
ATTENDING

Mayor Mike Trinacty, Chair
Deputy Mayor Johanna Kwakernaak
Councillor Chris Goddard
Councillor Ty Walsh
Councillor Adam Lutz
Jen Boyd, Chief Administrative Officer
Aaron Dondale, Director of Public Works (via Zoom)
Roger Flynn, Office Administrative Coordinator, Recording Secretary

ALSO IN ATTENDANCE

Ethan Oderkirk (via Zoom)
Two citizens in the gallery

ABSENT

Councillor Derrick Jamieson

1. CALL TO ORDER

The meeting was called to order at 6:31 PM.

2. APPROVAL OF THE AGENDA

IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED.

MOTION CARRIED

3. APPROVAL OF THE MINUTES

THE MINUTES OF THE MARCH 10, 2026, COUNCIL MEETING AND THE MARCH 31, 2026, SPECIAL COUNCIL MEETING BE ACCEPTED AS CIRCULATED.

4. REVIEW OF ACTION ITEMS

CAO Boyd reviewed the Action Items. She highlighted the YouTube Statistics and 109 Marsters Avenue. Council requested clarification on enforcement options for 109 Marsters Avenue. Staff confirmed that removal and cost recovery would be used if the property owner does not comply.

5. Councillor Announcements

COUNCILLOR GODDARD

- The Zone 8 Crib Tournament was held in Berwick, with two teams advancing to provincials in Eastern Passage.
- A Chinese food fundraiser with a freewill offering is scheduled for April 17.
- The Easter Egg Hunt was held on April 4, with approximately 70–80 children in attendance. Appreciation was expressed to the Town and volunteers for their efforts.

COUNCILLOR LUTZ - A U14 Venom Volleyball team achieved a tournament win, and a local athlete has committed to the Dalhousie Tigers.

MAYOR TRINACITY

- The U14 Boys Berwick Gators basketball team completed an undefeated season across Division II and Division I-A in the metro legal and were crowned Provincial Champions.
- The U13 Jets won the provincial championship, which was hosted in Berwick.
- Reminded council of the public safety workshop at the fire hall being held on April 15.

6. NEW BUSINESS

a. 1. First Reading – MPS/LUB Amendment to Enable Unique Sites and Structures Policies

Planner Ethan Oderkirk presented the proposed amendment to allow Council flexibility when considering developments on properties with unusual site conditions or existing structural constraints. The amendment is being brought forward primarily because of the Smokehouse Brewery / 104 Front Street proposal, but it could also apply to future developments that meet similar criteria. The Planning Advisory Committee recommended approval of the proposed amendments.

IT WAS REGULARLY MOVED AND SECONDED THAT THE COUNCIL GIVE FIRST READING TO AMENDMENTS TO THE MPS AND LUB TO ENABLE UNIQUE SITES AND STRUCTURE POLICIES, AS ATTACHED IN APPENDIX A, AND FORWARD THE AMENDMENTS TO A PUBLIC HEARING SCHEDULED FOR MAY 12TH, 2026.

MOTION CARRIED

a. 2. First Reading – Development Agreement – 104 Front Street

Planner Ethan Oderkirk presented the draft Development Agreement (DA) for 104 Front Street related to the proposed Smokehouse Brewery expansion. The DA can proceed in principle; however, final approval depends on ministerial approval of the related MPS/LUB amendments. The Planning Advisory Committee recommended approval of the development agreement.

IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL GIVE INITIAL CONSIDERATION TO THE DRAFT DEVELOPMENT AGREEMENT FOR 104 FRONT STREET, PID 55245591, TO PERMIT A 40 SEAT RESTAURANT WITHIN THE EXISTING MIXED-USE BUILDING TOGETHER WITH A REAR PATIO AND FRONT ENTRANCE, AND FORWARD THE DEVELOPMENT AGREEMENT TO A PUBLIC HEARING SCHEDULED FOR MAY 12TH, 2026.

MOTION CARRIED

b. RFD009-2026 Asphalt & Paving Services Tender Award

The Director Dondale presented the tender results for the Town's 2026 Asphalt and Related Services contract. Three bids were received from Dexter Construction, Howard Little, and Valley Paving. Howard Little was the lowest bidder and met all of the requirements of the tender.

Director Dondale noted that estimated quantities in the tender were conservative, with the goal of completing as much work as possible within the approved budget.

Council discussed condition issues on Maple Avenue, the possible scope and costs of improvements, and the importance of informing the public that paving work is moving ahead.

IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL AWARD THE 2026 ASPHALT AND RELATED SERVICES CONTRACT TO HOWARD LITTLE LIMITED FOR THE BUDGETED AMOUNT OF \$375,300, INCLUSIVE OF NON-REBATED HST.

MOTION CARRIED

c. 2025–2029 Strategic Plan

Staff presented the final draft of the Town's 2025–2029 Strategic Plan. It was noted that minor revisions had been made sense it was included in the package. The changes were reviewed with Council and noted that they did not change the intention of any outcome or action. Feedback from community participants indicated that the draft generally reflected the themes raised during the workshop process.

Next steps include developing departmental work plans, identifying implementation priorities, clarifying timelines, and reporting progress back to Council.

Council agreed with the content of the plan, though they would like to see some improvements to the presentation.

IT WAS REGULARLY MOVED AND SECONDED THAT COUNCIL APPROVE THE 2025–2029 STRATEGIC PLAN CONTENT, WITH MINOR REVISIONS EXPECTED.

MOTION CARRIED

7. MAYOR'S REPORT – AS CIRCULATED

The Mayor reviewed this report and noted that a planned CBC interview on green energy initiatives was postponed until May, and that a positive meeting was held with a developer from Dartmouth.

8. IN-CAMERA

IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING OF COUNCIL BE ADJOURNED TO IN-CAMERA AT 8:03 PM.

MOTION CARRIED

IT WAS REGULARLY MOVED AND SECONDED THAT THE IN-CAMERA SESSION BE ADJOURNED TO THE REGULAR MEETING AT 8:52 PM.

MOTION CARRIED

9. ADJOURNMENT

IT WAS REGULARLY MOVED AND SECONDED THAT THE REGULAR MEETING BE ADJOURNED AT 8:52 PM.

MOTION CARRIED

Approved by Town Council: April 13, 2026

As recorded by: Roger Flynn, Office Administrative Coordinator