

FOR SALE



226 DOMINION RD

FORT ERIE, ON
RESIDENTIAL LAND

56.5 AC



OPPORTUNITY SUMMARY

Residential land situated on the north side of Dominion Road in Fort Erie, adjacent to the residential community of Crescent Beach. The site is primarily vacant with natural features, with **14.6 acres designated as Neighbourhood Development**.

- Site plan application has been proposed for 103 units, expected approval by Spring 2026
- Lot backs onto ravine
- Walking distance to Crescent Beach
- Property is 6km from the Peace Bridge and entry into the United States, and only 4km from Queen Elizabeth Way.
- The surrounding community is primarily residential, with neighbourhood businesses and some institutional uses (schools, sports centres).
- The site has high visibility from Dominion Road, is close to popular beaches and waterfront areas. Walking distance to Crescent Beach to the south.
- 5-minute drive from Walmart, Starbucks, Sobeys, LCBO.
- Fort Erie is projecting growth to 48,050 residents and 18,430 jobs by the year 2051, needing to accommodate 15,230 new residents.

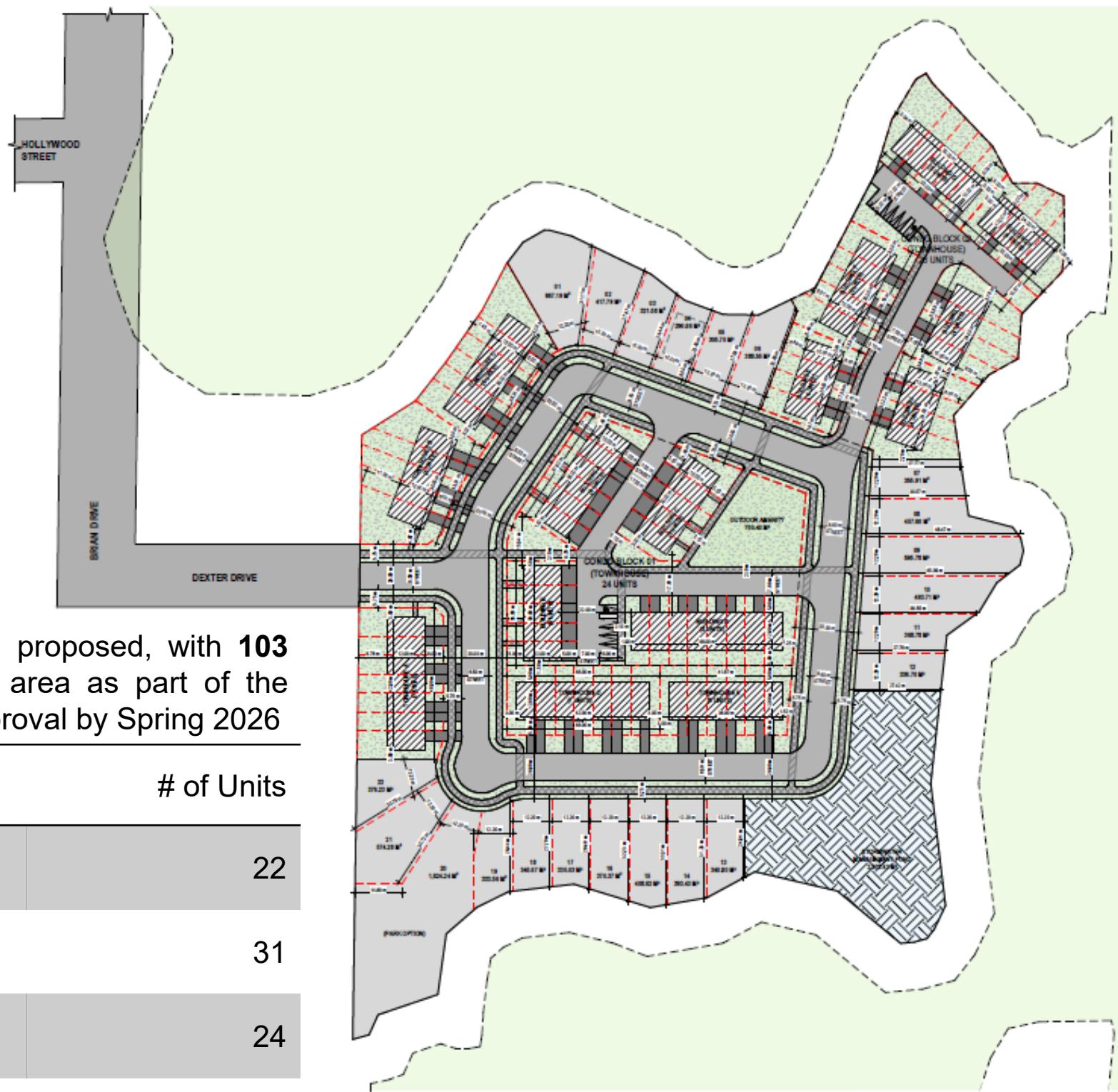
Lot Size	55.4 AC 1.1 AC
Frontage	758 ft. 304 ft.
OP Designation	Urban Residential Environmental Protection
Zoning	ND – Neighbourhood Development EC – Environmental Concern EP - Environmental Protection
Official Plan	Town of Fort Erie Official Plan – August 2025
Services	Available across the site, from Dexter Drive



SITE PLAN

The property has a site plan proposed, with **103 units** within the developable area as part of the ZBA application, expected approval by Spring 2026

Units Proposed	# of Units
Single-Residential Detached	22
Street Townhouse	31
Condo Block 1	24
Condo Block 2	26



1
A000 Site Plan
SCALE: 1:1000

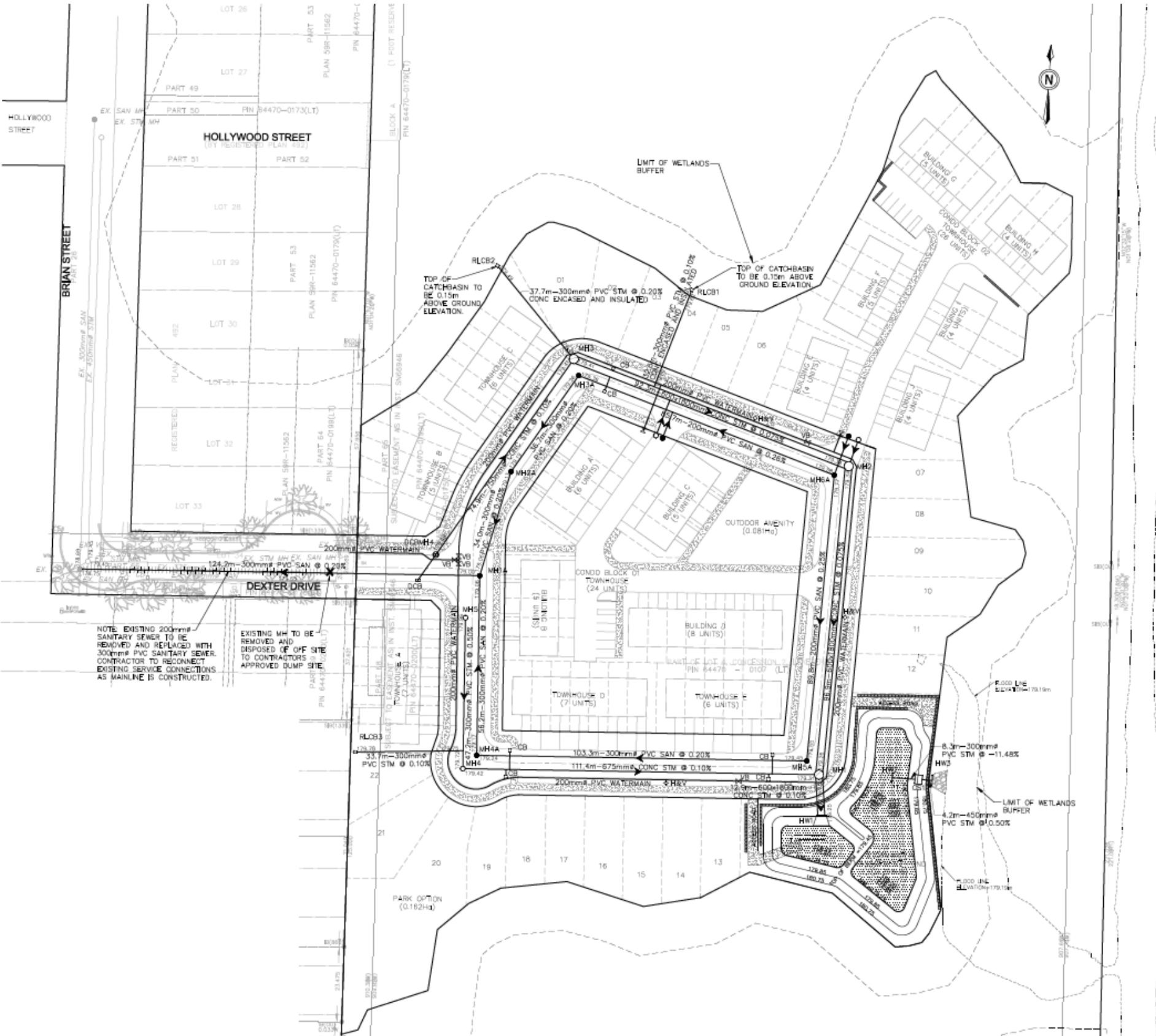


Key Map

- PROPERTY LINE
- WETLANDS BUFFER
- PROVINCIAL SIGNIFICANT WETLANDS (PSW)
- SITE BOUNDARY
- MAIN ROAD
- WALKWAY
- LANDSCAPE
- STORMWATER MANAGEMENT POND

SERVICING PLAN

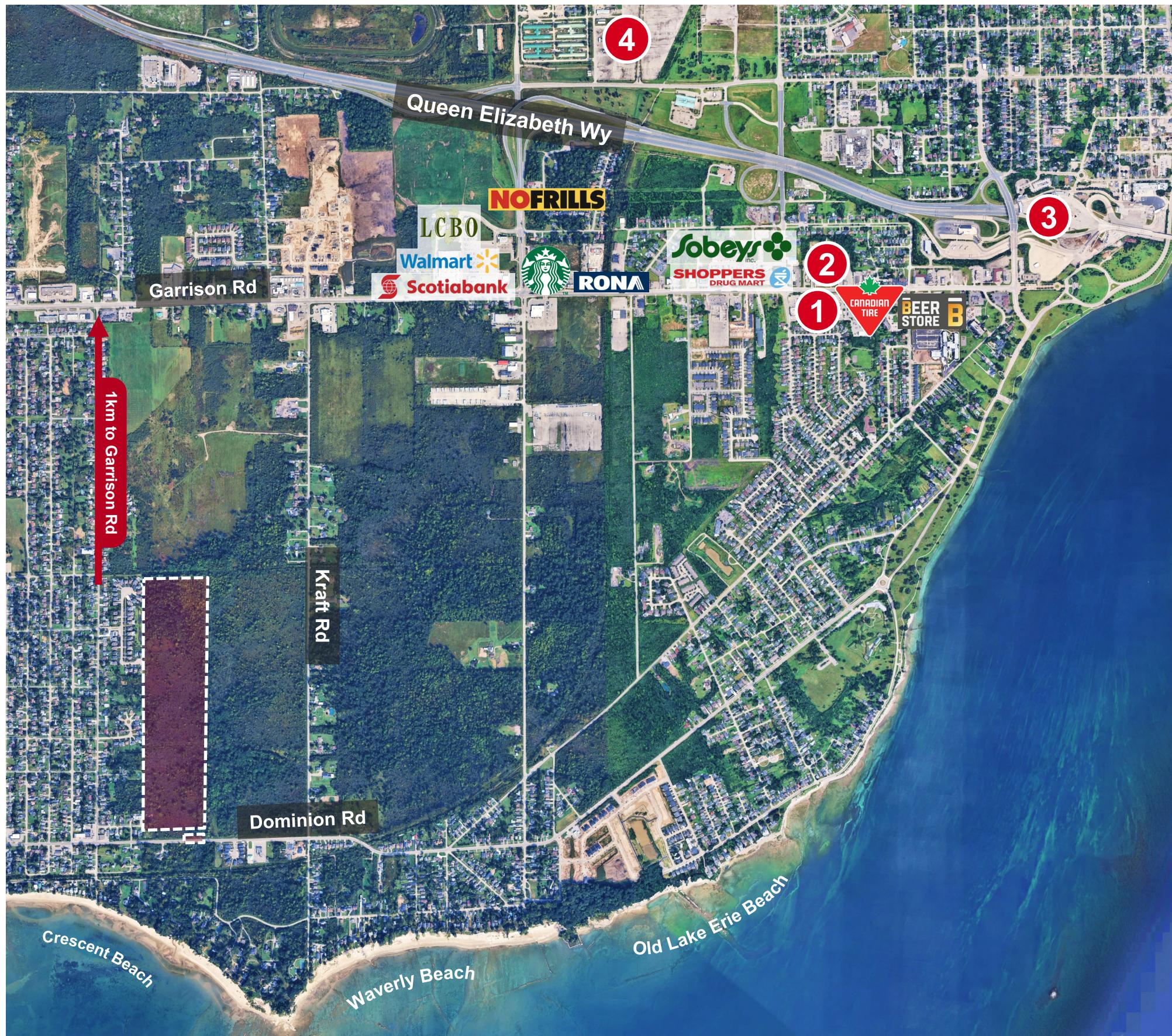
PLANNED WATER AND WASTEWATER



LEGEND

	VALVE
	HYDRANT AND VALVE
	EXISTING VALVE
	EXISTING HYDRANT
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	PROPERTY BOUNDARY
	FIRE ROUTE
	CHAIN LINK FENCE. REFER TO SITEPLAN FOR DETAIL

AMENITIES



Kleinsmith Rd, Port Colborne – 28.3km
Asahi Kasei Plant Phase One expected completion by early 2027, creating more than 300 jobs in Niagara.



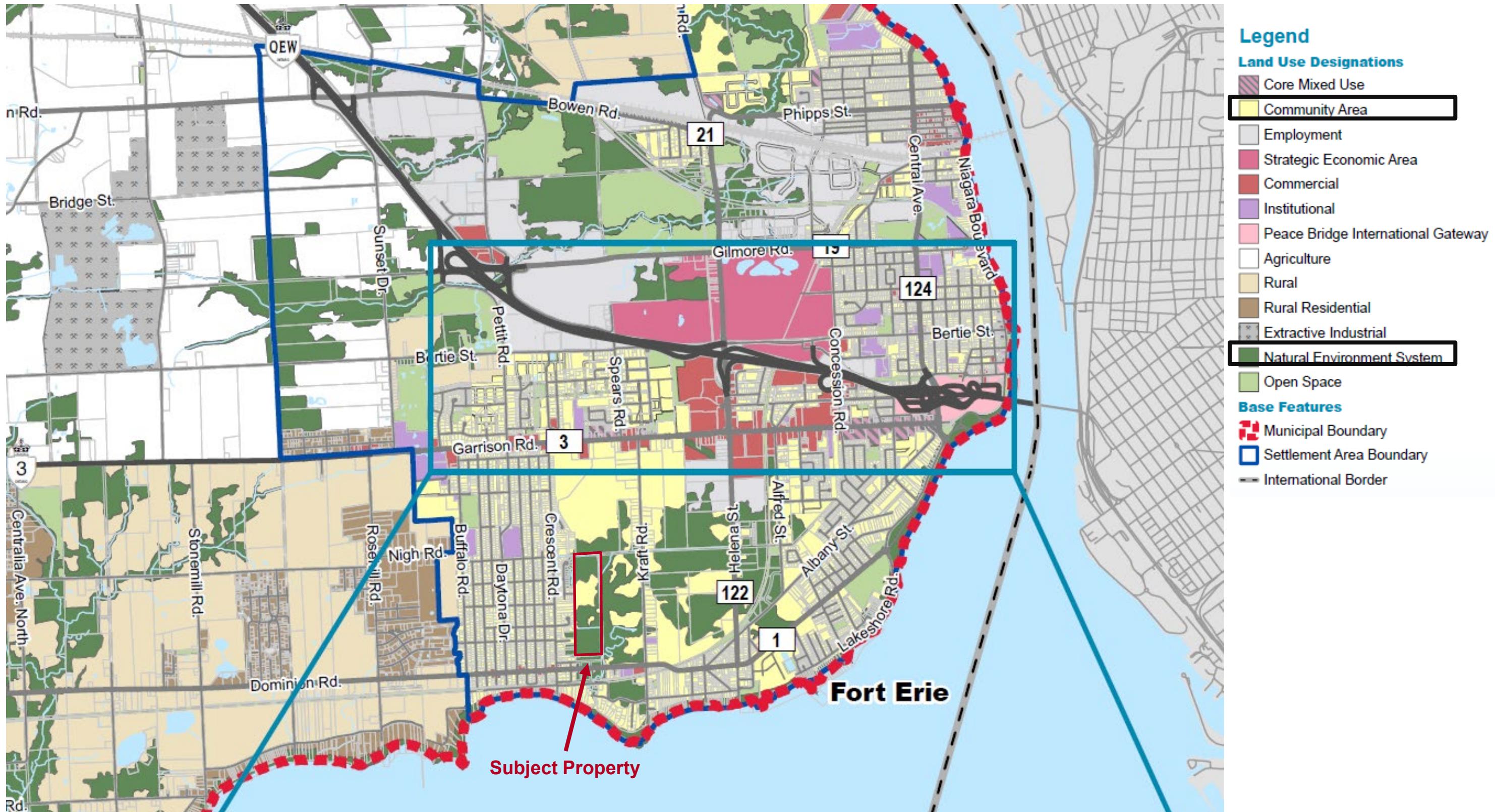
Rendering

9814 Regional Rd 88, Niagara Falls – 22.5km
Opening planned for Summer 2028, offering 469 beds and 1,200 full time jobs in the 1.3 million sq ft. facility.

- 1** Garrison Village Shopping Centre
- 2** Peace Plaza Shopping Mall
- 3** Canada-USA Border Services
- 4** Fort Erie Race Track

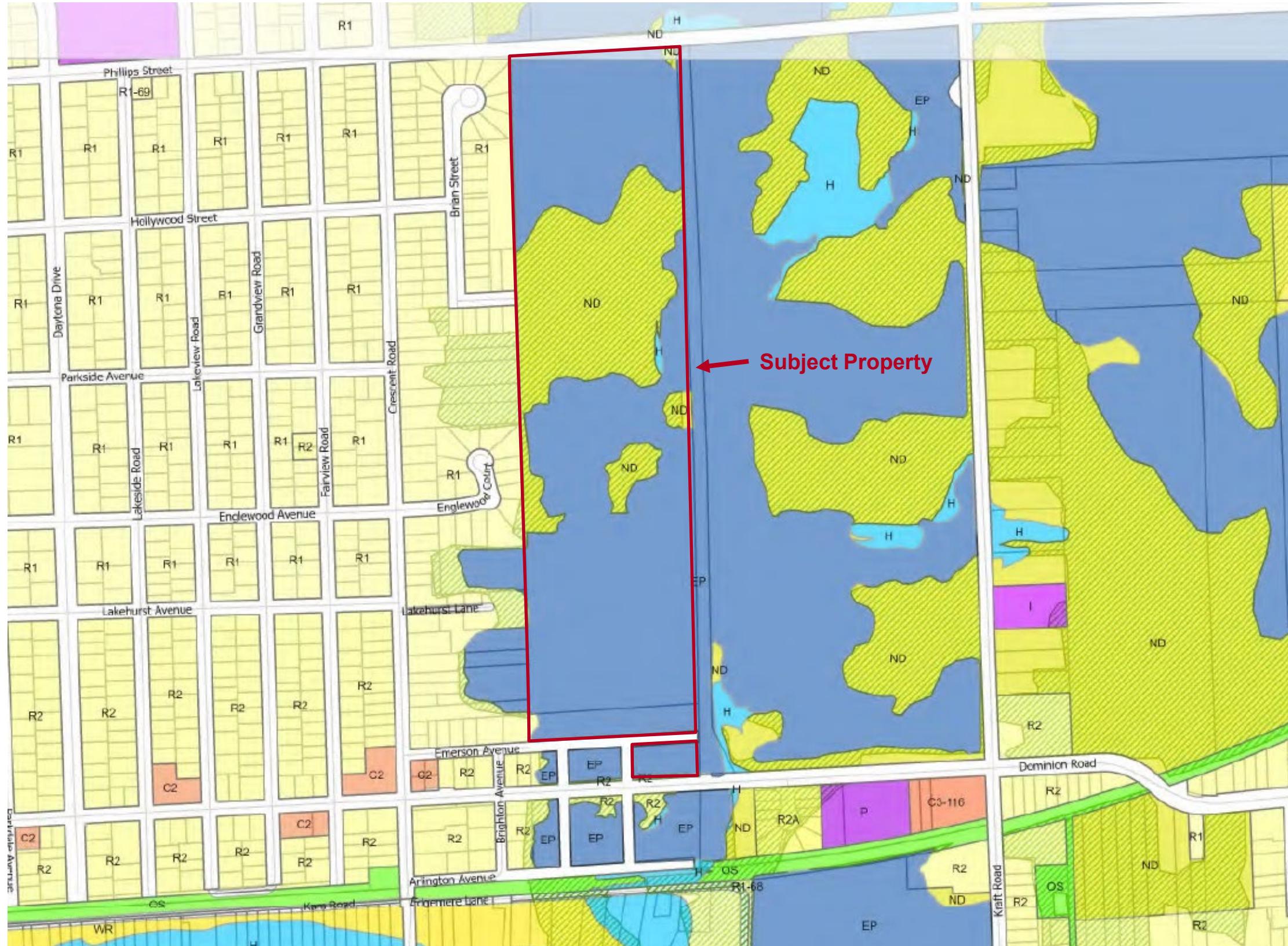
PLANNING

OFFICIAL PLAN – FORT ERIE, ADOPTED AUGUST 2025



PLANNING

ZONING MAP – FORT ERIE, OCTOBER 2024



ND – Neighbourhood Development Zone

Permitted Uses

- a) Existing single-detached dwellings
- b) Uses, buildings and structures accessory to the foregoing existing use
- c) Home Occupations
- d) Two (2) Accessory Dwelling Units, or one (1) Accessory Dwelling Unit and one (1) Detached Accessory Dwelling Unit as per the regulations of Subsection 6.43

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.

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 226 Dominion 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.

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LEAD ADVISORS

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