



ECONOMIC
DEVELOPMENT
OPPORTUNITY PACKAGE

GODERICH
Canada's Prettiest Town

July 28, 2025

The Town of Goderich is a vibrant community, that is proud of its history of early development. The Canada Company's acquisition of the Huron Tract in 1826, and subsequent settlement of Goderich, marked the beginning of the Town's entrepreneurial journey.

While salt has been a dominant industry and major economic pillar in Goderich since the late 19th century, Goderich also saw diversification into many other areas of manufacturing, engine works, and other areas, showcasing a spirit of innovation.

Goderich's economy continues to be diverse, with manufacturing and industry remaining significant pillars alongside tourism, creative economy, retail, and healthcare.

The Town of Goderich is actively pursuing various economic development opportunities, focusing on business attraction and retention, workforce development, and strategic growth in key sectors like the Port and Goderich Regional Airport. The municipality emphasizes a welcoming, caring and collaborative approach, working closely with local organizations and industry leaders, the Goderich BIA, and the Huron Chamber of Commerce to leverage resources and promote the Town as a desirable place to live, work, and invest.

The Town is focussing on the following key areas:

1. Business Attraction and Retention:

- Goderich offers support to businesses through initiatives like the County of Huron's Supporting Local Toolkit and partnerships with organizations like the BIA and Chamber of Commerce.
- The Town is actively promoting its Community Improvement Plan to encourage private sector investment in the downtown area.
- A "gold standard" team approach to economic development ensures that potential investors receive comprehensive support and guidance from municipal officials and local economic development specialists generally within three (3) to five (5) business days.
- Goderich is working to attract and retain businesses by highlighting its affordable land prices, tax rates, amenities, and connected location.
- The Town also has plans in place for the development of a new 30-acre municipal industrial park (see attached East End of Mitchell Street Information Fact Sheet).

2. Workforce Development and Attraction:

- The Town is working to diversify its workforce by attracting and developing skilled labour.
- This includes initiatives like Job Fairs and consultation with local industry leaders to address workforce shortages and ensuring a skilled talent pool for local businesses.

3. Strategic Sector Development:

- **Port of Goderich:**

The Town is working to expand their footprint at the Port of Goderich for additional business and industrial opportunities.

- **Airport Development:**

Goderich is looking to expand the Goderich Regional Airport's scope to potentially host regional flights, attracting businesses and individuals who value convenient air travel.

- **Tourism Development:**

Goderich recognizes the importance of tourism and continuously works to promote its attractions and events.

4. Collaboration and Partnerships:

- Goderich actively collaborates with Huron County and local organizations to leverage resources, and advocate for funding and support from provincial and federal governments.
- The Town is working with the Goderich BIA and Huron Chamber of Commerce to create a consistently branded message and encourage cross-promotion of local businesses.

5. Addressing Housing Needs:

- Goderich has identified three Town-owned properties as locations for affordable rental housing.
- As of July 2025, Goderich has granted site plan approvals for approximately 328 units, the majority of these in high density apartment buildings.

By focusing on these key areas, Goderich aims to create a thriving and sustainable local economy that benefits both residents and businesses.

I extend an invitation for you to visit our charming and thriving community, where I believe you will ultimately choose Goderich "Canada's Prettiest Town" as your next location to start or expand your business.

Warmest regards,



Trevor Bazinet
Mayor

WHY GODERICH?

The Town of Goderich's small-town charm and big city amenities create a balanced lifestyle that appeals to both workers and entrepreneurs. If you are looking to start or expand your business, we invite you to consider Goderich and all its opportunities.

Strategic Location:

Goderich is a vibrant community that offers diverse opportunities for new and growing businesses. Goderich boasts robust infrastructure with access to key markets and connections by utilizing four (4) primary modes of transport – major road network, rail and freight network, airport network and seaport network, ensuring seamless transportation and logistics support for any business.

A) Major Road Network

Located 225 km (2 ½ hours) West of the Greater Toronto Area (GTA) via 401 E, 100 km (1 ½ hours) North of London via Highway 4 S, and 225 km (2 ¾ hours) South of Detroit, Michigan via Highway 21 S and I-94 W. Goderich is located 45 minutes South from Bruce Power; Canada's only private sector nuclear generator 5 minutes Northwest of Tiverton, Ontario.

B) Rail and Freight Network

Available rail and freight network via Genessee & Wyoming Railroads with interchanges in Stratford, Ontario with Canadian National.

C) Airport Network

Goderich Regional Airport (CYGD) is located within a 3-minute drive from downtown Goderich. The Goderich Regional Airport is classified as an airport of entry by Nav Canada and is staffed by the Canada Border Services Agency on a call-out basis from the Region of Waterloo International Airport on weekdays and the John C. Munro Hamilton International Airport on weekends.

The airport features two paved runways 5000' x 100' (1524m x 30m) & 3000' x 50' (914m x 15m) maintained year-round and one turf runway 1870' x 80' (570m x 24m). The terminal building is open 7 AM to 5 PM, every day.

D) Sea Port Network

The Port of Goderich is the only deepwater port on the east shore of Lake Huron. Servicing regional mining, manufacturing, aggregates and agricultural industries, the Port is an important hub of commercial shipping in southwestern Ontario. The Port facilitates the movement of goods, which is crucial for the town's economic sustainability and growth. It also enhances the region's transportation network, connecting Goderich to both national and international markets.

For more information about the Port and the Goderich Port Management Corporation, please visit [www.goderichport.ca/Port Corporation](http://www.goderichport.ca/Port_Corporation)

Economic Growth:

Known for its stable and diversified economic base, Goderich supports industries from manufacturing to hospitality, providing the perfect opportunity for new businesses to thrive and grow.

A Diverse Business Community:

Goderich provides opportunities for businesses across a variety of key sectors. The Town's industrial base is complemented by a growing number of small businesses and entrepreneurial operations. An established group of professional service firms and a dynamic Goderich BIA foster a collaborative setting for new business ventures. A profoundly strong creative arts and culture sector interacts closely with our tourism industry. All of this combines to create a versatile and welcoming setting for any business in Goderich.

Goderich is located 45 minutes South from Bruce Power; Canada's only private sector nuclear generator 5 minutes Northwest of Tiverton, Ontario.

A Qualified Labour Force:

Goderich boasts a growing population and skilled labour force working in a number of key sectors. More than 84% of our population has post-secondary education and the average age of our residents is 49 years, above the provincial average of 42 years.

Community Support:

With a vibrant community and active support for local businesses, Goderich fosters a collaborative environment perfect for entrepreneurs wanting to integrate into the local business ecosystem.

Exceptional Lifestyle and Amenities:

Offering an exceptional quality of life and natural beauty and known as the “Canada’s Prettiest Town”, Goderich is a growing community and the largest urban community in Huron County. Not only are we a centre for shopping and entertainment, but the Town provides quality childcare, healthcare, top-notch schools, state-of-the art recreation, dozens of active community and sporting groups/service clubs, as well as government and community services for our residents and our neighbouring communities.

The Town is an inclusive and welcoming community on beautiful Lake Huron. We offer a variety of activities, cultural events and programs throughout the year that engage any age, with a vibrant Downtown Courthouse Square.

Goderich is the ideal setting for attracting talent and retaining a satisfied workforce.

A Resident Guide has been developed to provide our residents with quick and relevant information about their community. Hard copies are available at Town Hall or online at www.goderich.ca/en/my-goderich/resident-guide.aspx.

Contact Us

The Town of Goderich is committed to fostering the economic resiliency of our community. Our four (4) modes of available transport, waterfront location, educated workforce, and spirited community are among the many reasons businesses build and grow in Goderich.

Economic growth is one of the Town’s Strategic Priorities. We focus on developing and maintaining an attractive business environment in Goderich and increasing tourism and cultural opportunities.

Interested parties are encouraged to reach out to Goderich’s Administration office. For more information or to submit a proposal, please contact:

Janice Hallahan
Chief Administrative Officer
Email: jhallahan@goderich.ca
Phone: 519-524-8344 Ext. 211

Please ensure that all submissions are detailed and outline the intended use, estimated investment, and project impact on the local economy.



Median Household Income

\$98,460 **



Total Work Force

43% *



Average House Price

\$559,000 (July 2025)



Self Employed

18.1% **

Total Population (2024)



8,063 ***

Labour Force Participation



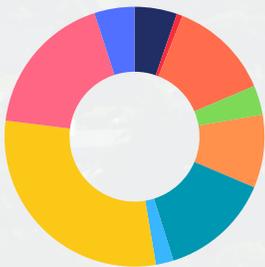
55.3% **

Unemployment Rate



4.7% **

Labour Force by Occupation *

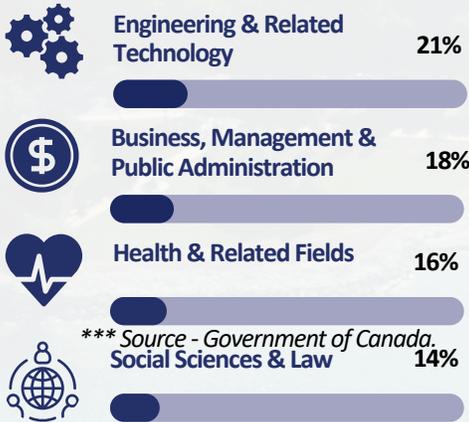


- Manufacturing
- Management
- Business & Finance
- Sciences
- Health
- Education, Law & Government
- Art & Sports
- Sales & Service
- Trades & Transport
- Natural Resources

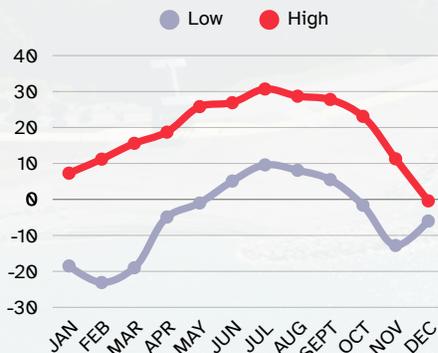
Population By Age ***



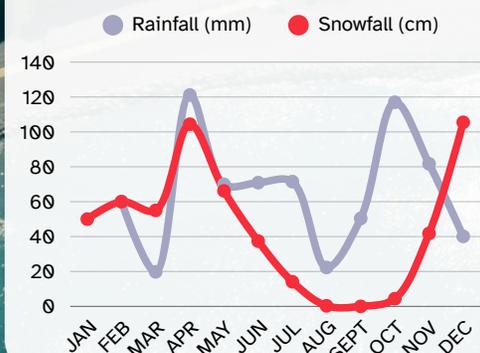
Major Field of Study *



Average Temperature *



Average Rain & Snow *



Commuting Duration *



> 15 Mins	15-30 Mins	30-45 Mins	45-60 Mins	< 60 Mins
66%	17%	5.5%	5.5%	6%

* Source - Statistics Canada, 2021 Census.

** Source - Four County Labour Market Planning Board - Bruce, Grey, Huron, Perth - June 2025.

*** Source - Statistics Canada, Ann. population estimates by age & sex, 2001 - 2024.

FOR SALE

211 Huckins Street

CON 2 PT LOT 3

RP;22R5871 PARTS 2
TO 4

\$240,000.00

(Current Market Value as
of November 30, 2025)

M2 - General Industrial

The Town of Goderich has
a population of 7,881 and
is conveniently located
between Highway 21 and
Highway 8

This parcel of land is owned
by the Town of Goderich

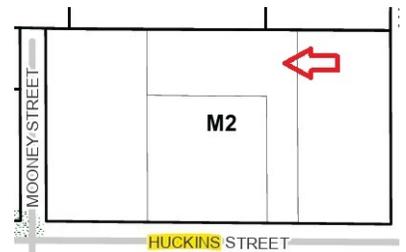
Contact:
Janice Hallahan
Chief Administrative Officer

T: 519-524-8344 X 211
C: 519-955-3428
jhallahan@goderich.ca
www.goderich.ca



Property Description

Lot Acreage : 2.13
Roll Number: 402801017000212
Frontage: 80 ft
Zoning: M2 General
Industrial



Permitted Uses:

For a complete list of uses, please refer to the Town of Goderich Zoning By-Law, which can be found on the Town's website at:

<https://www.goderich.ca/en/town-hall-and-services/by-laws.aspx>

FOR SALE

210 Huckins Street

CON 2 PT LOT 3

RP;22R5807 PART 1

\$270,000.00

(Current Market Value as of November 30, 2025)

M2 - General Industrial

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This parcel of land is owned by the Town of Goderich

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jhallahan@goderich.ca
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Property Description

Lot Acreage : 1.42
Roll Number: 402801017000255
Frontage: 140 ft
Zoning: M2 General Industrial



Permitted Uses:

For a complete list of uses, please refer to the Town of Goderich Zoning By-Law, which can be found on the Town's website at:

<https://www.goderich.ca/en/town-hall-and-services/by-laws.aspx>

FOR SALE

East End of Mitchell St

GODERICH CON 2 PT LOTS
3 AND;4 RP 22R1172
PARTS 24 38 PT;PARTS 18
20 34 and 4 RP 22R5822
PARTS 1 TO 4

\$53,571/acre

OR

30 acres at \$1,875,000

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Contact:

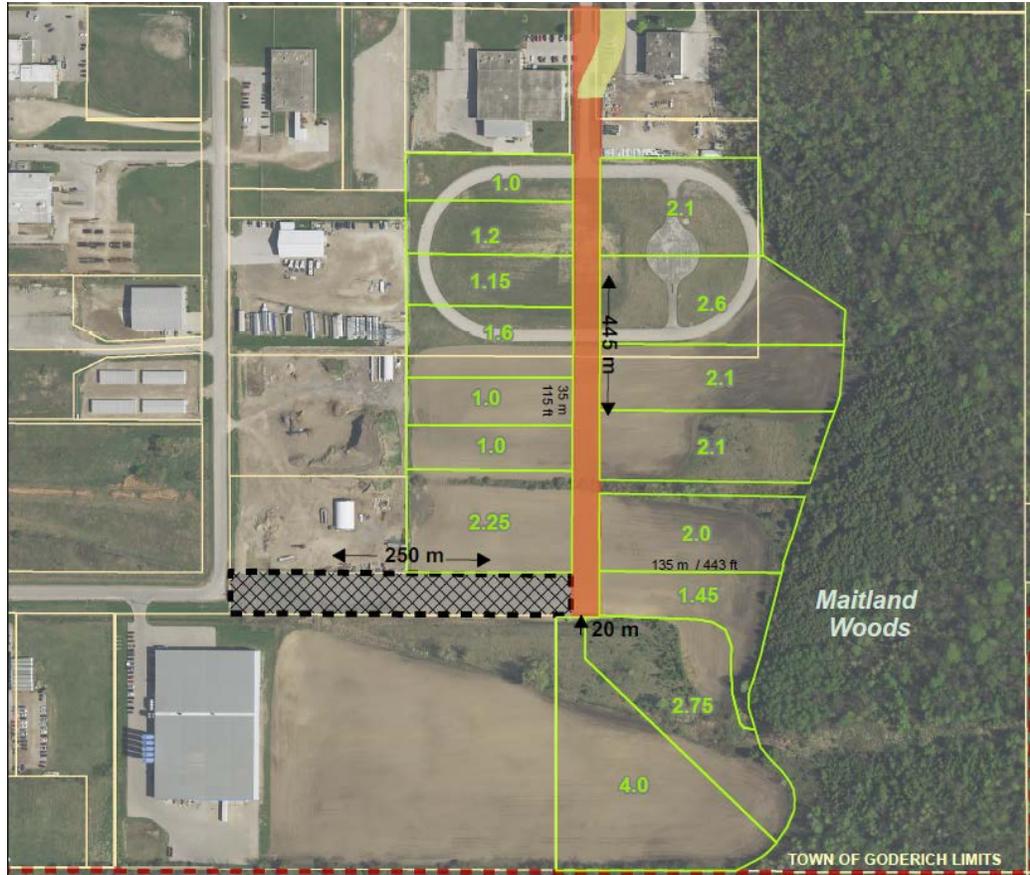
Janice Hallahan
Chief Administrative
Officer

T: 519-524-8344 X 211

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jhallahan@goderich.ca

www.goderich.ca



Property Description

Lot Acreage : 30.00
Roll Numbers: 402801017000236, 402801017000250
Frontage: No notable frontage, access from Mitchell Street
Area: 850 ft wide from E to W and 1,700 ft from N to S
Zoning: M2-3 & M2-4 (H) General Industrial

Permitted Uses:

For a complete list of uses, please refer to the Town of Goderich Zoning By-Law, which can be found on the Town's website at: <https://www.goderich.ca/en/town-hall-and-services/by-laws.aspx>

Please note that the lots illustrated are conceptual and could be adjusted in size depending on particular demand. It is important to note that Mitchell Street would need to be constructed to be able to classify these lots as serviced.



FOR SALE

**E/S Parsons Court
CON MAITLAND PT LOT 105
RP 22R6229 PT 17**

\$320,000.00

(Current Market Value as of
June 23, 2025)

M2-14 - General Industrial

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This parcel of land is owned by the Town of Goderich

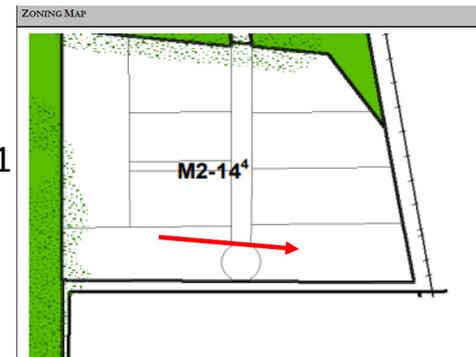
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Property Description

Lot Acreage : 2.37
Roll Number: 402801018001371
Frontage: 221 ft
Depth: 0 ft
Area: 103237.2 sq
Zoning: M2-14 General Industrial



Permitted Uses:

For a complete list of uses, please refer to the Town of Goderich Zoning By-Law, which can be found on the Town's website at:

<https://www.goderich.ca/en/town-hall-and-services/by-laws.aspx>

FOR SALE

**E/S Parsons Court
CON MAITLAND PT LOT 105
RP 22R6229 PT 18**

\$295,000.00

(Current Market Value as of
June 23, 2025)

M2-14 - General Industrial

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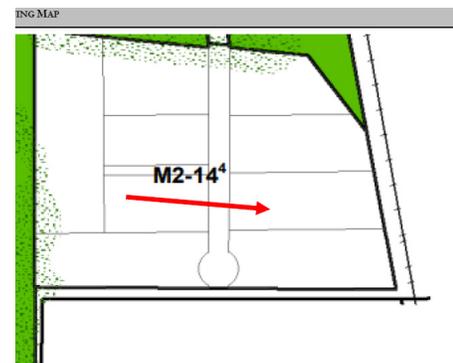
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Property Description

Lot Acreage : 2.25
Roll Number: 402801018001372
Frontage: 197 ft
Depth: 0 ft
Area: 98010 sq
Zoning: M2-14 General Industrial



Permitted Uses:

For a complete list of uses, please refer to the Town of Goderich Zoning By-Law, which can be found on the Town's website at:

<https://www.goderich.ca/en/town-hall-and-services/by-laws.aspx>

FOR SALE

**438 Parsons Court
CON MAITLAND PT LOT
106 RP; 22R5246 PT PART 2
and; RP 22R6681 PART 2**

\$240,000.00

(Current Market Value as of
June 23, 2025)

M2 - General Industrial

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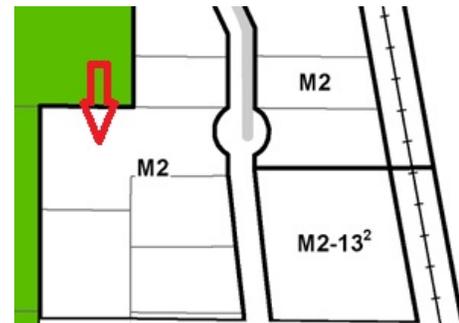
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Property Description

Lot Acreage : 2.16
Roll Number: 402801018001310
Frontage: 193 ft
Zoning: M2 General Industrial



Permitted Uses:

For a complete list of uses, please refer to the Town of Goderich Zoning By-Law, which can be found on the Town's website at:

<https://www.goderich.ca/en/town-hall-and-services/by-laws.aspx>

FOR SALE

**424 Parsons Court
CON MAITLAND PT LOT
106 RP; 22R5018 PART 5**

\$135,000.00

(Current Market Value as of
June 23, 2025)

M2 - General Industrial

The Town of Goderich has a population of 7,881 and is conveniently located between Highway 21 and Highway 8

This parcel of land is owned by the Town of Goderich

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www.goderich.ca



Property Description

Lot Acreage : 0.64
Roll Number: 402801018000725
Frontage: 143 ft
Depth: 194.01 ft
Zoning: M2-General Industrial



Permitted Uses:

For a complete list of uses, please refer to the Town of Goderich Zoning By-Law, which can be found on the Town's website at:
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Canada's Prettiest Town

