

Employment Jobs Comparison Existing Land Use Designations vs. East Smithville Secondary Plan							
Existing Land Use Designations				East Smithville Secondary Plan			
Service Commercial		Employment Area		Business Park Designation		Mixed-Use Designation	
Area (ha)	2.50	Area (ha)	15.60	Area (ha)	4.59	Area (ha)	2.50
⁷ Job Factor	16.00	⁸ Job Factor	16.00	⁵ Job Factor	40.00	⁶ Mixed-Use Job Factor	<i>assuming 15 jobs per 100 residents</i>
Total Jobs	40.00	Total Jobs	249.60			People	376.00
TOTAL EMPLOYMENT	290			Total Jobs	183.60	Total Jobs	56.40
				TOTAL	240.00		
				Work From Home Factor (5%)	41.95		
				TOTAL EMPOLYMENT	282		

Density Assumptions

⁵The Job Factor is based on the Draft 2021Regional Employment Policy Paper with typical density of 40 p-j/ha for Dynamic Employment uses.

⁶The Mixed-Use Job Factor is based on both the Niagara Region's job factor average and typical employment densities for mixed-use development of a similar scale.

⁷The Job Factor is based on average employment density for Smithville Industrial Park identified in Draft 2021Regional Employment Policy Paper

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