

ATTENDING

Mayor Mike Trinacty, Chair
Deputy Mayor Johanna Kwakernaak
Councillor Adam Lutz
Councillor Derrick Jamieson
Councillor Ty Walsh
Councillor Chris Goddard
Jen Boyd, Chief Administrative Officer
Krista Longmire, Executive Assistant
Lauren Isabelle, Development Officer (Via Zoom)

ALSO ATTENDING

10 Members of the Public

1. CALL TO ORDER

The meeting was called to order at 6:30 pm

2. PUBLIC HEARING

Opening Remarks

Mayor Trinacty welcomed everyone and reviewed the agenda and guidelines for the Public Hearing.

1. Amendment to the Municipal Planning Strategy & Land Use Bylaw

Lauren Isabelle reviewed the proposed policies to amend the Municipal Planning Strategy (MPS) and Land Use Bylaw (LUB). These amendments will allow for the reuse and redevelopment of sites or structures that have unique constraints. The existing rules within the Municipal Planning Strategy do not clearly address sites where an older building, lot constraints, and adjacency to public land limit how the property can adapt. The intent is to create a tool for genuinely unique situations, not to create general flexibility across town.

Lauren provided clarification that there would still be the ability to appeal a potential development through this policy through the development agreement process.

b. Public Input - Nil

c. Written Submissions - Nil

2. Development Agreement – 104 Front Street

Lauren reviewed a development agreement application received from 4528329 NS Limited (Smokehouse Brewery) for development at 104 Front Street, Berwick (PID 55245591). The application is for a 40 fixed-seated restaurant/tap room, with a new front entrance to the building and the addition of a deck on the rear of the property with an accessibility ramp.

The previously mentioned amendments for the unique sites and structures create the policy basis for this development to proceed. The proposed rear deck extends over adjacent publicly owned land (a DNR-leased area), and the proposed amendments to the MPS and LUB will allow for encroachment, given that the building is a unique site. This development agreement will only apply to this site. Lauren reiterated that the development would proceed only after the approval of the amendments.

b. Public Input - Nil

c. Comments from the Developer

Mike Peters, Owner of Smokehouse Brewery, provided clarification that 104 Front Street currently only has one residential and one commercial unit.

d. Written Submissions -Nil

9. ADJOURNMENT

IT WAS REGULARLY MOVED AND SECONDED THAT THE PUBLIC HEARING BE ADJOURNED AT 7:01 PM.

MOTION CARRIED

**Approved by Town Council, June 9, 2026
As recorded by Krista Longmire, Executive Assistant**