

PARK

Explore and Discover New Opportunities in Goderich

The Town of Goderich supports a diverse local economy and offers key regional advantages, including the Port of Goderich, the Goderich Regional Airport, and GEXR Rail, helping businesses connect to suppliers, customers, and markets across Ontario and beyond.

Why invest or expand your company in Goderich?



Attractive incentive packages available. The Town is receptive of innovative ownership proposals that support our community development goals (i.e. land lease options, P3 partnerships).



Concierge Program - Hands on support from a dedicated team to streamline development projects.



Fully serviced lots with water, wastewater, hydro, and high-speed internet. Huron Road (Highway 8) transformer substation - 11 MW and 7 MW capacity.



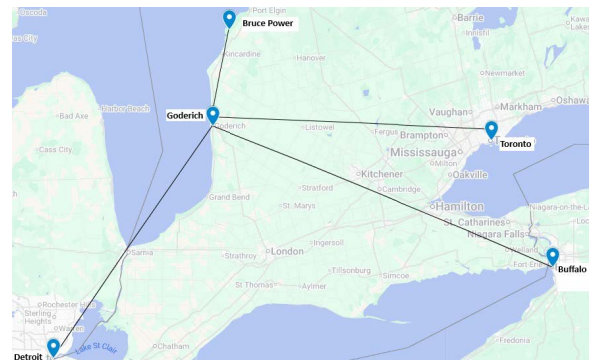
Major Commercial Gateway - 4 modes of transportation, pivotal location with the only deepwater port on the east shore of Lake Huron, major road network of Highway 21 and to/from inland Highway 8, available rail and freight network, and Goderich Regional Airport.



Octagonal downtown core, waterfront with three beaches, 32 parks, 12 scenic trails, quality healthcare and childcare, 70000 square foot recreation facility and sport parks, culturally rich with festivals, music, and arts.



Located 45 minutes South from Bruce Power; Canada's only private sector nuclear generator. 2 1/2 hours to the GTA, 2 3/4 hours to the Detroit/Windsor boarder, and 3 hours to Niagara boarder crossing.



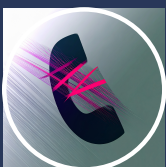
Find Available Lands on:

- ✓ Parson's Court,
- ✓ Huckins Street
- ✓ East End of Mitchell Street

Customize your project's incentive package.

Take the **quick assessment** on the opposite side of this sheet to determine incentives available for projects in the _____ Park.

Investing in Goderich is easy, with dedicated staff to help you through the process.



To learn more, contact Janice Hallahan:
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goderich.ca/AvailableLands

GODERICH
Canada's Prettiest Town

Available Incentive Packages	11-19 Points	20-34 Points	35-49 Points	50-64 Points	65-79 Points
	A	B	C	D	E
Cost of Servicing Waived	✓	✓	✓	✓	✓
Development Charges (% waived)	25%	50%	75%	100%	100%
Property Tax Reduction (% waived per year)	25% 1 yr.	50% 2 yrs.	75% 2 yrs.	100% 3 yrs.	100% yrs 1-5 75% yrs 6-10
Municipal Fees (% waived)	25%	50%	75%	100%	100%
Land Acquisition Price Break	0%	25%	50%	75%	100%

Take a quick assessment of your ____ Park project below to view your incentive package opportunity.

1. Select the Permitted Business Use	Points
- Hotel/Conference Centre - Data Processing Centre	2
- Non-effluent producing industry (i.e. manufacturing) - Office not related to green technology, renewable energy or nuclear services	5
- Business incubator - Business/activity associated with green technology or renewable energy	10
- Agriculture processing & Agri-Food - Facility for education, training and skills development and trades	15
- Manufacturing supporting nuclear, aerospace, pharmaceuticals - Supporting vertical integration of existing Town industries	20
If there is a retail store or food and beverage use that is an accessory to one of the above	+2

2. Project's Construction Value	Points
\$1 million or less	0
\$1-3 million	5
\$3-6 million	10
\$6-10 million	15
More than \$10 million	20

3. Number of Full-Time Jobs	Points
1-9	0
10-50	10
51-75	15
76-99	20
100+	25

4. Business Presence	Points
Provincial (Ontario)	1
National (Canada)	3
International (Canada +one or more other countries)	5

5. Level of LEED Certification*	Points
No certification	0
Certified	1
Silver	3
Gold	5
Platinum	7

*or comparable green development standard

Tally Your Points:

Question	Points
1	
2	
3	
4	
5	
Total	

Note: Scores of 10 points or less are not eligible for an incentive package.