

# BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

## INDUSTRIAL TRUCKING FACILITY FOR SALE

BBSREALTY.COM

**\$5,900,000**

ASKING PRICE

**~\$16,658.00**

TAXES (2026)

**11,808**

SQUARE FEET

**13.596**

ACRES



**658 Fiddlers Green Road, Ancaster, ON**



Industrial trucking facility for sale in Ancaster. Bays are served by five drive-in doors. Large truck parking area. Small private & open offices, along with lunchroom. Building consists of about 1,120 sq ft of office and about 10,688 sq ft warehouse. Minutes from Highway 403 and within close proximity to the Hamilton International Airport and adjacent to the Airport Employment Growth District. Property is being sold on an 'as is, where is' basis.

**Andrew Patrick Blair**  
Broker

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### HAMILTON MAIN OFFICE

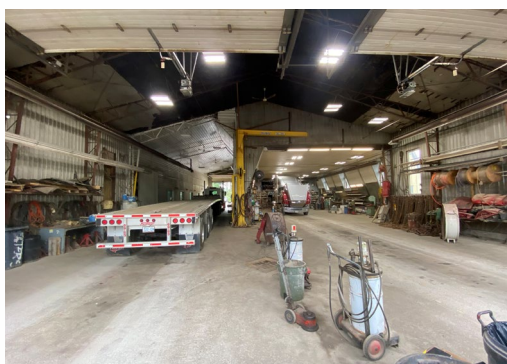
1425 Cormorant Road, Suite 303, Ancaster, ON, L9G 4V5  
P 905.529.5900 F 905.529.7474

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| DETAILS       |                        |
|---------------|------------------------|
| ASKING PRICE  | \$5,900,000            |
| TAXES (2026)  | ~\$16,658.00           |
| BUILDING SIZE | 11,808 sq ft           |
| LOT SIZE      | 13.596 acres           |
| ELECTRICAL    | 400 amps / 240 volts   |
| LOADING       | (5) drive-in           |
| OFFICE        | 10%                    |
| PARKING       | 100+ surface           |
| ZONING        | M12, Exception 150; P7 |

- Industrial trucking facility
- Bays are served by five drive-in doors
- Large truck parking area
- Small private & open offices
- Lunchroom
- 1,120 sq ft office
- 10,688 sq ft warehouse
- Minutes from Highway 403
- Close proximity to Hamilton International Airport
- Adjacent to Airport Employment Growth District
- Property being sold on "as is, where is" basis



## HAMILTON MAIN OFFICE

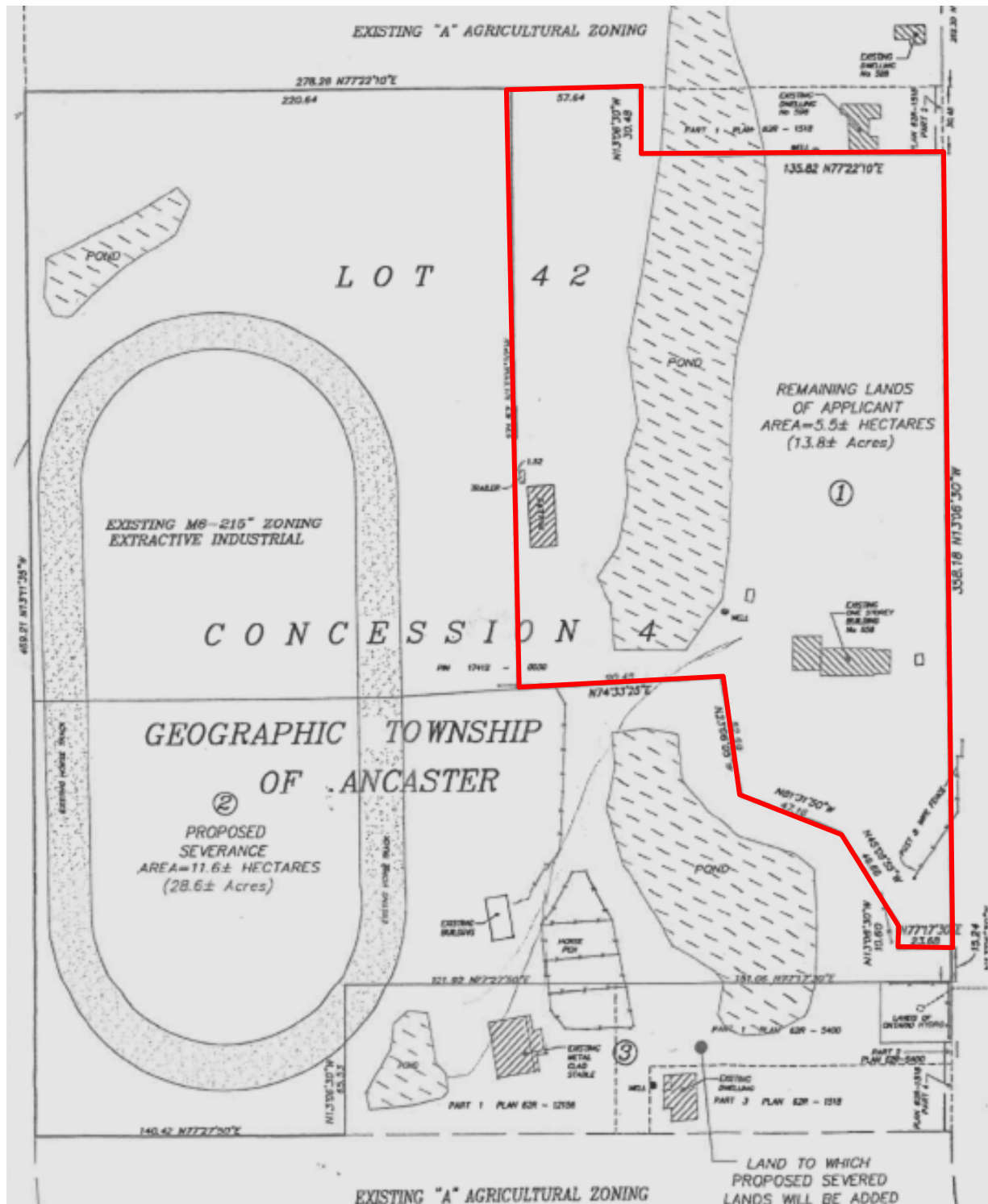
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## SURVEY



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## GEOWAREHOUSE



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## ZONING: M12

To request a copy of the full ten page M12 zoning document contact the Listing Agent(s).

### SECTION 9: INDUSTRIAL ZONES

CITY OF HAMILTON  
ZONING BY-LAW

#### 9.12 EXTRACTIVE INDUSTRIAL (M12) ZONE

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within an Extractive Industrial (M12) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

|          |                         |                                                                                                                                                   |
|----------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.12.1   | PERMITTED USES          | Agriculture                                                                                                                                       |
|          |                         | Community Garden (By-law No. 21-189, October 13, 2021)                                                                                            |
| 9.12.2   | PROHIBITED USES         | Conservation                                                                                                                                      |
|          |                         | Mineral Aggregate Operation                                                                                                                       |
| 9.12.3   | REGULATIONS             | Recreation, Passive                                                                                                                               |
|          |                         | Secondary Uses to Agriculture                                                                                                                     |
| 9.12.3.1 | AGRICULTURE REGULATIONS | A snow storage facility that is greater than 0.01 ha in size below the water table.                                                               |
|          |                         |                                                                                                                                                   |
| a)       | Minimum Lot Area        | 40.4 hectares                                                                                                                                     |
| b)       | Minimum Front Yard      | 15.0 metres                                                                                                                                       |
| c)       | Minimum Side Yard       | 15.0 metres                                                                                                                                       |
| d)       | Minimum Rear Yard       | 15.0 metres                                                                                                                                       |
| e)       | Maximum Lot Coverage    | i) 20%;                                                                                                                                           |
|          |                         | ii) Notwithstanding i) above, the maximum lot coverage for greenhouse operations shall be 70%.                                                    |
| f)       | Outdoor Storage         | i) Shall not be permitted in any Front Yard or Flankage Yard;                                                                                     |
|          |                         | ii) Shall be located a minimum of 20.0 metres from any lot line, and screened by a visual barrier in accordance with Section 4.19 of this By-law; |

9.12-1

May 12, 2021

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CITY OF HAMILTON

ZONING BY-LAW

- iii) Sections i) and ii) above do not apply to the storage or parking of Agricultural vehicles or equipment.
- g) Accessory Buildings In accordance with the requirements of Sections 4.8 of this By-law.  
(By-law No. 21-070, May 12, 2021)
- h) Parking In accordance with the requirements of Section 5 of this By-law.
- i) Small Scale Retailing of Agricultural Products
  - i) The maximum gross floor area of all buildings and structures devoted to retailing of agricultural products grown primarily as part of the farm operation, exclusive of a Farm Produce/Product Stand, shall be 200.0 square metres;
  - ii) Shall not be permitted within a Dwelling or a Farm Labour Residence;
  - iii) In addition to Section 9.12.3.1 i) i), the maximum gross floor area of a Farm Produce/Product Stand shall be 18.5 square metres;
  - iv) Notwithstanding Sections 9.12.3.1 b), c) and d) and Section 4.8.2 a), a Farm Produce/Product Stand shall be permitted in any yard.
- j) Farm Labour Residence A Farm Labour Residence, accessory to Agriculture, may be permitted in accordance with the following:
  - 1. Shall have a maximum building height of 10.5 metres.
  - 2. All Farm Labour Residences shall have an aggregate maximum lot coverage of 420 square metres.
  - 3. Individual Farm Labour Residence units shall have a maximum gross floor area of 200 square metres.

9.12-2

May 12, 2021

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### SECTION 9: INDUSTRIAL ZONES

CITY OF HAMILTON

#### ZONING BY-LAW

4. All Farm Labour Residences shall be separated from the principal Farm Dwelling by a minimum of 30 metres.
5. All Farm Labour Residences shall be separated by a minimum of 10 metres.
6. In addition to Section 5 of this By-law, a minimum of 1 parking space per Farm Labour Residence shall be required in the absence of a principal farm dwelling on the same lot.

(By-law No. 24-039, March 27, 2024)

#### k) Mushroom Operations

- i) Notwithstanding Sections 9.12.3.1 b), c), and d) above, any buildings or structures used for a Mushroom Operation shall be setback a minimum of 30.0 metres from any lot line;
- ii) No stockpiles of waste, manure, fertilizers or compost shall be permitted within 30.0 metres of any lot line.

#### l) Nursery

- i) Retailing of horticultural products and bulk product shall be in accordance with Section 9.12.3.1 i);
- ii) The outdoor storage of unenclosed piles of bulk material shall not exceed an aggregate area of 100.0 square metres.

#### m) Cannabis Growing and Harvesting Facility

- i) The maximum gross floor area for all new buildings and structures devoted to a Cannabis Growing and Harvesting Facility shall not exceed 2,000.0 square metres;
- ii) Notwithstanding Section 9.12.3.1 m) i) above, existing buildings may be used for a Cannabis Growing and Harvesting Facility;

9.12-3

May 12, 2021

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### **SECTION 9: INDUSTRIAL ZONES**

CITY OF HAMILTON

ZONING BY-LAW

- iii) The testing, packaging, and shipping shall be accessory to the cannabis growing and harvesting facility;
- iv) Notwithstanding Section 4.12 c), any building, structure used for a cannabis growing and harvesting facility shall be setback a minimum of 150 metres from:
  - 1. Any portion of a lot line abutting a Settlement Residential (S1), Settlement Commercial (S2) or Settlement Institutional (S3) Zone; or,
  - 2. Any residential dwelling unit existing at the date of the passing of the by-law, any building used for farm labour residence, mobile home, educational establishment, residential care facility, place of worship, day care or park;
- v) Notwithstanding Sections 9.12.3.1 b), c) and d) above, all buildings or structures associated with the use shall be setback a minimum of 30.0 metres from any lot line;
- vi) Notwithstanding Sections 9.12.3.1 f) i), ii) and iii) above, outdoor storage shall not be permitted;
- vii) Retail sales shall be permitted in accordance with Section 9.12.3.1 i).  
(By-law No. 15-173, July 10, 2015)  
(By-law No. 18-266, September 12, 2018)  
(By-law No. 21-189, October 13, 2021)

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ZONING: M12 Exception 150

THE CITY OF HAMILTON

## SCHEDULE "C": SPECIAL EXCEPTIONS

ZONING BY-LAW

|       |                 |                                                                                                                                               |
|-------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|       |                 | adjacent to Fiddler's Green Road, except for the driveway area                                                                                |
| viii) | Parking         | 123 spaces, plus one additional space for every 140.0 square metres of gross floor area in excess of 18, 720 square metres shall be required. |
| ix)   | Outdoor Storage | Shall be subject to regulations c) iii), iv), v) and vi) above.<br>(By-law No. 15-237, October 14, 2015)                                      |

(By-law No. 15-173, July 10, 2015)

148. In addition to Section 12.6.1, on those lands zoned Existing Rural Commercial (E1) Zone, identified on Map 157 of Schedule "A" – Zoning Maps and described as 2692 Wilson Street West, a Hotel shall also be permitted.

(By-law No. 15-173, July 10, 2015)

149. In addition to Section 12.6.1 on those lands zoned Existing Rural Commercial (E1) Zone, identified on Maps 120 and 129 of Schedule "A" – Zoning Maps and described as 4206 Governor's Road, a variety or grocery store, a post office, and one dwelling unit shall also be permitted within an existing building.

(By-law No. 15-173, July 10, 2015)

150. In addition to Section 9.12.1, on those lands zoned Extractive Industrial (M12) Zone, identified on Map 146 of Schedule "A" – Zoning Maps and described as part of 658 Fiddlers Green Road, the following special provisions shall also apply:

a) The following uses shall also be permitted:

- i) The operations and equipment storage of an excavation contractor; and,
- ii) Transportation Depot and Truck Terminal.

b) The permitted uses identified in a) above shall be in accordance with the provisions of Section 12.7.3.

(By-law No. 15-173, July 10, 2015)

(By-law No. 19-062, March 27, 2019)

151. In addition to Section 12.6.1, on those lands zoned Existing Rural Commercial (E1) Zone, identified on Map 205 of Schedule "A" – Zoning Maps and described as part

December 15, 2020

C-78

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## ZONING: P7

CITY OF HAMILTON

### SECTION 7: OPEN SPACE AND PARK ZONES

ZONING BY-LAW

#### 7.7 CONSERVATION/HAZARD LAND RURAL (P7) ZONE

**Explanatory Note:** The P7 Zone applies to all lands identified as a Key Hydrologic Feature, with the exception of Provincially Significant Wetlands, in the Rural Hamilton Official Plan. In addition, the P7 Zone is also applied to all lands identified as a Key Natural Heritage Feature within the Greenbelt Natural Heritage System, identified in the Rural Hamilton Official Plan.

New development within the P7 Zone may require the approval of a Site Plan Control application, including the submission of an Environmental Impact Statement, to demonstrate that there will be no negative impact on Core Area features, as identified in the Rural Hamilton Official Plan, as a result of the proposed development, prior to the development proceeding.

No person shall erect, or use any building in whole or in part, or use any land in whole or in part, within a Conservation/Hazard Land Rural (P7) Zone for any purpose other than one or more of the following uses, or uses accessory thereto. Such erection or use shall also comply with the prescribed regulations:

##### 7.7.1 PERMITTED USES

Agriculture  
Conservation  
Existing Single Detached Dwelling  
Flood and Erosion Control Facilities  
Recreation, Passive

##### 7.7.2 REGULATIONS

###### 7.7.2.1 AGRICULTURE REGULATIONS

- |                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                 |    |                                                                                                                                                                        |     |                                                                  |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------|
| a) New Buildings and Structures                    | Shall not be permitted.                                                                                                                                                                                                                                                                                                                                                                                                                         |    |                                                                                                                                                                        |     |                                                                  |
| b) Expansions to Existing Buildings and Structures | <table border="0"><tr><td style="vertical-align: top;">i)</td><td style="vertical-align: top;">The maximum gross floor area for an expansion to an Existing building or structure shall not exceed 10% of the gross floor area of the Existing building or structure.</td></tr><tr><td style="vertical-align: top;">ii)</td><td style="vertical-align: top;">Shall be in accordance with the requirements of Section 12.1.3.1</td></tr></table> | i) | The maximum gross floor area for an expansion to an Existing building or structure shall not exceed 10% of the gross floor area of the Existing building or structure. | ii) | Shall be in accordance with the requirements of Section 12.1.3.1 |
| i)                                                 | The maximum gross floor area for an expansion to an Existing building or structure shall not exceed 10% of the gross floor area of the Existing building or structure.                                                                                                                                                                                                                                                                          |    |                                                                                                                                                                        |     |                                                                  |
| ii)                                                | Shall be in accordance with the requirements of Section 12.1.3.1                                                                                                                                                                                                                                                                                                                                                                                |    |                                                                                                                                                                        |     |                                                                  |

###### 7.7.2.2 EXISTING SINGLE DETACHED DWELLING REGULATIONS

7.7-1

May 12, 2021

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ZONING: P7

CITY OF HAMILTON

## SECTION 7: OPEN SPACE AND PARK ZONES

ZONING BY-LAW

- a) New Buildings or Structures Shall not be permitted.

- b) Expansions to Existing Buildings and Structures
- i) The maximum gross floor area for an expansion to an existing building or structure shall not exceed 10% of the gross floor area of the existing building or structure and may include a deck within the permitted maximum.  
(By-law No. 21-189, October 13, 2021)
- ii) Shall be in accordance with Section 12.1.3.1 and 12.1.3.3 c), d), e) and f).  
(By-law No. 21-070, May 12, 2021)  
(By-law No. 21-189, October 13, 2021)

### 7.7.2.3 REGULATIONS FOR REPLACEMENT OF AN EXISTING BUILDING OR STRUCTURE, INCLUDING EXISTING SINGLE DETACHED DWELLING

- i) Notwithstanding Sections 7.7.2.1 a) and 7.7.2.2 a) above, an existing building or structure which is demolished in whole or in part may be rebuilt provided the setbacks to the building or structure which had existed on the date of passing of the By-law are maintained.  
(By-law No. 21-189, October 13, 2021)
- ii) Notwithstanding (i) above, a maximum increased encroachment of up to 10% of the existing setbacks, as determined through (i) above, may be permitted.  
(By-law No. 15-237, October 14, 2015)
- iii) In addition to i) and ii) above, the maximum building height shall be in accordance with 12.1.3.3 c).  
(By-law No. 15-237, October 14, 2015)
- iv) Notwithstanding Sections 7.7.2.1 a) i) and 7.7.2.2 a) i) above, an existing legally established

7.7-2

May 12, 2021

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## SECTION 7: OPEN SPACE AND PARK ZONES

ZONING BY-LAW

accessory building or structure which is demolished in whole or in part may be rebuilt provided the setbacks, building height, and gross floor area to the building or structure which had existed on the date of passing of the By-law are maintained.

(By-law 19-062, March 27, 2019)

(By-law No. 15-173, July 10, 2015)

7.7-3

May 12, 2021

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