MEADOWS DEVELOPMENT

What We've Heard in Session 2

Thursday, June 18, 2026 | www.meadowsdevelopment.ca

This document summarizes the questions received during the second 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	**Who is paying for the expansion of the water treatment and wastewater facility to service this development? Will the cost of expansion be put onto existing residents and landowners in the form of tax or fee increases?** The developer is paying for the on-site infrastructure (roads, underground pipes, green space amenities). The developer is also paying the Capital Levy fees to the RM, which could/would be used to offset costs to increase the capacity required for the development's water or wastewater services. Capital Levies are charged by the RM for developments that create new users of these services. In the Capital Levies are stated amounts which are monies to be used towards water and wastewater services. As well, the new homes built in this development will pay monthly water and wastewater costs similar to existing ESP residents paying their monthly water and wastewater invoices. This new annual revenue will support initial and ongoing costs associated with the water and wastewater services. Finally, the property taxes being generated from this new development will go into general revenues to boost overall revenues collected and could be used to pay for additional annual expenses incurred in maintaining this new infrastructure in the development. In summary, the on-site infrastructure will cost tens of millions of dollars to install, which is the development cost. And the Capital Levies will contribute millions more in money towards the water and wastewater treatment plant. And the ongoing monthly water and wastewater revenue from the new homes in the development will be available to help offset the costs of the water and wastewater infrastructure.
2	**Can the developer not set aside a designated area for the development of a future school site? It will be needed if you are adding thousands of additional homes.** In the Secondary Plan, there are references to a potential elementary site in the Village 1 area and a high school site in the Village 2 area of the Secondary Plan. Both of these sites are located north of the Meadows site.
3	**What kind of sewer system is planned? Full or low water plus tank?** The site will be serviced by the East St. Paul municipal water and sewer system.

#	QUESTION & ANSWERS

4 **You are asking this community and the municipality to approve a massive development today, yet whenever you are asked about critical issues—like water capacity, the combined traffic impact with Fahr Lands, or school overcrowding—your answer is that you are waiting on future engineering reports or provincial decisions. If you cannot provide concrete answers to these foundational questions right now, isn't it entirely premature to ask the municipality for any zoning changes or approvals before those reports are completely finalized, vetted, and available to the public?**

We have provided answers to these questions, but for the sake of clarity, we will provide these answers again. There is a lot of information provided on the website, so we understand if there is confusion or misunderstanding on some of these topics.

We have brought up the provincial government's role in reviewing reports such as the traffic report and providing comments, as that is part of the process of making a development application. There is a process in place to review these types of development applications, and we are just explaining the steps in that process.

We will answer the topics you have raised in the question above;

- **Water capacity**
  The development will increase the water requirements of the East St. Paul water system. East St. Paul does have options to increase their available supply by adding capacity available from well(s) located within ESP that can be developed. If this well or these wells are developed, they would provide the required capacity of the Meadows project. The decision on how to add this extra capacity will be determined by the RM of East St. Paul. The developer will not be part of those decisions by the RM.
- **Traffic**
  Stantec Engineering has been hired to provide traffic engineering services for this development project. The Stantec traffic report is uploaded to the website and is contained in the Reports section. The report is 346 pages long, and the Table of Contents has all the topics covered in that report. The Table of Contents lists the study purpose and objective, traffic volumes, traffic analysis and a summary of conclusions and recommendations. Also listed in this report are hundreds of pages of tables and figures and a detailed analysis of traffic flows and volumes.
  If the residents want to engage with the traffic engineer, we can organize to have them available for an online engagement session or to be available at the July open house.
- **School overcrowding**
  As we have stated previously, schools are the jurisdiction of the Province, and the decision to build a new school will be made by the Province. School capacity within the River East Transcona School Division is an issue dealt with by the Province.

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5 **What criteria were used to reverse the decision on the moratorium on building until a new water system was created?**

The applicant has no knowledge of anything related to that decision. That is a question for Council or the ESP Administration.

#	QUESTION & ANSWERS
6	**About the combined traffic of both the Meadows and Fahr Lands developments is deferred to the future Stantec and Red River Planning District report. Does the current Stantec traffic study explicitly account for the combined daily commuter volume of both the proposed Meadows and Fahr Lands developments, yes or no?** This question was answered in a response, so please refer to that response in addition to this response. We are not traffic experts, so we will not give an answer as to the inner workings of a traffic study. The applicant has hired Stantec Engineering to provide a traffic impact study. Stantec has completed its report, which has been posted to the website. This report is 346 pages long, and the table of contents lists the topics covered in the report. The Province's Ministry of Transportation Infrastructure (MTI) department is reviewing and will give its input into the report prior to the public hearing.
7	**The developer completely deflects questions regarding the empty $5.5 million daycare and its $2.4 million construction lien, stating those are questions for the province. Regardless of provincial jurisdiction, how does an active $2.4 million construction lien on the onsite daycare legally and financially impact the broader Meadows development timeline?** The development group which will develop this project has had no involvement with the daycare project, so it is not deflecting questions on this topic; rather, it has had no involvement, so it is impossible to answer questions about the daycare. The daycare project or anything related to the daycare, including the lien, does not and will not legally or financially impact the broader Meadows development or the timeline for the development to occur.
8	**I recall a year or so ago that it was in the paper that Peguis sold the property to someone and was no longer involved. You have said they are now the owners of the property again. In the spirit of transparency, I would like to know clearly who owns what.** The development group will be at the June 24 public open house, and this question will be answered. The Peguis Real Estate Trust currently is and will remain a landowner going forward unless they decide to sell their portion of the land either before or during the development process. At this point in time, the Peguis Real Estate Trust is the land owner and will remain as a land owner.
9	**Has the local school division been formally consulted to confirm they can physically absorb the children from up to 2,100 new housing units, and what was their response?** The River East Transcona School Division (RETSD) is included in the formal circulation of this application and will provide their written comments as part of the public hearing record — that is the appropriate stage in the planning process for agency responses of this nature. It is also worth noting that decisions about school capacity and funding are the responsibility of the Province of Manitoba, and the Meadows development is expected to generate approximately $5 million in annual school taxes, representing a significant ongoing contribution toward school infrastructure in East St. Paul.

#	QUESTION & ANSWERS

10 **The developer acknowledges the Secondary Plan caps buildings at 3 storeys but argues that their overall density fits the zoning by-law to justify taller buildings. Will you legally commit in the Development Agreement to capping all buildings at 3 storeys to guarantee alignment with the East St. Paul Secondary Plan?**

The Developer is not "arguing" that the overall density compliance justifies taller buildings. The point about the density compliance is that the proposed density of the project complies with the allowable densities of East St. Paul's Zoning By-Law. Building height is but one contributing factor in the calculation of density. In this case, building height, whether it was 4 stories, 5 stories or 6 stories, the total units in the development application complied with the density regulations in place today.

As discussed in responses to other residents' questions, capping the multifamily buildings at three stories runs in conflict with other policies within the Secondary Plan. The applicant wants to have a discussion with residents through the public engagement process and with Council at the public hearing to discuss these conflicts.

When the Council makes their decision as to the proper building height that aligns with all the policies in the Secondary Plan, the applicant will abide by that decision.

The applicant would not "legally commit" to use the words suggested in this question; rather, if a 3-story building height is a condition of approval by Council, the applicant will adhere to this condition and will move forward with the development based on Council's approval with any conditions it imposes within that approval. Council's decision and the Development Agreement are the legal frameworks that the development will need to adhere to.

The point of this answer is to assure the person asking the question that Council's decision and the Development Agreement are the legal frameworks that guide how the development is built in the future.

11 **The developer states they pay for on-site infrastructure, but defers highway upgrade responsibilities to the province. If off-site infrastructure (like Highway 59 or the local water treatment plant) requires massive upgrades to support this project, will you sign a binding agreement guaranteeing zero costs will fall on East St. Paul taxpayers?**

The applicant cannot sign an agreement guaranteeing that the current or future Mayor and Council will never raise taxes on ESP residents.

As it relates to this development project, any costs that the developer is responsible for will be defined in the Development Agreement. Costs for road upgrades (if any) will be included in that Development Agreement and will be a condition of the agreement that these upgrades and all costs associated with them are paid by the developer. Likewise, during discussions with the RM related to the municipal water and wastewater infrastructure, a capital levy will be agreed upon for the costs associated with the water and wastewater requirements of the site. The developer will be responsible for paying for these costs as part of the Development Agreement.

The purpose of the Development Agreement is to provide the framework, responsibilities, standards, warranties and financial commitments to install the infrastructure required by the development. This is a standard practice in any development application and approval process.

So your concerns about the costs of this development project falling on East St. Paul taxpayers will be covered in the Development Agreement. And again, to state clearly, the costs of infrastructure for this development will be paid for by the developer when all the infrastructure is installed on site, and the usage of off-site infrastructure will be paid for between the Capital Levies charged by the RM and ongoing property taxes from the new homes on the site.

#	QUESTION & ANSWERS
12	**The developer claims it is "quite clear" who owns the land but dismisses concerns about Peguis First Nation pursuing legal options regarding the land transfer. Is the current legal owner (10089844 Manitoba Inc.) or the Peguis Real Estate Trust currently engaged in any active litigation or formal legal disputes regarding the transfer of this specific land?** To the best of our knowledge, 10089844 Manitoba Inc or the Peguis Real Estate Trust is not involved in any active litigation or formal legal disputes regarding the transfer of this land. Trustees of the Peguis Real Estate Trust are planning to attend the June 24 public open house, and this question can be posed to them.
13	**In your brochure, you explicitly state that home values in the Meadows are expected to be similar to the current assessed home values across East St. Paul. Yet, on the very next page, you claim this development will 'help young adults and families enter the housing market'.** **If your projected purchase prices are going to be just as expensive as the current East St. Paul market, you are not actually making homeownership more attainable for young families. Will you admit for the record that your definition of helping young people 'enter the housing market' doesn't actually mean building affordable homes for them to buy, but rather funnelling them into your high-density rental apartments?** Young people will have multiple housing options to purchase. There will be condos to purchase, but there will also be townhomes, back lane townhomes, smaller detached single-family homes (with either a back lane or attached front garage) or duplexes (bungalow style of 2-story). The chart you may be referring to on the website or in the mailout pamphlet grouped housing types at the Meadows together, which will range in value up to $699.000. Within that grouping will be housing choices that range in value from $475,000 to $699,000. In the Village Neighbourhood section, there will be many options to buy attached or detached single-family homes in the $500,000 - $600,000 range. The applicant does not speak for the home builders who will be building these homes or the prices they will charge for their homes, but based on market prices as of today, these options will be available. So it is **not** correct to assume that young adults will just have multi-family housing as an option. **The way this comment and question are presented has a clear slant that the developer is trying to put people into housing they don't want, which is far from the intention of the applicant. In fact, the purpose of the application is exactly the opposite of this notion: to limit people's choices of available housing types in East St. Paul. The developer is trying to provide a wide range of housing options for all groups of buyers which East St. Paul doesn't have today.** 40% of the Meadows site will contain homes that match the upper end of East St. Paul values (above $699,000), but lots of options are variable within the development to accommodate young adults, first-time home buyers or families wanting options to buy a single-family home within their budget.

#	QUESTION & ANSWERS
14	**You claim this development gives seniors options to 'downsize and stay in the community,' while your chart shows that roughly 60% of East St. Paul homes are currently assessed below $600,000. Seniors moved to this municipality specifically for the spacious, semi-rural 'East St. Paul lifestyle.' If they cannot sustain a version of that image and lifestyle, there is no benefit to them staying.** **The Pin: "What is your exact projected average purchase price for a downsized senior home in the Meadows—meaning a ground-level duplex or townhome, not an apartment? Because if a senior sells their current property for $600,000 or $700,000, only to find that their new-build townhomes cost the exact same amount but offer high-density living and no yard, they have zero financial incentive to move. They might as well stay where they are. How does building laterally-priced, high-density housing actually benefit the downsizing seniors of East St. Paul?"** Downsizing a home is critically about finding a house that fits all the criteria of the person/family or couple that wants to change their lifestyle. Once that decision has been made and a suitable housing choice is available, the next step is determining the price and how that fits within the financial plan. Financial incentives may be one of the overriding factors in a downsizing option, but other factors are just as important or probably more important in this type of decision. As stated in another response, there will be housing choices available for downsizing options that cost less than $600,000 if that is a key part of the downsizing decisions. We cannot give an "exact projected average purchase price" for a home, as pricing decisions will be the responsibility of the home builders and these homes will not be available for at least three years, so construction costs and market conditions will be factors in determining prices at that point in time. In summary to your question, housing options are available which will fit most budgets of seniors in East St. Paul. Housing choices for seniors or others to downsize will be available in multifamily options, duplexes or smaller detached single-family options. If seniors (55 or 60 years of age and older) have moved from other locations to live on a rural estate lot (1 acre or larger), then this development will not appeal to that segment of the population. They have made a lifestyle choice that this development does not offer. This segment of the senior market has specifically made a lifestyle choice to move to a large rural estate-style lot. This development is giving choices. Seniors should not be forced to leave East St. Paul if they can find suitable housing that fits their lifestyle and financial needs.
15	**Will access only be through Wenzel and McGregor Farm Road and not 59 at all? Please clarify.** yes.
16	**I believe it was at the August 2025 meeting that PFN requested a rezoning of 7 acres to be able to open the daycare because of water access. Do we know why the daycare is still not open?** The August 2025 meeting was for a subdivision application brought forward by the Peguis Real Estate Trust. It was not a rezoning application, nor did it have anything to do with water access. The rezoning application was to subdivide the Meadows site into three lots. As to why the Daycare is not open, that is a question to be answered by the Real Estate Trust and the Province.
17	**I'm a bit late to the session, and maybe you answered this. Where is the water source coming from?** East St. Paul municipal water supply.

#	QUESTION & ANSWERS
18	**Is the daycare not owned by CPN?** The daycare is owned by the Peguis Real Estate Trust.
19	**What municipality is the water coming from? Springfield?** East St. Paul.
20	**As a resident of ESP, I do find it very concerning that the decision was made to open water system access because all the meetings I went to made it very clear that there was no way this could happen. Is this a done deal?** No decisions have been made as to water infrastructure until the application is approved, the development agreement is signed, capital levies are negotiated, and the RM determines the best option to provide the water supply to meet the requirements of the development.
21	**Water is essentially from Springfield, then. Which may be impacted by Sio Silica.** We have no knowledge of how Sio Silica may impact Springfield.
22	**Are we able to find out who the people are behind the numbered corporations and CPRET? I hope that it would be understood that some people's skepticism is because of the lack of transparency we have experienced for the last 5 years in many areas of this project.** We are not sure why the knowledge of the names of the trustees of the Peguis Real Estate Trust is so important, but some trustees will be at the June 24, 2026, open house. The legal owner is 10089844 Manitoba Inc., and the owner of 10089844 Manitoba Inc. is the Real Estate Trust. The Real Estate Trust has had elections over the past 5 years, which have seen a change in the trustees, which is part of their governance structure. The question posed above will be discussed further at the public open house, as there has been no effort by the Real Estate Trust to create an atmosphere of skepticism among the residents of East St. Paul. The conclusion that there is a lack of clarity for the past five years with the Meadows is not well understood by the applicant and will be discussed at the public open house. We are not sure what the expectations of residents are as to transparency from a private landowner such as the Real Estate Trust.
23	**Chief Peguis Real Estate Trust** No Question
24	**This has been helpful. Thank you for your efforts to help this project along.** No Question