



10' SETBACK

RESIDENTIAL ZONE

15' SETBACK / BUFFER

ONE WAY

CAR WASH

CAR WASH / VACUUM STALLS

POTENTIAL  
END CAP WITH  
DRIVE THRU

DRIVE THRU LANE

RETAIL / FLEX  
BUILDING

7 SUITES AT 1600 SQ FT EACH

DRIVE THRU LANE

FAST  
FOOD

OUTDOOR  
SEATING

33'  
SETBACK

BUFFER

POWER AVE

50' SETBACK

BUFFER

SOUTH FRASER ST