

- NOTES:**
- CAUTION: NOTWITHSTANDING CURRENT SURFACE CONDITIONS, THE PROPERTY HAS BEEN DETERMINED TO BE AN AREA OF ARCHAEOLOGICAL POTENTIAL. ALTHOUGH AN ARCHAEOLOGICAL ASSESSMENT IS NOT REQUIRED BY THE CITY OF HAMILTON, THE PROPONENT IS CAUTIONED THAT DURING DEVELOPMENT ACTIVITIES, SHOULD DEEPLY BURIED ARCHAEOLOGICAL MATERIALS BE FOUND ON THE PROPERTY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (MHSTCI) SHOULD BE NOTIFIED IMMEDIATELY (416-212-8886). IN THE EVENT THAT HUMAN REMAINS ARE ENCOUNTERED DURING CONSTRUCTION, THE PROPONENT SHOULD IMMEDIATELY CONTACT BOTH MHSTCI AND THE REGISTRAR OR DEPUTY REGISTRAR OF THE CEMETERIES REGULATION UNIT OF THE MINISTRY OF GOVERNMENT AND CONSUMER SERVICES (416-212-7499).
 - BOUNDARIES BASED ON LEGAL SURVEY COMPLETED BY A.T. MCLAREN DATED 21-DEC-2021.
 - THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
 - ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
 - OFFICIAL PLAN DESIGNATED R.O.W WIDENINGS ARE SHOWN ON THE PLAN. HOWEVER, THE CITY DOES RESERVE THE RIGHT TO REQUEST FURTHER R.O.W WIDTH THROUGH PLANNING APPLICATIONS IF DEEMED NECESSARY.
 - DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.
 - PLAN IS SUBJECT TO ZONING BY-LAW AMENDMENT. PROPOSAL IS NOT PERMITTED AS OF RIGHT.

ZONING CHART

CITY OF HAMILTON ZONING BY-LAW 05-200
PROPOSED ZONE: NEIGHBOURHOOD COMMERCIAL (C2) ZONE

DESCRIPTION	REQUIRED	PROPOSED	COMPLIANCE
PERMITTED USE	MEDICAL CLINIC DWELLING UNITS	MEDICAL CLINIC DWELLING UNITS	YES YES
RESIDENTIAL USES	50% OF GFA	50% OF GFA	YES
BUILDING SETBACK FROM STREET LINE	MIN 1.5m MAX 3.0m	2.9m 2.9m	YES YES
MIN REAR YARD	7.5m	13.9m	YES
MIN INTERIOR SIDE YARD	3.0m	3.0m	YES
MAX HEIGHT	11.0m	10.7m	YES
MAX LOT AREA	5,000.0m ²	2,081.3m ²	YES
MAX GFA FOR INDIVIDUAL OFFICE (PER UNIT)	500.0m ²	0.0m ²	YES
MAX COMMERCIAL GFA	2,000m ²	0.0m ²	YES
MIN FACADE WIDTH	40% LOT WIDTH	54.5% LOT WIDTH	YES
PLANTING STRIP ABUTTING RESIDENTIAL ZONE	1.5m	1.5m	YES
MIN PARKING SPACES	39 1 PER 16m ² = 33 1 PER UNIT = 6	32 26 6	NO
MAX SMALL CAR PARKING	10% = 3	0	YES
MIN BARRIER FREE SPACE	1	1	YES
MIN SHORT-TERM BICYCLE PARKING SPACES	5 RESIDENTIAL 5 COMMERCIAL	5 RESIDENTIAL 5 COMMERCIAL	YES YES

LEGAL DESCRIPTION

PART OF LOT 43
CONCESSION 3
GEOGRAPHIC
TOWNSHIP OF ANCASTER,
IN THE
CITY OF HAMILTON



REVISIONS

REV	DESCRIPTION	DATE	INIT
D	ISSUED	24-OCT-2022	JB
C	ISSUED	10-JUNE-2022	JB
B	ISSUED	27-JAN-2022	JB
A	DISCUSSION	27-JULY-2021	JB

DISCLAIMER:
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THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

LEGEND

"R" RESIDENTIAL PARKING

T. JOHNS CONSULTING GROUP
URBAN PLANNING | DESIGN | PROJECT MANAGEMENT
316 LIMERIDGE ROAD WEST, SUITE 6 HAMILTON, ONTARIO, L8C 2V2 P 905-574-1993 F 905-527-9559

PROJECT TITLE

111-115 FIDDLERS GREEN ROAD REDEVELOPMENT

ANCASTER, ONTARIO

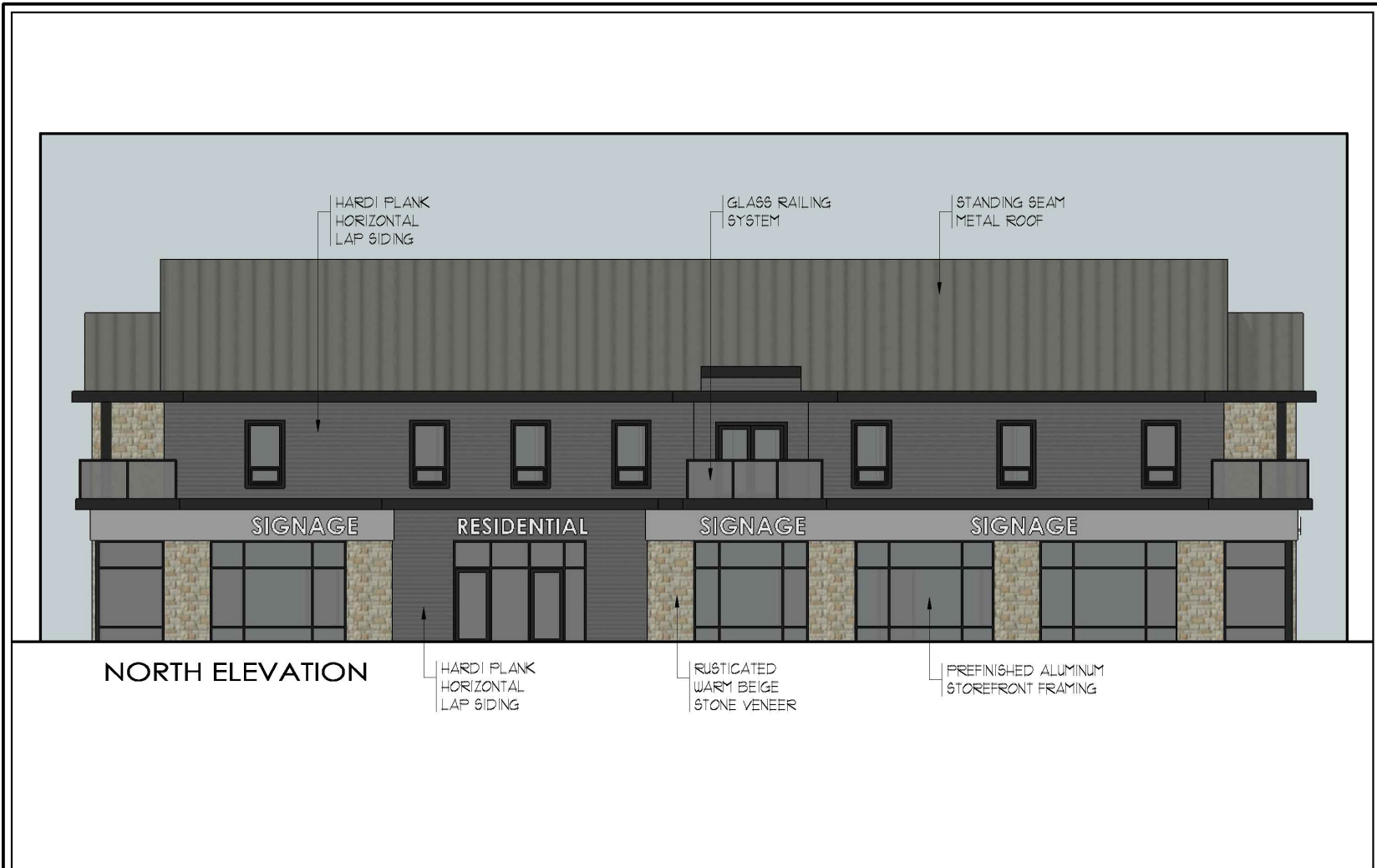
DRAWING TITLE

CONCEPTUAL SITE PLAN

DRAWN BY JB	DESIGNED BY JB
PRINT DATE 07-NOV-2022	PROJECT NUMBER
REVISION D	DRAWING NUMBER CSP1-1
SCALE 1:300	

Plotted by: Jennifer Badley, 07-NOV-2022, 1:33PM

A3_NORTH ELEV
OPTION 3 2022.11.15



PROPOSED DEVELOPMENT:
FIDDLER'S GREEN MIXED USE
111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON

This drawing must not be scaled.
General Contractor shall verify all dimensions, datums and levels prior to commencement of the work.
All errors and omissions are to be reported immediately to the Architect.

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NORTH ELEVATION

job no. 22.003	dwg. no. A3
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A4_SOUTH ELEV
OPTION 3 2022.11.15



PROPOSED DEVELOPMENT:
FIDDLER'S GREEN MIXED USE

111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON

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SOUTH ELEVATION

job no. 22.003	dwg. no. A4
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A5_EAST-WEST ELEV
OPTION 3 2022.11.15



EAST ELEVATION



WEST ELEVATION

PROPOSED DEVELOPMENT:
FIDDLER'S GREEN MIXED USE

111-115 FIDDLER'S GREEN ROAD, ANCASTER, ON

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EAST/WEST ELEV.	
job no. 22.003	dwg. no. A5