

MEADOWS DEVELOPMENT

East St. Paul

Setting the Record Straight

Recent posts on social media, along with questions and comments during information sessions and open house engagements, have made several inaccurate claims about this development. We respect every resident’s right to voice concerns through the public engagement process. What we will not leave unanswered are comments/statements that misrepresent facts. This flyer addresses 10 specific topics directly.

Misinformation	The facts
----------------	-----------

1. What are Capital Levies, and Why are they Important?

<i>“The developer is getting a free ride. Taxpayers will foot the bill for water and sewer upgrades.”</i> <i>“There is nothing stopping the developer from walking away with government handouts.”</i>	Capital levies are fees charged by the RM directly to the developer to fund current and future infrastructure, including recreational facilities, roads, water, and sewer. The developer pays these fees directly to the RM. The Meadows is estimated to generate up to \$40 million in capital levies over the full build-out. The final amount the developer will owe to the RM of East St. Paul will depend on the outcome of the review of the present capital levies. Capital Levies are one mechanism to ensure the developer pays for current and future costs associated with water and wastewater treatment and conveyance. Taxpayer dollars or government funds (i.e. government handouts) are not being used to build on-site infrastructure or to pay the capital levies. The developer is using their funds to pay for these items.
--	--

How capital levies work: Capital levies are one-time fees paid by a developer to the municipality when new lots or dwelling units are created. They offset the cost of expanding infrastructure such as water treatment plants, wastewater systems, roads, and recreational facilities that new growth requires. The RM sets the levy amounts. The developer pays them. Existing residents do not.

\$40M+ Capital levies payable to the RM based on the current fee schedule which is subject to change pending current review process

2. On-site Infrastructure - Who Installs and Pays for It?

<i>“The development will have overwhelming costs on the backs of ESP taxpayers.”</i> <i>[The development team will not] explain the sewer and aquifer concerns and lack of a contingency package in dollars to protect existing taxpayers.</i>	The developer — not the RM and not taxpayers — pays 100% of on-site infrastructure costs. This includes all roads, underground water pipes, wastewater pipes, and storm drainage located on the Meadows site. A Development Agreement between the developer and the RM will require that securities be placed via a Letter of Credit before any work begins. These financial guarantees are standard practice for development in Manitoba and protect the municipality against warranty work and damages that may be incurred during construction. Please visit the ‘Capital Levies’ tab at www.meadowsdevelopment.ca to view East St. Paul’s policy for Letters of Credit and the list of engineering requirements that developers must meet as part of a Development Agreement.
--	--

3. Will Residents Pay More Tax Because of This Development?

<i>“This development will be paid for by ESP taxpayers.”</i> <i>“Existing homeowners will face higher taxes to cover the costs of growth.”</i>	On-site infrastructure costs will not fall on existing residents. It is the developer’s responsibility to pay for and install all infrastructure on the Meadows site. The development adds significant new property tax revenue to the RM’s general fund. New residents in the Meadows will pay property taxes and monthly water and wastewater rates, as do all other East St. Paul residents, contributing to the RM’s ongoing operating costs. The net effect is more annual revenue for the municipality and a higher tax base, not higher costs for existing taxpayers.
--	---

\$3M/yr Annual municipal property taxes at full build-out **\$5M/yr** Annual school taxes at full build-out

4. Water Supply – Has the Aquifer Been Tested?

<i>“[Pie charts and graphs] do not help explain the sewer and aquifer concerns”</i>	The water supply for the Meadows development will be municipal water. The RM will address any capacity issues and ensure there is sufficient capacity within the system to handle demand. East St. Paul has available water supply from its Bray Road well or any other well it chooses for additional supply, which would require connecting it to the existing water supply network if the RM and its engineers determine that this is the best option to meet the capacity requirements of this development. The RM and its engineers will determine which option best matches the increased demand from this development with the available supply choices. Any upgrades to the municipal water system may be supported in part by capital levies generated by this development, at the discretion of the RM.
--	--

5. If Approved - Can This Development Be Built Anywhere in ESP?

<i>“MRA Planning is lying to us.”</i> <i>“This development if allowed in its present form will be rubber-stamped anywhere in ESP.”</i>	Historically, zoning by-law amendments have been made to the East St. Paul Zoning By-law. The proposed “RMX Meadows Zone” is site-specific — it applies only to the Meadows lands and cannot be used anywhere else in East St. Paul. All other by-law amendments have applied to the entire RM of East St. Paul area. The current by-law amendment differs from past amendments in that it applies only to the Meadows site. For more information about the zoning amendment application, visit our website at www.meadowsdevelopment.ca under the ‘Development Application’ tab.
--	---

What ‘site-specific’ means: A site-specific zoning bylaw amendment affects only the exact parcel of land the amendment is written for. It cannot be transferred to or assigned to any other location within the RM of East St. Paul. The “Meadows RMX Zone” has no effect on any other lot or neighbourhood in East St. Paul — now or in the future.

Policy 5.10 of the Secondary Plan states that an update to zoning regulations is required to allow more compact, mixed-use development in the Village Centre, while transitioning to lower density along the Village Edge. All of this is documented in the Secondary Plan Review available on our website.

6. MRA not Answering Questions - Schools & School Capacity

<i>“MRA ... failed to answer most questions from the audience.”</i> <i>“MRA Planning is lying to us.”</i>	Multiple residents raised concerns about capacity at Birds Hill, Dr. Hamilton, and Robert Andrews Middle School. School capacity and construction are a Provincial responsibility. The River East Transcona School Division (RETSD) has been formally notified and will provide written comments at the public hearing. The development team has committed to advocating to the province on school capacity. The development is expected to generate approximately \$5 million annually in school taxes, a significant ongoing contribution toward school infrastructure in East St. Paul. The Secondary Plan identifies potential school sites to the north of the Meadows site.
---	---

Misinformation	The facts
7. Why is this development different than other developments in the RM of East St. Paul?	
<i>“This development if allowed in its present form will be rubber-stamped anywhere in ESP.”</i>	The area east of Highway 59, including the Meadows site, is guided by the East St. Paul Secondary Plan. The Secondary Plan requires a design that is compact, walkable, and includes mixed use buildings. The policies require that the Village Centre has the highest density, while transitioning to lower density along the Village Edge. This type of development for higher-density housing cannot be “rubber-stamped” in other areas of East St. Paul, such as west of Highway 59. It is established solely for the area guided by the East St. Paul Secondary Plan. All of this is documented in the Secondary Plan Review and RRPD General Development Review reports posted at www.meadowsdevelopment.ca.

What is a Secondary Plan: The Meadows Secondary Plan establishes the vision for the lands located south and east of Highway 59, north of the Perimeter Highway, and extending to the eastern boundary of the R.M. It provides detailed policies to guide subdivision, design, road patterns, building standards, and other land use and development matters.

8. Does the Meadows Follow the Secondary Plan?	
<i>“The developers are ignoring the Secondary Plan.”</i>	The current legal framework guiding development for this site is the General Development Designation, which permits the proposed density and uses.
<i>“Building heights above three storeys violate our planning rules.”</i>	The development team has designed the project to align with Secondary Plan policies wherever possible, including compact, mixed-use, walkable design. The Secondary Plan includes policies that support mixed-use development, but it also includes a maximum building height of three storeys. These two policies can be difficult to reconcile because mixed-use areas are often designed to accommodate taller buildings. The development team proposed allowing greater building heights because earlier drafts of the Secondary Plan permitted buildings up to five storeys. The intent was to have a discussion with Council about the most appropriate height for the Village Centre. If Council decides to keep the three-storey height limit, the development will be designed to comply with that requirement.

9. R1-8 and RMX Meadows Zoning	
<i>R1-8 Zoning and 8,000 sq. ft. lots do not exist in East St. Paul</i> <i>[Please provide] clarity on what ‘Meadows Zoning’ means.</i>	Lot sizes of 8,000 sq. ft. are found along Glenway Avenue and within Southlands Village and Country Villas. Zoning Amendment By-law 2022-08 introduced a new R1-8 zone and was assigned to the lands east of Saddleridge Lane (Rolls 21200 and 22700). The proposed zoning amendment does not increase the overall density that is already permitted for the Meadows site. The proposed density of the Meadows site is 13 units per acre, which is already permitted under the existing zoning regulations. Instead, the amendment being brought forward is intended to align zoning with the vision and policies of the Secondary Plan. This includes creating a neighbourhood with a mix of housing types, neighbourhood commercial services, parks, and public spaces in the locations identified by the plan. It specifically allows vertical mixed-use buildings with non-residential uses on the ground floor and residential units above. It also ensures that higher-density housing is separated from lower-density housing and allows semi-detached homes and rowhouses to be subdivided so each unit can have its own title. For more information about the zoning amendment application, visit our website at www.meadowsdevelopment.ca under the ‘Development Application’ tab.

10. Has This Process Been Transparent?	
<i>“There is no transparency or communication with the RM.”</i>	Five public engagement events have been held or scheduled — more than any prior development application in East St. Paul.
<i>“Presenters failed to answer questions and provided false information.”</i>	Every question asked at every session has been answered in writing and posted at www.meadowsdevelopment.ca. The development team met with Council and the administration prior to submission of the development application. The RM, RRPD, Provincial transportation department, and River East Transcona School Division have all been formally notified and are part of the development application review process.
<i>“Speakers were defensive and couldn’t answer the audience.”</i>	The traffic engineer can answer written questions from the public to help provide expert advice on traffic matters. If the public is interested in this option, please submit questions to www.meadowsdevelopment.ca.

ENGAGEMENT PROCESS					
Online Information Session #1	Online Information Session #2	Public Open House #1	WE ARE HERE ↓ Survey & Mailout #4	Online Information Session #3	Public Open House #2
Tuesday June 16 (5-7 p.m)	Thursday June 18 (5-7 p.m)	Wednesday June 24 (5-8 p.m)	Open: July 3 Close: July 15	Wednesday July 8 (5-7 p.m)	Monday July 13 (5-8 p.m)

Over the past three weeks, the Meadows development team held two online information sessions and one public open house at the Meadows site. Residents asked questions, shared concerns, and offered perspectives on the project.

This flyer summarizes the key themes we heard and the responses and commitments made by the development team. All questions and full responses are posted at meadowsdevelopment.ca.

OUR COMMITMENT GOING FORWARD

We will continue to answer every question on the record. Full Q&A transcripts from all sessions are posted at meadowsdevelopment.ca.

No further site activity will occur until development approval and servicing confirmation are in place.

A named contact and communication plan will be in place before any future construction activity begins.

SURVEY OPEN NOW

The project survey is open from **July 3 - 15, 2026**. Share your feedback, concerns, and suggestions in your own time, takes less than 3 minutes. Visit our website to participate.



meadowsdevelopment.ca

JOIN US - UPCOMING ENGAGEMENT OPPORTUNITIES

PUBLIC OPEN HOUSE #2

Monday, July 13, 2026 - 5:00 – 8:00 p.m.

At The Meadows Site, 2511 McGregor Farm Rd

Speak directly with the development team, engineers, and Peguis Real Estate Trust representatives.