

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**

/

Staff Report / Rapport du personnel

Subject / Objet : Conditional Use / Usage conditionnel

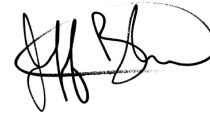
File number / Numéro du fichier : 25-2052

From / De :



Patrick Gaudet
Development Officer / Agent d'aménagement

Reviewed by / Révisé par :



Jeff Boudreau
Manager of Subdivision Approval / Gestionnaire
d'approbation des lotissements

General Information / Information générale

Applicant / Requéant :

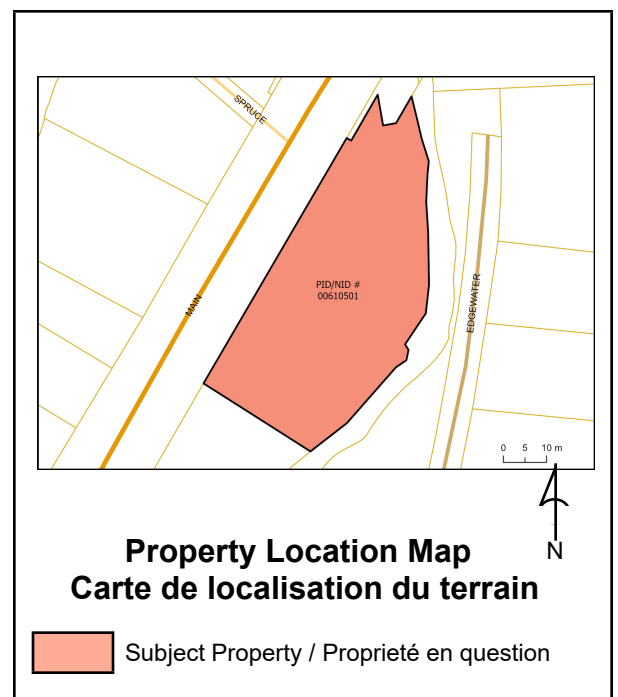
Justin Allaby Penniac Construction

Landowner / Propriétaire :

613010 NB Ltd.

Proposal / Demande :

Conditional Use Application to allow two commercial buildings on a lot / *Demande d'usage conditionnel pour permettre deux bâtiments commerciaux sur un lot*



Site Information / Information du site

PID / NID: 00610501

Lot Size / Grandeur du lot: 2345 m²

Location / Endroit :

8553 Main Street, Fundy Albert /

Current Use / Usage présent :

Commercial

Zoning / Zonage :

Commercial (C) / *Commerciale (C)*

Future Land Use Designation / Désignation de l'utilisation future du sol :

Not applicable / Pas applicable

Surrounding Use & Zoning / Usage des environs & Zonage :

Surrounding Zoning: / *Zonage environnant:* Commercial (C), Residential Tourism (RT) / *Commerciale (C), Tourisme résidentielle (RT)*

Surrounding uses: / *Usages avoisinants:* Restaurants, Coffee Shop, Fire Department, Single-Unit Dwellings, / *Restaurants, cafés, casernes de pompiers, habitations unifamiliales*

Municipal Servicing / Services municipaux:

Public Water and Sewer / *Eaux et Égout public*

Access-Egress / Accès/Sortie :

Main Street (Route 114)

Policies / Politiques

Alma Rural Plan By-Law No. 97 / *Plan Rural de Alma Arrêté N. 97*

* Please note that the Alma Rural was adopted in English only and there is no official translation of the regulation. In the event of discrepancies between the two languages, the English version prevails. / *Veillez noter que le Plan rural de Alma a été adopté en anglais, et qu'il n'existe aucune traduction officielle du règlement. S'il y a des écarts entre les deux langues, la version anglaise l'emporte sur la version française.*

1.2 COMMERCIAL USES / USAGES COMMERCIAUX

P.2(1) It is the policy of Council to recognize tourism as a key economic driver of the community. / *Le Conseil a pour principe de reconnaître le tourisme comme un moteur économique essentiel de la communauté.*

P.2(2) It is the policy of Council to establish a Commercial zone within the main area of the Village. Within this zone, uses will be focused on tourism development, existing fishery uses, and meeting local service needs. Appropriate standards for lot sizes and setbacks will be established incorporating existing development and will be flexible to respond to changing markets and tourism development over time. / *Le Conseil a pour principe d'établir une zone commerciale dans la partie centrale du village. Dans cette zone, les utilisations seront axées sur le développement touristique, les utilisations existantes liées à la pêche et la satisfaction des besoins locaux en matière de services. Des normes appropriées concernant la taille des lots et les marges de recul seront établies en tenant compte des aménagements existants et seront suffisamment flexibles pour s'adapter à l'évolution des marchés et du tourisme au fil du temps.*

P.2(3) It is the policy of Council to encourage the development of a variety of commercial uses in its Commercial (C1) zone. / *Le Conseil a pour principe d'encourager le développement d'une variété d'utilisations commerciales dans sa zone commerciale (C1).*

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

Alma Rural Plan By-Law No. 97 / *Plan Rural de Alma Arrêté N. 97*

* Please note that the Alma Rural was adopted in English only and there is no official translation of the regulation. In the event of discrepancies between the two languages, the English version prevails. / *Veillez noter que le Plan rural de Alma a été adopté en anglais, et qu'il n'existe aucune traduction officielle du règlement. S'il y a des écarts entre les deux langues, la version anglaise l'emporte sur la version française.*

4.1 C ZONE –COMMERCIAL ZONE / ZONE C - ZONE COMMERCIALE

4.1.1 Permitted Uses / Usages Permis

In a C zone, any land, building or structure may be used for the purposes of, and for no other purpose than, / *Dans une zone C, tout terrain, bâtiment ou structure peut être utilisé aux fins suivantes, et à aucune autre fin :*

a) one or more of the following main uses: / *une ou plusieurs des utilisations principales suivantes :*

(iii) restaurant or bar; / *restaurant ou bar;*

4.2 ZONE REQUIREMENTS / EXIGENCES RELATIVES À LA ZONE

4.2.1 In any Commercial Zone no main building or structure shall be placed, erected or altered to

become a main building on a lot, unless the lot conforms to the following requirements for serviced lots;
/ Dans toute zone commerciale, aucun bâtiment ou structure principal ne peut être placé, érigé ou modifié pour devenir un bâtiment principal sur un terrain, à moins que celui-ci ne soit conforme aux exigences suivantes applicables aux terrains desservis :

Min. Lot Size / *Taille minimale du lot: 540 m2*

Min. Lot Frontage / *Largeur minimale du terrain: 18m*

Min. Front or Flankage Yard / *Cour avant ou flanc minimale: 1.5m*

Min. Side and Rear Yard / *Cour latérale et arrière minimale: 0m*

Max. Height / *Hauteur maximale: 15m*

7.6 NUMBER OF MAIN BUILDINGS ON A LOT / *NOMBRE DE BÂTIMENTS PRINCIPAUX SUR UN LOT*

7.6.3 Where more than one main building is proposed on any lot for uses other than a cottage cluster, the Planning Review and Adjustment Committee shall consider such a proposal subject to such terms and conditions as it deems advisable. / *Lorsque plusieurs bâtiments principaux sont proposés sur un terrain à des fins autres que la construction d'un groupe de chalets, le Comité de révision de la planification du Sud-Est examine cette proposition sous réserve des conditions qu'il juge appropriées.*

Internal Consultation & External Consultation / Consultations internes et externes

This request was discussed amongst SERSC planning and development staff. / *Cette demande a été discutée entre le personnel de planification et d'aménagement de la CSRSE.*

Staff of Fundy Albert was consulted regarding this development. / *Le personnel Fundy Albert a été consulté concernant à ce développement.*

In Regards to water and sewer capacity, site drainage, and parking: / *En ce qui concerne la capacité des services d'eau et d'égout, le drainage du site et le stationnement :*

“Currently there are no concerns for water and sewer for this development, in terms of site drainage again no immediate concerns as long as consideration is given to water course that runs past the development especially during the construction process. Parking as we discussed if it is within the ratios laid down in the bylaw we are good, additionally there is scope to discuss further parking under a collaboration with the village and other private landowners.”

In Regards to the existing water line running through the property: / *En ce qui concerne la conduite d'eau existante traversant la propriété :*

“This looks good, and we are happy to support this, I'm sure if we work together we can make the 3m mark work.”

The Department of Environment and Local Government was consulted / *Le Département d'Environnement et Gouvernements locaux a été consultés*

The Watercourse and Wetland Alteration (WAWA) Permit from the Wetland and Watercourse Alteration (WAWA) Branch can be found in the schedule. / *Le permis de modification d'un cours d'eau et d'une terre humide de la Direction de Modification des cours d'eau et des terres humides (MCETH) se trouve dans les annexes.*

Discussion

Context of the application: / *Contexte de la demande :*

An application was received by the Southeast Regional Service Commission on January 17th, 2026, for a new commercial building having an intended use of a seasonal restaurant and beverage establishment. The proposed 2-story building has a footprint of 145 m² (1561 sq. ft.) with two covered decks extending on both sides. The proposed project location is at 8553 Main Street, Alma, and is currently known as PID 0061050. It is centrally located within the Town of Alma and within the serviceable boundaries. / *Une demande a été reçue par la Commission de services régionaux du Sud-Est le 17 janvier 2026 visant la construction d'un nouveau bâtiment commercial destiné à un restaurant saisonnier et établissement de boissons. Le bâtiment proposé, d'une hauteur de deux étages, présente une superficie au sol de 145m² (1 561 pi²) et comprend deux terrasses couvertes s'étendant de chaque côté. Le projet est situé au 8553, rue Main, à Alma, sur la propriété identifiée comme le NID 0061050. Le site est situé au cœur de la municipalité d'Alma et à l'intérieur des limites desservies.*

Alma is recognized as a key regional centre for tourism attractions, serving as a gateway to Fundy National Park. The village features a vibrant mix of tourism, commercial, and fishery activities, alongside surrounding residential uses, all while preserving its distinctive rural character. The Village of Alma Rural Plan recognises the importance of tourism and related economic opportunities such as new commercial uses that would contribute to economic stability providing conveniences to the community and its visitors. / *Alma est reconnue comme un centre régional pour les attraits touristiques et constitue une porte d'entrée au parc national Fundy. Le village présente un mélange d'activités touristiques, commerciales et liées à la pêche, en plus des usages résidentiels environnants, tout en conservant son caractère rural distinctif. Le Plan rural du Village d'Alma reconnaît l'importance du tourisme et des possibilités économiques connexes, telles que de nouveaux usages commerciaux contribuant à la stabilité économique et offrant des services à la communauté et à ses visiteurs.*

The property in question is zoned Commercial under the Village of Alma Rural Plan and includes the use of a restaurant and bar in its list of permitted uses. There is currently an existing commercial building on the subject property, known as Sopranos Pizza. The commercial lot has a size of 2345 m² (25,241 sq. ft.) and has useable area on the northeast portion of the lot, where the proposed building is intended to be located. / *La propriété en question est zonée Commerciale en vertu du Plan rural du Village d'Alma et permet notamment les usages de restaurant et de bar. Il existe actuellement un bâtiment commercial sur la propriété, connu sous le nom de Sopranos Pizza. Le lot commercial a une superficie de 2 345 m² (25 241 pi²) et comprend une aire utilisable dans la portion nord-est du terrain, où le bâtiment proposé serait implanté.*

While the proposed building is a permitted use and complies with all setback and height requirements, the placement of a second commercial building on a single lot is subject to terms and conditions that may be imposed by the Commission, as per Section 7.6.3 of the Village of Alma Rural Plan. / *Bien que le bâtiment proposé soit un usage permis et qu'il respecte toutes les exigences relatives aux marges de recul et à la hauteur, l'implantation d'un deuxième bâtiment commercial sur un même lot est assujettie aux modalités et conditions pouvant être imposées par la Commission, conformément à l'article 7.6.3 du Plan rural du Village d'Alma.*

The building plans and site plan can be found in the schedules. / *Les plans du bâtiment et le plan de site se trouvent aux annexes.*

Conditional Use Analysis: / Analyse de l'usage conditionnel :

While evaluating the proposal, staff noticed that the lot in question has adequate space to subdivide the property in two so that that the proposed building would be located on its own lot. This option was discussed with the applicant, however, they indicated a preference to retain both buildings on a single lot rather than subdividing. From a planning perspective, it is advisable to preserve the ability to subdivide the lot in the future. It was communicated with the applicant that the building be positioned in a way that the property could be subdivided in the future. Based on the required lot dimensions and the placement of the building, the possibility of subdivision remains feasible. As respect to water and sewer servicing, the proposed building should be serviced by its own independent lateral connections. This would ensure that each building is serviced independently should the property be subdivided in the future. / *Lors de l'évaluation de la proposition, le personnel a constaté que le lot en question dispose d'un espace suffisant pour permettre un lotissement en deux lots, de sorte que le bâtiment proposé puisse être situé sur son propre terrain. Cette option a été discutée avec le demandeur; toutefois, celui-ci a exprimé sa*

préférence de conserver les deux bâtiments sur un seul lot plutôt que de procéder à un lotissement. Du point de vue de l'aménagement, il est recommandé de préserver la possibilité de subdiviser le terrain à l'avenir. Il a été communiqué au demandeur que le bâtiment devrait être positionné de manière à permettre un éventuel lotissement. Compte tenu des dimensions minimales requises pour les lots et du plan de site proposée, la possibilité de lotissement demeure réalisable. En ce qui concerne les services d'eau et d'égout, le bâtiment proposé devrait être desservi par ses propres branchements latéraux indépendants. Cela garantirait que chaque bâtiment soit desservi de façon distincte advenant un lotissement future de la propriété.

During consultations with the Municipality of Fundy Albert, it was noted that an existing water line runs through the property. The applicant, along with a municipal representative, completed a site visit to confirm its location. To ensure a 3m setback from the proposed building to the water line, the building was slightly repositioned toward the southwest. This revised location continues to preserve the potential for a future subdivision of the lot. / Lors des consultations avec la municipalité de Fundy Albert, il a été noté qu'une conduite d'eau existante traverse la propriété. Le demandeur, accompagné d'un représentant municipal, a effectué une visite des lieux afin d'en confirmer l'emplacement. Afin de respecter une marge de recul de 3m entre le bâtiment proposé et la conduite d'eau, le bâtiment a été légèrement déplacé vers le sud-ouest. Ce nouvel emplacement continue de préserver la possibilité d'un lotissement future du lot.

Staff recommends that a condition be imposed requiring the proposed development to be in general conformity with the submitted site plan, in order to preserve the ability to subdivide the property in the future so that each building may be situated on its own lot. Staff also recommends that the proposed building have its own water and sewer servicing lateral connections. / Le personnel recommande qu'une condition soit imposée afin que l'aménagement proposé soit généralement conforme au plan de site soumis, dans le but de préserver la possibilité de lotissement de la propriété afin que chaque bâtiment puisse être situé sur son propre lot. Le personnel recommande également que le bâtiment proposé soit desservi par ses propres branchements latéraux indépendants pour l'eau et l'égout.

Environment: / Environnement:

The property has its rear property line bordering the Cleveland Brook (mapped watercourse). A Watercourse and Wetland Alteration (WAWA) Permit was issued for the proposed project. Following the revision of the building location, the applicant confirmed with the WAWA branch that no updated permit was required, as the revised placement did not encroach any closer than the original permit allowed. / La limite arrière de la propriété longe le ruisseau Cleveland (cours d'eau cartographié). Un permis de modification d'un cours d'eau et d'une terre humide (WAWA) a été délivré pour le projet proposé. À la suite de la révision de l'emplacement du bâtiment, le demandeur a confirmé auprès de la direction WAWA qu'aucune modification du permis n'était requise, puisque l'implantation révisée ne se rapproche pas davantage du cours d'eau que ce qui était autorisé initialement.

Water and Sewer Capacity: / Capacité des services d'eau et d'égout :

Staff of Fundy Albert were consulted regarding the availability of water and sewer services for the proposed building. The Director of Operations confirmed that there are currently no concerns with providing these services. / Le personnel de Fundy Albert a été consulté concernant la disponibilité des services d'eau et d'égout pour le bâtiment proposé. Le directeur des opérations a confirmé qu'il n'y a actuellement aucune préoccupation quant à la capacité de fournir ces services.

Site Drainage and Parking: / Drainage du site et stationnement :

Staff of Fundy Albert raised no immediate concerns regarding site drainage but noted that consideration should be given to the watercourse that runs past the development, especially during the construction process. / Le personnel de Fundy Albert n'a soulevé aucune préoccupation immédiate concernant le drainage du site, tout en soulignant que le cours d'eau adjacent au projet devrait être pris en considération, particulièrement durant la phase de construction.

The site layout includes twelve (12) parking spaces, which conforms to the required spaces dependent on the amount of table seatings shown on the floor plan. Fundy Albert staff are also exploring for additional parking spaces in collaboration with the Village of Alma and neighboring private landowners – being

consistent with Section 7.4.7(c) of the Village of Alma Rural Plan, which permits parking spaces to be located within 150m of the main use. / *Le plan d'implantation prévoit douze (12) espaces de stationnement, ce qui respecte les exigences applicables en fonction du nombre de places assises indiquées sur le plan d'étage. Le personnel de Fundy Albert explore également la possibilité d'aménager des espaces de stationnement supplémentaires en collaboration avec le Village d'Alma et des propriétaires privés voisins, conformément à l'article 7.4.7(c) du Plan rural du Village d'Alma, qui permet que des espaces de stationnement soient situés à l'intérieur d'un rayon de 150 m de l'usage principal.*

Public Notice / Avis public

Public Notice has been circulated to neighbouring landowners within 60 meters of the property on February 11, 2026. / *Un avis public a été envoyé aux propriétaires fonciers à l'intérieur de 60 mètres de la propriété le 11 février 2026.*

Legal Authority / Autorité légale

Community Planning Act / *Loi sur l'urbanisme*

53(2) For greater certainty and without limiting subsection (1), a zoning by-law shall divide the municipality into zones, prescribe the purposes for which land, buildings and structures in a zone may be used and prohibit the use of land, buildings and structures for any other purpose, and may; / *53(2) Pour plus de certitude et sans que soit limitée la portée du paragraphe (1), l'arrêté de zonage répartit la municipalité en zones, prescrit les fins auxquelles les terrains, les bâtiments et les constructions dans une zone peuvent être affectés et interdit toute autre affectation des terrains, des bâtiments et des constructions et peut :*

(g) designate specific uses of land, buildings or structures, otherwise permitted in a zone, as being subject to any special conditions or standards as may be stated in the by-law / *g) subordonner certains usages spécifiques de terrains, de bâtiments ou de constructions, normalement permis dans une zone, à l'observation des conditions ou des normes particulières que l'arrêté établit;*

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect (a) properties within the zone or in abutting zones, or (b) the health, safety and welfare of the general public. / *53(4) Les modalités et les conditions imposées en vertu de l'alinéa (3)c se limitent à celles que le comité consultatif ou la commission de services régionaux juge nécessaires pour protéger : a) soit les biens situés dans la zone ou dans des zones y attenantes ; b) soit la santé, la sécurité et le bien-être du grand public.*

Recommendation / Recommandation

Staff respectfully recommends that the Southeast Planning Review and Adjustment Committee impose the following conditions to the development: / *Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est impose les conditions suivantes au développement:*

1. That the development be in general conformity with the site plan provided. / *Que l'aménagement soit en conformité générale avec le plan de localisation fournis.*
2. That the proposed building is serviced by its own water and sewer servicing lateral connections / *Que le bâtiment proposé soit desservi par ses propres branchements latéraux indépendants pour l'eau et l'égout.*

Note: This report was written in english and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / *Note: ce rapport a été rédigé en anglais et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*

Location Map / Map de localisation



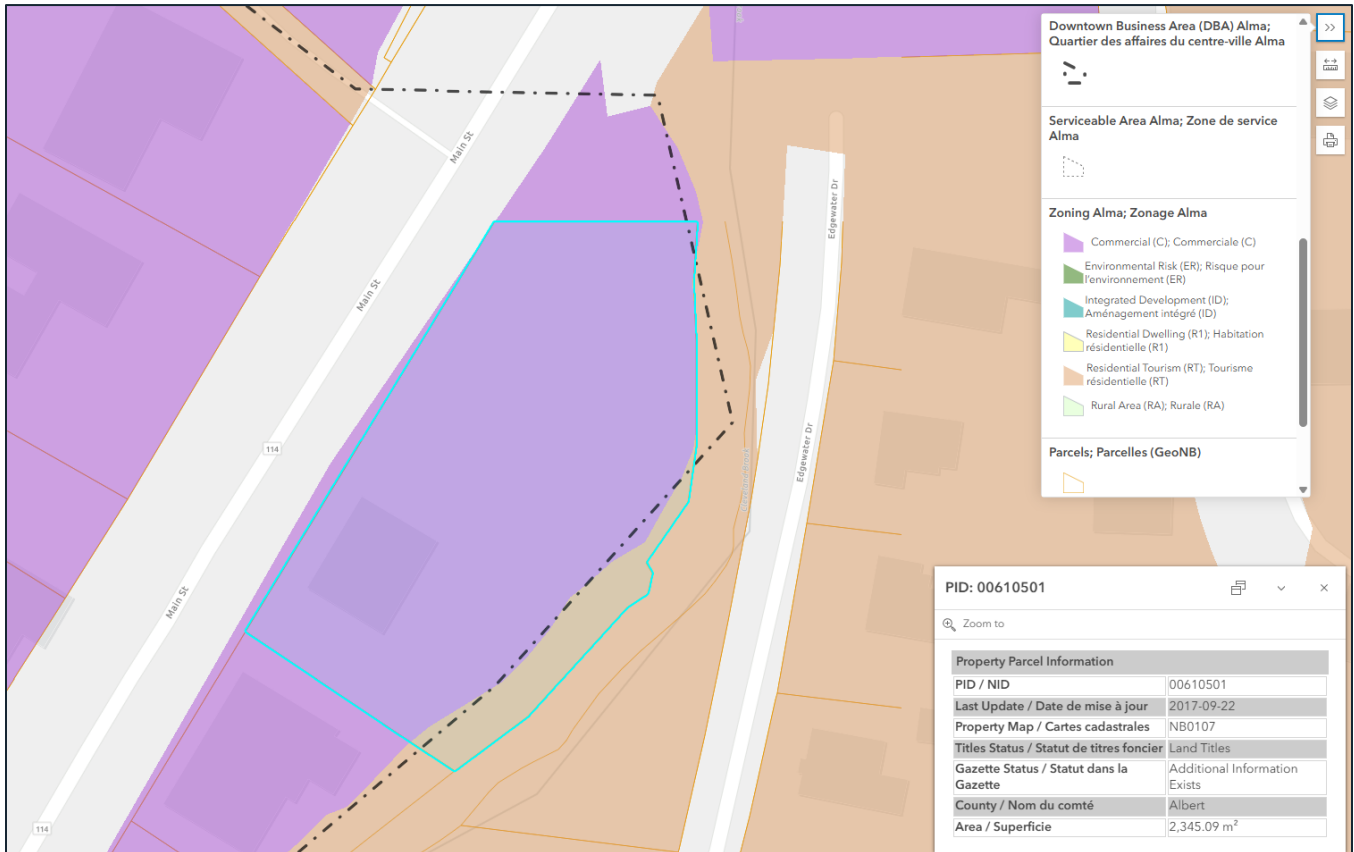
Main / Principal
 1234 rue Main Street, Suite 200
 Moncton, NB E1C 1H7
 (506) 238-5386

Shediac
 815A rue Bombardier Street
 Shediac, NB E4P 1H9
 (506) 533-3637

Tantramar
 112C rue Main Street
 Sackville, NB E4L 0C3
 (506) 364-4701

Riverview
 Operations Centre d'opérations
 300 rue Robertson Street
 Riverview, NB E1B 0T8
 (506) 382-3574

Zoning / Zonage



Commercial (C) / Commerciale (C)

Main / Principal
 1234 rue Main Street, Suite 200
 Moncton, NB E1C 1H7
 (506) 238-5386

Shediac
 815A rue Bombardier Street
 Shediac, NB E4P 1H9
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 (506) 364-4701

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 300 rue Robertson Street
 Riverview, NB E1B 0T8
 (506) 382-3574

GeoNB – Identified Mapped Watercourse on the Property / GeoNB – Cours d'eau cartographié identifié sur la propriété

Parcel: 00610501

Parcel Identification Number (PID)	00610501
Additional Information (Fee-based) **	RPOL: 610501
Date Updated	2017-09-22
County Name	Albert
Property Map	NB0107
Titles Status	Land Titles
Gazette Status	Additional Information Exists

** Real Property Online (RPOL) provides fee-based, real property information to the public in real-time, including **property owner information**.

Site Photo (Google Street View 2018) – / Photo du Site (Google Street View 2018)



Main / Principal
1234 rue Main Street, Suite 200
Moncton, NB E1C 1H7
(506) 238-5386

Shediac
815A rue Bombardier Street
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Riverview
Operations Centre d'opérations
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Riverview, NB E1B 0T8
(506) 382-3574



PERMIT FOR WATERCOURSE AND WETLAND ALTERATION
ALT 90433'25 Original

(Regulations 90-80 under the Clean Water Act Chapter C-6.1, Act of New Brunswick 1989)

PERMITTEE 613010 NB Ltd.

LOCATIONS

Table with columns: Latitude, Longitude, Datum, To, Latitude, Longitude, Datum. Includes affected watercourse/tributary (Cleveland Brook / Rocher Bay), affected regions (ENV - 3, DNR - 3), and other details like 1:50.000 Maps - 21 H/10, County - Albert, Parish - Alma.

PERMIT VALID FOR THIS PERIOD FROM 2026/01/06 TO 2031/01/06 (yyyy/mm/dd) (yyyy/mm/dd)

Description of Watercourse/Wetland Alteration(s):

This project consists of the construction of a new restaurant building, no closer than 9.1 m (30 ft) from the shoulder of the bank of the watercourse.

The project is to be carried out in accordance with the plans submitted with the application.

This project is located on PID no. 610501.

The Permittee may undertake only those Watercourse/Wetland Alteration(s) described above hereby approved by the Minister. Refer to Conditions of Approval stated on the attached Document "A". Responsibility for any action arising from any watercourse/wetland alteration must be borne by the Permittee and no liability shall be incurred by the Minister or the Department. This permit does not exempt or exclude the Permittee from the provisions of any Act of the Legislature of New Brunswick or of Canada to serve as legal defense to any action commenced by landowners who are adversely affected by the alteration.

Number of conditions attached to this permit: 17

Date of Issuance: 2026/01/06 (yyyy/mm/dd)

Handwritten signature of J. Charbonneau

for the Minister of Environment and Climate Change

613010 NB Ltd.

**DOCUMENT "A" Attached to ALT 90433'25 Original
CONDITIONS OF APPROVAL**

(Regulations 90-80 under the Clean Water Act Chapter C-6.1, Act of New Brunswick 1989)

- (1) The project shall be carried out in accordance with the plans submitted with the application, except if stipulated otherwise in these "Conditions of Approval".
- (2) The permittee shall obtain permission from all landowners listed on the property where the alteration is to take place before commencement of the work.
- (3) Other than the alteration(s) described on this permit, no additional alteration shall be carried out in or within 30 metres of a wetland or the shoulder of the bank of a watercourse. Should the scope of project change following the issuance of this permit, please contact wawa@gnb.ca or 506-457-4850 to discuss if a revision is required.
- (4) A copy (digital or paper) of this permit, including the "Conditions of Approval", shall be kept at the alteration site throughout the duration of the project. A copy shall be produced upon the request of an inspector designated to act on behalf of the Minister of Environment and Climate Change, or an employee of Fisheries and Oceans Canada.
- (5) The Department of Environment and Local Government – Moncton Office (elg.egl-region3@gnb.ca or 506-856-2374) shall be notified at least 2 working days prior to commencing work under this permit, and anytime an authorized activity resumes after a period of inactivity throughout the validity of the permit.
- (6) When machinery or mechanized equipment is being used, an appropriate emergency spill kit shall be kept on-site and be readily deployable. Any spill, regardless of quantity, must be reported by contacting the Department of Environment and Local Government during business hours or the National Environmental Emergencies Center (1-800-565-1633) after hours.
- (7) Equipment/machinery used shall be clean, in good working order, and must not be leaking any fuel, lubricants, or hydraulic fluid.
- (8) All materials and machinery used shall be operated and stored/parked in a manner that prevents any deleterious substance (e.g., petroleum products, silt, etc.) from entering a watercourse/wetland and to avoid the spread of invasive plant species.
- (9) Machinery shall not track or be located within 10 metres of a wetland or the shoulder of the bank of a watercourse.
- (10) Preventative measures shall be taken to prevent demolition debris, spoil, and excavated material generated by the project from entering a watercourse/wetland. Excavated materials, as well as any material that inadvertently falls into the water/wetland, shall be disposed of where they cannot be washed into a watercourse/wetland by floodwaters or overland runoff events. Any debris or spoil generated from the project and all excess materials not used in the project shall be entirely collected and disposed of outside a regulated area, in a manner acceptable to the Department of Environment and Local Government.
- (11) Siltation prevention devices shall be installed prior to exposing erodible soil and added wherever necessary to prevent sedimentation. If a siltation prevention device is compromised or is not functioning properly, no further work shall take place until the issue is corrected. These devices shall be maintained such that they perform their intended function until vegetation becomes re-established.
- (12) Fill material added within 30 metres of a wetland or the shoulder of the bank of a watercourse shall be free of contaminants.
- (13) No work shall occur within 9.1 metres (30 ft) of the shoulder of the bank of the watercourse.
- (14) The disturbed area shall be sloped to match the original contours, covered with topsoil, and either seeded and blanketed with mulch or hydroseeded.
- (15) Throughout the project, all exposed erodible soil within 30 metres of a wetland or the shoulder of the bank of a watercourse created by machinery or resulting from the project activities, shall be temporarily stabilized with mulch, erosion control blankets, or other products designed to prevent erosion and the runoff of suspended sediment into a watercourse/wetland, prior to each forecasted rain event.

**DOCUMENT "A" Attached to ALT 90433'25 Original
CONDITIONS OF APPROVAL**

(Regulations 90-80 under the Clean Water Act Chapter C-6.1, Act of New Brunswick 1989)

- (16) Upon project completion, all exposed soil within 30 metres of a wetland or the shoulder of the bank of a watercourse created by machinery or resulting from the project activities, shall be permanently stabilized with perennial vegetation native to the area and blanketed with mulch or an engineered erosion prevention product designed to prevent the generation of suspended sediment due to rain or overland runoff events. If the project is completed during a time of year when vegetation cannot be re-established (i.e., outside of the growing season), temporary stabilization shall be upgraded to perform its function throughout winter and snowmelt/spring break-up conditions. Wherever temporary over-winter stabilization is used, it shall be replaced with non-invasive perennial vegetation native to the area early in the next growing season.
- (17) Once permanent stabilization has been achieved, all non-biodegradable siltation prevention devices used during the project shall be removed and properly disposed of.

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GENERAL NOTES




1. COMPLY WITH NATIONAL BUILDING CODE OF CANADA, ALL APPLICABLE REGULATIONS AND ALL REGULATIONS SET BY AUTHORITIES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS AND MATERIALS TO BE REMOVED AND WINDOW SIZES INDICATED ARE APPROXIMATE AND SHALL BE ADJUSTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ENGINEERED DRAWINGS FOR ALL STRUCTURAL AND EXTERIOR BEARING WALL, LINTELS, BEAMS, AND OTHER STRUCTURAL ELEMENTS AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. DRAWINGS TO BE STAMPED BY AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF NEW BRUNSWICK.

FLOOR AREAS

BUILDING FOOTPRINT = 1561 SQ.FT.
 FIRST FLOOR = 1324 SQ.FT.
 SECOND FLOOR = 1324 SQ.FT.

NOTE: MAIN FLOOR AND SECOND FLOOR AREAS REPRESENT CLEAR INTERIOR FLOOR SPACE EXCLUDING STAIRS.

LEGEND

-  DOOR/FRAME TYPE
-  WINDOW TYPE
-  WALL TYPE

NO.	REVISION	DATE



Oyster Bar
 4553 Main Street
 Alma, New Brunswick

PROPOSED ELEVATIONS

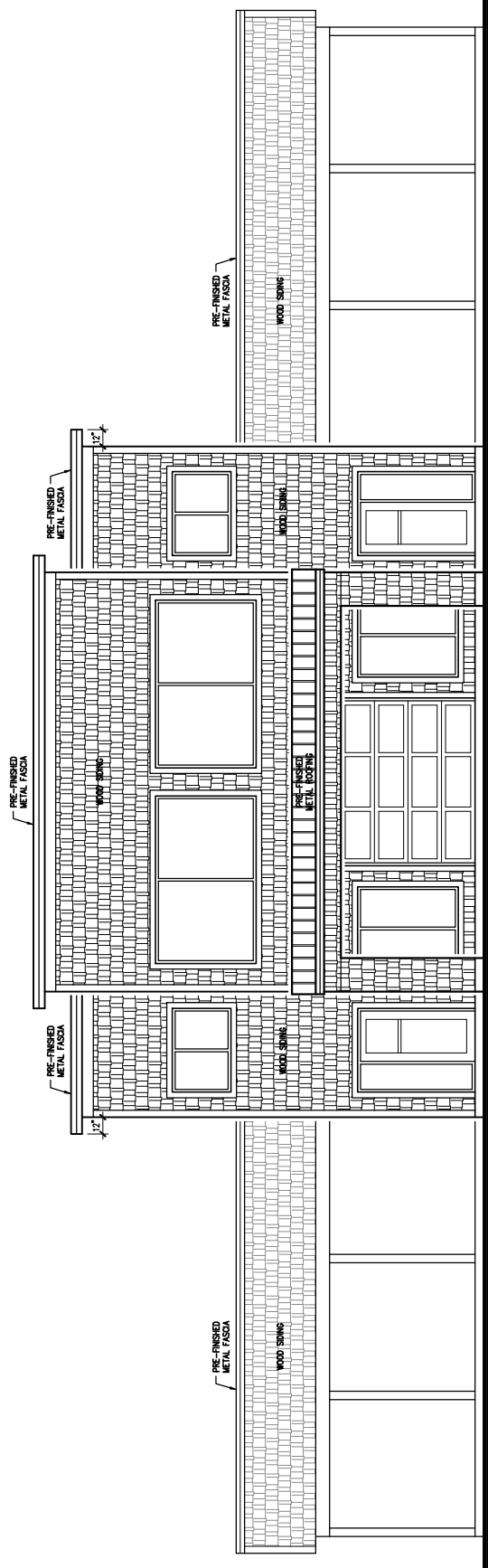
Drawn By: J.L.C.

Scale: AS NOTED

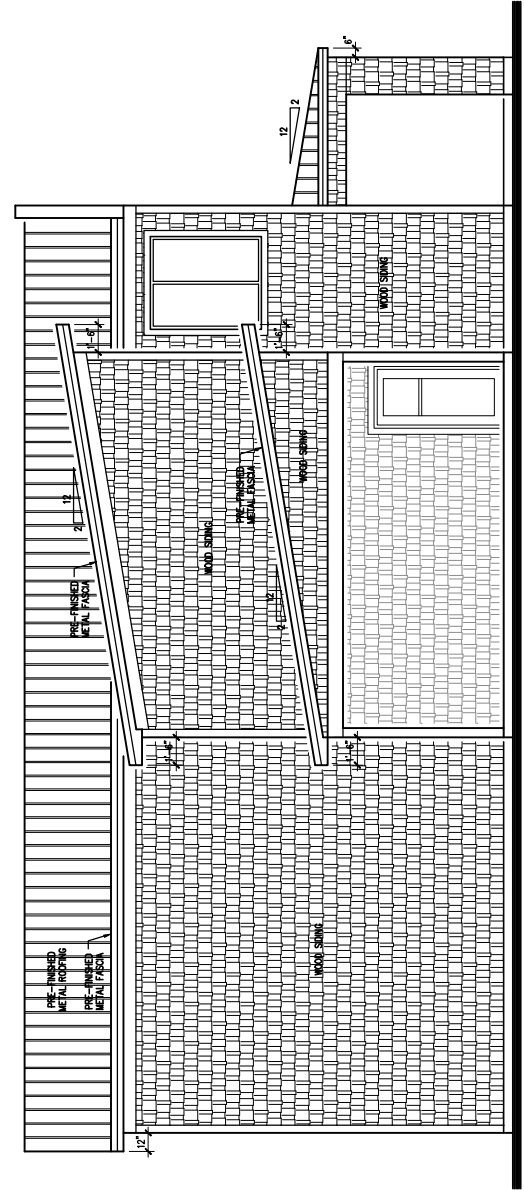
Date: FEBRUARY 2026

Project No.: 2025-029

Draw No.: **P1**



WEST ELEVATION (Main Street) SCALE: 1/4" = 1'-0"



NORTH ELEVATION (Left Side) SCALE: 1/4" = 1'-0"

THESE DRAWINGS WILL REMAIN THE PROPERTY OF PRESTIGE DRAFTING & DESIGN. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF PRESTIGE DRAFTING & DESIGN. THIS COPYRIGHT DESIGN AND DRAWING IS THE SOLE AND EXCLUSIVE PROPERTY OF PRESTIGE DRAFTING & DESIGN. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF PRESTIGE DRAFTING & DESIGN IS STRICTLY PROHIBITED.

GENERAL NOTES


1. COMPLY WITH NATIONAL BUILDING CODE OF CANADA, CODE AND ALL REGULATIONS SET BY AUTHORITIES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING DRAWINGS AND SPECIFICATIONS FOR MATERIALS AND FINISHES. ALL DIMENSIONS INDICATED ARE APPROXIMATE AND SHALL BE ADJUSTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ENGINEERED DRAWINGS FOR ALL STRUCTURAL AND EXTERIOR BEARING WALL, LINTELS, BEAMS, AND OTHER ELEMENTS. ALL STRUCTURAL AND EXTERIOR BEARING ELEMENTS SHALL BE STAMPED BY AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF NEW BRUNSWICK.


FLOOR AREAS


BUILDING FOOTPRINT = 1561 SQ.FT.
 FIRST FLOOR = 1324 SQ.FT.
 SECOND FLOOR = 1324 SQ.FT.

NOTE: MAIN FLOOR AND SECOND FLOOR AREAS REPRESENT CLEAR INTERIOR FLOOR SPACE EXCLUDING STAIRS.

LEGEND

 DOOR/FRAME TYPE

 WINDOW TYPE

 WALL TYPE

NO.	REVISION	DATE

PRESTIGE
 DRAFTING & DESIGN

101 Commercial St.
 1000-1010
 1000-1010
 1000-1010

John Galt, Owner
 1000-1010
 1000-1010

Oyster Bar

4553 Main Street
 Alma, New Brunswick

PROPOSED ELEVATIONS

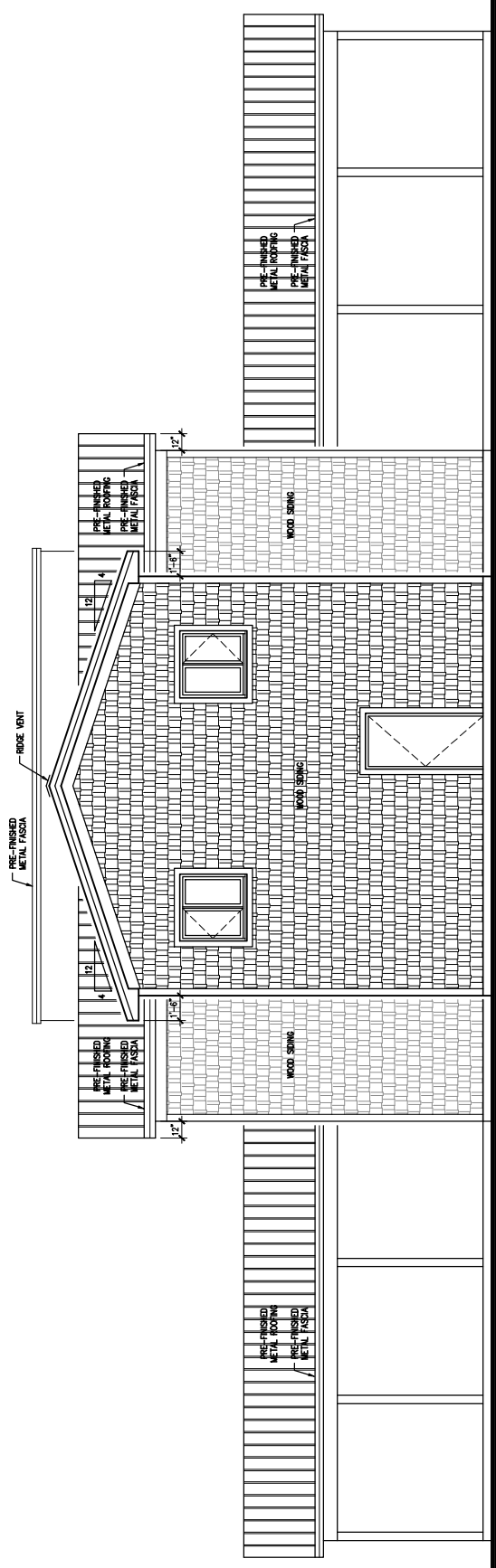
Drawn By: J.L.C.

Scale: AS NOTED

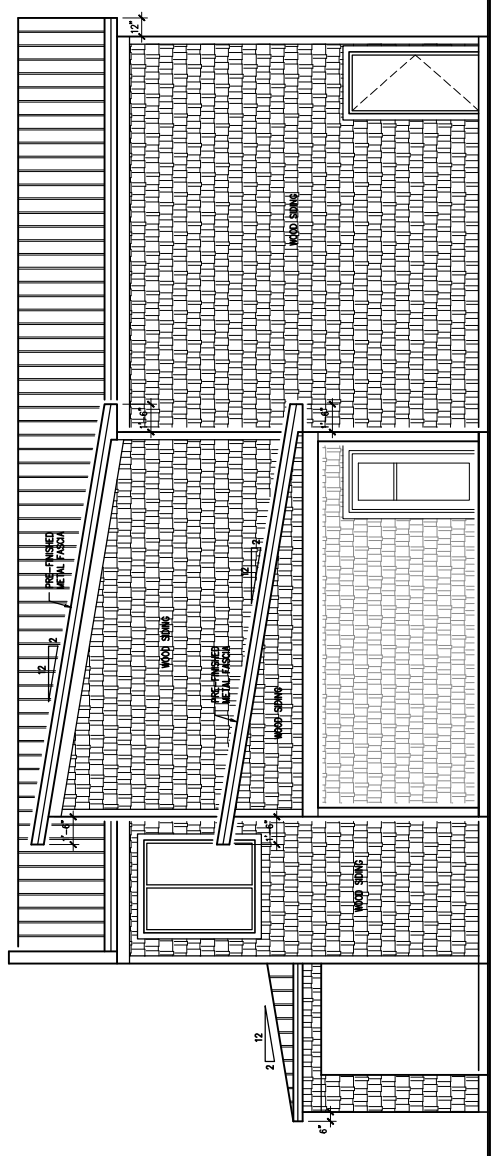
Date: FEBRUARY 2026

Project No.: 2025-029

Draw No.: **P2**



EAST ELEVATION (Rear) SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (Right Side) SCALE: 1/4" = 1'-0"

THESE DRAWINGS WILL REMAIN THE PROPERTY OF PRESTIGE DRAFTING & DESIGN. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF PRESTIGE DRAFTING & DESIGN. THIS COPYRIGHT DESIGN AND DRAWING IS THE SOLE AND EXCLUSIVE PROPERTY OF PRESTIGE DRAFTING & DESIGN. ANY UNAUTHORIZED REPRODUCTION OR USE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF PRESTIGE DRAFTING & DESIGN IS STRICTLY PROHIBITED.

GENERAL NOTES

1. COMPLY WITH NATIONAL BUILDING CODE OF CANADA, CODE AND ALL REGULATIONS SET BY AUTHORITIES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING DRAWINGS AND CONDITIONS OF WORK.
4. WINDOW SIZES INDICATED ARE APPROXIMATE AND SHALL BE ADJUSTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ENGINEERED DRAWINGS FOR ALL STRUCTURAL AND EXTERIOR BEARING WALL, LINTELS, BEAMS, AND OTHER STRUCTURAL ELEMENTS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL REGULATIONS SET BY AUTHORITIES.
7. DRAWINGS TO BE STAMPED BY AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF NEW BRUNSWICK.

FLOOR AREAS

BUILDING FOOTPRINT = 1561 SQ.FT.
 FIRST FLOOR = 1324 SQ.FT.
 SECOND FLOOR = 1324 SQ.FT.

NOTE: MAIN FLOOR AND SECOND FLOOR AREAS REPRESENT CLEAR INTERIOR FLOOR SPACE EXCLUDING STAIRS.

LEGEND

- DOOR/FRAME TYPE
- WINDOW TYPE
- WALL TYPE

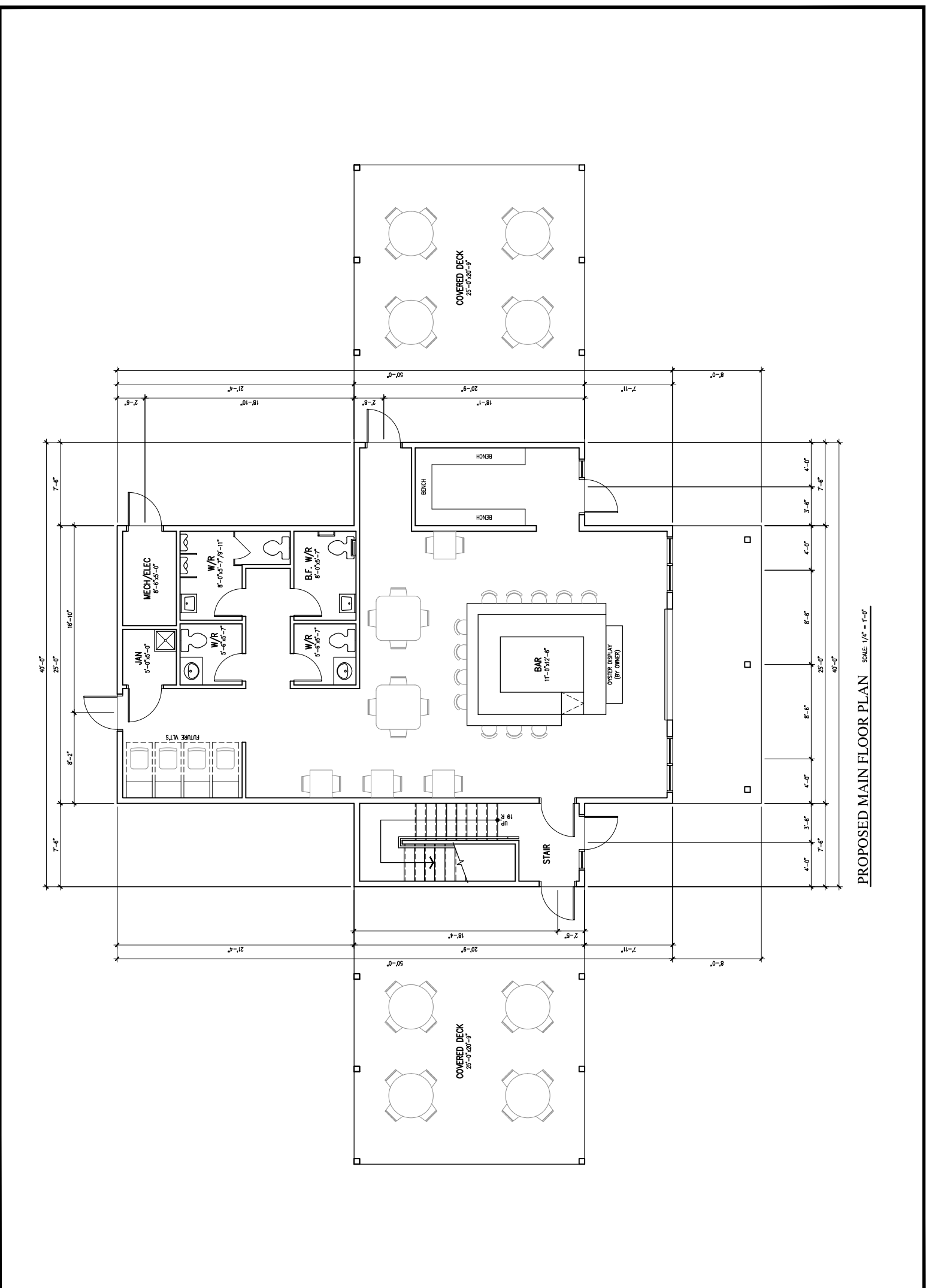
NO.	REVISION	DATE



Oyster Bar
 4553 Main Street
 Alma, New Brunswick

PROPOSED MAIN FLOOR PLAN

Drawn By	J.L.C.
Scale	AS NOTED
Date	FEBRUARY 2026
Project No.	2025-029
Draw No.	P3



PROPOSED MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

THESE DRAWINGS WILL REMAIN THE PROPERTY OF PRESTIGE DRAFTING & DESIGN UNLESS INDICATED OTHERWISE. THEY WERE MADE FOR IS EXECUTED OR NOT. THIS COPYRIGHT DESIGN AND DRAWING IS THE SOLE AND EXCLUSIVE PROPERTY OF PRESTIGE DRAFTING & DESIGN. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PRIOR WRITTEN CONSENT. IT IS STRONGLY PROHIBITED.

GENERAL NOTES

1. COMPLY WITH NATIONAL BUILDING CODE OF CANADA, CODE AND ALL REGULATIONS SET BY AUTHORITIES.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE COMMENCING WORK.
3. CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING CONDITIONS AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. WINDOW SIZES INDICATED ARE APPROXIMATE AND SHALL BE ADJUSTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ENGINEERED DRAWINGS FOR ALL STRUCTURAL AND EXTERIOR BEARING WALL, LINTELS, BEAMS, AND OTHER STRUCTURAL ELEMENTS PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS TO BE STAMPED BY AN ENGINEER LICENSED TO PRACTICE IN THE PROVINCE OF NEW BRUNSWICK.

FLOOR AREAS

BUILDING FOOTPRINT = 1561 SQ.FT.
 FIRST FLOOR = 1374 SQ.FT.
 SECOND FLOOR = 184 SQ.FT.

NOTE: MAIN FLOOR AND SECOND FLOOR AREAS REPRESENT CLEAR INTERIOR FLOOR SPACE EXCLUDING STAIRS.

LEGEND

- DOOR/FRAME TYPE
- WINDOW TYPE
- WALL TYPE

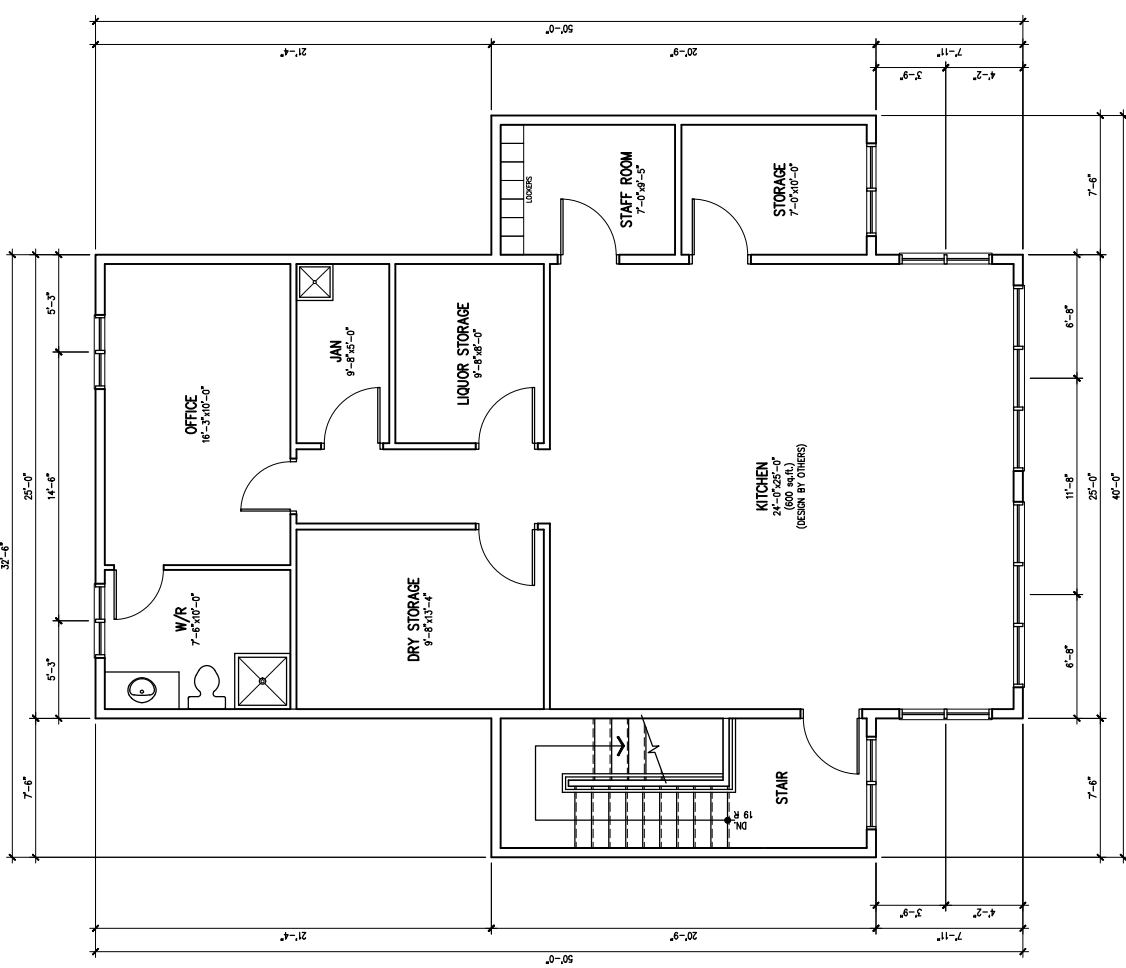
NO.	REVISION	DATE



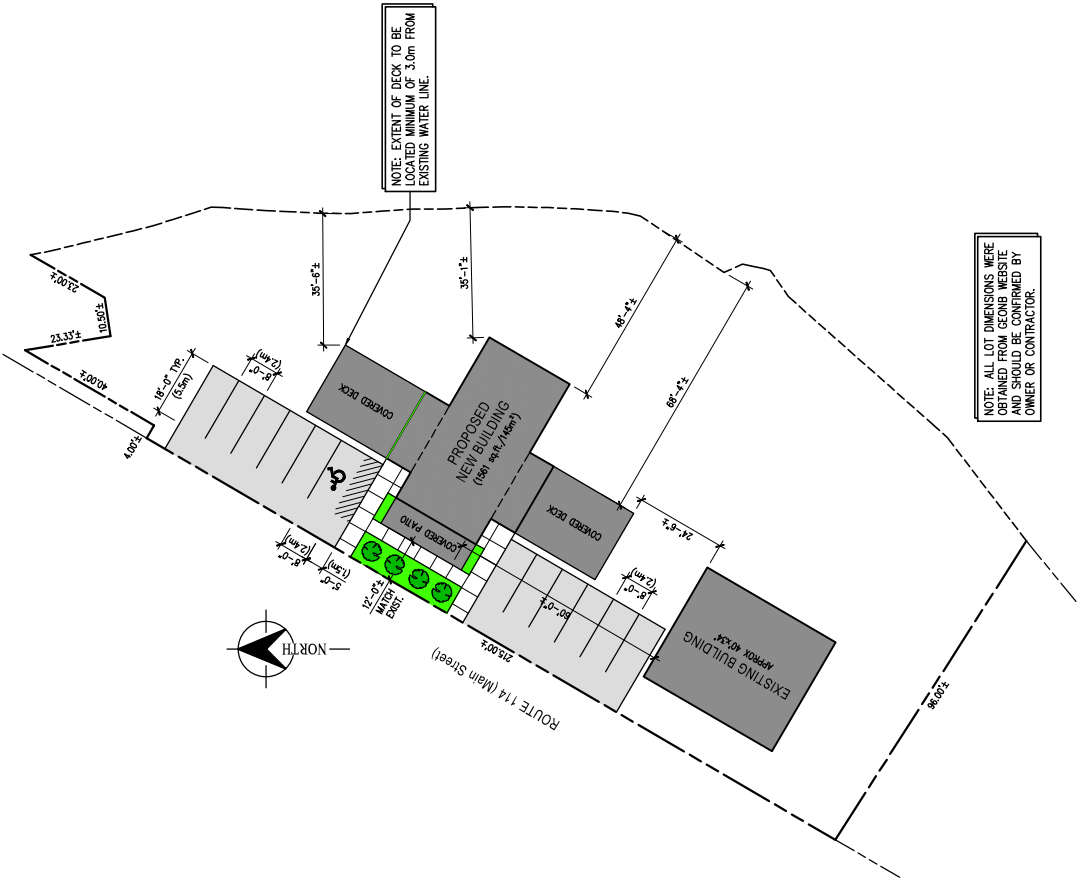
Oyster Bar
 1853 Main Street
 Alma, New Brunswick

**PROPOSED SECOND FLOOR PLAN
 PROPOSED SITE PLAN**

Drawn By	J.L.C.
Scale	AS NOTED
Date	FEBRUARY 2026
Project No.	2025-029
Draw No.	P4



PROPOSED SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



PROPOSED SITE PLAN SCALE: 1" = 20'-0"