

# FOR SALE

**BERNARD RD**  
FORT ERIE, ON



**129 AC**

**RESIDENTIAL LAND**



ROYAL LEPAGE®

**COMMERCIAL**

LAND &  
INVESTMENT  
GROUP

# OPPORTUNITY SUMMARY

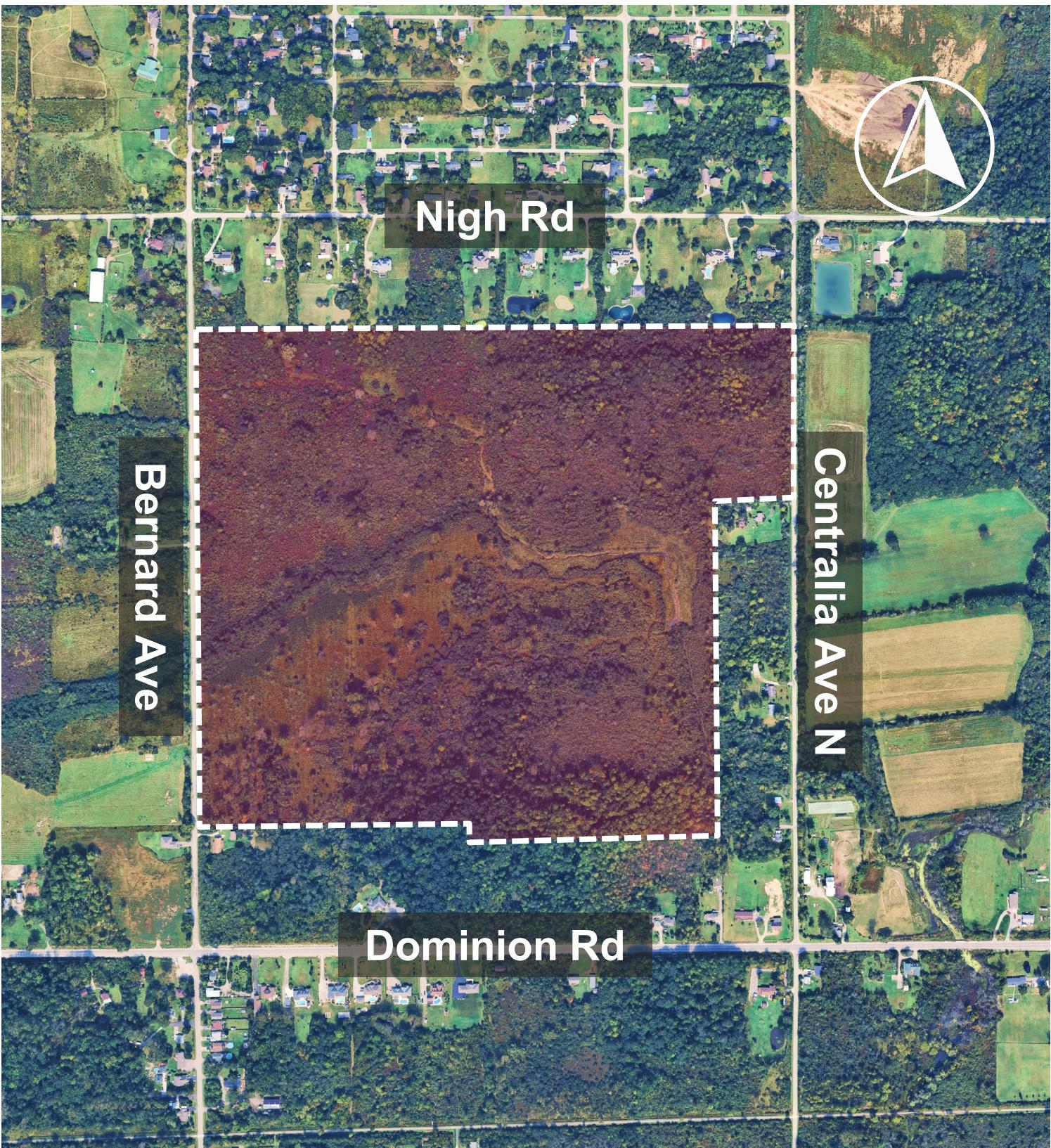
Residential land situated on the north side of Dominion Road in Fort Erie, south of the Oakhill Forest neighbourhood.

The site is primarily vacant with **80 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 are allowed, provided they are 0.4 hectares with a minimum frontage of 46 metres.

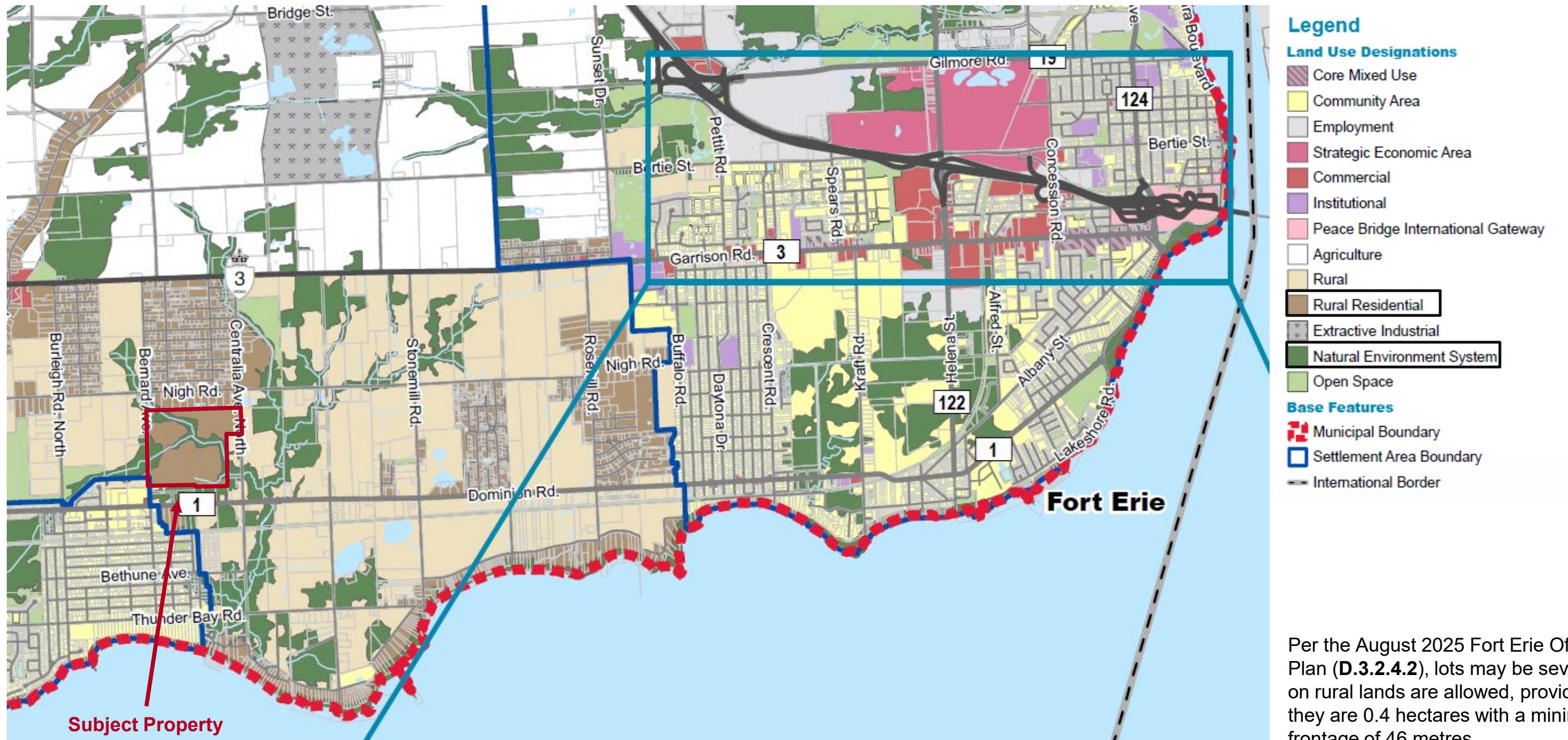
- Property is 11km from the Peace Bridge and entry into the United States, and only 8km from Queen Elizabeth Way.
- The surrounding community is primarily residential, with an agricultural mix to the east.
- The site has high visibility from Dominion Road, only 2km from Bernard Avenue Beach on Lake Erie.
- 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



# PLANNING

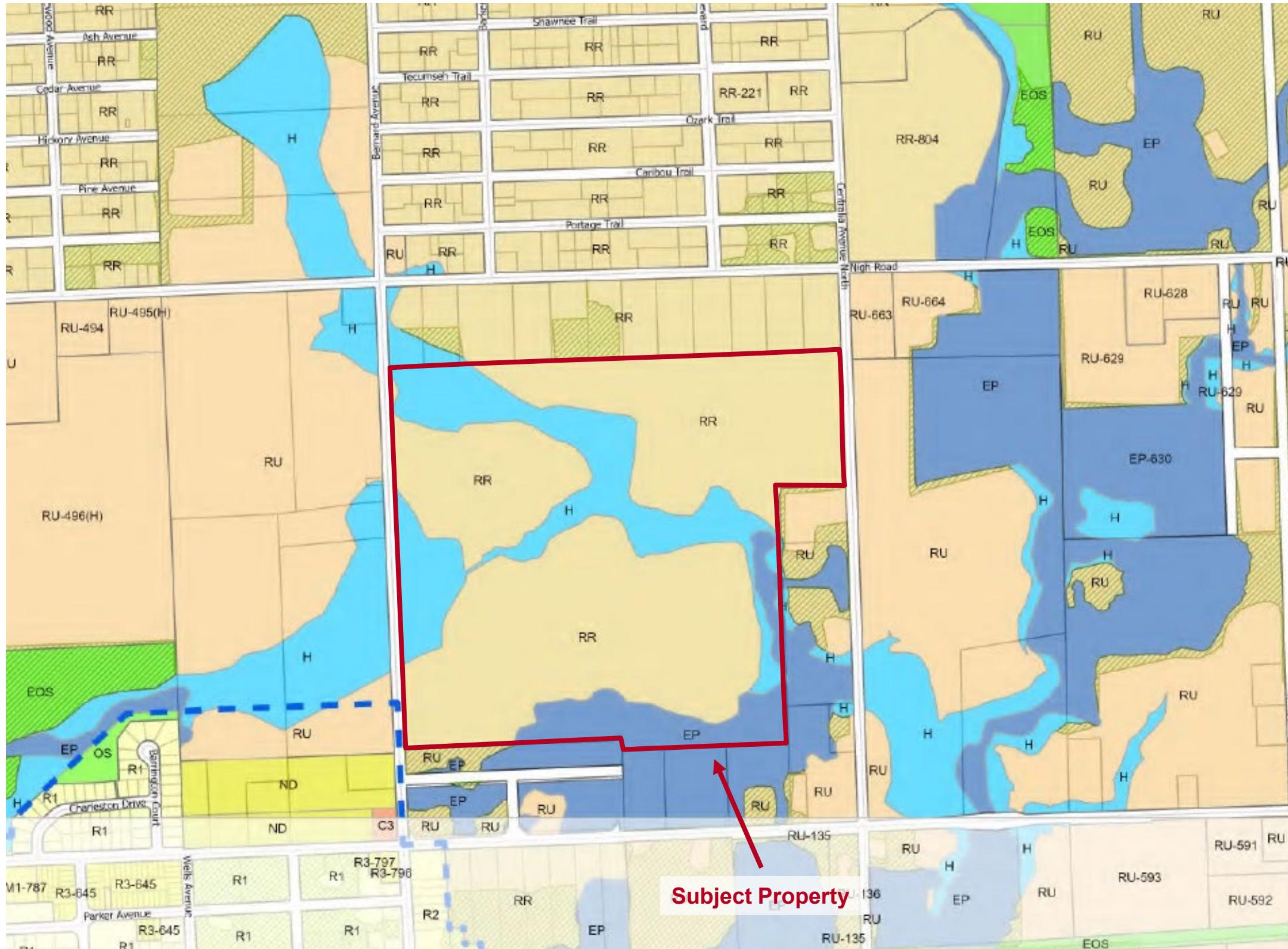
# OFFICIAL PLAN – FORT ERIE, ADOPTED AUGUST 2025



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

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

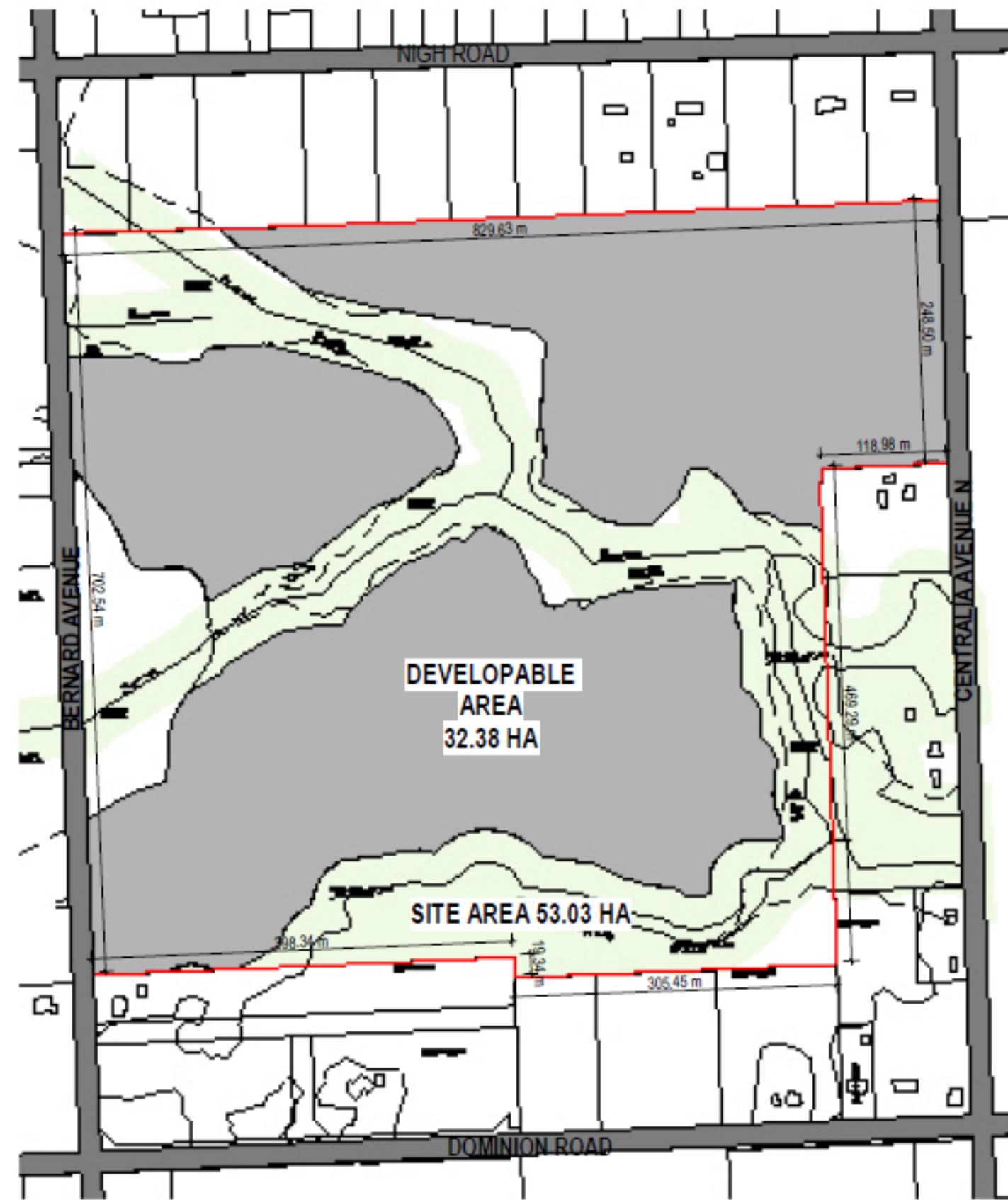
### EP – Environmental Protection Zone

#### Permitted Uses

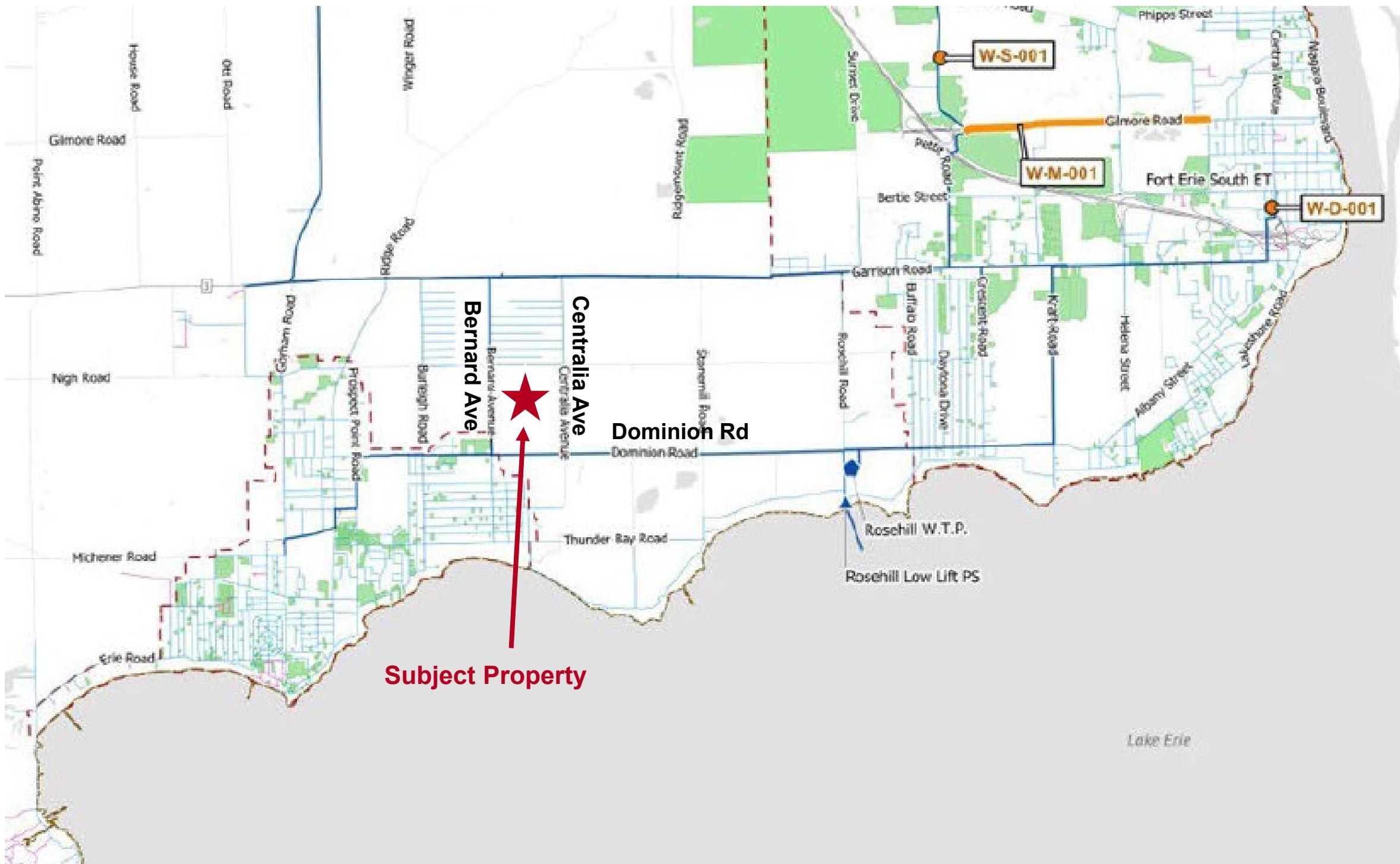
- a) Passive non-structural conservation and resource management uses
- b) Flood and erosion control works
- c) Minor additions, enlargements and reconstruction of existing uses in compliance with the regulations of the Niagara Peninsula Conservation Authority.

### H – Holding Zone

# DEVELOPABLE AREA



# WATER SERVICING



## Capital Program

- Treatment Plant
- Elevated Tank
- Pumping Station
- Reservoir
- Watermains

## Existing Water Infrastructure

- Water Treatment Plant (W.T.P.)
- Region Mains
- Pumping Station (P.S.)
- Local Mains
- Elevated Tank (E.T.) / Standpipe (S.P.)
- Private
- Reservoir (Res)

## Other Features

- Municipal Boundary
- Waterbodies
- Urban Area Boundary
- Pre-2051
- Post-2051

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.

# NEARBY DEVELOPMENTS



*Rendering*

Asahi Kasei Plant Phase One expected completion by early 2027, creating more than 300 jobs in Niagara.



*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**

**Walmart**

**Sobeys**



**Scotiabank**

**LCBO**

**SHOPPERS DRUG MART**

# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of Bernard Rd 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.

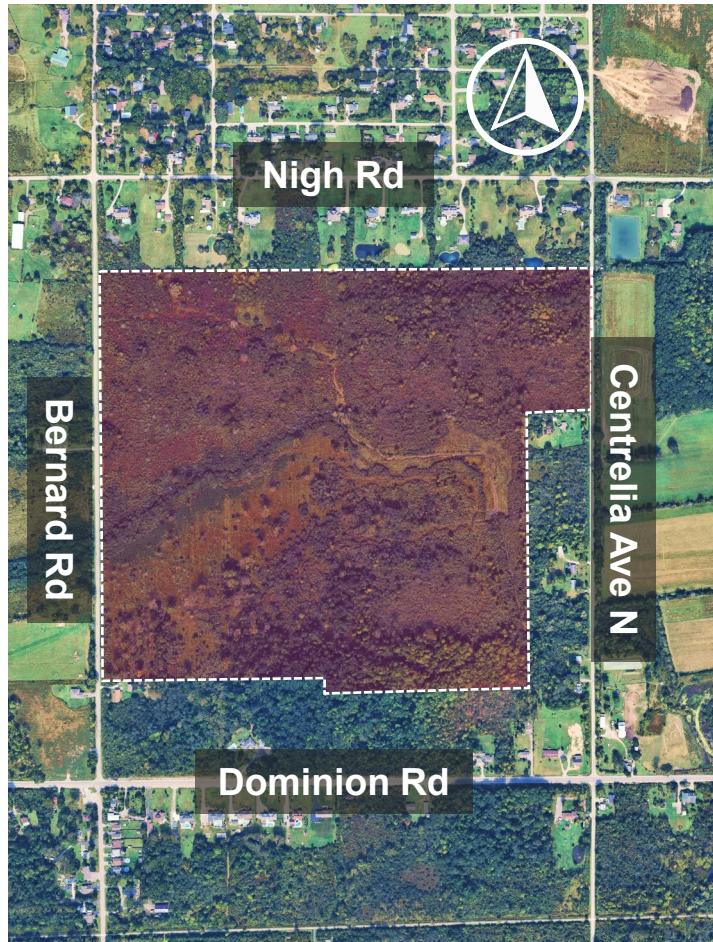
## OFFER SUBMISSION

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 YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5  
8854 Yonge St, Richmond Hill, ON L4C 0T4



## LEAD ADVISORS

### Arash Fatemi\*

VP, Capital Markets  
Cell: 416.910.4726  
afatemi@land-investmentgroup.ca

### Renato (Ron) Viele\*

Sr. VP, Land & Investment Group  
Cell: 416.726.4358  
rviele@land-investmentgroup.ca