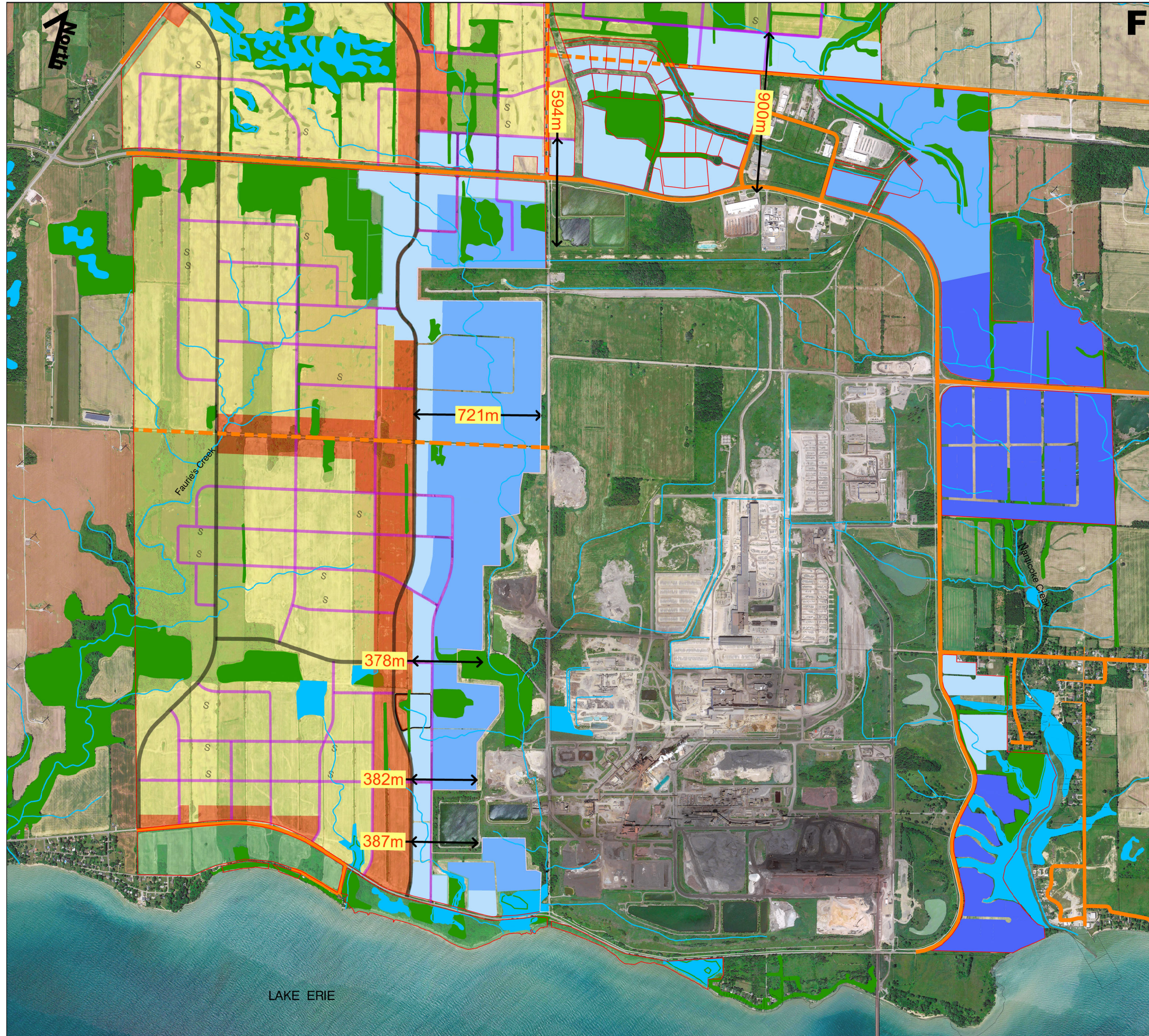


**FIGURE 3**

**Empire - Nanticoke**

**Employment Area Demonstration Plan**



**Employment Area Calculations**

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

\* Subject to N-HS 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

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