

FOR SALE

Welland Rd

Canboro Rd

Welland Rd

1041 Church Street

Adamo Montessori
Academy

Church St

LIST PRICE: **\$925,000**

1041 Church Street | Pelham | ON
±1.03 Acres Infill Development Land, Approved Site Plan
Agreement for 18 Units Low-Rise Apartment

LUCAS LUCCHETTA *Sales Representative*
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Colliers International Niagara Ltd., Brokerage
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Tel: +1 905 354 7413 | Fax: +1 905 354 8798
collierscanada.com/niagara

Colliers

Listing Details



Civic Address 1041 Church Street, Pelham, Ontario

ARN / PIN 273201001521202 / 640290227

Lot Size ±1.03 Acres

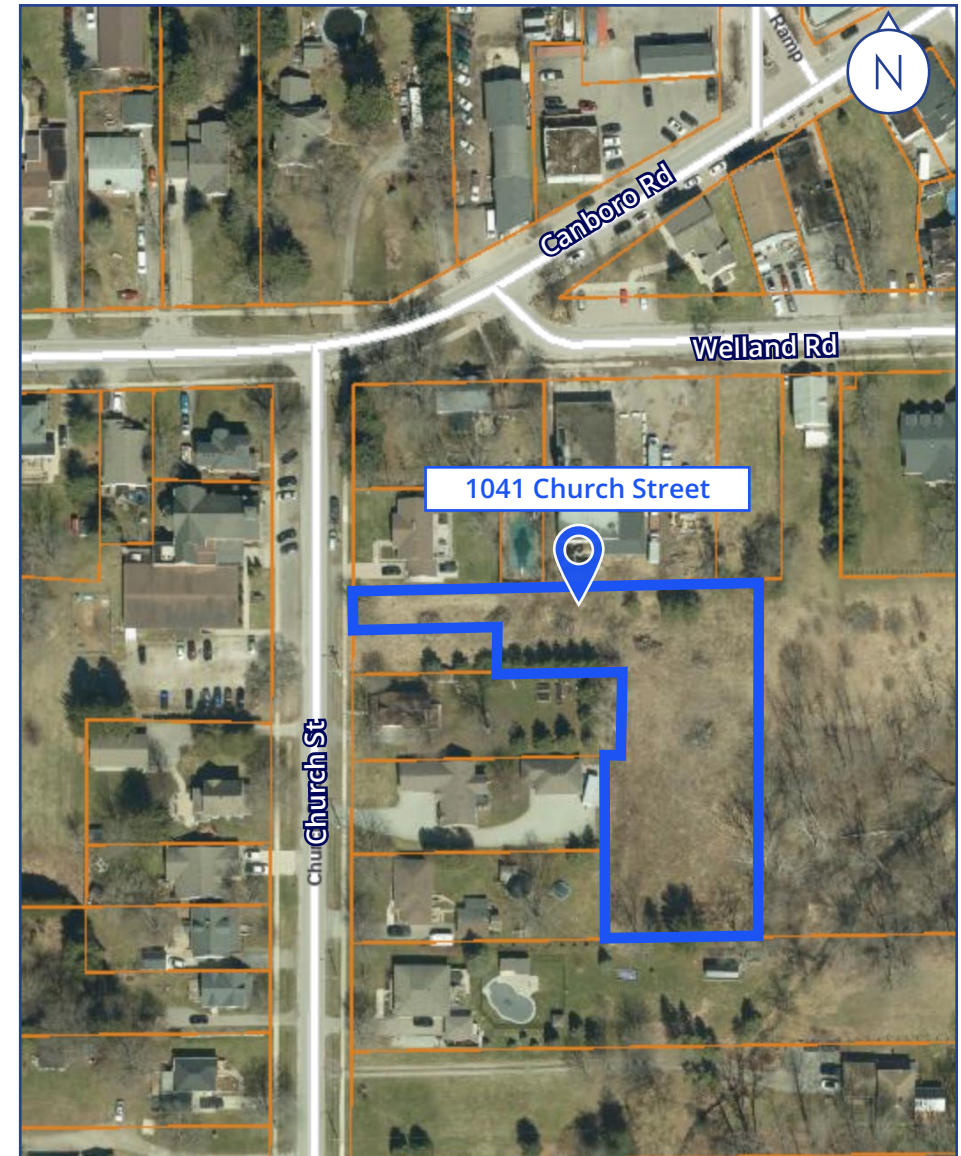
Lot Dimension Frontage: ±30.83 ft. | Depth: ±333.18 ft.

List Price \$925,000

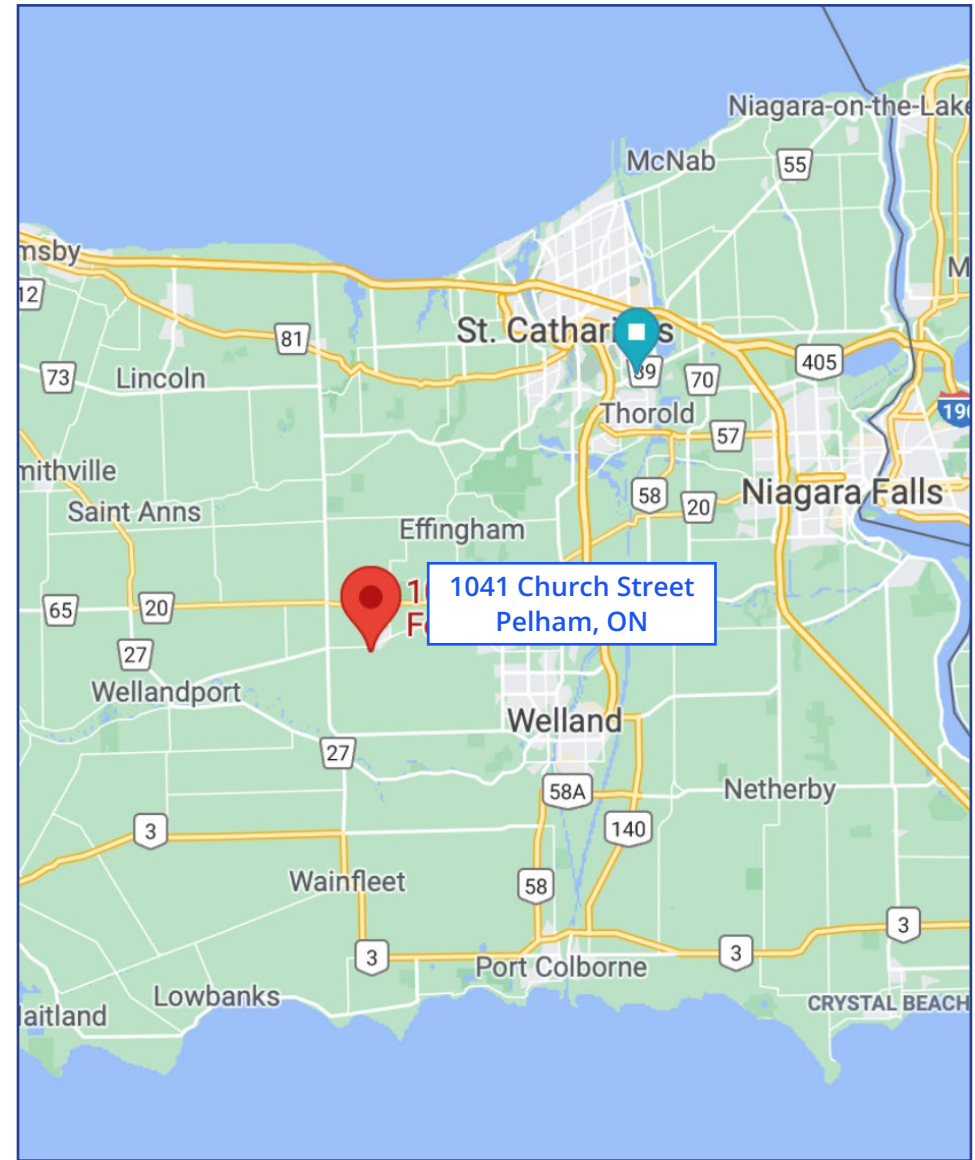
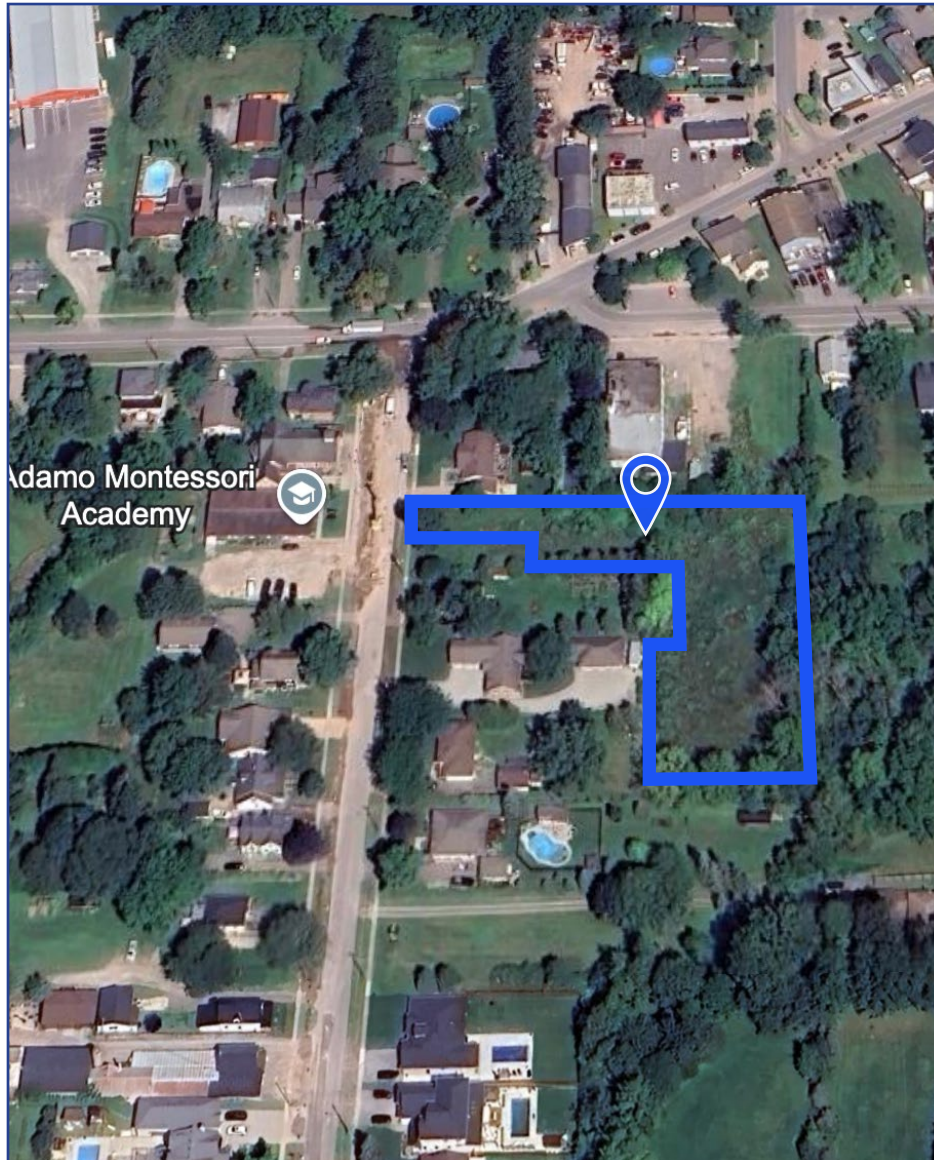
Taxes (2025) \$1,921.42

Zoning RM1-149

- Comments
- Rare infill development opportunity in the heart of Fenwick, Town of Pelham
 - Located within walking distance of the village's downtown core
 - Benefits from an approved Site Plan Agreement, ready to be signed, for an 18-unit low-rise apartment development.
 - Municipal services available at the lot line
 - The property offers an excellent opportunity to bring a new housing form to the Fenwick area
 - The Seller will consider a potential joint venture arrangement.



Property Overview



Approved Site Plan



1 WEST ELEVATION
A2.1 1:75



2 EAST ELEVATION
A2.1 1:75

C - SITE PLAN CONTROL 300PROJ2024
 D - SITE SUBMISSION 100PROJ2024
 A - CLIENT REVIEW 101FEB2023 NY
 Date: _____

PRELIMINARY
NOT FOR CONSTRUCTION. DESIGN SUBJECT TO CHANGE.

Client work drawings. Report any discrepancies to Quartek Group Inc. before proceeding.
 Changes made by the Architect and/or Engineer are the responsibility of the Architect and/or Engineer. All changes must be approved by the Architect and/or Engineer before being used for any construction.
 All construction must conform with the applicable Ontario Building Code and all applicable Ontario Regulations.
 All drawings are subject to change without notice. All drawings are provided under copyright and are not to be reproduced without the written consent of Quartek Group Inc. All drawings are provided under copyright and are not to be reproduced without the written consent of Quartek Group Inc.



Project Title
1039 CHURCH STREET DEVELOPMENT

Location
PELHAM, ON

ELEVATIONS

Client: JC
 Designer: NY

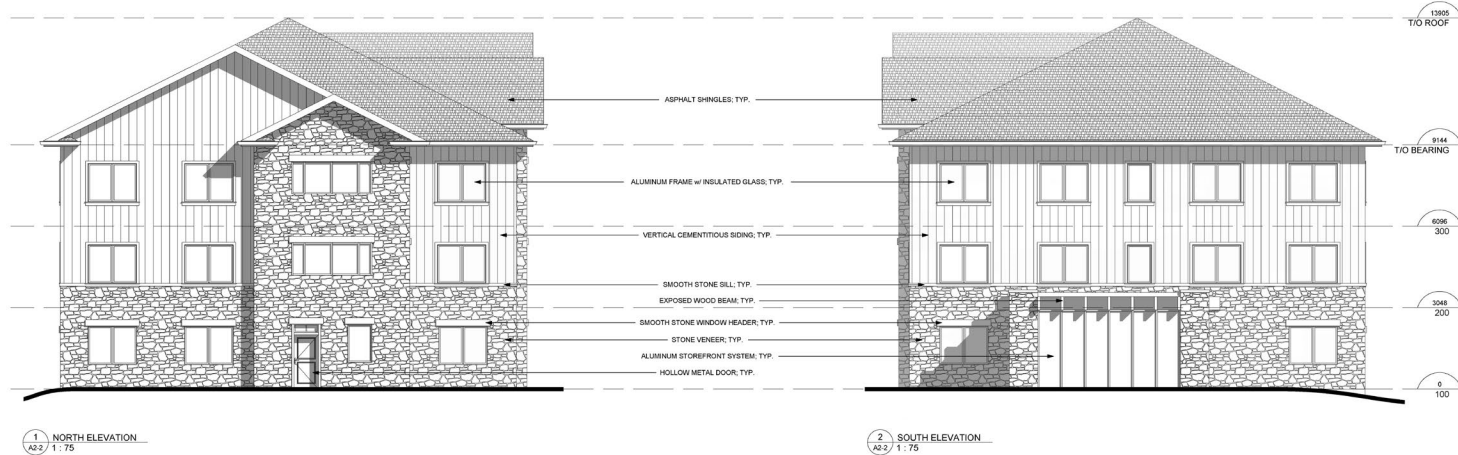
Scale: 1:75
 Date Created: 12/22/22

Job Number: 21151
 Issue: C

Drawing Number: **A2-1**

PROJECT: 1039 Church St Development
 PLOTTED ON: 2024-04-24 9:59:59 AM

Approved Site Plan



C - SITE PLAN CONTROL	2024/05/20	20"
D - SITE SUBMISSION	2024/05/20	100/000000
A - CLIENT REVIEW	2024/05/20	100/000000

PRELIMINARY

Client work drawings. Report any discrepancies to Quattek Group Inc. within 10 business days.

Changes made to drawings by the Architect and/or Engineer after the date of the last revision are the responsibility of the Architect and/or Engineer. Changes made after the date of the last revision are the responsibility of the Architect and/or Engineer. Changes made after the date of the last revision are the responsibility of the Architect and/or Engineer.

Quattek Group Inc. is not responsible for the accuracy of the information provided in this drawing. The user of this drawing is responsible for verifying the accuracy of the information provided in this drawing.

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+ Architects + Planners
 + Engineers + Project Managers
 + 3D Modeling
 88 - 11 St. Paul Street, Suite 101,
 St. Catharines, ON L9A 3A8
 www.quattekgroup.com

Project Title

1039 CHURCH STREET DEVELOPMENT

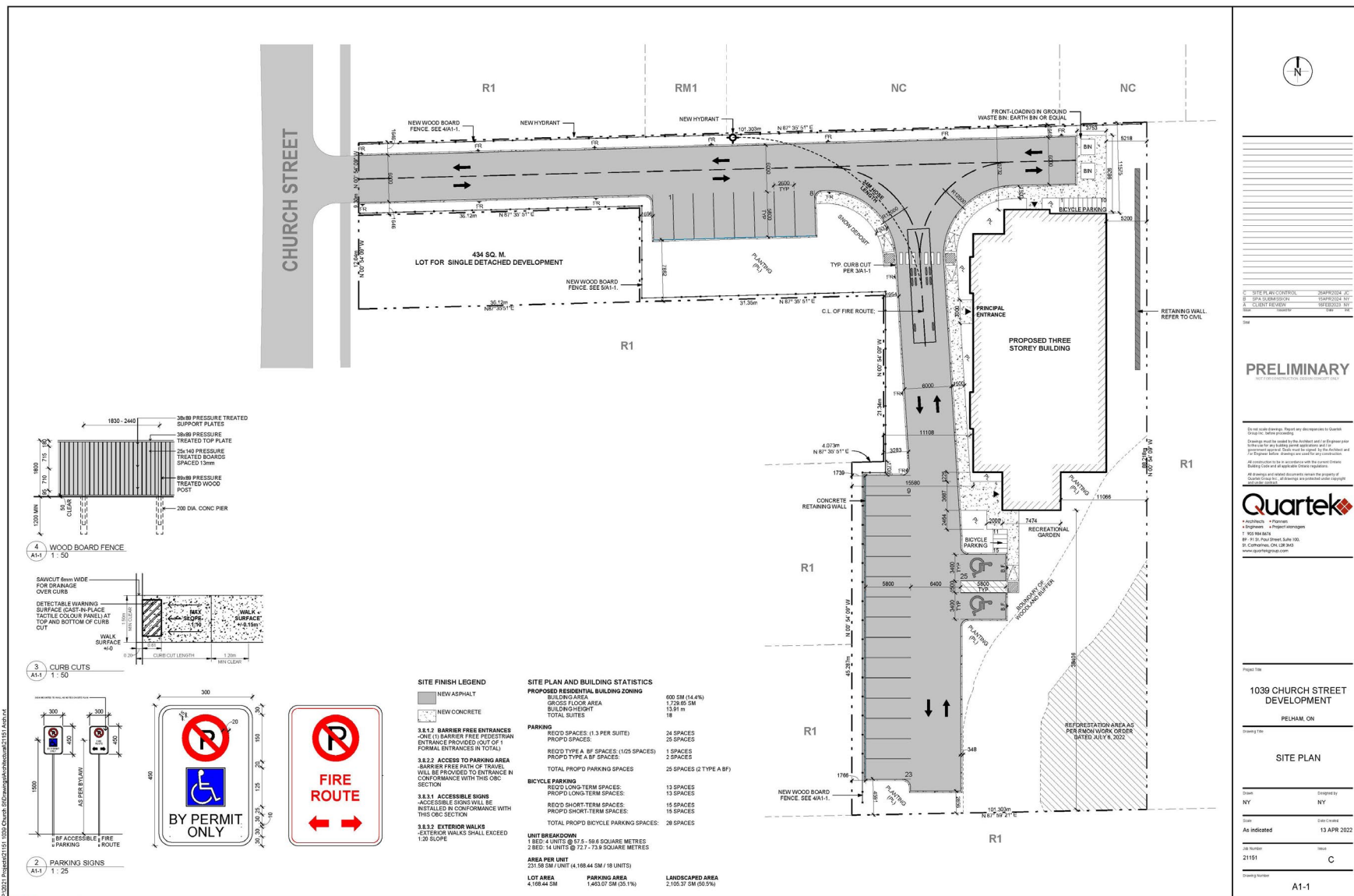
PELHAM, ON

ELEVATIONS

Client:	Designed by:
JC	NY
Scale:	Date Created:
1 : 75	12/22/22
Job Number:	Sheet:
21151	C
Drawing Number:	
A2-2	

PROJECT: 20240424 10:00:02 AM

Approved Site Plan



Property Zoning



EXPLANATION OF THE PURPOSE AND EFFECT OF ZONING BY-LAW AMENDMENT (BY-LAW NO. 55 (2023))

ZONING BY-LAW AMENDMENT - BY-LAW 55 (2023) rezones the property from the Residential One (R1) zone to the site-specific Residential One-148 (R1-148), site-specific Residential Multiple One - 149 (RM1-149) and Environmental Protection One (EP1) zone. The zoning change will allow for the development of a single detached dwelling along the Church Street frontage, a 3 storey, 18-unit apartment dwelling to the rear of the site and recognize the location of the woodland and the associated buffer as shown on the conceptual site plan.



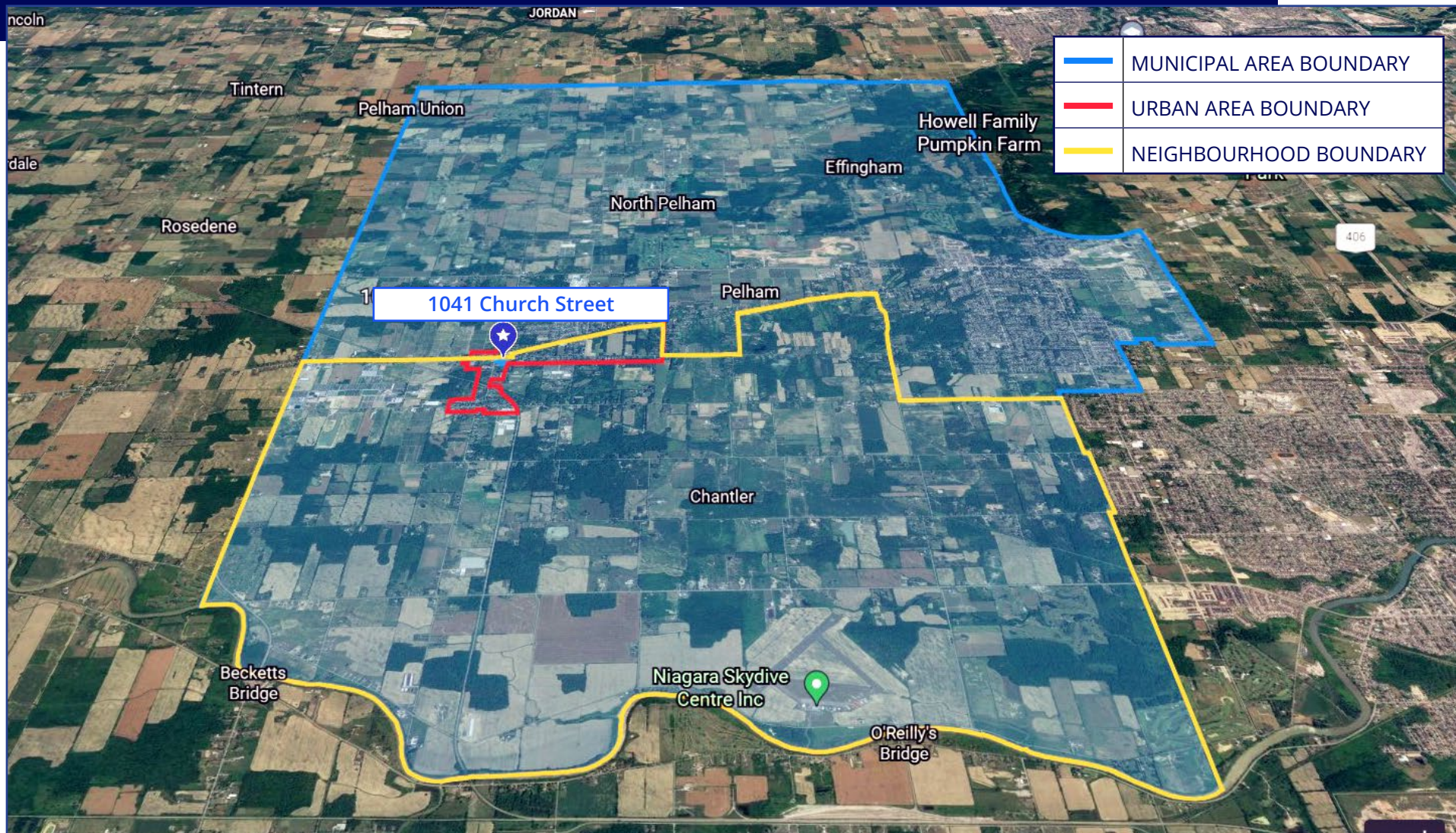
RESIDENTIAL LAND DEVELOPMENT

1041 CHURCH STREET, PELHAM, ON

- ±1.03 Acres Vacant Residential Land
- Minutes Away To Highway 20 Access

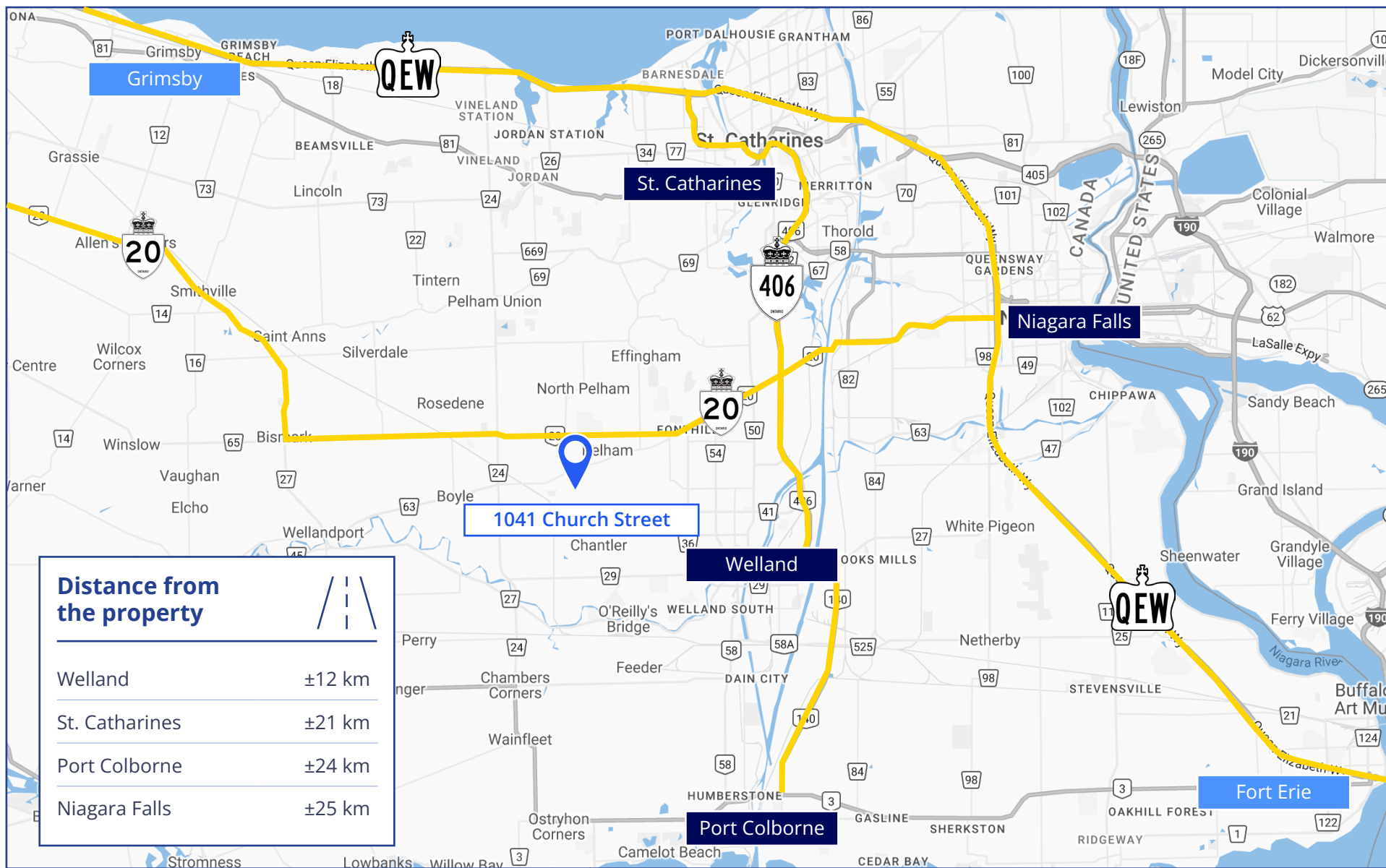


Approved Site Plan For 18 Units Low-Rise Apartment

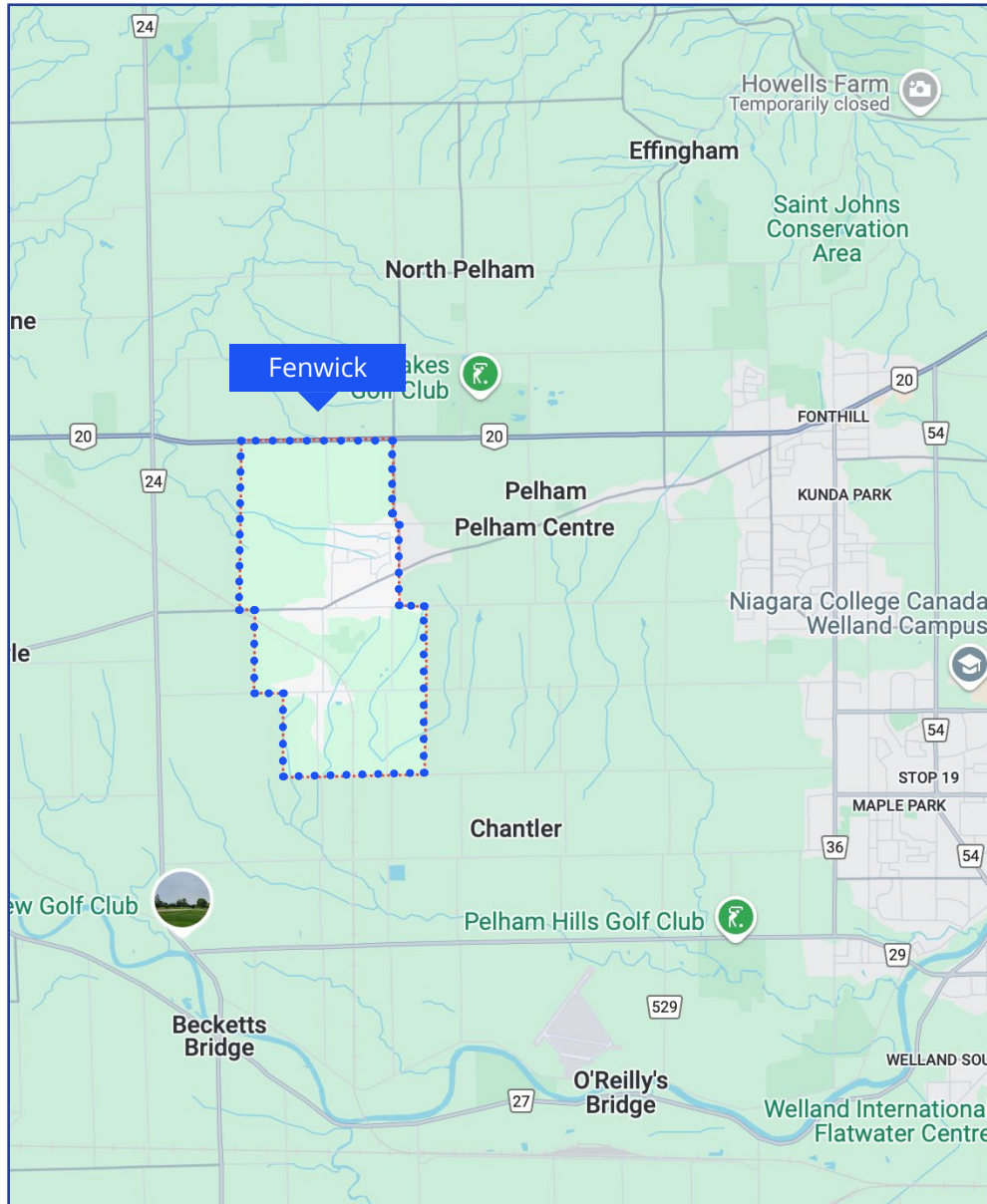


Location Overview

Colliers



Market Overview

Source: https://www.pelham.ca/en/business-and-development/resources/Documents/Planning_OfficialPlan/Official-Plan.pdf

ABOUT TOWN OF PELHAM, ON

Pelham is a town located in the centre of Niagara Region in Ontario, Canada. The town's southern boundary is formed by the Welland River, a meandering waterway that flows into the Niagara River. To the west is the township of West Lincoln, to the east the city of Welland and the city of Thorold, and to the north the city of St. Catharines and the town of Lincoln. North Pelham contains the picturesque Short Hills. Two important creeks have their headwaters within Pelham; Coyle Creek, which flows south into the Welland River, and Twelve Mile creek, a spring-fed stream that flows north into Lake Ontario.

The Town has a number of significant environmental and topographical features that contribute to the 'sense of place' felt by many of the Town's residents. These features include, the Niagara Escarpment, rivers and streams, smaller woodlots and wetland areas that support diverse wildlife and plant communities.

FENWICK SETTLEMENT AREA

The Subject Lands are designated **Urban Living Area** are the site of existing and planned residential development and complementary uses on full municipal services, or planned to be connected to full municipal services all within the urban boundaries of the Fonthill and Fenwick Settlement Areas.

The **Built-Up Area** are those lands within the Urban Area Boundaries of Fenwick and Fonthill that have been developed into urban uses or have been committed to urban development through recent planning approvals. This area was also delineated by the Province of Ontario in accordance with the Growth Plan for the Greater Golden Horseshoe. In Fonthill and Fenwick the Built-Up Area represents about two thirds of all of the land located within the Urban Area Boundary. Both Fonthill and Fenwick have major secondary plans or urban expansion areas located outside of the Built Boundary. The boundary of the Built-Up Area is referred to as a Built Boundary.

\$5.6B

Annual revenue

2B

Square feet managed

24,000

professionals

\$108B

Assets under management

70

Countries we operate in

44,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2026

VIEW ONLINE 

collierscanada.com/niagara

About Colliers

Colliers (NASDAQ, TSX: CIGI) is a global diversified professional services and investment management company operating through three industry-leading businesses: Commercial Real Estate, Engineering, and Investment Management. With greater than a 30-year track record of consistent growth and strong recurring cash flows, we scale complementary, high-value businesses that provide essential services across the full asset lifecycle. Our unique partnership philosophy empowers exceptional leaders, preserves our entrepreneurial culture, and ensures meaningful inside ownership — driving strong alignment and sustained value creation for our shareholders. With \$5.6 billion in annual revenues, 24,000 professionals, and \$108 billion in assets under management, Colliers is committed to accelerating the success of our clients, investors, and people worldwide.

Learn more at corporate.colliers.com

CONTACT:

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