NOTICE OF COMBINED PUBLIC HEARING

SUBDIVISION & CONDITIONAL USE APPLICATION

RM of East St. Paul

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-668-8112.

TUESDAY	**Council Chambers,**
September 22, 2026	**3021 Birds Hill Rd,**
5:30 PM	**RM of East St. Paul, MB**

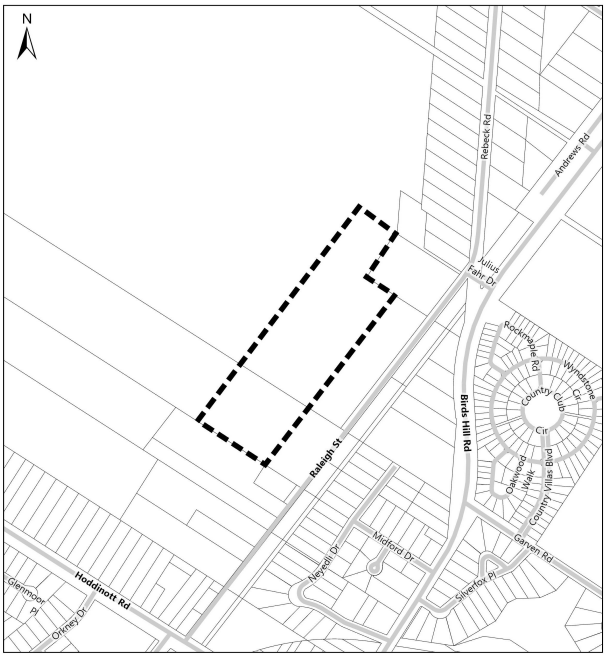
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **S26-3151 + CU 25, 2026**

Applicant: Waterside Development Corp.

Property Location: 3401 Mowat Road (Roll # 54203)
Unaddressed parcel (Roll # 55800)
RM of East St Paul
Legal: Portion of PARCELS A, B, AND C
PLAN 9590 WLTO



Application Purpose:
To subdivide the subject properties into 135 development lots.

To establish a Planned Unit Development land use with a Community Recreation Service, in order to allow for future development on the subject property.

** This application forms part of the lands within conditionally approved subdivision S26-3137, which will be zoned RT subject to approval of By-law 2026-04 by the Municipal Board following the appeal hearing.*

Property Zone	Conditional Use Request	Proposed by Applicant
Current: "DR" Development Reserve "RR5" Rural Residential *Proposed (BL 2026-04):* "RT" Two Housing Dwelling Zone	Planned Unit Development + Community Recreation Service	To create a planned unit development with a Community Recreation Service (Clubhouse)

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at https://www.redriverplanning.com/hearings.php or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

RED RIVER PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

CONDITIONAL USE APPLICATION REPORT

Date	September 9, 2026
Application File	**CU 25, 2026**
Applicant	Waterside Development Corp.

SUBJECT PROPERTY INFORMATION

Property Location	3401 Mowat Road (Roll 54203) Unaddressed parcels (Roll 55800)
Municipality	RM of East St Paul
Legal	Portion of PARCELS A, B, AND C PLAN 9590 WLTO
Zoning (Current)	"DR" Development Reserve Zone "RR5" Rural Residential Zone RM of East St Paul Zoning By-law No. 2009-04
Zoning (Proposed)	"RT" Two Housing Dwelling Zone "RM" Multiple Housing Dwelling Zone (BL 2026-04)
Development Plan Designation	*Settlement Centre* designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Not Applicable
Property Size	(+/-) 289.03 Acres (Roll 54203) (+/-) 38.82 Acres (Roll 55800) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
Current: "DR" Development Reserve "RR5" Rural Residential *Proposed:* "RT" Two Housing Dwelling Zone "RM" Multiple Housing Dwelling zone	Planned Unit Development + Community Recreation Service	To create a planned unit development with a Community Recreation Service (clubhouse)

Application Purpose
The applicant proposes to create a Planned Unit Development in connection to a coinciding subdivision (S26-3151).

The applicant also proposes to create a Planned Unit Development and a Recreational Facility, which are both a conditional use in the proposed zone for the subject properties.

The applicant has provided a letter of intent, site plan, and status of title, which is attached to this report.

This application has been circulated to the R.M. of East St. Paul. The municipality has the following comments in regards to the proposed conditional uses:

- **CAO:**
  The proposed conditional use is consistent with the Fahr lands development previously considered by Council. Administration has no concerns with the proposed Planned Unit Development or community recreation use and supports the application. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements. The development remains subject to the applicable subdivision, rezoning and development agreement requirements.

- **Planning:**
  I have reviewed the conditional use application and have no concerns. I will deal with the details of the Planned Unit Development through a Development Agreement.

- **Project Manager:**
  The proposed 9.0 m internal road ROW is narrower than typical for a municipal road. But, given that the roads are proposed to remain private within the condominium development, it may be considered, subject to confirmation of the road width, layout, emergency and service vehicle access, and other applicable requirements through detailed design and the Development Agreement.

  Detailed grading and drainage plans will be required as the design progresses to demonstrate that drainage can be appropriately managed without adversely impacting adjacent properties or municipal infrastructure.

  With the reduced ROW, the internal roads and other common infrastructure should remain privately owned and maintained, with long-term maintenance responsibilities assigned to the condominium corporation and clearly established through the Development Agreement.

- **Fire Department:**
  As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training.

RRPD notes that per section 74 of the East St. Paul zoning by law Planned unit developments use shall comply with the following regulations:

1. *Specific zone regulations shall not directly apply to planned unit developments. However, the project shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards of building separation, parking, height and other requirements and provisions of this By-law.*
2. *An application for a planned unit development shall include normal development permit requirements as well as an impact study that outlines the following information:*
   a) *economic, social and environmental benefits to the community;*
   b) *the effect on the general character of the area and adjacent areas;*
   c) *the effect on the general environment including drainage, groundwater, erosion, etc.;*
   d) *the effect on municipal services and the street system; and such additional information as required by Council.*
3. *The minimum site area for a Planning Unit Development shall be 4.05 ha. (10.00 acres).*
4. *The density of development shall not be increased from the normal density per gross hectare (acre) permitted in that zone.*
5. *Planned Unit Developments shall be regulated through a site plan agreement or development agreement which is caveated against the title at the Land Titles office.*
6. *An overall landscaping plan shall be prepared.*
7. *Any public park areas shall be dedicated to the Municipality.*

ANALYSIS

The applicant proposes a Planned Unit Development (PUD) in support of the 135-lot residential development proposed through Subdivision Application S26-3151. The PUD also includes a Community Recreation Service (clubhouse) intended to serve the proposed residential development. Both Planned Unit Developments and Community Recreation Services are identified as conditional uses within the proposed “RM” Multiple Housing Dwelling Zone and “RT” Two Housing Dwelling Zone.

Administration notes that the proposed development concept is generally consistent with the previously considered Fahr Lands development and has no significant concerns with the proposed PUD or Community Recreation Service.

The RM of East St. Paul Project Manager identified a servicing consideration related to the narrower rights-of-way proposed for the development compared to those typically provided elsewhere in the municipality. As a result, the applicant/property owner will be required to retain responsibility for servicing the development. The specific responsibilities and requirements will be addressed through the Development Agreement. The Municipality has advised that the proposed PUD is dependent on the internal roadways remaining under the control and responsibility of the applicant/property owner.

The PUD framework is intended to provide flexibility in site design while ensuring that the development achieves standards equivalent to those required under the Zoning By-law. The proposed development includes private internal roadways and common amenity areas that differ from a conventional subdivision configuration. Accordingly, the applicant has indicated that detailed development standards, including setbacks, site coverage, projections, and other site-specific requirements, can be addressed through the Development Agreement process.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

(a) reject the application; or

(b) approve the application if the conditional use proposed in the application
(i) will be compatible with the general nature of the surrounding area,
(ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
(iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This conditional use approval is limited to the development as presented in this application. Any subsequent change, replacement, expansion, or addition that is not in substantial conformance with the approved application shall require a new conditional use approval.

2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

3. This conditional use approval is contingent upon the subject property being rezoned through the adoption of By-law No. 2026-04, to rezone the property from the “DR” Development Reserve and “RR5” Rural Residential Zones to the “RM” Multiple Housing Dwelling Zone and “RT” Two Housing Dwelling Zone.

4. The applicant/owner shall enter into a Development Agreement with the Rural Municipality of East St. Paul to the satisfaction of the Municipality, in accordance with the requirements associated with Subdivision Application S26-3151.

RRPD LOCATION MAP

ADDITIONAL INFORMATION
(from applicant, municipality, government departments, etc.)

Public Hearing Comments
September 22, 2026

[redacted]

S26-3151 – Fahr's Farms

CAO: The proposed subdivision is consistent with the Fahr lands development previously considered by Council and will allow the proposed bare land condominium development to move forward. Administration has no concerns with the application and supports the subdivision, subject to the conditions recommended by the Red River Planning District. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements.

Planning: I have reviewed the subdivision application and have no concerns; the lot sizes are similar to those of country villas. A development agreement will be required.

Project Manager: No comments or concerns.

Fire Department: As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training

CU 25, 2026 - Fahr's Farms

CAO: The proposed conditional use is consistent with the Fahr lands development previously considered by Council. Administration has no concerns with the proposed Planned Unit Development or community recreation use and supports the application. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements. The development remains subject to the applicable subdivision, rezoning and development agreement requirements.

Planning: I have reviewed the conditional use application and have no concerns. I will deal with the details of the Planned Unit Development through a Development Agreement.

Project Manager: The proposed 9.0 m internal road ROW is narrower than typical for a municipal road. But, given that the roads are proposed to remain private within the condominium development, it may be considered, subject to confirmation of the road width, layout, emergency and service vehicle access, and other applicable requirements through detailed design and the Development Agreement.

Detailed grading and drainage plans will be required as the design progresses to demonstrate that drainage can be appropriately managed without adversely impacting adjacent properties or municipal infrastructure.

With the reduced ROW, the internal roads and other common infrastructure should remain privately owned and maintained, with long-term maintenance responsibilities assigned to the condominium corporation and clearly established through the Development Agreement.

Fire Department: As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training

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RED RIVER PLANNING DISTRICT

2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5
Toll Free: 800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

CONDITIONAL USE APPLICATION

REQUIRED DOCUMENTATION: *1. Letter of Intent* *2. Site Plan* *3. Current copy of title (within 30 days)*

SUBJECT PROPERTY AND APPLICATION INFORMATION

Roll No.(s) 57400 & 54203 Civic Address(es) none

Legal Description(s) pcL a,b& c, pl. 9590; rl 90&91 Pl 13069 Municipality ESP

Related Planning Application File No.(s) ZBA BL 2026 04; S26 3137

Proposed Use(s) on Property PUD and Recreation Service building for RT lots

APPLICANT/OWNER INFORMATION

Applicant's Name waterside development corp. Phone 2045050225

Complete Mailing Address unit D 236 Osborne St Wpg r2l3w3

Email Address info@watersidedevelopment.caf

Owner's Name fahr's farm ltd Phone 2042952366

Complete Mailing Address 30th flr 360 Main St Wpg R3C 4G1

Email Address pkeating@mltaikins.com

OWNER'S SIGNATURE ***Application form must be signed by all owners listed on the title***

CANADIAN ANTI-SPAM LEGISLATION

WE WILL ONLY SEND YOU EMAIL AND OTHER ELECTRONIC MESSAGES WITH YOUR EXPRESS CONSENT. YOU MAY WITHDRAW AT ANY TIME BY CONTACTING OUR OFFICE AT INFO@RRPD.CA OR 1-800-876-5831.

■ YES

☐ NO

BY SELECTING THE YES BOX NEXT TO THIS CLAUSE, I PROVIDE MY EXPRESS CONSENT, INCLUDING BY EMAIL AND BY OTHER ELECTRONIC COMMUNICATIONS, BY THE RED RIVER PLANNING DISTRICT, AND THIRD PARTIES, FOR THE PURPOSES RELATED TO THIS APPLICATION ABOUT SERVICES, PERFORMANCE AND MARKETING OF THE RED RIVER PLANNING DISTRICT.

[redacted]

WATERSIDE
DEVELOPMENT CORP

June 10, 2026

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

Attention: Santan Singh - Manager of Planning Services

Dear Santan:

Re: Conditional Use Application for Bare Land Condominium Planned Unit Development on Fahr Lands
Block 1, Lot 2, Deposit No. 1234567 - 66 Bare Land Condominium Units and 1 Clubhouse
Block 2, Lot 2, Deposit No. 9876543 - 70 Bare Land Condominium Units

This conditional use application is being made for a planned unit development on two lots within the conditionally approved subdivision file S26-3127. This subdivision has been approved by East St Paul and Red River Planning District subject to rezoning to RT: Two Housing Dwelling Zone. The applicable rezoning by-law amendment application file ZBA BL 2026-4 has been given second reading and may be appealed to the Municipal Board.

Further to this we are applying for the approval of a conditional use within this zone for a Community Recreation Service use on one site. This is for the creation and construction of an amenity clubhouse within Block 1, Lot 2. This clubhouse will be a main amenity offering indoor and outdoor meeting spaces and recreational activities.

This conditional use application should be reviewed and approved subject to the above applicable subdivision and rezoning being approved and processed accordingly. These approvals can be processed and registered in series with the goal of completing necessary administrative steps while Waterside awaits a decision by the Municipal Board on our rezoning application.

The following files are attached:

- Exterior rendering of proposed streetscape and unit elevations.
- Subdivision Application Map (SAM) for Planned Unit Development (Bare Land Condominium)
- Overall landscape and site-specific plan for Block 2, Lot 2
- Overall landscape and site-specific plan for Block 1, Lot 2
- Unit specific floor plans for each of the proposed unit types
- Clubhouse amenity concept for joint use by both condominium corporations (TBD)
- Realtor market data for similar product of attached bungalow units in Birds Hill
- 2021 data summary for population of the RM of East St Paul

Please note that this application for Planned Unit Development meets the spirit and intent for the RT Zone for the permitted use Two Housing Dwelling as it conforms to the following provisions for Site Requirements for permitted and conditional uses, subject to an administrative variance of 15% which can be approved internally at RRPD:

1.)	Site area:	10,000 sf	5,000 sf or greater	5,000 sf or greater
2.)	Site width:	100 ft	15% variance = 85 ft	Proposed: 84 ft
3.)	Front yard:	30 ft	15% variance = 25.5 ft	Proposed: 24 ft
4.)	Rear yard:	25 ft	15% variance = 21.25 ft	Proposed: 20 ft
5.)	Side yard:	10 ft	15% variance = 8.5 ft	Proposed: 8 ft
6.)	Corner side yard:	15 ft	15% variance = 12.75 ft	Proposed: 12 ft
7.)	Site Coverage:	Per Section 12.6(2)		Unit 40% / Site 35%
8.)	Building Height:	35 ft (2.5 storeys)	same	
9.)	Dwelling Unit Area:	800 sf	800 sf or greater	
10.)	Dwelling Unit Width:	20 ft	28 ft wide or greater	

Please note that this application for Planned Unit Development meets the spirit and intent for the RT Zone for the permitted use Two Housing Dwelling as it conforms to the following provisions for Site Requirements for accessory uses and buildings:

1.)	Site area:	N/A
2.)	Site width	N/A
3.)	Front yard:	30 ft
4.)	Rear yard:	5 ft
5.)	Side yard:	5 ft
6.)	Corner side yard:	12 ft
7.)	Building area:	Per Section 12.6(2)
8.)	Building height:	16 ft (1.0 storey)
9.)	Building width:	N/A

In accordance with Section 74 - Planned Unit Developments we outline the following demonstrating our adherence to this part of the RT Two Housing Dwelling zone:

1.) This plan produces a stable and desirable character and incorporates the equivalent standards within this by-law.
   - This plan is designed to majorly conform to the zoning by law. The only deviations from this are the private road right of way in lieu of the public road right of way. In doing this boulevard space was preserved and used for the development of a compact, low maintenance community with the goal of providing an age-in-place option for residents within the catchment area. This also enabled the creation of private greenspace and walking trails in the community.
   - As demonstrated above, the project was designed using the administrative variance for the 100 ft width to 85 ft width (15% variance) with the remaining design intentions for permitted uses (Two Housing Dwelling) and accessory uses and buildings being applied in the design of the Planned Unit Development. Our set backs follow previously approved project set backs in the area of Bird's Hill and will enable the development of a variety of home models ranging in square footage.
   - Due to site shape and configuration, we need to pay attention where deviations will exist to ensure the site irregularities are factored into the layouts for all lots and all home plans.
   - As such, we reduced the lot sizes to 84 ft to work in even numbers on measurements, and are requesting site set back dimensions that will result in no further returns to seek variances, new Conditional Use approvals, etc. The bulk table provided leaves ample room for all site and plan measurements, set backs, deviations and placements.
   - Additionally, we have taken measures to enhance the internal greenspace with active transportation trails for residents to move throughout the community, connect to the broader community active transportation network, and gain access to the amenity clubhouse that has been designed for the residents to collectively enjoy. Each site also includes a small pet park area for owners to enjoy a fenced area with their pets.
   - We have completed a typical unit layout plan for each of our current floor plans to demonstrate how they will lay out on the site and show front, side and rear yard set backs. You will note that we have room to increase plan square footage which will enable us to meet market demand for a variety of housing models.
   - As well, we have provided for onsite overflow parking to ensure that during peak periods of visitation, such as holidays and weekends. The streets are designed to the municipal standard for a local road and will accommodate on street parking

in front of homes. The driveways will also permit visitor parking, as well. On top of this parking, we have 24 additional parking spaces on Block 1, Lot 2, and 26 additional parking spaces on Block 2, Lot 2.

- Lastly, community mailboxes have been placed centrally alongside overflow parking areas adjacent to internal pathways for ease of access and accessibility.

2.) As part of our submission for this development we have undertaken a review of market data for similar product on Birds Hill Road and Oak Bridge Way. It is evident that there is strong demand for this product mix in the community and with an aging population this demand will continue to grow. We have attached extensive Comparative Market Analysis for this product mix as an attachment to this submission.

- Review of sales in the last 365 days of the market for 1-to-3-bedroom units between $499,000 and $874,900:
  - Average Days on Market (DOM) = 6.86
  - Average Price = $666,663
  - Average SF = 1,548 sf
- Country Villas provides the following statistics:
  - Priced between $419,000 and $600,000
  - Selling price between $450,000 and $682,000
  - Range of unit sizes is 1,196 sf 1,694 sf
  - Average Days on Market (DOM) is 10 days
- 3102 Birds Hill Road Attached Bungalows
  - Priced between $514,900 and $589,900
  - Selling price between $521,000 and $626,500
  - Range of unit sizes is 1,196 sf 1,694 sf
  - Average Days on Market (DOM) is 30 Days
- Pritchard Farm Bungalow Condos
  - Priced between $549,900 and $999,900
  - Selling price between $620,000 and $990,000
  - Range of unit sizes is 1,320 sf 2,001 sf
  - Average Days on Market (DOM) is 19 days
- Gateway Point Attached Bungalows
  - Priced between $603,645 and $820,000
  - Selling price between $603,645 and $840,000
  - Range of unit sizes is 1,488 sf and 1,730 sf
  - Average Days on Market (DOM) is 25 days

The above data shows a strong demand for this product mix and price point. Our vision for this project will serve to enhance the product offering but differentiate via site landscaping features, the amenity clubhouse, walking trails and park space, pet park, and gated feel we are

proposing. It is our belief that this project will prove to be one of the most desirable places for empty nesters to reside in the Birds Hill area.

There are numerous supportive development plan policies that would promote the approval of a project of this nature. A few of these policies are noted below:

- 4.5.8 Multiple-family residential development shall be permitted in appropriate locations in the Settlement Centre areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:
- 4.5.8.4 Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.
- 4.5.12 Residential areas shall be developed and maintained with a view to creating a high quality of life for residents and a safe and pleasant living environment with high quality public spaces for community service, recreation and alternative transportation facilities such as school sites, parks, playgrounds and the like.
- 2.2.1 The RRPD Board shall promote a variety of housing options that encourage affordability, universal design, and visit ability.

The following can be addressed:

a.) Economic, social and environmental benefits to the community:

- Keeping seniors in the community while they downsize ensures that well-established residents continue to contribute to the local economy.
- A housing project such as this will create meaningful jobs within the community during the build out of the planned unit development. Afterwards, there will be opportunities for job creation via landscaping and site maintenance requirements.
- The residents who seek to downsize and remain in the community create a social benefit to the greater area as they can maintain their roots, stay close to family and friends, while remaining active members in the local recreational activities in the broader area.
- The bare land condominium will add walking trails, green space and trees, while also adding a valuable community recreation hub with the new clubhouse that will be incorporated into the design. This will give residents a meeting place to enjoy their day-to-day life while remaining connected to the community.

- We have attached population data for East St Paul that shows an aging population by median age, a strong cohort of married persons, and a high number of two person households, alongside a high household income. This means that the population within East St Paul is likely ready to downsize, or nearing that stage, and can afford the product mix we are proposing.

b.) A gated community will enhance the overall appeal of the RM East St Paul as it will provide a safe place for like-minded residents to call home. More importantly, by offering a lock & leave option to residents ensures snowbirds, cottagers and travelers have a reliable option in the RM while away from their homes.

c.) The subdivision will be designed to meet all the required provincial requirements for drainage and will not cause erosion.

d.) The subdivision will be designed with piped sewer and piped water. The street system will be connected from the internal private roads (designed using the municipal standards for a local street) to the attached collector road network.

e.) Detailed design drawings for the floor plans, elevations, renderings and subdivision conceptual planning have been incorporated into this submission to ensure Council understands the overall vision for the project.

3.) Both sites exceed the minimum site area of 4.05 ha (10 acres).
   a. Block 1, Lot 2 – 10.61 acres
   b. Block 2, Lot 2 – 11.24 acres
   c. See attached plans

4.) The density meets the intended vision for the density within the RT zone.
   a. Block 1, Lot 2 – 6.22 units per acre (66 units on 10.61 acres)
   b. Block 2, Lot 2 – 6.22 units per acre (70 units on 11.24 acres)
   c. See attached plans

5.) We are requesting a development agreement as a condition of this Conditional Use Application approval.

6.) See attached landscaping plans and site plans for the project. See attached fence plans.

7.) There are no public park areas to dedicate to the Municipality. The internal greenspace and walking trails are for residents that reside within the gated community. See the attached conceptual clubhouse plan for the project.

This application follows the above-noted subdivision and rezoning files and adheres to the product mix, vision and project scope our company presented to residents in multiple public open houses, one-on-one meetings, and in each of our presentations at RRPD and Council for the redevelopment of these Fahr Lands.

We trust the above application letter of intent, along with the attachments, meets the intended goals of the RRPD Development Plan and Zoning By-law.

Sincerely,

WATERSIDE DEVELOPMENT CORPORATION

[redacted]

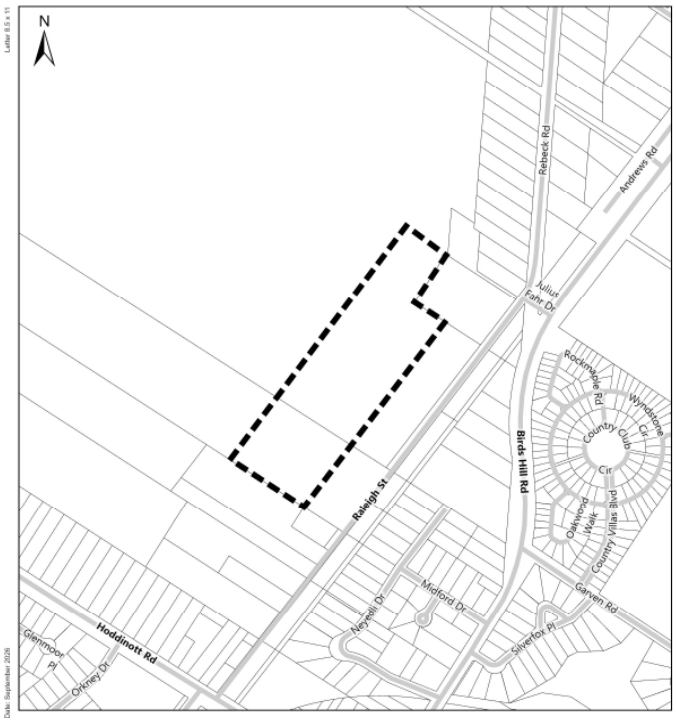
RED RIVER PLANNING DISTRICT

2978 Birds Hill Road
East St. Paul, Manitoba R2E 1J5
Toll Free: 800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

Subdivision S26-3151

Date Prepared: September 8, 2026

Address:	**3401 Mowat Road (Roll 54203)** **Unaddressed parcels (Roll 55800)**
Legal Description:	Portion of PARCELS A, B, AND C PLAN 9590 WLTO EXC OUT OF PARCEL A, FIRSTLY: ALL THAT PORTION OF ELY 440 FEET PERP WHICH LIES NORTH OF A LINE DRAWN PARALLEL WITH THE NORTHERN LIMIT OF SAID PARCEL A, THROUGH A POINT IN THE EASTERN LIMIT OF SAID PARCEL A, DISTANT SLY THEREON 297 FEET FROM SAID NORTHERN LIMIT AND SECONDLY: SURVEY PLANS 12723, 19316 AND 19976 WLTO AND FURTHER EXC OUT OF PARCEL B, FIRSTLY: DRAIN PLAN 11150 WLTO AND SECONDLY: PLANS 20227 WLTO, 37449 WLTO AND 43107 WLTO IN RL 80 TO 89 PARISH OF ST. PAUL (CT 2043814/1) ALL THOSE PORTIONS OF RL 90 AND 91 PARISH OF ST PAUL ACCORDING TO PLAN 13069 WLTO LYING TO THE WEST OF THE WESTERN LIMIT OF THE ROAD ALLOWANCE



	ADJOINING ON THE WEST THE RIGHT OF WAY OF THE CANADIAN PACIFIC RLY, PLAN 79 WLTO (S DIV); WHICH LIES TO THE EAST OF A STRAIGHT LINE DRAWN FROM A POINT IN THE SOUTHERN LIMIT OF SAID RL 91, DISTANT ELY THEREON 1068.46 FEET FROM THE EASTERN LIMIT OF ROAD, PLAN 2673 WLTO, TO A POINT IN THE NORTHERN LIMIT OF SAID RL 90, DISTNT ELY THEREON 860.44 FEET FROM SAID EASTERN LIMIT (CT 1992810/1) ;
Roll Number(s):	Portion of CT 2043814 (Roll 54203) CT 1992810 (Roll 55800)
Zoning:	Current: "DR" Development Reserve "RR5" Rural Residential Proposed: "RT" Two Housing Dwelling
Development Plan:	Settlement Centre
Report Prepared by:	Joseph Westfall, Community Planner

PUBLIC HEARING REQUIRED

EXECUTIVE SUMMARY:

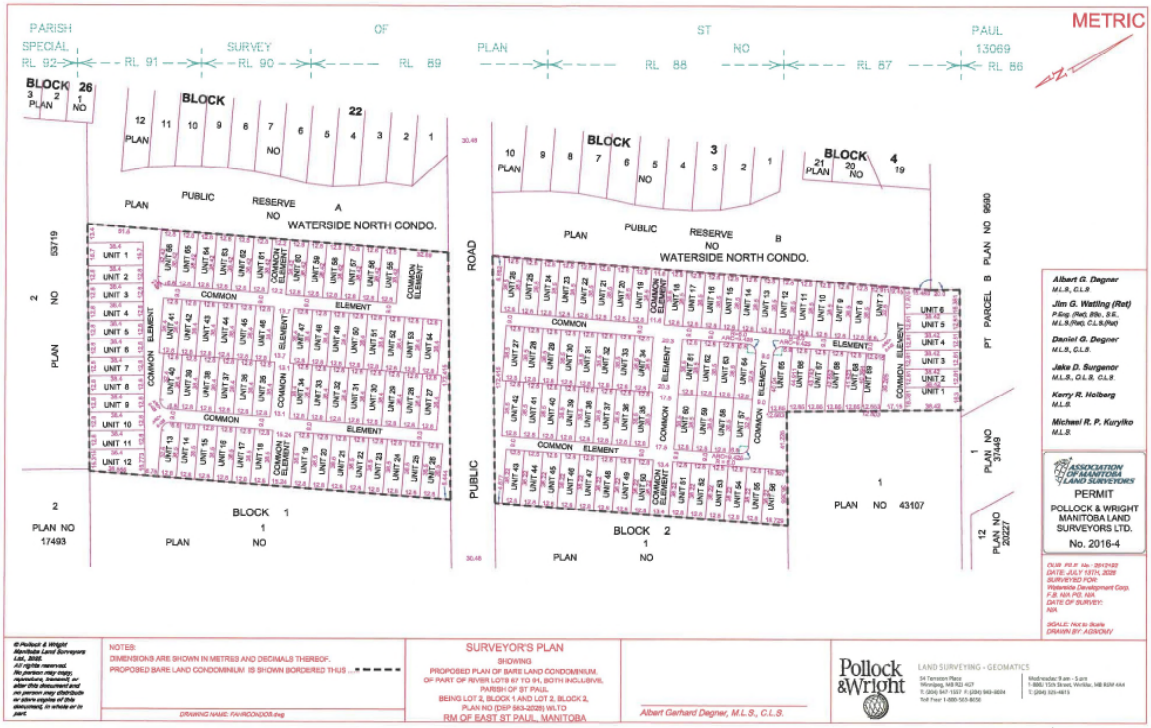
The applicant is seeking to subdivide the subject lands into one hundred and thirty-three lots (133) for a total of one hundred and thirty-five (135) lots for the purpose of developing a Planned Unit Development.

The application forms part of the broader Fahr Lands development conditionally approved by council through subdivision application S26-3137 and rezoning By-law 2026-04 which is currently going through a Municipal Board appeal and is not yet approved.

The proposal is consistent with the Red River Planning District Development Plan By-Law 272/19 objectives and policies for Settlement Centre designation. The Red River Planning District recommends that the application **be approved.**

RECOMMENDATION – APPROVE WITH CONDTIONS

1.0 PROPOSAL:



The subject properties consists of 327.85 acres on a portion titles CT 2043814/1 and CT 1992810. The applicant is seeking to subdivide the subject land into one hundred and thirty-three (133) additional lots – for a total of 135 lots. The subdivision application map (SAM) is provided in the appendix to this report.

2.0 SITE CONTEXT AND BACKGROUND:

The subject land is designated *Settlement Centre* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The area around the subject property is as follows:

- To the North – The property is designated agriculture restricted, and zoned RR5 Rural residential
- To the South – The properties are designated settlement centre, and zoned DR and R1-10
- To the East – The property abuts Raliegh Street. Beyond that, the properties have settlement centre designation and zoned R1-17
- To the West – The properties are designated Settlement Centre and zoned R1-17

3.0 DEVELOPMENT PLAN (BY-LAW 272/19):

Land Use Designation: Development Reserve

The subject lands are designated "Settlement Centre" under the Red River Planning District Development Plan By-law No. 272/19.

The Settlement Centre designation applies to areas where a range of urban, semi-urban, and suburban land uses either exist or may be permitted. These areas are typically serviced, or intended to be serviced, by piped municipal wastewater and/or potable water systems, where such services are or will become economically feasible.

Settlement Centres function as administrative and service hubs for their respective municipalities. Applicable Subdivision Objectives/Policies for Consideration are listed as follows:

Objectives:

4.5.a *To promote the development of settlement centres to function as administrative and service centres to provide a full range of social, commercial and institutional facilities to the residents of the region.*

4.5.c *To direct growth of existing settlement centres to one side only of provincial trunk highways and provincial roads.*

4.5.d *To preserve land for expansion of settlement centres in an orderly, sustainable, and economical manner.*

4.5.e *To protect settlement centres from those land use activities that have the potential of being detrimental to the health, safety and general welfare of the community.*

4.5.f *To aim at making available a full range of municipal services such as piped water and sewers, paved streets, sidewalks, street lighting, emergency services and first responders, and the like in settlement centres.*

4.5.g *To avoid and prevent wherever possible conflicts between different urban type land uses.*

4.5.h *To alleviate costs and inconveniences arising from providing services to poorly located and unplanned developments.*

4.5.i *To protect properties and residents from land uses, activities and natural hazards that are, or have the potential of being, detrimental to the health, safety and general wellbeing of the residents of the community.*

Policies:

4.5.1 *Growth of settlement centres shall be directed in a manner that piped water, sewers, public transportation and other municipal services can be extended at an economically feasible cost.*

4.5.2 *Infilling and revitalization of existing built-up areas shall be encouraged as a means to accommodate new development in settlement centres. Where suitable vacant infill land is not available, new development shall be encouraged to locate adjacent to built up areas where public services can be efficiently and economically expanded.*

4.5.3 *The growth of settlement centres bordering one side of a provincial highway shall be directed to that side of the highway to limit cross highway traffic and protect the integrity of*

the transportation system. No new additional accesses will be granted to PTH 101.

4.5.4 *Land uses shall be so grouped and located so as to be compatible with the existing or proposed land uses.*

4.5.5 *Landscaping is encouraged especially along public rights-of-way, public open spaces and in areas in public view.*

4.5.8 *Multiple-family residential development shall be permitted in appropriate locations in the Settlement Centre areas and could include a range of built forms from duplex, to townhouse, to low-rise and high-rise apartments. When reviewing application for new multiple-family development (rezoning and subdivision), Council may consider the following:*

4.5.8.1 *Multiple-family residential development should be located close to community facilities, commercial areas and / or places of employment;*

4.5.8.2 *Higher density multiple-family residential development (e.g. high rise apartments) should be located on sites that are adjacent or close to key transportation routes, or within walking distance to a transit node such as a bus stop.*

4.5.8.3 *Higher density multiple-family residential development (e.g. high rise apartments) may be located on the periphery of residential neighbourhoods in order to minimize its negative impacts (e.g. traffic, shadow cast, etc.) on the residents of single-family homes, and where it can act as a buffer between the residential neighborhoods and conflicting land uses, such as commercial areas.*

4.5.8.4 *Lower density multiple-family residential development (e.g. duplex, townhouse, low-rise apartments) may be located within residential neighbourhoods, where the form and massing of the multiple-family development is similar to the permitted form and massing of single-family development.*

4.5.11 *Home based businesses may be allowed in Settlement Centre areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact to the environment.*

4.5.12 *Residential areas shall be developed and maintained with a view to creating a high quality of life for residents and a safe and pleasant living environment with high quality public spaces for community service, recreation and alternative transportation facilities such as school sites, parks, playgrounds and the like.*

4.5.13 *Trails, parks and open space should be designed to meet the needs of the local community with passive and / or active recreational facilities and provide amenities for alternative transportation.*

4.5.15 *In order to ensure that an adequate amount public parks and open space is provided in new developments, a municipal council may require, where needed, the applicants for a proposed development of land to dedicate park space, in accordance with the provisions contained in The Planning Act.*

4.5.18 *In addition to addressing other applicable policies and requirements listed throughout this Development Plan, the proponent for new or expanded development, including subdivisions, may be required to provide information, to the satisfaction of the RRPD and / or Municipality, which demonstrates that:*

4.5.18.1 *There is sufficient demand for the proposed development.*

4.5.18.2 *The proposal is not wasteful of land.*

4.5.18.3 *The proposed development is not subject to flooding and / or other natural hazard, or, that the proposed development can be adequately protected from flooding and / or other natural hazard.*

4.5.18.4 *The proposed development will have direct frontage and legal access onto a developed all-weather public road.*

4.5.18.5 *That new roadways are linked to the existing transportation network, will facilitate the future extension of the transportation network into adjacent areas, and are designed in a manner that least interferes with through traffic on provincial roads and highways.*

4.5.18.6 *The proposed development will be adequately serviced with potable drinking water and wastewater disposal, and without negatively affecting the provision of these services to existing adjacent development.*

4.5.18.7 *That the proposed development can accommodate local and municipal services (e.g. solid waste disposal, access to fire protection, school bus routes, etc.) with reasonable efficiency and without undue cost to the local authority.*

4.5.18.8 *The proposed development will have adequate surface water drainage.*

4.5.18.9 *The proposed development is compatible with adjoining land uses, natural areas, wildlife and / or riparian habitat, and potential conflicts generated from the proposed development is minimized through buffering or other appropriate measures.*

The proposed subdivision application appears to meet the general intent of the RRPD Development Plan. Conditions of subdivision approval are required in order to ensure continued conformance with the RRPD Development Plan policy.

4.0 ZONING BY-LAW (BY-LAW NO. 2009-04):

The property is currently zoned “DR” Development Reserve under the East St Paul Zoning By-law. This zone is intended to reserve lands for future residential, recreational, institutional, industrial and commercial growth, consistent with the East St Paul Development Plan.

The subject property is currently in the process of being rezoned. The rezoning was approved by council, and is as of writing this report, going to the Municipal Board before final approval. Under the new zoning, the property would be under both “RM” Multiple Housing Dwelling Zone and “RT” Two Housing Dwelling zoning.

In the “RT” Two Housing Dwelling Zone, there is a requirement to have a site area of 10,000 square feet and a site width of 100 feet.

The lots are proposed to be a part of a Planned Unit Development, which are to be developed in accordance with section 74 of the East St Paul Zoning By-law.

74.0 *Planned Unit Developments Planned Unit Developments shall comply with the following regulations:*

1. *Specific zone regulations shall not directly apply to planned unit developments. However, the project shall produce an environment of stable and desirable character and shall incorporate at least equivalent standards of building separation, parking, height and other requirements and provisions of this By-law.*
2. *An application for a planned unit development shall include normal development permit requirements as well as an impact study that outlines the following information:*
   a) *economic, social and environmental benefits to the community;*
   b) *the effect on the general character of the area and adjacent areas;*
   c) *the effect on the general environment including drainage, groundwater, erosion, etc.;*
   d) *the effect on municipal services and the street system; and such additional information as required by Council.*
3. *The minimum site area for a Planned Unit Development shall be 4.05 ha. (10.00 acres).*
4. *The density of development shall not be increased from the normal density per gross hectare (acre) permitted in that zone.*
5. *Planned Unit Developments shall be regulated through a site plan agreement or development agreement which is caveated against the title at the Land Titles office.*
6. *An overall landscaping plan shall be prepared.*
7. *Any public park areas shall be dedicated to the Municipality.*

The applicant is proposing to create a Planned Unit Development, which is a conditional use.

Unit	Proposed Zone	Proposed Width (ft.)	Proposed Area (sq. ft.)	Notes
Proposed Block 2 (A)				
1	RT	53.58	6,754	
2	RT	42	5,298	
3	RT	42	5,298	
4	RT	42	5,298	
5	RT	42	5,298	
6	RT	56.36	6,932	
7	RT	42.18	5,291	
8	RT	42	5,304	
9	RT	42	5,304	
10	RT	42	5,304	
11	RT	42	5,304	
12	RT	57.55	5,304	
13	RT	42	5,304	
14	RT	42	5,304	
15	RT	42	5,304	
16	RT	42	5,304	
17	RT	42	5,304	
18	RT	42	5,304	
19	RT	42	5,304	
20	RT	42	5,304	
21	RT	42	5,304	

22	RT	42	5,304	
23	RT	42	5,304	
24	RT	42	5,304	
25	RT	42	5,304	
26	RT	42	5,304	
27	RT	42	5,304	
28	RT	42	5,304	
29	RT	42	5,304	
30	RT	42	5,304	
31	RT	42	5,304	
32	RT	42	5,304	
33	RT	42	5,304	
34	RT	42	5,304	
35	RT	42	5,304	
36	RT	42	5,304	
37	RT	42	5,304	
38	RT	42	5,304	
39	RT	42	5,304	
40	RT	42	5,304	
41	RT	42	5,304	
42	RT	42	5,304	
43	RT	42	5,266	
44	RT	42	5,266	
45	RT	42	5,266	
46	RT	42	5,266	
47	RT	42	5,266	
48	RT	42	5,266	
49	RT	42	5,266	
50	RT	42	5,266	
51	RT	42	5,266	
52	RT	42	5,266	
53	RT	42	5,266	
54	RT	42	5,266	
55	RT	42	5,266	
56	RT	55.94	7,011	
57	RT	42	5,221	
58	RT	42	5,304	
59	RT	42	5,304	
60	RT	42	5,304	
61	RT	42	5,221	
62	RT	42	5,221	
63	RT	42	5,221	
64	RT	42	5,221	
65	RT	42	6,182	
66	RT	42	6,110	
67	RT	42	5,954	
68	RT	42	5,643	
69	RT	42.16	5,513	

Proposed Block 2 (B)				
1	RT	51.5	6,489	
2	RT	42	5,291	
3	RT	42	5,291	
4	RT	42	5,291	
5	RT	42	5,291	
6	RT	42	5,291	
7	RT	42	5,291	
8	RT	42	5,291	
9	RT	42	5,291	
10	RT	42	5,291	
11	RT	42	5,291	
12	RT	57.55	7,045	
13	RT	42	5,221	
14	RT	42	5,304	
15	RT	42	5,304	
16	RT	42	5,304	
17	RT	42	5,304	
18	RT	42	5,304	
19	RT	42	5,304	
20	RT	42	5,304	
21	RT	42	5,304	
22	RT	42	5,304	
23	RT	42	5,304	
24	RT	42	5,304	
25	RT	42	5,304	
26	RT	42	5,291	
27	RT	42	5,291	
28	RT	42	5,291	
29	RT	42	5,291	
30	RT	42	5,291	
31	RT	42	5,291	
32	RT	42	5,291	
33	RT	42	5,291	
34	RT	42	5,291	
35	RT	42	5,291	
36	RT	42	5,291	
37	RT	42	5,291	
38	RT	42	5,291	
39	RT	42	5,291	
40	RT	42	5,208	
41	RT	42	5,291	
42	RT	42	5,291	
43	RT	42	5,291	
44	RT	42	5,291	
45	RT	42	5,291	
46	RT	42	5,291	
47	RT	42	5,291	

48	RT	42	5,291	
49	RT	42	5,291	
50	RT	42	5,291	
51	RT	42	5,291	
52	RT	42	5,291	
53	RT	42	5,291	
54	RT	42	5,291	
55	RT	42	5,293	
56	RT	42	5,293	
57	RT	42	5,293	
58	RT	42	5,293	
59	RT	42	5,293	
60	RT	42	5,293	
61	RT	42	5,293	
62	RT	42	5,293	
63	RT	42	5,293	
64	RT	42	5,293	
65	RT	42	5,293	
66	RT	42	5,210	

*Lot sizes provided by applicant

If the Council wishes to approve the subdivision, variance approval will be required to bring the proposed lots into compliance, in coordination with any requirements of the future development agreement.

5.0 SERVICES AND INFRASTRUCTURE:

Wastewater Services - Proposed: Municipal sewer - Required: As per municipal / Province of Manitoba (MR 83/2003 Onsite Wastewater Management Regulation) standards **Per the applicant, shared service agreement has been entered into with the RM of St. Clements (Resolution 2025-204)**
Drinking Water - Proposed: Municipal water - Required: As per municipal / Province of Manitoba standards **Per the applicant, shared service agreement has been entered into with the RM of St. Clements (Resolution 2025-204)**
Road Standards - Proposed: - Required: Municipality / Province is authority responsible for roadway
Drainage - Proposed: Natural & Ditches - Required: As per municipal / Province of Manitoba standards

6.0 CIRCULATION AND COMMENTS:

Note: Comments are paraphrased. Original copy of comments are attached in the appendix.

GOVERNMENT DEPARTMENTS AND AGENCIES

Municipality	**CAO:** The proposed subdivision is consistent with the Fahr lands development previously considered by Council and will allow the proposed bare land condominium development to move forward. Administration has no concerns with the application and supports the subdivision, subject to the conditions recommended by the Red River Planning District. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements. **Planning:** I have reviewed the subdivision application and have no concerns; the lot sizes are similar to those of country villas. A development agreement will be required. **Project Manager:** No comments or concerns. **Fire Department:** As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training
MB Agriculture (Sustainable Agriculture Branch)	No comments
MB Transportation and Infrastructure (Highway Design Branch)	
MB Environment and Climate Change (Environmental Compliance and Enforcement Branch)	Approval is required for the development of new wastewater collection system or alteration of existing wastewater collection system pursuant to Sections 6 to 7 of the Water Works
Winnipeg Land Titles Office (Teranet Manitoba)	Land Titles requirements are as follows: A Bareland Condominium Plan as proposed is required.
MB Environment and Climate Change (Drainage and Water Rights Licensing Branch)	A Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide. Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works. Note #2 – Class 6, 7 and Unimproved organic soils (ag capability)

	cannot be drained.
MB Transportation and Infrastructure (Hydrologic Forecasting & Water Management Branch)	No concerns
MB Municipal & Northern Relations (Community Planning Services Branch)	

UTILITIES

MB Hydro and Centra Gas	Requires easements
BellMTS	Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("Bell Canada")
Rogers Communications	Rogers will pursue easement acquisition through a joint application with Hydro, provided they are participating.

OTHER AGENCIES

School Division	
Canada Post	

7.0 DECISION MAKING CRITERIA AND OPTIONS:

The Planning Act (Section 123) states that a subdivision must not be approved unless it meets the following criteria:

(a) The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended; and

(b) The proposed subdivision conforms with
   i. The development plan by-law and zoning by-law,
   ii. Any secondary plan, and
   iii. The regulations under section 146.

Under Section 125(1) of *The Planning Act*, 'where the council of a municipality receives an application pursuant to Section 124(2), it shall, after considering the application, by resolution:

(a) reject or refuse to approve the application for subdivision; or

(b) approve the application for subdivision, with or without conditions as set out in Section 135.

8.0 ANALYSIS:

This application proposes to subdivide 2 titles to create a total of 135 residential lots. The proposed development will accommodate two-family dwellings within a Planned Unit Development and a community space (coinciding conditional uses).

8.1 History

On April 28th, 2026 East St Paul Council received Second Reading in favor of rezoning this property from "DR" Development Reserve zone to "RM", "R1-8", "RT" and "PR" (Resolution 2026-123). The re-zoning is currently subject to a Municipal Board hearing.

On April 28th, 2026 East St Paul Council also conditionally approved subdividing the subject properties (Resolution 2026-124), which could eventually see 240.29 acres, of which the subject lands are a part of.

8.2 Policy Analysis

In evaluating the proposal, consideration has been given to the applicable policies of the Development Plan.

Policy 4.5.4 requires that land uses be grouped and located to ensure compatibility with existing and proposed surrounding land uses. The subject lands abut established residential development zoned "R1-17" to the east and south. Notwithstanding differences in bulk and density provisions, the proposed zoning framework is generally compatible with the surrounding context.

The Development Plan further emphasizes the efficient use of land within Settlement Centres. Policy 4.5.2 supports infill and revitalization as a means of accommodating growth. Given that the subject lands are currently vacant, the proposed development represents an appropriate and orderly form of infill consistent with this policy direction.

Servicing considerations also form a key component of the policy framework. Policy 4.5.1 promotes development in a manner that allows for the efficient and economically feasible extension of municipal services, including piped water and wastewater systems. Section 3.4.8 reinforces this requirement by directing that new development be connected to piped municipal water where available or otherwise demonstrate a sustainable potable water supply without adverse impacts on adjacent properties. In this regard, the proposal is generally consistent with the intent of the Settlement Centre designation.

With respect to servicing capacity, the previous Wastewater Moratorium (Resolution No. 2020-840, dated September 22, 2020) restricted approvals for new development within the Rural Municipality

of East St. Paul. This has since been replaced by a Water and Wastewater Moratorium resolution dated July 15, 2025, which permits consideration of subdivision applications while restricting development and servicing connections until capacity is confirmed. As a part of the previous subdivision of the subject properties (S26-3137) the applicant has indicated that water and wastewater servicing will be provided in accordance with an inter-municipal agreement between the Rural Municipality of East St. Paul and the Rural Municipality of St. Clements dated July 15, 2025, through which future servicing capacity has been identified.

The application was circulated to relevant provincial agencies, and no formal objections were received. The municipality will require a development agreement as a condition of approval.

The subject properties are currently vacant.

Based on the available information and the related analysis, RRPD recommends that the proposed subdivision **Be Approved Subject to Conditions.**

9.0 RECOMMENDED CONDTIONS:

Should Council wish to approve the application our office would recommend the following conditions:

1. Applicant / owner submits confirmation in writing from the Chief Administrative Officer of East St Paul that:

a. taxes on the land to be subdivided for the current year, plus any arrears have been paid or arrangements satisfactory to Council have been made.
b. payment of any applicable development levies have been paid.
c. a development agreement with the RM has been entered into to address items including, but not necessarily limited to, if required:
    i. the use of land and any existing or proposed building
    ii. storm water management plan
    iii. sewer and water
    iv. waste removal
    v. Drainage
    vi. Street lighting
    vii. Sidewalks
    viii. Traffic control
    ix. Access
    x. Connections to existing services
    xi. Fencing and landscaping
    xii. Setbacks, heights, projections, and coverage
    xiii. Variances
    xiv. Any other standard the Municipality deems necessary

2. Applicant / owner submits written confirmation from Manitoba Hydro and Centra Gas Manitoba Inc. that an Easement Agreement(s) has been entered into with Manitoba Hydro with respect to existing and / or future facilities associated with the subdivision and a Plan of Easement, as required by *The Real Property Act*, has been provided. Registration of this

agreement will be included as a condition of the final Certificate of Approval. [Contact Manitoba Hydro at (204) 360-4399, 12-360 Portage Ave., Winnipeg, MB R3C 0G8.

3. Applicant/owner submits written confirmation from Rogers that easements have been entered. The easement acquisition will be through a joint application with MB Hydro. Please contact Dennis Manuel E: dennis.manuel@rci.rogers.com P: 204-594-7943

4. Applicant/Owner submits written confirmation from Bell MTS that a Right of Way ("Agreement") has been entered into with Bell MTS for future telecommunication facilities. Developer responsibilities (Bell MTS Pre-Service Charges, Bell MTS Buried Crossings, etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca

5. Applicant/Owner obtains all variances and permits, where required.

6. This application forms part of the lands within conditionally approved Subdivision Application S26-3137. The proposed subdivision is dependent upon the approval of By-law No. 2026-04, which would rezone the subject lands to the "RT" Two Housing Dwelling Zone. As the By-law is currently subject to an appeal and Municipal Board hearing, final approval and registration of this subdivision shall be conditional upon By-law No. 2026-04 receiving approval through the applicable Municipal Board process and coming into force.

REQUIREMENTS

A. The Winnipeg Land Titles Office will require a Plan of Subdivision as proposed SAM is required. Please submit the surveyor's final plan tentatively approved by the Examiner of Surveys: one (1) original mylar, two (2) mylar copies and three (3) paper prints. If you have concerns with these requirements, please contact the District Registrar in the Winnipeg Land Titles Office..

B. The Red River Planning District requires that the surveyor's drawing includes lot area and site width calculations, and confirmation that Crown land is not involved in the proposal.

C. The Red River Planning District requires that the applicant provide a geo-referenced (UTM 14 NAD 83), digital plan of subdivision.

D. The Red River Planning District requires that the applicant / owner submits a lot fee payable for each additional parcel or lot resulting from the approval of the subdivision as per the Fee Schedule at the time of Certificate of Approval issuance.

cc: Applicant, WLTO, RM of East St. Paul, MB Hydro, BellMTS, Rogers, MTI, RETS

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RED RIVER
PLANNING DISTRICT

2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5
Toll Free: 1-800-876-5831
Phone: (204) 669-8880
Fax: (204) 669-8882

APPLICATION FOR APPROVAL OF SUBDIVISION UNDER THE PLANNING ACT

Please complete this form **IN INK** and submit it to the above planning office. Forms, which are not completely filled out, will be returned.

1. **REGISTERED OWNER(S)**

Name(s) fahr's farm ltd

Mailing Address 30th flr 360 main st wpg

Postal Code r3g 4g1 Email: pkeating@mltaikins.com

Telephone (where you can be reached during the day) 2042952366

2 **APPLICANT** (Person who is filling the application and to whom correspondence should be addressed)

Are you the registered owner? Yes☐ Please go to question 4.
No☑ Please fill in the following:

Name waterside development corp

Attention bob doolan

Your File No. (if any)

Mailing Address UNIT D 236 OSBORNE ST

Postal Code r2l 3w3 Email: info@watersidedevelopment.ca

Telephone (where you can be reached during the day) 2045050225

I/We, the registered owner(s) of the subject land, hereby designate the above named applicant to prepare and submit this application on my/our behalf.

[redacted]

3.

[redacted]

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4 **LAND USE** (Check appropriate boxes and describe as indicated)

(a) What are the lands described in the subject certificate(s) of title presently used for?

Agriculture ✔ Residential __ Seasonal Recreation (Cottage) ___ Commercial ___ Industrial___

Other___. Describe present use in more detail _____

was being farmed

(b) Are any existing buildings on the lands described in the certificate(s) of title? Yes ☐ No ✔

Indicate the general location and use of all buildings on your map.

(c) What is the intended use of the lot(s) or parcel(s) to be subdivided?

Agriculture ☐ Residential ✔ Seasonal Recreation (Cottage) ☐ Commercial ☐ Industrial ☐

Other ___. Describe intended use in more detail pud condo sites

(d) What is the physical nature of the lot(s) or parcel(s) to be subdivided?

Wooded/Treed _____ Cultivated x Pasture ___Hilly ___Level/Flat x Low/Swampy__

Adjacent to Shoreline of Lake___, River___or Creek _____ Other_____

(e) Indicate if any of the following are located within ½ mile of the parcel(s) to be subdivided:

Livestock/Poultry Operation ____ Waste Disposal Ground (in use or abandoned)___ Sewage Lagoon__

Airport ____ Historic Site or Structure ____ Gravel Pit or Quarry___

If any of these uses are within ½ mile, indicate direction and approximate distance, type and size of operation (if known) _____

5 **SERVICES** (check appropriate boxes and describe as indicated)

a) **Sewage Disposal**

Present: Municipal Sewer ☐ Holding Tank ☐ Septic Field ☐ Ejector ☐ Other ✔

Proposed: Municipal Sewer ✔ Holding Tank ☐ Septic Field ☐ Ejector ☐ Other ☐

b) **Water Supply**

Present: Piped Water ☐ Community Well ☐ Individual Well ☐ Other ✔

Proposed: Piped Water ✔ Community Well ☐ Individual Well ☐ Other ☐

If you answered 'Other' to any of the above, please describe: _____

no sewer or water

On your map, show the location of any existing or proposed septic field, ejector system or well, and show approximate distance of such to property lines and buildings.

c) **Roads**

Is there an existing driveway to the proposed lot(s) or parcel(s)? Yes ✔ No ☐

Is there an existing driveway to the parcel to be retained? Yes ☐ No ✔

Indicate if you propose to build a new driveway connection onto any of the following:

Provincial Trunk Highway ☐ Provincial Road ☐ Municipal Road ☑

Show existing and proposed driveways and roads on your map.

d) Drainage

How will the proposed lot(s) or parcel(s) be drained?

Natural ☐ Ditches ☑ Curb and Gutter ☑ Storm Sewer ☐

Do you propose to discharge surface water into a provincial highway ditch or a provincial waterway?

Yes ☐ No ☑ Has any part of these lands ever been flooded? (if known) Yes ☐ No ☐

If yes, describe: _____

Show drainage patterns on your map.

6 REASON FOR APPLICATION AND OTHER COMMENTS

Indicate the reason(s) for making this application and provide any other information or comments you believe relevant. Attach extra sheets if more space is required. _____

7 OTHER REQUIREMENTS

a) A fee of **$2,133.00** shall accompany this application, which includes 1 original parcel/lot/title and 1 new parcel/lot/title. Proposals creating more than 1 parcel/lot/title to be subject to an additional fee of $318.35 per lot. Advertising and Notice Costs may also apply. Please contact the RRPD Planner for the area for further information. Please make cheques payable to the **Red River Planning District.**

b) A Land Titles photocopy (currently dated) of the certificate(s) of title, with photocopies of any certificates transferred out; or, deed and a copy of the abstract; or, photocopy of duplicate title or status of title (electronic title), currently dated; and photocopies of any restrictive covenant, mineral reservation, easement, right-of-way, or caveat affecting the lands, shall accompany this application.

8 SUBDIVISION APPLICATION MAP (SAM)

What is a subdivision application map (SAM)?
A subdivision application map (SAM) is a map prepared by a Manitoba Land Surveyor showing the proposed lot lines and key features of the land involved in the subdivision. The SAM must include all applicable features, such as:

- Survey monuments
- Lot dimensions and areas
- Permanent buildings and structures nearest to existing and proposed lot lines
- Well
- Current and proposed driveway(s)
- Existing above-ground utilities
- Existing tree line and edge of field
- Water bodies
- All affected registered plans

9 APPLICANT'S SIGNATURE

I CERTIFY that the information provided on this form and attached hereto is full and complete and is, to the best of my knowledge, a true statement of the facts concerning this proposed subdivision.

CANADIAN ANTI-SPAM LEGISLATION	WE WILL ONLY SEND YOU EMAIL AND OTHER ELECTRONIC MESSAGES WITH YOUR EXPRESS CONSENT. YOU MAY WITHDRAW AT ANY TIME BY CONTACTING OUR OFFICE AT INFO@RRPD.CA OR 1-800-878-5831.
■ YES	BY SELECTING THE YES BOX NEXT TO THIS CLAUSE, I PROVIDE MY EXPRESS CONSENT, INCLUDING BY EMAIL AND BY OTHER ELECTRONIC COMMUNICATIONS, BY THE RED RIVER PLANNING DISTRICT, AND THIRD PARTIES, FOR THE PURPOSES RELATED TO THIS APPLICATION ABOUT SERVICES, PERFORMANCE AND MARKETING OF THE RED RIVER PLANNING DISTRICT
☐ NO	

[redacted]

LAND TITLES OFFICE USE ONLY

Plan of Subdivision Required: Yes ____ No___

Signature _____
(District Registrar)

Date _____ Land Titles Office

Docusign Envelope ID: AC10D02F-5478-8463-81E0-DC25A538DBA3

FOR INTERNAL PLANNING OFFICE USE ONLY

Received

July 23 26

Planning File No S26-3151

Date application accepted as complete: July 24/26

No. of additional lots 131 Consolidation : Yes ___ No ✓

Proposed Use : Urban Reserve ___ Residential ✓ Commercial ___ Agriculture ___

Industrial: ___ Other ___

PARCEL SIZES

Existing Title(s 289.03ac, 38.82ac

Proposed Lot : 135 lots (see SAM)

Residual Lot: ✓

Assessment Roll No.(s 54203, 55800

Certificate of Title(s) 20438141 1, 19928101 1

Other relevant subdivision file no(s) S26-3137

DEVELOPMENT PLAN: Plan adopted: Yes ✓ No ___ Appears to conform: Yes ✓ No ___

Designation: Settlement Centre

Section: 4.5

SECONDARY PLAN: Plan adopted: Yes ___ No ✓ Appears to conform: Yes ___ No ___

Designation ___

Section ___

ZONING:

Zone RT, RM Min. Area Required: 10000sqft (+1250 sq ft for each dwelling unit after 4)

Min. Width Required: 100ft

Appears to Conform Yes ___ No ✓ Sec. 12, 13

Variation Required ___ Conditional Use Required ✓ Amendment Required ___

SUBDIVISION REGULATIONS

Appears to Conform: Yes ___ No ___ Sec. No. Schedule B

04-01-26 to 12-31-2026

STATUS OF TITLE

Title Number **2043814/1**
Title Status **Accepted**
Client File 2026-2

Manitoba Land Titles Registry

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

FAHR'S FARM LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON
IN THE FOLLOWING DESCRIBED LAND:

PARCELS A, B, AND C PLAN 9590 WLTO
EXC OUT OF PARCEL A, FIRSTLY: ALL THAT PORTION OF ELY 440 FEET
PERP WHICH LIES NORTH OF A LINE DRAWN PARALLEL WITH THE
NORTHERN LIMIT OF SAID PARCEL A, THROUGH A POINT IN THE EASTERN
LIMIT OF SAID PARCEL A, DISTANT SLY THEREON 297 FEET FROM SAID
NORTHERN LIMIT AND
SECONDLY: SURVEY PLANS 12723, 19316 AND 19976 WLTO AND FURTHER
EXC OUT OF PARCEL B, FIRSTLY: DRAIN PLAN 11150 WLTO AND
SECONDLY: PLANS 20227 WLTO, 37449 WLTO AND 43107 WLTO
IN RL 80 TO 89 PARISH OF ST PAUL

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act.*

2. ACTIVE INSTRUMENTS

Instrument Type:	**Caveat**
Registration Number:	**157997/1**
Instrument Status:	**Accepted**
Registration Date:	1952-02-26
From/By:	MANITOBA POWER COMMISSION
To:	
Amount:	
Notes:	PT PCL A WTN LT PL 5331
Description:	No description

Instrument Type:	**Caveat**
Registration Number:	**158275/1**
Instrument Status:	**Accepted**
Registration Date:	1952-05-12
From/By:	MANITOBA POWER COMMISSION
To:	
Amount:	
Notes:	PT PCL A WTN LT PL 5331
Description:	No description

Instrument Type:	**Caveat**
Registration Number:	**158474/1**
Instrument Status:	**Accepted**
Registration Date:	1952-06-18
From/By:	MANITOBA POWER COMMISSION
To:	
Amount:	
Notes:	PT PCL A WTN LT PL 5331
Description:	No description

Instrument Type:	**Caveat**
Registration Number:	**158488/1**
Instrument Status:	**Accepted**
Registration Date:	1952-06-20
From/By:	MAN. POWER COMMISSION
To:	
Amount:	
Notes:	PT PCL B WTN LT PL 5331
Description:	AFF PART

Instrument Type:	**Caveat**
Registration Number:	**2394945/1**
Instrument Status:	**Accepted**
Registration Date:	1999-07-12
From/By:	THE RURAL MUNICIPALITY OF EAST ST. PAUL
To:	BY AGENT: IAN BLOMELEY
Amount:	
Notes:	PARCEL B
Description:	BUILDING RESTRICTION AND DEVELOPMENT AGREEMENT

Instrument Type:	**Caveat**
Registration Number:	**2896854/1**
Instrument Status:	**Accepted**
Registration Date:	2003-09-19
From/By:	RURAL MUNICIPALITY OF EAST ST. PAUL
To:	DAVID C. KING AS AGENT
Amount:	
Notes:	No notes
Description:	DEVELOPMENT AGREEMENT

3. ADDRESSES FOR SERVICE

FAHR'S FARM LTD.
301-267 EDMONTON STREET
WINNIPEG MB
R3L 1S2

4. TITLE NOTES

PLAN APPLICATION S2015-2624
Planning Application S23-3007
Planning Application No. S2026-3137

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

1998532/1 Balance

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	**Request To Issue Title**
Registration Number:	**3041049/1**
Registration Date:	2004-09-24
From/By:	FAHR'S FARM LTD.
To:	
Amount:	

10. LAND INDEX

Lot A Plan 9590
RL 80 TO 89 PA, PARCEL, EXC ELY 440' OF NLY 297'

Lot B Plan 9590
RL 80 TO 89 PA, PARCEL, EXC ALL PLANS

Lot C Plan 9590
RL 80 TO 89 PA, PARCEL

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 2043814/1

STATUS OF TITLE

Manitoba
Land Titles Registry

Title Number	**1992810/1**
Title Status	**Accepted**
Client File	2026-2

1. REGISTERED OWNERS, TENANCY AND LAND DESCRIPTION

FAHR'S FARM LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED LAND:

ALL THOSE PORTIONS OF RL 90 AND 91 PARISH OF ST PAUL
ACCORDING TO PLAN 13069 WLTO
LYING TO THE WEST OF THE WESTERN LIMIT OF THE ROAD ALLOWANCE
ADJOINING ON THE WEST THE RIGHT OF WAY OF THE CANADIAN PACIFIC RLY,
PLAN 79 WLTO (S DIV); WHICH LIES TO THE EAST OF A STRAIGHT LINE DRAWN
FROM A POINT IN THE SOUTHERN LIMIT OF SAID RL 91,
DISTANT ELY THEREON 1068.46 FEET FROM THE EASTERN LIMIT OF ROAD,
PLAN 2673 WLTO, TO A POINT IN THE NORTHERN LIMIT OF SAID RL 90,
DISTNT ELY THEREON 860.44 FEET FROM SAID EASTERN LIMIT.

The land in this title is, unless the contrary is expressly declared, deemed to be subject to the reservations and restrictions set out in section 58 of *The Real Property Act*.

2. ACTIVE INSTRUMENTS

Instrument Type:	**Caveat**
Registration Number:	**87-123108/1**
Instrument Status:	**Accepted**
Registration Date:	1987-11-09
From/By:	MANITOBA TELEPHONE SYSTEM
To:	
Amount:	
Notes:	AFF: PART
Description:	No description

3. ADDRESSES FOR SERVICE

FAHR'S FARM LTD.
301 - 267 EDMONTON ST.
WINNIPEG, MB.
R3C 1S2

4. TITLE NOTES

Planning Application No. S2026-3137

5. LAND TITLES DISTRICT

Winnipeg

6. DUPLICATE TITLE INFORMATION

Duplicate not produced

7. FROM TITLE NUMBERS

1992809/1 All

8. REAL PROPERTY APPLICATION / CROWN GRANT NUMBERS

No real property application or grant information

9. ORIGINATING INSTRUMENTS

Instrument Type:	**Transfer Of Land**
Registration Number:	**2942956/1**
Registration Date:	2004-01-21
From/By:	GERDA ELIZABETH FAHR, EXECUTRIX
To:	FAHR'S FARM LTD.
Consideration:	$1.00

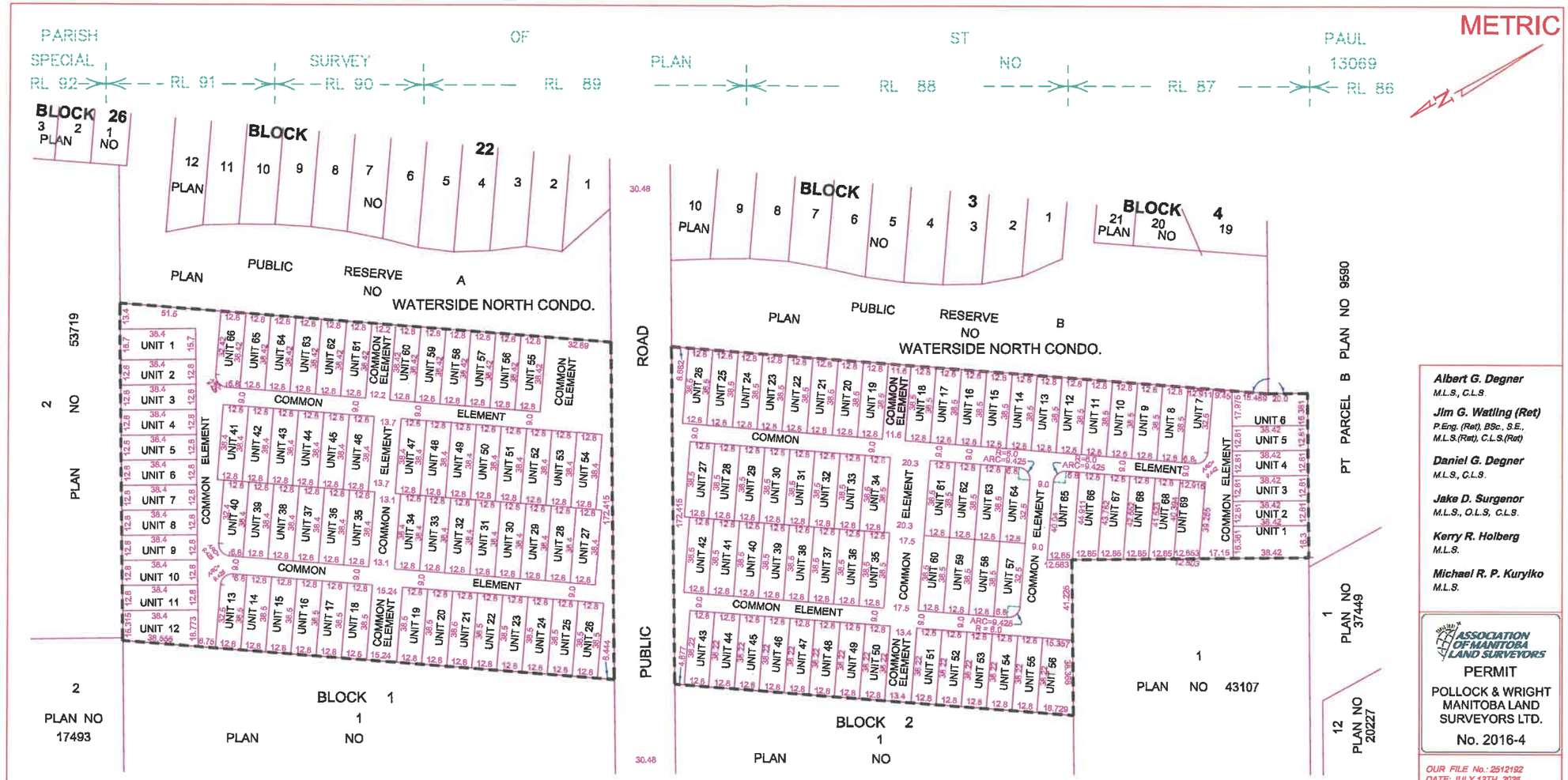
10. LAND INDEX

RL 90 PA
PART

RL 91 PA
PART

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA STORAGE SYSTEM OF TITLE NUMBER 1992810/1

METRIC



Albert G. Degner
M.L.S., C.L.S.

Jim G. Watling (Ret)
P.Eng. (Ret), BSc., S.E., M.L.S.(Ret), C.L.S.(Ret)

Daniel G. Degner
M.L.S., C.L.S.

Jake D. Surgenor
M.L.S., O.L.S, C.L.S.

Kerry R. Holberg
M.L.S.

Michael R. P. Kuryliko
M.L.S.

ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT MANITOBA LAND SURVEYORS LTD.
No. 2016-4

OUR FILE No.: 2512192
DATE: JULY 13TH, 2026
SURVEYED FOR: Waterside Development Corp.
F.B. N/A PG. N/A
DATE OF SURVEY: N/A

SCALE: Not to Scale
DRAWN BY: AGS/OMV

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NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
PROPOSED BARE LAND CONDOMINIUM IS SHOWN BORDERED THUS

DRAWING NAME: FAHRCONDOS.dwg

SURVEYOR'S PLAN

SHOWING
PROPOSED PLAN OF BARE LAND CONDOMINIUM,
OF PART OF RIVER LOTS 67 TO 91, BOTH INCLUSIVE,
PARISH OF ST PAUL
BEING LOT 2, BLOCK 1 AND LOT 2, BLOCK 2,
PLAN NO (DEP 583-2026) WLTO
RM OF EAST ST PAUL, MANITOBA

Albert Gerhard Degner, M.L.S., C.L.S.

Pollock & Wright
LAND SURVEYING • GEOMATICS
54 Terracon Place
Winnipeg, MB R2J 4G7
T: (204) 947-1557 F: (204) 943-8024
Toll Free: 1-800-563-8656
Wednesday: 9 am - 5 pm
1-880J 15th Street, Winkler, MB R6W 4A4
T: (204) 325-4615

WATERSIDE EAST ST. PAUL CONDOMINIUM N SOUTH

UNIT	WIDTH M	WIDTH FEET	AREA METRIC SQ. M	AREA IMPE SQ. FT.
1	16.33	53.58	627.4	6754
2	12.8	42	492.2	5298
3	12.8	42	492.2	5298
4	12.8	42	492.2	5298
5	12.8	42	492.2	5298
6	17.18	56.36	644	6932
7	12.86	42.18	487.3	5291
8	12.8	42	492.8	5304
9	12.8	42	492.8	5304
10	12.8	42	492.8	5304
11	12.8	42	492.8	5304
12	17.55	57.55	492.8	5304
13	12.8	42	492.8	5304
14	12.8	42	492.8	5304
15	12.8	42	492.8	5304
16	12.8	42	492.8	5304
17	12.8	42	492.8	5304
18	12.8	42	492.8	5304
19	12.8	42	492.8	5304
20	12.8	42	492.8	5304
21	12.8	42	492.8	5304
22	12.8	42	492.8	5304
23	12.8	42	492.8	5304
24	12.8	42	492.8	5304
25	12.8	42	492.8	5304
26	12.8	42	492.8	5304
27	12.8	42	492.8	5304
28	12.8	42	492.8	5304
29	12.8	42	492.8	5304
30	12.8	42	492.8	5304
31	12.8	42	492.8	5304
32	12.8	42	492.8	5304
33	12.8	42	492.8	5304
34	12.8	42	492.8	5304
35	12.8	42	492.8	5304
36	12.8	42	492.8	5304
37	12.8	42	492.8	5304
38	12.8	42	492.8	5304
39	12.8	42	492.8	5304
40	12.8	42	492.8	5304
41	12.8	42	492.8	5304

42	12.8	42	492.8	5304
43	12.8	42	489.2	5266
44	12.8	42	489.2	5266
45	12.8	42	489.2	5266
46	12.8	42	489.2	5266
47	12.8	42	489.2	5266
48	12.8	42	489.2	5266
49	12.8	42	489.2	5266
50	12.8	42	489.2	5266
51	12.8	42	489.2	5266
52	12.8	42	489.2	5266
53	12.8	42	489.2	5266
54	12.8	42	489.2	5266
55	12.8	42	489.2	5266
56	17.05	55.94	651.4	7011
57	12.8	42	481.1	5221
58	12.8	42	492.8	5304
59	12.8	42	492.8	5304
60	12.8	42	492.8	5304
61	12.8	42	492.8	5221
62	12.8	42	492.8	5221
63	12.8	42	492.8	5221
64	12.8	42	485.1	5221
65	12.8	42	574.4	6182
66	12.8	42	567.6	6110
67	12.8	42	553.2	5954
68	12.8	42	524.3	5643
69	12.85	42.16	512.2	5513

+66

=135

WATERSIDE EAST ST. PAUL CONDOMINIUM N SOUTH

UNIT	WIDTH M	WIDTH FEET	AREA METRIC SQ. M	AREA IMPE SQ. FT.
1	15.7	51.5	602.9	6489
2	12.8	42	491.5	5291
3	12.8	42	491.5	5291
4	12.8	42	491.5	5291
5	12.8	42	491.5	5291
6	12.8	42	491.5	5291
7	12.8	42	491.5	5291
8	12.8	42	491.5	5291
9	12.8	42	491.5	5291
10	12.8	42	491.5	5291
11	12.8	42	491.5	5291
12	17.55	57.55	654.5	7045
13	12.8	42	485.1	5221
14	12.8	42	492.8	5304
15	12.8	42	492.8	5304
16	12.8	42	492.8	5304
17	12.8	42	492.8	5304
18	12.8	42	492.8	5304
19	12.8	42	492.8	5304
20	12.8	42	492.8	5304
21	12.8	42	492.8	5304
22	12.8	42	492.8	5304
23	12.8	42	492.8	5304
24	12.8	42	492.8	5304
25	12.8	42	492.8	5304
26	12.8	42	491.5	5291
27	12.8	42	491.5	5291
28	12.8	42	491.5	5291
29	12.8	42	491.5	5291
30	12.8	42	491.5	5291
31	12.8	42	491.5	5291
32	12.8	42	491.5	5291
33	12.8	42	491.5	5291
34	12.8	42	491.5	5291
35	12.8	42	491.5	5291
36	12.8	42	491.5	5291
37	12.8	42	491.5	5291
38	12.8	42	491.5	5291
39	12.8	42	491.5	5291
40	12.8	42	483.8	5208
41	12.8	42	491.5	5291

42	12.8	42	491.5	5291
43	12.8	42	491.5	5291
44	12.8	42	491.5	5291
45	12.8	42	491.5	5291
46	12.8	42	491.5	5291
47	12.8	42	491.5	5291
48	12.8	42	491.5	5291
49	12.8	42	491.5	5291
50	12.8	42	491.5	5291
51	12.8	42	491.5	5291
52	12.8	42	491.5	5291
53	12.8	42	491.5	5291
54	12.8	42	491.5	5291
55	12.8	42	491.8	5293
56	16.03	42	491.8	5293
57	12.8	42	491.8	5293
58	12.8	42	491.8	5293
59	12.8	42	491.8	5293
60	12.8	42	491.8	5293
61	12.8	42	491.8	5293
62	12.8	42	491.8	5293
63	12.8	42	491.8	5293
64	12.8	42	491.8	5293
65	12.8	42	491.8	5293
66	12.8	42	484	5210

Archived: Wednesday, September 9, 2026 9:01:34 AM
From: Harms, Tina
Sent: Mon, 10 Aug 2026 15:50:51
To: Calvin So +WPG112 - AGRLandUse Red River Planning District
Subject: RE: S26-3151
Importance: Normal
Sensitivity: None

Good morning,

The proposed subdivision resides within a designated Settlement Centre Policy area, no comments.

Regards,
Tina

Tina Harms, M.Sc., P.Ag.
Land Use Specialist
Sustainable Agriculture Branch
Tina.Harms@gov.mb.ca
T: 204-761-0701

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From: Calvin So <calvin@rrpd.ca>
Sent: July 24, 2026 12:55 PM
To: Cara Nichols <planning@eaststpaul.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>
Cc: Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>
Subject: S26-3151

Hello,

Please see a subdivision application, S26-3151, attached for review and comments.

The applicant proposes to subdivide a portion of roll #54203 and 55800 in East St. Paul to a total of 135 lots, all of which is currently being rezoned to “RT” Two-Family Dwelling and “RM” Multiple Housing Dwelling.

There is an associated Conditional Use application, CU 25, 2026, which will be circulated separately.

Thanks,

Calvin So, RPP, MCIP

Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Bell MTS Subdivisions
Bell MTS, a division of Bell Canada
Winnipeg, Manitoba
subdivisions@bellmts.ca
www.bellmts.ca

July 24, 2026

File No. S26-3151

Attention: Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
T.204-669-8880 F. 204-669-8882
calvin@rrpd.ca

RE: Proposal to Subdivide
Pt. Parcel B, Plan 9590 & RL 90/91, Plan 13069 - Parish of St. Paul
R.M. of East St. Paul
Registered Owner: Fahr's Farm Ltd.

Bell MTS will require easements and requests that as a condition of approval for this proposal, the landowner is required to enter into a Right-of-Way Agreement ("Agreement") with Bell MTS ("Bell Canada") for existing and/or future telecommunications facilities in connection with the subdivision for a **Blanket easement** as indicated below.

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed plan, at the appropriate Land Titles Office.

If the subdivision is by legal description, in order to prepare the Agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan (pdf or hardcopy) to the attention of Mr. Gregory Sim to PROPERTYACQUISITION@bellmts.ca . Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements.

The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer's expense.

Any existing Bell MTS services, easement agreements and/or caveats affecting the lands to be subdivided will be brought forward on the titles generated by the new plan of subdivision unless otherwise specified.

Removal or relocation of existing Bell MTS facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.

The contact for proceeding with the Right-of-Way Agreement is:

> Bell MTS Property Acquisition Department
> Attention: Mr. Gregory Sim
> PROPERTYACQUISITION@bellmts.ca

Developer responsibilities (Bell MTS Pre-Service Charges, Bell MTS Buried Crossings, etc.) can be made available by contacting the Bell MTS Network Engineering Control Centre at neteng.control@bellmts.ca .

Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

cc. Bell MTS Property Acquisitions / Hydro SM-Subdivision Circulars

PROPOSED BELL MTS BLANKET EASEMENT.....

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NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
PROPOSED BARE LAND CONDOMINIUM IS SHOWN BORDERED THUS .....

DRAWING NAME: FAHRCONDOS.dwg

SURVEYOR'S PLAN

SHOWING
PROPOSED PLAN OF BARE LAND CONDOMINIUM
OF PART OF RIVER LOTS 67 TO 91, BOTH INCLUSIVE,
PARISH OF ST PAUL
BEING LOT 2, BLOCK 1 AND LOT 2, BLOCK 2,
PLAN NO (DEP 583-2028) WLTO
RM OF EAST ST PAUL, MANITOBA

Albert Gerhard Degner, M.L.S., C.L.S.

Pollock & Wright
LAND SURVEYING - GEOMATICS
34 Terracon Place
Winnipeg, MB R2J 4G7
T: (204) 947-1557 F: (204) 943-8004
Toll Free: 1-800-565-8656
Wednesday: 9 am - 5 pm
1-886 15th Street, Winkler, MB R6W 4A4
T: (204) 325-4615

Albert G. Degner M.L.S., C.L.S.
Jim G. Watling (Ret) P.Eng. (Ret), BSc., S.E., M.L.S.(Ret), C.L.S.(Ret)
Daniel G. Degner M.L.S., C.L.S.
Jake D. Surgenor M.L.S., C.L.S., C.L.S.
Kerry R. Holberg M.L.S.
Michael R. P. Kurylko M.L.S.

ASSOCIATION OF MANITOBA LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT MANITOBA LAND SURVEYORS LTD.
No. 2016-4

OUR FILE No.: 25121-02
DATE: JULY 13TH, 2026
SURVEYED FOR: Waterside Development Corp. F.B. N/A PG. N/A
DATE OF SURVEY: N/A

SCALE: Not to Scale
DRAWN BY: AGS/MV

Archived: Wednesday, September 9, 2026 9:01:42 AM
From: +WPG569 - Drainage
Sent: Wed, 5 Aug 2026 14:47:39
To: Calvin So
Subject: RE: S26-3151
Importance: Normal
Sensitivity: None
Attachments:
Subdivision Development Proposals Guide (1).pdf

On behalf of Drainage & Water Rights Licencing – Drainage Section, a Licence to Construct Water Control Works is required for the works associated with this subdivision development. An Engineered Drainage Plan must be provided with the application in accordance with section 4 of the attached guide.

Note #1 - Any filling or draining of regulated wetlands (Class 3, 4 or 5) constitutes the construction of water control works.

Note #2 – Class 6, 7 and Unimproved organic soils (ag capability) cannot be drained.

Rick Pemkowski CD

Water Resource Officer
Rick.pemkowski@gov.mb.ca Cel: 204 761-0013

From: Calvin So <calvin@rrpd.ca>
Sent: July 24, 2026 12:55 PM
To: Cara Nichols <planning@eaststpaul.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>
Cc: Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>
Subject: S26-3151

Hello,

Please see a subdivision application, S26-3151, attached for review and comments.

The applicant proposes to subdivide a portion of roll #54203 and 55800 in East St. Paul to a total of 135 lots, all of which is currently being rezoned to “RT” Two-Family Dwelling and “RM” Multiple Housing Dwelling.

There is an associated Conditional Use application, CU 25, 2026, which will be circulated separately.

Thanks,

Calvin So, RPP, MCIP
Community Planning Assistant

Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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Manitoba

Memorandum

DATE: 2026-07-29

TO: Community & Regional Planning
Municipal Relations
calvin@rrpd.ca

FROM: Environmental Compliance and Enforcement
Environment and Climate Change
EnvCEWinnipeg@gov.mb.ca

SUBJECT: Subdivision S26-3151

Environment and Climate Change, Environmental Compliance and Enforcement has reviewed the aforementioned subdivision proposal and has the following comments:

- Approval is required for the development of new wastewater collection system or alteration of existing wastewater collection system pursuant to Sections 6 to 7 of the Water Works, Sewerage and Sewage Disposal Regulation For more information please visit, www.gov.mb.ca/sd/waste_management/wastewater/wastewater_collection/index.html. A copy of the application can be found here, www.gov.mb.ca/sd/eal/wastewater_collection/cert_approval.pdf.

Memorandum

DATE: **2026-08-06**

TO: **Calvin So**
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5

FROM: **Historic Resources Branch**
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3
T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: **File: S26-3151**
AAS File: AAS-26-26056
Subdivision in the RM of East St. Paul located at RL 0087-PA to RL 0091-PA
Registered Owner(s): Fahr's Farm Ltd.

No Concerns at this Time

Further to your e-mail regarding the above-noted application, the Manitoba Historic Resources Branch (HRB) has examined the location in conjunction with Branch records for areas of potential concern. The potential to impact to heritage resources is believed to be low based on analysis of current data and evaluated by the type of action proposed; therefore, the HRB has no concerns with the proposed project at this time. This evaluation is only appropriate for this respective request.

Legislation

Under Section 46 and 51 of the Heritage Resources Act (the Act), if at any time, heritage resources are encountered in association with these lands during testing and development, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources. HRB may require that an acceptable heritage resource management strategy be implemented by the proponent/developer to mitigate the effects of their activity on the heritage resources.

If you have any questions, please contact as above for proper assignment and queueing.

Historic Resources Branch
Archaeological Assessment Services Unit

Archived: Wednesday, September 9, 2026 9:01:46 AM
From: SM-Subdivision Circulars
Sent: Fri, 7 Aug 2026 16:51:52
To: Red River Planning District Valentina Esman Calvin So pkeating@mltaikins.com
Cc: PROPERTYACQUISITION@bellmts.ca ProjectManagerManitoba@rci.rogers.com
Subject: S26-3151- Email to Planning - Hydro File #2026-1894
Importance: Normal
Sensitivity: None

Manitoba Hydro

The Manitoba Hydro-Electric Board – Centra Gas Manitoba Inc.

RE: Application(s) **S26-3151**

Please be advised of the following Manitoba Hydro/Centra Gas conditions on file :

1. **Easements required—** Manitoba Hydro and Centra Gas Manitoba Inc. will require easements.
a. Manitoba Hydro and Centra Gas will require the landowner to enter into a Statutory Easement Agreement(s) and a Grant of Right of Use Agreement(s) ("Agreements") with Manitoba Hydro and Centra Gas regarding existing and/or future facilities associated with the subdivision as set out in the above noted application. 'a0 'a0
This registration requirement will need to be included as a condition on the final Certificate of Approval.

2. If this application is revised at any time it will be necessary for Manitoba Hydro/Centra Gas to review the file to determine if our easement requirements remain the same.
3. We have included the applicant—if the email address was not provided, please provide this letter to them.

Directions for the Applicant

Should your subdivision application be issued a Conditional Approval letter (from the Approving Authority), Manitoba Hydro requires the following to complete our condition:

1. Have the surveyor provide Manitoba Hydro/Centra Gas Manitoba Inc. with a pdf copy of the Subdivision Plan**.**
a. **Timelines can be reduced should the surveyor provide a CAD file (georeferenced preferred)**
b. Upon receiving the pdf or CAD file of the Subdivision Plan we will review and provide our easement requirements to your surveyor to prepare a Plan of Easement. (Unless otherwise informed by Manitoba Hydro)
c. Promptly provide any layout changes. (Including changes requested by Land titles office)
2. Provide us with the name of the lawyer which will be taking care of registration of your subdivision. If this information was included on your planning application, please disregard this item and simply review subsequent items a. and b.
a. Agreements will need to be signed by the landowners. The agreements and the plan of easement need to be sent in trust from our lawyer to the applicant's lawyer to ensure they are signed and registered.
b. Once signed at the lawyer's office you will be provided with a release of conditions letter which can be given to the planning office.

3. Any removal or relocation of Manitoba Hydro and/or Centra Gas Manitoba Inc. existing facilities as a result of the proposed subdivision will be at the expense of the developer and/or customer.
4. Should you require further electrical or gas services please fill out the online form on the Manitoba Hydro website.

The lawyer information, subdivision plan and/or any inquiries can be sent to HCSC@hydro.mb.ca.

Subdivision Application Status Dashboard and Land Management Site

View the status of your subdivision within Manitoba Hydro using our Subdivision Application Status Dashboard and FAQ's about the subdivision process on our Land Management Site. Instructions for how the Subdivision Application Status Dashboard works will be in the Subdivisions tab. (Dashboard is best viewed on a desktop computer)

Subdivision Coordination Team
Manitoba Hydro, Property Department
12th Floor – 360 Portage Ave
Winnipeg, MB
R3C 0G8 Canada

Manitoba Hydro
energy for life

Archived: Wednesday, September 9, 2026 9:01:49 AM
From: +WPG1166 - MIT Water Review
Sent: Fri, 24 Jul 2026 18:16:45
To: Calvin So
Cc: +WPG1166 - MIT Water Review
Subject: RE: S26-3151
Importance: Normal
Sensitivity: None

Hello Calvin,

We have no concerns with this file.
Thanks,

Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting & Water Management Branch
Manitoba Transportation & Infrastructure

From: Calvin So <calvin@rrpd.ca>
Sent: Friday, July 24, 2026 12:55
To: Cara Nichols <planning@eaststpaul.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <HRB.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <MITWaterReview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; +WPG569 - Drainage <drainage@gov.mb.ca>; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>
Cc: Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>
Subject: S26-3151

Hello,

Please see a subdivision application, S26-3151, attached for review and comments.

The applicant proposes to subdivide a portion of roll #54203 and 55800 in East St. Paul to a total of 135 lots, all of which is currently being rezoned to “RT” Two-Family Dwelling and “RM” Multiple Housing Dwelling.

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Thanks,

Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

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Archived: Wednesday, September 9, 2026 9:01:52 AM
From: Harpreet Goraya
Sent: Mon, 10 Aug 2026 21:11:44
To: Calvin So
Cc: SM-Subdivision Circulars
Subject: FW: S26-3151
Importance: Normal
Sensitivity: None
Attachments:
application submitted by applicant.pdf; cation.jpg; cationap.jpg;

> You don't often get email from harpreet.goraya@rci.rogers.com. Learn why this is important

Good day,

Rogers have no concerns. Rogers will pursue easement acquisition through a joint application with Hydro, provided they are participating.

Thank you.

Project Coordinator, NW ON, MB & SK
e ProjectManagerManitoba@rci.rogers.com
ROGERS

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From: Calvin So <calvin@rrpd.ca>
Sent: July 24, 2026 12:55 PM
To: Cara Nichols <planning@easstpaul.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; drainage@gov.mb.ca; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <ProjectManagerManitoba@rci.rogers.com>
Cc: Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>
Subject: S26-3151

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Archived: Wednesday, September 9, 2026 9:01:56 AM
From: Teranet Manitoba - Surveys Planning
Sent: Wed, 29 Jul 2026 15:08:54
To: Calvin So
Subject: RE: S26-3151
Importance: Normal
Sensitivity: None

Great thank you!

Land Titles requirements are as follows:
A Bareland Condominium Plan as proposed is required.

(For reference only: S2026-3137 is the subdivision creating the future lots to then be further subdivided as referenced in the Surveyor Plan as Dep 583/26).

Rose Torrijos | Surveys - Plan Registration | Teranet Manitoba
500-200 Graham Ave, Winnipeg, MB R3C 4L5
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB R3C 2G1
Office: 1.844.737.5684
rose.torrijos@teranet.ca

Next office closure: August 3rd, 2026

TERANET MANITOBA

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From: Calvin So <calvin@rrpd.ca>
Sent: July 29, 2026 9:47 AM
To: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Subject: RE: S26-3151

Hi,

My apologies, I did send a follow up email with the attachments, but in case you didn't receive it please see attached.

It's a strange subdivision where the proposed "lot" to be subdivided is one that has not been registered on title yet.

Thanks,

Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
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From: Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>
Sent: Wednesday, July 29, 2026 9:44 AM
To: Calvin So <calvin@rrpd.ca>
Subject: RE: S26-3151

Hello,

Can you please confirm the necessary map/SAM/sketches have been attached?

Thanks,

Rose Torrijos | Surveys - Plan Registration | Teranet Manitoba
500-200 Graham Ave, Winnipeg, MB R3C 4L5
Mailing Address: PO Box 70 Winnipeg Main, Winnipeg, MB R3C 2G1
Office: 1.844.737.5684
rose.torrijos@teranet.ca

Next office closure: August 3rd, 2026

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Sent: July 24, 2026 12:55 PM
To: Cara Nichols <planning@easststpaul.com>; +SEL1081 - Selkirk CRP <SelkirkCRP@gov.mb.ca>; +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>; +WPG574 - HRB Archaeology <hrb.archaeology@gov.mb.ca>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>; +WPG1166 - MIT Water Review <mitwaterreview@gov.mb.ca>; +WPG1195 - Mines BR <mines_br@gov.mb.ca>; drainage@gov.mb.ca; edowney@retsd.mb.ca; +WPG569 - EnvCEWinnipeg <EnvCEWinnipeg@gov.mb.ca>; Teranet Manitoba - Surveys Planning <mb.surveysplanning@teranet.ca>; SM-Subdivision Circulars <SubdivisionCirculars@hydro.mb.ca>; 'neteng.control@bellmts.ca' <neteng.control@bellmts.ca>; Project Manager - Manitoba <projectmanagermanitoba@rci.rogers.com>
Cc: Joseph Westfall <Joseph@rrpd.ca>; Santan Singh <santan@rrpd.ca>
Subject: S26-3151

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Public Hearing Comments
September 22, 2026

[redacted]

S26-3151 – Fahr's Farms

CAO: The proposed subdivision is consistent with the Fahr lands development previously considered by Council and will allow the proposed bare land condominium development to move forward. Administration has no concerns with the application and supports the subdivision, subject to the conditions recommended by the Red River Planning District. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements.

Planning: I have reviewed the subdivision application and have no concerns; the lot sizes are similar to those of country villas. A development agreement will be required.

Project Manager: No comments or concerns.

Fire Department: As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training

CU 25, 2026 - Fahr's Farms

CAO: The proposed conditional use is consistent with the Fahr lands development previously considered by Council. Administration has no concerns with the proposed Planned Unit Development or community recreation use and supports the application. Wastewater servicing for the development is proposed to be provided through the RM of St. Clements. The development remains subject to the applicable subdivision, rezoning and development agreement requirements.

Planning: I have reviewed the conditional use application and have no concerns. I will deal with the details of the Planned Unit Development through a Development Agreement.

Project Manager: The proposed 9.0 m internal road ROW is narrower than typical for a municipal road. But, given that the roads are proposed to remain private within the condominium development, it may be considered, subject to confirmation of the road width, layout, emergency and service vehicle access, and other applicable requirements through detailed design and the Development Agreement.

Detailed grading and drainage plans will be required as the design progresses to demonstrate that drainage can be appropriately managed without adversely impacting adjacent properties or municipal infrastructure.

With the reduced ROW, the internal roads and other common infrastructure should remain privately owned and maintained, with long-term maintenance responsibilities assigned to the condominium corporation and clearly established through the Development Agreement.

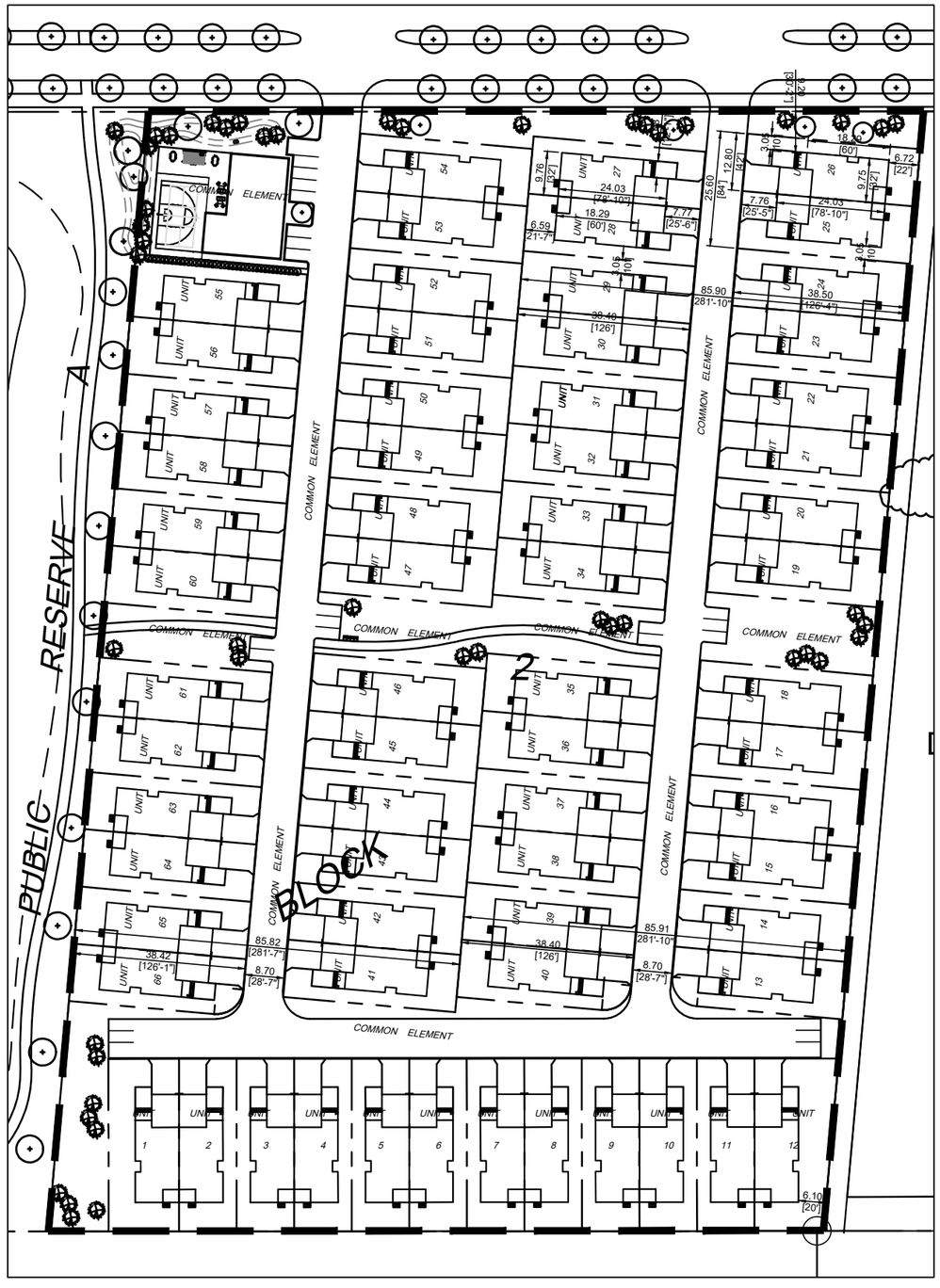
Fire Department: As long as current fire & building codes are met, I have no concerns with this application. With a development of this size the department will need to reflect the growth with an increased apparatus, membership, and training

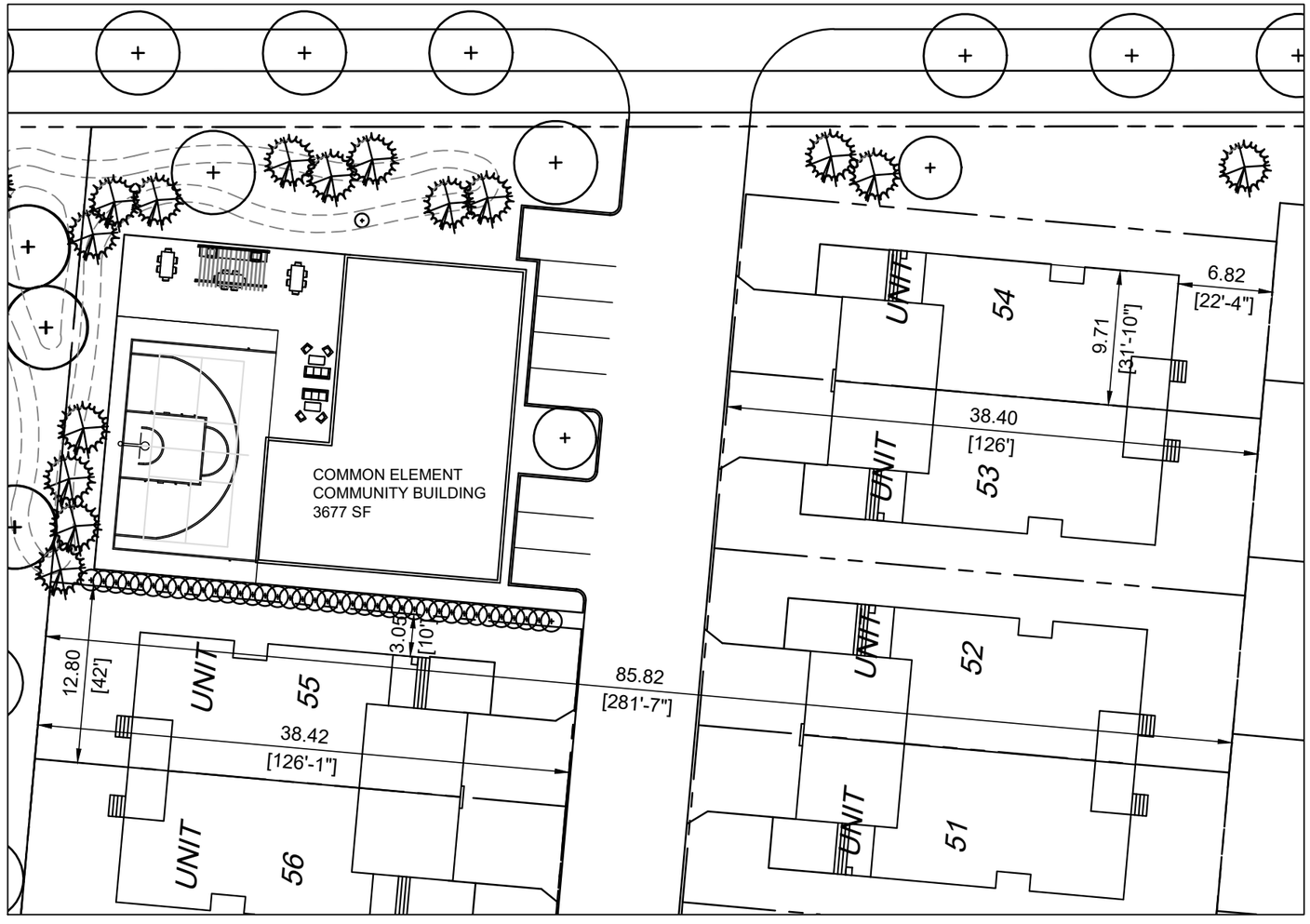
RED RIVER
PLANNING DISTRICT

2978 Birds Hill Road
East St. Paul, Manitoba R2E 1J5
Toll Free: 800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

ADDITIONAL INFORMATION FROM WATERSIDE IN SUPPORT OF S26-3151 AND CU 25,2026

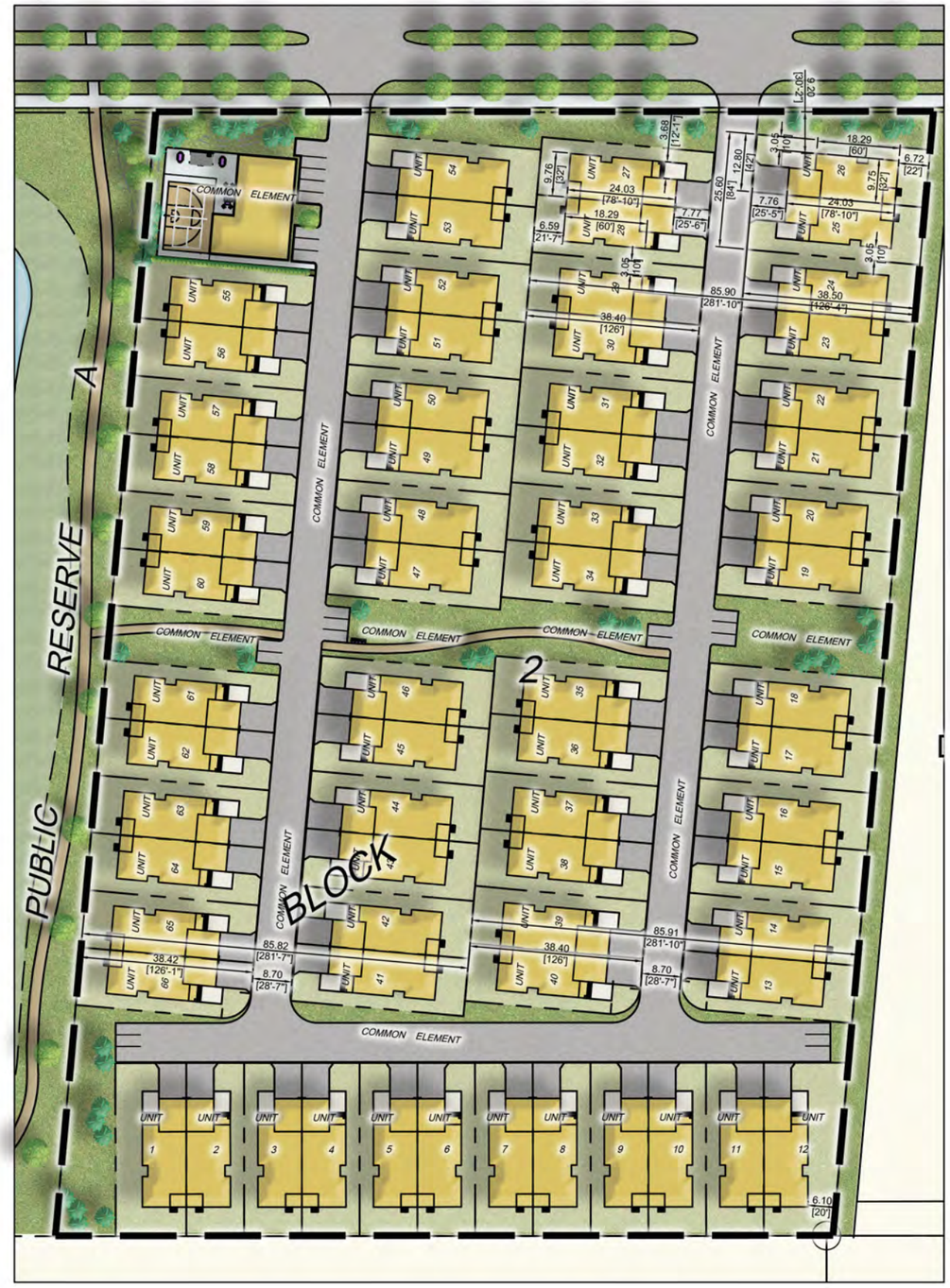
Submitted to RRPD via email on September 10, 2026

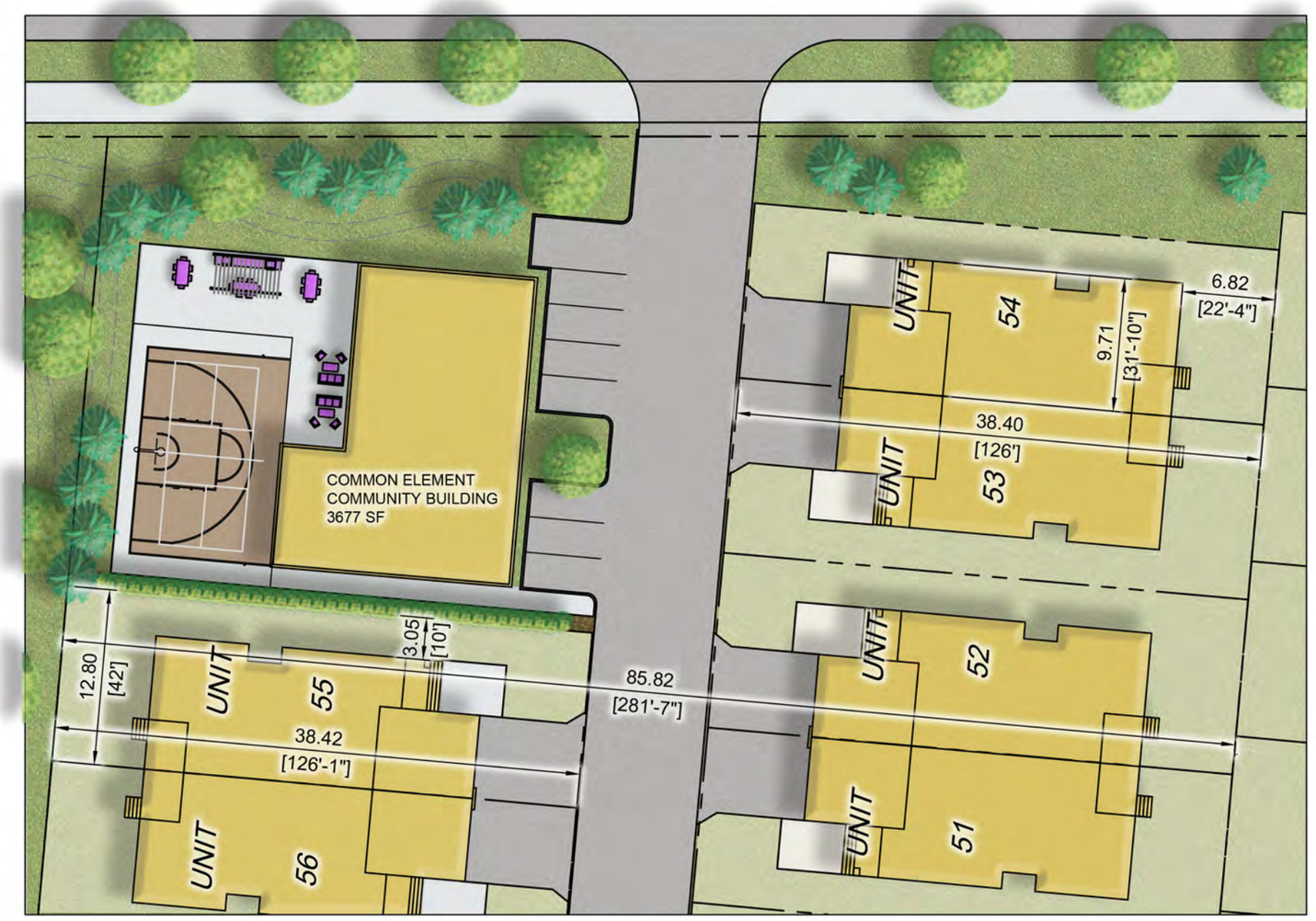




BLOCK 1 LOT 2
66 units on 10.61 ac = 6.22 units/ac

Development Standards	PER UNIT
MIN SITE AREA PER UNIT	5,000 sf
MIN SITE WIDTH PER UNIT	42 ft
MIN FRONT YARD	24 ft
MIN REAR YARD	20 ft
MIN SIDE YARD	8 ft
MIN SIDE YARD SHARED WALL	0 ft
MIN CORNER SIDE YARD	12 ft
MIN BUILDING SETBACK TO RIGHT OF WAY	30 ft
MAX PRINCIPLE BUILDING COVERAGE PER UNIT	40%
MAX LOT SITE PRINCIPLE BUILDING COVERAGE	35%
MAX BUILDING HEIGHT	35 ft
MIN DWELLING UNIT AREA	1200 TO 1400 sf
MIN DWELLING UNIT WIDTH	28 ft
ATTACHED ACCESSORY BUILDING	800 sf
DETACHED ACCESSORY BUILDING	600 sf
DENSITY PER GROSS ACRE	6.22 units/ac





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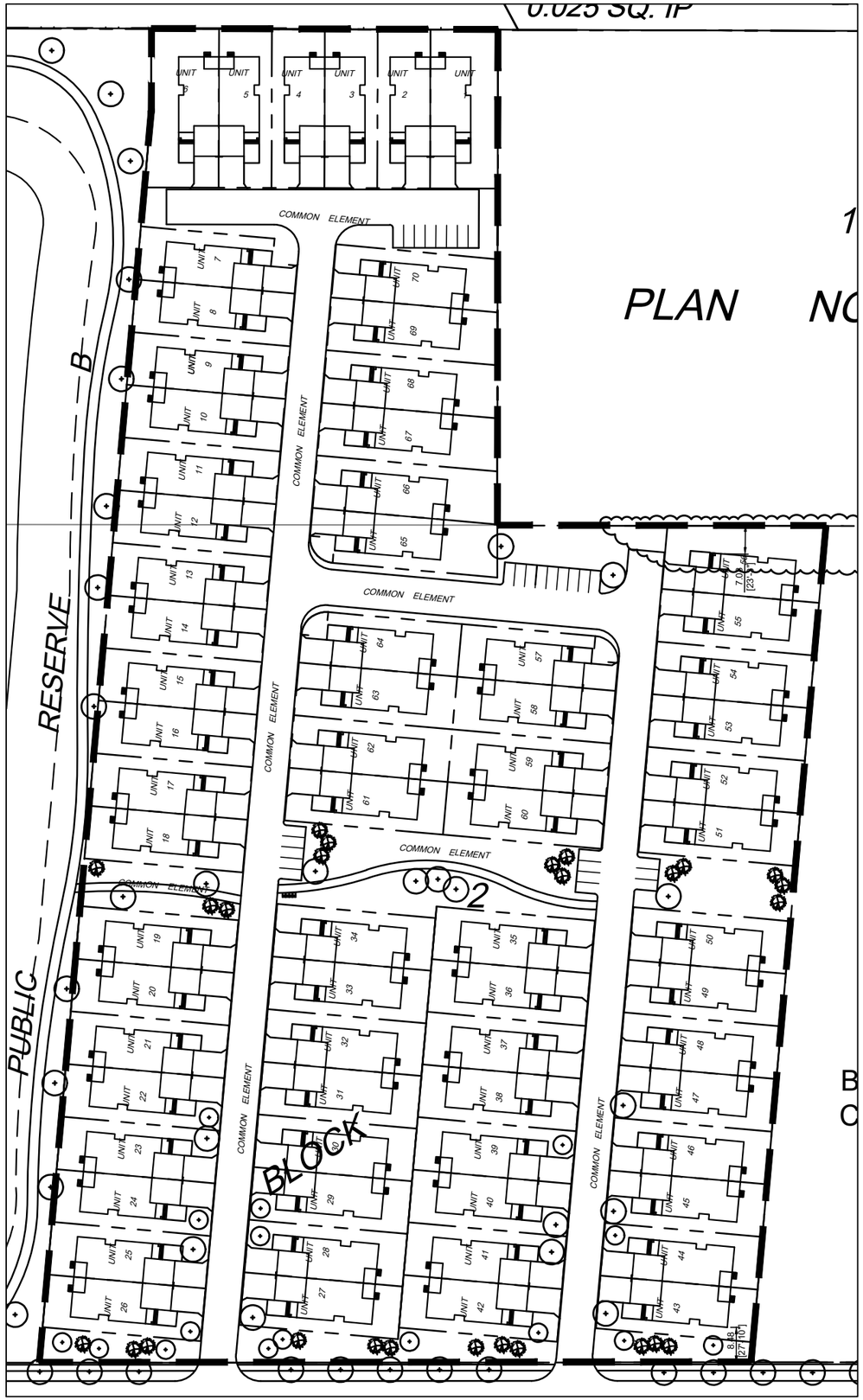
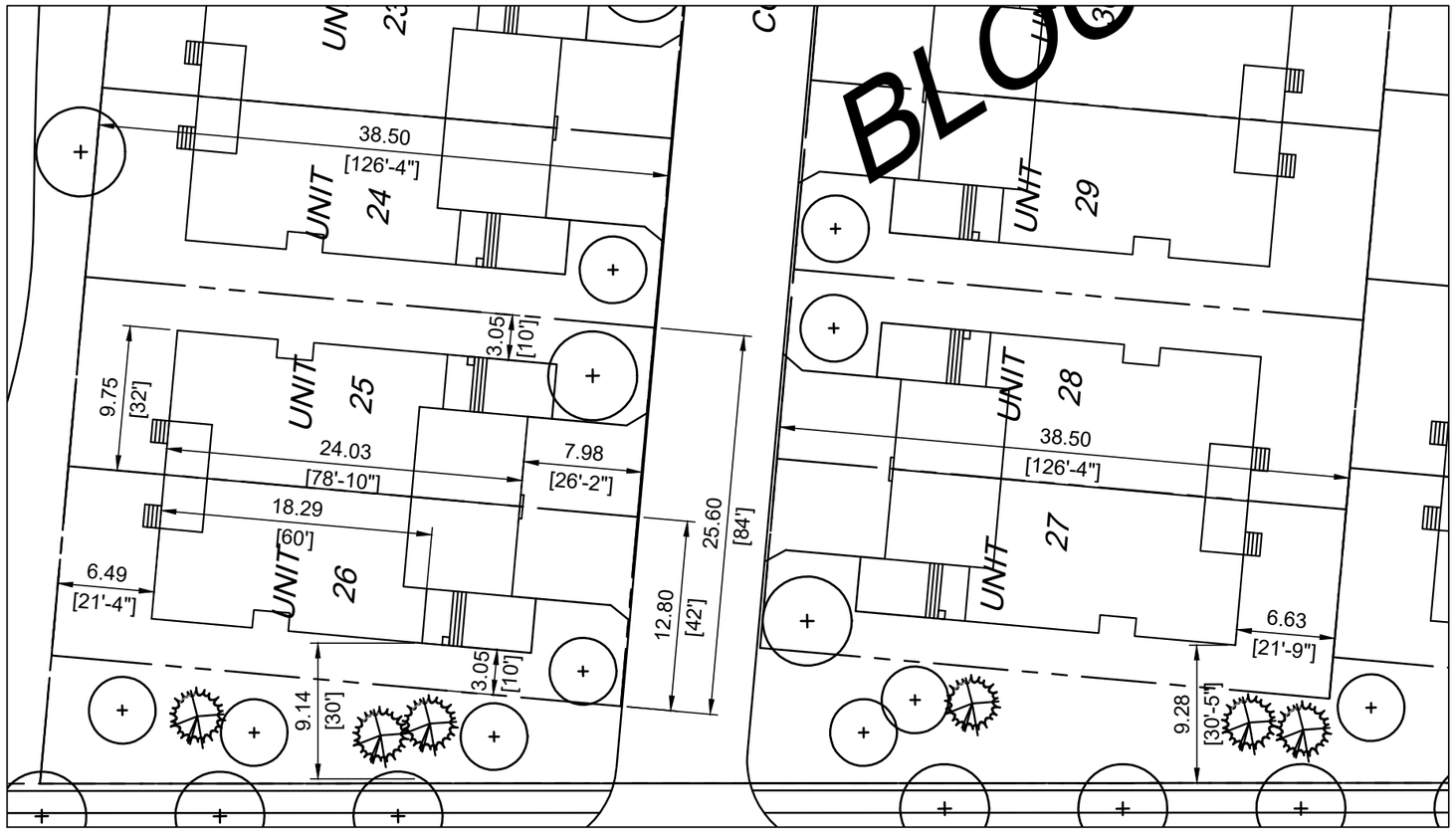
MIN CORNER SIDE YARD	12 ft
MIN BUILDING SETBACK TO RIGHT OF WAY	30 ft
MAX PRINCIPLE BUILDING COVERAGE PER UNIT	40%
MAX LOT SITE PRINCIPLE BUILDING COVERAGE	35%
MAX BUILDING HEIGHT	35 ft
MIN DWELLING UNIT AREA	1200 TO 1400 sf
MIN DWELLING UNIT WIDTH	28 ft
ATTACHED ACCESSORY BUILDING	800 sf
DETACHED ACCESSORY BUILDING	600 sf
DENSITY PER GROSS ACRE	6.22 units/ac

BLOCK 1 LOT 2
66 units on 10.61 ac = 6.22 units/ac





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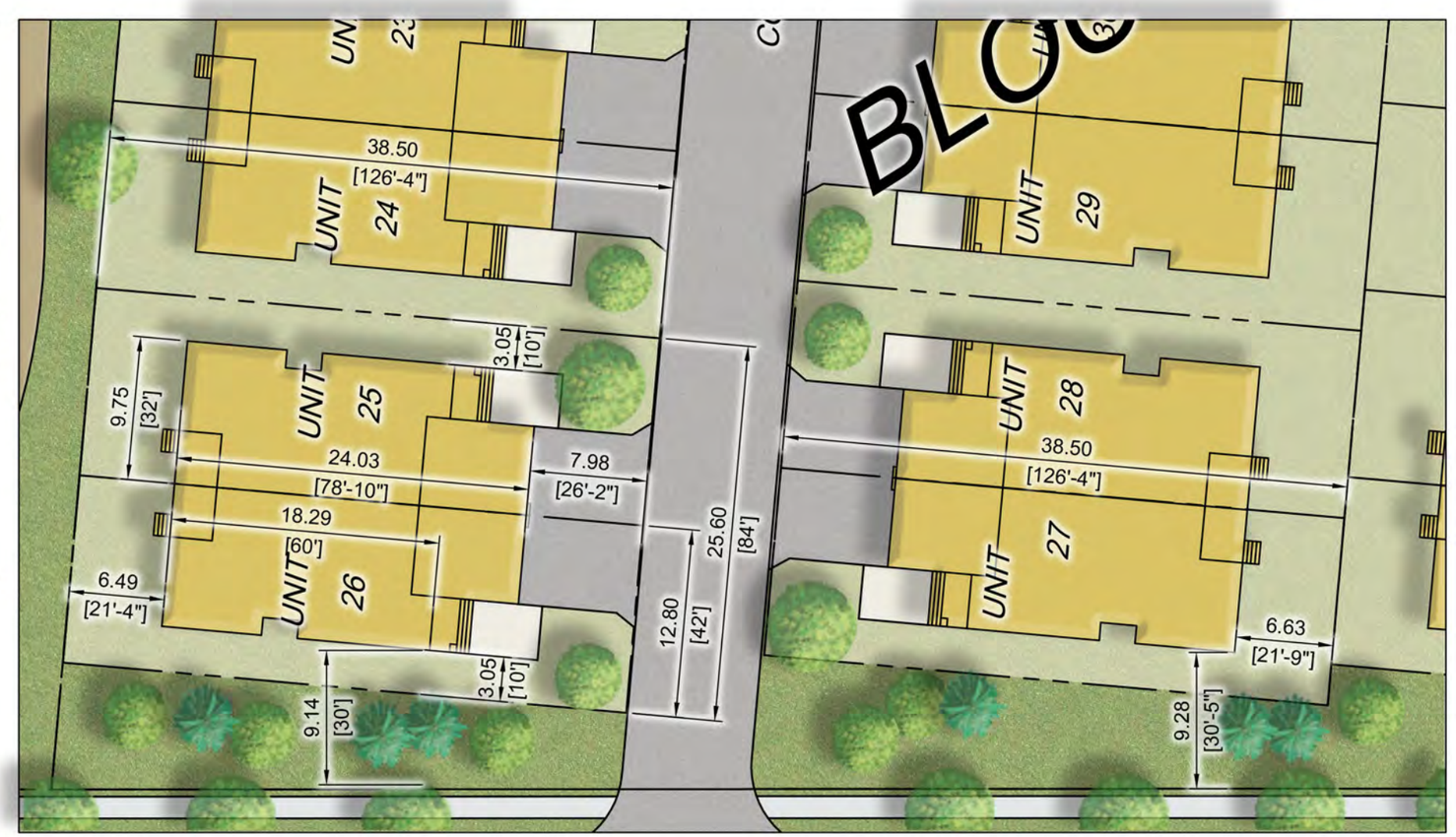
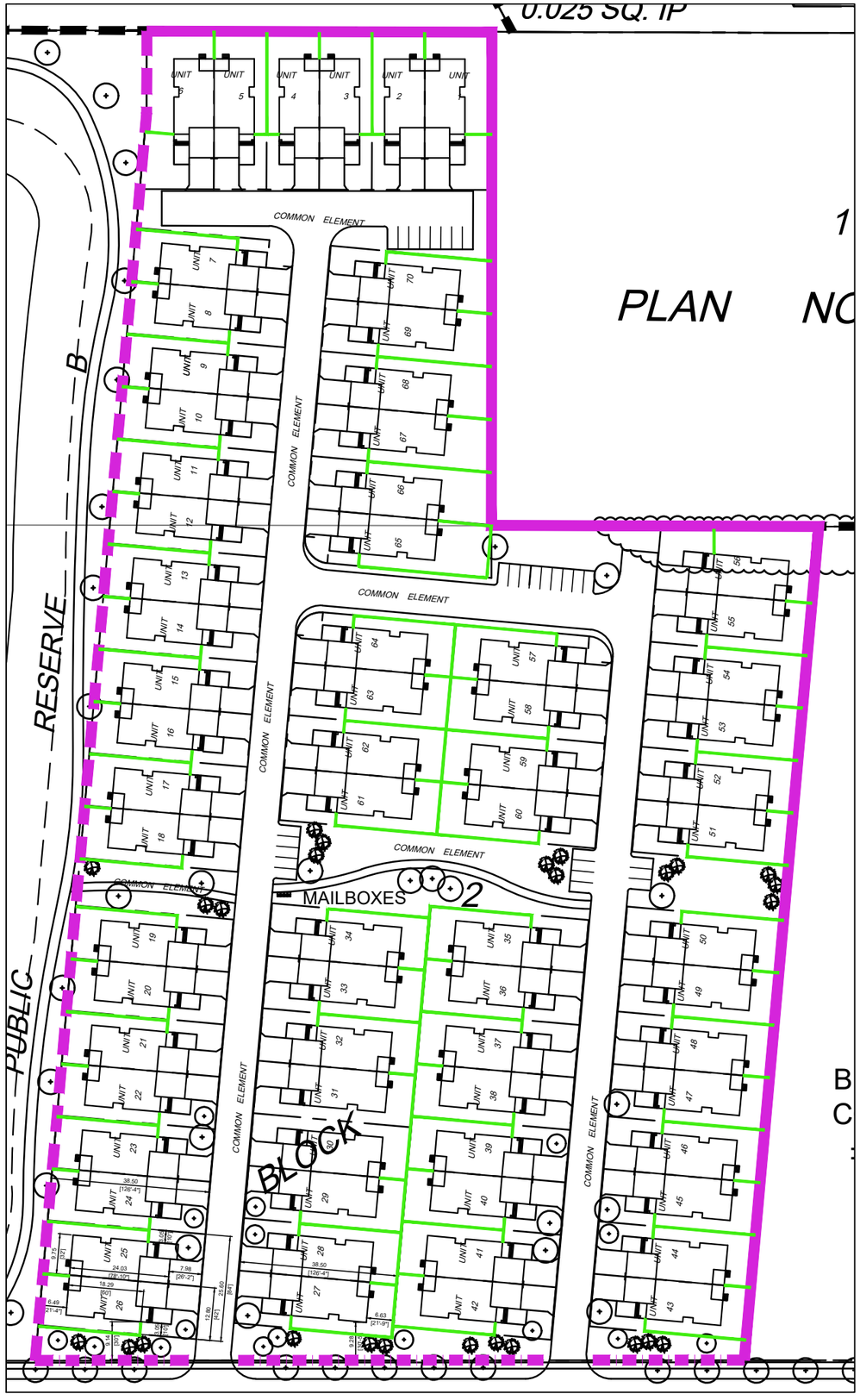
DENSITY PER GROSS ACRE	6.22 units/ac

BLOCK 2 LOT 2
70 units on 11.24 ac



Development Standards	PER UNIT
MIN SITE AREA PER UNIT	5,000 sf
MIN SITE WIDTH PER UNIT	42 ft
MIN FRONT YARD	24 ft
MIN REAR YARD	20 ft
MIN SIDE YARD	8 ft
MIN SIDE YARD SHARED WALL	0 ft
MIN CORNER SIDE YARD	12 ft
MIN BUILDING SETBACK TO RIGHT OF WAY	30 ft
MAX PRINCIPLE BUILDING COVERAGE PER UNIT	40%
MAX LOT SITE PRINCIPLE BUILDING COVERAGE	35%
MAX BUILDING HEIGHT	35 ft
MIN DWELLING UNIT AREA	1200 TO 1400 sf
MIN DWELLING UNIT WIDTH	28 ft
ATTACHED ACCESSORY BUILDING	800 sf
DETACHED ACCESSORY BUILDING	600 sf
DENSITY PER GROSS ACRE	6.22 units/ac

BLOCK 2 LOT 2
70 units on 11.24 ac



CONCEPTUAL FENCING PLAN

- DEVELOPER FENCE - 6' WOOD SCREEN
- DEVELOPER FENCE - 4' METAL PICKET
- DEVELOPER FENCE - 4' METAL PICKET WITH GATE POSTS
- UNIT OWNER FENCE - 6' WOOD SCREEN

Comparative Market Analysis

Tuesday, May 19, 2026

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

Sales last
350 days
Condos 3P.

The listings in this analysis can be summarized as follows:

Priced between $499,000 and $874,900

Selling Price between $549,900 and $930,000

1 to 4 Bedrooms

3.0 Bathrooms

1320 to 2001 Square Feet

$345 to $645 per Square Foot

Built between 1998 and 2014

1 to 62 Days on Market

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	87 Wyndstone Circle	15 SILVERSIDE Drive	167 Wyndstone Circle
ML#	202607726	202604074	202603319
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	East St Paul	Pritchard Farm	East St Paul
Type	Single Family Detached	Single Family Attached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2001/OL	2009/OL	2001/OL
Living Area	1694 SF	2001 SF	1453 SF
Total Bdrms	3	4	3
Bdrms Abv Grd	2	2	2
Full Bathrms	2	3	3
Half Bathrms	1	0	0
Basement	Full	Full, Walkout	Full
Exterior	Stone, Stucco	Composite, Other-Remarks, Stc	Stone, Stucco
Flooring	Wall-to-wall carpet, Laminate, Ti	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl
Remodelled	Furnace, Roof Coverings		Bathroom, Furnace
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			
Lot Dimensns	60 SF x	x	x
Site Influence	Flat Site, Landscaped deck, Landscaped patio, Paved	Lake View, Lakefront, Landscape, Low	Flat Site, Low maintenance landscaped, Paved Street,
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry - Main	Air Conditioning-Central, High-Efficiency Furnace, Laundry - Main Floor, Main	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency Furnace,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Bar Fridge, Blinds, Cook top, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Freezer, Garage door
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	8	8	8
Sold Date	04/29/2026	03/17/2026	03/10/2026
List Price	$599,900	$874,900	$549,900
List Price/SF	$354.13	$437.23	$378.46
Sold Price	$682,500	$930,000	$549,900
Sold Price/SF	$402.89	$464.77	$378.46
Sell/List Ratio	1.14	1.06	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	4 Oakwood Walk	60 SILVERSIDE Drive	123 Wyndstone Circle
ML#	202602603	202600546	202514990
Status	Sold	Sold	Sold
City	Birds Hill	East St Paul	East St Paul
Neighborhood	East St Paul	Pritchard Farm	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	1999/OL	2014	OL
Living Area	1592 SF	1320 SF	1560 SF
Total Bdrms	3	2	4
Bdrms Abv Grd	2	1	2
Full Bathrms	3	2	3
Half Bathrms	0	1	0
Basement	Full	Full	Full
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Remodelled			Furnace
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			Normal
Lot Dimensns	110 SF x 65 SF	x	x
Site Influence	Country Residence, Flat Site, Fruit Trees/Shrubs,	Lake View, Landscaped deck, Landscaped patio,	Flat Site, Fruit Trees/Shrubs, Low
Features	Air Conditioning-Central, Deck, Laundry - Main Floor, Main floor full bathroom,	Air Conditioning-Central, Bar wet, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Closet Organizers, High-Efficiency Furnace,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage	Blinds, Dishwasher, Dryer, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	7	8	8
Sold Date	03/02/2026	01/15/2026	07/10/2025
List Price	$549,900	$799,900	$549,900
List Price/SF	$345.41	$605.98	$352.50
Sold Price	$549,900	$851,000	$620,000
Sold Price/SF	$345.41	$644.70	$397.44
Sell/List Ratio	1.00	1.06	1.13

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	12 Wyndstone Circle	132 Wyndstone Circle
ML#	202511231	202528027
Status	Sold	Sold
City	Birds Hill	East St Paul
Neighborhood	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow
Yr Built/Age	1998/OL	2002/OL
Living Area	1404 SF	1362 SF
Total Bdrms	2	1
Bdrms Abv Grd	2	1
Full Bathrms	3	2
Half Bathrms	0	1
Basement	Full	Full
Exterior	Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Laminate, Ti
Remodelled		Flooring, Roof Coverings
Parking	Double Attached	Double Attached
Lot Shape		Pie Shaped
Lot Dimensns	x	39 SF x 144 SF
Site Influence	Corner, Cul-De-Sac, Golf Nearby, Other/remarks,	Flat Site, Fruit Trees/Shrubs, Landscaped
Features	Air Conditioning-Central, Laundry - Main Floor, Main floor full bathroom, No	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls, 2x6",
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community
DOM	62	1
Sold Date	07/23/2025	11/06/2025
List Price	$499,000	$600,000
List Price/SF	$355.41	$440.53
Sold Price	$550,000	$600,000
Sold Price/SF	$391.74	$440.53
Sell/List Ratio	1.10	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold listings

Address	L/S Price	Bd	Bth	FFA	$/Sq	Yr Blt	MLS® #	Date	DOM
87 Wyndstone Circle	$682,500	3	3.00	1694	$403	2001	202607726	04/29/2026	8
15 SILVERSIDE Drive	$930,000	4	3.00	2001	$465	2009	202604074	03/17/2026	8
167 Wyndstone Circle	$549,900	3	3.00	1453	$378	2001	202603319	03/10/2026	8
4 Oakwood Walk	$549,900	3	3.00	1592	$345	1999	202602603	03/02/2026	7
60 SILVERSIDE Drive	$851,000	2	3.00	1320	$645	2014	202600546	01/15/2026	8
123 Wyndstone Circle	$620,000	4	3.00	1560	$397		202514990	07/10/2025	8
12 Wyndstone Circle	$550,000	2	3.00	1404	$392	1998	202511231	07/23/2025	62
132 Wyndstone Circle	$600,000	1	3.00	1362	$441	2002	202528027	11/06/2025	1
Average	**$666,663**	**3**	**3.0**	**1548**	**$433**	**2003**			**14**

Median: **$610,000**
Average: **$666,663**

Comparative Market Analysis

Tuesday, May 19, 2026

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

patchard farm.
Condos

The listings in this analysis can be summarized as follows:

Priced between $549,900 and $999,900

Selling Price between $620,000 and $990,000

2 to 4 Bedrooms

3.0 to 4.0 Bathrooms

1320 to 2001 Square Feet

$397 to $645 per Square Foot

Built between 2009 and 2017

4 to 73 Days on Market

average days on Market 19

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	15 SILVERSIDE Drive	60 SILVERSIDE Drive	123 Wyndstone Circle
ML#	202604074	202600546	202514990
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	Pritchard Farm	Pritchard Farm	East St Paul
Type	Single Family Attached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2009/OL	2014	OL
Living Area	2001 SF	1320 SF	1560 SF
Total Bdrms	4	2	4
Bdrms Abv Grd	2	1	2
Full Bathrms	3	2	3
Half Bathrms	0	1	0
Basement	Full, Walkout	Full	Full
Exterior	Composite, Other-Remarks, Stc	Stone, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Remodelled			Furnace
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			Normal
Lot Dimensns	x	x	x
Site Influence	Lake View, Lakefront, Landscape, Low	Lake View, Landscaped deck, Landscaped patio,	Flat Site, Fruit Trees/Shrubs, Low
Features	Air Conditioning-Central, High-Efficiency Furnace, Laundry - Main Floor, Main	Air Conditioning-Central, Bar wet, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Closet Organizers, High-Efficiency Furnace,
Gds Included	Bar Fridge, Blinds, Cook top, Dishwasher, Dryer,	Blinds, Dishwasher, Dryer, Garage door opener	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Forced Air	Forced Air	Baseboard, Forced Air
Heating Fuel	Natural gas	Natural gas	Electric, Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	8	8	8
Sold Date	03/17/2026	01/15/2026	07/10/2025
List Price	$874,900	$799,900	$549,900
List Price/SF	$437.23	$605.98	$352.50
Sold Price	$930,000	$851,000	$620,000
Sold Price/SF	$464.77	$644.70	$397.44
Sell/List Ratio	1.06	1.06	1.13

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	11 SILVERSIDE Drive	8 BAYWIND Place	66 SILVERSIDE Drive
ML#	202506804	202408561	202406453
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	Pritchard Farm	Pritchard Farm	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2010/OL	2014	2012
Living Area	1690 SF	1880 SF	1802 SF
Total Bdrms	2	3	4
Bdrms Abv Grd	1	1	2
Full Bathrms	3	3	2
Half Bathrms	0	1	1
Basement	Full	Full, Walkout	Full
Exterior	Brick & Siding	Stone, Stucco	Stone, Stucco, Wood Siding
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Remodelled			
Parking	Double Attached	Triple Attached	Double Attached, Heated, 240 Volt Wiring
Lot Shape			
Lot Dimensns	x	x	x
Site Influence	Creek, Landscaped patio, Paved Street, View	Creek, Cul-De-Sac, Landscaped deck, View	Low maintenance landscaped, Paved Street,
Features	Air Conditioning-Central, No Smoking Home, Porch, Smoke Detectors, Structural	Air Conditioning-Central, Bar wet, Closet Organizers, Deck, Heat recovery	Air Conditioning-Central, Exterior walls, 2x6", Heat recovery ventilator,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Cook top, Dishwasher, Dryer,	Blinds, Cook top, Dishwasher, Dryer, Garage
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	10	4	11
Sold Date	05/27/2025	04/22/2024	04/08/2024
List Price	$679,000	$999,900	$799,900
List Price/SF	$401.78	$531.86	$443.90
Sold Price	$865,111	$990,000	$793,000
Sold Price/SF	$511.90	$526.60	$440.07
Sell/List Ratio	1.27	0.99	0.99

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	8 BAYWIND Place	71 SILVERSIDE Drive
ML#	202300337	202216844
Status	Sold	Sold
City	East St Paul	East St Paul
Neighborhood	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow
Yr Built/Age	2014/OL	2017
Living Area	1880 SF	1446 SF
Total Bdrms	3	3
Bdrms Abv Grd	1	1
Full Bathrms	3	3
Half Bathrms	1	1
Basement	Walkout	Full, Walkout
Exterior	Stone, Stucco	Composite, Stone
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Remodelled		
Parking	Triple Attached	Double Attached
Lot Shape		
Lot Dimensns	x	x
Site Influence	Creek, Cul-De-Sac, Lakefront, Lake Access	Corner, Landscaped patio
Features	Air Conditioning-Central, Closet Organizers, Engineered Floor Joist,	Air Conditioning-Central, Closet Organizers, Deck, Engineered Floor Joist,
Gds Included	Alarm system, Blinds, Cook top, Dishwasher, Dryer,	Alarm system, Blinds, Dryer, Dishwasher,
Heating	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community
DOM	73	27
Sold Date	03/25/2023	08/08/2022
List Price	$999,900	$699,900
List Price/SF	$531.86	$484.02
Sold Price	$950,000	$690,000
Sold Price/SF	$505.32	$477.18
Sell/List Ratio	0.95	0.99

Comparative Market Analysis

Tuesday, May 19, 2026

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold listings

Address	L/S Price	Bd	Bth	FFA	$/Sq	Yr Blt	MLS® #	Date	DOM
15 SILVERSIDE Drive	$930,000	4	3.00	2001	$465	2009	202604074	03/17/2026	8
60 SILVERSIDE Drive	$851,000	2	3.00	1320	$645	2014	202600546	01/15/2026	8
123 Wyndstone Circle	$620,000	4	3.00	1560	$397		202514990	07/10/2025	8
11 SILVERSIDE Drive	$865,111	2	3.00	1690	$512	2010	202506804	05/27/2025	10
8 BAYWIND Place	$990,000	3	4.00	1880	$527	2014	202408561	04/22/2024	4
66 SILVERSIDE Drive	$793,000	4	3.00	1802	$440	2012	202406453	04/08/2024	11
8 BAYWIND Place	$950,000	3	4.00	1880	$505	2014	202300337	03/25/2023	73
71 SILVERSIDE Drive	$690,000	3	4.00	1446	$477	2017	202216844	08/08/2022	27
Average	**$836,139**	**3**	**3.4**	**1697**	**$496**	**2013**			**19**

Median: **$858,056**
Average: **$836,139**

Comparative Market Analysis

Tuesday, May 19, 2026

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

- 3102 Burds hill Rd
- Bungalows

The listings in this analysis can be summarized as follows:

Priced between $514,900 and $589,900

Selling Price between $521,000 and $626,500

2 to 4 Bedrooms

2.0 to 3.0 Bathrooms

1340 to 1491 Square Feet

$376 to $420 per Square Foot

Built in 2019

2 to 85 Days on Market

average days on Market 30

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	#7 3102 Birds Hill Road	#9 3102 Birds Hill Road	#4 3102 Birds Hill Road
ML#	202507032	202412765	202409021
Status	Sold	Sold	Sold
City	East St Paul	Birds Hill	East St Paul
Neighborhood	Birds Hill Town	Birds Hill Town	Birds Hill Town
Type	Single Family Attached	Single Family Attached	Single Family Attached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2019/OL	2019/OL	2019/OL
Living Area	1491 SF	1340 SF	1491 SF
Total Bdrms	4	2	3
Bdrms Abv Grd	2	2	2
Full Bathrms	3	2	3
Half Bathrms	0	0	0
Basement	Full	Full	Full
Exterior	Composite	Composite	Composite
Flooring	Wall-to-wall carpet, Tile, Vinyl Pl	Wall-to-wall carpet, Laminate	Wall-to-wall carpet, Laminate, V
Remodelled			
Parking	Double Attached, Front Drive Access, Garage door	Double Attached	Double Attached, Front Drive Access, Garage door
Lot Shape			
Lot Dimensns	x	x	x
Site Influence	No Through Road, Paved Street, Shopping Nearby	Country Residence, No Through Road, Paved Street,	Landscaped deck, No Back Lane, Paved Street,
Features	Air Conditioning-Central, Bar wet, Heat recovery ventilator, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Heat recovery ventilator, Pet Friendly,	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",
Gds Included	Bar Fridge, Blinds, Cook top, Dishwasher, Dryer,	Alarm system, Blinds, Dishwasher, Dryer, Garage	Dishwasher, Dryer, Garage door opener, Garage door
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	3	2	85
Sold Date	04/24/2025	06/03/2024	08/01/2024
List Price	$589,900	$514,900	$579,900
List Price/SF	$395.64	$384.25	$388.93
Sold Price	$626,500	$521,000	$560,000
Sold Price/SF	$420.19	$388.81	$375.59
Sell/List Ratio	1.06	1.01	0.97

Comparative Market Analysis

Tuesday, May 19, 2026

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold listings

Address	L/S Price	Bd	Bth	FFA	$/Sq	Yr Blt	MLS® #	Date	DOM
#7 3102 Birds Hill Road	$626,500	4	3.00	1491	$420	2019	202507032	04/24/2025	3
#9 3102 Birds Hill Road	$521,000	2	2.00	1340	$389	2019	202412765	06/03/2024	2
#4 3102 Birds Hill Road	$560,000	3	3.00	1491	$376	2019	202409021	08/01/2024	85
Average	**$569,167**	**3**	**2.7**	**1441**	**$395**	**2019**			**30**

Median: **$560,000**
Average: **$569,167**

Comparative Market Analysis

Tuesday, May 19, 2026

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

GATEWAY POINT
ATTACHED BUNGALOWS

The listings in this analysis can be summarized as follows:

Priced between $603,645 and $820,000

Selling Price between $603,645 and $840,000

2 to 5 Bedrooms

2.0 to 3.0 Bathrooms

1488 to 1730 Square Feet

$364 to $522 per Square Foot

Built between 2020 and 2023

0 to 101 Days on Market

average days on Market 25

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	4 Oak Bridge Way	11 Oak Bridge Way	21 OAK BRIDGE Way
ML#	202526721	202525756	202524585
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	Birds Hill
Neighborhood	East St Paul	East St Paul	Birds Hill Town
Type	Townhouse	Townhouse	Townhouse
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2020/OL	2021/OL	2022/OL
Living Area	1488 SF	1621 SF	1609 SF
Total Bdrms	2	3	3
Bdrms Abv Grd	2	2	2
Full Bathrms	2	3	3
Half Bathrms	0	0	0
Basement	Full	Full, Walkout	Full
Exterior	Composite, Stone, Stucco	Composite, Stone, Stucco	Composite, Stone
Flooring	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V	Laminate, Tile
Remodelled		Basement, Garage	Basement, Bathroom, Garage, Other remarks
Parking	Double Attached, Front Drive Access, Garage door	Double Attached	Double Attached, Front Drive Access, Garage door
Lot Shape	Normal	Normal	Irregular
Lot Dimensns	40 SF x 147 SF	40 SF x 131 SF	0 SF x
Site Influence	Flat Site, No Back Lane, Partially landscaped, Paved	Country Residence, Lake Access Property, Lake	Corner, Fenced, Lake View, Landscaped patio,
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Engineered Floor Joist, Exterior walls, 2x6", Heat	Air Conditioning-Central, High-Efficiency Furnace, Laundry - Main Floor, Main
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	8	0	7
Sold Date	10/29/2025	10/02/2025	09/29/2025
List Price	$619,900	$820,000	$739,900
List Price/SF	$416.60	$505.86	$459.85
Sold Price	$610,000	$820,000	$840,000
Sold Price/SF	$409.95	$505.86	$522.06
Sell/List Ratio	0.98	1.00	1.14

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	10 Oak Bridge Way	12 Oak Bridge Way	29 OAK BRIDGE Way
ML#	202503569	202424546	202418979
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	East St Paul	Birds Hill Town	East St Paul
Type	Townhouse	Townhouse	Townhouse
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2021/OL	2021/OL	2021
Living Area	1730 SF	1488 SF	1488 SF
Total Bdrms	5	3	2
Bdrms Abv Grd	3	2	2
Full Bathrms	3	3	2
Half Bathrms	0	0	1
Basement	Full	Full	Full, Walkout
Exterior	Composite, Stone, Stucco	Composite, Stone	Stucco, Vinyl
Flooring	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V	Laminate, Vinyl
Remodelled			Basement, Flooring
Parking	Double Attached	Double Attached, Front Drive Access, Garage door	Double Attached
Lot Shape	Normal	Normal	Normal
Lot Dimensns	55 SF x 147 SF	40 SF x 147 SF	0 SF x
Site Influence	Corner, Lakefront, Lake View, No Back Lane,	Country Residence, Flat Site, Landscaped deck,	Golf Nearby, Lakefront, Lake View
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Accessibility Access, Air Conditioning-Central, Deck, High-Efficiency Furnace,
Gds Included		Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	32	4	62
Sold Date	03/31/2025	10/21/2024	10/08/2024
List Price	$729,900	$674,900	$657,500
List Price/SF	$421.91	$453.56	$441.87
Sold Price	$720,000	$665,000	$645,000
Sold Price/SF	$416.18	$446.91	$433.47
Sell/List Ratio	0.99	0.99	0.98

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	12 Will's Way	2 Will's Way	16 Will's Way
ML#	202318493	202315400	202304014
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	East St Paul	East St Paul	Birds Hill Town
Type	Townhouse	Townhouse	Townhouse
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2023/UC	2023/	2023/UC
Living Area	1488 SF	1730 SF	1609 SF
Total Bdrms	2	3	2
Bdrms Abv Grd	2	3	2
Full Bathrms	2	2	2
Half Bathrms	0	0	0
Basement	Full, Walkout	Full, Walkout	Full, Walkout
Exterior	Composite, Stone, Stucco	Composite, Stone, Stucco	Composite, Stone, Stucco
Flooring	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V
Remodelled			
Parking	Double Attached, Front Drive Access, Garage door	Double Attached, Front Drive Access, Garage door	Double Attached, Front Drive Access, Garage door
Lot Shape	Normal	Normal	Normal
Lot Dimensns	40 SF x 130 SF	52 SF x 131 SF	88 SF x 129 SF
Site Influence	Flat Site, No Back Lane, Paved Street, Partially	Corner, Lakefront, Lake View, No Back Lane,	Corner, Lake View, Landscape, Paved Street,
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Accessibility Access, Air Conditioning-Central, Deck, Engineered Floor Joist,
Gds Included		Dishwasher, Dryer, Garage door opener, Garage door	Dishwasher, Dryer, Garage door opener, Garage door
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	2	29	101
Sold Date	07/07/2023	07/07/2023	06/12/2023
List Price	$694,997	$724,900	$721,930
List Price/SF	$467.07	$419.02	$448.68
Sold Price	$688,697	$700,000	$715,000
Sold Price/SF	$462.83	$404.62	$444.38
Sell/List Ratio	0.99	0.97	0.99

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	10 Will's Way	6 Will's Way	20 Will's Way
ML#	202225293	202214763	202207119
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	East St Paul	Birds Hill Town	East St Paul
Type	Townhouse	Townhouse	Townhouse
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2023/UC	2023/UC	2023/TB
Living Area	1609 SF	1621 SF	1730 SF
Total Bdrms	2	2	3
Bdrms Abv Grd	2	2	3
Full Bathrms	2	2	2
Half Bathrms	0	0	0
Basement	Full, Walkout	Full, Walkout	Full, Walkout
Exterior	Composite, Stone, Stucco	Composite, Stone, Stucco	Composite, Stone, Stucco
Flooring	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V
Remodelled			
Parking	Double Attached, Front Drive Access, Garage door	Double Attached, Front Drive Access, Garage door	Double Attached, Front Drive Access, Garage door
Lot Shape	Normal	Normal	Normal
Lot Dimensns	55 SF x 130 SF	40 SF x 130 SF	55 SF x 130 SF
Site Influence	Corner, Lakefront, Lake View, No Back Lane,	Accessibility Access, Lakefront, Lake View, Lake	Corner, Lakefront, Lake View, No Back Lane,
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Exterior walls, 2x6", Accessibility Access,	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",
Gds Included	Dryer, Dishwasher, Refrigerator, Garage door	Dryer, Dishwasher, Refrigerator, Garage door	Dryer, Dishwasher, Refrigerator, Garage door
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	8	89	0
Sold Date	10/27/2022	09/19/2022	03/28/2022
List Price	$682,395	$677,856	$629,895
List Price/SF	$424.11	$418.17	$364.10
Sold Price	$710,500	$677,855	$629,895
Sold Price/SF	$441.58	$418.17	$364.10
Sell/List Ratio	1.04	1.00	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	14 Will's Way	10 Will's Way	16 Will's Way
ML#	202203563	202203566	202203564
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	Birds Hill Town	East St Paul	Birds Hill Town
Type	Townhouse	Townhouse	Townhouse
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2023/TB	2023/TB	2023/TB
Living Area	1621 SF	1730 SF	1609 SF
Total Bdrms	2	3	2
Bdrms Abv Grd	2	3	2
Full Bathrms	2	2	2
Half Bathrms	0	0	0
Basement	Full, Walkout	Full, Walkout	Full, Walkout
Exterior	Composite, Stone, Stucco	Composite, Stone, Stucco	Composite, Stone, Stucco
Flooring	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V
Remodelled			
Parking	Double Attached, Front Drive Access, Garage door	Double Attached, Front Drive Access, Garage door	Double Attached, Front Drive Access, Garage door
Lot Shape	Normal	Normal	Normal
Lot Dimensns	40 SF x 130 SF	55 SF x 130 SF	88 SF x 129 SF
Site Influence	Accessibility Access, Lakefront, Lake View, Lake	Corner, Lakefront, Lake View, No Back Lane,	Corner, Lake View, Landscape, Paved Street,
Features	Air Conditioning-Central, Exterior walls, 2x6", Accessibility Access,	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",
Gds Included	Dryer, Dishwasher, Refrigerator, Garage door	Dryer, Dishwasher, Refrigerator, Garage door	Dryer, Dishwasher, Refrigerator, Garage door
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	12	12	7
Sold Date	03/28/2022	03/28/2022	03/07/2022
List Price	$640,395	$650,895	$650,895
List Price/SF	$395.06	$376.24	$404.53
Sold Price	$640,395	$650,895	$650,895
Sold Price/SF	$395.06	$376.24	$404.53
Sell/List Ratio	1.00	1.00	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	12 Will's Way	2 Will's Way	18 Will's Way
ML#	202203565	202203570	202204138
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	East St Paul	East St Paul	East St Paul
Type	Townhouse	Townhouse	Townhouse
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2023/TB	2023/TB	2023/TB
Living Area	1488 SF	1730 SF	1730 SF
Total Bdrms	2	3	3
Bdrms Abv Grd	2	3	3
Full Bathrms	2	2	2
Half Bathrms	0	0	0
Basement	Full, Walkout	Full, Walkout	Full, See remarks
Exterior	Composite, Stone, Stucco	Composite, Stone, Stucco	Composite, Stone, Stucco
Flooring	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Laminate, V
Remodelled			
Parking	Double Attached, Front Drive Access, Garage door	Double Attached, Front Drive Access, Garage door	Double Attached, Front Drive Access, Garage door
Lot Shape	Normal	Normal	Normal
Lot Dimensns	40 SF x 130 SF	x	x
Site Influence	Flat Site, No Back Lane, Paved Street, Partially	Corner, Lakefront, Lake View, No Back Lane,	Corner, Lakefront, Lake View, No Back Lane,
Features	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",	Air Conditioning-Central, Deck, Engineered Floor Joist, Exterior walls, 2x6",
Gds Included	Dryer, Dishwasher, Refrigerator, Garage door	Dryer, Dishwasher, Refrigerator, Garage door	Dryer, Dishwasher, Refrigerator, Garage door
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Electric	Electric	Electric
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	85	22	0
Sold Date	05/24/2022	03/22/2022	02/26/2022
List Price	$661,395	$650,895	$650,765
List Price/SF	$444.49	$376.24	$376.16
Sold Price	$661,395	$650,895	$727,987
Sold Price/SF	$444.49	$376.24	$420.80
Sell/List Ratio	1.00	1.00	1.12

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	6 Will's Way
ML#	202202602
Status	Sold
City	East St Paul
Neighborhood	Birds Hill Town
Type	Townhouse
Style	Bungalow
Yr Built/Age	2023/TB
Living Area	1621 SF
Total Bdrms	2
Bdrms Abv Grd	2
Full Bathrms	2
Half Bathrms	0
Basement	Full, Walkout
Exterior	Composite, Stone, Stucco
Flooring	Wall-to-wall carpet, Laminate, V
Remodelled	
Parking	Double Attached, Front Drive Access, Garage door
Lot Shape	Normal
Lot Dimensns	40 SF x 130 SF
Site Influence	Accessibility Access, Lakefront, Lake View, Lake
Features	Air Conditioning-Central, Exterior walls, 2x6", Accessibility Access,
Gds Included	Dryer, Dishwasher, Refrigerator, Garage door
Heating	Forced Air
Heating Fuel	Electric
Water	Municipal/Community
Sewer	Municipal/Community
DOM	1
Sold Date	02/02/2022
List Price	$603,645
List Price/SF	$372.39
Sold Price	$603,645
Sold Price/SF	$372.39
Sell/List Ratio	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold listings

Address	L/S Price	Bd	Bth	FFA	$/Sq	Yr Blt	MLS® #	Date	DOM
4 Oak Bridge Way	$610,000	2	2.00	1488	$410	2020	202526721	10/29/2025	8
11 Oak Bridge Way	$820,000	3	3.00	1621	$506	2021	202525756	10/02/2025	0
21 OAK BRIDGE Way	$840,000	3	3.00	1609	$522	2022	202524585	09/29/2025	7
10 Oak Bridge Way	$720,000	5	3.00	1730	$416	2021	202503569	03/31/2025	32
12 Oak Bridge Way	$665,000	3	3.00	1488	$447	2021	202424546	10/21/2024	4
29 OAK BRIDGE Way	$645,000	2	3.00	1488	$433	2021	202418979	10/08/2024	62
12 Will's Way	$688,697	2	2.00	1488	$463	2023	202318493	07/07/2023	2
2 Will's Way	$700,000	3	2.00	1730	$405	2023	202315400	07/07/2023	29
16 Will's Way	$715,000	2	2.00	1609	$444	2023	202304014	06/12/2023	101
10 Will's Way	$710,500	2	2.00	1609	$442	2023	202225293	10/27/2022	8
6 Will's Way	$677,855	2	2.00	1621	$418	2023	202214763	09/19/2022	89
20 Will's Way	$629,895	3	2.00	1730	$364	2023	202207119	03/28/2022	0
14 Will's Way	$640,395	2	2.00	1621	$395	2023	202203563	03/28/2022	12
10 Will's Way	$650,895	3	2.00	1730	$376	2023	202203566	03/28/2022	12
16 Will's Way	$650,895	2	2.00	1609	$405	2023	202203564	03/07/2022	7
12 Will's Way	$661,395	2	2.00	1488	$444	2023	202203565	05/24/2022	85
2 Will's Way	$650,895	3	2.00	1730	$376	2023	202203570	03/22/2022	22
18 Will's Way	$727,987	3	2.00	1730	$421	2023	202204138	02/26/2022	0
6 Will's Way	$603,645	2	2.00	1621	$372	2023	202202602	02/02/2022	1
Average	**$684,634**	**3**	**2.3**	**1618**	**$424**	**2022**			**25**

Median: **$665,000**
Average: **$684,634**

Comparative Market Analysis

Tuesday, May 19, 2026

Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

Country Villas
Bungalow Condo

The listings in this analysis can be summarized as follows:

Priced between $419,900 and $600,000

Selling Price between $450,000 and $682,500

1 to 4 Bedrooms

2.0 to 3.0 Bathrooms

1196 to 1694 Square Feet

$313 to $441 per Square Foot

Built between 1998 and 2004

0 to 62 Days on Market

average days on Market 10

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	87 Wyndstone Circle	167 Wyndstone Circle	4 Oakwood Walk
ML#	202607726	202603319	202602603
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	Birds Hill
Neighborhood	East St Paul	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2001/OL	2001/OL	1999/OL
Living Area	1694 SF	1453 SF	1592 SF
Total Bdrms	3	3	3
Bdrms Abv Grd	2	2	2
Full Bathrms	2	3	3
Half Bathrms	1	0	0
Basement	Full	Full	Full
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Laminate, Ti	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Tile, Wood
Remodelled	Furnace, Roof Coverings	Bathroom, Furnace	
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			
Lot Dimensns	60 SF x	x	110 SF x 65 SF
Site Influence	Flat Site, Landscaped deck, Landscaped patio, Paved	Flat Site, Low maintenance landscaped, Paved Street,	Country Residence, Flat Site, Fruit Trees/Shrubs,
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry - Main	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency Furnace,	Air Conditioning-Central, Deck, Laundry - Main Floor, Main floor full bathroom,
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Fridges -	Blinds, Dishwasher, Dryer, Freezer, Garage door	Alarm system, Blinds, Dishwasher, Dryer, Garage
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	8	8	7
Sold Date	04/29/2026	03/10/2026	03/02/2026
List Price	$599,900	$549,900	$549,900
List Price/SF	$354.13	$378.46	$345.41
Sold Price	$682,500	$549,900	$549,900
Sold Price/SF	$402.89	$378.46	$345.41
Sell/List Ratio	1.14	1.00	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	123 Wyndstone Circle	12 Wyndstone Circle	31 COUNTRY VILLAS Boulevar
ML#	202514990	202511231	202509093
Status	Sold	Sold	Sold
City	East St Paul	Birds Hill	Birds Hill
Neighborhood	East St Paul	East St Paul	Birds Hill Town
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	OL	1998/OL	1999
Living Area	1560 SF	1404 SF	1610 SF
Total Bdrms	4	2	2
Bdrms Abv Grd	2	2	2
Full Bathrms	3	3	3
Half Bathrms	0	0	0
Basement	Full	Full	Full
Exterior	Stone, Stucco	Stucco	Brick, Stucco
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Vinyl	Wall-to-wall carpet, Vinyl, Wood
Remodelled	Furnace		
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal		Normal
Lot Dimensns	x	x	x
Site Influence	Flat Site, Fruit Trees/Shrubs, Low	Corner, Cul-De-Sac, Golf Nearby, Other/remarks,	View
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency Furnace,	Air Conditioning-Central, Laundry - Main Floor, Main floor full bathroom, No	Air Conditioning-Central
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Dishwasher, Dryer, Garage door opener, Garage door	
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Electric, Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	8	62	0
Sold Date	07/10/2025	07/23/2025	04/28/2025
List Price	$549,900	$499,000	$550,000
List Price/SF	$352.50	$355.41	$341.61
Sold Price	$620,000	$550,000	$550,000
Sold Price/SF	$397.44	$391.74	$341.61
Sell/List Ratio	1.13	1.10	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	7 Wyndstone Circle	4 Wyndstone Circle	72 Country Club Circle
ML#	202508306	202502770	202501898
Status	Sold	Sold	Sold
City	East St Paul	Winnipeg	East St Paul
Neighborhood	East St Paul	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2000/OL	1998	1998/OL
Living Area	1327 SF	1328 SF	1200 SF
Total Bdrms	3	2	2
Bdrms Abv Grd	2	2	2
Full Bathrms	3	3	2
Half Bathrms	0	0	0
Basement	Full	Full	Full
Exterior	Stone, Stucco	Brick, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, V	Wall-to-wall carpet, Vinyl, Wood
Remodelled	Flooring, Roof Coverings		Flooring, Roof Coverings
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			
Lot Dimensns	62 SF x	x	43 SF x
Site Influence	Flat Site, Low maintenance landscaped, Landscaped	Low maintenance landscaped	Flat Site, Landscaped patio, Paved Street, Shopping
Features	Air Conditioning-Central, Central Exhaust, Closet Organizers, Deck, Exterior	Air Conditioning-Central, High-Efficiency Furnace, Laundry - Main Floor	Air Conditioning-Central, Closet Organizers, Exterior walls, 2x6", High-Efficiency
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Garage door	Dishwasher, Garage door opener, Microwave,	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	8	2	8
Sold Date	05/06/2025	02/14/2025	02/11/2025
List Price	$489,900	$529,900	$419,900
List Price/SF	$369.18	$399.02	$349.92
Sold Price	$489,900	$535,000	$522,000
Sold Price/SF	$369.18	$402.86	$435.00
Sell/List Ratio	1.00	1.01	1.24

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	96 Wyndstone Circle	7 Country Villas Boulevard	7 Oakwood Walk
ML#	202421022	202413195	202410339
Status	Sold	Sold	Sold
City	Winnipeg	East St Paul	East St Paul
Neighborhood	East St Paul	East St Paul	Birds Hill Town
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2003	1998/OL	1999/OL
Living Area	1568 SF	1453 SF	1453 SF
Total Bdrms	3	3	3
Bdrms Abv Grd	2	2	2
Full Bathrms	3	3	3
Half Bathrms	0	0	0
Basement	Full	Full	Full
Exterior	Stucco	Stone, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Vinyl, V	Wall-to-wall carpet, Vinyl, Wood
Remodelled		Bathroom	
Parking	Double Attached, Front Drive Access, Paved Driveway	Double Attached	Double Attached
Lot Shape	Normal	Normal	
Lot Dimensns	46 SF x	49 SF x	55 SF x 112 SF
Site Influence	Golf Nearby, Landscaped deck, Landscaped patio,	Flat Site, Landscaped deck, Paved Street, Playground	Low maintenance landscaped, Landscaped
Features	Air Conditioning-Central, Closet Organizers, Deck, Microwave built in, No	Air Conditioning-Central, Central Exhaust, Closet Organizers, Exterior walls,	Air Conditioning-Central, Closet Organizers, Deck, High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Freezer, Microwave,		Blinds, Dishwasher, Dryer, Garage door opener
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	9	6	6
Sold Date	09/09/2024	06/11/2024	05/15/2024
List Price	$549,900	$539,900	$549,900
List Price/SF	$350.70	$371.58	$378.46
Sold Price	$595,000	$550,000	$550,000
Sold Price/SF	$379.46	$378.53	$378.53
Sell/List Ratio	1.08	1.02	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	55 OAKWOOD Walk	4 OAKWOOD Walk	180 Wyndstone Circle
ML#	202407702	202407188	202401894
Status	Sold	Sold	Sold
City	Birds Hill	Birds Hill	East St Paul
Neighborhood	East St Paul	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	1998	1999/OL	2001/OL
Living Area	1453 SF	1592 SF	1558 SF
Total Bdrms	3	2	2
Bdrms Abv Grd	2	2	2
Full Bathrms	3	3	2
Half Bathrms	0	0	0
Basement	Full	Full	Full
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Wood
Remodelled		Other remarks	
Parking	Double Attached	Double Attached	Double Attached
Lot Shape		Normal	
Lot Dimensns	34 SF x	110 SF x 65 SF	47 SF x
Site Influence	Corner, Low maintenance landscaped, Landscaped	Country Residence, Fruit Trees/Shrubs, Low	Flat Site, Landscaped patio, Paved Street, Private
Features	Air Conditioning-Central, Closet Organizers, High-Efficiency Furnace,	Air Conditioning-Central, Deck, Laundry - Main Floor, No Smoking Home, Pet	Air Conditioning-Central, High-Efficiency Furnace, Laundry - Main Floor, Main
Gds Included	Dishwasher, Dryer, Garage door opener, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Alarm system, Blinds, Dishwasher, Dryer, Freezer,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	5	14	7
Sold Date	04/17/2024	04/23/2024	02/13/2024
List Price	$549,900	$529,900	$519,900
List Price/SF	$378.46	$332.85	$333.70
Sold Price	$560,000	$530,000	$570,000
Sold Price/SF	$385.41	$332.91	$365.85
Sell/List Ratio	1.02	1.00	1.10

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	160 Wyndstone Circle	11 Wyndstone Circle	140 Wyndstone Circle
ML#	202401751	202331899	202316951
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	East St Paul	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2001/OL	1998/OL	2002/OL
Living Area	1453 SF	1453 SF	1561 SF
Total Bdrms	2	3	3
Bdrms Abv Grd	2	2	2
Full Bathrms	2	3	2
Half Bathrms	0	0	1
Basement	Full	Full	Full
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, V	Laminate, Vinyl, Wood
Remodelled	Roof Coverings	Furnace, Other remarks	Flooring, Furnace, Kitchen, Other remarks
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Normal	Normal	
Lot Dimensns	46 SF x	62 SF x	48 SF x
Site Influence	Flat Site, Low maintenance landscaped, Landscaped	Fenced, Low maintenance landscaped, Landscaped	Flat Site, Fruit Trees/Shrubs, Low
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", High-Efficiency Furnace,	Air Conditioning-Central, Deck, Exterior walls, 2x6", High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry - Main
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Freezer,	Alarm system, Blinds, Dishwasher, Dryer, Garage	Alarm system, Blinds, Dishwasher, Dryer, Fan,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	10	29	8
Sold Date	02/05/2024	01/07/2024	06/27/2023
List Price	$514,900	$549,900	$519,900
List Price/SF	$354.37	$378.46	$333.06
Sold Price	$525,900	$549,900	$590,000
Sold Price/SF	$361.94	$378.46	$377.96
Sell/List Ratio	1.02	1.00	1.13

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	76 COUNTRY CLUB Circle	124 Wyndstone Circle	32 COUNTRY VILLA Boulevard
ML#	202313735	202311445	202307151
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	East St Paul	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2004/OL	OL	1998/OL
Living Area	1415 SF	1317 SF	1408 SF
Total Bdrms	2	3	3
Bdrms Abv Grd	2	2	2
Full Bathrms	2	3	3
Half Bathrms	1	0	0
Basement	Full	Full	Full
Exterior	Stone, Stucco	Stone, Stucco	Brick, Stucco
Flooring	Wall-to-wall carpet, Laminate, V	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Vinyl, Wood
Remodelled	Furnace, Roof Coverings	Other remarks	Furnace, Other remarks, Roof Coverings
Parking	Double Attached	Double Attached	Double Attached
Lot Shape	Pie Shaped	Normal	Normal
Lot Dimensns	43 SF x	39 SF x	51 SF x
Site Influence	Flat Site, Fruit Trees/Shrubs, Landscaped	Flat Site, Landscaped deck, Paved Street, Private	Flat Site, Low maintenance landscaped, Landscaped
Features	Air Conditioning-Central, Deck, Exterior walls, 2x6", High-Efficiency Furnace,	Air Conditioning-Central, Central Exhaust, Closet Organizers, Deck,	Air Conditioning-Central, Deck, Exterior walls, 2x6", High-Efficiency Furnace,
Gds Included	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	0	12	11
Sold Date	05/19/2023	05/09/2023	04/11/2023
List Price	$419,900	$439,900	$419,900
List Price/SF	$296.75	$334.02	$298.22
Sold Price	$450,000	$495,000	$462,100
Sold Price/SF	$318.02	$375.85	$328.20
Sell/List Ratio	1.07	1.13	1.10

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	43 Rockmaple Road	68 COUNTRY CLUB Circle	24 OAKWOOD Walk
ML#	202304699	202221200	202216770
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	Birds Hill
Neighborhood	East St Paul	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2003/OL	1999/OL	1998
Living Area	1453 SF	1453 SF	1478 SF
Total Bdrms	3	3	2
Bdrms Abv Grd	2	2	2
Full Bathrms	3	3	2
Half Bathrms	0	0	1
Basement	Full	Full	Full
Exterior	Stone, Stucco	Stone, Stucco	Stucco
Flooring	Wall-to-wall carpet, Tile, Wood	Wall-to-wall carpet, Tile, Vinyl, V	Vinyl, Wood
Remodelled	Furnace		Roof Coverings
Parking	Double Attached	Double Attached, Front Drive Access, Insulated	Double Attached, Front Drive Access, Gated parking,
Lot Shape			
Lot Dimensns	x	x	45 SF x
Site Influence	Shopping Nearby	Low maintenance landscaped, Landscaped	Corner, Low maintenance landscaped, Landscape, No
Features	Air Conditioning-Central, Exterior walls, 2x6", High-Efficiency Furnace,	Air Conditioning-Central, Deck, High-Efficiency Furnace, Main floor full	Air Conditioning-Central, Main floor full bathroom, No Pet Home, No Smoking
Gds Included	Alarm system, Blinds, Dishwasher, Dryer, Garage	Blinds, Dryer, Dishwasher, Refrigerator, Garage door	Alarm system, Blinds, Dryer, Dishwasher,
Heating	Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	6	8	8
Sold Date	03/20/2023	09/07/2022	07/19/2022
List Price	$459,900	$469,900	$449,900
List Price/SF	$316.52	$323.40	$304.40
Sold Price	$475,000	$455,000	$477,700
Sold Price/SF	$326.91	$313.15	$323.21
Sell/List Ratio	1.03	0.97	1.06

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	103 Wyndstone Circle	151 Wyndstone Circle	132 Wyndstone Circle
ML#	202210339	202204569	202528027
Status	Sold	Sold	Sold
City	East St Paul	East St Paul	East St Paul
Neighborhood	East St Paul	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow	Bungalow
Yr Built/Age	2000/OL	2002/OL	2002/OL
Living Area	1453 SF	1453 SF	1362 SF
Total Bdrms	3	3	1
Bdrms Abv Grd	2	2	1
Full Bathrms	3	2	2
Half Bathrms	0	0	1
Basement	Full	Full	Full
Exterior	Stone, Stucco	Stone, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Tile, Vinyl, V	Wall-to-wall carpet, Vinyl, Wood	Wall-to-wall carpet, Laminate, Ti
Remodelled	Bathroom, Flooring, Kitchen, Roof Coverings	Furnace, Roof Coverings	Flooring, Roof Coverings
Parking	Double Attached	Double Attached	Double Attached
Lot Shape			Pie Shaped
Lot Dimensns	59 SF x	65 SF x	39 SF x 144 SF
Site Influence	Flat Site, Low maintenance landscaped, Landscaped	Flat Site, Low maintenance landscaped, Landscaped	Flat Site, Fruit Trees/Shrubs, Landscaped
Features	Air Conditioning-Central, Central Exhaust, Deck, Exterior walls, 2x6",	Air Conditioning-Central, High-Efficiency Furnace, Main floor full bathroom, No	Air Conditioning-Central, Closet Organizers, Deck, Exterior walls, 2x6",
Gds Included	Alarm system, Blinds, Dryer, Dishwasher, Fridges -	Blinds, Dryer, Dishwasher, Refrigerator, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Baseboard, Forced Air	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community	Municipal/Community
DOM	10	8	1
Sold Date	05/30/2022	03/15/2022	11/06/2025
List Price	$449,900	$439,900	$600,000
List Price/SF	$309.64	$302.75	$440.53
Sold Price	$517,500	$507,700	$600,000
Sold Price/SF	$356.16	$349.42	$440.53
Sell/List Ratio	1.15	1.15	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

CMA Side By Side Plus

Address	4 ROCKMAPLE Road	51 OAKWOOD Walk
ML#	202331447	202503608
Status	Sold	Sold
City	East St Paul	East St Paul
Neighborhood	East St Paul	East St Paul
Type	Single Family Detached	Single Family Detached
Style	Bungalow	Bungalow
Yr Built/Age	2000/OL	1998/OL
Living Area	1453 SF	1196 SF
Total Bdrms	2	2
Bdrms Abv Grd	2	2
Full Bathrms	2	3
Half Bathrms	0	0
Basement	Full	Full
Exterior	Brick, Stucco	Stone, Stucco
Flooring	Wall-to-wall carpet, Tile, Vinyl, V	Laminate, Vinyl, Vinyl Plank
Remodelled	Flooring	Basement, Flooring, Furnace, Kitchen, Other
Parking	Double Attached	Double Attached
Lot Shape		
Lot Dimensns	x	42 SF x
Site Influence	Flat Site, Fruit Trees/Shrubs, Landscaped	Flat Site, Low maintenance landscaped, Landscaped
Features	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry - Main	Air Conditioning-Central, Deck, High-Efficiency Furnace, Laundry - Main
Gds Included	Blinds, Dishwasher, Dryer, Fridges - Two, Garage door	Blinds, Dishwasher, Dryer, Garage door opener, Garage
Heating	Forced Air	Forced Air
Heating Fuel	Natural gas	Natural gas
Water	Municipal/Community	Municipal/Community
Sewer	Municipal/Community	Municipal/Community
DOM	0	8
Sold Date	11/16/2023	02/24/2025
List Price	$550,000	$525,000
List Price/SF	$378.53	$438.96
Sold Price	$545,000	$525,000
Sold Price/SF	$375.09	$438.96
Sell/List Ratio	0.99	1.00

Comparative Market Analysis

Tuesday, May 19, 2026

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Sold listings

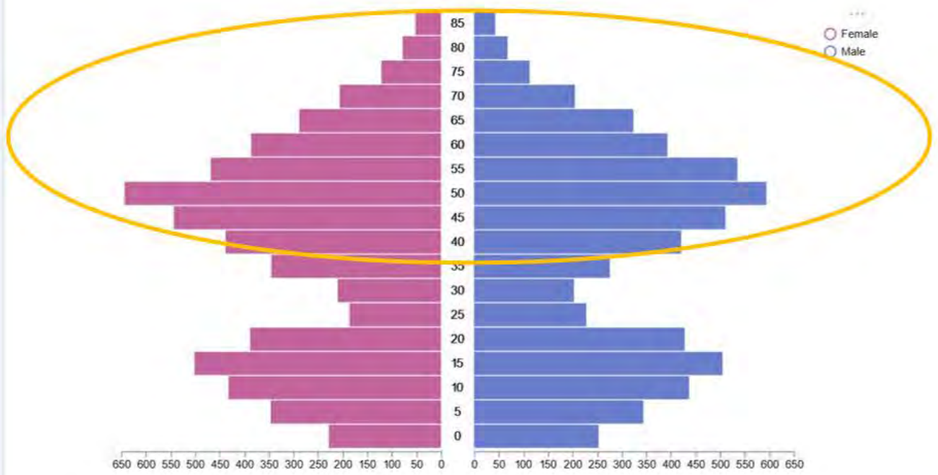
Address	L/S Price	Bd	Bth	FFA	$/Sq	Yr Blt	MLS® #	Date	DOM
87 Wyndstone Circle	$682,500	3	3.00	1694	$403	2001	202607726	04/29/2026	8
167 Wyndstone Circle	$549,900	3	3.00	1453	$378	2001	202603319	03/10/2026	8
4 Oakwood Walk	$549,900	3	3.00	1592	$345	1999	202602603	03/02/2026	7
123 Wyndstone Circle	$620,000	4	3.00	1560	$397		202514990	07/10/2025	8
12 Wyndstone Circle	$550,000	2	3.00	1404	$392	1998	202511231	07/23/2025	62
31 COUNTRY VILLAS Boulevard	$550,000	2	3.00	1610	$342	1999	202509093	04/28/2025	0
7 Wyndstone Circle	$489,900	3	3.00	1327	$369	2000	202508306	05/06/2025	8
4 Wyndstone Circle	$535,000	2	3.00	1328	$403	1998	202502770	02/14/2025	2
72 Country Club Circle	$522,000	2	2.00	1200	$435	1998	202501898	02/11/2025	8
96 Wyndstone Circle	$595,000	3	3.00	1568	$379	2003	202421022	09/09/2024	9
7 Country Villas Boulevard	$550,000	3	3.00	1453	$379	1998	202413195	06/11/2024	6
7 Oakwood Walk	$550,000	3	3.00	1453	$379	1999	202410339	05/15/2024	6
55 OAKWOOD Walk	$560,000	3	3.00	1453	$385	1998	202407702	04/17/2024	5
4 OAKWOOD Walk	$530,000	2	3.00	1592	$333	1999	202407188	04/23/2024	14
180 Wyndstone Circle	$570,000	2	2.00	1558	$366	2001	202401894	02/13/2024	7
160 Wyndstone Circle	$525,900	2	2.00	1453	$362	2001	202401751	02/05/2024	10
11 Wyndstone Circle	$549,900	3	3.00	1453	$378	1998	202331899	01/07/2024	29
140 Wyndstone Circle	$590,000	3	3.00	1561	$378	2002	202316951	06/27/2023	8
76 COUNTRY CLUB Circle	$450,000	2	3.00	1415	$318	2004	202313735	05/19/2023	0
124 Wyndstone Circle	$495,000	3	3.00	1317	$376		202311445	05/09/2023	12
32 COUNTRY VILLA Boulevard	$462,100	3	3.00	1408	$328	1998	202307151	04/11/2023	11
43 Rockmaple Road	$475,000	3	3.00	1453	$327	2003	202304699	03/20/2023	6
68 COUNTRY CLUB Circle	$455,000	3	3.00	1453	$313	1999	202221200	09/07/2022	8
24 OAKWOOD Walk	$477,700	2	3.00	1478	$323	1998	202216770	07/19/2022	8
103 Wyndstone Circle	$517,500	3	3.00	1453	$356	2000	202210339	05/30/2022	10
151 Wyndstone Circle	$507,700	3	2.00	1453	$349	2002	202204569	03/15/2022	8
132 Wyndstone Circle	$600,000	1	3.00	1362	$441	2002	202528027	11/06/2025	1
4 ROCKMAPLE Road	$545,000	2	2.00	1453	$375	2000	202331447	11/16/2023	0
51 OAKWOOD Walk	$525,000	2	3.00	1196	$439	1998	202503608	02/24/2025	8
Average	**$537,241**	**3**	**2.8**	**1454**	**$371**	**2000**			**10**

Median: **$545,000**
Average: **$537,241**

WHY TARGET AGING BABY BOOMERS?

Population By Age and Gender

East St Paul, MB, Canada Population Tree



Show 5 entries Search:

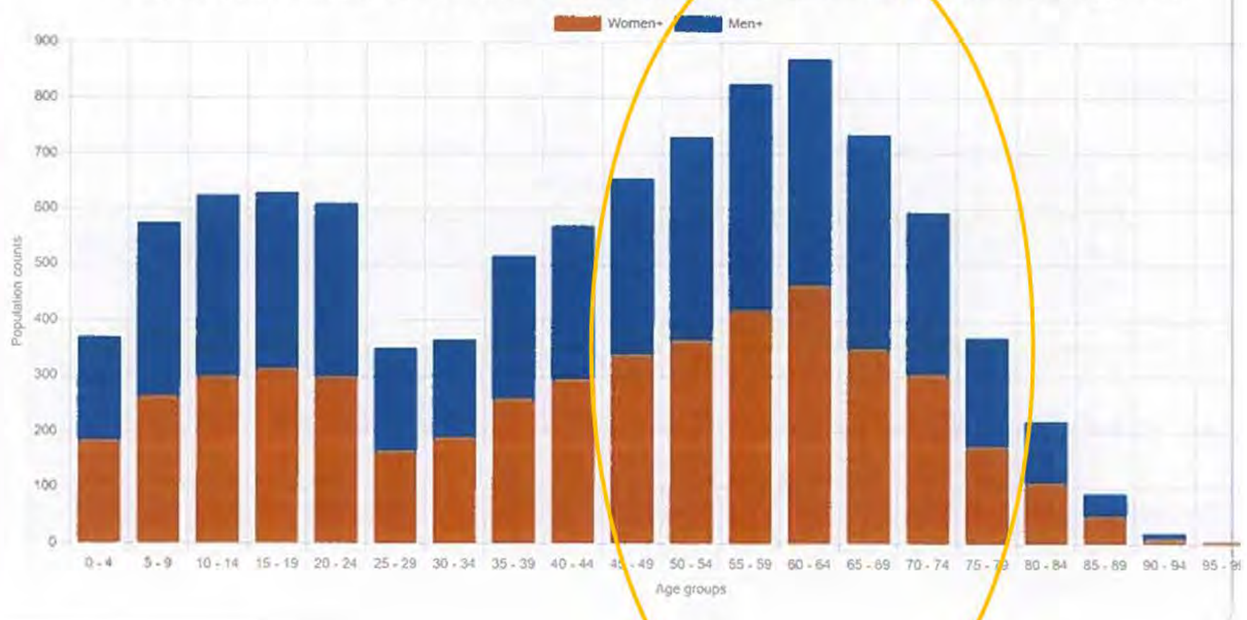
Age	Male	Female	Total
50-54	594	643	1,237
55-59	535	468	1,004
60-64	393	386	779
65-69	324	288	613
70-74	205	206	411

Showing 11 to 15 of 18 entries Previous 1 2 3 4 Next

Sources: CIESIN (Center for International Earth Science Information Network)

4,044 Residents from 50 to 74 Years Old (9,725 Pop)

Population by five-year age groups and gender, East St. Paul (Rural municipality), 2021



Average people per household

2.8

Household size can reveal a lot about how people live in the area. More one- and two-person homes might hint at a mix of young professionals or empty nesters, while larger households often reflect families or multi-generational setups. It's a good indicator of the kinds of rentals and living spaces you'll find nearby.

3,505 ESP Homes

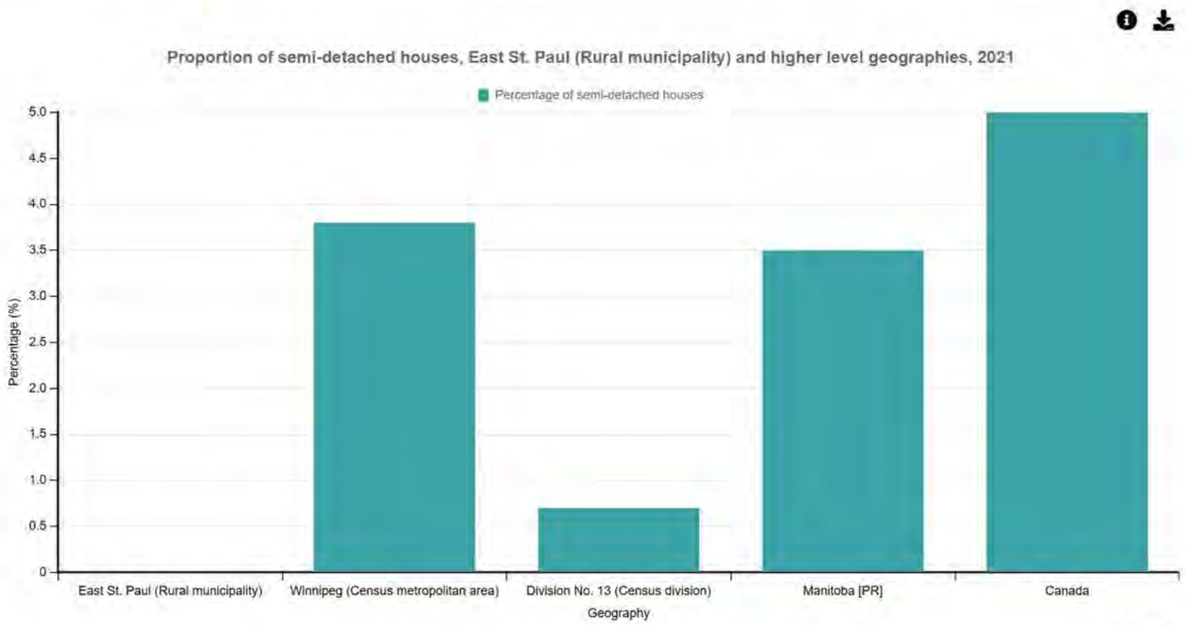
52.5% of homes in ESP have 1 or 2 persons living in them = 1,840 Homes

FAHR LANDS SUBDIVISION

Concepts & Planning

WATERSIDE
DEVELOPMENT CORP.

▼ Semi-detached house



Proportion of semi-detached houses, East St. Paul (Rural municipality), neighbouring census subdivisions, 2021

Age-in-place housing is largely unavailable and sells above listing, with a low number of days on market.

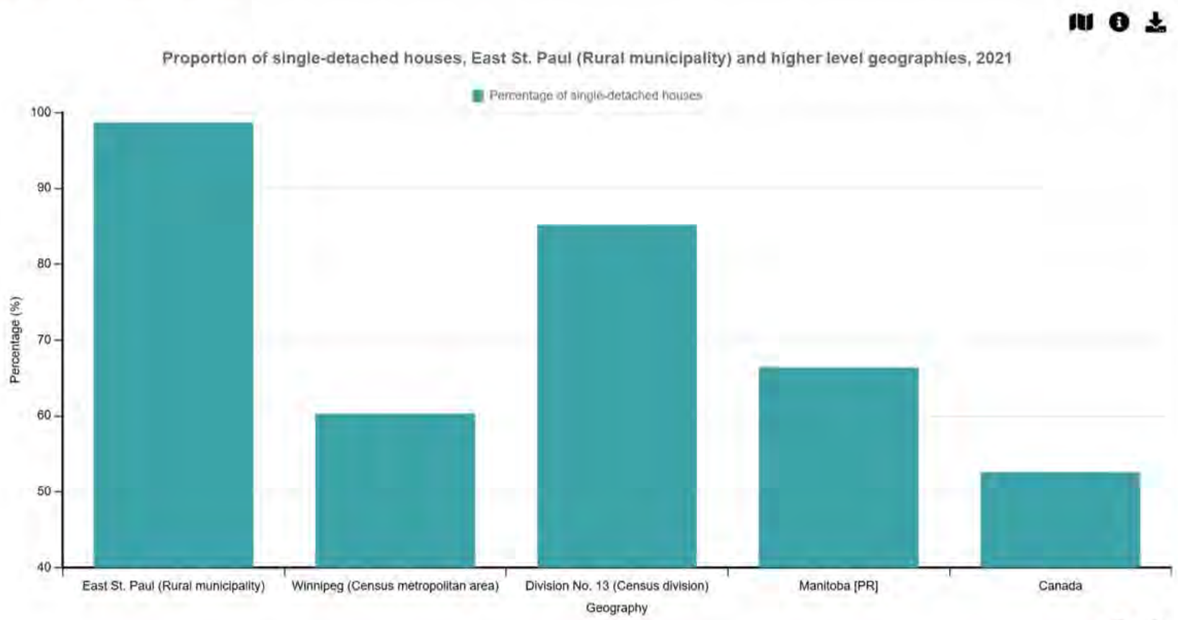
This shows there is demand withing this housing typology.

We believe this will be an ever-growing demand within the nearby catchment.

East St Paul, MB has a disproportionate amount of single family only dwellings that are owner occupied, when considered against neighbouring municipalities.

The average household has 2.8 persons. This means there are many empty-nest households in East St Paul.

▼ Single-detached house



Proportion of single-detached houses, East St. Paul (Rural municipality), neighbouring census subdivisions, 2021