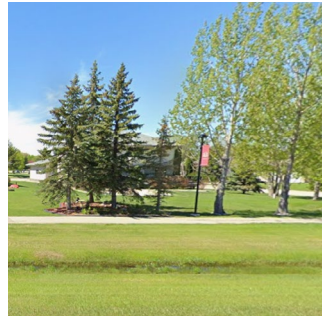


East St. Paul Secondary Plan - Alignment with the Meadows Development

FEBRUARY 2026





Introduction

This report is a review of the Meadows Development (“the Development”) and its alignment with the East St. Paul Secondary Plan (“ESP SP”).

The Summary section highlights the Development’s alignment with key sections of the ESP SP and is meant to be an overview of the alignment between the Development and the main items within the ESP SP.

A comprehensive analysis of the Development’s alignment with the ESP SP can be found in the Analysis section starting on page 6. This section goes into significant detail as to the policy guidelines outlined within the ESP SP and how the Development aligns or where alignment does not exist in the ESP SP.

In the summary and the comprehensive analysis section the Developments alignment or non alignment is shown as green, yellow or red check marks. Green shows alignment, yellow means it partially aligns but differs on some points and red means the Development does not align with that specific point within the ESP SP.

Summary Section



Vision and Goals

The Secondary Plan establishes a long-term vision for a ‘complete community’ within East St. Paul, reflecting the Municipality’s commitment to sustainable growth, community vibrancy, and inclusivity. The Meadows Development is an essential step towards achieving this vision.

Section	Pg.	Reference	Secondary Plan Text	Compliance
2.0	5	Vision	<i>The vision for the East St. Paul Secondary Plan Area is a complete community that seamlessly integrates with the character and historic development patterns of the surrounding semi-rural and suburban environment. It envisions a landscape where amenities, services, and opportunities abound, enriching the lives of East St. Paul residents....</i>	✓
2.0	5	Vision	<i>This vision also addresses economic resilience.... This approach strengthens the local economy and builds community ties, ensuring all residents have easy access to the resources they need....</i>	✓
2.0	5	Vision	<i>The Plan will foster intergenerational neighbourhoods where residents can age gracefully in place.</i>	✓
2.2	6	Goals	<i>Embrace diversity in land use, housing options, and community facilities to create a dynamic, inclusive environment that meets the needs of all residents.</i>	✓

Complete Community

A complete community refers to an area that is designed to meet the daily needs of people. It means a community with various types of housing that allow people to stay in the community as they age. A young person may want to rent an apartment, while an older couple may want to downsize their home into a condo, rental apartment, townhouse or duplex. Building a complete community means offering housing for young people, families, older people, and intergenerational households. The Development has areas that respects the existing character of higher value homes within East St. Paul.

Besides housing, a complete community provides opportunity for commerce and social activity, like going out to eat, taking your dog to the park or vet, or buying groceries. A range of commercial amenities, civic services, and recreational spaces within the Development will make it attractive and convenient to live in.

The Development aligns with the vision of the Secondary Plan by providing a balanced mix of housing, commercial services, and public spaces that allow people at different life stages to meet their daily needs in a convenient and accessible way.

Section	Pg.	Reference	Secondary Plan Text	Compliance
5.1	23	Complete Community Components	<i>Complete communities are those where residents can meet their daily needs—housing, work, education, and recreation—within a short walk or bike ride from home. The East St. Paul Secondary Plan Area aims to create vibrant, mixed-use neighbourhoods by integrating diverse land uses, housing types, and green spaces. This not only encourages walkability and reduces car dependence but also strengthens social connections, improves public health, and supports environmental sustainability.</i>	✓

Compliance:



Complies with Secondary Plan



Somewhat Complies with Secondary Plan



Does Not Comply



Not Applicable

Section	Pg.	Reference	Secondary Plan Text	Compliance
5.1	23	Land Use Balance	<i>The vision for the Plan Area focuses on building compact, well-connected communities that balance residential, commercial, and recreational spaces, creating an environment where people of all ages and backgrounds can thrive.</i>	✓
5.7	41	Objective 4	<i>To ensure all parks are designed to be multifunctional, accommodating both recreational activities and stormwater management needs without compromising accessibility or usability.</i>	✓
4.5	21	Development Framework (1/2)	<i>...ensuring a balance between diverse housing types and commercial opportunities. Village Centres will accommodate commercial, mixed-use, and multi-family zones, fostering vibrant community hubs.</i>	✓
4.3	16	Mixed Use Density	<i>The village centre consists of dense, mixed-use and multi-family buildings arranged around a series of park spaces...</i>	✓
4.5	21	Development Framework (2/2)	<i>...offer medium-density housing with neighbourhood commercial options, while single-family housing will define the edges, maintaining a quieter residential feel.</i>	✓
4.3	16	Neighbourhood Scale	<i>The Village Centre is made up of more housing than shops, differing from Village 1, but buildings are of a similar scale and layout in a walkable, complete community arrangement.</i>	✓

Compatibility with Existing Policy and Regulation

The Development is consistent with the intent of the Secondary Plan and its Zoning By-law recommendations. It incorporates mixed use zoning, commercial zones, blended residential areas that ensure full compatibility with the existing policy and regulatory framework.

Section	Pg.	Reference	Secondary Plan Text	Compliance
3.1	8	Existing Land Use	<i>The Red River Planning District Development Plan No. 272/19 emphasizes orderly residential growth, particularly in areas with access to municipal services like water and wastewater systems.</i>	✓
3.1	8	Existing Land Use	<i>The Plan Area is designated primarily for General Development (GD)...[which] focus on residential growth, neighbourhood commercial services, and limited higher-density residential options along major transportation corridors. This allows for [and supports] sustainable development.</i>	✓
5.10	46	Zoning By-law (1/3)	<i>To update zoning regulations to permit higher density, mixed-use development in Village Centres while maintaining the character of surrounding rural residential.</i>	✓
5.10	46	Zoning By-law (2/3)	<i>To establish zoning districts that support blended density residential areas, providing diverse housing options within Village Neighbourhoods.</i>	✓
5.10	46	Zoning By-law (3/3)	<i>To ensure zoning regulations align with the broader goals of the East St. Paul Secondary Plan, promoting a walkable, connected, and sustainable community within the Plan Area.</i>	✓
5.10	46	Mixed Use Zoning	<i>Amend the Zoning By-Law to create a Mixed-Use Village Centre District that permits a range of uses, including residential, retail, office, lodging, and recreational facilities. This district should encourage:</i> <ul style="list-style-type: none"> • <i>Higher-density residential development.</i> • <i>Buildings with a mix of residential and non-residential uses.</i> • <i>Building heights between 3 to 5 storeys, with transition regulations ensuring that the tallest buildings are located near the centre of the Village Centre.</i> 	✓

Compliance:



Complies with Secondary Plan



Somewhat Complies with Secondary Plan



Does Not Comply



Not Applicable

Section	Pg.	Reference	Secondary Plan Text	Compliance
5.10	46	Commercial Zones	Allow a variety of commercial uses in Village Centres, including retail, restaurants, offices, lodging, and services, all supporting the daily needs of residents.	✓
5.10	47	Blended Density Residential District	Establish a Village Neighbourhood Residential District that permits a mix of medium-density residential housing types, including townhomes, duplexes, and small multi-family buildings (2 to 4 storeys). This district should: <ul style="list-style-type: none"> • Allow for a range of housing densities. • Ensure that residential development includes shared green spaces and community amenities. 	✓
5.10	47	Lot Size and Building Regulations	Define minimum lot sizes and setbacks to encourage a compact, walkable neighbourhood design that supports active transportation and reduces car dependency.	✓
5.10	47	Parking and Transportation	Incorporate zoning requirements that minimize parking demands in Village Centres and encourage active transportation options by reducing minimum parking requirements and prioritizing pedestrian and cyclist infrastructure.	✓

Infrastructure and Municipal Services

The development aligns with the Secondary Plan's infrastructure and sustainability objectives by supporting development that can be serviced by municipal water, wastewater, and stormwater systems.

Section	Pg.	Reference	Secondary Plan Text	Compliance
7.1	59	Service Alignment	Higher-density residential, commercial, or industrial developments must follow municipal water and wastewater services.	✓
7.1	59	Developer Contributions	The R.M. will require developers to contribute to infrastructure development costs and reserve land for future utility corridors as needed.	✓
7.2.	60	Water Infrastructure Coordination	The R.M. will work with developers to implement infrastructure improvements, including water distribution systems, as part of future service extensions.	✓

Compliance:



Complies with Secondary Plan



Somewhat Complies with Secondary Plan



Does Not Comply



Not Applicable

Analysis: Comprehensive Secondary Plan Review



Analysis: Comprehensive Secondary Plan Review

The following table provides a detailed summary of the Site Plan and how it aligns with key sections within the Secondary Plan.

Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
2.0 VISION AND GOALS				
Section 2.0 Vision	5	Vision Statement (1/3) <i>The vision for the East St. Paul Secondary Plan Area is a complete community that seamlessly integrates with the character and historic development patterns of the surrounding semi-rural and suburban environment. It envisions a landscape where amenities, services, and opportunities abound, enriching the lives of East St. Paul residents...</i>	The Development is concentrated around a central east-west and a greenway system that makes it walkable, active, and environmentally responsible.	✓
	5	Vision Statement (2/3) <i>This vision also addresses economic resilience... This approach strengthens the local economy and builds community ties, ensuring all residents have easy access to the resources they need...</i>	The Development optimizes land use and increases the municipal tax base significantly.	✓
	5	Vision Statement (3/3) <i>The Plan will foster intergenerational neighbourhoods where residents can age gracefully in place.</i>	The Development will create attainable single-family housing for young adults and multi-family housing for seniors.	✓
Section 2.2 Goals	6	Connected <i>"Ensure the Secondary Plan Area integrates seamlessly with larger transportation networks, fostering multimodal connectivity within and beyond the community."</i>	The Development includes several east-west and north-south connections to neighbouring lands, in addition to a central high-street which will accommodate active transportation and multi-use paths.	✓
	6	Complete <i>"Embrace diversity in land use, housing options, and community facilities to create a dynamic, inclusive environment that meets the needs of all residents."</i>	The Development introduces a complete community structure with mixed-use areas, varied housing typologies, and a connected system of greenspace and amenities.	✓
	6	Sustainable <i>"Implement environmentally and economically sustainable planning strategies to minimize ecological impact while maximizing economic efficiency, preserving the municipality's budget, and promoting long-term resilience."</i>	The Development is compact and intended to optimize land use while incorporating ~15.5 acres of greenspace (excluding pond). Land use is intended to maximize infrastructure.	✓
	6	Context Sensitive <i>"Ensure development respects and enhances the unique character, heritage, and natural surroundings of East St. Paul and adjacent Treaty Lands."</i>	The Development incorporates lots with basement walkouts and lookouts that will contain high value homes. It enhances the unique and natural character of the community by including similar housing types with access to an interconnected greenway system.	✓
	6	Accessible <i>"Plan the Secondary Plan Area as a destination accessible to all, including recent graduates, families and those looking to age in place."</i>	The Meadows includes a spectrum of housing options, from small and large lot single-family, ground-level townhomes, and multi-family apartments. This mix is intended to meet the needs of residents under the age of 30 and over the age of 50.	✓
3.0 PLANNING AREA				
Section 3.1 Existing Land Use and Zoning	8	RRPD General Development (1/2) <i>The Red River Planning District Development Plan No. 272/19 emphasizes orderly residential growth, particularly in areas with access to municipal services like water and wastewater systems.</i>	The site is designated as "GD" General Development.	✓
	8	RRPD General Development (2/2) <i>The Plan Area is designated primarily for General Development (GD) General Development (GD) areas focus on residential growth, neighbourhood commercial services, and limited higher-density residential options along major transportation corridors. This allows for community expansion with centralized wastewater services in mind, supporting sustainable development.</i>	The Development will contribute to residential growth, neighbourhood commercial services, and limited multi-family buildings.	✓

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Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
4.0 DEVELOPMENT CONCEPT				
Section 4.5 Development Framework	21	Balanced Land Uses (1/2) <i>Development Framework (1/2) The land use policies guide zoning applications for different areas, ensuring a balance between diverse housing types and commercial opportunities. Village Centres will accommodate commercial, mixed-use, and multi-family zones, fostering vibrant community hubs.</i>	The Development balances housing types and densities with concentrated commercial and mixed use.	✓
	21	Balanced Land Uses (2/2) <i>Development Framework (2/2) Surrounding neighbourhoods will offer medium-density housing with neighbourhood commercial options, while single-family housing will define the edges, maintaining a quieter residential feel. This framework creates a cohesive, functional community layout while allowing flexibility to meet varied development goals.</i>	The Village Neighbourhood and Village Edge provide less density, but maintain a range of housing types.	✓
Section 4.3 Village 2 Concept	16	Housing Oriented <i>“Village 2 provides the greatest amount of housing... concentrated within and near the village centre, around the parks, and generally away from existing rural estates.”</i>	The highest land use intensity (4–6 storeys) are concentrated in the Village Centre and adjacent blocks.	✓
	16	Neighbourhood Scale <i>“The Village Centre is made up of more housing than shops, differing from Village 1, but buildings are of a similar scale and layout in a walkable, complete community arrangement.”</i>	The Development clusters mixed-use and multi-family buildings in the Village Centre around parks and stormwater ponds. It also provides a central neighbourhood housing area that ‘scales’ down the density from the Village Centre.	✓
	16	Mixed Use Density <i>“The village centre consists of dense, mixed-use and multi-family buildings arranged around a series of park spaces...”</i>	The Village Centre includes mixed-use multi-family buildings with ground floor commercial that are concentrated around a central greenway and park system.	✓
	16	Townhomes <i>“This village has a large area of neighbourhood housing to the southeast, with townhomes nearest the Village Centre and arranged along greenways and facing onto parks.”</i>	The Development provides a large neighbourhood housing area to the southeast, with townhomes closest to the Village Centre, arranged along the High Street and adjacent to parks and open spaces.	✓
5.0 LAND USE POLICY				
Section 5.1 Complete Community Components	23	Complete Community Components <i>Complete communities are those where residents can meet their daily needs—housing, work, education, and recreation—within a short walk or bike ride from home. The East St. Paul Secondary Plan Area aims to create vibrant, mixed-use neighbourhoods by integrating diverse land uses, housing types, and green spaces. This not only encourages walkability and reduces car dependence but also strengthens social connections, improves public health, and supports environmental sustainability.</i>	The Development promotes walkability through sidewalks and a central multi-use path, as well as concentrated housing, commercial, and mixed use.	✓
	23	Land Use Balance <i>“The vision for the Plan Area focuses on building compact, well-connected communities that balance residential, commercial, and recreational spaces, creating an environment where people of all ages and backgrounds can thrive.”</i>	The Development is predominantly residential, but includes secondary commercial uses in the Village Centre, and a connected system of public greenspace with active recreational amenities.	✓
Section 5.2 Village Centre Policies	25	Preamble (1/2) <i>Village Centres feature a connected, walkable street network, except in areas adjacent to highways and utilities where a more vehicle-centric design may be necessary...taller and denser structures at the core, gradually decreasing toward the edges.</i>	Village Centre has the highest density at the commercial core and is centered around a large greenspace and pedestrian promenade.	✓
	25	Preamble (2/2) <i>Public open spaces, such as village squares and greens, are integral to Village Centres, providing areas for community gathering and recreation.</i>	The Development includes a central greenspace and pedestrian promenade for commerce, community gathering, and recreation.	✓

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Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.2 Village Centre Policies	25	Objective 1 <i>"To create a vibrant, mixed-use village centre that serves as the focal point for community life in the Plan Area"</i>	The Village Centre includes a mix of uses including potentially a gas station and grocery store, multi-family, commercial mixed use, daycare, and active and passive green spaces.	✓
	25	Objective 2 <i>"To promote high-density residential and commercial development near the village centre core, encouraging walkability and reducing car dependency."</i>	The Development includes multi-storey residential mixed-use buildings in the Village Centre.	✓
	25	Objective 3 <i>"To ensure a smooth transition between the higher intensity of the village centre core and the surrounding lower-density areas, without needing extensive physical buffers."</i>	The Development gradually reduces building form and density between the Village Centre, Village Neighbourhood, and Village Edge.	✓
	25	Objective 4 <i>"To incorporate public open spaces, such as village squares and greens, as central gathering places that enhance the community's livability and aesthetic appeal."</i>	The Village Centre is focused on a pedestrian promenade and large community park that serve as the central gathering area.	✓
	25	Objective 5 <i>"To achieve a balanced mix of residential, commercial, and institutional uses that support the daily needs of residents and visitors."</i>	The Village Centre includes multi-storey multi-family buildings, townhomes, in addition to commercial (grocery and gas station) and institutional uses (daycare).	✓
	25	Village Centre Location <i>"Village centres must be located near existing or planned major roadways and transit routes to facilitate accessibility."</i>	Village Centre is located on the west side of the site, adjacent to PTH 59.	✓
	25	Walkability <i>"The street network within the village centre must be well-connected and pedestrian-friendly, with clear pathways and safe crossings, except in areas directly adjacent to highways or utilities."</i>	The Village Centre will be connected through a pedestrian promenade, multi-use paths and walkways. Pedestrian crossings will be located at strategic intersections. Hydro corridors will be used as pedestrian corridors and right of ways.	✓
	25	Buildings <i>"The highest-intensity development should be located at the core of the village centre, with lower-intensity development at the edges. Buildings near highways may also be of higher intensity to make efficient use of space."</i>	The highest intensity development is located at the Village Centre, with lower intensity uses located at the north and south edge of the site.	✓
	25	Intensity <i>"Village centre buildings should be no taller than 3 storeys, with an average height between 2 and 3 storeys across the overall place type." (Council Resolution 25-378)</i>	The Village Centre includes residential mixed-use buildings at 6 storeys. The average height across the Village Centre is 4-6 storeys.	✗
	25	Building Length <i>"Individual buildings within the village centre must not exceed 150 feet in length along any street to maintain a human scale and encourage variety in the streetscape."</i>	Proposed multi-family buildings and townhomes in the plan will not exceed 150 feet in length.	✓
	26	Mixed Use Development <i>"Village centres must include a mix of uses within buildings and sites, combining residential, retail, office, and other commercial services to create a dynamic, multifunctional environment."</i>	The Village Centre provides diverse land uses concentrated near each other including residential, retail, office, and potential grocery store and gas station.	✓
	26	Residential Variety <i>"The residential component of village centres primarily consists of multi-family housing, including multi-storey buildings, mid-sized buildings, townhomes, and a limited number of prominent single-family homes. Single-family homes should not significantly reduce the overall density."</i>	Proposed housing types includes multi-family, mixed use, and townhomes.	✓
	26	Non-Residential Uses <i>"A range of non-residential uses, such as retail, office, food and beverage services, lodging, education, child care, and personal services, should be included to meet the daily needs of residents and visitors."</i>	Proposed non-residential uses within the Village Centre include retail, office, grocery, child care, personal and professional services.	✓
26	Village Squares <i>"Village centres must feature a prominent public open space in the form of a village square, centrally located and surrounded by active uses such as cafes, shops, and offices, to serve as a community gathering place."</i>	The Village Centre is oriented around a pedestrian promenade with active commercial uses.	✓	

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Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.2 Village Centre Policies	26	Village Greens <i>"Alternatively, a village green may be provided, offering a more natural, park-like setting for informal gatherings, recreational activities, and public events."</i>	The Village Centre is adjacent to a large green space with amenities situated next to the Village Centre.	✓
	26	Open Space Requirement <i>"Between 3% and 5% of the total village centre area must be dedicated to usable open space, enhancing both the livability and aesthetic value of the community."</i>	The Village Centre proposes a total public reserve dedication of 13.3%.	✓
	26	Smooth Transitions <i>"The edges of the village centre should transition smoothly to adjacent land uses without the need for significant buffers. However, additional transition elements may be required when abutting rural estates to protect the area's character."</i>	The Development incorporates building scale transitions between the Village Centre, Village Neighbourhood, and Village Edge, scaling down from multi-family to townhomes and side-by-side semi-detached dwellings.	✓
	26	Building Intensity at Edges <i>"Lower building heights and densities should be implemented at the periphery of the village centre to provide a gentle transition to surrounding lower-intensity uses."</i>	Building heights are gradually reduced near the edges of the plan area within each neighbourhood area.	✓
	26	Transportation Integration <i>"Village centres must be integrated with planned or existing transportation routes to plan for future demand and reduce the possibility of congestion. Ideally, village centres should be associated with planned transit routes to reduce the reliance on personal vehicles."</i>	The Development includes a neighbourhood east-west main road with adequate space for a multi-use path and sidewalks.	✓
	26	Sustainability <i>"Development within village centres should prioritize energy efficiency, sustainable building practices, and environmentally friendly infrastructure, contributing to the overall sustainability goals of the R.M. of East St. Paul."</i>	Upon approval of the Development, the PDO will encourage building standards including energy efficient building systems.	✓
Section 5.3 Village Neighbour- hood	29	Objective 1 <i>"To create a diverse village neighbourhood with a wide range of residential types that supports the village centre and encourages active social interaction."</i>	The Village Neighbourhood includes a mix of townhomes, side-by-side units, and single-detached units.	✓
	29	Objective 2 <i>"To promote a broad range of residential densities and building types near the village centre, expanding the neighbourhood's population diversity within walkable proximity."</i>	The Village Neighbourhood has a gross density of about 12 units per acre and is intended to compliment the Village Centre's higher density to promote walkability.	✓
	29	Objective 3 <i>"To ensure a smooth transition between the higher intensity of the village centre and the surrounding lower-density village edge and rural estates, without needing extensive physical buffers."</i>	The Development gradually reduces building form and density between the Village Centre, Village Neighbourhood, and Village Edge Area.	✓
	29	Objective 4 <i>"To incorporate public open spaces, such as playgrounds, greens, and parks, to provide close access to recreation for people of all ages and abilities."</i>	The Village Neighbourhood includes a 4.5-acre central park which will include passive amenities such as walking trail, seating, and playgrounds.	✓
	29	Village Neighbourhood Location <i>"Village Neighbourhoods are located between village centres and village edges or rural estates to provide both housing proximity to the village centre and a transition of intensity to lower-scaled land uses."</i>	The Village Neighbourhood serves as the transition area between higher density in the Village Centre and lower density, larger lot residential in the Village Edge.	✓
	29	Walkability <i>"The street network within the village neighbourhood must be well-connected and pedestrian-friendly, with clear pathways, safe crossings, and streets that encourage slow driving."</i>	The grid-style street network promotes connectivity and walkability through shorter blocks and connected park areas.	✓
	29	Intensity <i>"Buildings in village neighbourhoods should range between 1 and 3.5 storeys, with the tallest structures located closer to the village centre. Smaller housing types, such as cottages, townhomes, and secondary suites, should populate the outer edges of the village neighbourhood."</i>	A maximum of 3.5 storeys is proposed for the Village Neighbourhood.	✓

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Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.3 Village Neighbour- hood	30	Residential Variety <i>"A wide range of residential building types is encouraged, including townhomes, duplexes, cottages, and small multi-family buildings. This diversity will ensure a varied population of singles, families, and seniors, contributing to a strong community fabric."</i>	The Village Neighbourhood area consists of townhomes, semi-detached (i.e. side-by-side) dwellings, and compact single-detached dwellings.	✓
	30	Playgrounds <i>"Playgrounds or play areas must be located within 400 metres of every dwelling. These spaces should include appropriate play equipment designed for children of various age groups."</i>	Approximately 4.5 acres of public reserve have been dedicated in the Village Neighbourhood, which is located within 400 metres of every dwelling unit in this neighbourhood area.	✓
	30	Community Gardens <i>"Space for community gardens may be provided within village neighbourhood parks or open spaces, encouraging sustainable local food production and community engagement."</i>	The PDO will allow Community Gardens as a permitted use within the applicable parks and recreation zoning district.	✓
	30	Open Space Requirement <i>"At least 5% of the total area of the village neighbourhood must be dedicated to usable public open space, ensuring that all residents have access to green areas for recreation and leisure."</i>	The Development proposes a total public reserve dedication of 10.3%.	✓
	30	Smooth Transitions <i>"Building intensity and density should gradually transition from the village centre to the village edge or rural estates, eliminating the need for physical buffers while still maintaining a cohesive community fabric."</i>	The Development incorporates building scale transitions between the Village Centre, Village Neighbourhood, and Village Edge, scaling down from multi-family in the Village Centre, to townhomes and side-by-side semi-detached dwellings in the Village Neighbourhood, and larger-lot single-detached units in the Village Edge.	✓
	30	Building Intensity at Edges <i>"The outer edges of the village neighbourhood must feature lower-intensity development, such as single-family homes or cottages, to blend seamlessly into the village edge or rural estate land uses."</i>	Building heights are reduced near the edges of the plan area within each neighbourhood area.	✓
	30	Transportation Integration <i>"Village neighbourhoods must integrate well with existing transportation networks, including public transit routes, pedestrian pathways, and cycling infrastructure, to encourage active transportation and reduce reliance on personal vehicles."</i>	The Development includes a neighbourhood east-west main road with adequate space for a multi-use path and sidewalks.	✓
	30	Sustainability <i>"Developments within village neighbourhoods should prioritize sustainable building practices, including energy-efficient design, stormwater management features, and the use of native plant species in landscaping to enhance environmental resilience."</i>	Upon approval of the Development, the PDO will encourage building standards including energy efficient building systems.	✓
Section 5.4. Village Edge Policies	33	Objective 1 <i>"To create a lower-density residential area that acts as a transition between Village Neighbourhoods and Rural Estates"</i>	The Village Neighbourhood establishes a lower-density residential area.	✓
	33	Objective 2 <i>"To preserve the tranquility of the Rural Estates by limiting Village Edge building heights, densities, and land uses in alignment with adjacent RR2 and RR5 zones."</i>	The edges of the Village Neighbourhood are restricted to single-detached housing with a maximum building height of 35 feet.	✓
	33	Objective 3 <i>"To encourage connectivity through the provision of sidewalks or paths and shared cycling facilities, while maintaining a quiet local street character."</i>	The East Neighbourhood is planned to connect with the central 'High Street' and its multi-use path, sidewalks, walkways throughout the park area.	✓
	33	Objective 4 <i>"To provide optional open spaces that enhance the community."</i>	The Village Neighbourhood has access to linear greenspaces along the 'High Street' to enhance the overall attractiveness of the neighbourhood.	✓
	33	Objective 5 <i>"To ensure smooth transitions between Village Neighbourhoods and Rural Estates, without the need for physical buffers, through appropriate design and land use policies."</i>	The Village Edge is buffered by the Hydro right-of-way and is a continuation of single-detached housing.	✓

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Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 5.4. Village Edge Policies	33	Village Edge Location <i>"Village Edges are located between Village Neighbourhoods and Rural Estates, providing a gradual transition from higher-density areas to low-density, rural land uses."</i>	The Village Edge serves as the transition area from mid-density in the Village Neighbourhood and lower density, larger lot residential in the Village Edge.	✓
	33	Building Intensity <i>"Building heights in Village Edge areas must not exceed those of adjacent Rural Estate properties. Homes should be no taller than 2 storeys, ensuring the area retains its rural, residential feel."</i>	The Village Edge is primarily single-detached residential with some secondary townhomes fronting the main east-west connecting road. Townhomes may include building heights equal to 3.5 storeys.	✓
	33	Intensity <i>"Village Edges may include housing types, such as duplexes and secondary suites."</i>	No duplexes proposed. Secondary suites may be permitted.	✓
	33	Residential Uses <i>"Only single- and two-family residential uses are permitted within Village Edge areas. Non-residential uses, other than home occupation, are not allowed, ensuring the area remains quiet and residential in nature."</i>	The Village Edge proposes single-detached dwelling units and townhomes which is considered single-attached dwellings.	✓
	33	Lot Sizes <i>"Lot sizes should reflect the lower-density nature of the Village Edge, with larger lot configurations to maintain a smooth transition between Village Neighbourhoods and Rural Estates..."</i>	The Village Edge contains the largest lot sizes in the Development.	✓
	33	Lot Sizes <i>...Lot widths should be 20 meters or greater."</i>	The Village Edge provides the lowest density area of the plan, including lot sizes up to 50 feet.	✓
	34	Open Space Requirement <i>"While dedicated open space is not required in Village Edge areas, developers are encouraged to incorporate small parks, greenways, or landscaped spaces to enhance the overall aesthetic and recreational value of the area."</i>	Approximately 10.8 acres of public reserve and pond area, to create attractive lookout and basement walkout lots.	✓
	34	Smooth Transitions <i>"Building heights, densities, and land uses in Village Edge areas must create a smooth transition from the more intense Village Neighbourhoods to the low-density Rural Estates. Physical buffers or berms are not required, as the gradual decrease in intensity and scale will provide an organic buffer."</i>	The Development incorporates building scale transitions between the Village Neighbourhood and Village Edge, scaling down from townhomes and smaller lot single-detached housing in the Village Neighbourhood.	✓
	34	Building Intensity at Edges <i>"Lower-intensity development should be prioritized in Village Edge areas, especially where they border Rural Estates, to ensure a seamless transition between land uses."</i>	None of the site borders rural estates but the east area is predominantly larger lot single-family homes.	✓
	34	Transportation Integration <i>"Village Edge areas should be designed to integrate smoothly with the existing transportation network while preserving the rural character of the roads. Roads should remain narrower and less intensive, with only necessary infrastructure for sidewalks and sharrows."</i>	The right of ways are larger than normal to accommodate treed boulevards and a multi-use path.	✓
34	Sustainability <i>"Development in Village Edge areas should incorporate sustainable practices such as low-impact landscaping, stormwater management, and energy-efficient building design, consistent with the overall environmental goals of the East St. Paul Secondary Plan."</i>	Upon approval of the Development, the PDO will encourage building standards including energy efficient building systems.	✓	
Section 5.7 Parks and Open Space Policies	41	Objective 1 <i>"To integrate parks and green spaces into the overall stormwater management system, using natural features to manage drainage throughout the Plan Area while preserving the recreational value of parks."</i>	The Development includes adequate greenspace in each neighbourhood area. Parks and ponds are positioned so all homes have accessible, walkable connections to parks and open spaces.	✓
	41	Objective 2 <i>"To ensure all residents have easy access to parks and open spaces that enhance their quality of life and well-being."</i>	Park areas are distributed across each neighbourhood area with greater area provided in the Village Centre and Village Neighbourhood.	✓
	41	Objective 3 <i>"To design parks that offer a variety of recreational opportunities, including spaces for structured activities, walking trails, and areas for relaxation."</i>	Park areas are planned to include athletic fields, walking and seating features, playgrounds, and open space for gatherings and play.	✓

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Section 5.7 Parks and Open Space Policies	41	Objective 4 "To ensure all parks are designed to be multifunctional, accommodating both recreational activities and stormwater management needs without compromising accessibility or usability."	The parks and pond areas serve multiple purposes by combining stormwater management with walkable paths, seating areas, and passive recreation areas.	✓
	41	Multi-Use Spaces "Parks may be used for stormwater management through the incorporation of: • Dry compensating storage that can serve as recreational spaces when not inundated.	Many park areas include stormwater ponds and green drainage corridors that provide storage and filtration functions while remaining open and accessible as part of the open space system.	✓
	41	Multi-Use Spaces • Water quality best management practices in up to 20% of the park area, enhancing the park's ecological function."	The stormwater retention ponds will be naturalized as per best practice.	✓
	41	Stormwater Features "Stormwater conveyance and detention areas are permitted in parks, provided that: • They do not require fencing, ensuring the space remains accessible and visually appealing.	The stormwater retention ponds in the plan remain unfenced and visually open. Their shoreline treatments support recreation and do not limit access.	✓
	41	Stormwater Features • They occupy no more than 30% of the park area, maintaining a balance between stormwater management and recreational use."	Stormwater retention pond area may occupy more than 30% in some park areas. Other park areas are provided with no stormwater pond area.	✗
	41	Park Features "Each park must provide: • Walking trails for exercise and connectivity within the community. • Seating areas for rest, relaxation, and socialization. • Tree canopy coverage of at least 30% to provide shade and enhance the natural beauty of the park."	The planned park system is intended to include continuous pathways, seating locations at pond edges, and a planting that supports shade and ecological function. There will be a balance between treed areas and recreational uses.	✓
	41	Accessibility "Parks in the Plan Area will be designed to ensure accessibility for all residents, with particular attention to playgrounds, which will be strategically located within walking distance of homes. Playgrounds will feature inclusive equipment, creating safe, welcoming spaces for children of all abilities, and each park will incorporate pathways and amenities that encourage ease of access, fostering an inclusive environment throughout the community."	The park system is intended to be evenly distributed across the plan area, with a focus on larger parks with more features within the Village Centre. All walking infrastructure and playground structures are intended to be universally accessible.	✓
	42	Open Space Encouragement "While dedicated open space is not required in Village Edge areas, developers are encouraged to incorporate small parks, greenways, or landscaped spaces to enhance the overall aesthetic and recreational value of the area."	The Village Edge provides small linear parks with walkout and lookouts to the pond to enhance the overall appeal of the area.	✓
Section 5.10. Zoning By- law	46	Objective 1 "To update zoning regulations to permit higher density, mixed-use development in Village Centres while maintaining the character of surrounding rural residential."	A PDO is proposed to be incorporated into the Zoning By-law to ensure alignment between the Secondary Plan and Zoning By-law.	✓
	46	Objective 2 "To establish zoning districts that support blended density residential areas, providing diverse housing options within Village Neighbourhoods."	A PDO is proposed to be incorporated into the Zoning By-law to ensure alignment between the Secondary Plan and Zoning By-law.	✓
	46	Objective 3 "To retain and support the existing rural character in Village Edges and Rural Estates by maintaining appropriate medium and low-density residential zoning districts."	A PDO is proposed to be incorporated into the Zoning By-law to ensure alignment between the Secondary Plan and Zoning By-law.	✓
	46	Objective 4 "To ensure zoning regulations align with the broader goals of the East St. Paul Secondary Plan, promoting a walkable, connected, and sustainable community within the Plan Area."	A PDO is proposed to be incorporated into the Zoning By-law to ensure alignment between the Secondary Plan and Zoning By-law.	✓

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Section 5.10. Zoning By-law	46	Village Centres: Mixed Use Zoning "Amend the Zoning By-Law to create a Mixed-Use Village Centre District that permits a range of uses, including residential, retail, office, lodging, and recreational facilities. This district should encourage: <ul style="list-style-type: none"> Higher-density residential development. Buildings with a mix of residential and non-residential uses. Building heights between 3 to 5 storeys, with transition regulations ensuring that the tallest buildings are located near the centre of the Village Centre." 	The Applicant intends to work collaboratively with the RM to determine alignment between the Secondary Plan and Zoning By-law.	✓
	46	Village Centres: Commercial Uses "Allow a variety of commercial uses in Village Centres, including retail, restaurants, offices, lodging, and services, all supporting the daily needs of residents."	The Applicant intends to work collaboratively with the RM to determine alignment between the Secondary Plan and Zoning By-law.	✓
	46	Open Space Requirements "Include zoning provisions that require 3 - 5% of the Village Centre area to be dedicated to public open spaces, such as village squares or greens."	The Applicant intends to work collaboratively with the RM to determine alignment between the Secondary Plan and Zoning By-law.	✓
	47	Village Neighbourhood Blended Density Residential District "Establish a Village Neighbourhood Residential District that permits a mix of medium-density residential housing types, including townhomes, duplexes, and small multi-family buildings (2 to 4 storeys). This district should: <ul style="list-style-type: none"> Allow for a range of housing densities. Ensure that residential development includes shared green spaces and community amenities." 	The Applicant intends to work collaboratively with the RM to determine alignment between the Secondary Plan and Zoning By-law.	✓
	47	Village Neighbourhood Lot Size and Building Regulations "Define minimum lot sizes and setbacks to encourage a compact, walkable neighbourhood design that supports active transportation and reduces car dependency."	Village Neighbourhood lot size and building regulations will be contained within the proposed PDO.	✓
	47	General Development: Setback and Height Regulations "Ensure setback and height requirements reflect the character of each place type, with higher buildings permitted in Village Centres and lower, single-storey structures in Village Edges and Rural Estates."	Village Neighbourhood setback and height regulations will be contained within the proposed PDO.	✓
	47	General Development: Parking and Transportation "Incorporate zoning requirements that minimize parking demands in Village Centres and encourage active transportation options by reducing minimum parking requirements and prioritizing pedestrian and cyclist infrastructure."	The proposed PDO will contain the appropriate regulations to address parking and transportation.	✓
	47	Sustainable Development "Include zoning incentives for sustainable building practices, such as stormwater management systems integrated into open spaces."	The proposed PDO will contain the appropriate regulations to address best practice on stormwater management	✓
6.0 TRANSPORTATION				
Section 6.1 Street Network Policies	50	Objective 1 "To create a cohesive, interconnected transportation network that ensures accessibility, reduces congestion, and supports the development of complete communities."	The Development is intended to support inter-modal transportation including driving, walking, and cycling.	✓
	50	Objective 2 "To provide a framework for street design that meets the specific needs of different place types, ensuring a balance between walkability, vehicle movement, and overall community connectivity."	The Development is intended to support inter-modal transportation including driving, walking, and cycling.	✓
	50	Objective 3 "To ensure streets are designed to promote safety, accommodate all users, and integrate seamlessly across multiple ownerships and phases of development."	The right of ways will be large enough to accommodate walking, cycling, and vehicles.	✓

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Section	Pg.	Secondary Plan Text	Meadows Development Alignment	Compliance
Section 6.1 Street Network Policies	50	Objective 4 <i>"To reduce reliance on vehicles by promoting walkable, bike-friendly street designs in residential and mixed-use areas."</i>	The central east-west main road will be built with a multi-use path on the boulevard to promote walkability and cycling.	✓
	50	Objective 5 <i>"To plan for future growth and development by incorporating street connections and stubs that will integrate with adjacent properties as they are developed."</i>	The Development proposes a total of 7 road connections (or "stubs") to adjacent lands to integrate with future development.	✓
	50	Framework Streets <i>"The framework streets identified in Figure 31 must be provided within developments. At the development site boundary, the framework street must align with an existing stub for the framework street or within 150 feet of where it is specified if no stub exists. Within the development site the framework street may follow a different trajectory, however it must provide a direct connection through the site."</i>	Connectivity is provided to adjacent sites but not to the prescribed distances.	✓
	50	Block Sizes <i>"Additional streets are required to create blocks with a maximum perimeter based on the following standards:</i> <ul style="list-style-type: none"> <i>Village Centre: 550 meters;</i> <i>Village Neighbourhood: 730 meters;</i> <i>Village Edge: 975 meters;"</i> 	<ul style="list-style-type: none"> Interior Village Centre blocks are provided with a maximum perimeter of 360 metres. Interior Village Neighbourhood blocks are provided with a maximum perimeter of 538 metres. Interior Village Edge blocks are provided with a maximum perimeter of 750 metres. 	✓
	50	Property Edge Blocks <i>"Blocks along the edges of properties are not subject to maximum block size requirements but must be no more than 90 meters deep from the property line to the nearest street."</i>	Blocks along the edge of the site are provided with a maximum of 87 metres. Blocks in Village Neighbourhood are approximately 35.5 metres deep.	✓
	50	Street Stubs <i>"Street stubs for future connections must be provided along the edges of properties at the following minimum spacing:</i> <ul style="list-style-type: none"> <i>Village Centre: 150 meters;...</i> 	Street stubs for future connections within the Village Centre does not comply. Only one future connection stub is provided.	✗
	50	Street Stubs <ul style="list-style-type: none"> <i>...Village Neighbourhood: 180 meters;</i> 	Street stubs for future connections within the Village Neighbourhood does not comply. Four future connection stubs are provided.	✗
	50	Street Stubs <ul style="list-style-type: none"> <i>...Village Edge: 300 meters;"</i> 	Street stubs for future connections within the Village Edge does comply. Four future connection stubs are provided.	✓
	50	Continuity of Street Stubs <i>"Street stubs provided at property boundaries must be continued within the Plan Area to maintain connectivity and ensure future developments link seamlessly with the existing street network."</i>	Street stubs are planned to be built to the edge of the property line as part of the proposed phasing plan.	✓
Section 6.2. Street Design Policies	51	Village Centre: Right-of-Way <i>"Streets must have a minimum right-of-way of 20 meters."</i>	The central east-west main road has a proposed right-of-way of 27 metres.	✓
	51	Village Centre: Travel Lanes <i>"Streets will have no more than two travel lanes, each 3 meters wide."</i>	All streets provide two lane, two-way travel with paved lanes at 3 metres wide.	✓
	51	Village Centre: Median and Turn Lanes <i>"Medians and center turn lanes may be incorporated along major routes."</i>	Medians and turn lanes are provided along the 'High Street' at major intersections.	✓
	51	Village Centre: Sidewalks and Pedestrian Paths <i>"Sidewalks must be a minimum of 3 meters wide on both sides of the street to prioritize pedestrian movement."</i>	10-foot sidewalks are planned to be built on both sides of the street in the Village Centre.	✓
	51	Village Centre: Boulevard Design <i>"A minimum 1.8-meter-wide boulevard must separate the sidewalk from the street, creating space for trees or street furnishings."</i>	A 16-foot (~5 metre) central boulevard is planned to be built along the east-west main road, with additional boulevard space provided between the street and sidewalk.	✓
	51	Village Centre: On-Street Parking <i>"Parallel parking must be provided on both sides of the street, with a maximum width of 2.5 meters."</i>	On-street, parallel parking will be permitted on both sides of the street within the Village Centre.	✓

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Section 6.2. Street Design Policies	51	Village Centre: Street Geometry "Streets will be designed with a centerline radius of at least: • 30.5 meters feet for local streets, • 53 meters for collectors, and • 76 meters for arterials."	In compliance.	✓
	52	Village Neighbourhood: Right-of-Way "Streets in Village Neighbourhoods must have a minimum right-of-way of 15 meters."	The central east-west main road has a proposed right-of-way of 27 metres. The proposed right-of-way for local streets is 18 metres.	✓
	52	Village Neighbourhood: Travel Lanes "A maximum of two travel lanes, each 3 meters wide, shall be provided."	All streets provide two lane, two-way travel with paved lanes at 3 metres wide.	✓
	52	Village Neighbourhood: Sidewalks "Sidewalks must be at least 1.7 meters wide on both sides of the street."	6-foot sidewalks are planned to be built on both sides of the street within the Village Neighbourhood.	✓
	52	Village Neighbourhood: Boulevard "At least a 1.8-meter-wide boulevard must be provided between the sidewalk and the street to create a safe pedestrian environment and allow for landscaping."	A 16-foot (~5 metre) central boulevard is planned to be built along the High Street, with additional boulevard space provided between the street and sidewalk.	✓
	52	Village Neighbourhood: On-street Parking "Parallel parking, with a maximum width of 2.5 meters, may be provided on one or both sides of the street."	On-street, parallel parking will be permitted on one side of all local streets within the Village Neighbourhood.	✓
	52	Village Neighbourhood: Street Geometry "Streets must follow a centerline radius of: • 23 meters for local streets, • 45.75 meters for collectors, and • 76 meters for arterials."	In compliance. Exact dimensions to be confirmed.	✓
	52	Village Edge: Right-of-Way "Village Edge streets must have a minimum right-of-way of 13.75 meters."	The central east-west main road has a proposed right-of-way of 27 metres. The proposed right-of-way for local streets is 18 metres.	✓
	52	Village Edge: Travel Lanes "Two lanes, each 3 meters wide, are permitted, ensuring access while preserving the area's residential character."	All streets provide two lane, two-way travel with paved lanes at 3 metres wide.	✓
	52	Village Edge: Sidewalks "Sidewalks will be at least 1.5 meters wide and may be provided on one or both sides of the street."	In compliance. Exact dimensions to be confirmed.	✓
	52	Village Edge: Boulevard "A minimum 2.4-meter-wide boulevard between the street and sidewalk is required to provide space for landscaping."	A 16-foot (~5 metre) boulevard is planned to be built along the central east-west main road, with additional boulevard space provided between the street and sidewalk.	✓
	52	Village Edge: On-street Parking "Optional parallel parking may be provided on one side of the street, with a maximum width of 2.5 meters."	On-street, parallel parking will be permitted on one side of all local streets within the Village Edge.	✓
	52	Village Edge: Street Geometry "Streets must have a minimum centerline radius of: • 30.5 meters for local streets, • 53 meters for collectors, and • 76 meters for arterials."	The central east-west main road will be treated as a collector and will maintain a centreline radius of at least 53 metres. All local roads will maintain a centreline radius of 30.5 metres.	✓
Section 6.3. Pedestrian Network Policies	55	Sidewalks "Sidewalks must be provided along streets in the Plan Area, in accordance with the requirements outlined in the Street Network Policies. Sidewalks must be continuous and well-maintained to ensure safe pedestrian movement throughout the community."	The Development conforms to Street Network Policies.	✓
	55	Accessible Ramps "Accessible corner ramps must be provided at all intersections and mid-block crosswalks to ensure the pedestrian network is fully accessible to individuals with mobility challenges."	Sidewalks and crosswalks will be built to be universally accessible with ramps and mid-block crosswalks.	✓

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Section 6.3. Pedestrian Network Policies	55	Signalized Crossings <i>"All signalized intersections must include an automatic pedestrian crossing cycle to ensure safe passage for pedestrians without requiring manual activation."</i>	Signalized and strategic intersections will include automatic crosswalks.	✓
	55	Mid-Block Crosswalks <i>"For block faces longer than 183 meters, at least one mid-block crosswalk must be provided to facilitate pedestrian movement and reduce the need for long detours."</i>	Flashing crosswalks will be installed at strategic locations between intersections.	✓
	55	Pedestrian Safety <i>"Design features such as clear signage, adequate lighting, and raised crosswalks should be incorporated where necessary to enhance pedestrian safety, particularly in areas with high traffic volumes or speeds."</i>	Streets and sidewalks will be well lit.	✓
	55	Connectivity <i>"The pedestrian network must provide direct, convenient connections between key destinations, including Village Centres, schools, parks, and public transit stops, encouraging walking as an important mode of transportation."</i>	Connections will be planned between sidewalks, multi-use path, and paths within park areas.	✓
Section 6.4. Cycling Network Policies	55	Dedicated Bicycle Facilities <i>"Dedicated bicycle facilities should be provided at a minimum spacing of 400 meters throughout the Plan Area to ensure comprehensive cycling coverage."</i>	Bicycle parking facilities will be provided throughout each neighbourhood area.	✓
	55	Types of Bicycle Facilities <i>"Dedicated bicycle facilities should include a variety of options to suit different street types and land uses. These may include:</i> <ul style="list-style-type: none"> • Off-street bicycle trails, • Off-street shared-use trails, • Sidewalk-adjacent bicycle lanes, • Parking-protected bicycle lanes, and • Buffered bicycle lanes. The selection of bicycle facility types should reflect the surrounding land use and traffic conditions to optimize safety and usability."	The east-west main road is planned to include an off-street shared-use trail.	✓
	55	Minimum Width <i>"All bicycle facilities must provide a minimum width of 1.8 meters for each direction of travel, ensuring ample space for cyclists to navigate safely and comfortably."</i>	The off-street shared use trail is planned to be approximately 1.6 metres wide for each direction, or ~10 feet in total width.	✓
	55	Cyclist Safety <i>"Bicycle lanes and trails must be designed to minimize conflicts between cyclists, pedestrians, and vehicles. Features such as physical barriers, clear signage, and adequate lighting should be incorporated to enhance cyclist safety, especially in high-traffic areas."</i>	A dedicated bicycle lane will be provided off street along the center boulevard of the High Street. This will minimize conflict between vehicles.	✓
	55	Connectivity <i>"The cycling network must provide direct links to major destinations within the community, such as Village Centres, parks, schools, and public transit hubs. Bicycle facilities should also connect to regional cycling networks where feasible, promoting broader mobility and access."</i>	The off-street shared use trail will serve as a central link between the Village Centre, Village Neighbourhood, and Village Edge.	✓
7.0 MUNICIPAL SERVICES POLICY				
Section 7.1. General Servicing Policies	59	Service Alignment <i>"Higher-density residential, commercial, or industrial developments must follow municipal water and wastewater services."</i>	Higher-density, commercial, and mixed-use buildings are located along the central east-west main road and will be able to connect quickly to a water and wastewater services efficiently.	✓
	59	Future-proofing <i>"All new developments must incorporate future-proofing for water and wastewater infrastructure, ensuring they can connect to municipal systems when they become available."</i>	All proposed blocks and lots are designed to accommodate servicing connections.	✓
	59	Utility Setback Compliance <i>"Development proposals must comply with setbacks and safety regulations for Manitoba Hydro transmission lines and natural gas easements to avoid conflicts."</i>	The Development respects the Manitoba Hydro corridor by placing open space and non-buildable areas along the transmission line.	✓

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	59	Developer Contributions <i>"The R.M. will require developers to contribute to infrastructure development costs and reserve land for future utility corridors as needed."</i>	The Developer is willing to contribute to the infrastructure development costs and reserve land for future utility systems.	✓
Section 7.2. Water Distribution Policies	60	Water Quality Compliance <i>"Future developments must ensure compliance with provincial water quality standards for private wells and water sources."</i>	The Development contemplates municipal services.	—
	60	Mandatory Water Connection <i>"As municipal water services become available, all developments must connect within a defined time period as established by the R.M."</i>	The Development anticipates connection to municipal water once available. Block and road alignments do not restrict connections.	✓
	60	Water Infrastructure Coordination <i>"The R.M. will work with developers to implement infrastructure improvements, including water distribution systems, as part of future service extensions."</i>	The Development layout provides clear rights-of-way for future servicing extensions and can accommodate coordinated improvements with the R.M. during future servicing phases.	✓
	60	Private Well Usage <i>"Private wells will continue to serve developments until such time as municipal water services are extended to the area."</i>	The Development does not preclude private well use during interim servicing and allows sites to meet provincial water standards until municipal water is extended.	✓
Section 7.3. Wastewater Collection Policies	61	Temporary Wastewater Solutions <i>"Until a wastewater system is established, developments must rely on private on-site systems, subject to regulatory approval and environmental standards."</i>		✓
	61	Wastewater System Future-Proofing <i>"All new developments should be designed with the ability to connect to a future regional wastewater system."</i>	The Development layout is designed to allow future servicing tie-ins once the regional system is constructed.	✓
	61	Wastewater Connection Requirement <i>"All existing properties within the Plan Area will be required to connect to the regional wastewater system within five to ten years of service availability. • Higher-density and commercial developments will be required to connect within three to five years of service availability. • Newly approved developments must connect upon service availability. The R.M. may consider case-by case exemptions for properties with newer, compliant on-site systems, subject to environmental review."</i>	The Development will connect to the municipal wastewater treatment plant.	✓
	61	Regional Wastewater Funding <i>"The R.M. will work with developers and other municipalities to explore funding options for the establishment of a regional wastewater treatment facility."</i>	The Developer is willing to explore options for municipal servicing.	✓
Section 7.4. Land Drainage Policies	62	Exposed Stormwater Systems <i>"The stormwater system should remain exposed to the air when possible, providing both visual and functional benefits to the community."</i>	The drainage system uses open-air ponds and above-ground conveyance that are integrated with public space.	✓
	62	Stormwater Direction <i>"Drainage systems must be designed to direct stormwater toward major greenways, such as the corridors between Wenzel Road, Village 2, and Village 1."</i>	The drainage network directs water toward the pond and public reserve areas. The Meadows integrates ponds and park areas that perform both drainage and recreational functions.	✓
	62	Stormwater Management Plans <i>"Developers must submit stormwater management plans that include natural features and retention areas as part of the open space design in new developments. Downstream Impact Consideration: Developers must assess and mitigate downstream impacts in their stormwater management plans, ensuring that runoff does not negatively affect adjacent properties or infrastructure."</i>	The Development integrates retention ponds and public reserve areas to manage all surface runoff without impacting adjacent property owners, subject to detailed lot servicing studies.	✓
	62	Open Space Drainage Integration <i>"Drainage systems in Village 3 and other areas will incorporate open spaces to enhance stormwater retention and conveyance, utilizing natural features for both functionality and community enrichment."</i>	Not Applicable	—