

 Fenwick Property, Pelham, ON

# Residential Development Land Secondary Plan Approved for 67 Units

LIST PRICE:

# \$11,900,000



**VTB AVAILABLE**

CONTACT:

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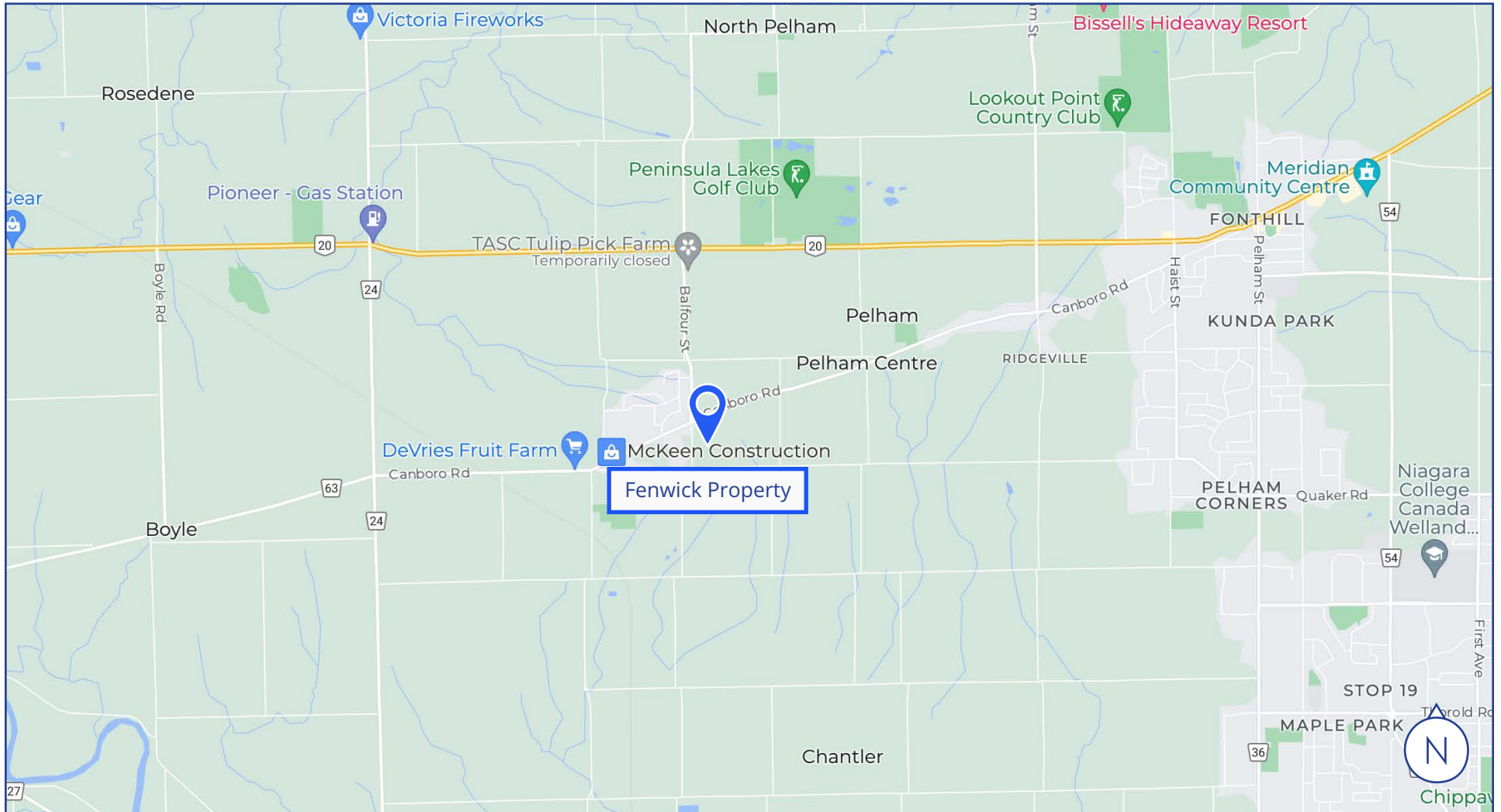


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Accelerating success.

# Executive Summary

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Excellent residential development opportunity. Within walking distance of the quaint village of Fenwick, where you will find a beautiful community park with sports fields, tennis courts, children's water park, churches and restaurants. Within walking distance of local schools as well.

This plan includes 36 single family lots and 31 street towns. An additional 5 acres of property is included to be used as the retention pond, shared with 2 other developers.

[Reports and studies have been completed.](#)

# Property Overview

Fenwick Property | Pelham | ON



# Investment Highlights



Located inside Urban Living Area / Built Boundary Fenwick Settlement Area Official Plan



Great opportunities for residential development



Population expansion and urban development in Fenwick



Convenient access to all amenities and highway

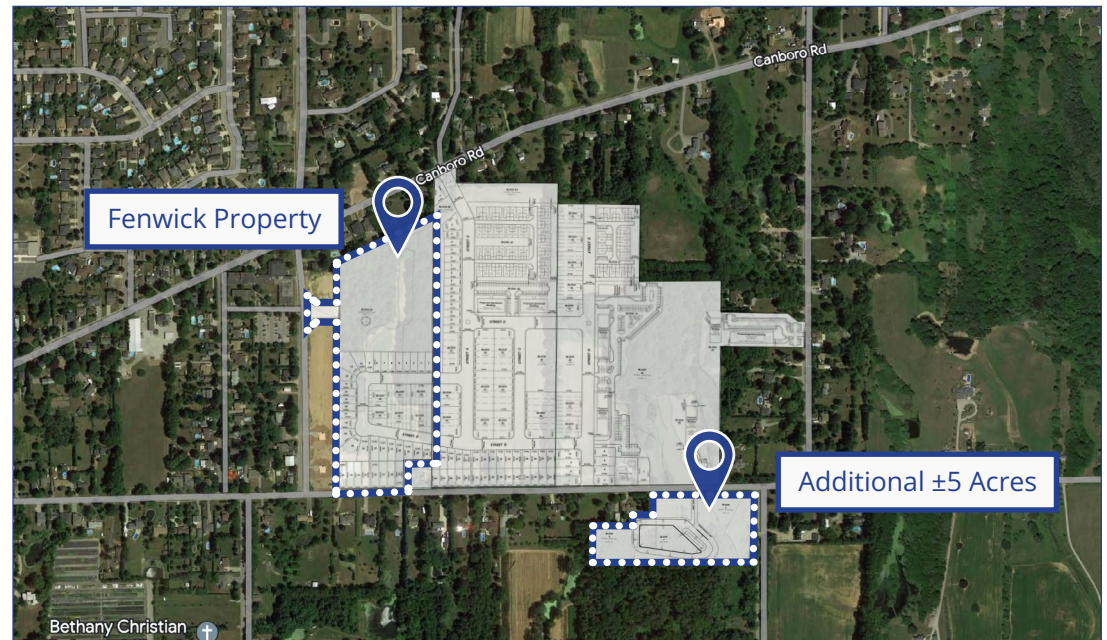
## Overview

Excellent Opportunities for purchasing an exclusive land investment opportunity in Fenwick Ontario. This piece of land offers a prime location attracting residents seeking for a quiet neighbourhood surrounded by all amenities. Strategically situated in a growing area with a quick and easy major roadways access.

Vendor Take Back Available

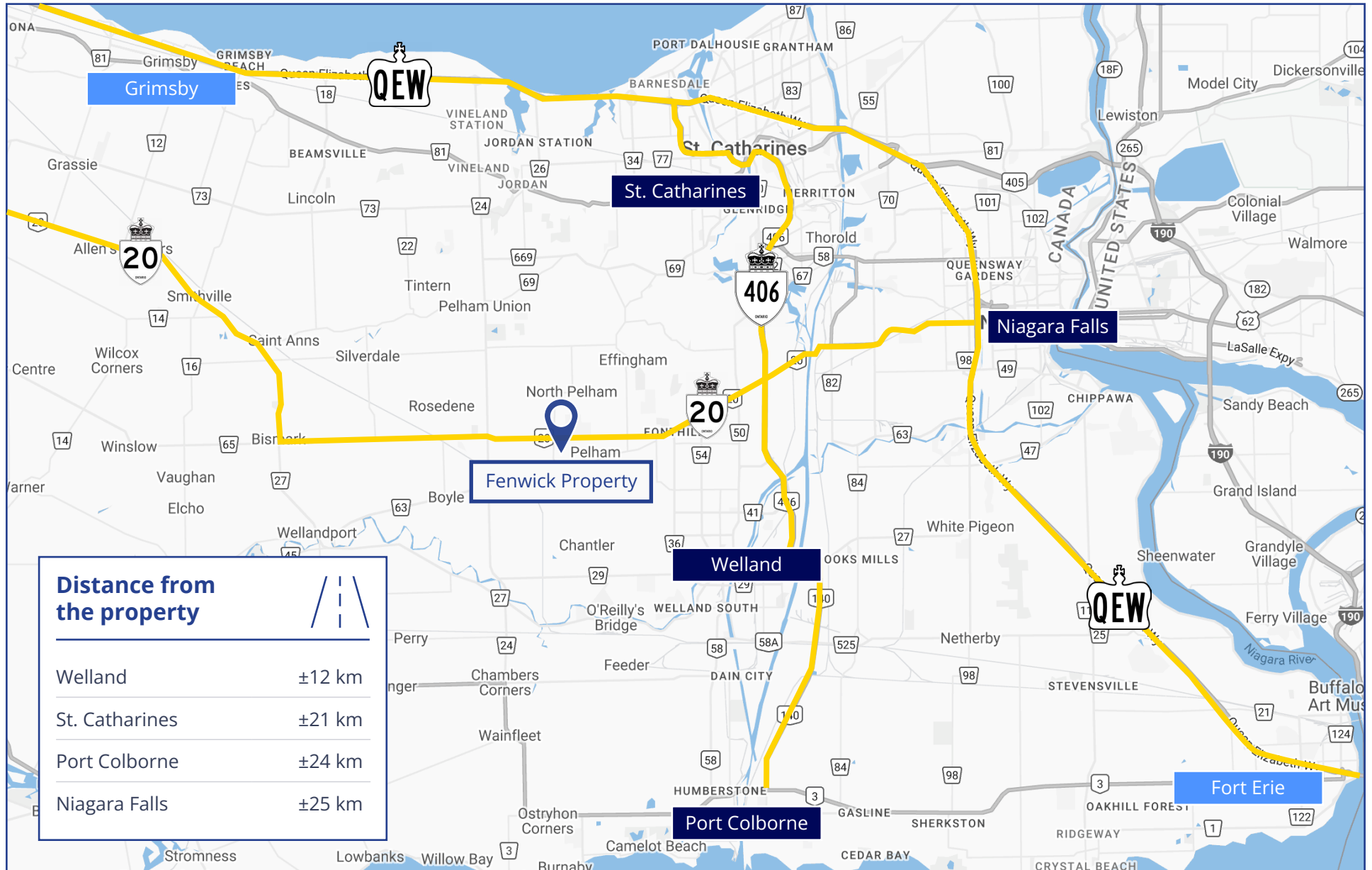
# Property Details

Location	North of Welland Road, East of Balfour Street
Legal Description	PT LT 13 CON 9 PELHAM AS IN SN511303 TOWN OF PELHAM — (Legal Description to be verified)
PIN / ARN	640310484 / 273201001416811
Lot Size	±14.824 Acres (±645,715.60)
List Price	\$11,900,000
Zoning	EP1 - Environmental Protection 1 OS - Open Space RD - Residential Development



# Location Overview

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# Investment Potential

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01

## Residential Development

Fenwick is experiencing significant population growth, attracting residents seeking an urban and rural living. The property offers an excellent opportunity for the development of a residential community. Key factors include:

### Population Growth:

Pelham population is steadily increasing, creating a strong demand for housing.

### Proximity to Amenities:

Located near schools, parks, and shopping centre the property is perfectly positioned for residential development.

### Access to Major Roadways:

Convenient access to highway 20 which is direct to highway 406 and QEW Highway.

02

## Development Plan

In addition to residential development, The new Official Plan in Pelham assumes that the quality of life now enjoyed by the Town's residents can be maintained and enhanced if the Town's distinct urban and rural character is maintained and enhanced:

### Fenwick Settlement Area:

Ensuring the subject lands are developed in an orderly fashion and in a manner which conforms to the Provincial Growth Plan and is complementary to the settlement of Fenwick.

### Urban Living Area:

Lands designated Urban Living Area is complementary uses on full municipal services, or planned to be connected to full municipal services all within the urban boundaries of the Fenwick Settlement Areas.

03

## Prime Location

The property's location is a strategic asset for investors, developers, and residents:

### Downtown Fenwick:

Enjoy the Town's unique character, diversity, civic identity, rural lifestyle and heritage features in a way that has a positive impact on the quality of life and health

### Access to Major Landmarks:

Highway 20 is easily merge into many major highways direct into the city of Niagara Falls and St. Catharines

04

## Growth Potential

Pelham is an identifiable and preferred settlement area in the Region of Niagara. According to Regional growth projections, it is anticipated that the population of the Town will steadily increasing.

### Population Growth:

According to Regional growth studies, the Town of Pelham is projected to accommodate about 7,600 new residents during the 25 years between 2006 and 2031.

### Employment Forecast:

Regional growth allocations project future employment growth for the Town of Pelham by the year 2031 is 5,740 jobs

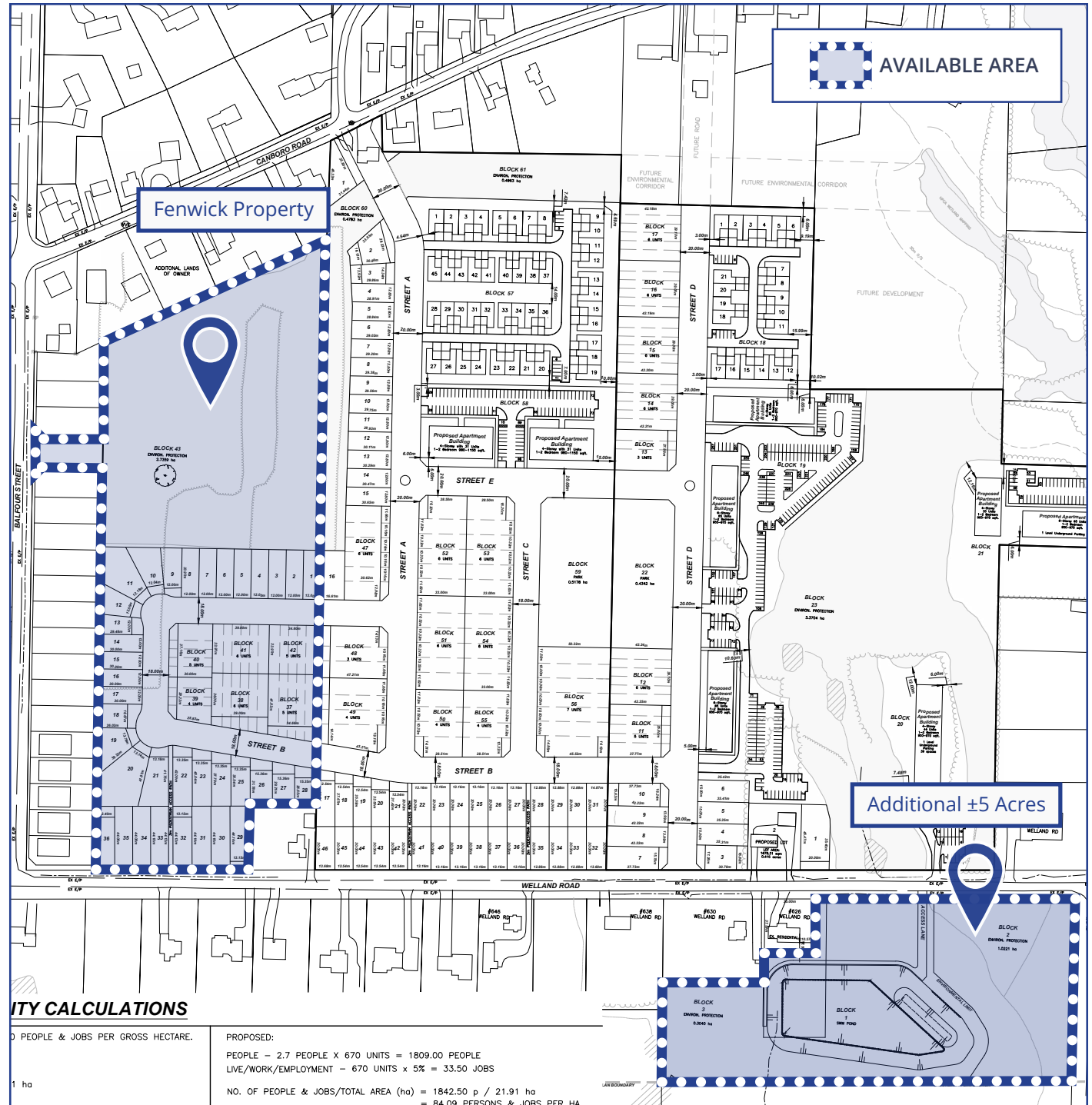
# Property Site Plan

Secondary Plan Approved for 67 Units



# Property Site Plan

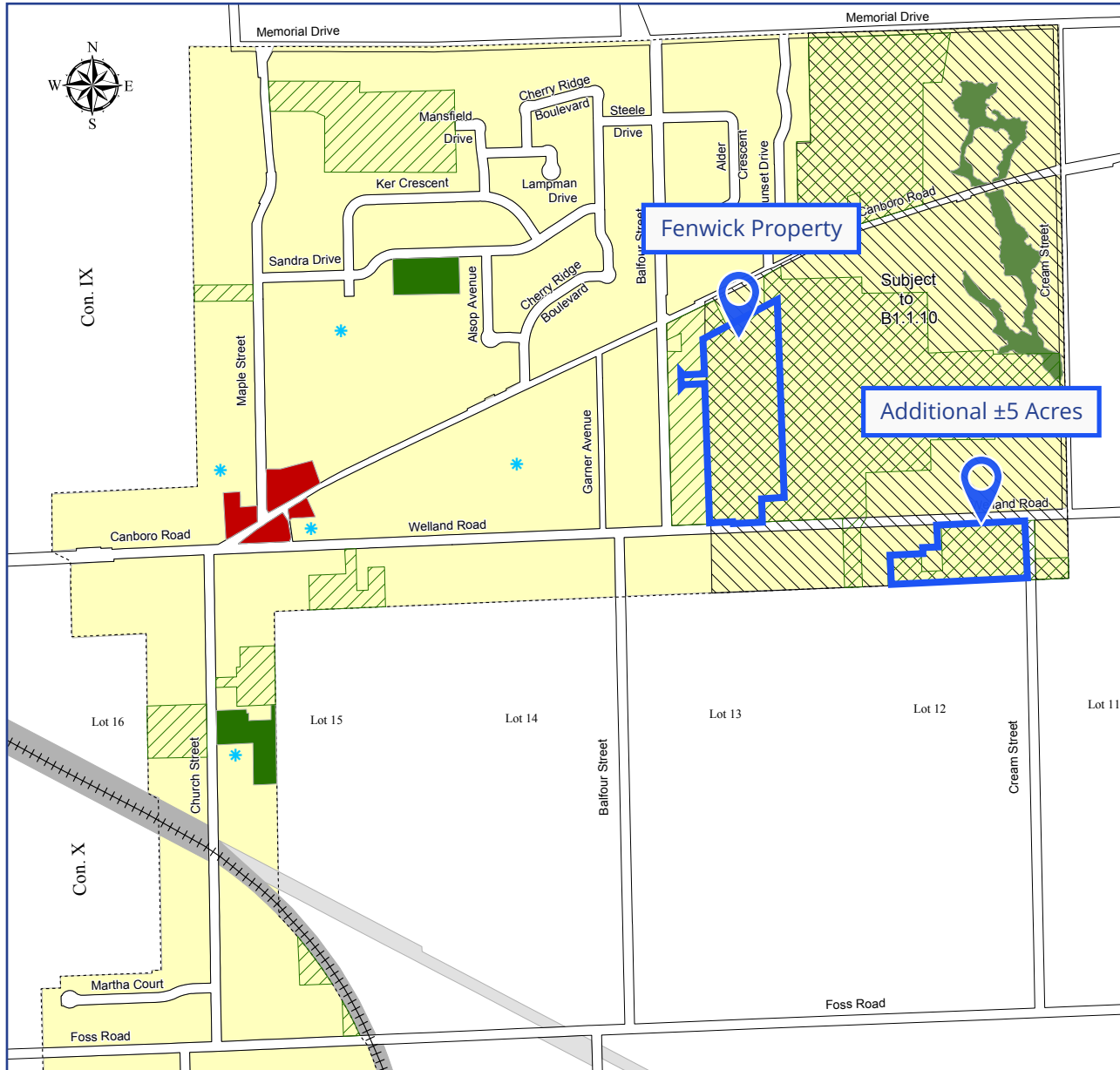
Fenwick Property  
Pelham | ON





# Property Official Plan

Fenwick Property | Pelham | ON



## 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.

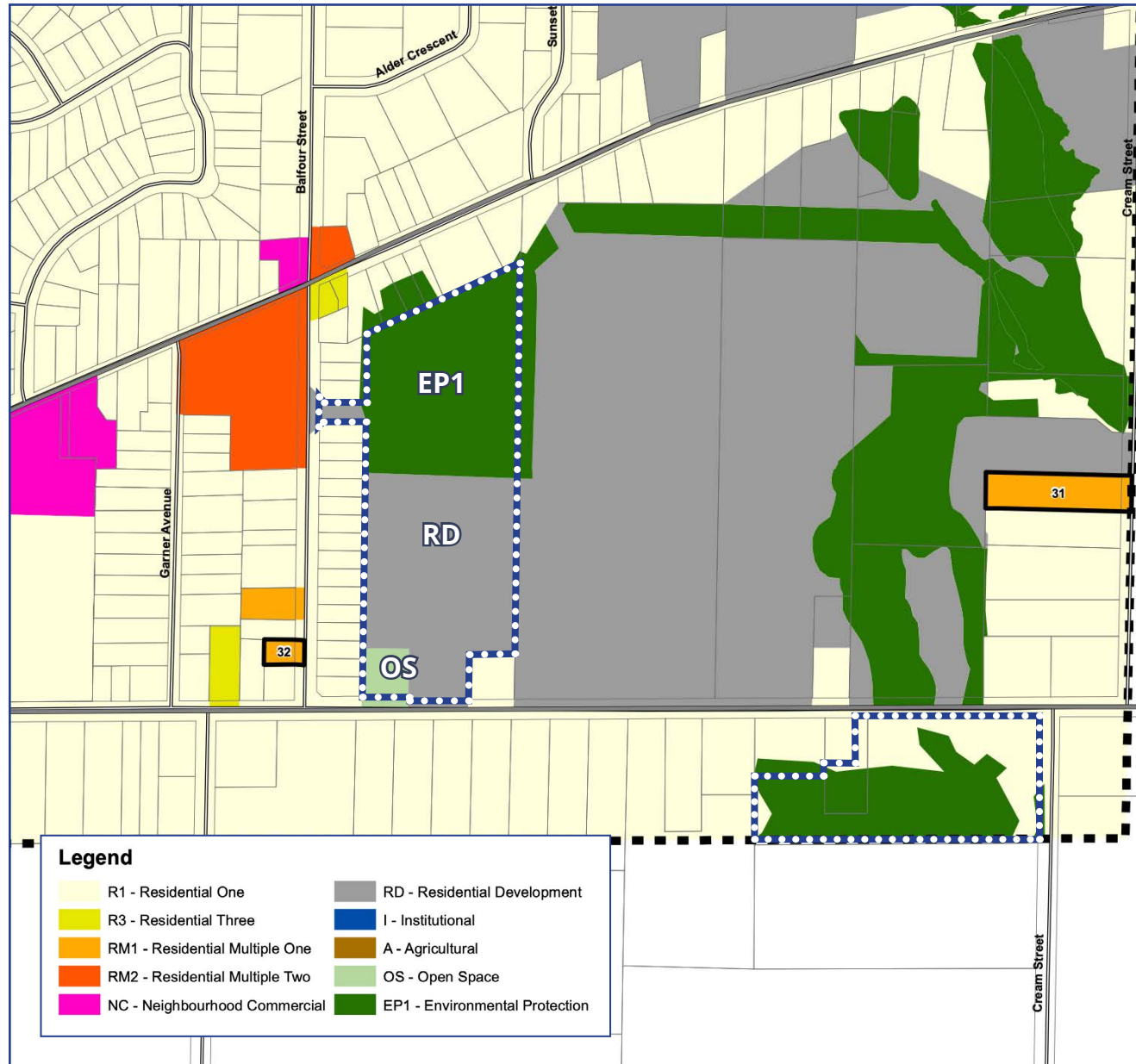
The **Built-Up Area** are those lands within the Urban Area Boundaries of Fenwick and Fonthill that have been developed into urban uses or have been committed to urban development through recent planning approvals. This area was also delineated by the Province of Ontario in accordance with the Growth 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.

### Legend

- \* Potential Intensification Area
- +++++ Canadian Pacific Railway
- Red Square Downtown
- Green Square Open Space
- Dark Green Square Environmental Protection Three (EP3)
- Green Hatched Square Greenfield Overlay
- Grey Square Former CPR Railway Land- Municipal owned
- Dark Grey Square Canadian Pacific Railway Land
- Yellow Square Urban Living Area / Built Boundary
- Dashed Line Urban Settlement

# Property Zoning

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## EP1 - Environmental Protection 1

### Permitted Uses

- Conservation uses and flood control; Existing uses;
- Linear infrastructure;
- Passive recreational trails and facilities; and Wildlife management uses

## OS - Open Space

### Permitted Uses

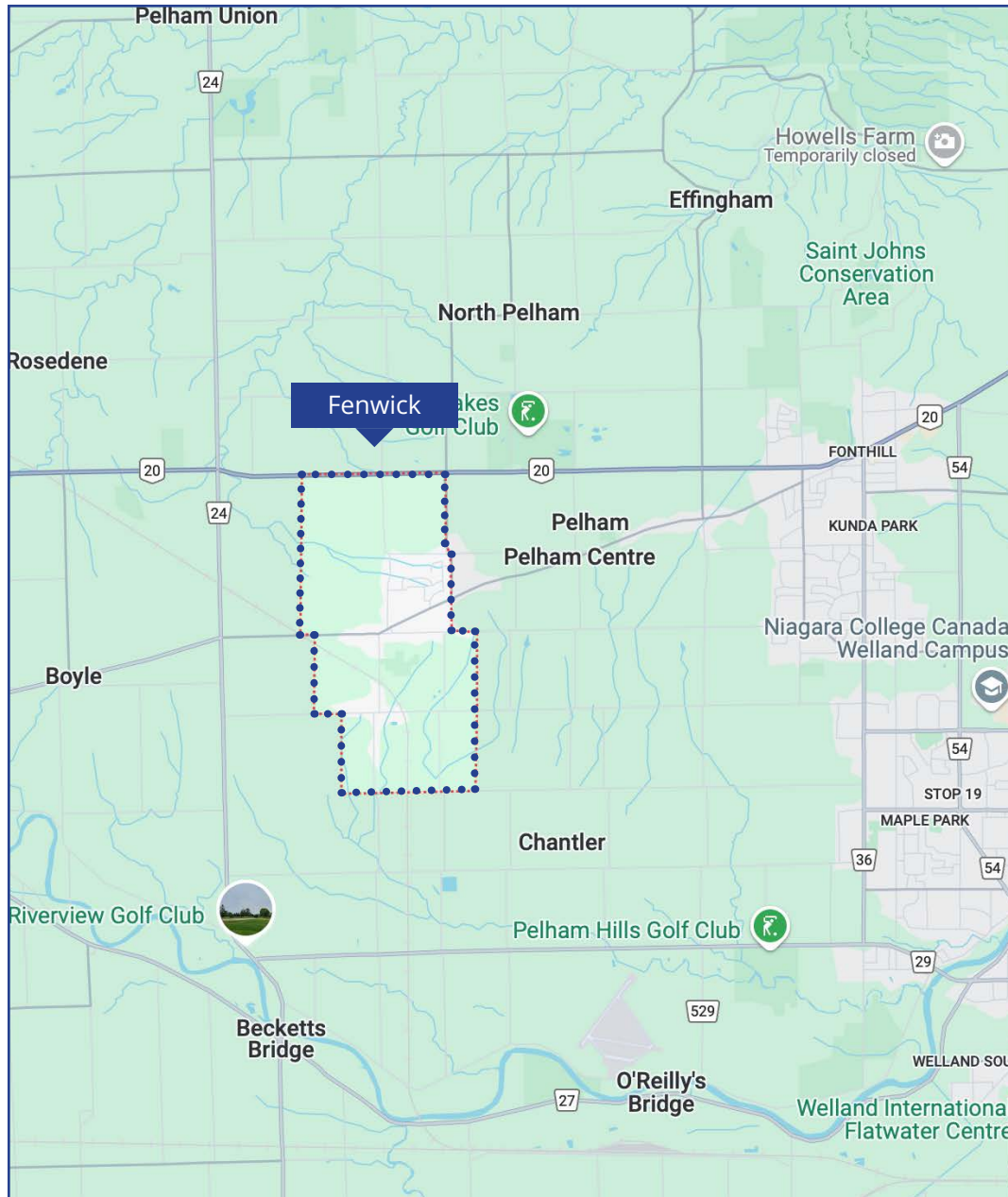
- Conservation and forestry uses;
- Existing cemeteries;
- Municipal, government or public use;
- Park, private;
- Park, public; and
- Uses, buildings and structures accessory to the foregoing uses

## RD - Residential Development

### Permitted Uses

- Existing single detached dwelling;
- Uses, buildings and structures accessory to the foregoing uses; and
- Uses existing at the date of passing of the By-law.

# Market Overview



## 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.

Source: [https://www.pelham.ca/en/business-and-development/resources/Documents/Planning\\_OfficialPlan/Official-Plan.pdf](https://www.pelham.ca/en/business-and-development/resources/Documents/Planning_OfficialPlan/Official-Plan.pdf)

# Invest **with Confidence**

Colliers

Colliers International Niagara Ltd. invites investors and developers to explore this exceptional land investment opportunity in Fenwick, Ontario. The property's versatility, prime location, and growth potential make it an attractive proposition for those seeking a secure and profitable real estate investment.

*Discover the potential of Fenwick, Town of Pelham, and secure your investment in the future.*



**For inquiries and additional information, please contact:**

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*Disclaimer: This brochure is intended for informational purposes only. Actual details may vary, and all potential investors and developers are encouraged to conduct due diligence before making investment decisions.\**



\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024*

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