

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

MIXED USE PROPERTY FOR SALE

BBSREALTY.COM

\$2,195,000
ASKING PRICE

\$15,889.05
TAXES (2025)

2,300
SQUARE FEET

136.06' x 184.33'
LOT SIZE



Lot outline is approximate.

111-115 Fiddlers Green Road, Ancaster, ON

Steps away from bustling Wilson Street is 111-115 Fiddlers Green Road, a mixed use, commercial property for sale in Ancaster! Surrounded by residential neighborhoods, elementary schools, and multiple prime plazas, there is a high level of convenience with this location, especially considering the short drive to Highway 403 at Fiddlers and Garner Road, as well as the transit stops along Wilson and Fiddlers. This property boasts about 136 feet of frontage in a prime commercial corridor of the highly sought after town of Ancaster with the flexibility of rental/renovation/redevelopment, with an approved Record of Site Condition in place. The Sellers have also gone through the process of having the zoning updated, removing the Holding Provision and thus a development step in the timeline for potential Buyers. Residence is leased out and includes a two car garage, while the commercial building is vacant. Benefit from situating your business or investment in the downtown of a thriving community, on a property with flexible Neighbourhood Commercial zoning and other beneficial uses, such as medical.

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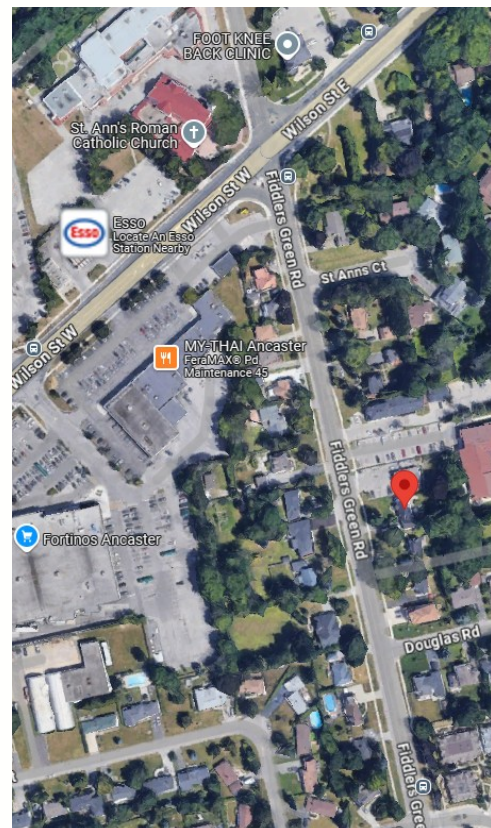


PROPERTY DETAILS

ZONING C2, 852

PROPERTY DETAILS

- Mixed-use Commercial Property and Land in Ancaster
- Steps away from Wilson Street
- Short drive to highway 403
- Close to residential neighborhoods, schools, multiple prime plazas
- Flexibility of rental/renovation/redevelopment
- Approved record of site condition in place
- Residence leased out, commercial building is vacant



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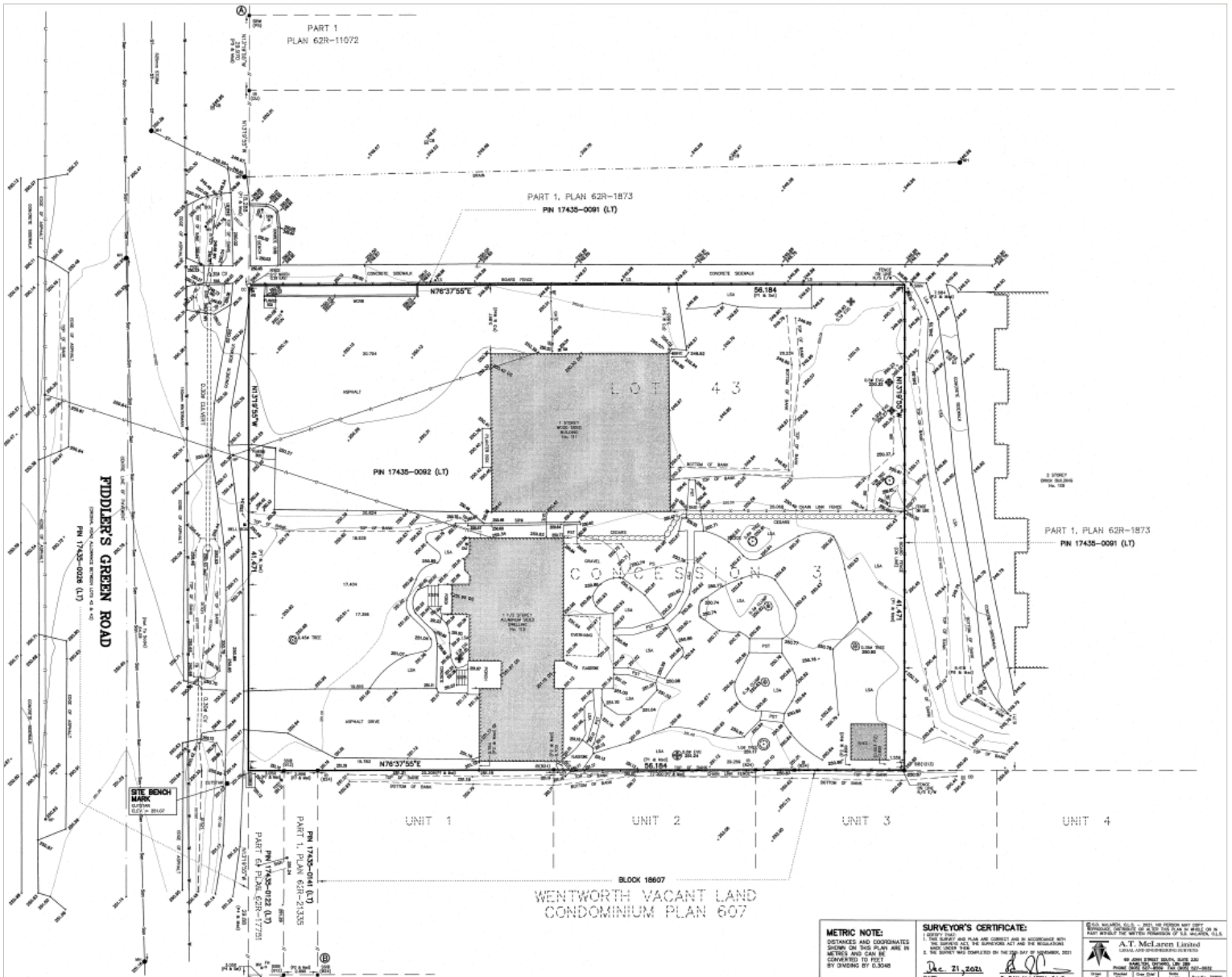
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SURVEY



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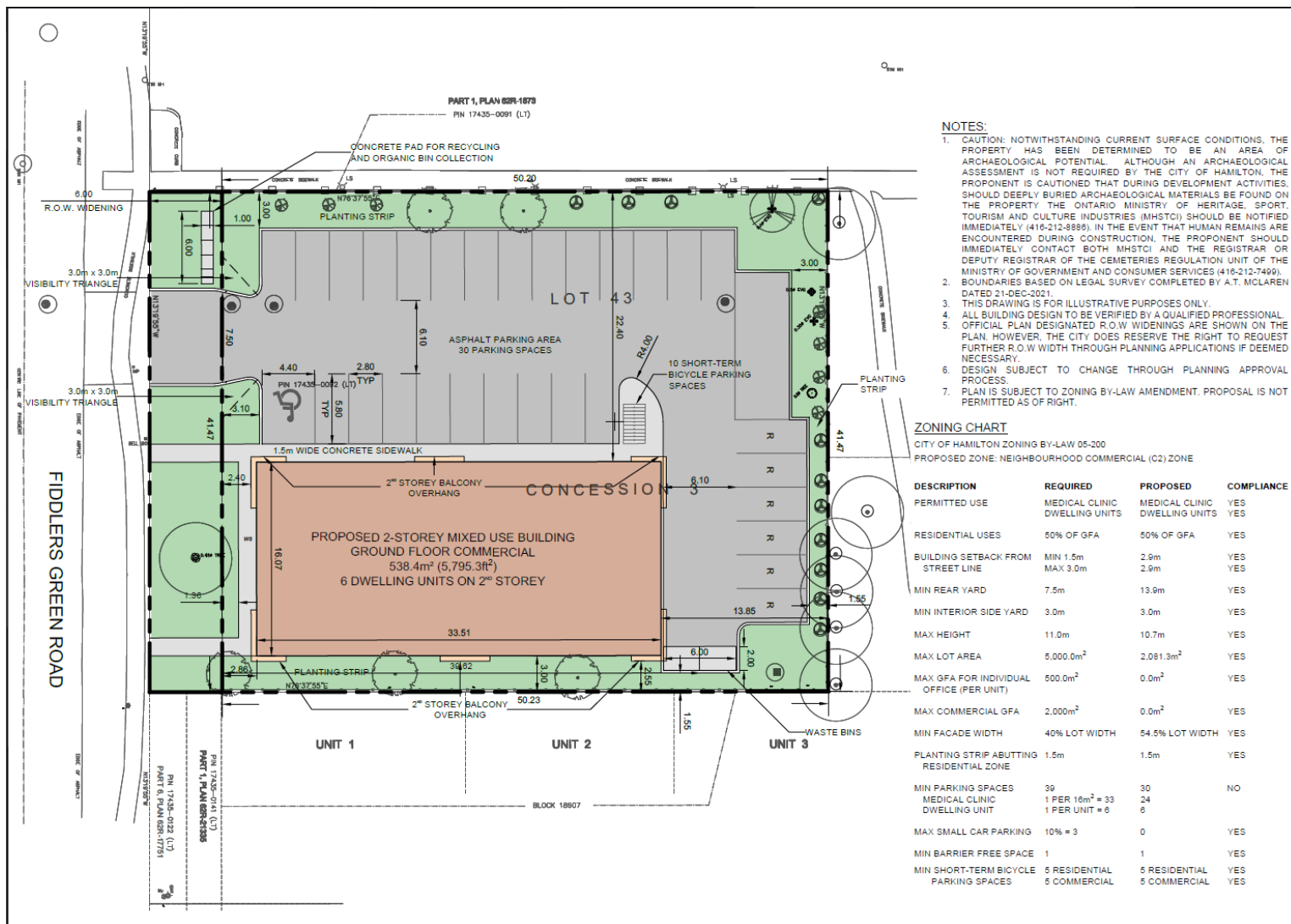
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CONCEPTUAL SITE PLAN



*Above conceptual drawing does not have site plan approval and has not been submitted for site plan approval.

ZONING - Section 10: Commercial & Mixed Use Zones (C2)

[Click Here - For City of Hamilton Zoning Website](#)

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ZONING – Schedule “C”: Special Exceptions

SCHEDULE “C”: SPECIAL EXCEPTIONS

ZONING BY-LAW

		2. Maximum 16.5 metres from the northern property line; and,
		3. Maximum 8.5 metres from the western property line.
ii)	Building Height	1. Maximum building height shall be in accordance with Figure 35 of Schedule F – Special Figures of Zoning By-law No. 05-200; and,
		2. Minimum 7.5 metre façade height for any portion of a building along a street line, except that one section up to 12.0 metres in width may be permitted a reduced height of 4.5 metres.
iii)	Parking Location	Minimum of 85% of all vehicle parking spaces shall be located within an underground parking garage.
iv)	Minimum Landscaped Area	40% of the total lot area.
v)	Outdoor Amenity Area	Minimum 1,000 square metre contiguous area setback at least 25.0 metres from a Street Line shall be provided.
vi)	Minimum Density	60 units per net hectare.
vii)	Maximum Density	310 units per net hectare.
	(By-law No. 23-168, July 14, 2023)	

852. Within the lands zoned Neighbourhood Commercial (C2) Zone, identified on Map 1281 of Schedule “A” – Zoning Maps and described as 111 and 115 Fiddler’s Green Road, the following special provisions shall apply:

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SCHEDULE "C": SPECIAL EXCEPTIONS

ZONING BY-LAW

- a) Notwithstanding Section 5.6 c) iv. as it relates to Medical Clinic, and 5.7 c) and 5.7 e), the following special provisions shall apply:
 - i) Maximum Gross Floor Area for an Educational Establishment and/or Day Nursery 1 parking space per 20.0 square metres of gross floor area shall be required.
 - ii) Bicycle Parking 1. Minimum 0.50 Long-term bicycle parking spaces per unit; and,

2. Minimum 5 Short-term bicycle parking spaces.

- b) Notwithstanding Section 10.2.1, 10.2.1.1 ii) and 10.2.3 h) and in addition to Section 10.2.1, 10.2.1.1, 10.2.2 and 10.2.3, the following special provisions shall apply:
 - i) The following uses shall also be permitted:
 - Multiple Dwelling
 - Street Townhouse Dwelling
 - ii) The following uses shall also be prohibited:
 - Catering Service
 - Financial Establishment
 - Motor Vehicle Service Station
 - Repair Services
 - Restaurant
 - Retail
 - iii) Maximum Gross Floor Area for commercial uses within new standalone commercial buildings on the lot 1. 500.0 square metres.

2. Section 1. above shall not apply to any buildings existing as of July 11, 2914 and which

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SCHEDULE "C": SPECIAL EXCEPTIONS

ZONING BY-LAW

are converted to
commercial uses.

- iv) Within a building containing Dwelling Unit, Mixed Use, the following uses shall be limited to the ground floor of a building:

Artist Studio
Commercial School
Day Nursery
Emergency Shelter
Medical Clinic
Office
Personal Service
Social Services Establishment
Veterinary Service

- v) Minimum density 20 units per hectare

- vi) Maximum density 60 unit per hectare

- vii) The following regulations apply to Multiple Dwellings:

- a) Building Setback from a Street Line
1. Minimum 3.0 metres.
 2. Maximum 4.5 metres, except where a visibility triangle is required for a driveway access.
 3. Notwithstanding Section 2. above, minimum 6.0 metres setback for that portion of a building providing an access driveway to a garage.
 4. Section 2. above shall not apply for any portion of a building that exceeds the requirement of Section f) 2. below.

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SCHEDULE "C": SPECIAL EXCEPTIONS

ZONING BY-LAW

- | | |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| b) Minimum Lot Area | 360.0 square metres. |
| c) Minimum Landscaped Area for Multiple Dwellings | 10% of the lot area shall be landscaped area. |
| d) Minimum Amenity Area for Multiple Dwellings | <p>On a lot containing more than 10 dwelling units, the following Minimum Amenity Area requirements shall be provided:</p> <ol style="list-style-type: none"> 1. An area of 4.0 square metres for each dwelling unit less than 50 square metres. 2. An area of 6.0 metres for each dwelling unit more than 50 square metres. 3. In addition to the definition of Amenity Area, and Amenity Area located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios. 4. In addition to the definition of Amenity area, the required Amenity Area shall be provided exclusively for the residential component and shall be functionally separated from public areas associated with any commercial component. |

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SCHEDULE "C": SPECIAL EXCEPTIONS

ZONING BY-LAW

- viii) The following regulations apply to Street Townhouse Dwellings:
 - a) Minimum Lot Area Per Unit 145.0 square metres.
 - b) Minimum Lot Width per Unit 5.5 metres.
 - c) Setback from a Street Line
 - 1. Minimum 3.0 metres.
 - 2. Maximum 4.5 metres except where a visibility triangle is required for a driveway access.
 - 3. Notwithstanding 2. above, minimum 6.0 metres for that portion of a building providing an access driveway to a garage.
 - d) Minimum Side Yard
 - 1. 1.2 metres except for the side yard related to the common wall of the dwelling unit, which shall have a 0 metre side yard.
 - 2. 3.0 metres for a flankage yard.
- ix) Section 10.2.1.1 shall not apply.

(By-law No. 23-130, July 14, 2023)
 (By-law No. 24-137, July 12, 2024)

- 853. Within the lands zoned Mixed Use High Density (C4) Zone, identified on Map Nos. 1094 and 1143 of Schedule "A" – Zoning Maps and described as 200 Centennial Parkway North, the following special provisions shall apply:

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