** rhayre@qualicumbeach.com
201 – 660 Primrose St. P.O Box 130, Qualicum Beach, B.C. V9K 1S7

If you are unable to access the links above, please cut and paste the URL that follows the link into your browser.

TOWN OF **QUALICUM BEACH** **CONFIDENTIAL**
STAFF REPORT

TO: Lou Varela, Chief Administrative Officer

FOR: Special Council Meeting, In-Camera

DATE: June 3, 2025

FROM: Luke Sales, Director of Planning

SUBJECT: **Eaglecrest Updated Offer to Purchase**

Governance Decisions:

1. Council is requested to provide a governance decision as to whether to present the Purchase and Sale Agreement dated May 30, 2025 to the Ownership of Eaglecrest Golf Course.
2. If the Purchase and Sale Agreement dated May 30, 2025 is authorized by Council, a governance decision is required on the process and timeline to advance the required bylaw amendments and community engagement.

RECOMMENDATION

s.13

[redacted]

s.13 [redacted]

AND WHEREAS the Town commissioned an independent appraisal of the Eaglecrest Golf Course Lands, which established a valuation of $3.41M in 2024;

s.13 [redacted]

BE IT RESOLVED:

THAT Council directs staff to provide an all-cash purchase offer to the Ownership of Eaglecrest Golf Course, substantially as attached to the June 3, 2025 in-camera memo to Council, with a cash payment of $8.5M no later than November 28, 2025, with payments subject to the following conditions:

- on or before November 1, 2025, the Town shall be satisfied, in its sole discretion, with the results of its due diligence investigations of the Eaglecrest Golf Course and associated Lands;
- on or before November 1, 2025, the Town shall, after consultation with the public, be satisfied, in its sole discretion, that the transaction contemplated in this Agreement is in the best interests of the Town;
- on or before November 1, 2025, the Town shall have adopted a Zoning Amendment Bylaw and an Official Community Plan Amendment Bylaw to designate a portion of the Eaglecrest Golf Course Lands for residential development, for the purpose of financing the acquisition of the Eaglecrest Golf Course Lands and funding local traffic safety improvements such as a roundabout and/or other neighbourhood amenities.

THAT Council directs staff to proceed with Eaglecrest OCP and Zoning Amendment Process 2 (Extended Consultation), substantially as attached to the June 3, 2025 Planning staff report to Council.

PURPOSE

The purpose of this report is to seek Council's direction on whether to proceed with a revised Purchase and Sale Agreement for the acquisition of the Eaglecrest Golf Course Lands. The proposed Agreement largely reflects the current negotiation position of the Eaglecrest Ownership and builds upon Council's previously authorized offer while delaying the closing date to allow for an additional month of public engagement and Council decision-making. This report outlines two procedural options for advancing the required Official Community Plan and zoning bylaw amendments and associated public consultation specific to Eaglecrest. Council is asked to consider whether to move forward with the Offer and, if so, to determine the appropriate public engagement and bylaw adoption timeline to support the transaction.

BACKGROUND

- s.12(3)(b) [redacted] s.12(3)(b) [redacted] AND WHEREAS the Town commissioned an independent appraisal of the Eaglecrest Golf Course Lands, which established a valuation of $3.41M in 2024; AND WHEREAS the ownership of Eaglecrest [redacted] s.12(3)(b)
- [redacted]

2. A donation of the remaining lands to the Town primarily for the purpose of parkland, with a receipt to be provided by the Town based on a third-party appraisal subsequent to the OCP and zoning amendments and subject to all Canada Revenue Agency requirements.

s.14

[redacted]

DISCUSSION

s.12(3)(b)

[redacted]

s.12(3)(b)

[redacted]

s.12(3)(b) [redacted]

FINANCIAL IMPLICATIONS

If the Town acquires the Eaglecrest Golf Course Lands, the approved 2025-2029 Financial Plan would require amendment to authorize the capital expenditure for the purchase of the Eaglecrest Property. As current reserve balances have already been allocated to fund capital projects and Strategic Initiatives currently identified in the 2025-2029 Financial Plan, a reallocation of reserves would be necessary to prioritize this acquisition. s.12(3)(b) [redacted]

To accommodate this reallocation, several capital projects would need to be deferred until land sales have replenished the reserves, including but 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.

s.12(3)(b) [redacted]

Risks

The purchase of the Eaglecrest Golf Course Lands is a complex process with inherent and unknown risks. It is Council's responsibility to bear this risk if proceeding with the purchase. Staff have identified the following risks, which cannot be considered exhaustive:

- ✓ **Financial Exposure Prior to Bylaw Adoption**:
  s.12(3)(b) [redacted]

- ✓ **CRA Donation Compliance**:
  s.12(3)(b) [redacted]
- ✓ **Public Perception and Community Acceptance**:
  s.12(3)(b) [redacted]
- ✓ **Reserve Fund Availability and Strategic Priorities**:
  s.12(3)(b) [redacted]
- ✓ **Market and Development Risks**:
  s.12(3)(b) [redacted]
- ✓ **Operational Transition Risks**:
  s.12(3)(b) [redacted]
- ✓ **Lack of Detailed Costing**
  s.12(3)(b) [redacted]
- ✓ **Non-Completion of Transaction**
  s.12(3)(b) [redacted] s.14 [redacted]

SUMMARY

Council is asked for a governance decision on whether to proceed with a revised Purchase and Sale Agreement offering a one-time payment of $8.5M prior to November 28, 2025, subject to: due diligence, public consultation, and bylaw adoption. If Council supports making the Offer, it must also determine whether to proceed with an expedited or extended public consultation process, recognizing the trade-off between attempting to meet the Ownership's timeline and maximizing community engagement within a compressed timeline.

ALTERNATIVES

1. THAT Council directs staff to proceed with the Eaglecrest OCP and Zoning Amendment Process 1 (Accelerated Consultation), as attached to the June 3, 2025 Planning memo to Council.
2. THAT Council provides alternate direction to staff.

APPROVALS

Report respectfully submitted by Luke Sales, Director of Planning.

Luke Sales, MCIP, RPP
Director of Planning
Report Writer

Lou Varela, MCIP, RPP
CAO
Concurrence

Raj Hayre, CPA
Director of Finance
Concurrence

s.12(3)(b)

[redacted]

TOWN OF **QUALICUM BEACH**
STAFF REPORT

TO: Lou Varela, Chief Administrative Officer

FOR: Special Council Meeting, In-Camera

DATE: June 25, 2025

FROM: Luke Sales, Director of Planning

SUBJECT: **Eaglecrest Updated Offer to Purchase**

Governance Decisions:

s.12(3)(b) [redacted]

RECOMMENDATION

s.13 [redacted]

PURPOSE

s.12(3)(b) [redacted]

BACKGROUND

s.12(3)(b) [redacted]

s.12(3)(b) [redacted]

AND WHEREAS *the Town commissioned an independent appraisal of the Eaglecrest Golf Course Lands, which established a valuation of $3.41M in 2024;*

s.12(3)(b) [redacted]

s.12(3)(b) [redacted]

THAT *Council directs staff to proceed with Eaglecrest OCP and Zoning Amendment Process 2 (Extended Consultation), substantially as attached to the June 3, 2025 Planning staff report to Council.*

s.12(3)(b) [redacted]

DISCUSSION

s.14

[redacted]

s.14 [redacted]

SUMMARY

s.12(3)(b) [redacted]

ALTERNATIVES

1. THAT Council provides alternate direction to staff.

APPROVALS

Report respectfully submitted by Luke Sales, Director of Planning.

Luke Sales, MCIP, RPP Director of Planning Report Writer	Lou Varela, MCIP, RPP CAO Concurrence

Attachments

- Purchase and Sale Agreement (Amended June 20, 2025)