

# FOR SALE – 129 AC



BERNARD AVE, FORT ERIE  
RESIDENTIAL DEVELOPMENT LAND

Nigh Rd

Bernard Ave

Centralia Ave N

Dominion Rd

Crystal Beach

# OPPORTUNITY SUMMARY

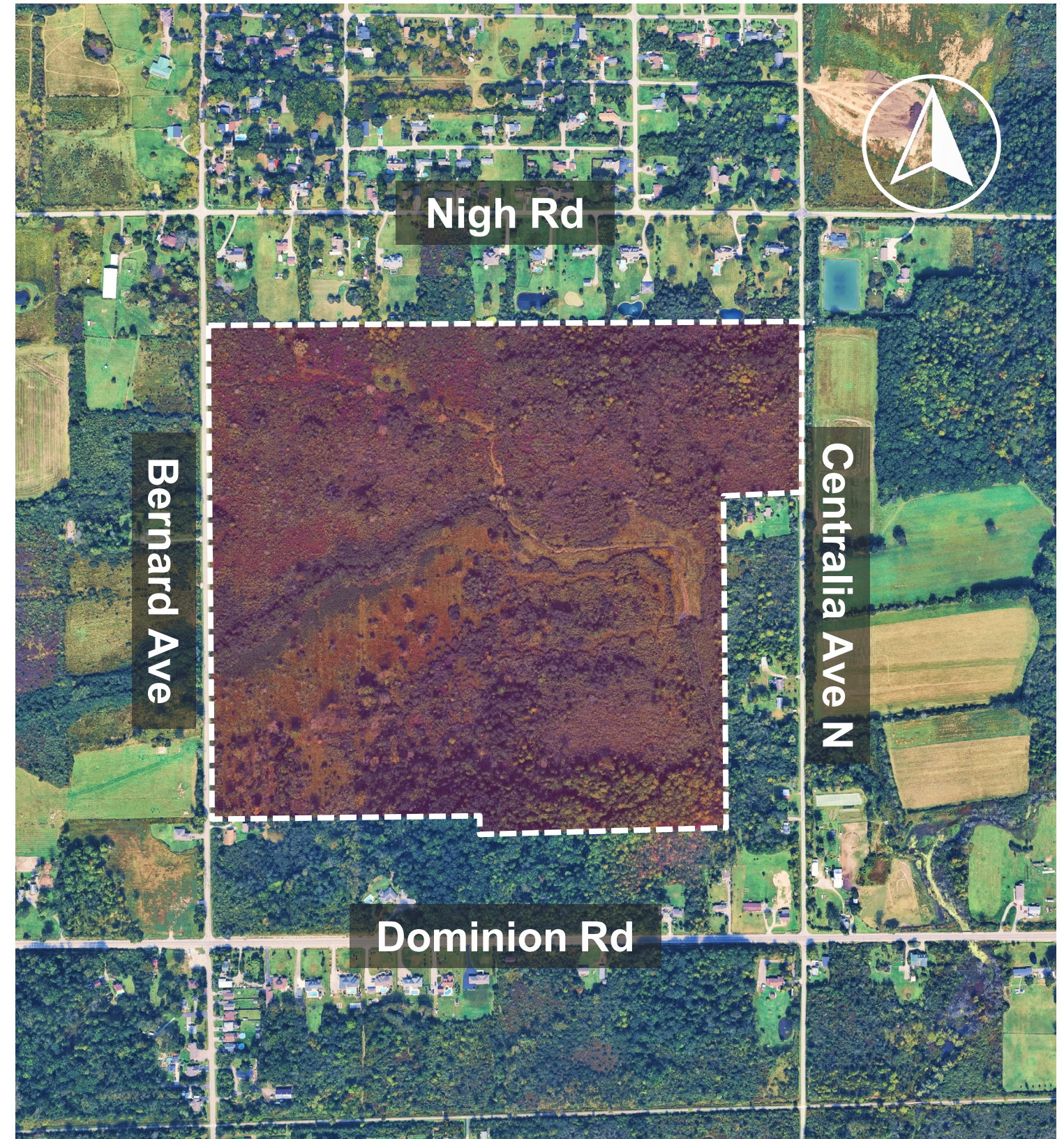
Residential land situated on the north side of Dominion Road in Fort Erie, south of the Oakhill Forest neighbourhood.

The site is primarily vacant with **41.7 acres of developable area** among the natural heritage features present on the property.

Per the August 2025 Fort Erie Official Plan (**D.3.2.4.2**), lots may be severed on rural lands, provided they are 0.4 hectares with a minimum frontage of 46 metres.

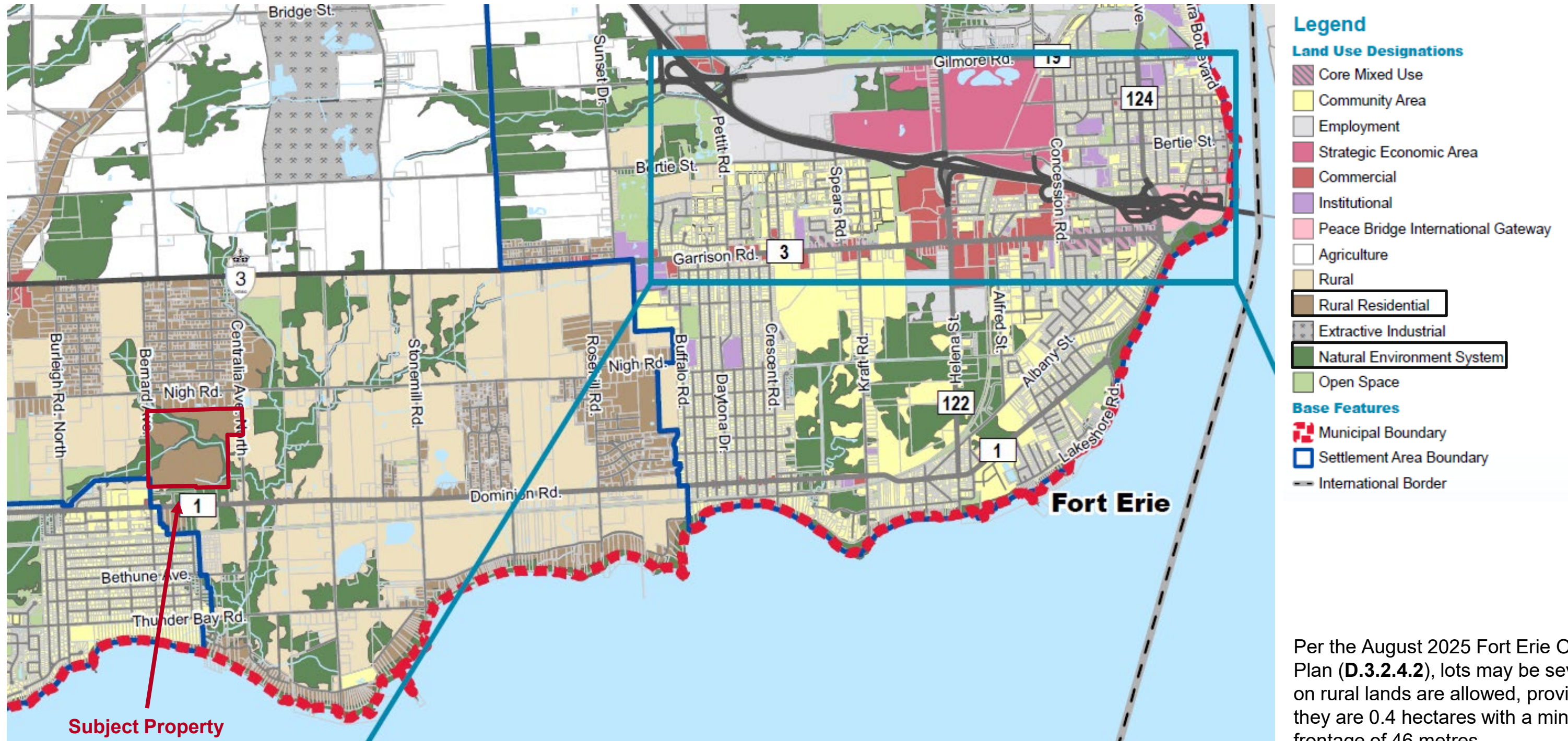
- Property is 11km from the Peace Bridge and entry into the United States, and only 8km from Queen Elizabeth Way.
- The surrounding community is primarily residential, with an agricultural mix to the east.
- The site has high visibility from Dominion Road, only 2km from Bernard Avenue Beach on Lake Erie.
- Fort Erie is projecting growth to 48,050 residents and 18,430 jobs by the year 2051, needing to accommodate 15,230 new residents.

<b>Lot Size</b>	129.4 AC
<b>OP Designation</b>	Rural Residential Environmental Protection
<b>Zoning</b>	RR – Rural Residential EP – Environmental Protection
<b>Official Plan</b>	Town of Fort Erie Official Plan - August 2025
<b>Services</b>	Water available on the lot line via Bernard and Centralia Ave N Sewer on the corner of Dominion Road & Bernard (250 m)



# PLANNING

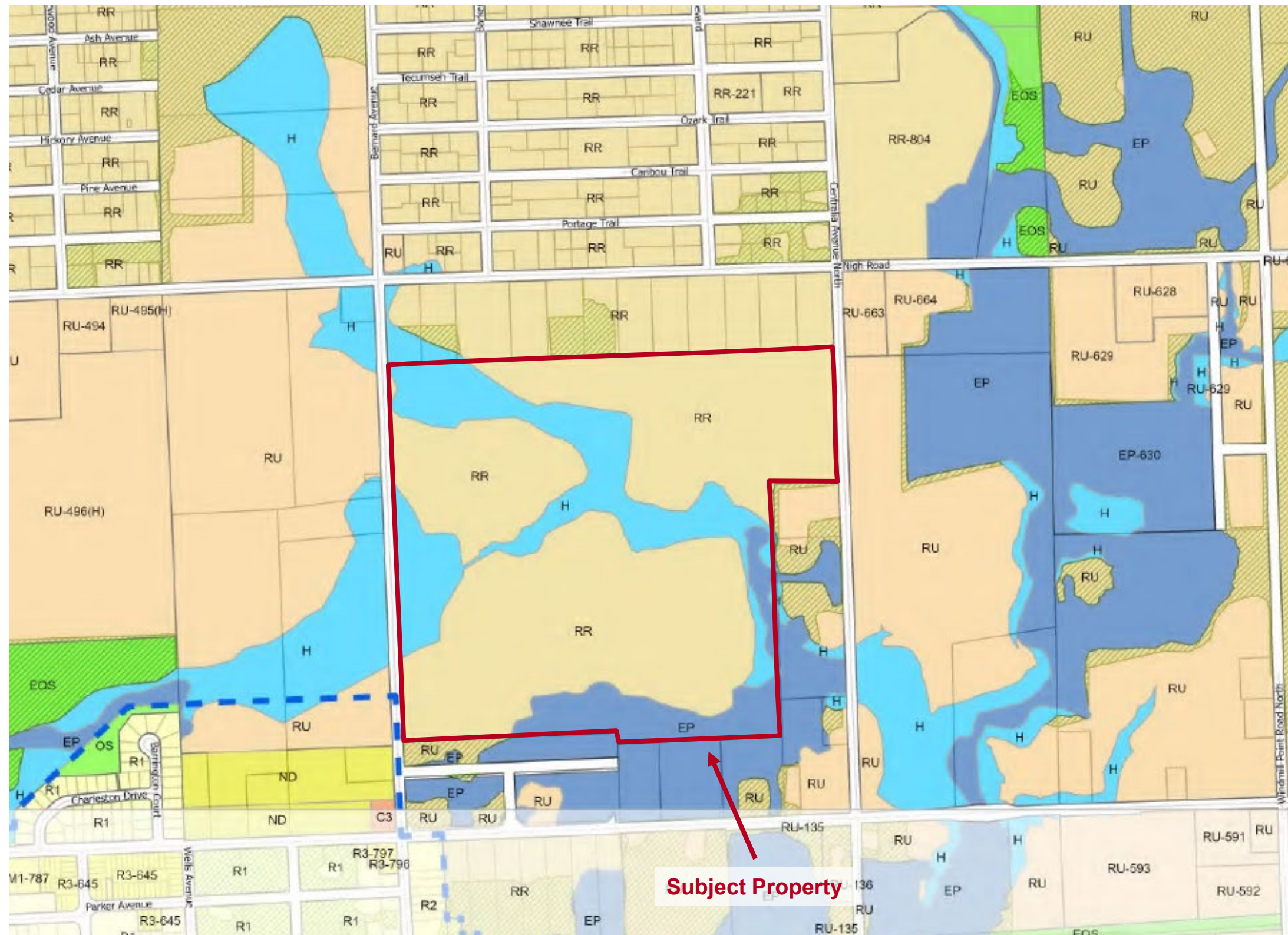
## OFFICIAL PLAN – FORT ERIE, ADOPTED AUGUST 2025



Per the August 2025 Fort Erie Official Plan (D.3.2.4.2), lots may be severed on rural lands are allowed, provided they are 0.4 hectares with a minimum frontage of 46 metres.

# PLANNING

## ZONING MAP – FORT ERIE, OCTOBER 2024



### RR – Rural Residential Zone

#### Permitted Uses

- One single detached dwelling, and one accessory apartment dwelling
- Home occupations
- Short-Term Rental, Owner Occupied
- Uses, buildings and structures accessory thereto.

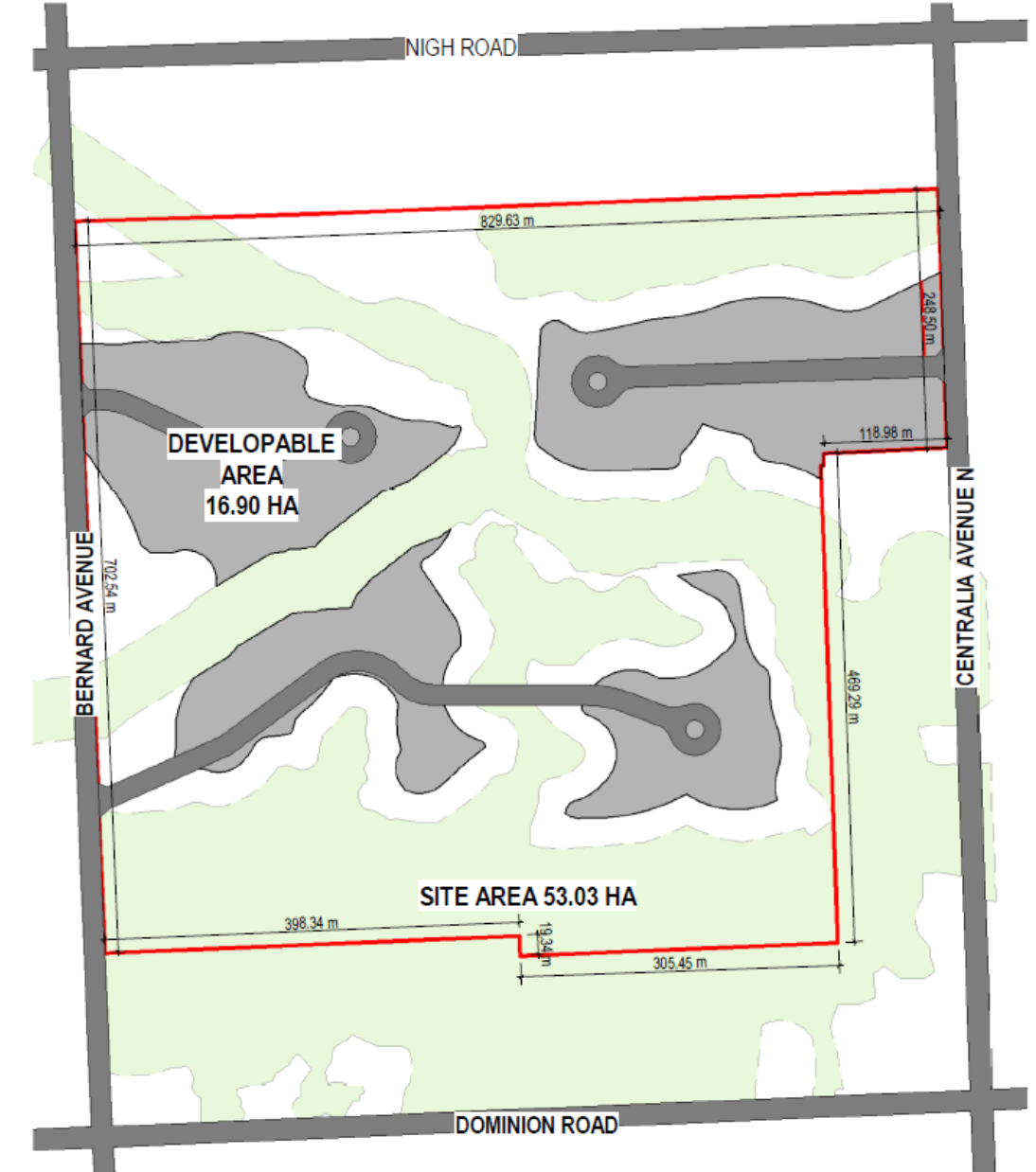
### EP – Environmental Protection Zone










#### Permitted Uses

- Passive non-structural conservation and resource management uses
- Flood and erosion control works
- Minor additions, enlargements and reconstruction of existing uses in compliance with the regulations of the Niagara Peninsula Conservation Authority.

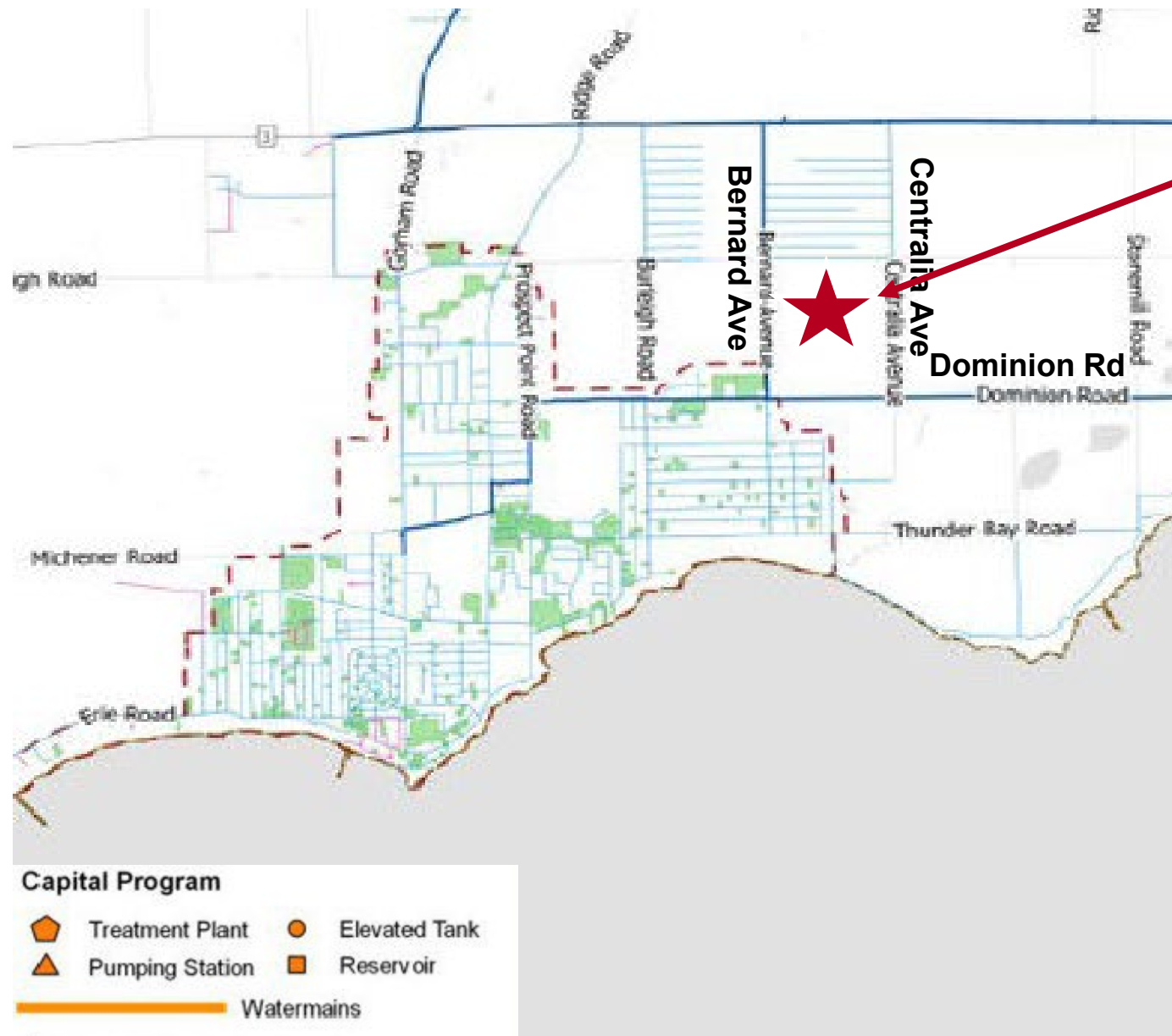
### H – Holding Zone

# DEVELOPABLE AREA



- |   |  |   |                                    |
|---|--|---|------------------------------------|
|  | PROPERTY LINE                          |  | DETACHED HOUSE (2000-2500 SF)      |
|  | WETLANDS BUFFER / REGULATED FLOODPLAIN |  | SEMI-DETACHED HOUSE (1800-2000 SF) |
|  | PROVINCIALY SIGNIFICANT WETLANDS (PSW) |  | TOWNHOUSE (1400-1600 SF)           |
|  | RESIDENTIAL AREA                       |   |                                    |
|  | MAIN ROAD                              |   |                                    |
|  | STORMWATER MANAGEMENT POND             |   |                                    |
|  | WATERCOURSE                            |   |                                    |

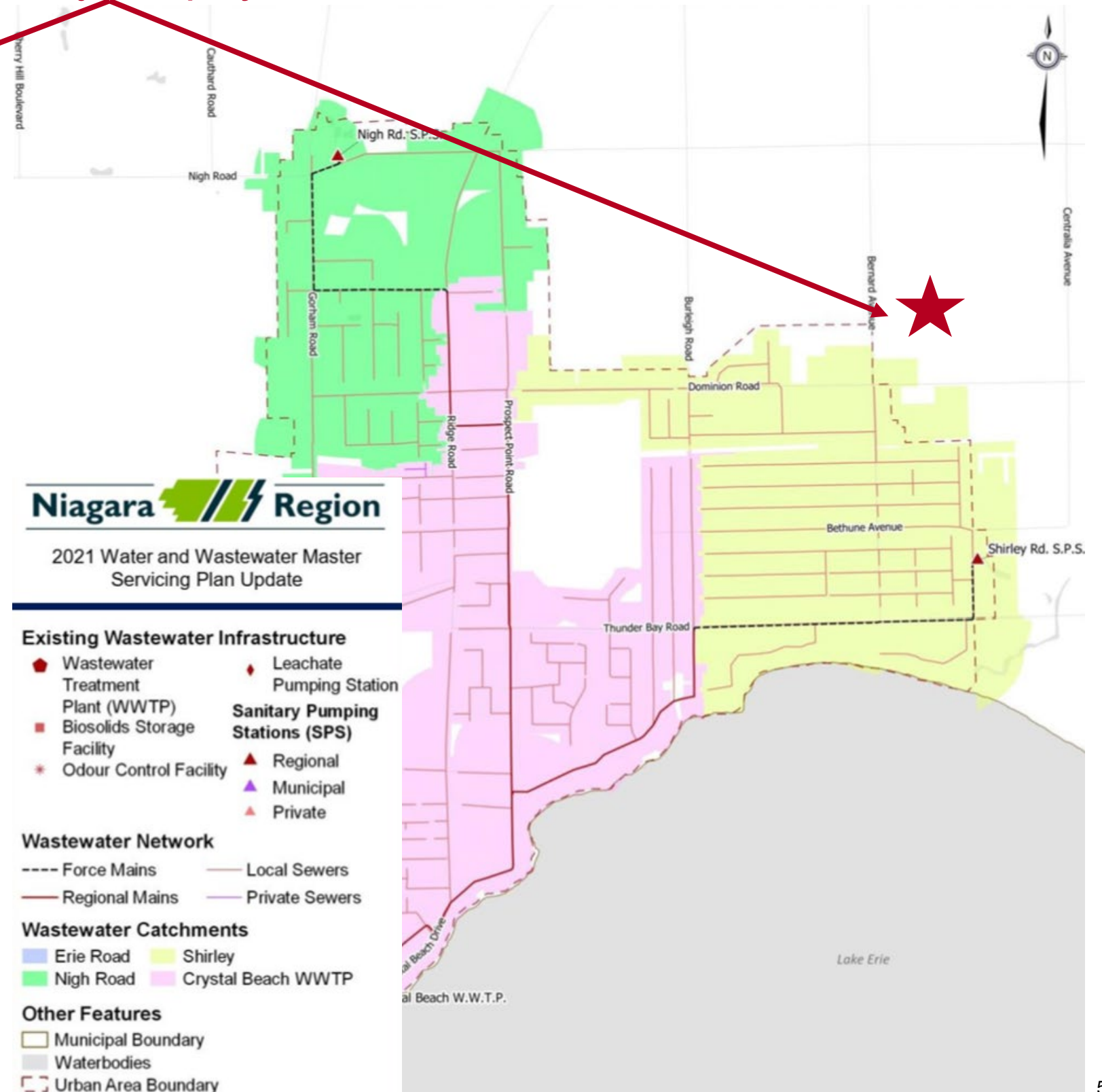
# EXISTING WATER & SEWER



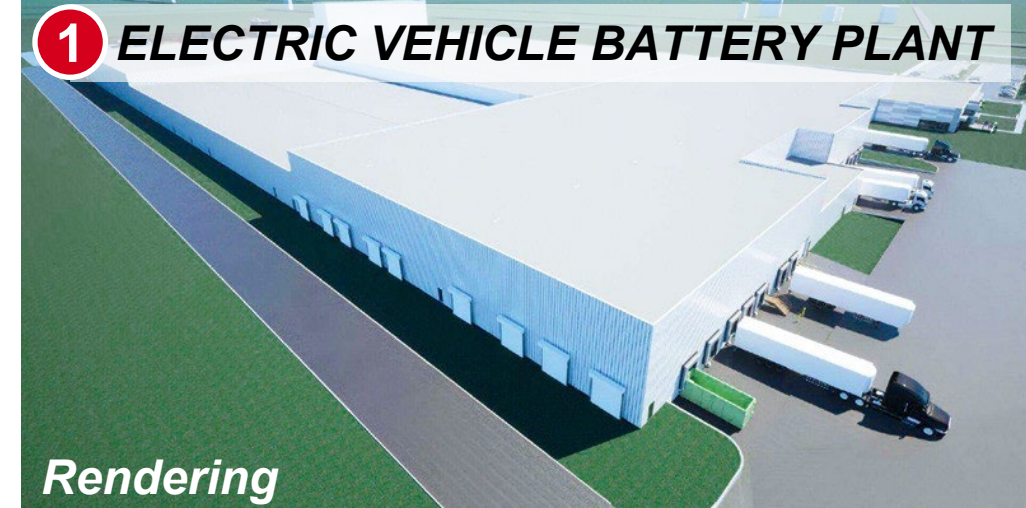
There is a regional main water available on Bernard Ave.

Property is 120m from local main water access on Nigh Rd and Centralia Ave N.

**Subject Property**



# NEARBY DEVELOPMENTS



**1 ELECTRIC VEHICLE BATTERY PLANT**  
*Rendering*  
Asahi Kasei Plant Phase One expected completion by early 2027, creating more than 300 jobs in Niagara.



**2 SOUTH NIAGARA HOSPITAL**  
*Rendering*  
Opening planned for Summer 2028, offering 469 beds and 1,200 full time jobs in the 1.3 million sq ft. facility.

**3 AMENITIES WITHIN 5-MINUTE DRIVE**



# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Designated Representatives from the Land & Investment Group Team of Royal LePage Real Estate Services Ltd. Brokerage have been retained by the vendor as the exclusive advisors to seek offers for the Disposition of Bernard Ave in Fort Erie.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

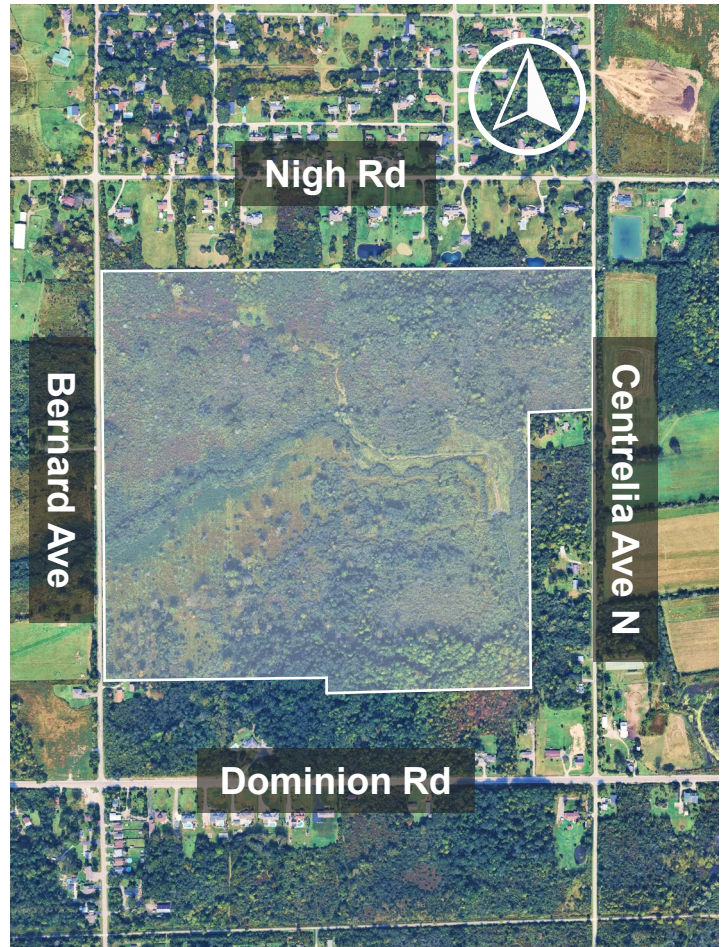
The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Arash Fatemi or Renato Viele.

### Royal LePage Real Estate Services Ltd.

4025 Yonge St, Toronto, ON M2P 2E3

55 St. Clair Ave W, Toronto, ON M4V 2Y7



## LEAD ADVISORS

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\*Com. Broker