

MEADOWS DEVELOPMENT

East St. Paul

Application Process



www.meadowsdevelopment.ca

Engagement Process

WE ARE HERE

Online Information Session #1

Tuesday
June 16 (5-7 p.m)

Online Information Session #2

Thursday
June 18 (5-7 p.m)

Public Open House #1

Wednesday
June 24 (5-8 p.m)
at The Meadows Site

Survey

Open: June 29
Close: July 15

Online Information Session #3

Wednesday
July 8 (5-7 p.m)

Public Open House #2

Monday
July 13 (5-8 p.m)
at The Meadows Site

Engagement Schedule

Mailouts

Mailouts have been sent to residents of East St. Paul with key project information and ways to get involved. A final mailout will follow, summarizing what we heard during the Information Sessions and Open House #1.

Online Information Sessions

Two online information sessions were held on Tuesday, June 16, and Thursday, June 18, 2026. A third session will be held on **Wednesday, July 8, 2026**, from **5-7 p.m.** These sessions provide an opportunity to learn about the project, ask questions, and share feedback.

Public Open Houses

Two public open houses will be held at the Meadows site on **Wednesday, June 24, 2026**, and **Monday, July 13, 2026**, from **5-8 p.m.** The open houses will include a short presentation, followed by a Q&A.

Survey

A survey will be collected from **June 29 to July 15, 2026**, to help with a new means of participation and to ask questions about concerns or suggestions.

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)**

SURVEY Survey Opens **June 29 - July 15**

JULY 2026

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)**

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 would not change zoning rules for other properties in East St. Paul.

Plan of Subdivision

A subdivision application will divide the site into development blocks, lots, public roads, and park reserves. A Development Agreement with the RM will be required and will ensure the required infrastructure is in place before construction begins.

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.

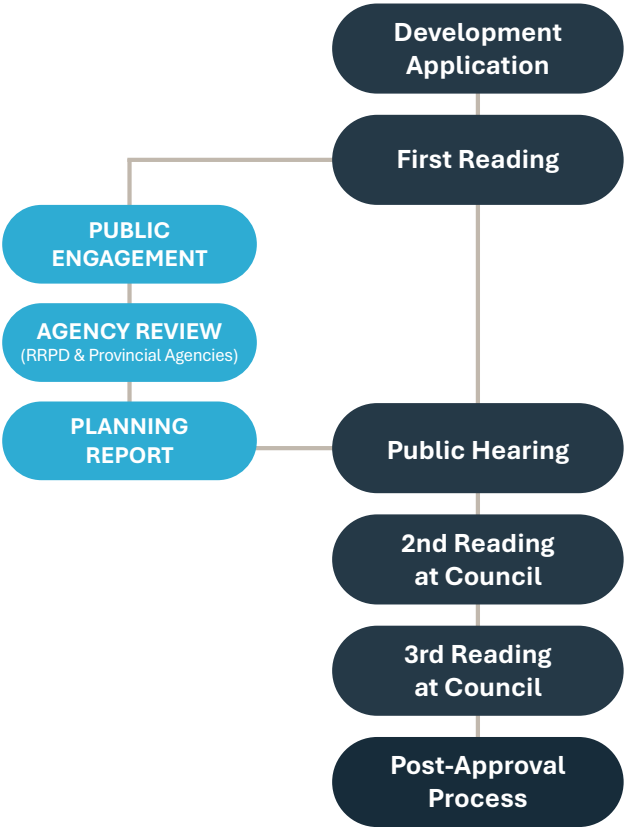
Post-Public Hearing

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



Development Fees

New development contributes through both development fees and future property tax revenue. Based on the Municipality’s current fee schedule, the Meadows development is estimated to generate approximately \$40 million in development-related fees over time. The exact amount will ultimately be determined through future negotiations and development agreements between the Municipality and the Developer.

These funds help support infrastructure projects, including water, wastewater, roads, drainage, and other municipal services needed to accommodate growth. The important point is that growth helps generate new revenue that can be reinvested in the community and its infrastructure.

Learn more and stay informed by visiting our website at www.meadowsdevelopment.ca