



FIGURE 3

Empire - Nanticoke

Employment Area Demonstration Plan

Employment Area Calculations

Total Gross Employment	1,364 (ac)
*Natural Heritage System /	197 (ac)
Roads	58 (ac)
Total Net Employment	1,109 (ac)
Light Employment	350 (ac)
General Employment	450 (ac)
Heavy Employment	309 (ac)
**Total Employment GFA	1,570,350 (m2)

* Subject to NH-S evaluation
**Assumption that building/structures are single storey with an assumed FSI of 0.35

Legend

- Light Employment
(Class 1(D6), Office, Retail etc.)
- General Employment
(Class 1 or Class 2(D6), Manufacturing, Distribution etc.)
- Heavy Employment
(Class 3(D6), Open Storage, Waste Transfer, etc.)
- Mixed - Higher Density
- Neighbourhood
- Open Spaces
- S

Schools
- Existing Roads
- Existing Roads - (Future routing to be confirmed)
- Proposed Arterial Roads - 24m-36m
- Proposed Collector Roads - 20m-22m
- Woodland - source LIO Data Warehouse
- Wetland - source LIO Data Warehouse
- Water Courses - source LIO Data Warehouse

Natural Heritage System To Be Determined

Drawn	NRH
Date	July 25, 2022
Scale	.nrh_data\wp_logos_rnd.jpg
0m 250m 500m 750m	