



Trafalgar Rd

10th Sd Rd

Parkette
0.4ha

Mixed Use
Gateway
1.7ha

FOR SALE

13043 & 13089 10th Side Rd, Georgetown

1.05 AC MIXED-USE GATEWAY LAND



ROYAL LEPAGE®

COMMERCIAL™

LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

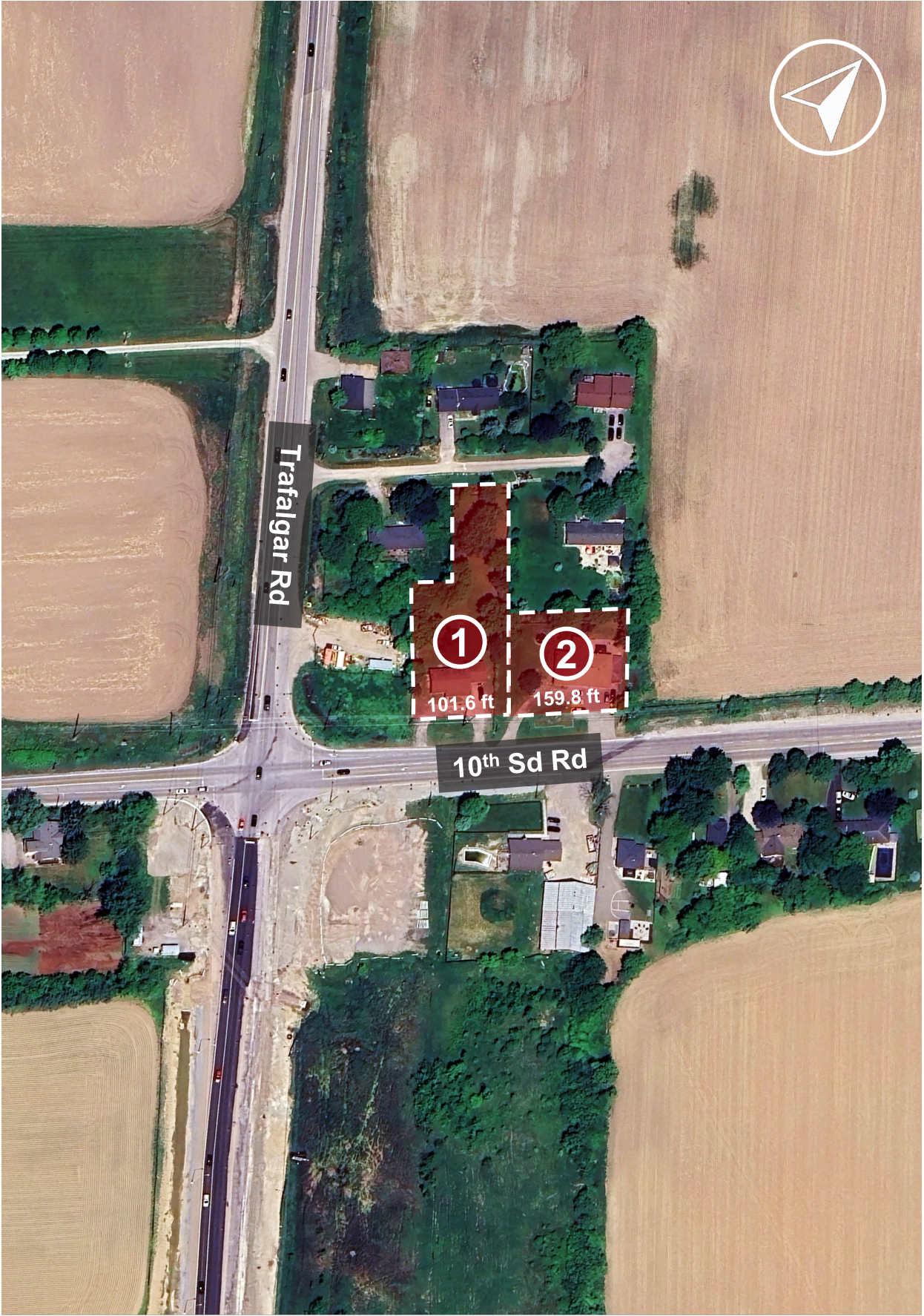
Development Highlights: 13043 & 13089 10th Side Road

- **Strategic Land Assembly:** Prime location within the **Vision Georgetown Secondary Plan**, a 1,000-acre community expansion for 20,000+ residents.
- **Mixed-Use Gateway:** Strategically located in the Northeast corner of 10th Sd Rd & Trafalgar Rd, this designation supports integrated medium-density residential and commercial development.
- **Regional Synergy:** Neighboring corner parcel owned by Halton Region (Trafalgar & 10th Side Rd) is expected for sale in **2028/2029** following Regional road widening.
- **Infrastructure Growth:** Capitalizes on **Trafalgar Road expansion** (4–6 lanes), improving access to Hwy 401, 407 ETR, and GO Transit.
- **Transitioning Status:** Zoning moving from RCR1 to approved **OPA 32** high/medium-density permissions for immediate development potential.
- **Hospital Proximity:** Within 1.3km of the proposed Georgetown Hospital.

Full Address	13043 10 th Side Road, Georgetown, ON
Lot Size	0.59 AC
Frontage	101.6 ft.
Secondary Plan	Vision Georgetown Secondary Plan
OP Designation	Mixed Use Gateway
Zoning	RCR1 – Residential Commercial
Current Use	Residential
Servicing (W&WW)	Well & Septic



Full Address	13089 10 th Side Road, Georgetown, ON
Lot Size	0.44 AC
Frontage	159.8 ft
Secondary Plan	Vision Georgetown Secondary Plan
OP Designation	Mixed Use Gateway
Zoning	RCR1 – Residential Commercial
Current Use	Residential
Servicing (W&WW)	Well & Septic

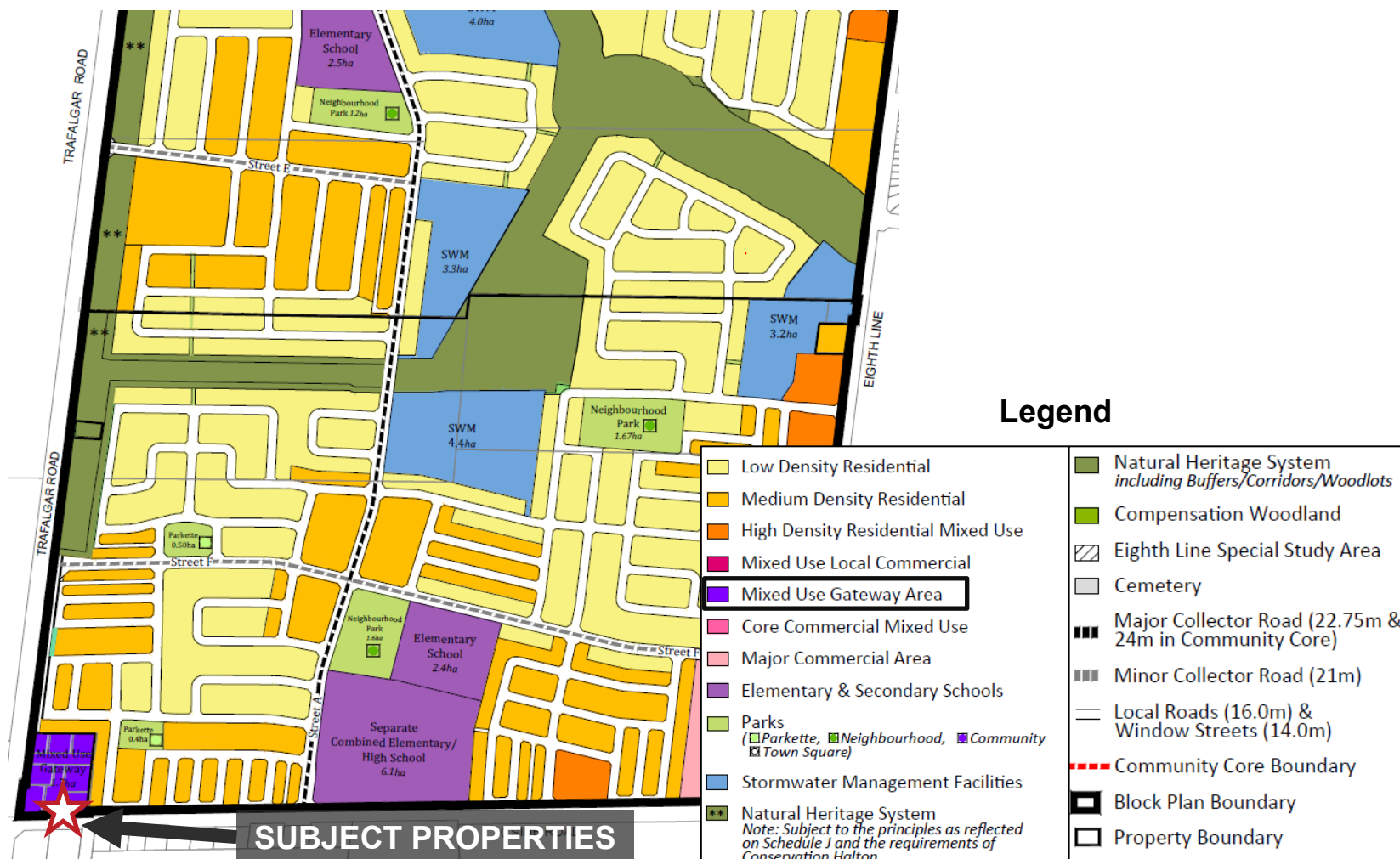


SECONDARY PLAN

Vision Georgetown

Currently Designated Mixed-Use Gateway

- Designed as **high-profile gateway district** at key entrances to Georgetown, creating a strong first impression and community identity
- Promotes **compact, efficient land use and strategic intensification** along major arterial roads
- Supports a **broad mix of uses** including retail, office, institutional, hospitality, and medium- to high-density residential
- Encourages **employment-generating development** integrated with housing and commercial activity
- Emphasizes **transit-supportive, walkable, and pedestrian-oriented urban form**



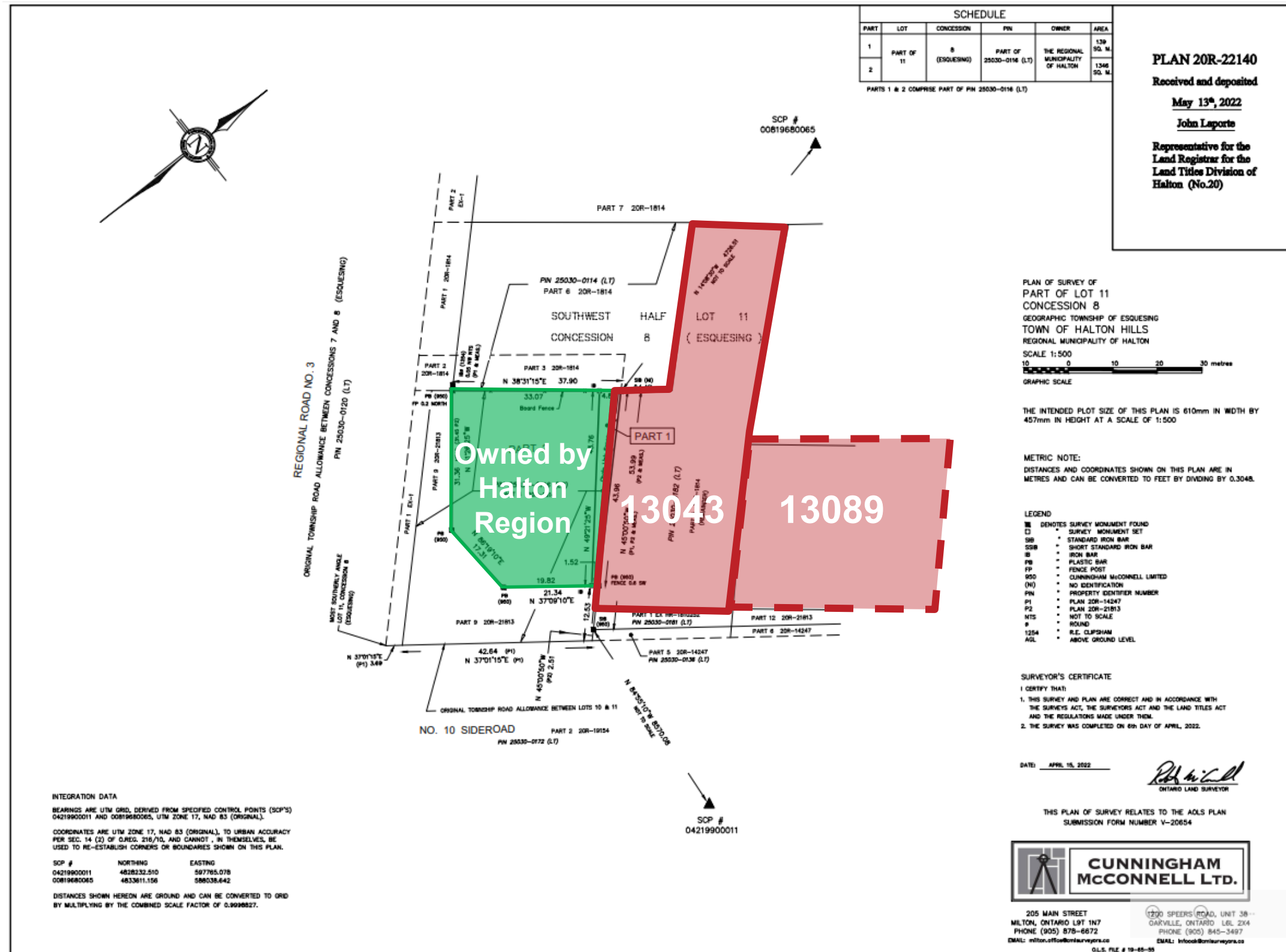
Halton Healthcare – Georgetown Hospital

- The land donated for Halton Healthcare's Georgetown Hospital is within the Urban Area, located **1.3 km** south of the subject properties.
- The hospital is currently in Stage 1 of development.



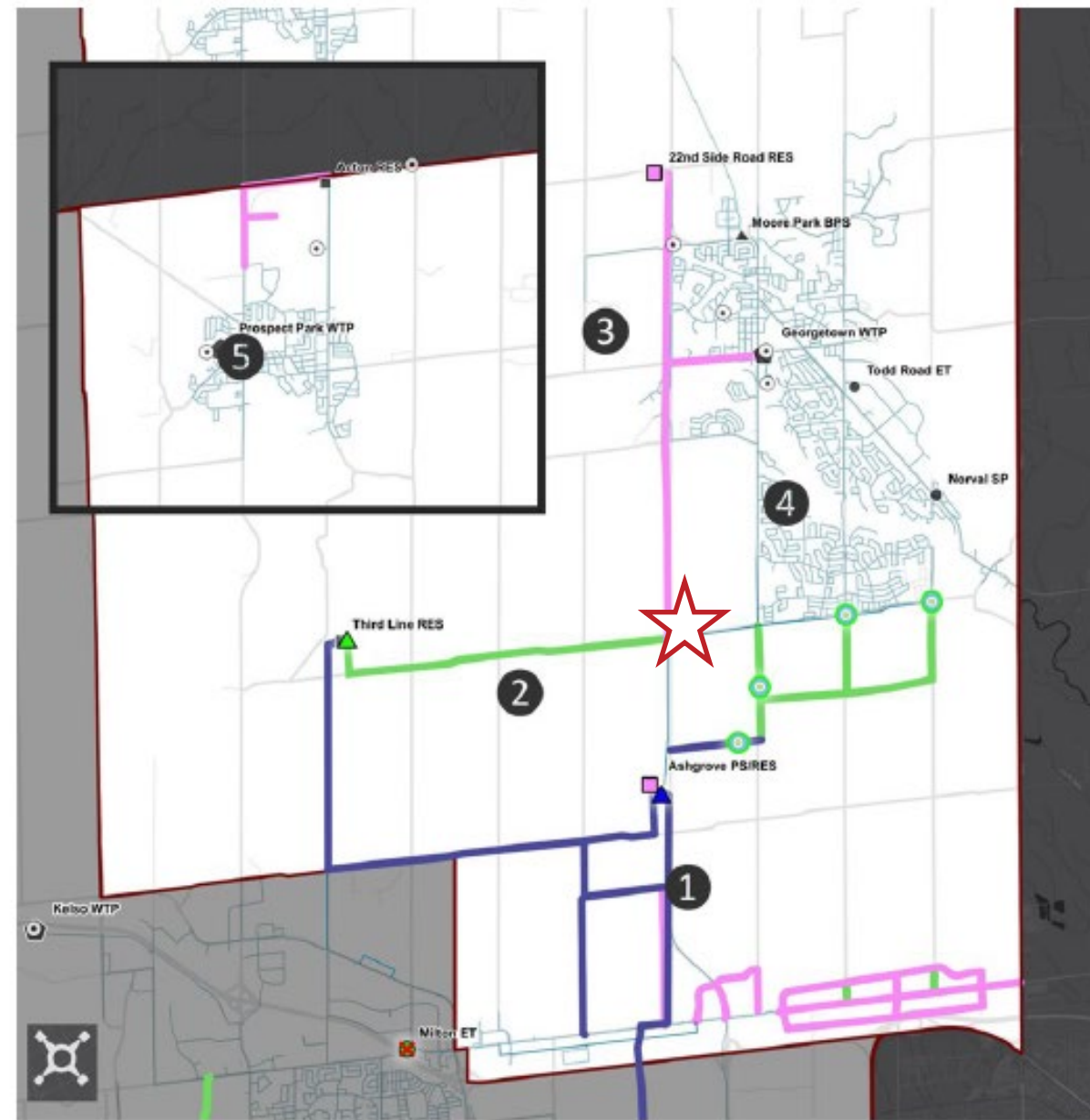
PROPERTY DETAILS

Reference Plan



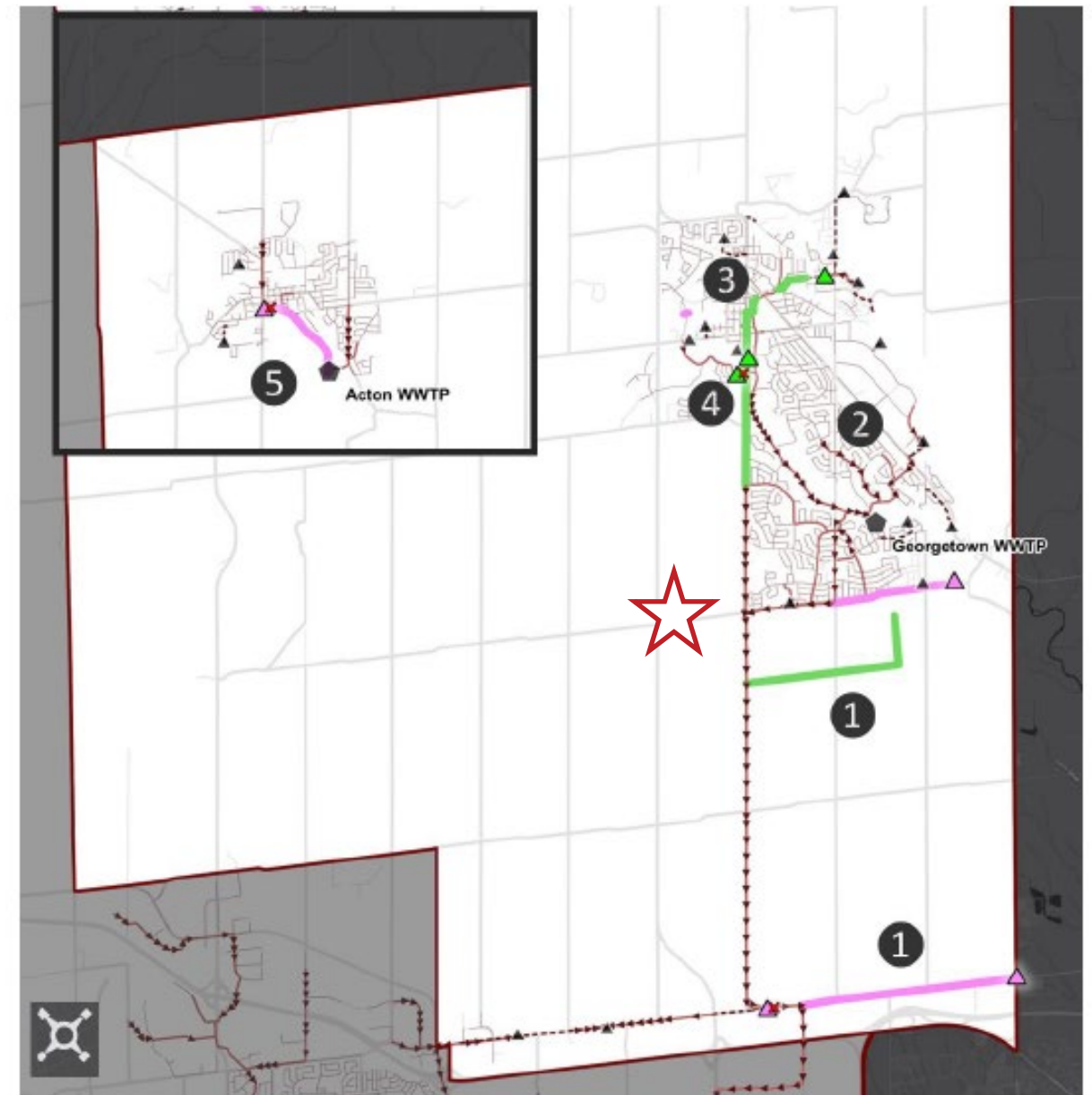
SERVICES

WATER



- | New Infrastructure | Existing Infrastructure |
|--|---|
| — 2023 Allocation Program | ■ Water Treatment Plant (WTP) |
| — Projects to 2041 | ▲ Pumping Station (PS) |
| — Projects to 2051 | ■ Reservoir (RES) |
| ✕ Decommissioned | ● Elevated Tank (ET) / Standpipe (SP) |
| ○ PRV Projects | ⊙ Well |
| | — Existing Water Main |

WASTEWATER



- | New Infrastructure | Existing Infrastructure |
|--|---|
| — 2023 Allocation Program | ■ Wastewater Treatment Plant (WWTP) |
| — Projects to 2041 | ▲ Wastewater Pumping Station (WWPS) |
| — Projects to 2051 | ■ Biosolids Management (BM) |
| ✕ Decommissioned | --- Force mains |
| | — Trunk Sewers |
| | — Sewers |

THE OFFERING PROCESS

ADDITIONAL INFORMATION

The Designated Representatives from the Land & Investment Group Team of Royal LePage Real Estate Services Ltd. Brokerage have been retained by the vendor as the exclusive advisors to seek offers for the Disposition of 13043 & 13089 10th Side Rd, in Georgetown.

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 Ed Penwarden, Arash Fatemi or Renato Viele.

Royal LePage Real Estate Services Ltd.

4101 Yonge St, Suite 502 Toronto, ON M2P 1N6

55 St. Clair Ave W, Toronto, ON M4V 2Y7



LEAD ADVISORS

Ed Penwarden, CFA**

Commercial Sales & Investment
Cell: 416.318.9841
epenwarden@land-investmentgroup.ca

Renato (Ron) Viele*

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

Arash Fatemi*

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



*Com. Broker

**Sales Representative