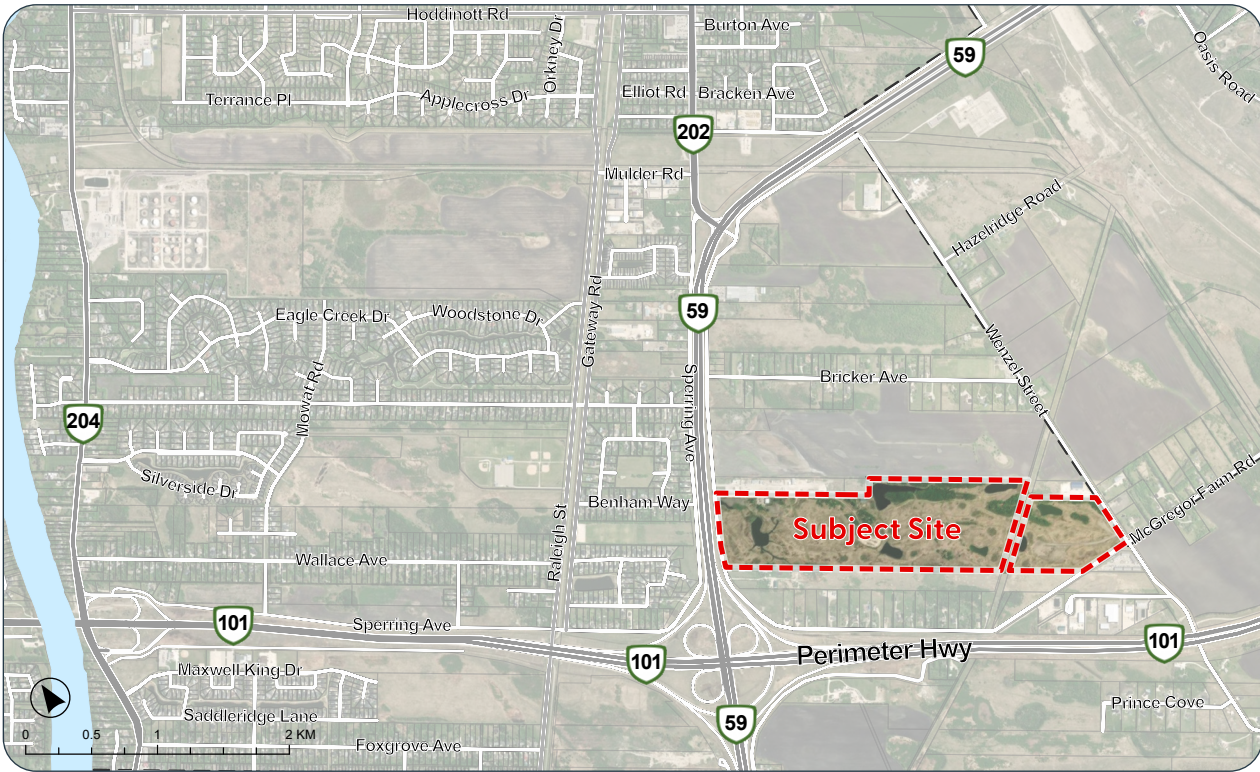


# WHY MEADOWS, AND WHY NOW?

The Meadows site is located in the southeast corner of East St. Paul, east of Highway 59 and north of the Perimeter Highway. This site was originally identified for development by Red River Planning District in 2018 as per the Development Plan Amendment By-law No. 265-17. Specifically, it was identified for its location next to Highway 59 and the Perimeter Highway, and its ability to accommodate planned growth.



- 1

**Planned for Growth:**

The Meadows site has been identified for future growth following the approval of a Development Plan Amendment in 2018. Since then, both the RRPD Development Plan and the East St. Paul Secondary Plan have continued to identify the site for development.
- 2

**Location is Everything:**

The Meadows site sits vacant and is located directly east of Highway 59 and adjacent to the Perimeter Highway. Its location poses minimal impact on residents living west of highway 59.
- 3

**Housing for All Life Stages:**

East St. Paul needs more housing options for seniors, young families, and lifestyle choices.
- 4

**Responding to Community Needs:**

Community demographic trends show that now is the right time to offer a wider range of housing choices.
- 5

**Supported by Existing Plans:**

Development on the Meadows site is supported by the Red River Planning District Development Plan and the Secondary Plan that was approved by Council. If the Secondary Plan is in effect, it will be the guiding document for the Meadows site.
- 6

**Funding Infrastructure and Municipal Operations:** The Meadows will generate significant property tax revenue and development fees that will help fund the expansion of East St. Paul’s water and wastewater infrastructure. It will also help fund ongoing municipal operations.

Learn more and stay informed by visiting our website at [www.meadowsdevelopment.ca](http://www.meadowsdevelopment.ca)

# MEADOWS DEVELOPMENT

## East St. Paul



[www.meadowsdevelopment.ca](http://www.meadowsdevelopment.ca)

## ENGAGE WITH US

An application has been submitted to develop the Meadows in East St. Paul. Over the coming weeks, we will be hosting several opportunities for residents to learn more about the project, ask questions, and share feedback.

Three online information sessions will be held on **June 16, June 18, and July 8, 2026, from 5:00 p.m. to 7:00 p.m.**, where the project team will provide an overview of the development and answer questions from the community.

We will also host two public open houses at the Meadows site on **June 24 and July 13, 2026, from 5:00 p.m. to 8:00 p.m.** Each event will include a short presentation followed by a question-and-answer session. A tent and a food truck will be available on-site for attendees.



To read the full engagement schedule, please visit ‘**Engagement Schedule**’ on the project website.

# BACKGROUND ON PAST DEVELOPMENT DECISIONS

Development of the Meadows site has been considered for nearly 10 years. Over that time, the site has been identified in several planning decisions as a location for future growth, including:

- Amendments to the East St. Paul Development Plan in 2018
- Designation as a General Development area in the Red River Planning District Development Plan in 2020
- Adoption of the Meadows Secondary Plan by Council in 2025
- Council’s decision to lift the wastewater servicing moratorium

Together, these decisions have helped establish the site as a logical location for development.



To read more about these past development decisions, please visit ‘Development Decisions’ on the project website.

# GROWTH AND CHANGE IN EAST ST. PAUL

East St. Paul has evolved over many decades. Since the 1950s, farmland has gradually been developed into a mix of rural estate properties and urban-style residential neighbourhoods with a variety of lot sizes.

In recent years, new development has moved toward smaller residential lots. This has included new housing options such as row housing on lots as narrow as 25 feet to help meet changing housing needs in the community.

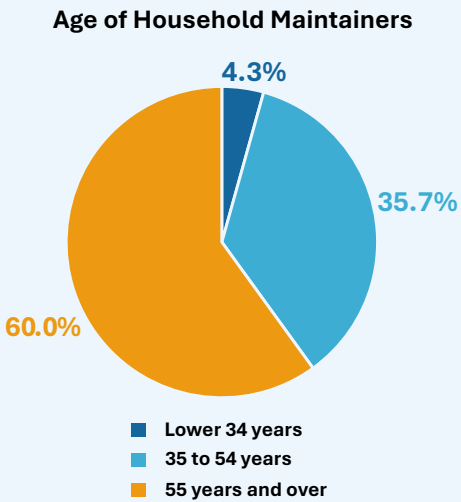


To understand how change has occurred in East St. Paul over recent decades, please see Maps 1-3 under ‘East St. Paul Today’ on the project website.

# CHANGING DEMOGRAPHICS

East St. Paul’s population is changing. Recent demographic data show that many residents are reaching retirement age and may be looking for housing that better fits their needs.

Today, approximately 60% of household maintainers are age 55 and older. However, there are very few options for seniors who want to downsize, reduce maintenance, or age in place while remaining in the community they call home.



# HOUSING CHOICE IN EAST ST. PAUL

East St. Paul is known for its single-family homes, but the community already includes a variety of housing types. These range from large estate lots and traditional family homes to smaller urban-style lots and some multi-family housing.

Below are examples of housing options that exist in East St. Paul today.



## Rural Estate Lots

Example: *Prairie Ridge Drive*  
Lot Sizes: 1+ acres  
Density: 0.2 – 1 dwelling units per acre (d/u)



## Large Residential Lots

Example: *Pritchard Farm*  
Lot Sizes: 10,500 to 40,000 sq. ft.  
Density: 1– 4 dwelling units per acre (d/u)



## Medium Residential Lots

Example: *Saddleridge Lane*  
Lot Sizes: Approx. 8,000 sq. ft.  
Density: 5 dwelling units per acre (d/u)



## Small Residential Lots

Example: *Country Villas (Condo)*  
Lot Sizes: Approx. 4,400 to 8,000 sq. ft.  
Density: 10 dwelling units per acre (d/u)



## Multi-Family - Duplex & Quadplex

Example: *Gateway Point*  
Lot Sizes: Approx. 3,600 sq. ft. (24x150 ft)  
Density: 13 dwelling units per acre (d/u)



## Multi-Family - Apartment

Example: *Hoddinott Road and Raleigh St*  
Density: 13 dwelling units per acre (d/u)

To see how these types of housing are distributed across East St. Paul, please see Maps 1-3 under ‘East St. Paul Today’ on the project website.