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

Wednesday, October 28, 2026 / Le mercredi 28 octobre, 2026

Staff Report / Rapport du personnel

Subject / Objet : Conditional Use / Usage conditionnel

File number / Numéro du fichier 26-1480

From / De :

Rahma Belkacem
Planner / Urbaniste

Reviewed by / Révisé par :

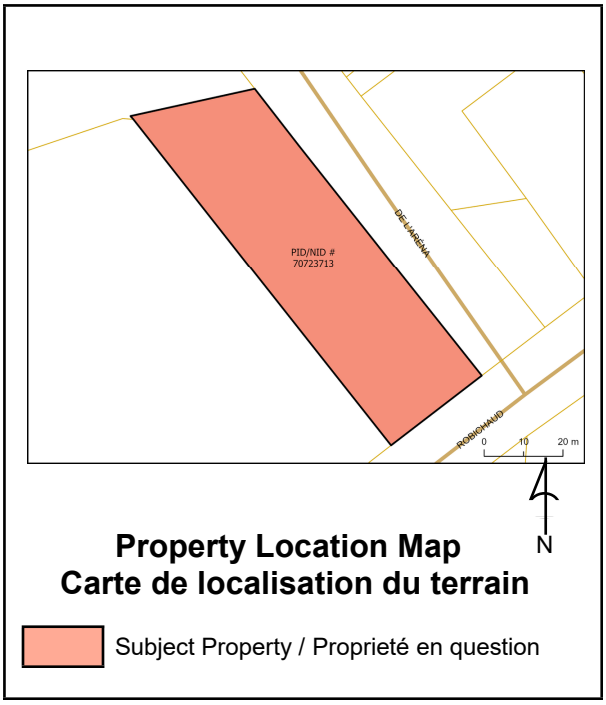
Jeff Boudreau
Manager of Subdivision Approval / Gesionnaire d'approbation des lotissements

General Information / Information générale

Applicant / Requérant :
Christian Vautour Auberge Ste-Thérèse Inc.

Landowner / Propriétaire :
Christian Vautour Auberge Ste-Thérèse Inc.

Proposal / Demande :
Demande d'usage conditionnel pour une habitation multifamiliale/ *Conditional use application for a multi-family dwelling*



Property Location Map
Carte de localisation du terrain

Subject Property / Proprieté en question

Site Information /Information du site

PID / NID: 70723713

Lot Size / Grandeur du lot: 2833 square metres

Location / Endroit :
RUE DE L'ARÉNA, Town of Cap-Acadie / Ville de Cap-Acadie

Current Use / Usage présent :
Services collectif (SC) / Institutional Services (IS)

Zoning / Zonage :
Services collectif (SC) et Superposition intercalaire, (SI) / Institutional Services (IS) & Infill Overlay

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

Surrounding Use & Zoning / Usage des environs & Zonage :
Milieu mixte composé de zones Résidentielle (R), Services collectifs (SC) et Commerce central (CC). / *Mixed-use area consisting of Residential (R), Services Collectifs (SC), and Central Commercial (CC) zones*

Municipal Servicing / Services municipaux:
Égout municipal. Aucun aqueduc municipal./ Municipal sewer. No municipal water system.

Access-Egress / Accès/Sortie :

Rue Robichaud

Policies / Politiques

Ville Régionale de Cap-Acadie Plan municipal Arrêté No. CA-17*/ Regional Town of Cap-Acadie Municipal Plan By-law No. CA-17*

4.0 OBJECTIFS D'AMÉNAGEMENT/ *DEVELOPMENT OBJECTIVES*
(i) de favoriser un développement résidentiel dans et autour des noyaux communautaires et résidentiels existants, en faisant bon usage de l'infrastructure;/ *Encourage residential development in and around existing community and residential cores, making efficient use of infrastructure;*
(v) d'encourager le développement dans des secteurs déjà desservis par le réseau municipal d'égouts sanitaires ;/ *Encourage development in areas already served by the municipal sanitary sewer system;*
(viii) de favoriser la revitalisation des nœuds villageois / *Support the revitalization of village nodes.*

6.0 PRINCIPES LIÉS AUX LOGEMENTS*/ HOUSING POLICIES*
PRINCIPES/ *POLICIES*
Le Conseil a pour principe d'augmenter le nombre de logements sur son territoire.*/ It is a policy of Council to increase the number of housing units within its territory.*
Le Conseil a pour principe de promouvoir le logement abordable./ *It is a policy of Council to promote and support affordable housing.*
Le Conseil a pour principe de favoriser diverses catégories de logement afin de répondre aux besoins des résidents, en tenant compte des changements démographiques et des besoins spécifiques (p. ex. : aînés, nouveaux arrivants, jeunes familles). Ceci permettra aux membres de la communauté de rester à Cap-Acadie tout au long de leur vie. / *It is a policy of Council to promote a variety of housing types to meet residents' needs, considering demographic changes and specific requirements (e.g., seniors, newcomers, young families). This will enable community members to remain in Cap-Acadie throughout their lives.*
Le Conseil a pour principe d'encourager le développement résidentiel à proximité des services, notamment dans les nœuds villageois, afin de favoriser la mixité des usages et encourager la création de quartiers à échelle humaine où les citoyens peuvent profiter d'un environnement plus accessible et dynamique. */ It is a policy of Council to encourage residential development near services, particularly within village nodes, to foster a mix of uses and the creation of human-scale neighbourhoods, where residents can enjoy a more accessible and vibrant environment.*

PROPOSITIONS / *PROPOSALS*

Il est proposé que les habitations multifamiliales comptant 5 logements et plus seront permis sujets aux modalités et conditions qui peuvent être imposés par le Comité, qui prendra en considération : / *It is proposed that multi-family dwellings with five or more units be permitted, subject to terms and conditions that may be imposed by the Committee, which will consider*

(i) l'accès au stationnement hors rue et la conception du terrain de stationnement;*/ access to off-street parking and parking lot design*

(ii) le drainage du site*;/ site drainage;*

(iii) la hauteur du bâtiment;/ *building height;*

(iv) les marges de retraits; et/ *setbacks; and*

*(*v) la disponibilité d'eau potable et des services municipaux./ *availability of drinking water and municipal services.*

Il est proposé d'établir un mécanisme incitant les promoteurs à développer dans les nœuds villageois./ *It is proposed to establish a mechanism to encourage developers to build within village nodes.*

Il est proposé que le développement résidentiel maintienne une certaine distance des usages créant certaines nuisances./ *It is proposed that residential development maintain an appropriate distance from uses that produce disturbances.*

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

Ville Régionale de Cap-Acadie Arrêté de Zonage Arrêté No. CA-18/*Zoning By-Law of the Regional Town of Cap-Acadie By-law No. CA-18*

2..1 DÉFINITIONS D'USAGES/ *DEFINITIONS OF USE*

« habitation multifamiliale » désigne un bâtiment contenant trois logements ou plus./ *"dwelling, multi-unit" means a dwelling containing three or more dwelling units;*

5.3 ZONES DE COMMERCES ET SERVICES/ COMMERCIAL AND SERVICE ZONES

Les immeubles à logements multiples de plus de 4 logements sont autorisés, mais soumis aux conditions fixées par le Comité./ *Multi-unit dwelling with more than 4 units are allowed, but subject to terms and condition set by the Planning Review and Adjustement Comitee.*

5.3.4 Cour avant réglementaire ou cour de flanc réglementaire d'une rue publique appertenue par province l'exception de la route Acadie / *Required front yard or flankage yard of a public street owned by the province except Acadie Road :* 7.5 m

Cour arrière requise */ Required rear yard :* 6 m

Cour latérale requise : 3 m par rapport à la limite et 1,5 m par rapport à l'autre/ *Required side yard : 3 m from the limit and 1.5 on the other*

Hauteur maximale du bâtiment */ Maximum building height* : 11 m

Couverture maximale du terrain */ Maximum lot coverage :* 100 %

4.8 *STATIONNEMENT HORS-RUE /*OFF-STREET PARKING

Habitation multi-familiale 1,25 espaces par unité d'habitation./ *Multi-unit dwelling : 1.25 spaces per dwelling unit*

4.8.5 En plus des espaces de stationnements hors rues, des emplacements de stationnement additionnels doivent être réservés aux personnes à mobilité réduite pour tous les usages conformément au Règlement

d'application du Code du bâtiment portant sur la conception sans obstacle – Loi sur l'administration du Code du bâtiment./ *In addition to off-street parking spaces, additional parking spaces must be reserved for persons with reduced mobility for all uses, in accordance with the Barrier-Free Design Building Code Regulation under the Building Code Administration Act.*

4.32 DRAINAGE/ *DRAINAGE*

4.32.1 Un plan de drainage est requis dans le cas de la modification du niveau d'un terrain pour des fins de construction ou pour d'autres fins dans les zones CG, CC, R et SC, sauf d'un bâtiment ou d'une construction accessoires, dans la mesure où elle est susceptible d'affecter le drainage de surface; ce plan sera mis en œuvre par le promoteur./ *The altering of land levels for building or other purposes in the zones GC, CC, R and IS, with the exception of an accessory building or structure, in so far as they may affect surface drainage shall require a lot drainage and grading plan, which shall be implemented by the developer.*

Internal Consultation & External Consultation / Consultations internes et externes

La demande a été examinée en interne par le personnel en planification et développement de la Commission de services régionaux du Sud-Est (CSRSE)./ *The application was reviewed internally by planning and development staff of the Southeast Regional Service Commission (SERSC).*

Ville régionale de Cap-Acadie/*Regional Town of Cap-Acadie*

Lepersonnel de la Ville régionale de Cap-Acadie a été consulté dans le cadre de la demande initiale. Il avait alors souligné l'importance de porter une attention particulière à la gestion des eaux pluviales, notamment à l'identification des raccordements au réseau et à la gestion des eaux de ruissellement provenant du stationnement. Il avait également recommandé de bonifier les espaces verts et les plantations d'arbres compte tenu de la proportion importante de surfaces imperméables sur le site.
Dans le cadre de la demande révisée, la Ville a demandé l'inversion du bâtiment et du stationnement afin de faciliter le raccordement au réseau municipal d'égouts sanitaires. À la suite de l'information reçue concernant la nécessité de soumettre cette modification au PRAC, la Ville a demandé des précisions sur les prochaines étapes afin de faire avancer le dossier./ *The Town of Cap-Acadie staff were consulted as part of the initial application. At that time, staff highlighted the importance of stormwater management, particularly the identification of service connections and the management of runoff from the parking area. Staff also recommended enhancing green space and tree planting given the significant proportion of impervious surfaces on the site.*
As part of the revised application, the Town requested that the building and parking layout be reversed to facilitate the connection to the municipal sanitary sewer system. Following information that this modification would need to be submitted to the PRAC, the Town requested clarification regarding the next steps to move the application forward..

Ministère de l'Environnement et des Gouvernements locaux/ *Department of Environment and Local Government*

Le ministère de l'Environnement et des Gouvernements locaux a été consulté lors de la demande initiale. À la suite d'une demande d'information additionnelle, le requérant avait fourni la répartition des unités proposée, soit 10 unités d'une chambre, 4 unités d'une chambre accessibles, 1 unité de deux chambres et 1 unité de trois chambres. Cette information avait été transmise au ministère pour analyse. Aucune étude d'impact sur l'environnement (EIE) n'avait été exigée à ce stade. Dans le cadre de la présente demande révisée, le ministère a été consulté de nouveau et ses commentaires sont en attente au moment de la

rédaction du présent rapport./ *The Department of Environment and Local Government was consulted during the initial application. Following a request for additional information, the applicant provided a breakdown of the proposed dwelling units: 10 one-bedroom units, 4 accessible one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit. This information was forwarded to the Department for review. No Environmental Impact Assessment (EIA) was required at that stage. As part of the current revised application, the Department was contacted again, and its comments remain pending at the time of writing this report..*

Ministère des Transports et de l'Infrastructure (MTI)/ *Department of Transportation and Infrastructure (DTI)*

Le ministère des Transports et de l'Infrastructure (MTI) avait été consulté lors de la demande initiale concernant la gestion des eaux pluviales et les services du site. Dans le cadre de la présente demande révisée, une nouvelle demande de commentaires lui a été transmise. Les commentaires du ministère sont en attente au moment de la rédaction du présent rapport./ *The Department of Transportation and Infrastructure (DTI) was consulted during the initial application regarding stormwater management and site servicing. As part of the current revised application, a new request for comments was submitted to the Department. Its comments remain pending at the time of writing this report.*

Discussion

1. Contexte / *Context*

Le présent rapport porte sur une demande d'usage conditionnel visant la construction d'un immeuble d'habitation multifamiliale de 16 logements sur la propriété située au 16, rue Robichaud, à Cap-Pelé (NID 70723713).

Lors de sa réunion du 22 juillet 2026, le Comité de révision de la planification du Sud-Est (PRAC) a approuvé la demande d'usage conditionnel, ainsi que deux dérogations portant sur la marge de retrait de flanc et le nombre minimal de cases de stationnement.

À la suite de cette approbation, un plan d'implantation révisé a été soumis afin d'inverser la position du bâtiment et du stationnement pour mieux tenir compte de la pente du terrain et faciliter le raccordement au réseau d'égout sanitaire.

Puisque le plan révisé diffère de celui examiné lors de la demande initiale, le projet est de nouveau soumis au PRAC pour examen sur la base du nouvel aménagement proposé.

Le présent rapport porte uniquement sur l'usage conditionnel. Les deux dérogations précédemment approuvées ne font pas partie des demandes soumises pour décision dans le cadre du présent dossier/.

This report concerns a conditional use application for the construction of a 16-unit multi-unit dwelling on the property located at 16 Robichaud Street, Cap-Pelé (PID 70723713).

At its meeting on July 22, 2026, the Southeast Planning Review and Adjustment Committee (PRAC) approved the conditional use application, as well as two variances relating to the flankage setback and the minimum number of parking spaces.

Following this approval, a revised site plan was submitted to reverse the position of the building and parking area to better accommodate the slope of the property and facilitate the connection to the sanitary sewer system.

As the revised plan differs from the one considered as part of the initial application, the project is being brought back before the PRAC for consideration based on the proposed revised layout.

The present report addresses the conditional use only. The two previously approved variances are not part of the applications submitted for consideration under this file.

2. Description du site / *Site Description*

La propriété visée est située au centre du secteur de Cap-Pelé, à l'intersection de la rue Robichaud et de la rue de l'Aréna. Le terrain est vacant et présente une forme irrégulière et allongée.
Le site est entouré d'un milieu déjà urbanisé comprenant une combinaison d'usages résidentiels, institutionnels et communautaires. Plusieurs services et équipements sont situés à proximité immédiate du terrain, ce qui contribue à la compatibilité d'un usage multifamilial dans ce secteur.
Une servitude enregistrée traverse ou longe une portion du terrain. Son tracé et ses implications devront être pris en compte dans le cadre de la réalisation du projet./
The subject property is located in the centre of the Cap-Pelé area, at the intersection of Robichaud Street and de l'Aréna Street. The property is vacant and has an irregular, elongated shape.
The site is surrounded by an established area consisting of a mix of residential, institutional, and community uses. Several services and public facilities are located in close proximity to the property, contributing to the compatibility of a multi-unit residential development within this area.
A registered easement crosses or runs along a portion of the property. Its location and implications must be taken into consideration as part of the development.

3. Description du projet / *Project Description*

Le projet consiste en la construction d'un immeuble résidentiel de 16 logements répartis sur deux étages.

L'architecture proposée présente une volumétrie fragmentée, notamment par la présence de pignons et de variations de matériaux, contribuant à réduire l'impact visuel de la longueur du bâtiment.
Le plan d'implantation révisé prévoit une inversion de la position du bâtiment et du stationnement par rapport au plan initialement soumis au PRAC. Cette modification vise à mieux tenir compte de la pente du terrain et à faciliter le raccordement au réseau d'égout sanitaire.
Le nouvel aménagement prévoit des espaces de stationnement extérieurs ainsi que des aires paysagées en périphérie du bâtiment./
The project consists of the construction of a two-storey residential building containing 16 dwelling units.

The proposed architecture features a fragmented building massing, notably through the use of gables and variations in materials, which help reduce the visual impact of the building's length.
The revised site plan reverses the position of the building and parking area compared with the plan originally submitted to the PRAC. This modification is intended to better accommodate the slope of the property and facilitate the connection to the sanitary sewer system.
The revised layout includes outdoor parking spaces and landscaped areas around the building.

4. La demande / *The Application*

Les habitations multifamiliales de plus de quatre logements sont permises à titre d'usage conditionnel dans la zone Services collectifs (SC).
La présente demande vise à faire examiner l'implantation révisée du projet et à déterminer si l'usage conditionnel peut être approuvé sur la base du nouveau plan soumis.
Les dérogations précédemment approuvées concernant la marge de retrait de flanc et le nombre minimal de cases de stationnement ne font pas partie de la présente demande./

Multi-unit dwellings containing more than four dwelling units are permitted as a conditional use within

the Community Service (SC) Zone.
The present application seeks consideration of the revised site layout and a determination as to whether the conditional use may be approved based on the revised plan submitted.
The previously approved variances relating to the flankage setback and the minimum number of parking spaces are not part of the present application.

5. Analyse réglementaire / *Regulatory Analysis*

5.1 Usage conditionnel / *Conditional Use*

L'usage proposé est permis à titre d'usage conditionnel dans la zone SC. L'analyse porte donc sur l'intégration du projet au milieu environnant, les impacts associés à l'aménagement proposé et sa compatibilité avec les objectifs du Plan municipal.
Le plan révisé modifie la disposition du bâtiment et du stationnement, sans modifier le nombre de logements ni la nature de l'usage proposé. L'examen porte principalement sur les conséquences de cette modification sur l'aménagement du site et sur le respect des conditions applicables à la réalisation du projet./
The proposed use is permitted as a conditional use within the SC Zone. The analysis therefore focuses on the integration of the development within the surrounding area, the impacts associated with the proposed layout, and its consistency with the objectives of the Municipal Plan.
The revised plan changes the arrangement of the building and parking area without changing the number of dwelling units or the nature of the proposed use. The review primarily considers the implications of this modification for site development and compliance with the conditions applicable to the project.

5.2 Implantation, stationnement et accès / *Site Layout, Parking and Access*

Le nouveau plan d'implantation prévoit une disposition différente du bâtiment et du stationnement afin de mieux tenir compte de la pente du terrain et de faciliter les raccordements aux infrastructures municipales.
Le plan révisé indique 19 cases de stationnement. L'accès au site et la circulation à l'intérieur de la propriété devront être aménagés de manière à assurer le fonctionnement adéquat du site ainsi que l'accès des services d'urgence./
The revised site plan provides for a different arrangement of the building and parking area to better accommodate the slope of the property and facilitate connections to municipal infrastructure.
The revised plan indicates 19 parking spaces. Site access and internal circulation must be arranged to ensure the proper functioning of the site and provide access for emergency services.

5.3 Services, drainage et aménagement du site / *Services, Drainage and Site Developmen*t

La réalisation du projet devra tenir compte des raccordements aux services municipaux, notamment au réseau d'égout sanitaire, ainsi que de la gestion des eaux pluviales.
Les modalités de raccordement, la gestion du ruissellement et toute étude requise devront être examinées et confirmées par les autorités compétentes avant la délivrance des permis applicables.
L'aménagement paysager devra également être pris en compte dans la réalisation du projet afin d'assurer une intégration adéquate du bâtiment et des aires de stationnement au milieu environnant./
The development must address connections to municipal services, including the sanitary sewer system, as well as stormwater management.

The proposed service connections, stormwater management measures, and any required studies must be reviewed and confirmed by the appropriate authorities before the applicable permits are issued. Landscaping must also be considered as part of the development to ensure that the building and parking areas are appropriately integrated into the surrounding area.

6. Analyse urbanistique / *Planning Analysis*

Le projet s'inscrit dans un secteur central déjà urbanisé et desservi par les infrastructures municipales. La proximité des services et la présence d'usages résidentiels, institutionnels et communautaires à proximité contribuent à la compatibilité de l'usage multifamilial avec le milieu environnant.
Le bâtiment, réparti sur deux étages, présente une volumétrie et un traitement architectural qui contribuent à son intégration dans le secteur.
La modification proposée concerne principalement l'organisation du bâtiment et du stationnement sur le terrain. Le projet conserve sa vocation résidentielle et son nombre de logements. L'évaluation du nouvel aménagement doit toutefois tenir compte des accès, des raccordements aux services, de la gestion des eaux pluviales et de l'accès aux services d'urgence.
Dans l'ensemble, le projet contribue à l'intensification résidentielle dans un secteur central de Cap-Pelé, à proximité des services et des infrastructures municipales./

The proposed development is located within an established central area served by municipal infrastructure. The proximity of services and the presence of residential, institutional, and community uses contribute to the compatibility of a multi-unit residential development within the surrounding area.

The two-storey building features a massing and architectural treatment that contribute to its integration within the neighbourhood.
The proposed modification primarily concerns the arrangement of the building and parking area on the property. The residential use and number of dwelling units remain unchanged. The revised layout must nevertheless be assessed with respect to site access, service connections, stormwater management, and access for emergency services.
Overall, the project contributes to residential intensification within a central area of Cap-Pelé, close to services and municipal infrastructure.

Public Notice / Avis public

Des avis ont été envoyés aux propriétés voisines à l'intérieur de 60 mètres de la propriété en question le 14 octobre 2026./ *Notices were sent to neighboring properties within a 60m of the property on October 14, 2026. /*

Legal Authority / Autorité légale

Legal Authority / Autorité légale
Loi sur l'urbanisme / Community Planning Act

55(1) Sous réserve des modalités et des conditions qu'il juge indiquées, le comité consultatif ou la commission de services régionaux peut autoriser :/ *Subject to the terms and conditions it considers fit, the advisory committee or regional service commission may permit:*
(b)Soit toute dérogation raisonnable aux prescriptions de l'arrêté de zonage visées à l'alinéa 53(2)a) ou f) qu'il

estime souhaitable pour l'aménagement d'une parcelle de terrain, d'un bâtiment ou d'une construction et qui est compatible avec l'objectif général de l'arrêté ainsi qu'avec tout plan adopté en vertu de la présente loi et touchant l'aménagement./ ***(b)*** *a reasonable variance from the requirements referred to in paragraph 53(2)(a) or (f) of a zoning bylaw if it is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and is in keeping with the general intent of the by-law and any plan under this Act affecting the development.*

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: a) réglementer pour toute zone : / *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: a) with respect to a zone, regulate*
(v) L'implantation, l'emplacement et la disposition des bâtiments et des ouvrages, y compris leurs marges de recul par rapport aux limites des rues et des autres espaces publics, ainsi que par rapport aux rivières, aux cours d'eau et aux autres plans d'eau./ (v)*the placement, location and arrangement of uildings and structures, including their setting back from the boundaries of streets and other public areas, and from rivers, streams or other bodies of water*
(ix) les installations à fournir et à entretenir pour le stationnement hors-rue et le chargement des véhicules */(ix) the facilities to be provided and maintained for off-street parking and loading of vehicles, 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*; / (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,*

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. / *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.*

Recommendation / Recommandation

Le personnel recommande respectueusement que le Comité de révision de la planification du Sud-Est approuve la demande d'usage conditionnel déposée par l'Auberge Ste-Thérèse Inc. pour une habitation multifamiliale de 16 logements située au 16, rue Robichaud (NID 70723713), sous réserve des conditions suivantes :/ *Staff respectfully recommends that the Southeast Planning Review and Adjustment Committee approve the application for a conditional use submited by Christian Vautour Auberge Ste-Thérèse Inc.for a 16-unit multi-family dwelling located at 16 Robichaud Street (PID 70723713), subject to the following conditions:*

- Que l'accès au site, les raccordements aux services municipaux et la gestion des eaux pluviales soient réalisés à la satisfaction de la municipalité, et que toute étude requise concernant la gestion des eaux soit effectuée avant la délivrance du permis de construction.;/ *That site access, connections to municipal services, and stormwater management be completed to the municipality's satisfaction, and that any required water management study be undertaken prior to the issuance of a building permit*
- Que l'aménagement soit conforme de façon générale au plan d'implantation révisé, aux élévations

architecturales et aux dessins soumis à l'appui de la présente demande, y compris toute révision mineure requise dans le cadre du processus de délivrance des permis./ *That the development be generally consistent with the revised site plan, architectural elevations, and drawings submitted in support of the present application, including any minor revisions required during the permitting process;*

- Si une étude sur la quantité d'eau est requise par le ministère de l'Environnement et du Changement climatique du Nouveau-Brunswick (MECCNB), que cette étude soit réalisée, examinée et approuvée avant la délivrance du permis d'aménagement./ *If a water quantity study is required by the New Brunswick Department of Environment and Climate Change (DECC), that the study be completed, reviewed, and approved prior to the issuance of a development permit..*

-Que les accès pour les services d'incendie et les considérations liées aux interventions d'urgence soient examinés et approuvés par le chef des pompiers avant la délivrance de tout permis de construction ou d'aménagement.;/*That access for fire services and all matters related to emergency response be reviewed and approved by the Fire Chief prior to the issuance of any building or development permi.*

Note: This report was written in 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 et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.*

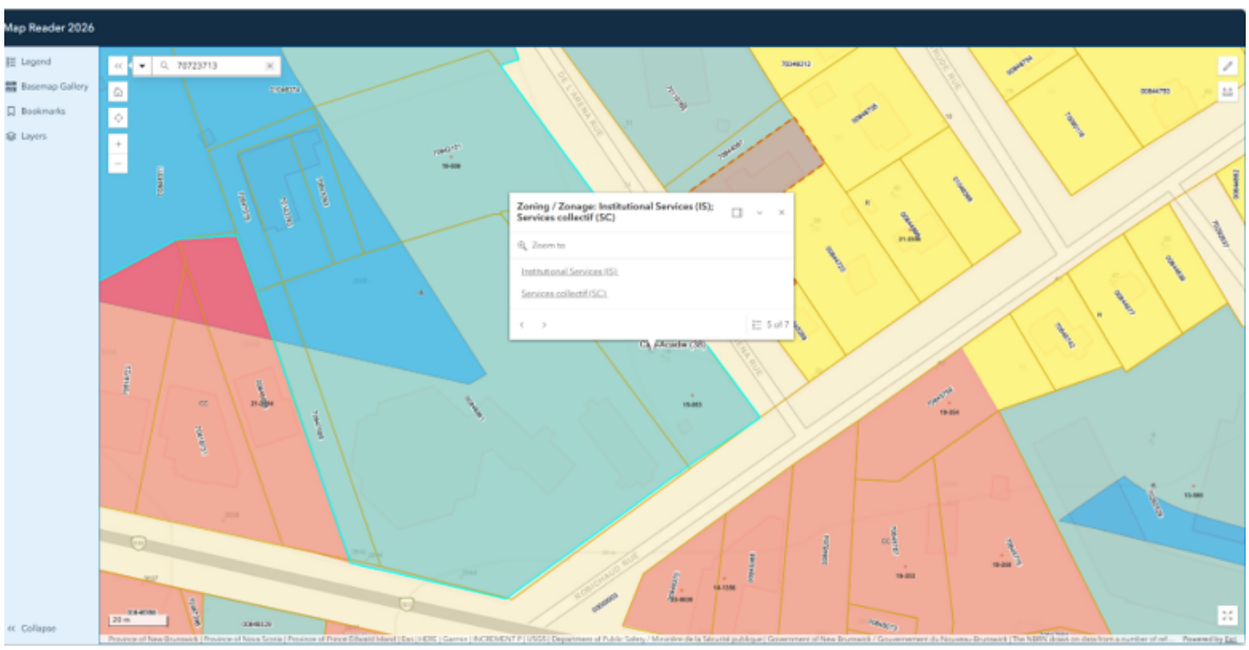
16 Robichaud Street (PID/NID 70723713)

Cap-Acadie

Date: 2026-07-03



Zoning map / Carte de zonage



Zoning Cap Acadie; Zonage Cap Acadie

Zoning / Zonage

- Agriculture (A); Agriculture (A)
- Central Commercial (CC); Commerce central (CC)
- Coastal Residential (CR); Résidentielle côtière (RC)
- Development Schemes (DS); Projet d'aménagement (PA)
- Dwelling Group (DG); Groupe d'habitation (GH)
- Environment Conservation (E); Préservation de l'environnement (E)
- General Commercial (GC); Commerce général (CG)
- Institutional Services (IS); Services collectif (SC)
- Integrated Development (ID); Aménagement intégré (AI)
- Light Industrial (LI); Industries légères (IL)
- Port (P); Portuaire (P)
- Residential (R); Résidentielle (R)
- Resource Development (RD); Développement des ressources (DR)
- Rural (RA); Rurale (RU)

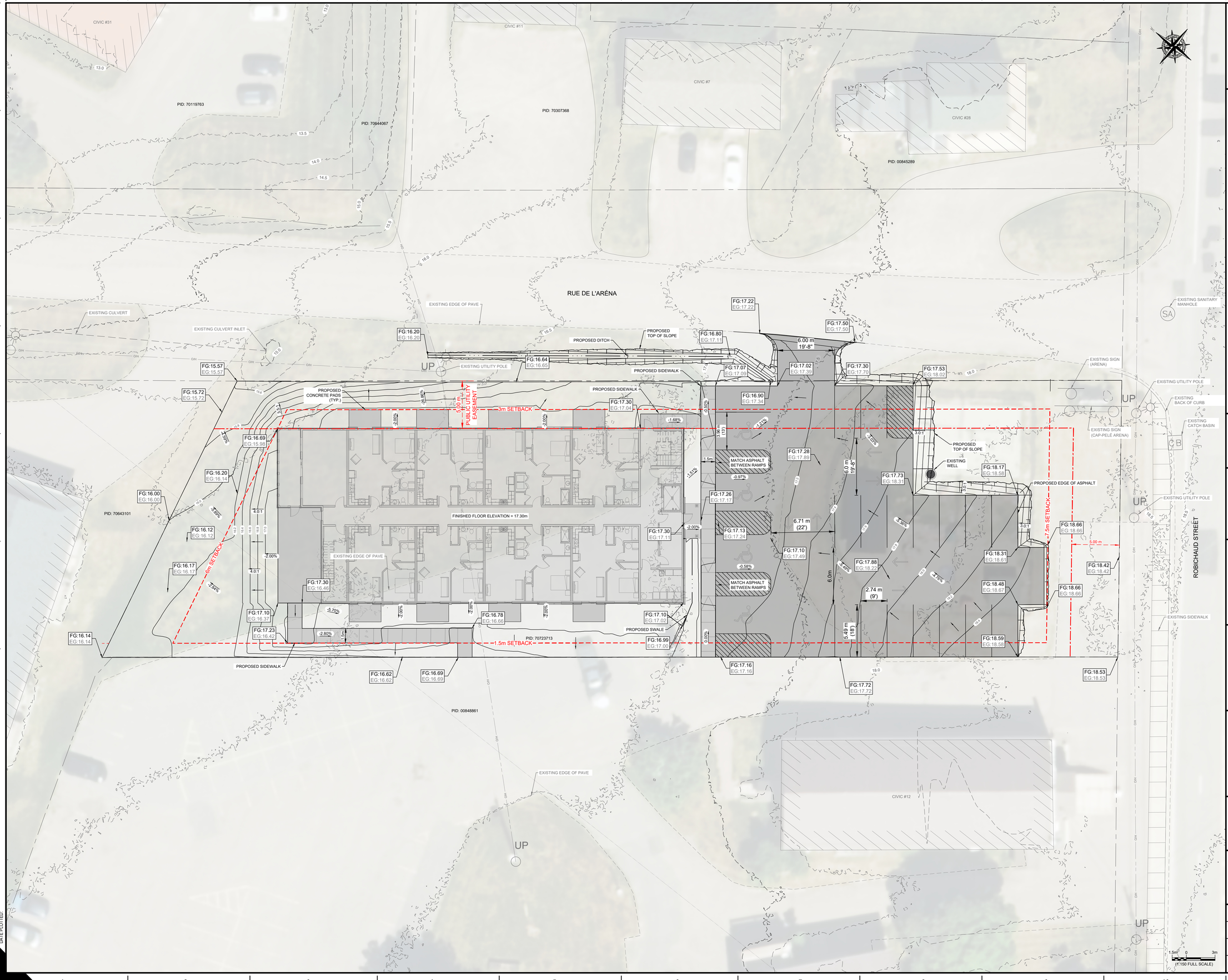
plan 360

Main Office
1234, rue Main Street,
2nd floor, Unit/Unité 200
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Tel: 506-382-5386

Beaubassin Office
815A, rue Bombardier Street
Shediac, NB, E4P 1H9
Tel: 506-533-3637

Tantramar Office
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Sackville, NB, E4L 0C3
Tel: 506-364-4701

Riverview Office
Operations Centre
300, rue Robertson Street
Riverview, NB, E1B 0T8
Tel: 506-382-3574



CORBO Architecture

27, BOULEVARD INDUSTRIEL, SUITE 105, CARAQUET NB E1W 0A2
INFO@CORBOINC.COM
506.727.7100

NOTES GÉNÉRALES / GENERAL NOTES

THE GENERAL CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT, IN WRITING TO CORBO, ANY DISCREPANCIES TO THE SITE MEASUREMENTS BEFORE PROCEEDING WITH THE WORK.

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LEGEND:

- PUBLIC UTILITY EASEMENT
- SETBACK
- PROPERTY LINES
- EXISTING EDGE OF PAVE
- EXISTING CONTOURS (0.5m INTERVAL)
- PROPOSED CONTOURS (0.2m INTERVAL)
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLES
- EXISTING SIGN
- EXISTING SANITARY PIPE
- PROPOSED SANITARY PIPE
- EXISTING SANITARY MANHOLE
- EXISTING CATCH BASIN
- PROPOSED DITCH

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES. VERTICAL DATUM: CGVD28.

A — no. du détail / detail no.
B — no. de la feuille - où détail est référé / sheet no. - where detail is referred
C — no. de la feuille - où détaillé / sheet no. - where detailed

NO.	REVISIONS / RÉVISIONS	DATE
C	ISSUED FOR PERMIT	2026-10-01
B	DESIGN DEVELOPMENT - IFR 65%	2026-08-31
A	DESIGN DEVELOPMENT - IFR 60%	2026-08-20

CLIENT

L'Auberge de l'Ange

CONSULTANTS

GEMTEC
Consulting Engineers and Scientists

SCEAU / STAMP

REGISTERED PROFESSIONAL ENGINEER
Province of New Brunswick
M7526
Matthew G. Nicholson
Signature
01 / Oct / 2026
Date
Province du Nouveau-Brunswick
INGÉNIEUR/IMMATRICULÉE

PROJET / PROJECT

L'AUBERGE DE L'ANGE

Rue De L'Aréna, Cap-Pelé, NB

TITRE / TITLE

SITE GRADING PLAN

DESSINÉ PAR / DRAWN BY	DATE
TB	2026-08-07
CONCEPTION / DESIGN	VERIFIÉ PAR / VERIFIED BY
MN/TB	MN
ÉCHELLE / SCALE	No. FEUILLE / SHEET No.
1:150	C01
No. DE PROJET / PROJECT No.	
2403.0061	

1.5m 0 3m
(1:150 FULL SCALE)

DATE PLOTTED:

LEGEND

LAND DEALT WITH BY THIS PLAN BOUNDED THUS	
STANDARD SURVEY MARKER PLACED	◎
STANDARD SURVEY MARKER FOUND	◉
ROUND IRON BAR FOUND	●
SQUARE IRON BAR FOUND	■
IRON PIPE FOUND	⊙
WOODEN SURVEYORS POST FOUND	□
SCRIBED WOODEN SURVEYORS POST FOUND	⊠
SURVEY SYSTEM COORDINATE MONUMENT	▲
SURVEYOR'S REAL PROPERTY REPORT	S.R.P.R.
TRAVERSE CONTROL POINT	⧋
CALCULATED COORDINATE POINT	⊙
TABULATED COORDINATE REFERENCE	◯
VERTICAL GEODETIC BENCH MARK	◒
CENTRELINE	— · — · —
UTILITY EASEMENT	- - - - -
FENCE LINE	-x-x-x-
SQUARE METRES	m²
HECTARE	ha
NEW BRUNSWICK LAND SURVEYOR	N.B.L.S.
NBLS REGISTRATION NUMBER	#123
SERVICE NEW BRUNSWICK	SNB
SNB PARCEL IDENTIFIER	PID
DOCUMENT	DOC.
VOLUME	VOL.
PAGE	PG.
REGISTERED	REG
CALCULATED	(c)
CHECK MEASURED	(ckd)
DERIVED FROM A SOURCE OTHER THAN THE SURVEYOR'S MEASUREMENTS	(d)
MEASURED	(m)
DISTANCE OR AZIMUTH CALLED FOR IN DEED	(deed)
NEW BRUNSWICK POWER CORPORATION	NB POWER
CERTIFICATE OF REGISTERED OWNERSHIP	C.R.O.
HYDRO POLE	⊗
BUILDING	▨
ORDINARY HIGH WATER MARK	O·H·W·M
BEGIN CURVE	B.C.
END CURVE	E.C.
RADIUS POINT	R.P.
UTILITY DISTRIBUTION LINE	----
ANCHOR	>
BUILDING LOCATION SURVEY	BLS

NAD 83 (CSRS) GRID COORDINATES (ADJUSTED)

POINT	EASTING	NORTHING
Mon. 5552	267 1189.218	746 8590.669
47	267 2039.476	747 0910.318
48	267 2086.093	747 0851.722
50	267 2062.372	747 0881.538
51	267 2070.130	747 0839.474
53	267 1967.275	747 1002.816
54	267 2035.725	747 0915.123
55	267 1986.092	747 0956.341
56	267 1979.806	747 0954.067
62	267 2023.647	747 0897.901
64	267 1978.995	747 0904.650
68	267 1975.813	747 0959.182
75	267 2012.515	747 0912.163
165	267 1935.957	747 0890.272
175	267 2047.111	747 0821.810
176	267 1980.989	747 0905.272

DEED DATA/TRANSFER

FOR PID 01046358, PID 00848895 & PID 00848861
FROM: DAVID CORMIER
TO: REV B. D. MCDONALD
REGISTERED: APRIL 29, 1842
DOC. 10568
VOL. T PG. 481

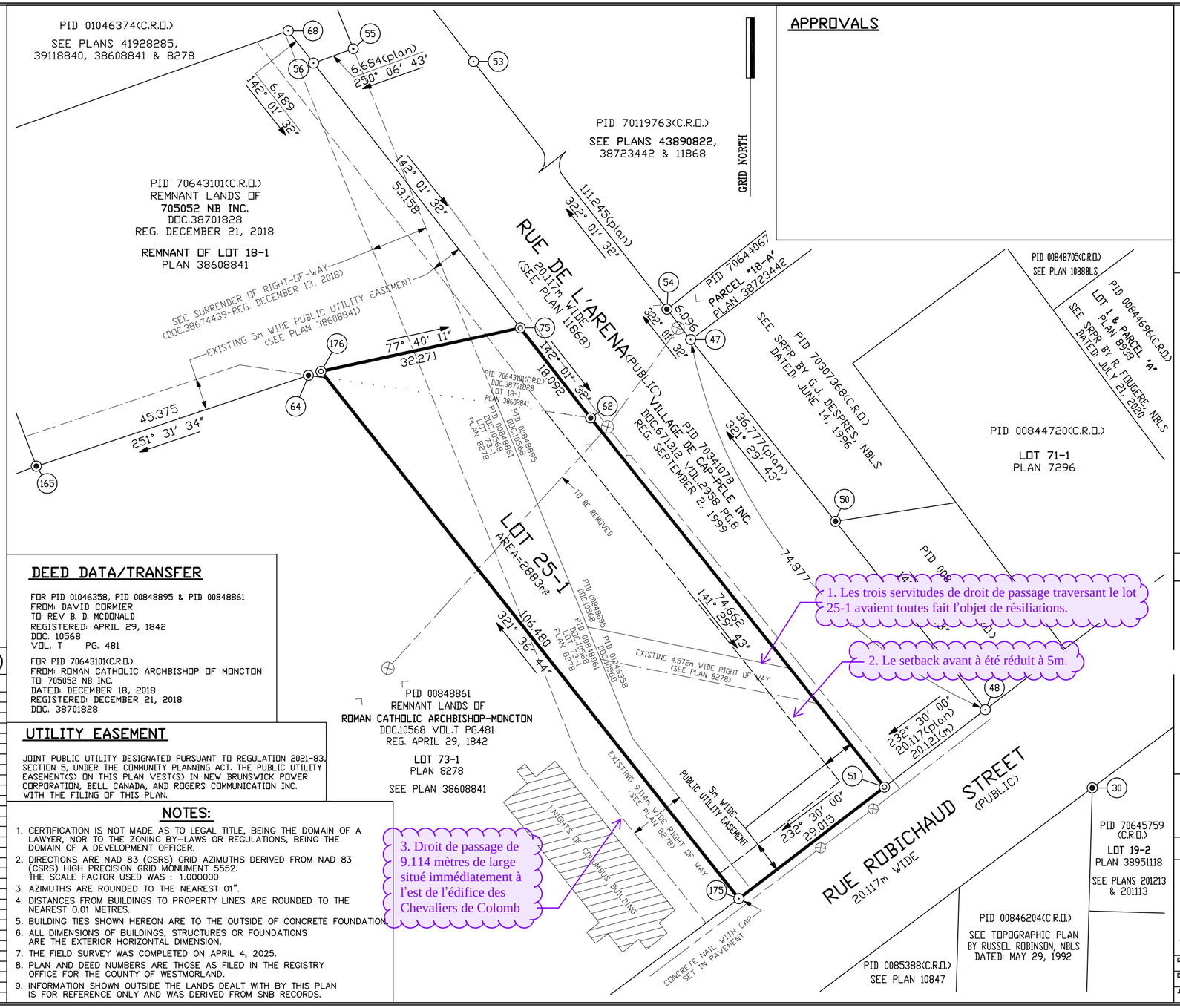
FOR PID 70643101(C.R.O.)
FROM: ROMAN CATHOLIC ARCHBISHOP OF MONCTON
TO: 705052 NB INC.
DATED: DECEMBER 18, 2018
REGISTERED: DECEMBER 21, 2018
DOC. 38701828

UTILITY EASEMENT

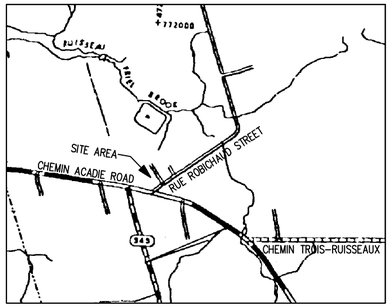
JOINT PUBLIC UTILITY DESIGNATED PURSUANT TO REGULATION 2021-83, SECTION 5, UNDER THE COMMUNITY PLANNING ACT. THE PUBLIC UTILITY EASEMENT(S) ON THIS PLAN VEST(S) IN NEW BRUNSWICK POWER CORPORATION, BELL CANADA, AND ROGERS COMMUNICATION INC. WITH THE FILING OF THIS PLAN.

NOTES:

1. CERTIFICATION IS NOT MADE AS TO LEGAL TITLE, BEING THE DOMAIN OF A LAWYER, NOR TO THE ZONING BY-LAWS OR REGULATIONS, BEING THE DOMAIN OF A DEVELOPMENT OFFICER.
2. DIRECTIONS ARE NAD 83 (CSRS) GRID AZIMUTHS DERIVED FROM NAD 83 (CSRS) HIGH PRECISION GRID MONUMENT 5552. THE SCALE FACTOR USED WAS : 1.000000
3. AZIMUTHS ARE ROUNDED TO THE NEAREST 01".
4. DISTANCES FROM BUILDINGS TO PROPERTY LINES ARE ROUNDED TO THE NEAREST 0.01 METRES.
5. BUILDING TIES SHOWN HEREON ARE TO THE OUTSIDE OF CONCRETE FOUNDATION.
6. ALL DIMENSIONS OF BUILDINGS, STRUCTURES OR FOUNDATIONS ARE THE EXTERIOR HORIZONTAL DIMENSION.
7. THE FIELD SURVEY WAS COMPLETED ON APRIL 4, 2025.
8. PLAN AND DEED NUMBERS ARE THOSE AS FILED IN THE REGISTRY OFFICE FOR THE COUNTY OF WESTMORLAND.
9. INFORMATION SHOWN OUTSIDE THE LANDS DEALT WITH BY THIS PLAN IS FOR REFERENCE ONLY AND WAS DERIVED FROM SNB RECORDS.



APPROVALS



LOCALITY SKETCH NOT TO SCALE
DESIGNATED PROVINCIAL HIGHWAYS MAP – PAGE 321

PURPOSE OF PLAN

- TO AMEND LOT 18-1 ON PLAN 38608841 AND LOT 73-1 ON PLAN 8278.
- TO CREATE LOT 25-1 FOR BUILDING PURPOSES.
- TO CREATE A PUBLIC UTILITY EASEMENT, THAT PURSUANT TO SECTION 5 OF 'DESIGNATED EASEMENTS REGULATION' 2021-83, THE PUBLIC UTILITY EASEMENTS ON THIS PLAN VEST IN NEW BRUNSWICK POWER CORPORATION, BELL CANADA, AND ROGERS COMMUNICATION INC. WITH THE FILING OF THIS PLAN.

OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE REGISTERED OWNERS OF THE PROPERTIES BEING SUBDIVIDED HEREON AND DO GRANT APPROVAL TO THIS PLAN.

MONSEIGNEUR GUY DESROCHES-ARCHBISHOP FOR THE ROMAN CATHOLIC ARCHBISHOP OF MONCTON

PIERRE LEBLANC-PRESIDENT FOR 705052 NB INC.

OWNERS: THE ROMAN CATHOLIC ARCHBISHOP OF MONCTON AND 705052 NB INC. AS THEIR INTEREST MAY APPEAR

1. Les trois servitudes de droit de passage traversant le lot 25-1 avaient toutes fait l'objet de résiliations.

2. Le setback avant à été réduit à 5m.

3. Droit de passage de 9.114 mètres de large situé immédiatement à l'est de l'édifice des Chevaliers de Colomb

AMENDING SUBDIVISION PLAN OF THE ROMAN CATHOLIC ARCHBISHOP OF MONCTON SUBDIVISION

(AMENDING PLANS 38608841 & 8278)

SOUTHWEST OF RUE DE L'ARENA STREET
AND NORTHWEST OF RUE ROBICHAUD STREET
TOWN OF CAP-ACADIE (CAP-PELE)
PARISH OF BOTSFORD
COUNTY OF WESTMORLAND
PROVINCE OF NEW BRUNSWICK

SCALE 1:500 METRES
20 0 10 20

G.J. DESPRÉS & ASSOC. (1995) LTD.
LAND SURVEYORS / ENGINEERS
4 KANALFLAKT WAY, BOUCTOUCHE, N.B.
E-MAIL: gjdespres@nb.aibn.com
PH. (506) 743-8430
PH. (506) 857-2806
FAX (506) 743-8454

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY TO THE CORRECTNESS OF THIS PLAN AND THAT I HAVE SATISFIED THE REQUIREMENTS OF THE SURVEYS ACT.

SURVEYED BY

ROLAND A. FOUGERE, P. Eng. N.B.L.S. # 375

DATE: APRIL 4, 2023	DRAWING No. 1 of 1
DRAWN BY: C. M.	CHECKED BY: R. F.
JOB No.: 2022-037	ZONE: 15W46

ASSOCIATION OF N.B.L.S. PLAN VALIDATION STAMP

A. N. B. L. S. NO. 234197 A-A-G N-B

Elévations / Elevations





plan 360

Main Office
1234, rue Main Street,
2nd floor, Unit/Unité 200
Moncton, NB, E1C 1H7
Tel: 506-382-5386

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Tel: 506-364-4701

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Photos prises à partir de Google Maps / Photos taken from Google Maps





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LIFE SAFETY PLAN LEGEND:

- 45 MIN FIRE RESISTANCE RATED LOAD BEARING PARTITION
- 1 HOUR FIRE RESISTANCE RATED PARTITION
- FIRE BLOCK IN ATTIC SPACE
- EEP — EMERGENCY EVACUATION PLAN

FIRE PROTECTION GENERAL NOTES

1. ALL FIRE SEPARATIONS SHALL BE CONTINUOUS AND SHALL EXTEND FROM FLOOR TO THE UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE. ALL JOINTS AND OPENINGS SHALL BE SEALED TO MAINTAIN THE REQUIRED FIRE-RESISTANCE RATING.
2. ALL PENETRATIONS AND OPENINGS IN FIRE-RESISTANCE-RATED ASSEMBLIES SHALL BE PROTECTED WITH FIRE-STOP SYSTEMS CONFORMING TO ULC LISTED ASSEMBLIES AND MATCHING THE REQUIRED FIRE-RESISTANCE RATING.
3. FLOOR ASSEMBLIES AT SECOND AND THIRD LEVELS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
4. THE ROOF ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
5. ALL LOAD-BEARING WALLS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR, UNLESS NOTED OTHERWISE.

GENERAL NOTES:

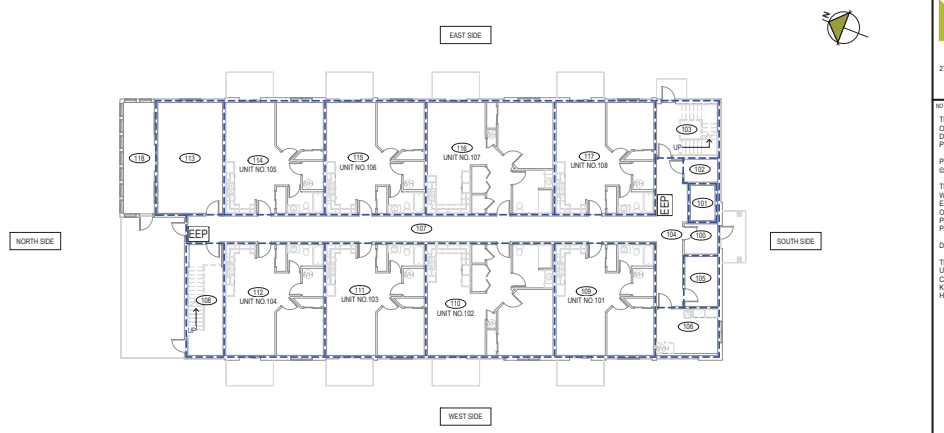
1. ALL WORK MUST CONFORM TO THE LATEST APPLICABLE CODE (NATIONAL BUILDING CODE, LOCAL BY-LAW, ETC...).
2. ALL INTERIOR PARTITION TO BE TAKEN UP TO UNDERSIDE OF WOOD TRUSSES, UNLESS OTHERWISE NOTES.
3. CONTRACTOR IS RESPONSIBLE TO PROTECT EXISTING FINISH & MATERIAL FROM CONSTRUCTION WORK.
4. REFER TO MECHANICAL DRAWINGS FOR FIRE EXTINGUISHER CABINET LOCATIONS AND TO **DETAIL 1/A310** FOR INSTALLATION REQUIREMENTS. PROVIDE FIRE-RATED CABINETS WHERE INSTALLED IN FIRE-RATED PARTITIONS.

BUILDING CODE DATA MATRIX / MATRICE DE DONNÉES DU CODE DU BÂTIMENT

NBCC 2020 REFERENCE CNBC 2020

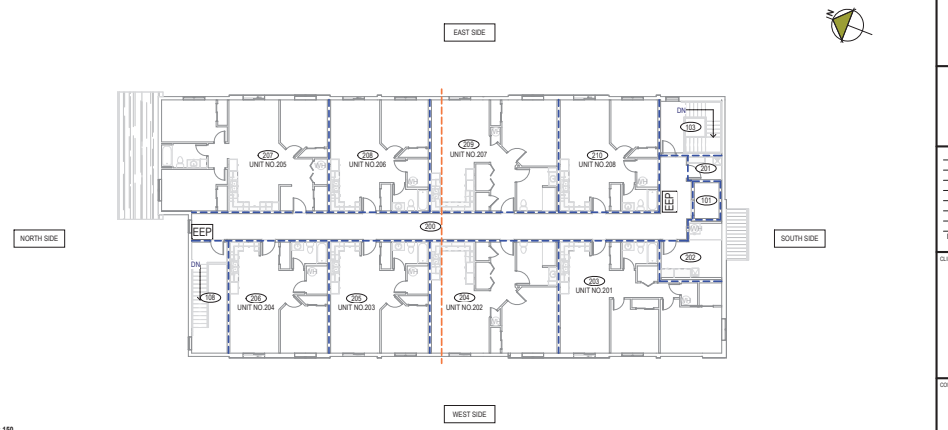
Item/ Article			NBCC 2020 REFERENCE CNBC 2020	
1	Project Description & civic adress/Type de Projet et adresse de voierie: L'AUBERGE DE L'ANGE CAP-PELÉ, NB	☒ New/Nouveau ☐ Addition/Ajout ☐ Alteration/Transformation ☐ Change in Use/Changement d'usage	☒ Part/ Partie 3 A 1.3.3	☐ Part/ Partie 9 A 1.3.3 B 9.10.1.3
2	Major Occupancies(s)/Usage(s) Principal(aux)	GROUP C Adjoining Major Occupancy/Usage principal contigu: SINGLE OCCUPANCY Major Occupancy Fire Separations/Séparation Coupe-Feu des Usages Principaux: 45MIN – SUITES, 45MIN – JANITOR & LAUNDRY ROOMS	B 3.1.2.1.(1)	
3	Building Area/Aire du bâtiment (m^2)	Existing/Existante 0 · New/Nouvele 712 · Total/Total 712	A 1.4.1.2	
4	Gross Area/Aire brute du bâtiment (m^2)	Existing/Existante 0 · New/Nouvele 1 424 · Total/Total 1 424		
5	Number of Storeys/ Nombre d'étages 2	Above Grade/ Au-dessus du sol 2 · Below Grade/ Au-dessous du sol 0	A 1.4.1.2 B 3.2.1.1	
6	Height of Building/Hauteur du bâtiment (n)	5.65m (FROM GRADE TO TOP CEILING)		
7	Number of Streets, Access Routes/Nombre de rues et de voies d'accès	1 STREET	B 3.2.2.10 B 3.2.5.5	
8	Building Classification/Classification du bâtiment	3.2.2.54.	B 3.2.2.20–.92	
9	Existing Building/Batiment actuel	☐ sprinklered/Protégé par gicleur ☐ not sprinklered/Sans gicleurs N/A		
10	Sprinkler System Proposed/ Réseau d'extincteurs proposé	☐ entire building/dans tout le bâtiment ☐ basement only/Au sous sol seulement ☐ in lieu of roof rating/plutôt qu'un toit ayant un degré de résistance au feu ☐ phased/installation par étapes ☒ non required/non requis	B 3.2.2.20–.92 B 3.2.1.5 B 3.2.2.18	
11	Standpipe required/Réseaux de canalisation d'incendie requis	☐ Yes/Oui ☒ No/Non	B 3.2.5.8	
12	Fire Alarm required/Système d'alarme incendie requis	☒ Yes/Oui ☐ No/Non	B 3.2.4	
13	Water Service, Adequate Supply/ Alimentation en eau adéquate	☒ Yes/Oui ☐ No/Non	B 3.2.5.7	
14	High Building/Bâtiment de grande hauteur	☐ Yes/Oui ☒ No/Non	B 3.2.6	
15	Authorized construction autorisé Real construction réelle	☒ Combustible/Combustible ☐ Non–combustible/Incombustible ☐ Both/Les deux ☒ Combustible/Combustible ☐ Non–combustible/Incombustible ☐ Both/Les deux	B 3.2.2.20–.92	
16	Mezzanine(s) Area/Aire de la mezzanine (m^2)	N/A	B 3.2.1.1	
17	Total Occupant Load/Nombre de personnes	Based on/Fondé sur ☒ m^2 per person/par personne ☐ design of building/Conception du bâtiment basement/sous–sol usage N/A capacity/capacité 1st storey/1iere étage usage 16 capacity/capacité 2nd storey/2ieme étage usage 20 capacity/capacité 3rd storey/3ieme étage usage N/A capacity/capacité	B 3.1.17	
18	Barrier–free Design/Conception sans obstacles	☒ Yes/Oui ☐ No/Non (explain/expliquer)	B 3.8	
19	Hazardous Substances/Matières dangereuses	☐ Yes/Oui ☒ No/Non	B 3.3.1.2 B 3.3.1.21	
20	Required Fire Resistance Rating (FRR)/ Degré de résistance au feu requis (DRF)	Horizontal Assemblies FRR/ DRF des éléments horizontaux (Hours/Heures): Floors/Planchers 45MIN — ULC L570; Roof/Toit – — BUT FR 45MIN FOR SEPARATION BETWEEN SUITES; Mezzanine/Mezzanine N/A FRR of Supporting Members/DRF des éléments porteurs: Floors/Planchers 45MIN — ULC U305, ULC U341, ULC U348; Mezzanine/Mezzanine N/A; Roof/Toit – — ULC U305, ULC U341, ULC U348 FRR of Non Supporting Members/ DRF des éléments non–porteurs – Walls/Murs (Interior/Intérieurs) 45MIN — FOR EXITS AND CORRIDORS	B 3.2.2.20–.92 B 3.2.1.4	
21	Maximum Area of Glazing for Closures and FS/ Surface maximale du vitrage dans des dispositifs d'obturation et séparation coupe feu (m^2)	Wired Glass in Door/Verre armé dans une porte 0.8 · Glass Block/Wired Glass (not in a door)/Verre armé ou briques de verre (ailleurs que dans une porte) 0.8	B 3.1.8.16	
22	Spatial Separation – Construction of Exterbr Walls/Séparation spatiale – composition des murs extérieurs		B 3.2.3	

Wall/Murs	Area of EBF/ Surface des façades de rayonnement (m^2)	L.D./ Distance limitative (m)	L/H or H/L / Largeur et hauteur ou hauteur et largeur	Permitted Max. % of Openings/ Pourcentage maximal d'ouvertures permises	Proposed % of Openings/ Pourcentage d'ouvertures proposé	FRR/DRF (hours/heures)	Listed Design or Description/ # assemblage ou description	Combustible Constr./ Construction combustible	Combustible Construction, Noncombustible Cladding/ Construction combustible, Revêtement incombustible	Non–Comb. Constr./ Construction incombustible
North/Nord	103.36	8.21	3.24	100	–	–		X		
South/Sud	103.36	56.86	3.24	100	–	–		X		
East/Est	233.07	15.14	7.52	85	21.23	45MIN		X		
West/Ouest	215.63	5.71	6.75	20.17	19	1H		X	X	



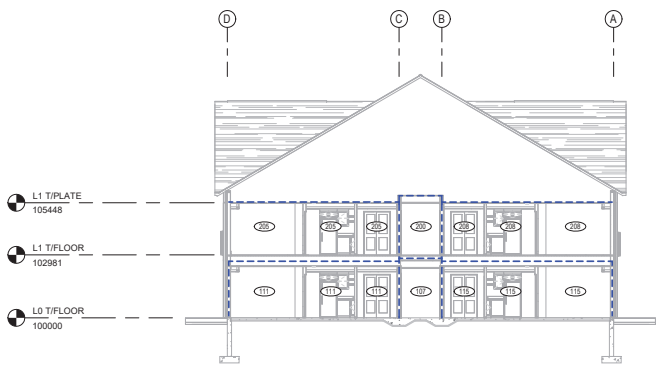
1 A010 — SCALE = 1 : 150

LIFE SAFETY PLAN - LEVEL 0



2 A010 — SCALE = 1 : 150

LIFE SAFETY PLAN - LEVEL 1



3 A010 — SCALE = 1 : 100

LIFE SAFETY PLAN - BUILDING CROSS SECTION

CORBO Architecture
27, BOULEVARD INDUSTRIEL, SUITE 105, CARAQUET NB E1W 0A2
INFO@CORBOINC.COM
506.727.7100

NOTES GÉNÉRALES / GENERAL NOTES

THE GENERAL CONTRACTOR SHALL CHECK ALL DIMENSIONS ON DRAWINGS AND REPORT, IN WRITING TO CORBO, ANY DISCREPANCIES TO THE SITE MEASUREMENTS BEFORE PROCEEDING WITH THE WORK.

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B — no. de la feuille - où détail est référé / sheet no. - where detail is referred
C — no. de la feuille - où détaillé / sheet no. - where detailed

NO.	REVISIONS / RÉVISIONS	DATE
C	ISSUED FOR PERMIT	2026-09-30
B	DESIGN DEVELOPMENT	2026-08-18
A	DESIGN DEVELOPMENT - IFR	2026-08-07

CLIENT

CONSULTANTS

SCEAU / STAMP

Certificate of Practice — Province of New Brunswick — Dominica Thériault CORBO — Architecte/Architecte — Digitally signed original

PROJET / PROJECT

L'AUBERGE DE L'ANGE

Rue De L'Arèna, Cap-Pelé, NB

TITRE / TITLE

LIFE SAFETY PLAN

DESSINÉ PAR / DRAWN BY	JR	DATE	2026-09-18
CONCEPTION / DESIGN	DT	VÉRIFIÉ PAR / VERIFIED BY	DT
ÉCHELLE / SCALE	As indicated	No. FEUILLE / SHEET No.	A010
No. DE PROJET / PROJECT No.	2403.0061		

DATE PLOTTED: 2026-10-01 2:12:05 PM

ARCHITECTURAL LEGEND

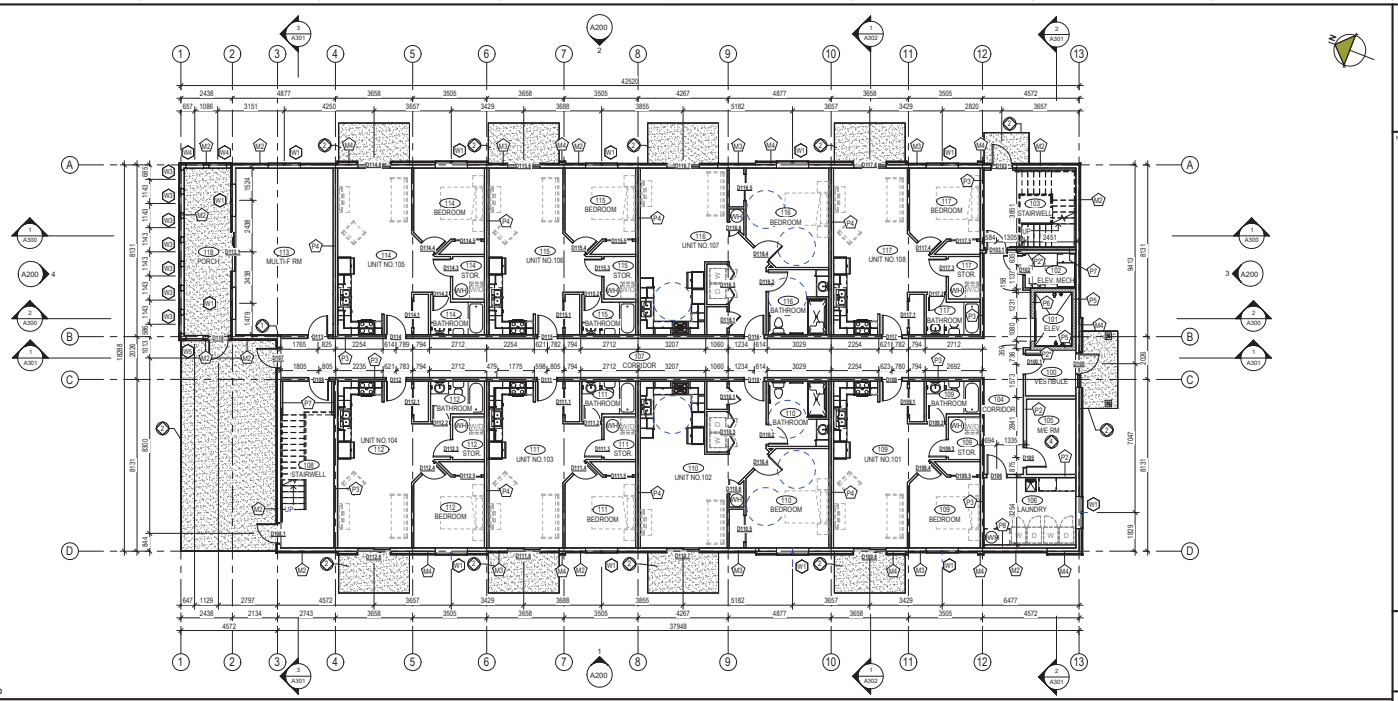
SYMBOLS	DESCRIPTIONS
	CONSTRUCTION NORTH
	A = INDICATES DETAIL NUMBER B = INDICATES SHEET NO. - WHERE DETAIL IS REFERRED C = INDICATES SHEET NO. - WHERE DETAILED
	ROOM IDENTIFICATION - NAME & NUMBER
	GRID LINES
	PARTITION WALL - REFER TO PARTITION TYPE SCHEDULE
	BEARING WALL - REFER TO PARTITION TYPE SCHEDULE
	CONCRETE BLOCK WALLS - REFER TO PARTITION TYPE SCHEDULE
	DOOR, FRAME & HARDWARE, W/ IDEN NUMBER
	PLUMBING FIXTURE REFER TO MECHANICAL
DHW	DOMESTIC HOT WATER TANK, REFER TO MECH
SURFACE RECESSED	ELECTRICAL PANEL, REFER TO ELECTRICAL
	EXTERIOR ELEVATION A### = REFERRING PAGE NUMBER ## = REFERRING VIEW NUMBER
	INTERIOR ELEVATION A### = REFERING PAGE NUMBER N/S/E/W = REFERING VIEW NUMBER
	COMPOSITION TYPE, REFER TO COMPOSITION TYPE SCHEDULES
	SPECIFIC NOTES TAG
	PLAN REVISION NUMBER
	EQUIPMENT TAG

GENERAL NOTES:

1. ALL WORK MUST CONFORM TO THE LATEST APPLICABLE CODE (NATIONAL BUILDING CODE, LOCAL BY-LAW, ETC...).
2. ALL EXTERIOR DIMENSIONS ARE TAKEN FROM THE EXTERIOR FACE OF EXTERIOR WALL STUDS, AND TO THE CENTERLINE OF INTERIOR WALLS, WINDOWS, AND EXTERIOR DOORS.
3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM THE INTERIOR FACE OF EXTERIOR STUDS TO THE FACE OF INTERIOR WALL STUDS, AND TO THE CENTERLINE OF INTERIOR DOORS. (SEE ENLARGEMENT PLANS AT A400 FOR UNIT INTERIOR DIMENSIONS)
4. UNLESS OTHERWISE NOTED, ALL INTERIOR DOORS SHALL BE CENTERED IN WALL OR LOCATED 4" FROM ADJACENT WALL ON HINGE SIDE (TYP.).
5. ALL INTERIOR PARTITION, EXCEPT STAIRWELL WALLS, TO BE TAKEN UP TO UNDERSIDE OF GYPSUM BOARD TYPE "X" FOR A CONTINUOUS FIRE RATING, UNLESS OTHERWISE NOTES.
6. ALL FURNITURE (INCLUDING BEDS, SOFAS, DESKS, CHAIRS, COFFEE TABLES, TVs) AND THESE APPLIANCES (STANDARD UNIT REFRIGERATORS, STOVES, WASHERS & DRYERS) ARE SHOWN FOR REFERENCE ONLY AND SHALL NOT FORM PART OF THE CONTRACT.
7. ALL BARRIER FREE APPLIANCES ARE INCLUDED IN CONTRACT (REFRIGERATORS, WALL OVENS AND COOKTOPS).

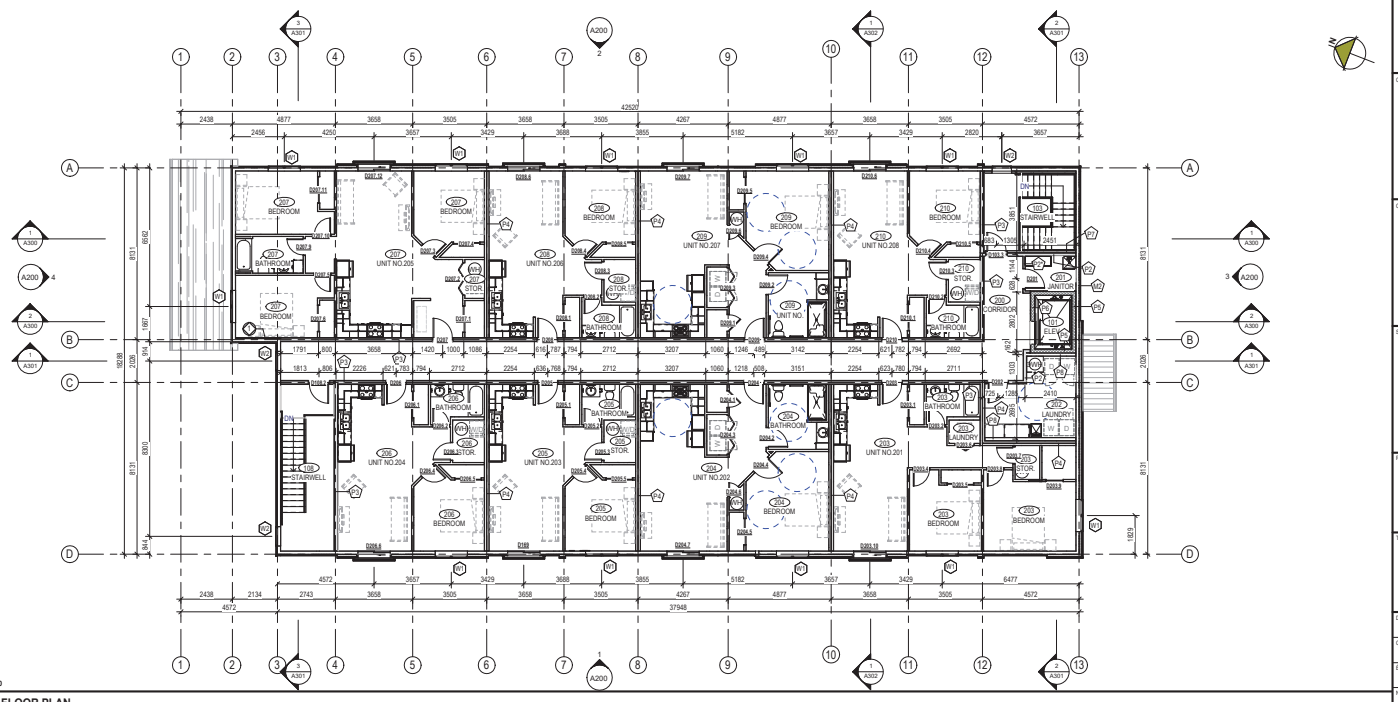
REFERENCE NOTES

TAG	DESCRIPTION
1	WOOD FURRING TO SUIT BEHIND 15.9 mm GYPSUM BOARD
2	CONCRETE SLAB REFER TO STRUCTURE
4	ELECTRICAL ROOM WALLS SHALL BE COVERED WITH 19mm FIRE RATED PLYWOOD 2438mm HIGH



1 / A100 — SCALE = 1 : 100

LEVEL 0 - FLOOR PLAN



2 / A100 — SCALE = 1 : 100

LEVEL 1 - FLOOR PLAN

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C	ISSUED FOR PERMIT	2026-09-30
B	DESIGN DEVELOPMENT	2026-08-18
A	DESIGN DEVELOPMENT - IFR	2026-08-07

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L'Auberge de l'Ange

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CERTIFICATE of PRACTICE — Province of New Brunswick — Province du Nouveau-Brunswick — Dominick Thibault CORBO — ARCHITECTURE — ASSOCIATION OF ARCHITECTS OF NEW BRUNSWICK

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PROJET / PROJECT

L'AUBERGE DE L'ANGE

Rue De L'Arène, Cap-Pelé, NB

TITRE / TITLE

FLOOR PLANS - LEVEL 0 & 1

DESSINÉ PAR / DRAWN BY	DATE
JR & JPT	2026-09-21
CONCEPTION / DESIGN	VÉRIFIÉ PAR / VERIFIED BY
DT	DT
ÉCHELLE / SCALE	No. FEUILLE / SHEET No.
1 : 100	A100
No. DE PROJET / PROJECT No.	
2403.0061	

ARCHITECTURAL CEILING PLAN LEGEND

SYMBOLS	DESCRIPTIONS
XXX 100	ROOM IDENTIFICATION
G.L	GRID LINE
	24" x 48" SUSPENDED ACOUSTICAL CEILING SYSTEM
	GYPSUM BOARD CEILING
	GYPSUM BOARD BULKHEAD
XXXX	FINISH CEILING HEIGHT
BH @ XXXX	BULKHEAD LOCATION & HEIGHT
	CEILING TYPE TAG, REFER TO CONSTRUCTION TYPES SCHEDULE
	ELECTRICAL CEILING MOUNTED FIXTURE, REFER TO ELECTRICAL
	VENTILATION, REFER TO MECHANICAL
	PERFORATED PRE-FINISHED METAL SOFFIT
	SOLID PRE-FINISHED METAL SOFFIT (NOT PERFORATED)
	SOLID SOFFIT TO MATCH EXTERIOR FINISH #1 (NOT PERFORATED)

GENERAL CEILING PLANS NOTES:

1. SEE TYPICAL BULKHEAD DETAIL ON PAGE A001
2. REFERS TO MECHANICAL AND ELECTRICAL PLANS FOR LIGHTING, DIFFUSERS AND SPRINKLER LOCATION. REFER TO TYPICAL CEILING FIXTURE PRIORITY ORDER BELOW.
3. KITCHEN BULKHEAD POT LIGHT TO BE CENTERED ABOVE SINK.
4. LIGHT TO BE CENTERED IN ROOMS AND CORRIDOR, EQUALLY SPACES AND/OR CENTERED ABOVE KEY ELEMENTS (SINK, B.F. SHOWER...)
5. CEILING FIXTURES SHOWN FOR COORDINATION, REFER TO ELECTRICAL AND MECHANICAL PLANS FOR FULL LAYOUT.
6. REFER TO 6/A307 FOR TYPICAL BULKHEAD DETAIL OVER SHOWER UNIT.

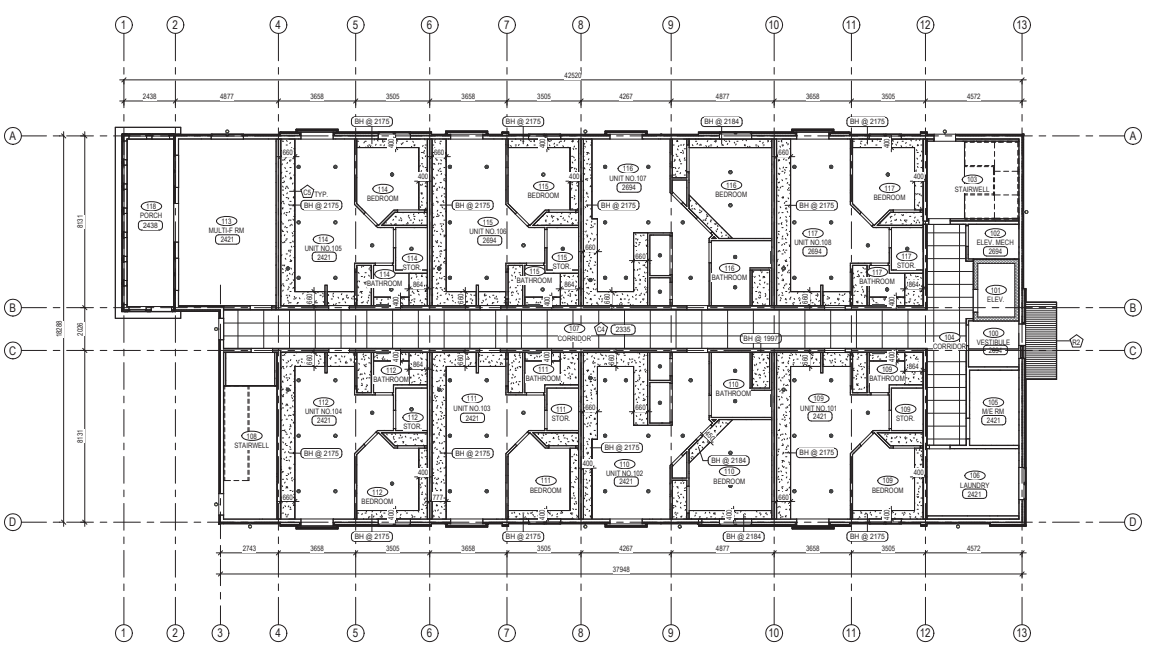
TYPICAL CEILING FIXTURE PRIORITY ORDER:

1 - LIGHT FIXTURES
2 - SPRINKLERS
3 - SMOKE/HEAT DETECTORS
4 - DIFFUSERS

WHERE CONFLICTS OCCUR, RELOCATE LOWER-PRIORITY FIXTURES AS REQUIRED. COORDINATE WITH THE ARCHITECT IF A FIXTURE CANNOT BE RELOCATED WITHIN THE AFFECTED AREA.

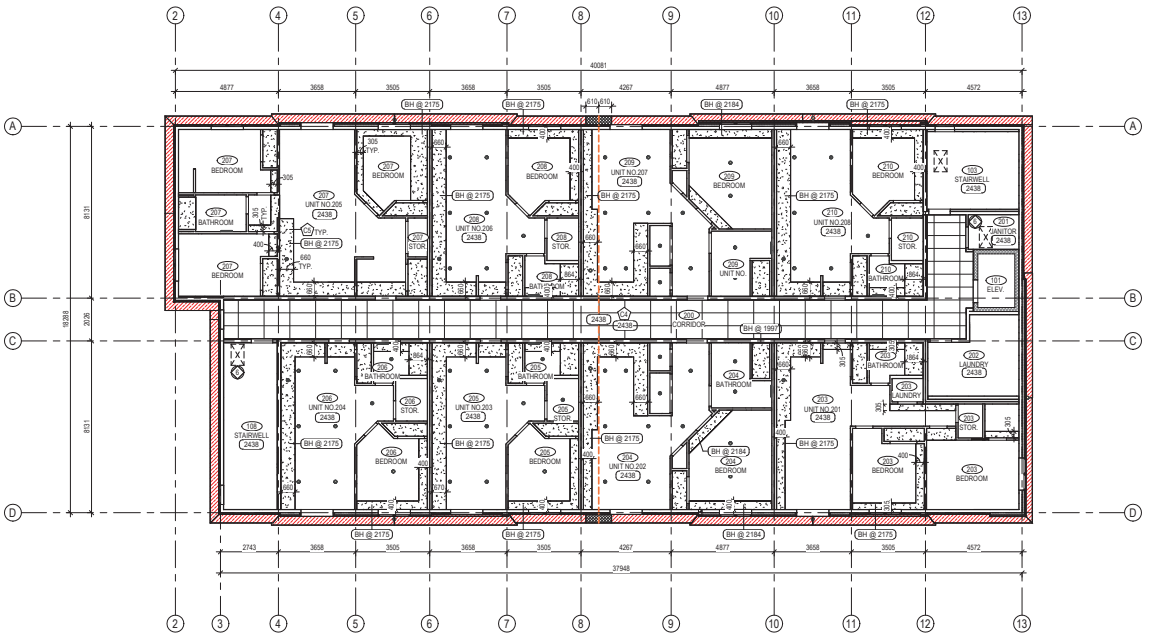
REFLECTED CEILING PLAN NOTES

TAG	DESCRIPTION
1	ENTRANCE CANOPY, CW/ WOOD BRACING
2	FINISH FLUSH WITH CASEWORK TYP.
3	CHANGE IN DEPTH FINISH FLUSH WITH CASEWORK TYP.
4	EXTERIOR LIGHT FIXTURE, SEE ELEVATIONS AND ELECTRICAL PLAN
5	POT LIGHT SHALL BE ALIGNED WITH CENTER OF SINK, TYP.
6	FIRE RATED INSULATED ATTIC ACCESS HATCH 610x914mm. COORDINATION EXACT LOCATION



1 / A010/A101 SCALE / ÉCHELLE = 1 : 100

REFLECTED CEILING PLAN - LEVEL 0



2 / A010/A101 SCALE / ÉCHELLE = 1 : 100

REFLECTED CEILING PLAN - LEVEL 1

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Δ Light in some room missing, coordination with elect.

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C	ISSUED FOR PERMIT	2026-09-30
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A	DESIGN DEVELOPMENT - IFR	2026-08-07

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PROJET / PROJECT

L'AUBERGE DE L'ANGE

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TITRE / TITLE

REFLECTED CEILING PLAN - LEVEL 0 & 1

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JR	2026-09-18
CONCEPTION / DESIGN	VÉRIFIÉ PAR / VERIFIED BY
DT	DT
ÉCHELLE / SCALE	No. FEUILLE / SHEET No.
1 : 100	A101
No. DE PROJET / PROJECT No.	
2403.0061	

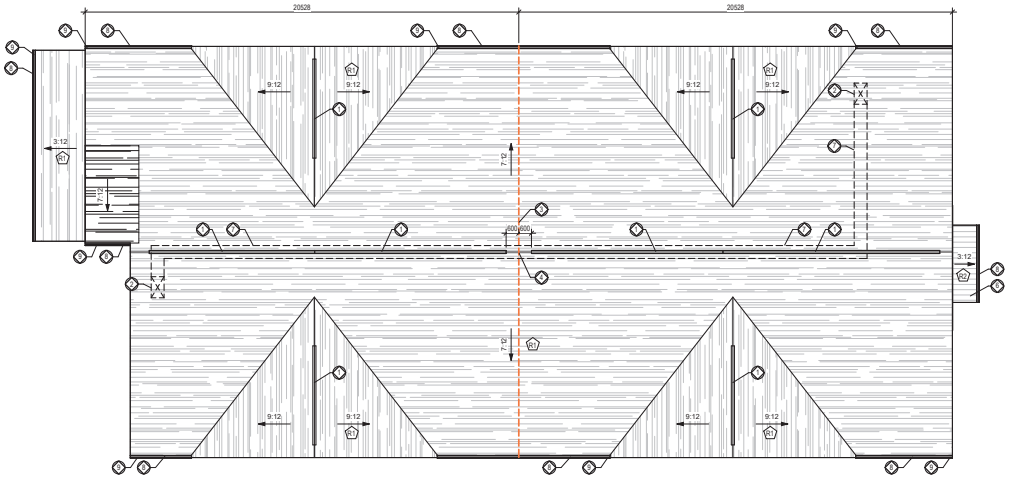
DATE PLOTTED: 2026-10-01 2:12:21 PM

ROOF PLAN NOTES

TAG	DESCRIPTION
1	CONTINUOUS RIDGE VENT
2	INSULATED AND FIRE RATED ATTIC ACCESS HATCH
3	FIRE WALL IN ATTIC. MAINTAIN AREA LESS THAN 600 SQ. M. REFER TO DETAILS 1/A105 & 4/A105
4	BREAK RIDGE VENT 610mm EACH SIDE OF FIRE BLOCK INSIDE ATTIC
6	ENTRANCE CANOPY
7	CATWALK SYSTEM IN ATTIC SPACES. COORDINATE EXCAT LOCATION WITH SMOKE DETECTOR AND ATTIC ACCESS HATCH, REFER TO DETAIL 4/A105
8	SEAMLESS METAL LEAF GUARD GUTTERS AND DOWNSPOUTS TO BE PROVIDED
9	DOWNSPOUTS LOCATION

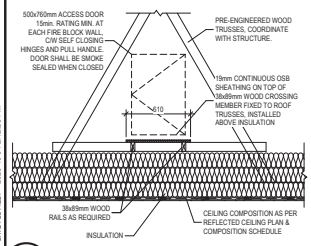
GENERAL ROOF NOTES:

1. INSTALL ICE & WATER SHIELD MEMBRANE 1m WIDE MIN. ON ROOF PERIMETERS (EAVES) & VALLEYS
2. PERFORATED METAL SOFFIT UNLESS NOTED OTHERWISE. SEE REFLECTED CEILING PLAN - LEVEL 1 (DETAIL 2/A101)
3. IN ATTIC SPACE BUILD CATWALK SYSTEM RAISED OVER INSULATION LEVEL AS PER DETAIL 2/A102. CENTERED IN TRUSSES SPACE. GOING FROM END TO END OF BUILDING, REFER TO 1/A102 FOR APPROXIMATE LOCATION.



1 / A102 — SCALE = 1 : 100

ROOF PLAN



2 / A102 — SCALE = 1 : 20

ATTIC CAT WALK TYP DETAIL

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ROOF PLANS

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JR	2026-09-18
CONCEPTION / DESIGN: DT	VÉRIFIÉ PAR / VERIFIED BY: DT
ÉCHELLE / SCALE: As indicated	No. FEUILLE / SHEET No.: A102
No. DE PROJET / PROJECT No.: 2403.0061	

ARCHITECTURAL EXTERIOR ELEVATION LEGEND

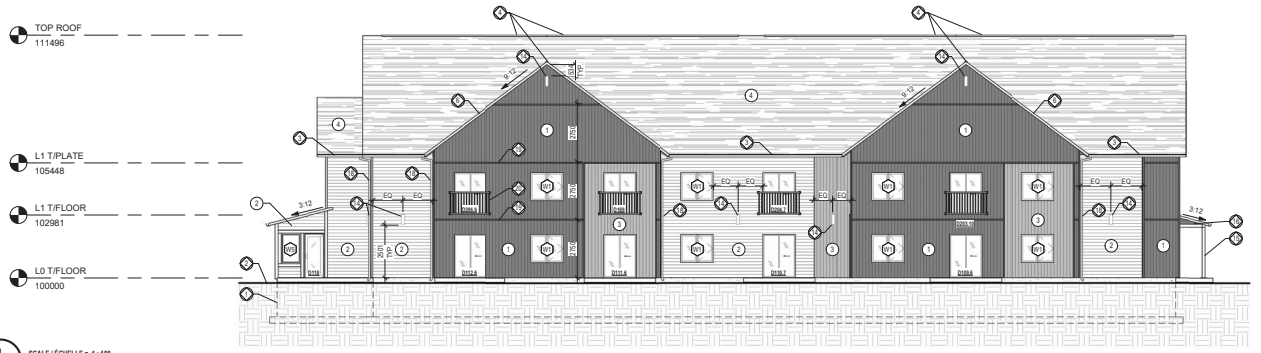
SYMBOLS	DESCRIPTIONS
DESC. ELEV. (mm)	LEVEL IDENTIFICATION LINE
G.L	GRID LINE IDENTIFICATION
1	EXTERIOR FINISH #1, BOARD AND BATTEN, COLOR BLACK C/W 100mm TRIMS AS PER SPEC.
2	EXTERIOR FINISH #2, 178mm EXPOSURE HORIZONTAL LAP SIDING, COLOR WHITE C/W 100mm TRIMS AS PER SPEC.
3	EXTERIOR FINISH #3, VERTICAL INSTALLATION, COLOR WOOD. C/W TRIMS AS PER SPEC.
4	EXTERIOR FINISH #4, ASPHALT SHINGLES
5	EXTERIOR FINISH #4, METAL ROOF
Dxxx.x	DOOR TAG, REFER TO DOOR SCHEDULE
W#	WINDOW TAG, REFER TO WINDOW SCHEDULE

GENERAL ELEVATION PLANS NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR LOUVERS, INTAKE CAPS, AND EXHAUST CAPS LOCATIONS. COLOR SHALL MATCH THE ADJACENT SIDING SELECTION AS APPROVED BY THE ARCHITECT. ALL FIXTURES SHALL BE ALIGNED; COORDINATE WITH THE ARCHITECT PRIOR TO INSTALLATION.
2. REFER TO DETAIL 9/A303 FOR TYPICAL EXTERIOR WALL PENETRATION DETAILS.
3. REFER TO SERIES A300 FOR TYPICAL CONSTRUCTION DETAILS.
4. LOUVERS SILL AND TRIMS BY SIDING CONTRACTOR.

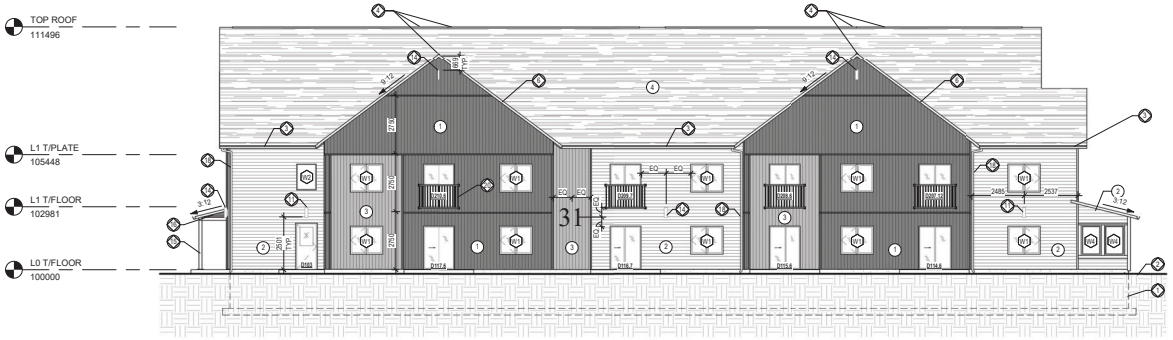
EXTERIOR ELEVATIONS NOTES

TAG	DESCRIPTION
1	FOUNDATION OUTLINE, REFER TO STRUCTURE
2	FINISH GRADE, REFER TO CIVIL
3	SEAMLESS ALUMINUM LEAF GUARD GUTTERS AND DOWNSPOUTS TO BE PROVIDED, COLOR TO MATCH FACIA
4	CONTINUOUS RIDGE VENT
6	PRE-FINISHED METAL FASCIA AL AROUND ROOF PERIMETER, COLOR WHITE, TYP.
7	813mm HIGH CIVIC NUMBER. CONFIRM EXACT LOCATION AND FONT WITH ARCHITECT. GROUND MOUNTED BACKING AS REQUIRED
8	CORNER TRIMS TO MATCH ADJASCENT SIDING COLOR
9	FLAT TRIMS TO MATCH ADJASCENT SIDING COLOR
11	EXTERIOR LIGHT FIXTURE ACSN TO CENTER OF WINDOW ABOVE. REFER TO ELECTRCIAL
14	EXTERIOR LIGHT FIXTURE, REFER TO ELECTRCIAL
15	4-38x140mm PRESSURE TREATED. WOOD POST AND BEAM CAPPED W/ STAINED CEDAR BOARD TYP.
16	WALL FINISH TYPE 1 C/W MATCHING TRIMS
18	DOWNSPOUTS LOCATION, REFER ALSO TO ROOF PLAN
19	HORIZONTAL TRIM, TYP.
20	JULIET BALCONY GUARDRAIL IN BLACK



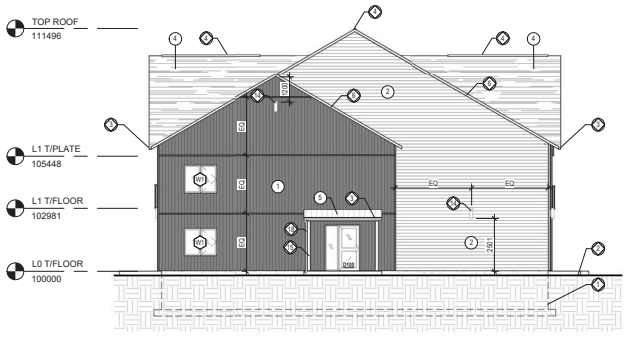
1 A100 A200 SCALE / ÉCHELLE = 1 : 100

EXTERIOR ELEVATION - WEST



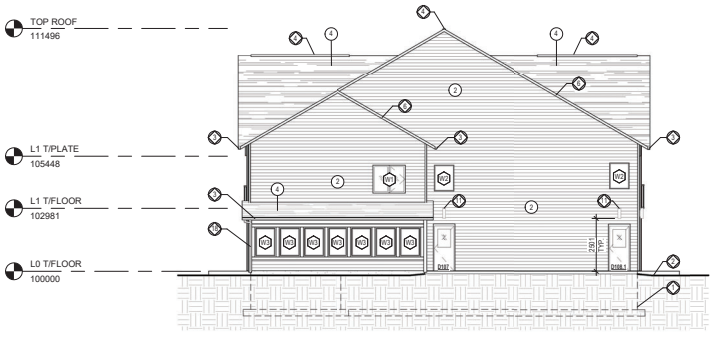
2 A100 A200 SCALE / ÉCHELLE = 1 : 100

EXTERIOR ELEVATION - EAST



3 A100 A200 SCALE / ÉCHELLE = 1 : 100

EXTERIOR ELEVATION - SOUTH



4 A100 A200 SCALE / ÉCHELLE = 1 : 100

EXTERIOR ELEVATION - NORTH

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B	DESIGN DEVELOPMENT	2026-08-18
A	DESIGN DEVELOPMENT - IFR	2026-08-07

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PROJET / PROJECT

L'AUBERGE DE L'ANGE

Rue De L'Aréna, Cap-Pelé, NB

TITRE / TITLE

EXTERIOR ELEVATIONS

DESSINÉ PAR	DRAWN BY	DATE
JR & JPT		2026-09-18
CONCEPTION	DESIGN	VÉRIFIÉ PAR / VERIFIED BY
DT		DT
ÉCHELLE	SCALE	No. FEUILLE / SHEET No.
1 : 100		A200
No. DE PROJET	PROJECT No.	
2403.0061		

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