

MEADOWS DEVELOPMENT

What We've Heard in Session 3

Wednesday, July 8, 2026 | www.meadowsdevelopment.ca

This document summarizes the questions received during the third information session, along with their corresponding responses. It has been prepared to provide clear and transparent information to the community and to help address the questions raised during the session.

QUESTION & ANSWERS

1 When do you see this starting?

The start date is dependent on the confirmation of water and wastewater capacity being available that will meet the requirements of the units within each phase in the project. Once a date is known that water and wastewater capacity is available, then a timeline for the construction of the on-site services and houses will be known.

2 There is talk of complying to the Secondary Plan and the General Development plan and that both can be used in the process. Assuming the Secondary Plan is passed then can both be used or can the developer simply decide to use the General Development plans any time he wants because of it is less restrictive re stories.

If the Secondary Plan comes into force as a By-law, then the development will need to comply with the Secondary Plan rather than the General Development plan. If Council decides to approve the application, whatever conditions (if any) that Council puts on the approval will govern the development going forward.

3 It was mentioned that the Capital Levies would generate approximately \$40MM....I beleive that this works out to about \$20K/ unit...These levies have not increased since 2013...How do these levies compare to other jurisdictions? thanx?

If the comparison is the City of Winnipeg, the City of Winnipeg does not charge capital levies. The RM of West St. Paul has a fee of \$3,500 - \$5,000 to hook up to their wastewater system. Other RM's will have their own fees.

4 So are you saying that no building will take place until we have an adequate water system to handle it?

Correct. That is an accurate statement in that no building will occur until there is sufficient water and wastewater capacity available.

5 So the Secondary Plan once approved can be used along with the General Development plan. I am wondering what the bottom line is on what the developer can choose to use regarding some of the differences.

This was answered for another question. The Secondary Plan will be the guiding document not the General Development Plan. As stated earlier if Council approves the application, the conditions (if any) that Council puts on the approval will be the guide for future development.

QUESTION & ANSWERS

- 6 The current estimate for the water and sewer upgrades are pegged at \$120MM and my understanding is that this is only a Class D estimate....i assume that these costs will be paid by all of the end users**

The RM will determine how the water and wastewater upgrades are paid for. As stated previously in other sessions and on the website, the capital levies charged to the development can be used to help offset some of the costs of the water and wastewater capacity upgrades.

- 7 What is the timeline for having the development approved by Council? I understand that there is an upcoming election.**

The public hearing is on July 21. Council can reject or approve the application or they can lay over the decision until another meeting date.

- 8 Sorry , I missed part of what you were saying about a decision made on July 21.**

The public hearing is on July 21. Council can reject or approve the application or they can lay over the decision until another meeting date.

- 9 Thanks for your efforts to clarify all the info. Sometimes as resident it is difficult to sort it all out.**

You are welcome.