

INVEST WORK LIVE



FORT ERIE

COMMUNITY PROFILE





Mather Arch, Fort Erie

FORT ERIE

COMMUNITY PROFILE

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Message from the Mayor



Fort Erie is strategically located in the heart of one of North America’s busiest economic trade corridors and boasts bottom-line advantages and an open-for-business attitude. Niagara’s cost of doing business makes it one of Ontario’s most competitive centers for business with an unparalleled network of infrastructure for accessing North American and international markets.

Fort Erie bolsters competitive tax advantages and effective, sustainable infrastructure, all of which fosters productivity and growth. When compared to other major border towns, Fort Erie’s property tax rates for residential, commercial office, commercial shopping, and large industrial are consistently top performers.

Prominent local, national and multi-national companies have set up shop in Fort Erie, all strategically positioned for further success and expansion thanks to our enviable location. From manufacturing and technology to commercial retail and knowledge-based sectors, Fort Erie is growing business, profits and a stellar reputation.

Fort Erie’s sectors fuel economic growth and draw in talent to work and live in our thriving community, which can be enjoyed by residents of all ages.

Fort Erie bridges big city entrepreneurial opportunities with small-town charm and lifestyle. Quality of life is incomparable with its strong values, a dynamic work environment and easy access to modern amenities complemented by small-town ambience, warmth and welcome. Along with an array of historical sites, natural beauty and beaches, recreational trails, excellent fishing, birding and cycling, and a gateway to Buffalo via the Peace Bridge, there’s even more. Fort Erie has a number of historic vital communities – Bridgeburg, Old Fort Erie, Crescent Park, Ridgeway, Stevensville, Black Creek-Douglastown and Crystal Beach – that contribute to the town’s vibrancy and feature an array of commerce, professional services and exciting galleries, shops, and eateries.

Fort Erie’s communities have shared in the residential boom that has characterized the Golden Horseshoe real estate market over the past decade, and are experiencing record growth every year. In fact, the Town continues to see high residential and commercial development with over \$134 million in residential building value, and over \$2 million in commercial value in 2024.

A wealth of information awaits you on the following pages and we hope that you come to share our vision of Fort Erie becoming a growing, prosperous, connected community of choice.


Yours very truly,

Wayne H. Redekop, Mayor

STRATEGIC LOCATION


“Fort Erie’s location is its greatest strategic advantage – with a market of 135 million people accessible within 500 miles.”






Coordinates

42°54'N 78°58'W




Population Density Per Square km:

197.9



Total Land Area:

167.42 sq. km



Elevation:

179.8 sq. km

SEASONS AND AVERAGE TEMPERATURE			
	MAX	MIN	MEAN
January – March	3.2° C	-4.8° C	-0.8° C
April – June	17° C	6.9° C	12° C
July – September	23.7° C	13.9° C	18.8° C
October – December	10.2° C	2.7° C	5.9° C

Source: Environment Canada, Fort Erie Climate Historical Data 2019-2022

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GENERAL DEMOGRAPHICS

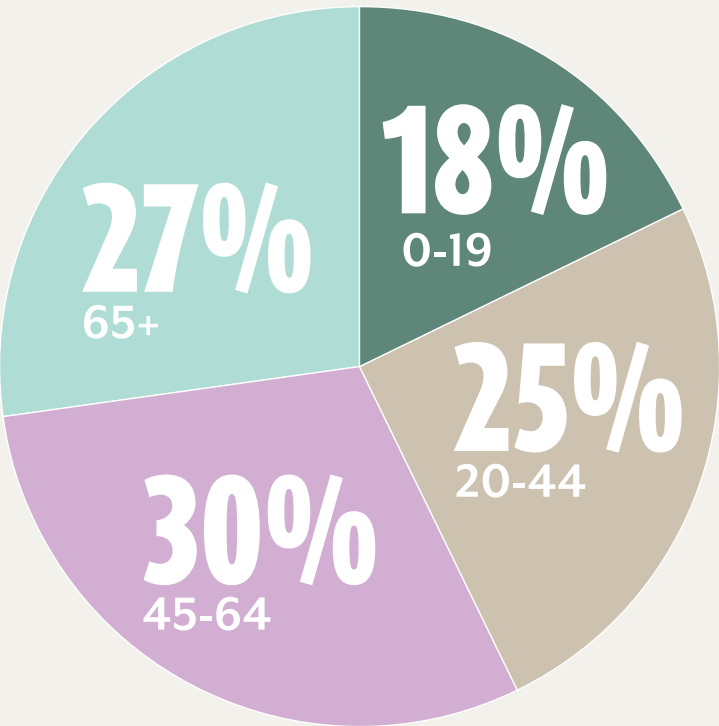
AGE DEMOGRAPHICS

AVERAGE AGE:
47 YEARS OLD

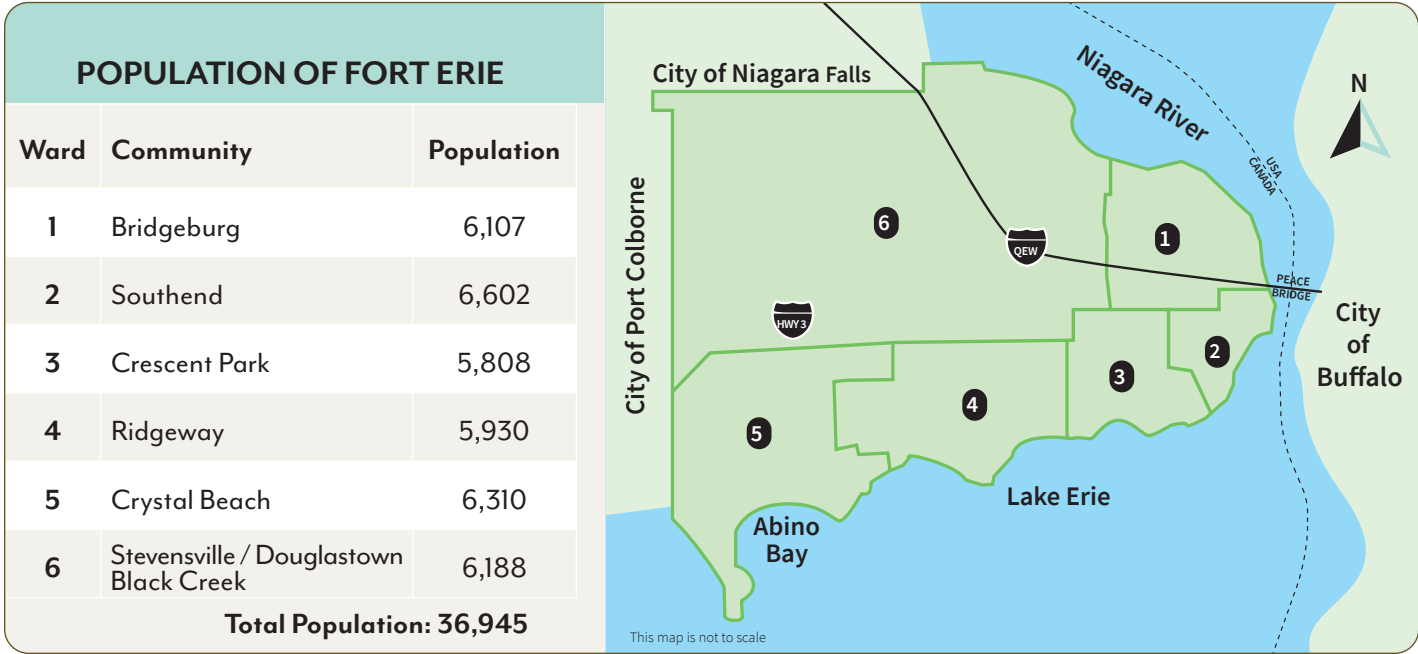


POPULATION:
36,945

*Source: Statistics Canada



	AGE(YRS)	TOTAL (#)	TOTAL (%)
▲	0-19	6,650	18%
▲	20-44	9,237	25%
▲	45-64	11,083	30%
▲	65+	9,975	27%



TRANSPORTATION INFRASTRUCTURE



PEACE BRIDGE: In 2024, over 4.7 million vehicles crossed the Peace Bridge

The Peace Bridge is the second busiest border crossing between the United States and Canada.

\$40 billion in trade crosses every year.

*Source: Peace Bridge Authority, 2024

The Peace Bridge



RAIL: Fort Erie is one of only two communities in Niagara that has a Class One railroad with a border crossing.



AIRPORTS: Fort Erie is located within a 100km radius from six international airports, the closest being the Buffalo Niagara International Airport within a 25 minute drive and Toronto Pearson International Airport within an hour and 20 minute drive.



LOCATED ON THE QEW: The 400-series highway starts at the Peace Bridge with 138km from Fort Erie leading straight to Toronto.



PUBLIC TRANSIT: Niagara Transit provides a local and affordable public transportation system that connects Fort Erie to its various communities and to neighbouring municipalities throughout the Niagara Region.



MICROTRANSIT: Niagara Transit provides a microtransit service to Fort Erie. Service is provided to urban and rural locations using address to address pick up. Transit operates Monday - Saturday, 7am - 11pm, excluding Holidays/ Sundays.



SPECIALIZED TRANSIT: Niagara Specialized Transit offers specialized transit to individuals that live within the Niagara Region and are travelling within and between municipalities. Individuals must have a disability that prevents them from using conventional transit.



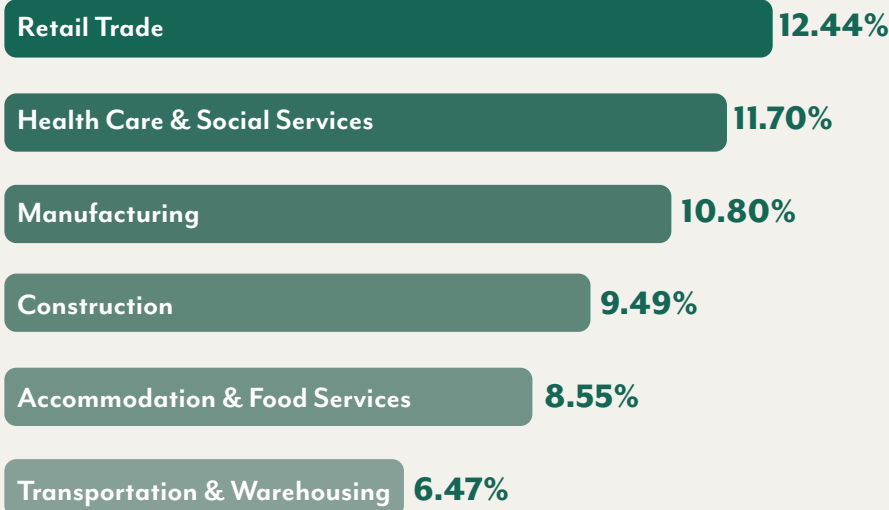
GO TRANSIT: Year round, seven days a week, GO services have been extended to St. Catharines and Niagara Falls. The Niagara Falls GO Train Station is less than a 30 minute drive from Fort Erie.



NEXUS: NEXUS is designed to speed up border crossings into Canada and the U.S. for low-risk, pre-approved travellers.

EMPLOYMENT INDUSTRIES AND TOP EMPLOYERS

TOP EMPLOYMENT INDUSTRIES:



*Source: Statistics Canada, 2022. Fort Erie Census Profile. 2021 Census.

TOP OCCUPATIONS:

SALES & SERVICES

28.87%

TRADES, TRANSPORT & EQUIPMENT OPERATORS

21.08%

BUSINESS, FINANCE & ADMINISTRATION

14.77%

EDUCATION, LAW & SOCIAL, COMMUNITY & GOVERNMENT SERVICES

10.81%

*Source: Statistics Canada, 2022. Fort Erie Census Profile. 2021 Census.

EMPLOYMENT INDUSTRIES AND TOP EMPLOYERS

LARGE EMPLOYERS IN FORT ERIE

In no particular order



Canada Border Services Agency



Rich Products of Canada

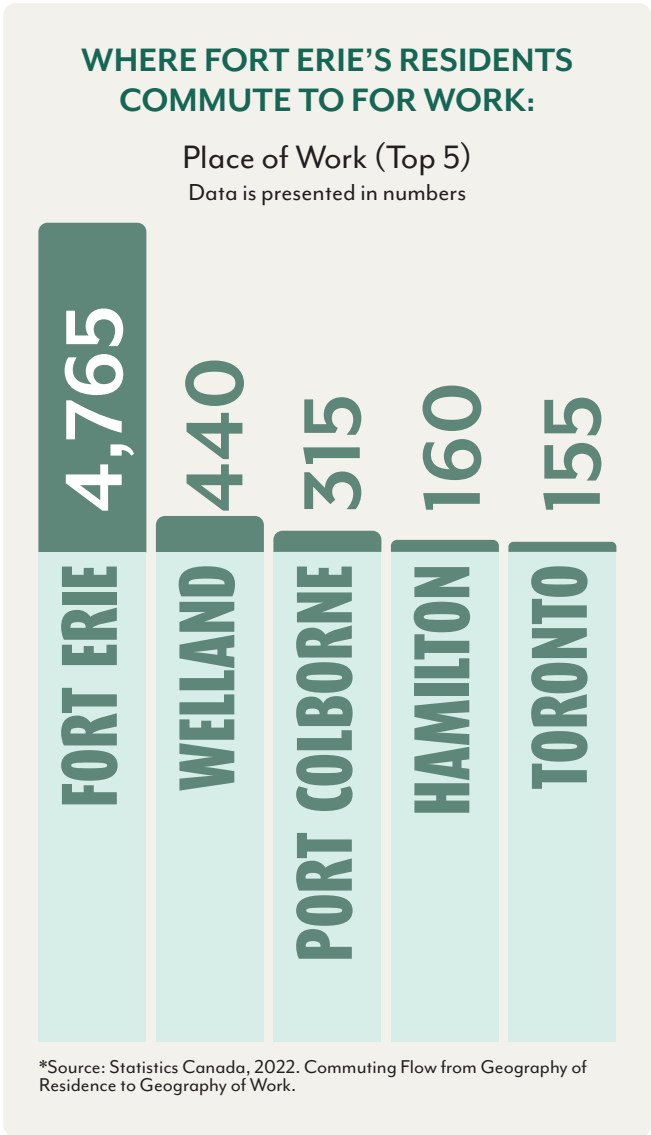


Safari Niagara

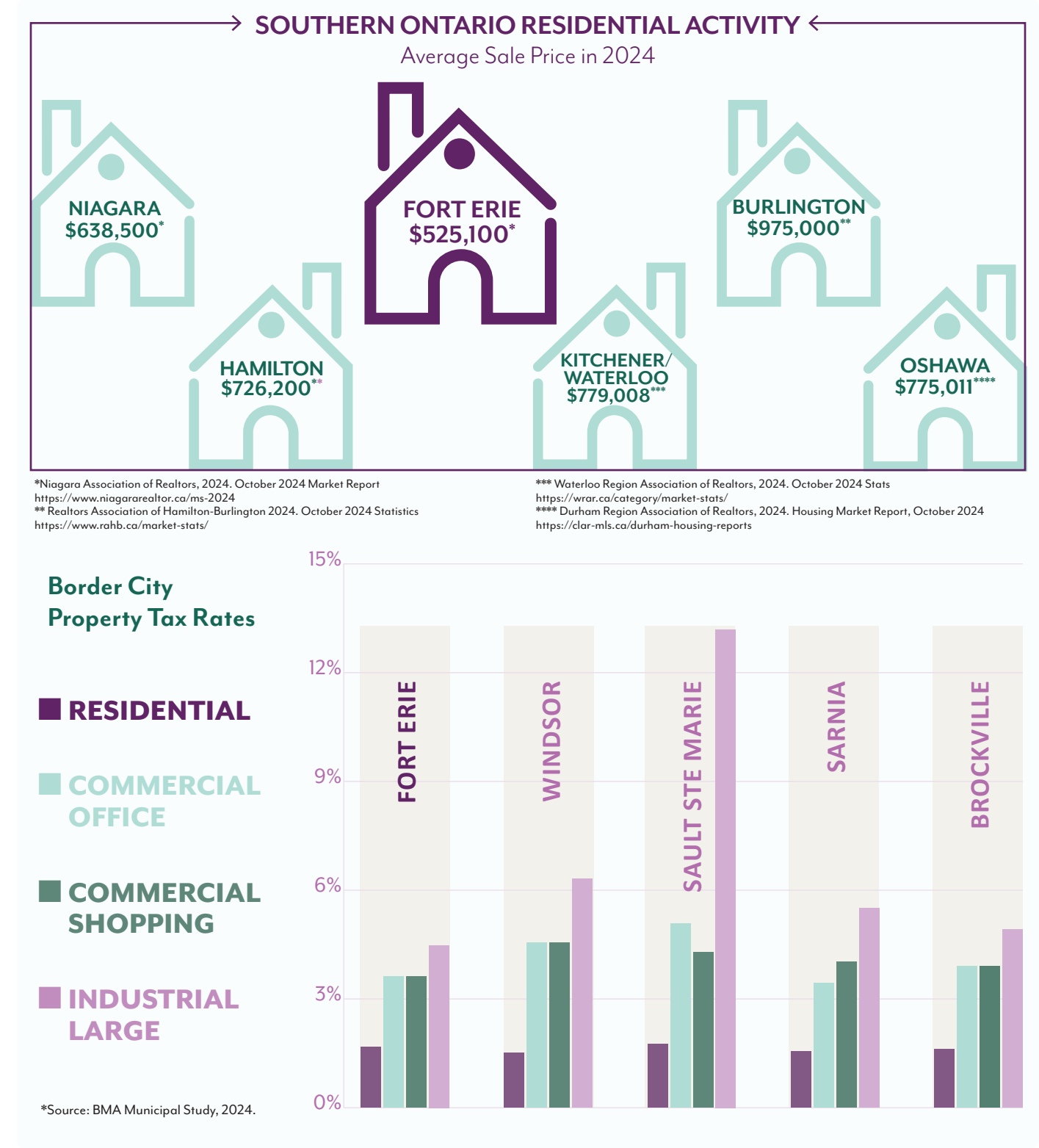


Airbus Helicopters Canada

EMPLOYMENT RATES & COMMUTING FLOW



FORT ERIE REAL ESTATE & PROPERTY TAXES



EDUCATION

ATTAINMENT LEVELS **70.18%** *of Fort Erie residents between the ages 25-64 have a post-secondary education.*

*Source: Statistics Canada, 2022. Fort Erie Census of Population, 2021, Catalogue no. 98-500-X2021013.



Greater Fort Erie Secondary School (GFESS): GFESS opened its doors to 850 students in September 2017, and has grown to over 1,000 students. GFESS features technology program facilities including: culinary arts, cosmetology and aesthetics, design technology, construction, communications, health care, electrical, automotive, and manufacturing. GFESS is also home to the Meridian Centre of the Arts, a 500-seat theatre that is available to the community and user groups.

Fort Erie International Academy (FEIA):

FEIA is a private boarding and day school that is home to local and international students and has a nearby residence building that can house up to 400 students. FEIA provides education for students from grades 6-12 and also offers elite programs for student-athletes with a focus on basketball and hockey. FEIA also offers a childcare centre on campus. The centre takes great care in creating a learning environment that reinforces a child's independence and natural drive toward self-development.



Sheridan at CCTT: Sheridan College and the Canadian College of Technology and Trades (CCTT) have partnered to provide education and skills training in Fort Erie. The campus is shared with Fort Erie International Academy (FEIA), and works to bring new opportunity and long-term employability to students through experiential, career-focused education. The program was established in 2023 and offers diplomas in areas such as Human Resources Management, Marketing, and Business Management. Programs also focus on training in various trades such as welding, plumbing, and mechanical technicians. Trades programs offer hands-on learning opportunities, preparing students for success in future apprenticeship programs and work in the field.

Niagara Christian Collegiate (NCC): NCC is on the Niagara River Parkway and situated on more than 120 acres of nurturing rural beauty. NCC is home to local and international secondary school students, offering full dormitory boarding and home-stay options during the academic school year, summer programs and camps, as well as traditional day-student programs for middle and secondary school (grades 6-12).

Brock University: Established in 1964, Brock is home to more than 19,000 students and seven faculties. Brock boasts academic excellence and cutting-edge research and development in world class facilities. Unique programs that Brock is well known for: Concurrent Education, Game Design, Public Health, Sport Management, Cool Climate Oenology and Viticulture Institute, Institute for Scientific Computing, Environmental Sustainability Research Centre and the CPA/Goodman Institute for International Issues in Accounting.

Niagara College: Established in 1967, Niagara College operates two campuses in Welland and Niagara-on-the-Lake. More than 10,500 full-time students study in over 130 diploma, graduate certificate, apprenticeship and Bachelor's Degree programs, and more than 3,000 part-time students register each year. Niagara College is well known for: Southern Ontario Network for Advanced Manufacturing and Innovation, Canadian Food & Wine Institute, Agriculture & Environment Innovation Centre.

Proximity to Schools in Buffalo: Prominent private schools include Buffalo Seminary, Nichols School and St. Gregory the Great School*. University of Buffalo is a Research I school, ranked #1 among public universities in New York State and is ranked in the top 40 public universities of the nation, while Canisius, Medaille and D'Youville Colleges are popular destinations for many Canadians enrolling in teaching programs.

*Source: Private School Review, 2022 **Source: Wall Street Journal/Times Higher Education, 2022

INCENTIVES

Downtown Core Area Community Improvement Plan (CIP):

Fort Erie offers commercial facade, signage and residential intensification grant programs for the Downtown Core Areas of Bridgeburg, Ridgeway, Stevensville, and the Southend-Riverwalk.

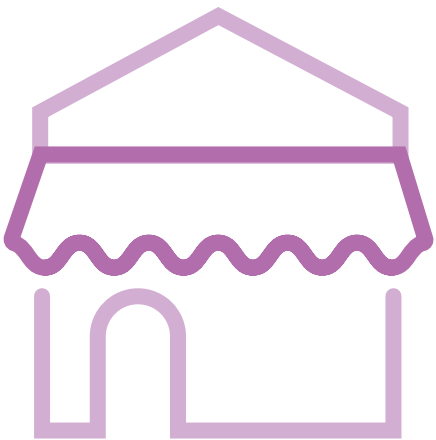
- **Commercial Facade Improvement Grant:** Enhancing commercial and mixed-use downtown core areas can strengthen the community, and attract commerce and tourism activity. Grants of up to \$40,000 from the Town of Fort Erie can be applied for to improve the front facing exterior of a commercial or core mixed-use property.

- **Commercial Facade Signage Grant:** Improving business signage can help complement building character and the downtown atmosphere. Grants of to up to \$1,000 from the Town of Fort Erie can be applied for to improve the business signage of a commercial or core mixed-use property.

- **Residential Creation and Intensification Grant:** There are opportunities to develop residential apartments in commercial and core mixed-use areas. Grants from the Town of Fort Erie can be applied for to support in the creation of up to 4 new residential units for a commercial or core mixed-use property.



Derby Road, Crystal Beach



Brownfield Community Improvement Plan (CIP):

- **Environmental Site Assessment Grant (ESA):** Developing a site that has been used for industrial or commercial purposes in the past can drive the need for environmental studies and assessments. Grants of up to \$13,000 per study and up to \$20,000 per property are available to help offset the price of eligible studies.

- **Brownfield Tax Assistance Program (TAP):** Developing a brownfield site is an investment in Fort Erie. Eligible projects may qualify for a cancellation of part or all of municipal and education property taxes during remediation or redevelopment for up to five years.

- **Brownfield Tax Increment Grant:** Redeveloping a brownfield site will undoubtedly increase its property value over time. Grants are available for eligible projects through the local and Regional incentive programs. TIG provides an annual grant that reimburses 60% to 100% (based on smart growth principles and LEED) of the municipal property tax increase created by the new development. The annual grant lasts up to 10 years, or until the grant payments equal the total eligible costs.

INCENTIVES

Niagara Gateway Economic Zone and Centre Community Improvement Plan (Gateway CIP):

Receive property tax reductions between 40% and 100% for five to ten years and grants toward Regional Development Charges for eligible projects in Fort Erie.

- **Niagara's Development Charges Reduction Program:** Receive a major financial incentive in designated exemption areas or central areas as well as in brownfield sites in urban areas. Businesses may be eligible for an exemption of up to 50% of applicable Regional

Development Charges if the projects satisfies a pre-defined number of Niagara's Smart Growth Design Criteria or Leadership in Energy and Environmental Design (LEED) certification.

Industrial Development Charges Grant Program (IDCG):

The Town of Fort Erie offers a grant to cover up to 100% of the Town's development charges payable. Grant applications must be submitted prior to receiving a building permit, or within 90 days of receipt. This incentive is available for businesses looking to construct new industrial buildings or expand existing industrial facilities in Fort Erie.



Garrison Road, Fort Erie

Niagara Foreign Trade Zone (NFTZ):

NFTZ promotes Niagara as a hub for international trade, helps businesses integrate into foreign markets, and supports business expansion into new markets.

The NFTZ provides streamlined information on the Government of Canada's tax and tariff export-related programs. Some programs include the following:



- **The Duty Deferral Program** (i.e. Duty Relief Program, Duty Drawback on Exported Goods, Custom Bonded Warehouse) can be used on their own or combined

to develop a solution that meets the unique needs of your business.

- **The Export Distribution Centre Program** allows companies to purchase products in Canada without paying HST up front on transactions of \$1,000 or more if the products are going to be exported.
- **The Exporters of Processing Services Program** allows businesses to improve goods tax-free if those goods are foreign-owned and going to be exported within four years.

INVESTMENTS & PROJECTS



NEW RIDGEWAY CENTRE – A new commercial development located at 409 Gorham Road is currently under construction and when completed will be known as Ridgeway Centre. The development will progress in two phases. Phase 1 focuses on the development of 16,000 sq. ft. of commercial space and hosts a McDonald’s and an LCBO. Phase 2 of development planning is underway, and will consist of additional units available for lease, ranging in size from 1,200 sq. ft. to 6,700 sq. ft.

FORT ERIE INTERNATIONAL ACADEMY (FEIA) AND SHERIDAN AT CCTT

As of 2023, FEIA’s campus is also home to Sheridan at the Canadian College of Technology and Trades (CCTT), which offers diplomas in areas such as Human Resources Management, Marketing, and Business Management. Other programs focus on training in various trades such as welding, plumbing, and mechanical technicians. Trades programs offer hands-on learning opportunities, preparing students for success in future apprenticeship programs and work in the field. The Sheridan at CCTT campus works to bring new opportunity and long-term employability to students through experiential, career-focused education.

JARVIS STREETSCAPING PROJECT – The Town of Fort Erie engaged in a process to bring improvements to Bridgeburg, most notably on Jarvis Street. The Bridgeburg BIA district is one of five

core downtown areas within Fort Erie and is home to several businesses. The land uses are primarily commercial on the ground floor with residential apartments on the upper floors of some buildings. The \$4 million investment in improvements, resulted in a pedestrian-friendly neighbourhood with a reconstructed road and aesthetic enhancements. Also included were wayfinding elements, signature features and additional parking opportunities.

NEW BUSINESSES IN FORT ERIE – Since January 2020, Fort Erie has had over 156 new businesses open in all areas of Town including; Crystal Beach (30), Fort Erie including Garrison (44), Bridgeburg (37), Ridgeway (28), Stevensville (6), and Douglastown (2). The types of businesses include; retail, food establishments, and professional services. This number continues to increase as companies and entrepreneurs experience the great opportunity and value of investing in Fort Erie.

ABATEMENT TECHNOLOGIES

Abatement Technologies has been operating in Fort Erie for 79 years. They completed construction on a new state of the art 100,000 sq. ft. manufacturing facility in the summer of 2023. The new facility now serves as the company’s global headquarters. The new purpose-built facility was designed to leverage innovative manufacturing and production processes and to support the company’s strategic long-term growth plans.



SILTECH CORPORATION

Siltech Corporation, a global provider of organo-functional silicone specialties, announced a major expansion of its manufacturing facilities. A new, state-of-the-art 237,000 sq. ft. plant is currently under construction and developing rapidly. Siltech Corporation has been in operation since 1996 and has facilities in Toronto and Mississauga.



GILMORE LODGE AND COMMUNITY HUB

– The new Gilmore Lodge redevelopment project is a three-storey, non-combustible structure that includes 160 long-term care home beds and the Gilmore Community Hub. The new Gilmore Lodge Long-Term Care Home has a cozy, home-like feeling. Each resident home area is sub-divided into two 16-bed wings, featuring shorter hallways with sitting areas located at the end of each corridor. The design includes features that improve infection control

measures and enhances the resident and user experience. Additionally, Hospice Niagara is expanding its services with the addition of a 10-bed facility to be located next to the newly redeveloped Gilmore Lodge Long-Term Care site. The facility will be a traditional standalone building and is currently in the design process. This project is part of the \$40 million in provincial funding that is being invested in hospice care across Ontario.

FRANCHISING OPENINGS

There have been a number of franchised commercial business openings in Fort Erie in the last few years. Ranging from food services to shopping, the franchises include; Bar Burrito, Osmow’s, Planet Fitness, Quesada Burritos & Tacos, Starbucks, and Winners. The increasing interest in franchises demonstrates investor confidence in Fort Erie, along with the environment to support their corporations.

BUILDING PERMITS ISSUED AND TOTAL VALUE (NEW BUILDS ONLY)			
YEAR	TYPE OF BUILDING PERMIT	# OF PERMITS ISSUED	TOTAL BUILDING PERMIT VALUE
2024	Residential	263	\$134,259,952
	Commercial	2	\$2,414,310
	Industrial	2	\$343,100
	Institutional	0	\$0
2023	Residential	133	\$84,735,601
	Commercial	1	\$450,000
	Industrial	15	\$57,500,000
	Institutional	15	\$711,800
2022	Residential	239	\$145,789,154
	Commercial	2	\$35,000
	Industrial	10	\$15,781,703
	Institutional	1	\$264,000

*Source: PDS-33-2023, PDS-27-2024, PBBS-31-2025

A Community of Communities

Fort Erie is comprised of many smaller communities which all have their own distinct identity and history.

RECREATION & TOURISM

STEVENSVILLE

Tradition meets industry. Nestled in the northwestern part of the municipality, Stevensville has a strong agricultural community along with a significant industrial zone. The scenic Black Creek, which meanders through Stevensville as it flows into the Niagara River, is often used for kayaking, canoeing or paddle boarding.

A number of quaint restaurants and unique stores are in the vicinity of the community's main intersection at Stevensville Road and Main Street.

RIDGEWAY

Ridgeway is a close-knit, tranquil community just to the west of Fort Erie's original town boundary. Its historic downtown along Ridge Road is a magnet for locals and tourists alike, with quaint boutiques, galleries, shops, spas, eateries and other services. It is a historic setting with a modern feel.

HISTORIC BRIDGEBURG

Well before the Peace Bridge, there was Bridgeburg Station, which emerged where the International Railway Bridge spans the Niagara River. Fort Erie's downtown was the centre of commercial activity for many decades. Today it remains a vibrant centre, providing a wide range of businesses and commerce ranging from professional services, restaurants, fitness centres, boutique shopping and much more.

BLACK CREEK DOUGLASTOWN

Located mid-point between Fort Erie and Niagara Falls and named for the dark creek that meanders through the community, Black Creek was one of the first places to be settled by United Empire Loyalists in the late 1700s. By the mid-1800s, Black Creek had a bustling industrial sector and was a supplier of lumber and grain to Buffalo, NY before the mills were destroyed by a fire in 1886. In the 1950s Black Creek experienced a residential boom when Mr. A. Douglas developed a subdivision which is locally known as Douglastown. Today, Black Creek-Douglastown is a growing community and an oasis for kayaking, canoeing and paddle boarding.

GARRISON ROAD DISTRICT - The Garrison Road District is all about convenience. Named after the original military road in the area, Garrison Road is home to many of Canada's best known retail and restaurant brands that have locations in Fort Erie. Whether you need to fill the fridge, fill a prescription or fill the gas tank, most can be found along this 4km stretch.

CRYSTAL BEACH - Crystal Beach is one of the Niagara region's most popular tourist destinations due to its white sandy beaches, fishing and boating opportunities, and boutique shops and restaurants.



Top 10 Things TO DO IN FORT ERIE



BAY BEACH IN CRYSTAL BEACH

- Long hailed as one of Fort Erie's most popular tourist destinations, look no further for white sand, clear warm waters, and a relaxing day at the beach. Finish off an afternoon with a cool drink at one of the many restaurant patios nearby. Beach users will be required to purchase a day pass before accessing Bay Beach.

FORT ERIE RACE TRACK - Home to the famous Prince of Wales Stakes, the Fort Erie Race Track has offered the excitement of live thoroughbred racing for 127 years. On many race days the track hosts live music, food trucks, craft beer, a Farmers' Market, arts and crafts vendors and more. Parking and admittance is free.



Fort Erie Race Track

Bay Beach, Crystal Beach

BOUTIQUE SHOPPING - The streets of Fort Erie's communities are lined with a wide selection of unique boutiques and specialty shops that feature trendy fashion, thrifty finds, home décor, gifts and more!

6

DINING - Tantalize your taste buds! Choose from fine dining, quaint cafes, family dining, outdoor patios or a craft brewery - you are bound to find tempting fare in Fort Erie. The freshest ingredients for creating your own culinary delights can be found at weekly Farmers' Markets, from May to October, within Fort Erie's communities. The markets feature the best of renowned Niagara produce, baked goods, honey, cheese and more!

7



Local Cuisine



Cherry Hill Golf Club

HISTORY - From ancient artifacts dating back 11,000 years to the War of 1812, Fort Erie's deep roots and unique rich heritage are featured at Fort Erie's many museums: *Old Fort Erie • Mewinzha Archaeology Gallery • Railway Museum • Ridgeway Battlefield Site • LaFrance Firefighters Museum • Heritage Arts Sports Gallery • Fort Erie Historical Museum*

8

GOLF - There are a variety of golf experiences in Fort Erie. From executive par 3 and practice courses to beautifully manicured resort-style courses, Fort Erie's local clubs offer beginners and enthusiasts alike challenging courses to enjoy and improve their game.

9

SAFARI NIAGARA - This 150 acre nature park is home to over 1,000 native and exotic animals, reptiles and birds. The park also features interpretive educational displays, paddleboats, playgrounds, a splash pad, picnic areas and a high ropes course.

3

RECREATIONAL TRAILS - Fort Erie's recreational trails connect scenic nature, lush farmland, quaint villages, waterfront views and Niagara's diverse regions. Along the way there is no shortage of attractions and places to stop. Walk, jog, bicycle, in-line skate, snow shoe or cross-country ski, the outdoors can be enjoyed year round with Fort Erie's recreational trails!

5



Friendship Trail

NIAGARA RIVER PARKWAY - When British Prime Minister, Sir Winston Churchill visited Niagara Falls in 1943, he acknowledged that the Niagara Parkway is the "prettiest Sunday afternoon drive in the world." We couldn't agree more! The Niagara River Parkway is a scenic drive running parallel to the Niagara River. The Niagara River Parkway passes through several villages and attractions along the river, including: Old Fort Erie, Queen Victoria Park, Butterfly Conservatory and Botanical Gardens.

10



Niagara River Parkway

ECONOMIC DEVELOPMENT & TOURISM SERVICES INCLUDE:

Site selection and location analysis

Connections to business resources and incentives

Customized economic data and research

Due diligence support and advocacy

Facilitating networking opportunities

Strategic matchmaking

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