

Meadows Development

East St. Paul

OPEN HOUSE #2 - JULY 13, 2026

Agenda:

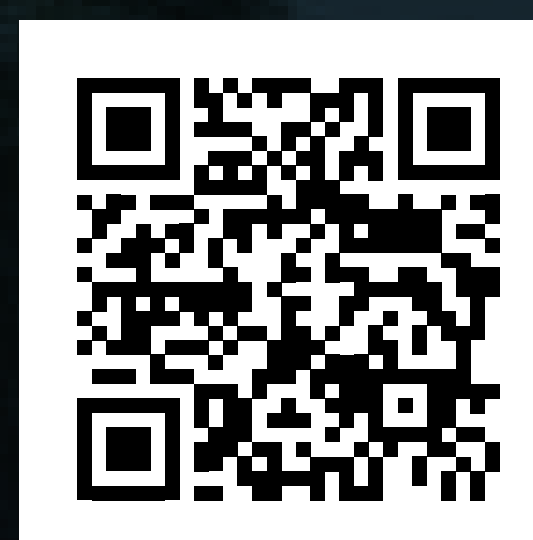
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|---------------------------|---------------|
| 1. Register / View Boards | 5:00-5:30 p.m |
| 2. MRA Presentation | 5:30-6:00 p.m |
| 3. Q&A | 6:00-6:30 p.m |
| 4. Residents Presentation | 6:30-6:45 p.m |
| 5. Q&A | 6:45-8:00 p.m |

Washrooms and refreshments are available for your convenience and enjoyment.



Presented by:
MRA Planning & Development Ltd.

www.meadowsdevelopment.ca



Engagement at a Glance

● Mailout ● Information session ● Open house ● Survey

JUNE 2026

MAILOUT #1

Why Meadows, Why Now?

June 8 - 12

INFORMATION SESSION #1

Online Q&A

Tuesday, June 16 (5-7 p.m)

MAILOUT #2

About the Project / How Will This Impact Me?

June 16 - 19

INFORMATION SESSION #2

Online Q&A

Thursday, June 18 (5-7 p.m)

MAILOUT #3

Application Process

June 22 - 26

OPEN HOUSE #1

Presentation and Town Hall Q&A

Wednesday, June 24 (5-8 p.m)

JULY 2026

SURVEY

Survey Opens

July 3 - 15

MAILOUT #4

What We've Heard

July 6 - 10

INFORMATION SESSION #3

Follow-up Q&A

Wednesday, July 8 (5-7 p.m)

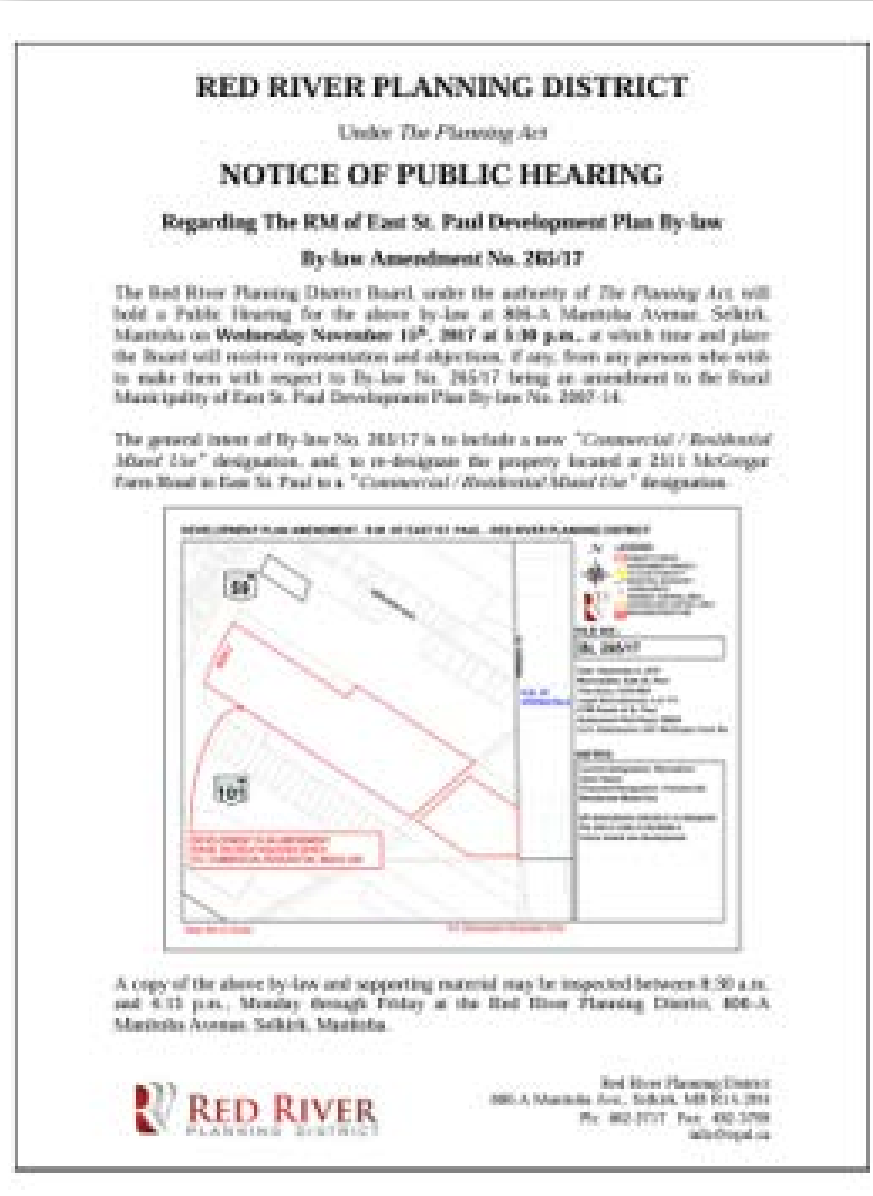
OPEN HOUSE #2

Presentation and Town Hall Q&A

Monday, July 13 (5-8 p.m)

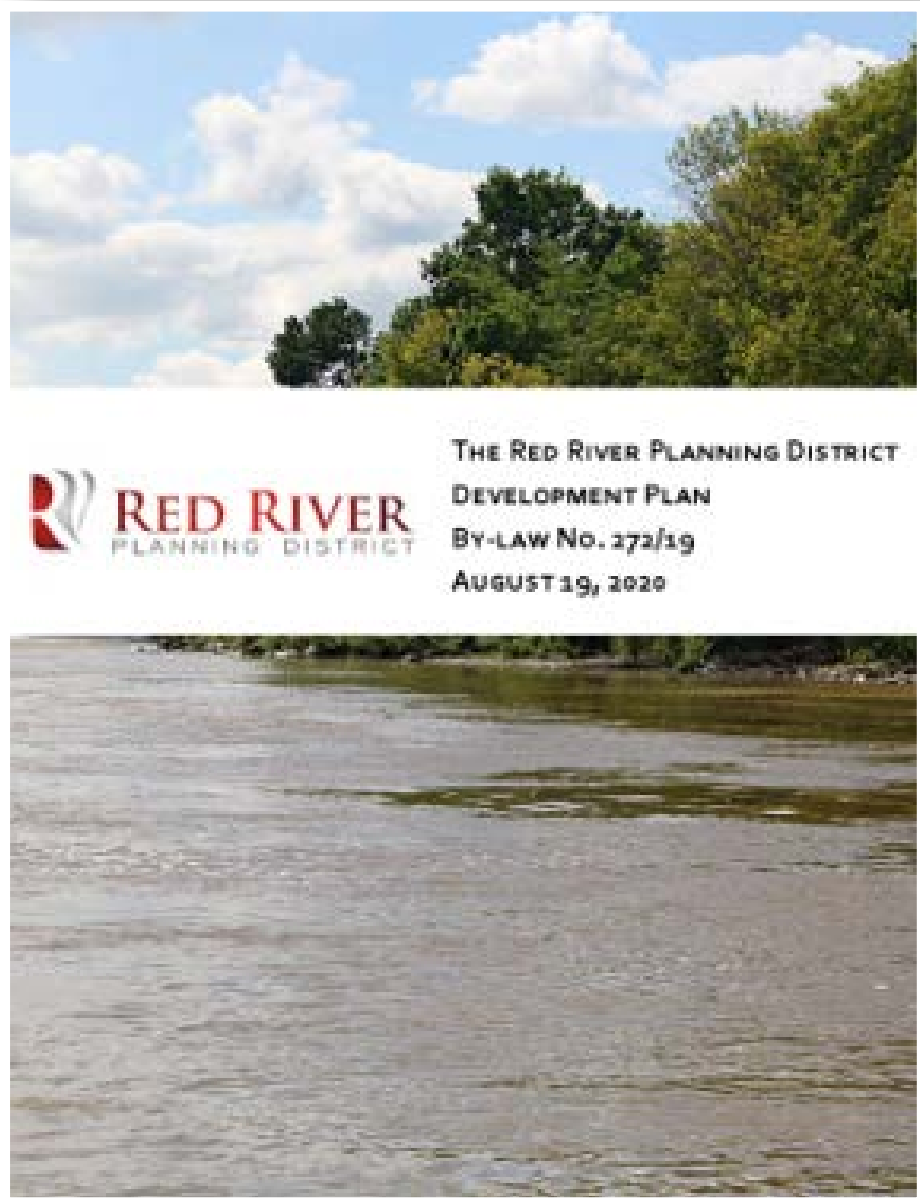
Previous Development Decisions

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:



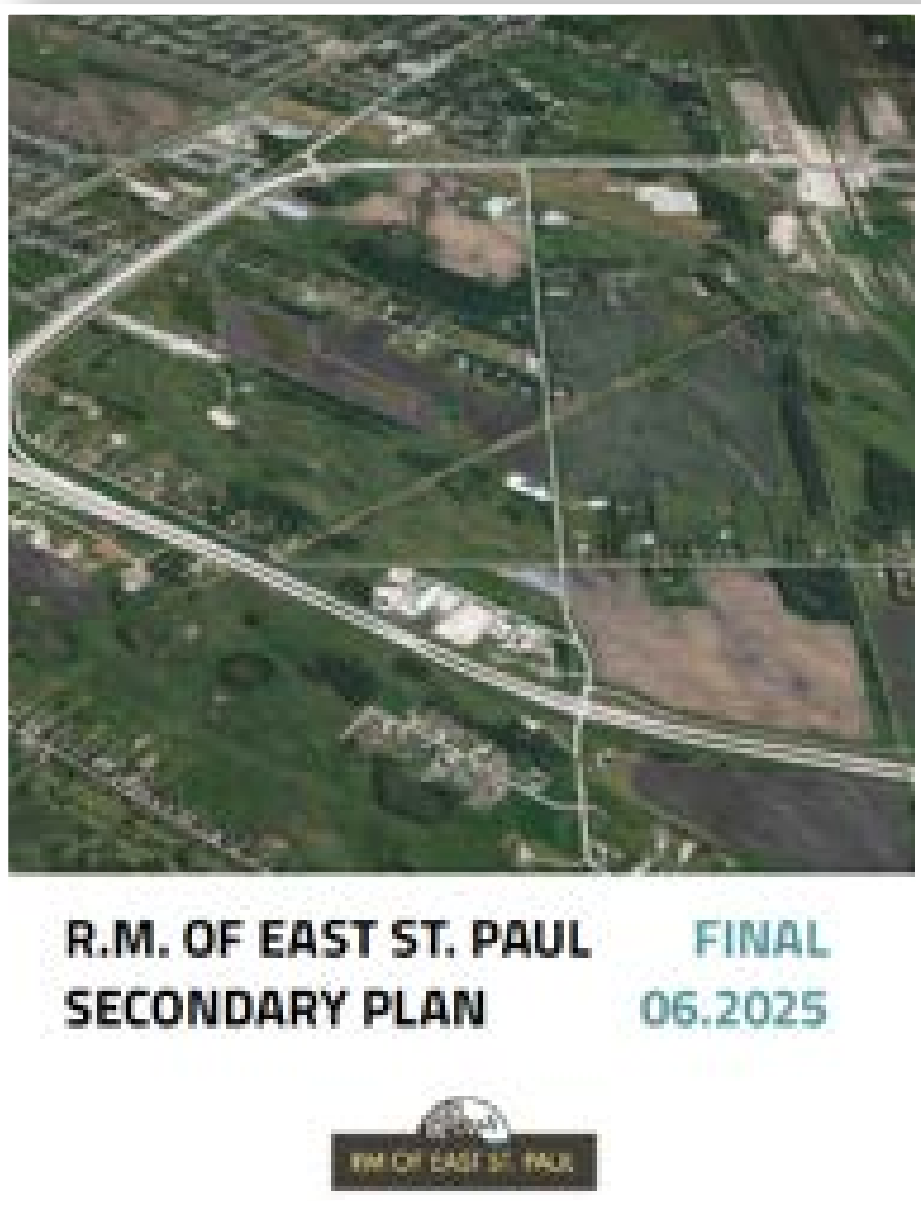
Amendments to the East St. Paul Development Plan in

2018



Designation as a General Development area in the Red River Planning District Development Plan in

2020



Adoption of the R.M of East St. Paul Secondary Plan by Council in

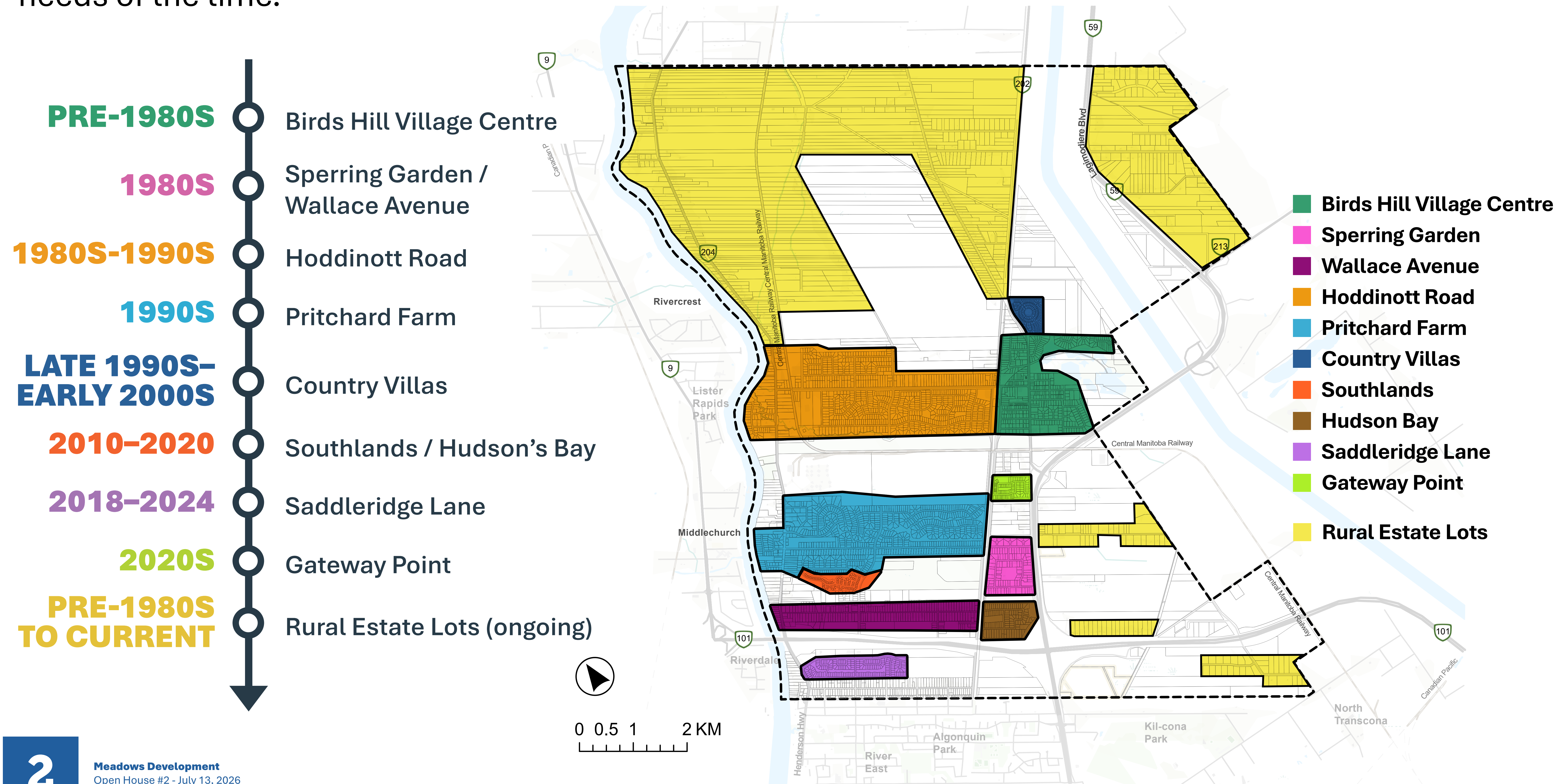
2025

Council allowed development applications to be processed while servicing is in effect.

2025

Change in East St. Paul Over Time

Since the 1950s, farmland in East St. Paul has gradually been developed into a mix of rural estate properties and urban-style neighbourhoods. Each decade brought new housing types reflecting the needs of the time.



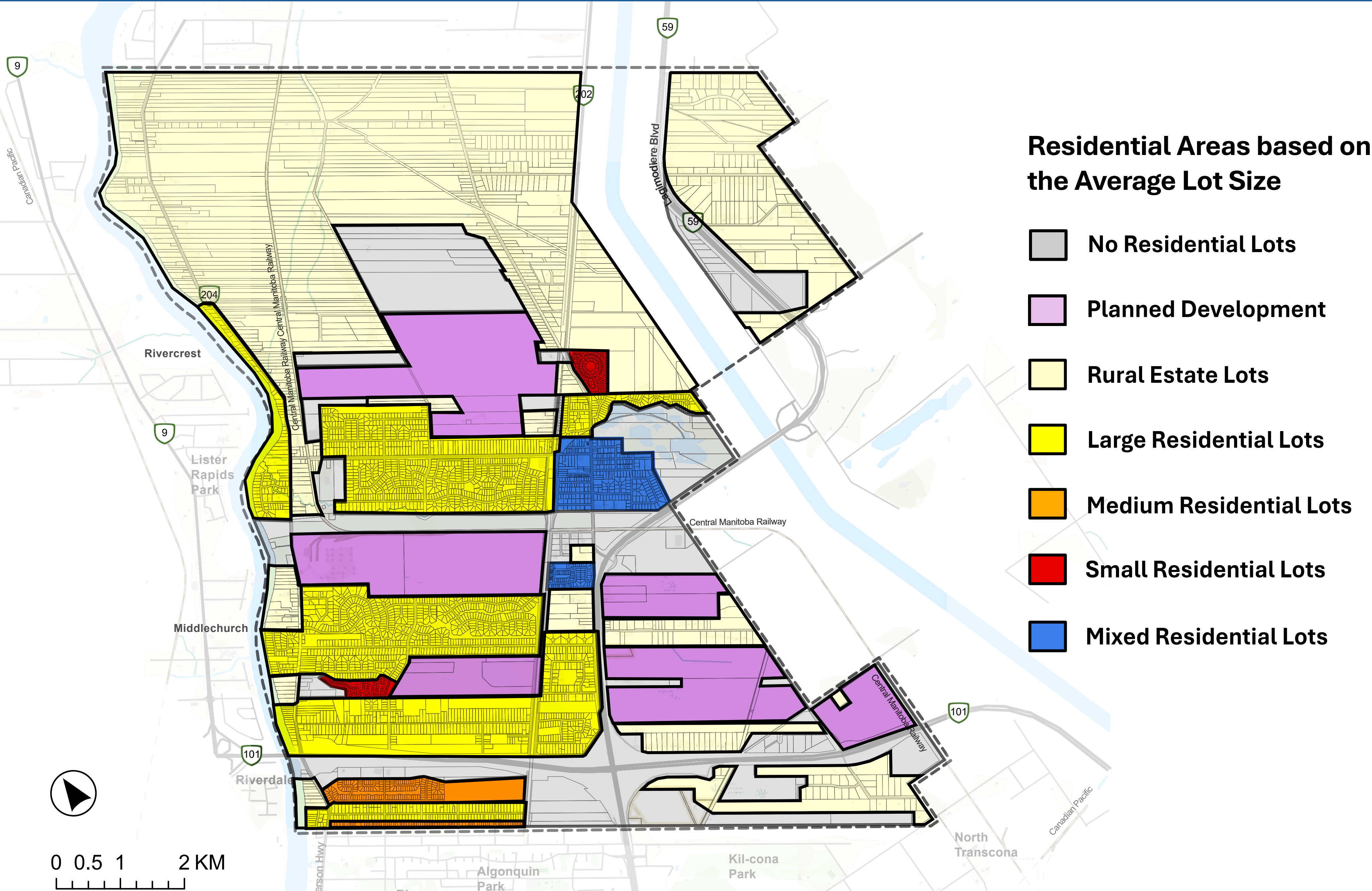
Rural Estate vs Urban Style Lots

The evolution of development in East St. Paul has led to vacant land being converted to either rural estate lots or urban-style lots.

East St. Paul is changing, and Meadows is part of that change.

~80%
of lots are **SMALLER**
than 1 acre

East St. Paul already has a range of housing types.



Rural Estate Lots
Example: Prairie Ridge Drive



Large Residential Lots
Example: Pritchard Farm



Medium Residential Lots
Example: Glenway Ave



Small Residential Lots
Example: Country Villas (Condo)



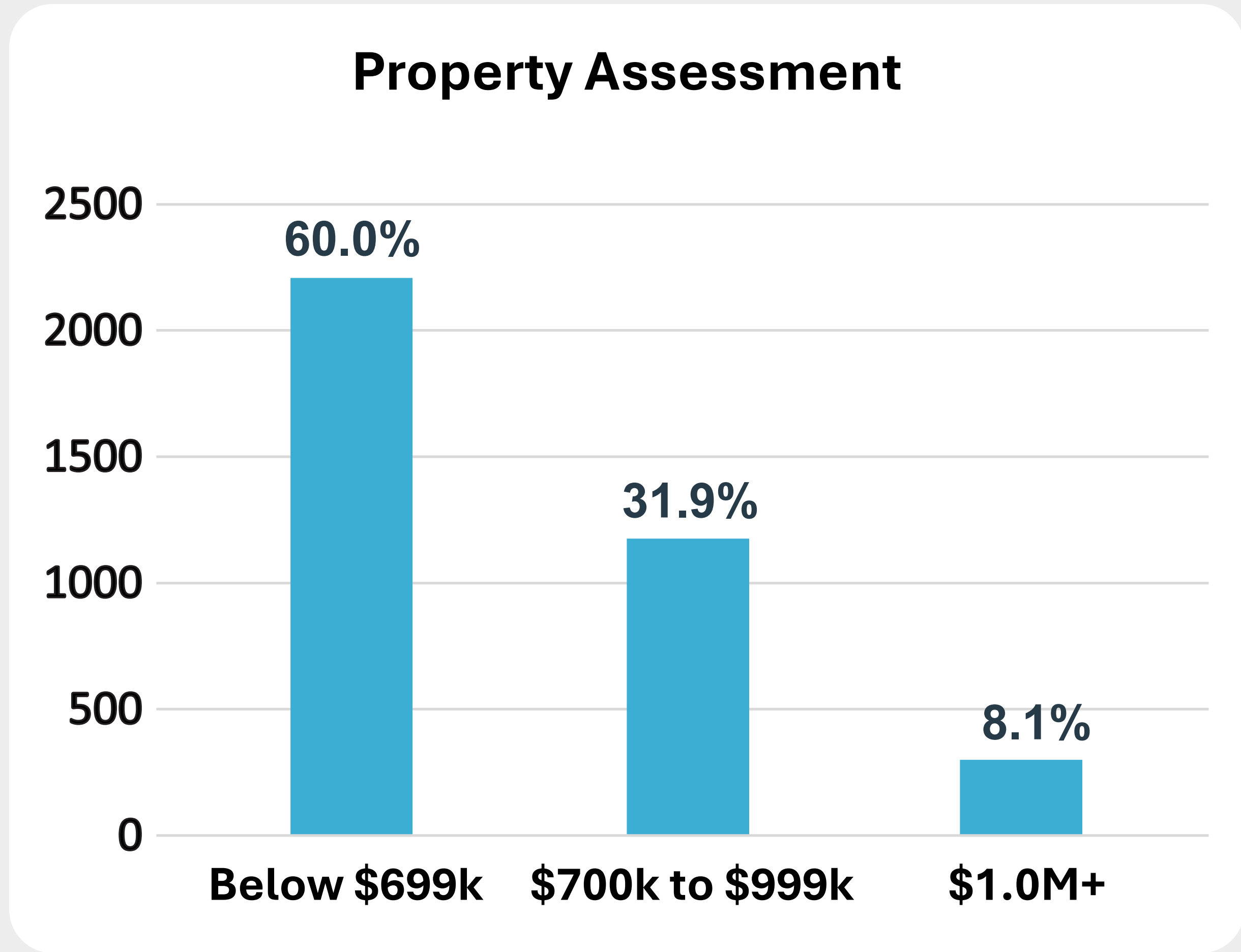
Multi-Family Duplex & Quadplex
Example: Gateway Point



Multi-Family - Apartment
Example: Hoddinott Rd & Raleigh St

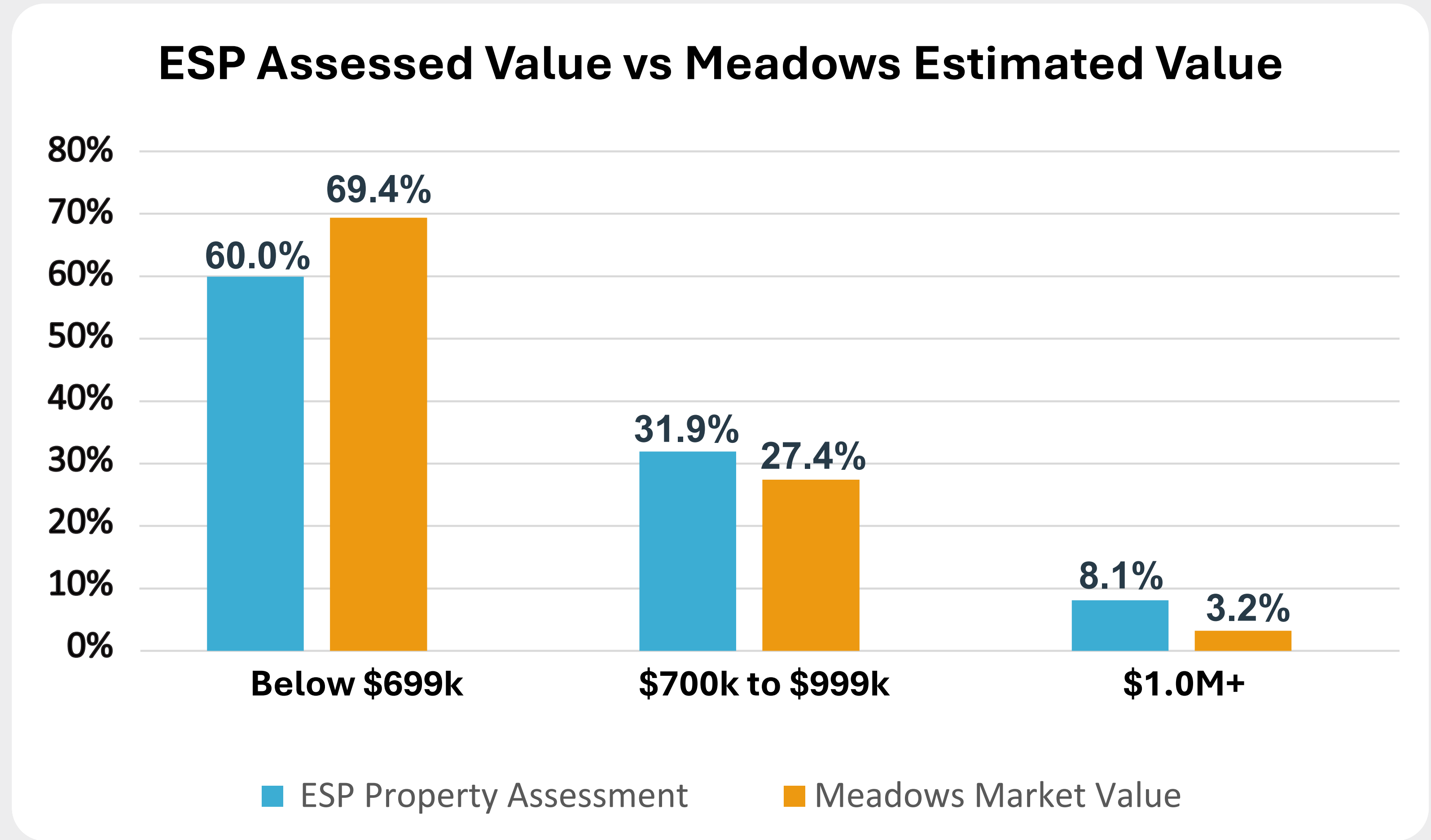
Property Assessment in East St. Paul

~60% of East St. Paul homes are valued at \$699,000 or less. 31.9% are \$700,000–\$999,000. Only 8.1% exceed \$1 million.



How does Meadows compare?

Home values in the Meadows development are expected to be similar to the assessed home values across East St. Paul.

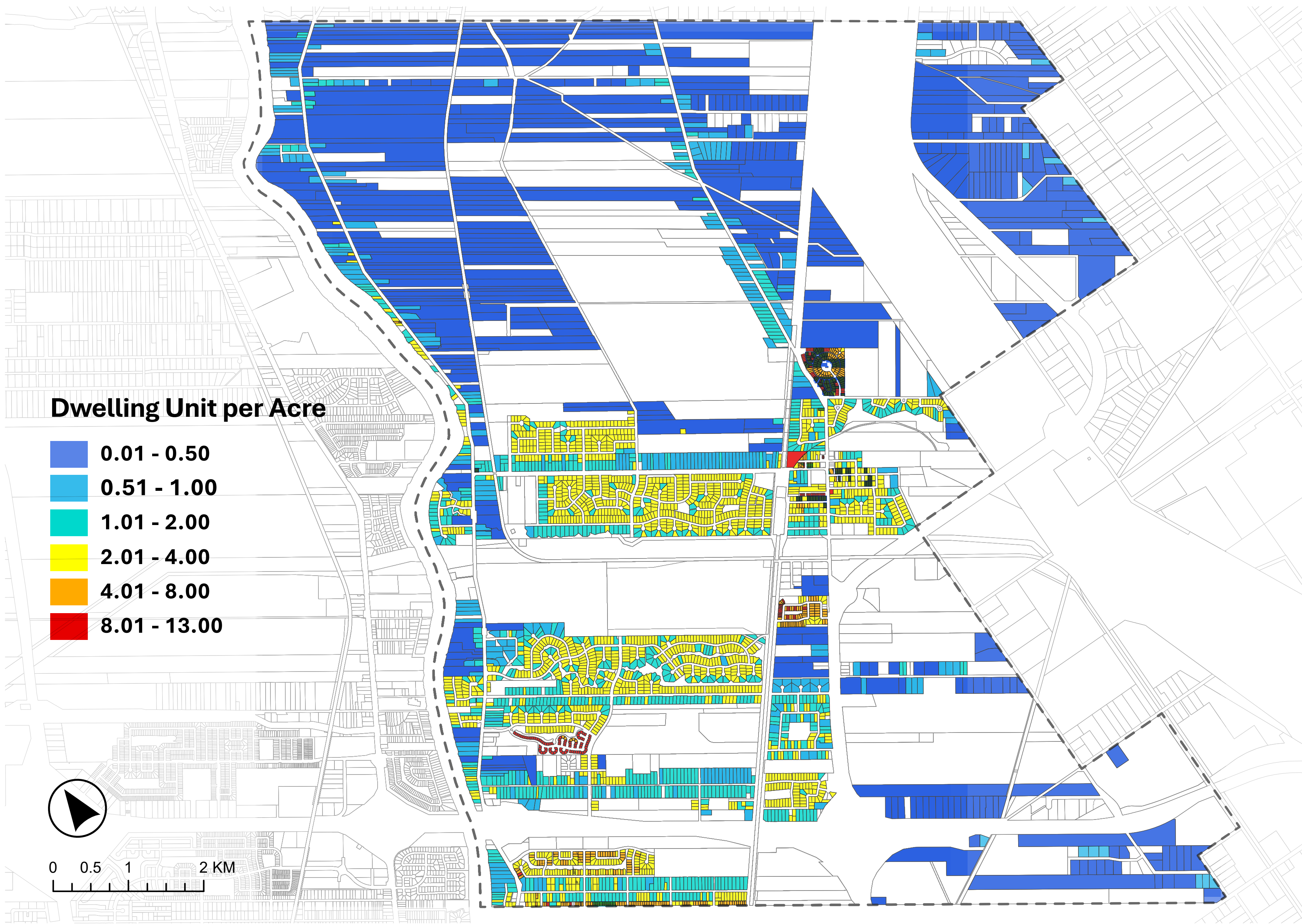
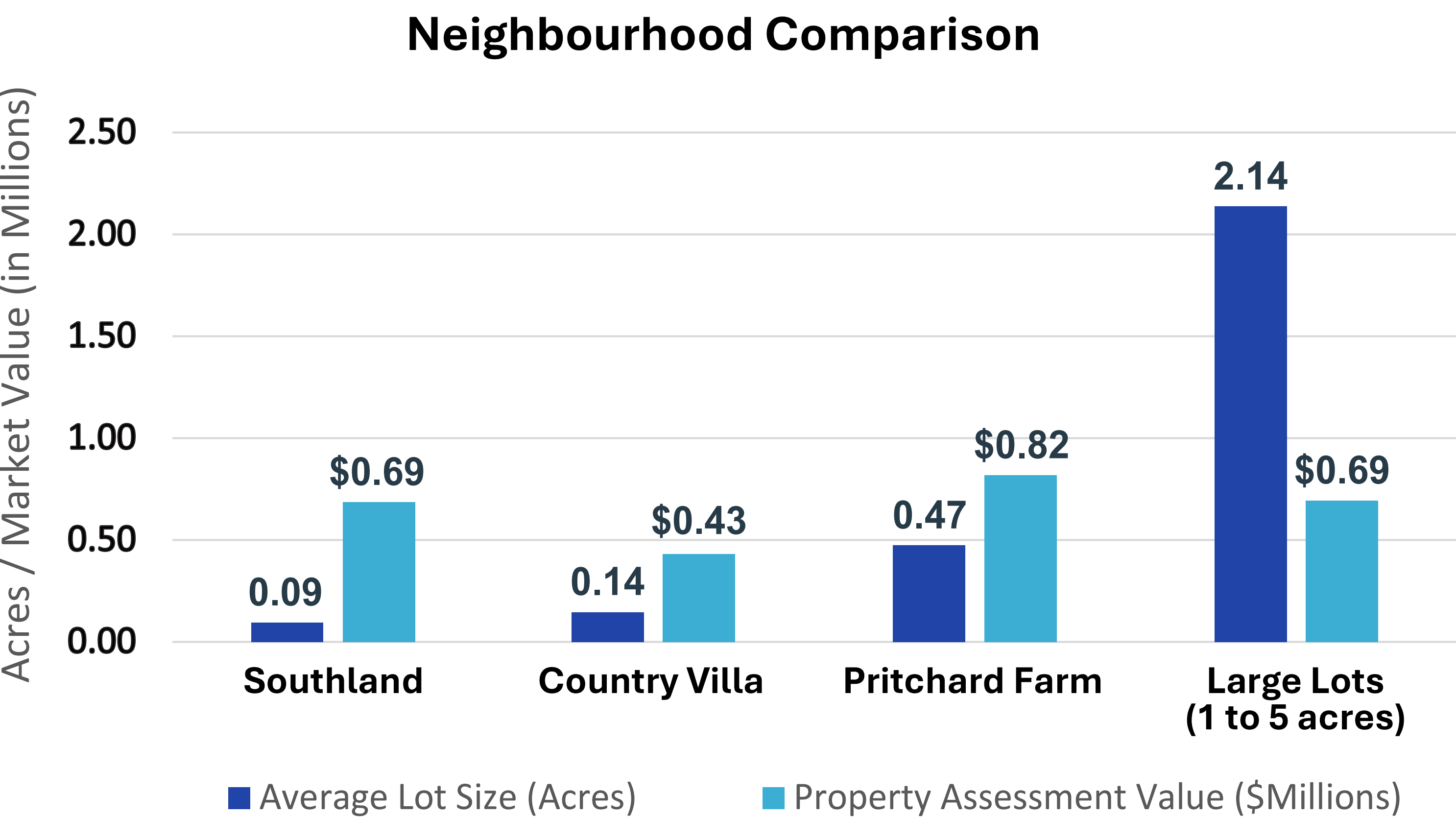


Source: Province of Manitoba Property Assessment, 2026

Current Trends in East St. Paul

Lot Size ≠ Property Value

Homes on smaller lots in East St. Paul show assessed values comparable to those on much larger rural estate lots. Design and quality drive value.

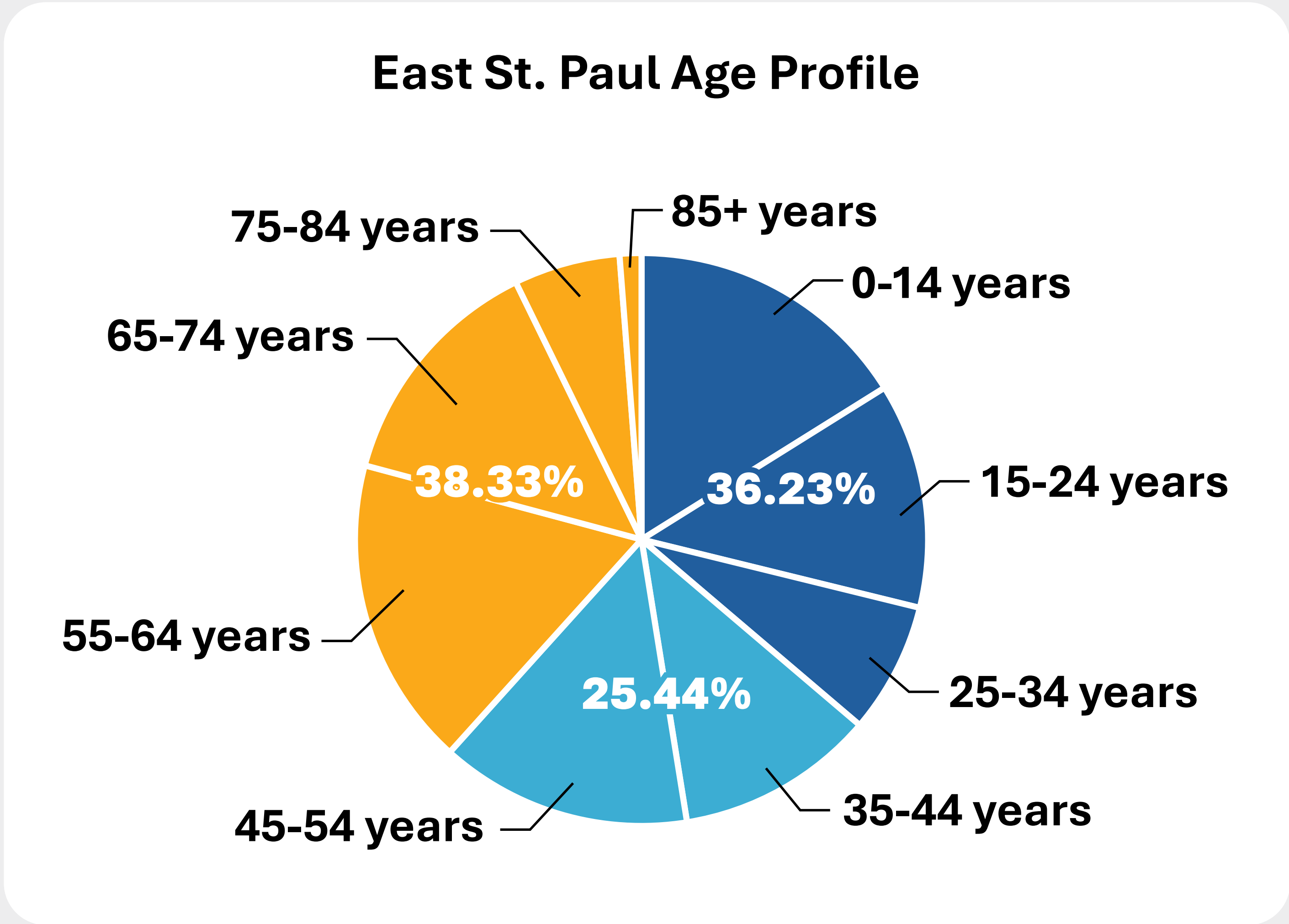


Source: Province of Manitoba Property Assessment, 2026

Demographics in East St. Paul

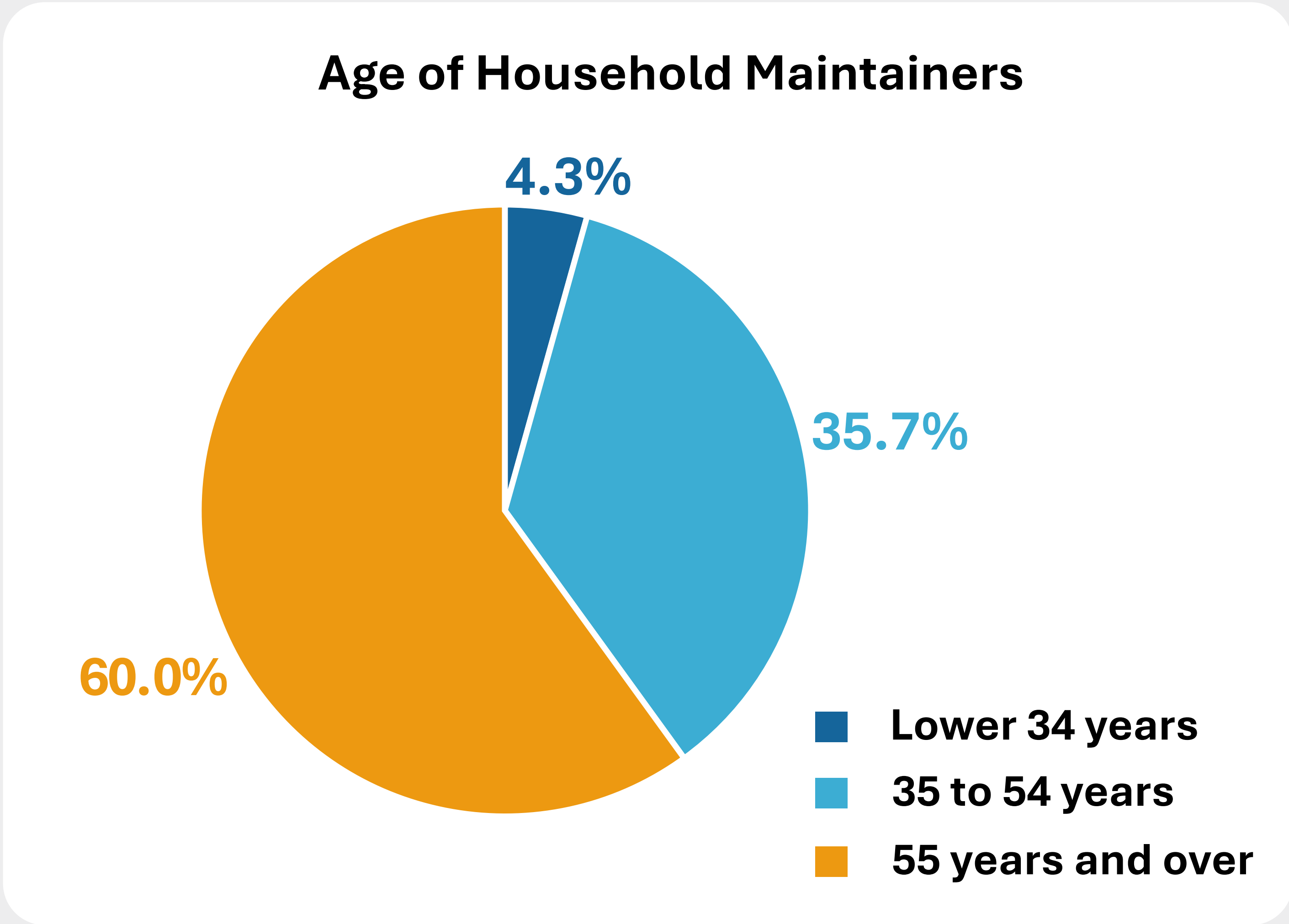
Age Profile

Adults age 25 to 34 make up the smallest share of the population, while the 55 to 64 age group has the strongest presence in East St. Paul.



Aging Households

60% of household maintainers are age 55+. The community needs diverse housing to support all life stages.



Source: Statistics Canada, 2021

What Is Missing in East St. Paul?

East St. Paul currently lacks several key housing types and amenities that residents need at different stages of life.



HOUSING FOR SENIORS

Right now, there are few to no options for seniors to downsize and remain in East St. Paul.



HOUSING FOR YOUNG ADULTS

There are limited options for young adults to call East St. Paul home.



LIFESTYLE HOUSING (AGES 35–55)

There are limited housing options to meet the needs of different lifestyles among people aged 35 to 55.



COMMERCIAL AMENITIES

Adding more commercial amenities and services will make East St. Paul a more attractive and convenient place to live.



Why the Meadows? Why Now?

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

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.

3

LOCATION

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.

4

HOUSING FOR ALL LIFE STAGES

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

5

RESPONDING TO COMMUNITY NEEDS

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

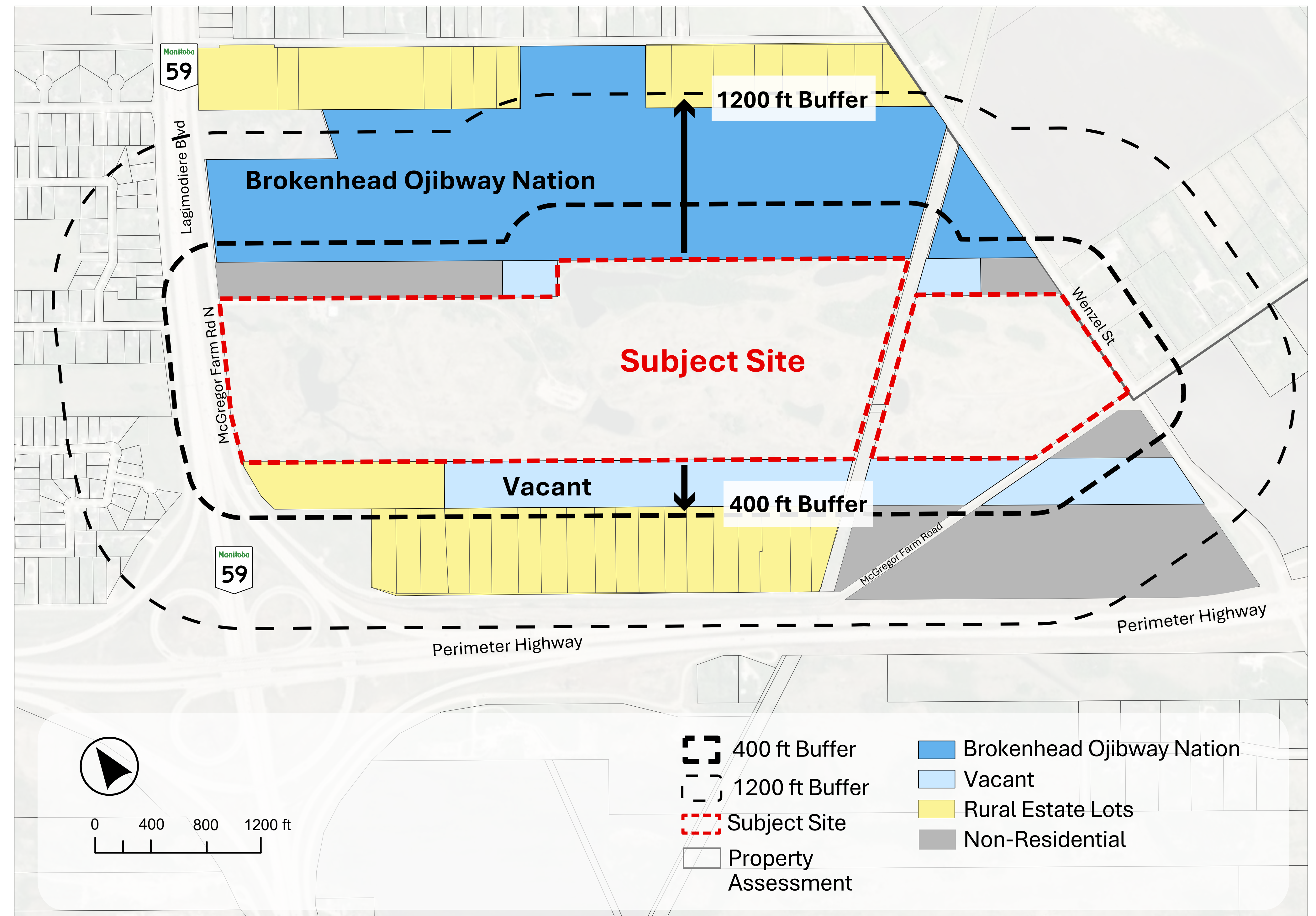
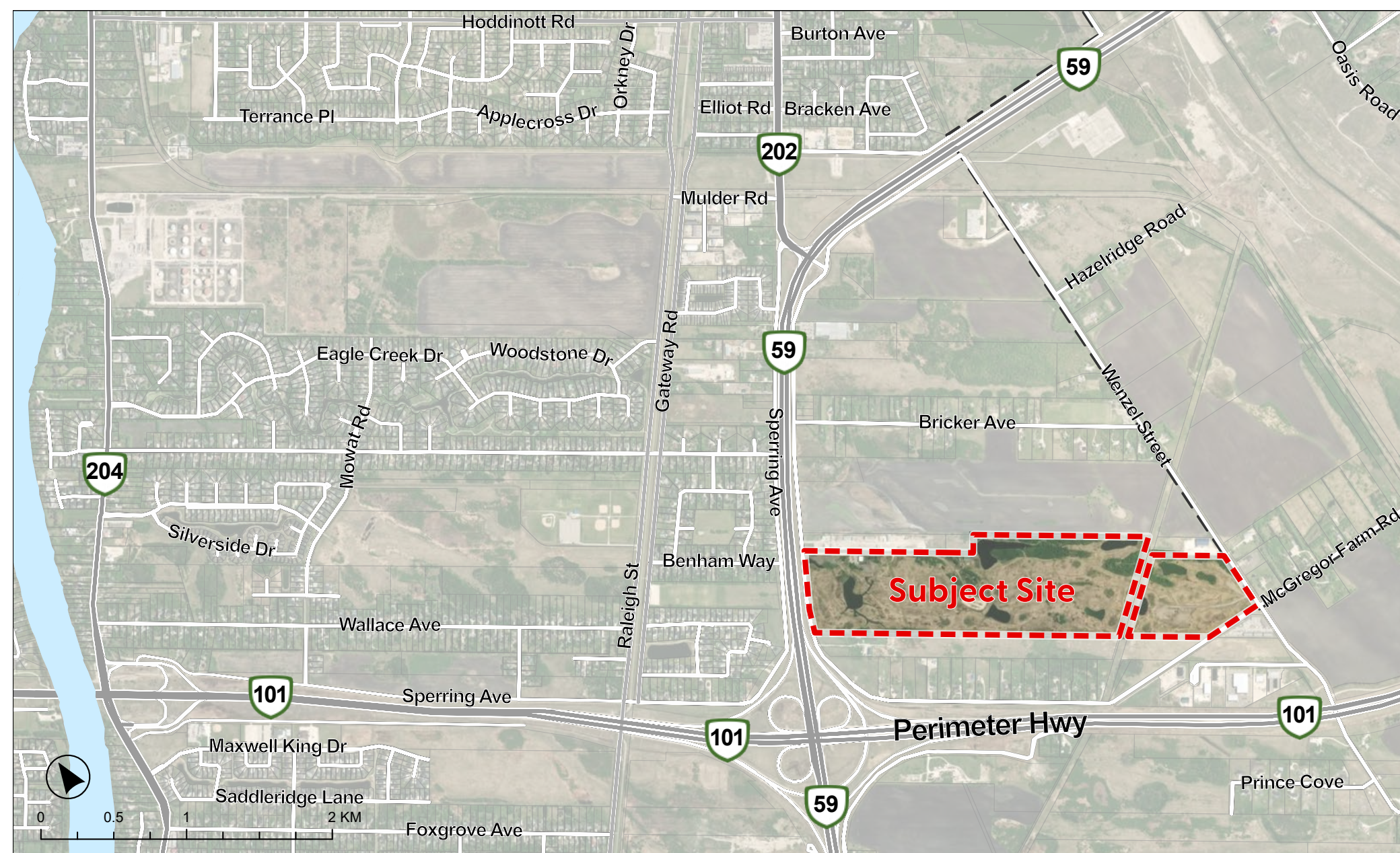
6

FUNDING INFRASTRUCTURE AND MUNICIPAL OPERATIONS

The Meadows at full build out will generate approximately \$3 million in annual municipal property taxes and \$5 million in annual school taxes — totalling approximately \$8 million per year. The school tax contribution alone could go a significant way toward funding a new school or adding substantial revenue to the existing school division. Capital levies are under review by East St. Paul Council. The capital levies generated by the Meadows development are estimated at up to \$40 million* over the build-out period, helping fund water and wastewater infrastructure and ongoing municipal operations.

Meadows and Surrounding Lands

The Meadows site is located in the southeast corner of East St. Paul, east of Highway 59 and adjacent to the Perimeter Highway. Access is from Wenzel Street and McGregor Farm Road North.



About the Project

What is Planned for the Site?

Site Plan is designed to align with the higher restrictions of the East St. Paul Secondary Plan By-law No. 2025-10.

8 Phases of Development

15-20 Year Build Out

24+ Acres of Parks and Ponds

+/- 50,000 Square Feet of Ground Floor Commercial Mixed-Use

About 4.36 Acres of Land for Other Commercial Opportunities

1.26 Acres for New Daycare and Outdoor Activity Spaces

Housing

- » Housing choices for 60+ and Young Adults
- » Single family attached and detached options

Commercial

- » Grocery and Gas
- » Shops and Services

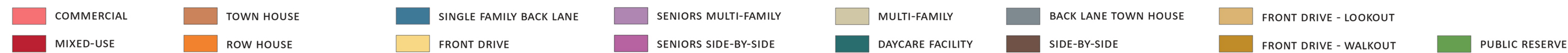
Servicing, Fees, and Revenue

- » Full Urban-Standard Servicing
- » New Tax Revenue
- » Capital Levies

Greenspace and Walkability

- » A Welcoming Neighbourhood Centre
- » Connected Parks and Greenspace
- » Central Boulevard

About the Project - Site Concept



TOTAL SITE NO. OF UNITS -2376 UNITS		VILLAGE NEIGHBOURHOOD		VILLAGE EDGE	
VILLAGE CENTRE		PHASES 1 & 4		PHASES 2, 3, 5 & 6	
PHASE A	PHASE B				
TOWNHOMES - 80 UNITS MULTI-FAMILY - 326 UNITS COMMERCIAL AREA - 4.36 ACRES DAYCARE - 1.26 ACRES		SINGLE FRONT - 150 UNITS SINGLE BACKLANE - 154 UNITS BACKLANE TH - 86 UNITS SIDE-BY-SIDES - 50 UNITS TOWNHOUSES -260 UNITS		SINGLE BACKLANE - 28 UNITS SINGLE FRONT - 250 UNITS SINGLE WALK/LOOKOUT - 88 UNITS TOWNHOUSES - 11 UNITS	
WEST UNITS TOTAL - 1299 UNITS + 48 CU		CENTRAL UNITS TOTAL - 700 UNITS		EAST UNITS TOTAL - 377 UNITS	



Village Centre

The Village Centre is the walkable heart of Meadows, combining homes, shops, services, public spaces, and community amenities. It will include a range of housing choices, including townhomes, apartments, condominiums, seniors housing, and mixed-use buildings with shops and services at street level. Parks, ponds, play areas, sidewalks, and gathering spaces will create an active and pedestrian-friendly centre for residents and visitors.

Village Neighbourhood

The Village Neighbourhood provides a compact, connected residential setting between the Village Centre and the community's outer edge. It will include townhomes, duplexes, back-lane homes, and compact single-family homes, with parks located close to surrounding streets. Its street and pathway network will allow residents to walk to nearby parks, the daycare, shops, services, and other Village Centre amenities.

Village Edge

The Village Edge provides a quieter residential setting with larger homes, premium pond-front lots, and access to parks, ponds, trails, and open spaces. It will include higher-value single-family homes, brownstone-style rowhouses, and lower-maintenance housing options for residents seeking to downsize or age in place. This area creates a gradual transition from the more compact Village Centre to a more spacious neighbourhood character.

Anticipated Timeline of Construction

If approved, **the Meadows will be built over approximately 15–20 years in eight phases.** This means the community will grow slowly over time, not all at once.

Construction cannot begin until there is enough water and wastewater capacity to support the development. At this time, it is not known when that capacity will be available.

Based on the current development plan, growth is expected to average:

» **Single-family homes:**
Approximately 720 homes over 15–20 years (about **36-48 homes per year**).

» **Townhomes:**
Approximately 437 homes over 15–20 years (about **22-29 homes per year**).

» **Multi-Family:**
Approximately 1,219 homes, built primarily during the later phases of the project (Years 5–20), averaging about **averaging two 40 unit buildings/year**.

» Some apartment style housing will be built in years 1 - 5 of the project timeline for older adults wishing to downsize.

The timing of each phase will depend on market demand, so the pace of development may vary from year to year.

Community Services Will Grow with the Community

The Meadows is expected to be built over 15–20 years, giving the RM time to plan and expand services as the community grows.

The development will not be built all at once. Growth will happen gradually, allowing the RM to respond to increasing demand over time.

As new homes are built, the RM will also receive capital levies and additional property tax revenue to help support infrastructure improvements and municipal services.

As each phase of development moves forward, it will be the responsibility of the RM to ensure the necessary general infrastructure and community services are available.

Infrastructure and Servicing

■ **Municipal Water**

The Meadows development will be serviced by municipal water. The RM of East St. Paul will review capacity requirements and determine how the municipal system can support the development. The RM and its engineers will determine the appropriate supply solution, including whether existing water supply options, such as the Bray Road well, should be connected to the municipal system.

■ **Wastewater Servicing**

The development will be connected to the RM of East St. Paul municipal sewer system. Before construction can begin, a solution and timeline to increase wastewater treatment capacity must be agreed upon between the developer and the RM.

■ **Land Drainage**

Land drainage will be designed by a qualified engineering firm as part of the servicing design. The design will address site drainage, capacity, and related infrastructure requirements.

■ **On-Site Infrastructure**

The developer will be responsible for installing all roads and underground water, sewer, and land drainage infrastructure within the development site. During construction, the contractor installing site services will be responsible for any damage to local roads caused by construction activity.

■ **Traffic Review**

A Traffic Impact Study is being completed by Stantec Engineering. The first set of findings is available in the Reports section of the project website. The Provincial transportation department is reviewing the report and will provide comments and recommendations.

On-Site Infrastructure

What is On- Site infrastructure?

- » On site infrastructure is water pipes, wastewater pipes, land drainage pipes, roads, parks, pathways, ponds, sidewalks, streetlights, and boulevard landscaping.

Who pays for it?

- » The developer pays 100% of the costs of this infrastructure.

When does the developer turn this infrastructure over to the RM?

- » The Developer turns the infrastructure over to the RM once the warranty period is over which is usually 1 -2 years after completion.

How is the RM protected during construction and the warranty period?

- » The Developer and the RM sign a Development Agreement that outlines the responsibilities of the Developer and ensures the Developer puts up security (money, Letter of Credit) to ensure the work is done properly during construction and in the warranty period.

Will Existing Residents Pay More Tax?

On-Site Costs

No taxpayer dollars or government funds are used for on-site infrastructure or capital levies.

New Revenue Added Upon Full Build-Out

The development adds significant annual property tax to the RM’s general fund - not costs. More revenue, not higher taxes for existing residents.

\$3M+

Yearly Municipal
Property Tax

\$5M+

Yearly School Tax

Water & Sewer Fees

New Meadows residents pay the same monthly water and wastewater rates as all ESP residents - contributing additional ongoing water and wastewater revenues to the ESP Utility.

WHAT ARE CAPITAL LEVIES?

- » One-time fees charged by the RM directly to the developer when new lots or units are created.
- » They offset the cost of upgrading or expanding the capacity of municipal infrastructure including but not limited to water, wastewater, land drainage, roads, parks, pathways and recreation facilities.
- » The RM sets the amounts. The developer pays them. Existing residents do not.
- » The current fee schedule for capital levies is being reviewed by the RM of East St. Paul and the updated fee schedule will be used to determine the capital levies for the development.

Capital Levies vs On-Site Infrastructure

- » **Capital Levies**
Capital Levies are paid to the RM to fund various municipal infrastructure requirements including water, wastewater, roads and whatever the RM decides to fund with these monies.
- » **On-Site Infrastructure**
Funds from Capital Levies are not used to pay for initial infrastructure constructed on site. All on site infrastructure is paid for by the developer which is in addition to the Capital Levies paid to the RM.

\$40M+

**capital levies payable to the RM
(subject to current levy review)**

Upgrades and Capacity Enhancements

WATER AND WASTEWATER

Upgrades and Capacity Enhancements

- » Houses, townhomes, apartment buildings or commercial spaces will not be built unless a timeline is set and the RM has committed to making the upgrades and capacity required to allow new homes to use the water and wastewater infrastructure of East St. Paul.

Decision Making

- » Decisions on upgrades and capacity enhancements will be made by the Mayor and Council of East St. Paul alongside the ESP Administration and their consultants and advisors.
- » The Developer has no role or decision making involvement in these upgrades or capacity enhancement decisions.

Capital Levies

- » Monies from Capital Levies paid by the Developer to the RM can be used to offset initial construction costs of any planned upgrade or capacity enhancement project. How the Capital Levies money is spent, is a decision made by the Mayor and Council of East St. Paul.

SCHOOL AND SCHOOL CAPACITY

School capacity and new school construction are a responsibility of the Province of Manitoba.

River East Transcona School Division has reviewed and provided comments on the application. They require that the Developer agree to one of the following:

1. Convey to the school board a prescribed area of land within the development
2. Pay money to the school board in lieu of conveying land, in an amount equal to the specified price of the land that would otherwise be conveyed to the school board

The Secondary Plan identifies potential school sites north of the Meadows site.

The development group has reached out to River East School Division and will continue these discussions regarding school capacity in the area and plans to address the increased number of students that will come from the Meadows development.

\$5M+

**Annual school taxes
generated by the
Meadows at full
build-out**

REQUIRED IMPROVEMENTS IDENTIFIED

Required improvements include additional turning lanes and a possible acceleration lane at the Wenzel/Perimeter intersection. Intersection improvements at McGregor Farm Road / Hwy 59 lights are also identified.

ROAD DAMAGE: CONTRACTOR'S RESPONSIBILITY

Any damage to local roads caused by construction activity is the contractor's responsibility to repair. No further site activity occurs until development approval and servicing confirmation are in place.

QUESTIONS FOR TRAFFIC ENGINEER

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.

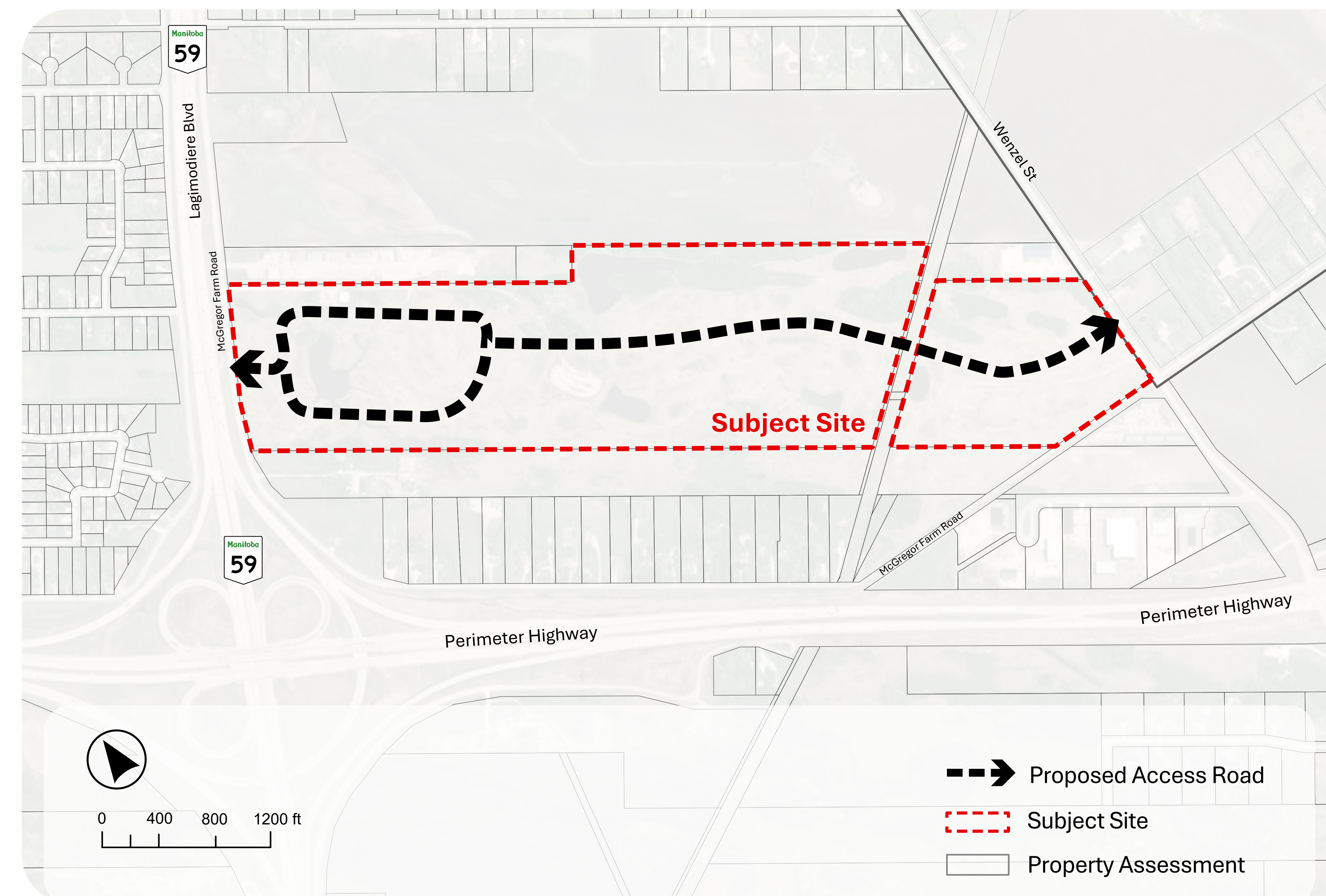
ACCESS POINTS

The two main access points into the development will be from MacGregor Farm Rd on its west boundary and Wenzel Street on its east boundary.

MTI COMMENTS

Manitoba Transportation and Infrastructure has reviewed the application and has provided the following comments:

- MTI does not object to this subdivision as proposed.
- A traffic impact study has been submitted to Manitoba Transportation and Infrastructure and is presently under review.
- Existing and future traffic projections will likely require a solution to address the required on-highway improvements.



The Application

Two applications are being brought forward simultaneously through the standard application process.

The application is being reviewed under the RRPD General Development Designation (By-law 272/19), the current approved bylaw. Council may also consider the Secondary Plan for guidance pending resolution of the Municipal Board appeal.

Zoning By-law Amendment

A Zoning Amendment is required to implement the vision of the Secondary Plan (per policy 5.10, Zoning By-law Recommendations in the Secondary Plan). The proposed “RMX Meadows Zone” would apply only to the Meadows development site and cannot be applied to other properties in East St. Paul.

The Meadows “RMX” Zone is being proposed to create a zoning framework that matches the specific planning needs of this site. A zoning amendment is a requirement in the Secondary Plan (*Secondary Plan, Section 5.10 – page 46*).

Plan of Subdivision

A subdivision application will divide the site into development blocks, lots, public roads, and park reserves.

ZONING AMENDMENTS

- Zoning Amendments have occurred 20 times over the past 17 years to the East St. Paul Zoning By-law.
- Zoning amendment’s are a standard planning process.

The RMX Meadows Zone is intended to:

- Create a new zoning district only for the Meadows site.
- Allow a mix of housing, neighbourhood services, and parks.
- Ensure commercial development is restricted in appropriate locations.
- Require transition between higher-density and lower-density.
- Maintain an overall maximum density of 13 dwelling units per acre across the entire site.

DENSITY

- The proposed density across the entire site is 13 units per acre.
- 13 units per acre is already permitted under the current East St. Paul Zoning By-law through the RMF Zone.
- The zoning amendment is not being requested to increase density.

Secondary Plan Alignment: The Planning Framework

The Secondary Plan was approved by Council but is currently under appeal at the Municipal Board. It is important to note that the Secondary Plan is more restrictive than the General Development Designation, and the Meadows development has been aligned to that higher standard where applicable.

What does the Secondary Plan envision for this site?

The Plan's vision is clear and consistent throughout:

“A complete community that seamlessly integrates with the character and historic development patterns of the surrounding semi-rural and suburban environment.”

— Secondary Plan, Section 2.1

To achieve that vision, the Plan sets out five goals. Two are especially relevant to the Meadows:

Goal 2 — Complete

A diversity of land uses, housing options, and community facilities that create an inclusive environment meeting the needs of residents at every stage of life.

Goal 5 — Accessible

A community where residents can walk or bike to essential services and amenities — which requires a level of density and a mix of uses to be viable.

What do the Plan's policies say?

Section 5.1 — Complete Communities

The Plan defines a complete community as one where residents can meet their daily needs such as housing, work, education, and recreation within a short walk or bike ride from home. It calls for vibrant, mixed-use neighbourhoods with diverse land uses, housing types, and green spaces.

Section 5.2 — Village Centre

The Village Centre is described as the heart of the community, a walkable, mixed-use hub where buildings vary in intensity, with taller and denser structures at the core, stepping down toward the edges. Ground-floor commercial, retail, food and beverage, childcare, and personal services are expected at street level.

How does the Meadows align?

The Meadows has been designed with these policies as a guide — not as an afterthought. The mix of housing types, the walkable street network, the Village Centre concept, the parks and greenways, and the ground-floor commercial uses all reflect the Secondary Plan's vision directly.

Secondary Plan Alignment: The Building Height Conversation

Where does the discussion start?

The Secondary Plan encourages a compact, walkable, mixed-use Village Centre. Delivering that kind of community with ground-floor shops, structured parking, a variety of housing types, and active public spaces requires buildings of a certain scale. That is where the building height conversation begins.

What does the Secondary Plan actually say about height?

- The original draft plan (10/2024) stated “Village Centres are expected to achieve densities of at least 20 dwellings per acre and buildings should generally range between 3 to 5 storeys” and “village neighbourhoods should range between 1 and 3.5 storeys, with the tallest structures located closer to the village centre”
- The final draft plan (06/2025) changed it to “village centre buildings should generally range up to 4 storeys” and “village neighbourhoods should range between 1 and 3 ½ storeys”
- Council adopted the final plan with a building height maximum of up to 3 storeys
- The tallest buildings should be located at the core of the Village Centre
- Buildings must be human-scaled and pedestrian-friendly
- Multi-family housing including multi-storey apartments, mid-sized buildings, and townhomes is explicitly encouraged (*Section 5.2*)
- Ground-floor non-residential uses such as retail, food and beverage, childcare, offices, and personal services are required along high streets (*Section 5.2*)
- The Meadows site corresponds to Village 2 in the Secondary Plan framework where the Plan itself permits buildings up to 4 storeys

What is the real question?

Delivering ground-floor commercial space, structured parking, and a genuinely walkable mixed-use community is very difficult within a strict 3-storey limit applied uniformly across the entire site.

If every building is capped at 3 storeys:

- Ground-floor commercial space reduces the number of residential units per building, making mixed-use development economically unviable
- Structured parking which keeps cars off the street and supports a walkable environment requires additional height to be feasible
- The density needed to support local shops and services cannot be achieved across a smaller building footprint

In short, a strict 3-storey limit on every building makes it harder, not easier, to achieve what the Secondary Plan is actually asking for.

What is the Meadows proposing?

The Meadows is not asking to ignore the Secondary Plan. The development has been shaped by its policies from the beginning. The proposed building heights are concentrated at the Village Centre core exactly where the Secondary Plan says the greatest intensity should be and step down toward the edges of the site.

The applicant is willing to reduce building heights if that is the direction of Council, but that decision should be made with a clear understanding of what it means for the community that the Secondary Plan envisions.

We welcome your questions

Application Process

We are at the public engagement stage of the project. Following public engagement, the process moves to a public hearing, with several key steps happening in parallel to prepare for that hearing.

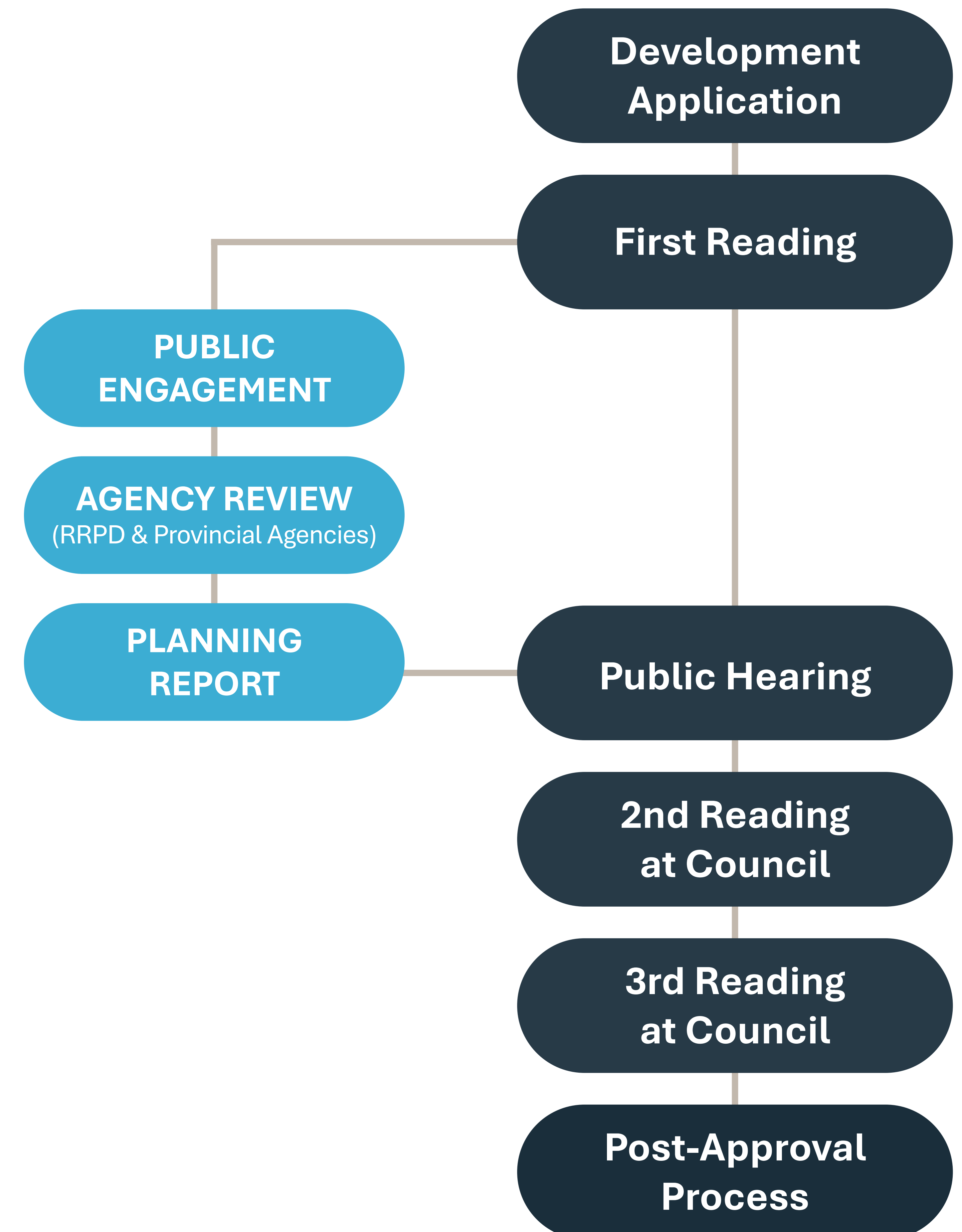
Post-Public Hearing

Following the public hearing and Second Reading, Council may proceed to Third Reading. If 300 or more valid objections are received, the matter may be appealed to the Municipal Board. The developer may also appeal the Council's decision to the Municipal Board.

Post-Approval Process

After Third Reading, the following steps take place before construction begins:

- Finalization of the Development Agreement with the RM
- Registration of the Plan of Subdivision
- Infrastructure requirements confirmed and construction commences



What We Heard During Information Sessions 1, 2 & 3

01

Public Engagement, Transparency

Concern

via East St. Paul In the Know – June 16th Update: “Opposition collection efforts are expected to begin soon.”

Response

- » Five public engagement opportunities are being offered, including three online sessions and two public open houses.
- » This is one of the most extensive engagement programs undertaken in East St. Paul’s history before a development application is considered.
- » It is a challenging situation to have an open and transparent public engagement process from our perspective when a subset of the public states they are opposed to the project prior to meaningful discussions to make informed decisions about the development.
- » We hope it is a very small number of people who have closed minds on this public engagement process.
- » The goal is to provide transparent information, answer questions directly, and support informed discussions.

02

Zoning By-law Amendment

Concern

via East St. Paul In the Know – June 16th Update: Once a zoning category is approved, it can potentially be used elsewhere in the RM. Residents saw this occur with R1-8 zoning.”

Response

- » R1-8 Zone is **not site-specific**.
- » For R1-8, there is no geographic restriction. R1-8 can be applied anywhere in East St. Paul at any time.
- » The R1-8 zoning amendment amended the East St. Paul Zoning By-law to create a new zoning category. If the intent was for it to be site-specific, that site-specific language should have been in the amendment by-law.
- » The Meadows “RMX” Zone is **site-specific**.
- » This means the Meadows “RMX” Zone applies **only** to the Meadows site and **cannot** be applied in any other areas of the Municipality in the future.
- » For example, in the future, the Meadows “RMX” Zone cannot be used by a landowner for a development next to Pritchard Farm Road or next to Hoddinott Road, or any other location within East St. Paul.

03

Responsible Planning

Concern

Via East St. Paul In the Know – June 11th Update: “We are not anti-development. We support development that is supported by sound planning, complete information, proper infrastructure, and meaningful public engagement.”

Response

- » Residents state they are not against development.
- » Concerns were raised about other development applications and their public engagement process.
- » We want to address those concerns and ensure they do not happen here.

We are:

- » Following **sound planning principles** in general
- » We follow all planning documents, including the General Development designation and the Secondary Plan policies
- » Hosting several **meaningful public engagements** where we plan to address all questions and have meaningful discussions on the development
- » Publishing an interactive and transparent website with **complete information** about our application.
- » From an infrastructure perspective, the **proper infrastructure** must be planned, approved, and have a timeline in place for its construction before this development can be built.

04

Density

Concern

Residents question whether the project is seeking higher density than current zoning rules allow.

Response

- » No. The proposed density of the Meadows site is 13 units per acre, which is already permitted under the current zoning by-law under the “RMF” Zone.
- » No zoning amendment is required to increase density.
- » The amendment is primarily needed to accommodate uses such as vertical mixed-use buildings and align the zoning by-law with the vision of the Secondary Plan. This is a requirement set out in the Secondary Plan.

What We Heard During Information Sessions 1, 2 & 3

05

Secondary Plan Compliance

Concern

If the project follows the Secondary Plan, building heights should be limited to three storeys.

Response

- » The proposal generally follows the Secondary Plan framework, except for building height, stormwater pond sizing, and north-south street connections. Please refer to the Secondary Plan Review document uploaded on our website under the Reports tab.
- » Several Secondary Plan policies require a more urban, compact, and mixed-use environment that implies buildings taller than three storeys. This is a conflict that we have identified, and it is one of the reasons why we are showing buildings taller than three storeys.
- » For the stormwater pond sizing issue, we will rely on a professional engineer to design the land drainage system required for the site and that meets the intent of East St. Paul's pond policies.
- » The governing policy for the site remains the RRPD General Development designation. This designation does not have a building height restriction.
- » Building height remains a topic for public discussion and review.
- » It seems contradictory for some residents to suggest that we adhere to the Secondary Plan yet oppose it.
- » For the residents who are opposed to the Secondary Plan, we would like to understand:
 - » Are you opposed to individual policies of the Secondary Plan? (if so, what individual policies?)
 - » Or the Secondary Plan as a whole?

06

Water Servicing Capacity

Concern

Questions about water supply, treatment capacity, and who pays for upgrades.

Response

- » The development will be serviced by the municipal water system.
- » The RM and its engineers will determine what upgrades are required.
- » Existing water supply options, including the Bray Road well, may help address future capacity needs.
- » The developer is responsible for installing on-site infrastructure and paying municipal development fees.

07

Wastewater Servicing Capacity

Concern

Concerns about sewer capacity and treatment infrastructure.

Response

- » Every lot will be connected to municipal wastewater services (not every unit).
- » Each unit will be a user of municipal wastewater services.
- » The developer will install all on-site infrastructure and pay applicable development fees.
- » A wastewater servicing solution and implementation timeline must be agreed upon before construction can proceed.

08

Traffic, Roads, Access, & Related Impacts

Concern

Increased traffic, congestion, road capacity, and potential impacts to local roads.

Response

- » A Traffic Impact Study is being completed by Stantec and reviewed by provincial transportation officials.
- » Primary access will be provided from McGregor Farm Road and Wenzel Street.
- » Future north-south road connections have been planned to accommodate long-term growth, if required.

What We Heard During Information Sessions 1, 2 & 3

09

Schools and Community Services

Concern

No school is proposed within the development.

Response

- » The development group has reached out to River East School Division and will continue these discussions regarding school capacity in the area and plans to address the increased number of students that will come from the Meadows development.

10

Housing Types, Market Demand, and Community Fit

Concern

Questions about housing demand, density, affordability, and whether the proposed housing mix reflects community needs.

Response

- » The development includes a range of housing types, including single-family homes, duplexes, townhomes, and apartments.
- » The development community generally builds homes based on demand.
- » Housing options are intended to support downsizing, aging in place, and young families.
- » Many East St. Paul residents have expressed interest in housing options that currently do not exist in the community.
- » Long-term regional housing trends continue to show demand for a variety of housing types.

11

Land Ownership, Legal Status

Concern

Questions regarding land ownership, legal status, and Peguis First Nation's involvement.

Response

- » The property is owned by the Peguis Real Estate Trust through a Manitoba corporation.
- » The land has been under its current ownership since 2021.
- » Peguis First Nation, through its economic development entities, has the same ability as other organizations to purchase and develop private land.
- » Ownership matters, real or perceived, do not affect the planning process for the development application.

12

Parks, Green Space, Amenities, and Active Transportation

Concern

Residents want sufficient parks, trails, and opportunities for walking, cycling, and recreation.

Response

- » The plan includes approximately 15 acres of parks and over 9 acres of ponds and naturalized open space.
- » More than 22 kilometres of sidewalks and pathways are proposed.
- » Parks, trails, and open spaces are distributed throughout the community to support active lifestyles and neighbourhood connectivity.

What We've Heard: Misinformation vs. Facts

Misinformation

The facts

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

"The developer is getting a free ride. Taxpayers will foot the bill for water and sewer upgrades."

"There is nothing stopping the developer from walking away with government handouts."

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

Misinformation

The facts

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

"The development will have overwhelming costs on the backs of ESP taxpayers." [The development team will not] explain the sewer and aquifer concerns and lack of a contingency package in dollars to protect existing taxpayers."

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.

Visit the '**Capital Levies**' tab at 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?

"This development will be paid for by ESP taxpayers."

"Existing homeowners will face higher taxes to cover the costs of growth."

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

What We've Heard: Misinformation vs. Facts

Misinformation

The facts

4. Water Supply – Has the Aquifer Been Tested?

“[Pie charts and graphs] do not help explain the sewer and aquifer concerns”

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?

“MRA Planning is lying to us.”

Historically, zoning by-law amendments have been made to the East St. Paul Zoning By-law.

“This development if allowed in its present form will be rubber-stamped anywhere in ESP.”

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 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.

Misinformation

The facts

6. MRA not Answering Questions - Schools & School Capacity

“MRA ... failed to answer most questions from the audience.”

“MRA Planning is lying to us.”

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.

7. Why is this development different than other developments in the RM of East St. Paul?

“This development if allowed in its present form will be rubber-stamped anywhere in ESP.”

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.

What We've Heard: Misinformation vs. Facts

Misinformation

The facts

8. Does the Meadows Follow the Secondary Plan?

"The developers are ignoring the Secondary Plan."

"Building heights above three storeys violate our planning rules."

The current legal framework guiding development for this site is the General Development Designation, which permits the proposed density and uses.

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. Has This Process Been Transparent?

"There is no transparency or communication with the RM."

"Presenters failed to answer questions and provided false information."

"Speakers were defensive and couldn't answer the audience."

Five public engagement events have been held or scheduled — more than any prior development application in East St. Paul.

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.

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.

Misinformation

The facts

10. R1-8 and RMX Meadows Zoning

R1-8 Zoning and 8,000 sq. ft. lots do not exist in East St. Paul

[Please provide] clarity on what 'Meadows Zoning' means.

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.