

MEADOWS DEVELOPMENT

What We've Heard in Session 1

Tuesday, June 16, 2026 | www.meadowsdevelopment.ca

This document summarizes the questions received during the first 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 Why are you not addressing any of the opposition letters, emails and calls regarding infrastructure, water runoff from rain and snow runoff, sewer issues for the liquid and solid waste, services like schools, fire and rescue and ambulance, hospital or clinics?

The applicant has never received any letters of opposition. Nor has the applicant received any emails or calls regarding infrastructure, water, or snow runoff. Also, the applicant has never seen any correspondence related to schools, fire and rescue, ambulance, hospitals or clinics.

This question in the online session is similar to a comment posted earlier on the website “East St. Paul in the know”. The comment posted on the website on June 16 states, “Opposition collection efforts are expected to begin soon.”

It is not an open and transparent public engagement process from the applicant’s point of view when a subset of the public is stating they are opposed to the project without having discussions to make informed decisions about the development.

2 Also, this area is cut off with no mention of increased traffic lanes from Wensel onto the 101 and McGregor Farm Road, which comes out at the Birds Hill lights, where this intersection is very congested at morning and afternoon rush hour traffic now!??

This area of East St. Paul is set apart and removed from other parts of East St. Paul. A traffic impact study is in the process of being completed by Stantec Engineering, and the first set of findings is outlined in a report that is posted on the website. Look in the Reports section of the website. The Provincial transportation department is reviewing the Stantec report and will provide feedback when its review is complete.

3 With freshwater issues, the well water (aquifer) has not been tested for the volume of households that this area seems to be planning for! We are concerned our wells will be affected by this severe drawdown on the aquifer, and there seems to be no answer for this major concern! With no sewer plan and no freshwater plan to deal with this mass increase in population, I seriously question what all levels of private and government agencies are thinking by pushing forward without answers and solutions to these major issues for East St Paul?

There are three questions within this comment. The water supply for the Meadows development will be municipal water. The RM will address any capacity issues and will need to ensure there is capacity within the system to handle the demand. East St. Paul does have an untapped water supply at its Bray Road well, which would require it to be hooked up to the existing water supply network if the RM and its engineers feel that is the best option to meet the capacity requirements of this development. The RM and their engineers will determine which option best matches the increased demand from this development with the available supply choices.

QUESTION & ANSWERS

- 4 The green spaces, convenience stores, etc that are being addressed do not provide answers to the flooding, lack of fresh water, and lack of sewage services that are very necessary before you can compare how the housing costs compare in value with the rest of the community! You need to address infrastructure costs, developer holdbacks and insurance policies to protect all residents in ESP from increased taxes due to engineering oversights and miscalculations like residents have had to pay for in the past!!**

It is hard for the applicant of this development to address past engineering oversights and miscalculations, as this development group has no knowledge of these issues, nor is it the responsibility of this development group to address things it had no prior involvement in.

Assessed property values assume that services are in place that provide water and wastewater to the home. If a home does not have access to these services, it can't be built.

Land drainage, water and wastewater design will be done by an engineering firm and will answer questions related to capacity, demand and supply requirements.

The Development Agreement will address the developer's responsibilities, financial and otherwise, as they relate to the installation of municipal infrastructure on and off the site.

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- 5 What about schools? Traffic studies?**

Answer – A traffic study is in the Reports section of the website. Schools are the responsibility of the province, and the province will determine what school capacity needs to be included in any development application.

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- 6 The proposal outlines roughly 760 lots, but due to the inclusion of multi-family buildings and rowhouses, the actual build-out could result in over 2,100 housing units and up to 2,500 new water and sewer connections. Who is paying for the infrastructure upgrades required to handle 2,500 new connections?**

Each lot will have a water and sewer connection, so 760 lots would have 760 water and sewer connections. Each unit in the development would be a user of water and wastewater services, but that is different than the 760 water and sewer connections for the 760 lots. The developer pays for the on-site installation of all infrastructure and is responsible for paying development fees charged by the RM.

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- 7 Your proposal relies on the municipality inventing a completely new 'Meadows Zone' to allow for four-, five-, and six-storey buildings. The East St. Paul Secondary Plan specifically caps development at three storeys to preserve the character of this community. Why do you believe your project entitles you to bypass our foundational planning rules, and why should the municipality rewrite its own laws just to maximize your density?**

The amendment to the zoning by-law is not asking to increase the allowable density within the by-law to meet the density of the development. In fact, the density of the site fits within the current allowable density in the zoning by-law. ESP's zoning by-law has a maximum density of 13 units/acre. Applying this density maximum across the site means the Meadows development falls under this density maximum. If residents of ESP are under the impression that this development needs to amend the zoning by-law to accommodate the density of the development, they are wrong in that assumption.

The development policies that govern the site are based on the General Development designation in the RRPD plan. The development group have adjusted the site plan to generally conform with the East St. Paul Secondary Plan, with the exception of the building heights. For a full analysis of the development plan and its alignment with the East St. Paul Secondary Plan, please refer to the Secondary Plan Review report found in the Planning Documents in the Reports section of the website.

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QUESTION & ANSWERS

The reason an amendment to the zoning by-law is necessary is due to the following development policies found within the Secondary Plan. The current Zoning By-law is not aligned with the policies of the Secondary Plan. If the Municipal Board upholds the decision of Council, then the development plan will need to be amended to cap the building heights at 3 stories.

Policies within the Secondary Plan align with building heights greater than 3 stories, which makes it difficult to align with these policies, but then cap the building heights at 3 stories. Given this is the first development application that would fall under the Secondary Plan policies, a discussion should occur first in the public engagement process and then at the public hearing with the public and Council to point out the incompatibility of the building height cap of 3 stories and other policies that are difficult to follow if the building height restriction is followed.

8 How do you see the applicant navigating design elements that do not align with the ESP Secondary Plan?

The applicant has addressed alignment with the Secondary Plan in the report titled "Secondary Plan Review". It can be found in the report section of the website. As you review that report, you will see that the development plan aligns with the Secondary Plan, with the exception of building height. If the residents and Council want complete alignment with the Secondary Plan, and that is a condition of approval, the applicant is willing to reduce the building heights.

9 You are proposing over 2,000 potential new units, which require a massive amount of water, wastewater management, and road capacity. If your private utility system fails in ten years, or if Highway 59 needs a massive overhaul to handle your traffic, who pays? Are you prepared to sign a legally binding development agreement today guaranteeing that East St. Paul taxpayers will never have to bail out or subsidize the infrastructure your project requires?

The municipal services will be supplied by the RM of East. Paul. There is no private utility planned for the site. Upgrades to Highway 59 (if they were necessary) would be the responsibility of the province. As stated in a previous answer, any developer responsibilities related to municipal infrastructure are dealt with in the Development Agreement.

10 Your school analysis does not include the new school division boundaries?

We will review the school division boundaries and analyze any changes required.

11 Where will the sewer go?

The sewer would be an RM of East St. Paul municipal sewer that serves the site.

12 You are presenting your traffic and infrastructure studies as if the Meadows is the only thing happening in East St. Paul. But the Fahr Lands development is pushing for over 1,200 units at the exact same time. How can you look this community in the eye and say your traffic and environmental studies are accurate when they completely ignore the thousands of other daily commuters and water connections being proposed right down the road?

Traffic, water and wastewater design are being handled by Stantec Engineering. The development group is putting the responsibility on the engineers to design the traffic flows and capacity requirements of water and wastewater for the site. The development group assumes that an engineering firm such as Stantec will properly design the elements of a residential development. It should be noted that the appropriate Provincial government departments will review these engineering plans and provide comments and recommendations.

QUESTION & ANSWERS

13 When is the projected start date of development?

The development will start once there is a confirmed date that municipal services are available for the development to hook into.

14 We opposed these issues already! Why would we need to oppose again??

We do not understand this question. Please outline what issues you have opposed related to this development?

15 Is the developer covering the total cost of the water and sewer upgrades required to service the development, or will some of the cost still fall on current ESP residents?

The developer will be responsible for paying for the installation of all the roads and underground water, sewer and land drainage pipes within the site. The developer is also responsible for paying the RM development fees for hooking up to the municipal water and wastewater system and for paying development fees for other municipal services. These development fees are set out in the current fee schedule. The current fee schedule has not been reviewed to align with the policies of the East St. Paul Secondary Plan, so the final fee amounts paid to the RM may vary from the amounts listed in the current fee schedule.

No costs will fall on current ESP residents to install the municipal services within this development.

16 I understand that the new infrastructure will be up to code. But I think most residents' concerns are that the current infrastructure cannot handle this increase in population within the area. Such as the water treatment plant, frequent power outages, lack of schools, etc.

Before the development can begin construction, a solution and timeline to upgrade and increase the capacity of the wastewater treatment needs to be agreed upon between the developer and the RM.

As mentioned in a prior answer, schools and school capacity are the province's jurisdiction. Manitoba Hydro will provide power to the site and will ensure that power is available before the development begins.

17 The current owner of Meadows has already destroyed Wenzel. Will the developer keep the current roadways undamaged?

During construction, the contractor installing the site services will be responsible for damage to local roads if damage occurs.

18 Could you please provide the application numbers.

To our knowledge, we currently do not have an application number.

19 Is the daycare currently in place included on the development site? And what is the proposed timeline of that opening? Isn't the land ownership being contested? How does that impact this development?

Yes, the daycare is included on the development site. The province will need to answer the question of when they will allow the daycare to open.

The Peguis Real Estate Trust will answer the question as to whether the land ownership is being contested, but to the developer's knowledge, it is quite clear who owns the land. A title search will show the registered owners of the land since the land was purchased in 2021.

QUESTION & ANSWERS

- 20 Has the RM or the Red River Planning District conducted a cumulative impact study that accounts for the combined strain of both the Meadows and the Fahr Lands? We aren't just talking about one neighbourhood; we are talking about potentially adding 1,200+ units from Fahr and over 2,100 units from the Meadows. Why are these applications being evaluated in silos, and how exactly will our current local roads, Highway 59, and the Perimeter handle thousands of new daily commuters hitting the pavement at the exact same time?**

The RRPD will write a report that will discuss the proposed development and include in that report their recommendations about the development. The development group has no insight into the contents and/or conclusions of the RRPD report.

Traffic impacts are being studied by Stantec, and their initial report is included in the Reports section of the website. The Provincial transportation department is reviewing this report and making comments and recommendations, but final comments have not been received yet.

- 21 I noticed there doesn't appear to be any single-family homes that allow for 55+ downsizing into single-family or multifamily homes with garages and main-floor access for mobility and aging in the community. Do the multifamily apartments factor in underground parking for snowbirds and people who prefer to travel for parts of the year?**

There are single-family homes that will be built to accommodate downsizing for current ESP residents. There are also duplex bungalows and townhomes that will be built to meet that buyer segment of the market. Based on the ages of existing homeowners, we expect the home builders to create choices and supply of housing types for this market segment of purchasers wishing to downsize but still remain residents of East St. Paul.

- 22 Before we talk about you building over 700 new lots, let's talk about what is already sitting on your land. A \$5.5 million daycare was built on the Meadows site with provincial funds, yet it sits completely empty today with a massive \$2.4 million construction lien placed against it. If your group cannot successfully manage and open a single daycare building without it falling into legal and financial limbo, why should the municipality trust you to competently execute and finance a 2,500-connection mega-development?**

Questions about the daycare project need to be directed at the province, and the development group that will build out the majority of the development (on land not owned by the Peguis Real Estate Trust) have had nothing to do with the daycare project.

- 23 You are asking the RM of East St. Paul to approve massive, permanent zoning changes for your benefit. However, the Chief and Council of the Peguis First Nation have publicly stated they are pursuing legal options regarding how this land was transferred from their Real Estate Trust to a numbered company controlled by a former advisor. Given the active legal disputes and allegations of lack of transparency surrounding the ownership of this land, isn't it entirely premature for the RM to approve any zoning changes until the courts decide who actually has the legal and ethical right to develop it?**

Any legal actions against or involving the Chief and Council of Peguis First Nation do not affect this development application.

QUESTION & ANSWERS

24 **How do you plan to deal with constant power outages that we continuously encounter with an additional 700-plus lots?**

As part of the construction design, Manitoba Hydro is included in the power requirements, and Hydro will provide the necessary power supply based on the requirements provided by the electrical engineers designing the power capacity requirements.

There is a well-established process for Hydro to be involved in the power requirements for new developments in the province.

25 **Will the presentation be available online for those who are unable to attend?**

Yes. The report of Q&A and the presentation will be available on the website for each information session.

26 **Who owns this land that is being developed?**

The legal owner of the land is 10089844 Manitoba Inc., and has been since it was purchased in 2021. The Peguis Real Estate Trust (the owner of 10089844 Manitoba Inc.) has entered into an agreement to sell a portion of the Meadows site to a development group. Once the subdivision process, which was approved by the RM in 2025, is finalized, the new development group will take title to the lands they have purchased, and the Peguis Real Estate Trust will own the remainder of the Meadows site.

27 **Will the access roads run east and west only from the current roads?**

Yes, the two main access points to the site are McGregor Farm Road on the western boundary and Wenzel Street on the eastern boundary. The subdivision plan does include roads that terminate at the north and south boundaries within the site, but the lands to the north and south of the site are owned by private landowners, and no through access currently exists.

28 **You missed half my question: Isn't the land ownership being contested? How does that impact this development? This has been public knowledge through news outlets for quite some time.**

This has been answered in a previous response.

29 **Do the multifamily apartments factor in underground parking for snowbirds and people who prefer to travel for parts of the year?**

Yes, the apartments will have underground parking.

30 **Will the Q&A questions and answers be posted anywhere after this call for others to review?**

Yes, they will be posted on the website.

31 **Who are the "developers"?**

The development group will be at the public open house on Wednesday and at the second public open house in July.

QUESTION & ANSWERS

- 32 Will you sign a legally binding phasing agreement with the municipality today that legally prohibits you from occupancy of the six-storey apartments until a proportional amount of the single-family lots, roads, and promised green spaces are completely finished?**

The development group would be willing to include language such as this in the development agreement if that is the wish of Council or the public in the approval process.

- 33 Will the access roads run east and west only from the current roads?**

The only access points to the site are from McGregor Farm Road to the west and Wenzel to the east. Road connections are included in the subdivision plan to incorporate future north/south connections if these roads are built in the future.

- 34 You've made some opinionated statements that we apparently should perceive as fact that there is demand for these different levels of housing, but where do you see that demand coming from? Between these two developments, the RM would grow by 30%. Population growth in general has fallen off a cliff in Canada/ Manitoba. How can you expect a) demand to stay constant and b) prices to appreciate and not dramatically decline with this significant glut of supply that we will be brought to market over the coming years?**

New housing developments are not being built on speculation; rather, they are built by home developers who match supply with demand from buyers. Historical trends in housing supply have shown a consistent shortage, which has been a contributor to the annual increases in home values, including in East St. Paul. Nobody can predict the future with certainty, but the past has shown that there is steady demand for all housing types in Winnipeg and the surrounding municipalities.

As for East St. Paul in particular, there has been interest expressed by residents to downsize into different housing types, but still be a resident of East St. Paul. Currently, these housing choices to downsize are limited to nonexistent.

- 35 So, to confirm, the different types of housing you're showing have nothing to do with demand in East St Paul; it's more so meant to drive density for the developer. Ok, got it.**

The conclusion of this statement is not correct.

Housing typology is not meant to drive density. The East St Paul Secondary Plan has policies that suggest a range of housing typologies for the Meadows site. Beyond the housing requirements from a policy perspective, different types of housing are built to meet the demands of different types of home purchasers.

As discussed previously, the density of the development fits within the current maximum allowable density amounts of the current ESP Zoning bylaw.

Finally, as stated in the response to the above question, residents of East St/ Paul have expressed a desire for housing options to accommodate downsizing while still living in East St. Paul.

- 36 How are you planning for the young adults who already live in East St. Paul, love the rural lifestyle, and are concerned about schooling for their children and safety when the current emergency services cannot cover the population we currently have?**

As East St. Paul has grown since the 1950 – 1960 's, every increase in population has generally been met with an increase in municipal services. This development will follow the same process that East St. Paul has experienced over the past decades. The development fees paid by the developer and the ongoing property tax revenues will provide funds to provide these services.

QUESTION & ANSWERS

37 Is there lots of green space for residents and visitors to walk, run and bike?

There are 15 acres of parks, 9 acres of ponds and over 22 kilometres of walking paths or sidewalks in the development.

38 At what point in your public engagement sessions will we get actual, transparent answers to our questions rather than statements about it being up to the developers, or the province, etc.?

Each online engagement will provide actual transparent answers to questions. As well, the two public open houses offer an opportunity to discuss in person any and all issues.

Again, there seems to be a closed mind to the actual public engagement process being undertaken by the development team. Five individual engagements, including two public open houses with a town hall-style format, are certainly not a process whereby the development group is looking to dodge questions from the public. The development group will ask how many prior developments in East St. Paul have had this many public engagements prior to an application being heard. We look forward to the answer from the East St. Paul residents.

39 Do you have a copy of the title of the party that owns the land for this development? The Day Care was built without a copy of the title, and I understand it was left unheated, and there is now damage. Besides, who will pay for these costs to get functional?

A copy of the title is included on the website. Any citizen can obtain a copy of the title if they so desire.

As stated in earlier responses, any questions as to the daycare project should be directed to the province. As to the comment about the copy of the title, a copy of the title or a title search as to who has owned the land since it was purchased in 2021 has been and always was available.

40 Do you have a title from Peguis, as I understand Andrew M. owns 90% of this development now?

This question has been answered in prior responses. And the answer is NO as to the statement that Andrew M owns 90% of this development.

41 Last town hall had capacity for 100 people it was not enough space. Zoom requests got denied. Will you consider a larger facility

We have heard these concerns raised in previous public engagements, which is why the applicant has made the effort to hold the public open house on the site in a tent that is 1,600 sf. There will be space for all to attend.

42 How does this development include Peguis First Nation when the reserve is no where near the site?

The owner of the land is the Peguis Real Estate Trust, which is an economic development entity of the Peguis First Nation. Peguis has the right to purchase fee simple land that is not in close proximity to their reserve lands and then make their own decisions as to the future use of the land.

43 What if more than 150 attend?

Answered in a previous response.

QUESTION & ANSWERS

- 44 Yes, I understand they have the right to own lands outside of the reserve lands. How does this development include the Peguis First Nation? Are they going to own buildings here, or will they receive some type of monetary gain.**

This was previously answered. If the Real Estate Trust decides to own buildings, they should be entitled to a monetary gain, as any other owner of a building would be entitled to a monetary gain if this gain were available, unless the residents in East St. Paul do not feel that Peguis should be able to receive a monetary gain for their economic development initiatives. We will discuss further at the public open house, and this question can be directed to members of the Real Estate Trust at the public open house.

- 45 I believe the opposition letters were in regard to the Secondary Plan, which is going to the Municipal Board.**

Not a question

- 46 Letters were submitted to Red River Planning District**

Not a question

- 47 If you are following and acknowledging the spirit and intent of the Secondary Plan, then all buildings should be capped at 3 stories.**

The comment that all buildings should be capped at 3 stories is correct if the Secondary Plan is the guiding policy document and is required to be followed for this application. Currently, the Secondary Plan is not the guiding policy document for this application, so there is no requirement to adhere to a 3-story maximum building height. If the Secondary Plan is approved by the Municipal Board per Council's decision, then the development plan would need to change to reduce the multifamily buildings to a maximum of 3 stories in height.

As discussed in a previous response, there are policies within the Secondary Plan that do not align with capping the building height at 3 stories. A discussion on this point needs to be had within the public engagement process and at the public hearing with the residents and Council.

This subject will be a topic of conversation at the town hall portion of the public open house.

The development group understands that a number of East St. Paul residents do not support the Secondary Plan and have appealed the decision by Council to approve this plan. The development group would like to have further discussions, as it seems contradictory for residents of East St. Paul to suggest adherence to the Secondary Plan for this development application, but currently, the decision by Council to approve this Secondary Plan is being appealed by residents of East St. Paul. If the residents of East St. Paul do not want the Secondary Plan approved, then why would it be a problem when this development application does not follow a particular policy within that plan?

- 48 The residents fought hard to maintain the bylaws and keep buildings at 3 stories.**

As discussed in the prior response, the development group is confused because residents are both in support of and against the Secondary Plan. The development group does not understand whether the opposition to the plan is about specific policies or the plan as a whole. This topic of support for and opposition to the plan will be discussed at the public open house.