

Bylaw 20485

A Bylaw to amend Bylaw 11870, as amended, being the Ellerslie Area
Structure Plan, through an amendment to Bylaw 14724,
being The Orchards at Ellerslie Neighbourhood Structure Plan

WHEREAS pursuant to the authority granted to it by the Municipal Government Act, on January 5, 1999, the Municipal Council of the City of Edmonton, passed Bylaw 11870, as amended, being the Ellerslie Area Structure Plan; and

WHEREAS Council found it desirable to from time to time to amend Bylaw 11870, as amended, the Ellerslie Area Structure Plan, by adding new neighbourhoods; and

WHEREAS on November 15, 2007, Council adopted as Appendix "C" to Bylaw 11870, as amended, The Orchards at Ellerslie Neighbourhood Structure Plan by passage of Bylaw 14724; and

WHEREAS Council found it desirable to amend Bylaw 14724, as amended, The Orchards at Ellerslie Neighbourhood Structure Plan through the passage of Bylaws 16447, 16799, 17086, 17655, 17687, 17715, 17803, 18275, 18595, 19360, and 20032; and

WHEREAS an application was received by Administration to amend The Orchards at Ellerslie Neighbourhood Structure Plan; and

WHEREAS Council considers it desirable to further amend the Ellerslie Area Structure Plan;
and

NOW THEREFORE after due compliance with the relevant provisions of the Municipal Government Act RSA 2000, ch. M-26, as amended, the Municipal Council of the City of Edmonton duly assembled enacts as follows:

1. Appendix "C" to Bylaw 11870, as amended, is hereby further amended as follows:
 - a. deleting the first sentence of the second paragraph in Section 2.2 "Background" and replacing it with: "This area is considered under the Residential land use element

within the City of Edmonton's Municipal Development Plan (MDP) The City Plan (2020) which provides a statutory framework for future development in order to accommodate population, housing, and economic growth in southeast Edmonton within Edmonton's existing boundaries.";

- b. deleting the second sentence of the third paragraph in Section 3.3.2 "Ecology" and replacing it with: "This Crown claimed water body is proposed to be incorporated into the stormwater drainage system to provide improved sustainability for the SE8 natural area to the north. The SE9 area would be registered as a Stormwater Management Facility (SWMF) at the time of subdivision.";
- c. in Section 3.3.5 "Residential", deleting the Objective, NSP Policy, and Implementation in Section 3.3.5.5 in its entirety and renumbering the remaining Objectives, NSP Policy, and Implementation accordingly;
- d. deleting the last paragraph of section 3.3.5 "Residential - Suburban Housing Mix Ratio" in its entirety;
- e. deleting the first paragraph of section 3.3.6 "Commercial" and replacing it with:

"The Orchards at Ellerslie NSP designates two community commercial sites. The first is situated in the northeast corner of the plan area, at the intersection of 66 Street SW and 25 Avenue SW. The second is located in the southwest portion of the plan east of 91 Street SW and the Altalink Corridor and south of the internal collector road. Both commercial sites are located adjacent to shared use path corridors providing convenient access to the neighbourhood destinations via active modes connections. These sites are also located on or in close proximity to arterial roadways (25 Avenue and 41 Avenue) providing high-visibility to the travelling public, as illustrated in Figure 3 – Land Use Concept. Direct access from the commercial site will not be permitted to 41 Avenue SW. Any proposed access from the commercial sites to 25 Avenue, 91 Street or 66 Street will require review and approval by Transportation Planning and Engineering prior to development to ensure commercial developments have adequate and proper vehicular access to collector or arterial roadways.";
- f. in Section 3.3.6 "Commercial", deleting the second sentence of 3.3.6.1 Implementation and replacing it with: "A second commercial site is located north of 41 Avenue SW, east and south of collector roads.";

- g. deleting the first paragraph in Section 3.3.6 "Commercial - Rationale" and replacing it with: "The Orchards NSP proposes two commercial sites. The first is located in the northeast portion of the plan area, at the intersection of 66 Street and 25 Avenue SW. The second site is located in the southwest portion of the plan east of 91 Street SW and the Altalink Corridor and south of the internal collector road.";
- h. deleting the second sentence of the third paragraph in Section 3.3.6 "Commercial - Rationale" and replacing it with: "These commercial sites are planned for shopping centre and local neighbourhood commercial uses, including office and general business type development that will provide employment opportunities, places to shop and purchase groceries, as well as restaurants and other eating establishments.";
- i. in Section 3.3.8 "Parks & Open Space", deleting 3.3.8.4 Implementation and replacing it with: "Figure 8 - Transportation Network illustrates locations for potential wildlife passages that may be located and designed using the Wildlife Passage Engineering Design Guidelines and reviewed by Transportation Services in conjunction with Urban Planning & Economy.";
- j. in Section 3.3.8 "Parks & Open Space", add the following Objectives, NSP Policy, and Implementation:

Objective	NSP Policy	Implementation
"3.3.8.5 Ensure that Greenways will be landscaped as per City of Edmonton Design and Construction Standards with the ability to have flexibility when warranted.	3.3.8.5 Greenways will be landscaped as per City of Edmonton Design and Construction Standards with variances to this requirement considered on a site-specific basis	3.3.8.5 Figure 6 - Linkage Concept depicts the greenway locations and how they integrate into other open spaces. The conformance of greenway landscaping and requested variances will be reviewed at the time of subdivision.
3.3.8.6 Ensure that Greenways will be naturalized, when possible, to minimize maintenance costs and encourage wildlife passage	3.3.8.6 Greenways will be designed to accommodate pathways, site furniture such as park benches and garbage receptacles and associated plantings to maximize non-maintained	3.3.8.6 Figure 6 - Linkage Concept depicts the greenway locations and how they integrate into other open spaces including naturalized municipal reserve. At the time of

	(i.e., naturalized) park areas in order to maximize environmental benefits and minimize maintenance costs	subdivision, landscaping to conform with this policy will be reviewed.
3.3.8.7 Encourage innovation and collaboration with the City of Edmonton for naturalizing the Municipal Reserve with a “urban forest” as depicted in the proposed naturalization strategy figure.	3.3.8.7 Naturalized Municipal Reserve will be proposed to be developed using a collaborative approach with the City to encourage opportunities to implement innovation and naturalization techniques on public land. For example, Naturalized Municipal Reserve may be planted with both native and non-native species that may not meet City of Edmonton standards for public areas.	3.3.8.7 At the time of subdivision or earlier, if the Developer wants to establish the growth of the naturalization prior to development, the City of Edmonton and the Developer and their representatives will work together on to how to meet the intent of the proposed naturalization strategy.
3.3.8.8 With naturalization of the Municipal Reserve, educational and recreational components are encouraged to benefit the community.	3.3.8.8 Naturalized Municipal Reserve may be enhanced with either a hard surface or granular pathway, educational components such as interpretative signage and features that could include directional signage, bat boxes and park furniture.	3.3.8.8 At the time of subdivision, enhancements to the Municipal Reserve will be proposed to provide educational and recreational components to the naturalized park area.
3.3.8.9 To provide habitat for wildlife and a food source for both people and wildlife.	3.3.8.9 Naturalized Municipal Reserve may be planted with both native and non-native species in order to support the novel ecosystem of an Urban Forest and Urban Food Forest	3.3.8.9 At the time of subdivision or earlier, if the Developer wants to establish the growth of the naturalization prior to development, the City of Edmonton and the Developer and their representatives will work together on to how to meet the intent of the proposed naturalization strategy."

- k. in Section 3.3.8 "Parks & Open Space - School and Community Parks", deleting the fourth sentence of the second paragraph and replacing it with: "If a community league area is required, the Urban Park Site is sized so that this amenity can be provided on that site in close proximity to residents who are not part of the Orchards Neighbourhood Association.";
- l. in Section 3.3.8 "Parks & Open Space - Urban Village Park", deleting the last sentence of the first paragraph and replacing it with: "Overall, this site may feature sports fields, serve as a gathering place for neighbourhood residents, a community league area, if needed, and provide opportunities for passive and active recreation.";
- m. deleting the last sentence of the second paragraph in 3.4 "Transportation" and replacing it with: "The basic transportation network has been designed to meet both the internal and external traffic flow requirements generated by the neighbourhood. All roads and intersections shall be designed in accordance with City of Edmonton Complete Streets Design and Construction Standards. Intersection design should incorporate measures to promote liveable, safe streets for residents and all road users. Examples of measures include curb extensions, raised crossings, and textured paving materials.";
- n. deleting the first three sentences of the second paragraph in Section 3.4.2 "Arterial Roadways";
- o. deleting the second sentence of the first paragraph in Section 3.4.4 "Collector Roadways" and replacing it with: "Collector roadways are designed to accommodate two traffic lanes and on-street parking. Sidewalks and/or shared pathways shall be developed on both sides of the collectors, providing a sufficient level of pedestrian access. Bikeway facilities are also required along all collector roadways and shall be incorporated with the City bike network.";
- p. deleting the last sentence of the third paragraph in Section 3.4.4 "Collector Roadways" and replacing it with: "Detailed designs for these roadways and surrounding neighbourhood intersections shall be in accordance with City of Edmonton Complete Streets Design and Construction Standards, and will be required upon submission of a subdivision plan covering this area.";
- q. deleting the last paragraph in Section 3.4.4 "Collector Roadways";
- r. adding the following to the end of Section 3.4.7 "Active Modes Network": "Traffic

calming and safety measures such as roundabouts, control measures, raised intersections or curb extensions will be included at key pedestrian and mid-block crossings to provide a safe pedestrian realm and promote active transportation across the neighbourhood.";

- s. deleting the paragraph in Section 3.4.8 "Walkways" and replacing it with: "Walkways in the plan area serve as minor connections. These walkways will primarily consist of 1.8m concrete sidewalks and will complement the active modes network in the residential areas by enhancing connectivity to open spaces, neighbourhood amenities, and the active modes network of shared use paths. The exact location of these minor connections will be determined at the subdivision stage. Walkway connections between blocks to collector and arterial roadways shall be provided to ensure pedestrian accessibility to transit routes, schools, pedestrian corridors and commercial centres.";
- t. in Section 3.4 "Transportation", NSP Policy 3.4.6, deleting the second paragraph and replacing it with: "Minor walkways with sidewalk connections shall be provided between blocks to collector and arterial roadways to complement the active modes network, promote walkability and access to transit facilities.";
- u. deleting the last sentence of section 3.4 "Transportation - Rationale - Dedication of Minor Walkways" and replacing it with: "In this circumstance, the NSP dedicates minor walkways (i.e. 1.8 m concrete walks) to ensure walkability and appropriate access to transit facilities.";
- v. in Section 3.5.2 "Stormwater Drainage", adding the following to the end of the sixth paragraph: "This facility has been enlarged as the previously proposed eighth SWMF in the southeast portion of the NSP has been removed for engineering efficiency reasons.";
- w. deleting the seventh paragraph in Section 3.5.2 "Stormwater Drainage" and replacing it with: "The eighth SWMF is located in the south central area adjacent to 41 Avenue where the facility will be integrated into the existing south wetland and extend in a linear fashion on the west side of the north wetland. This facility will provide a consistent water source for the retained north wetland and bring storm water from 41 Avenue safely into the Orchards stormwater management system.";
- x. deleting the heading of Section 4.2.1 "Municipal Development Plan, The Way We

Grow" and replacing it with: "Municipal Development Plan";

- y. deleting the paragraph in Section 4.2.1 "Municipal Development Plan, The Way We Grow" and replacing it with:

"The Municipal Development Plan (MDP), "The City Plan," approved in December 2020, is the City's strategic growth and development plan. Through its MDP, the City of Edmonton will shape the city's urban form and direct the development and implementation of more detailed plans. The plan also includes a regional component which addresses the coordination of future land use, growth patterns and transportation systems with Edmonton's neighbouring municipalities. The NSP document was originally approved under the previous governing MDP, "The Way We Grow" approved in May 2010 and MDP strategies from this plan and compliance is noted in the table below.";

- z. adding the following at the end of Section 4.2.1 "Municipal Development Plan, The Way We Grow":

"MDP strategies from the "The City Plan" and NSP compliance with strategies and policies are noted in the table below.

MDP Strategy	Compliance with Strategy
<p>Big City Move: A Rebuildable City 2.3.1 Promote opportunities to accommodate growth through the compact development of new and existing neighbourhoods.</p> <p>2.3.1.4 Strategically expand infrastructure capacity to enable future redevelopment and intensification in alignment with priority growth areas</p> <p>2.3.1.5 Sequence development and align infrastructure upgrades to leverage and optimize existing infrastructure.</p>	<p>The NSP allows for the development of a range of residential housing types, including single/semi-detached, row housing, innovative housing and apartment housing.</p> <p>The NSP represents contiguous development in southeast Edmonton in the Ellerslie district and extends infrastructure in an orderly and economical manner.</p>
<p>Big City Move: A Community of Communities 1.3.1.1 Establish and invigorate districts where daily life,</p>	<p>The NSP provides opportunities in this community in the Ellerslie district to</p>

<p>work and play intersect.</p> <p>1.3.1.2 Provide opportunities for people to easily connect to and experience open space and features within districts.</p> <p>2.1.2.2 Provide safe, comfortable and direct active transportation connections between neighbourhoods, community facilities and schools.</p> <p>4.2.2.4 Design transportation infrastructure that is intuitive and user friendly.</p>	<p>live/work/play within their community all within a 15 minute walking distance.</p> <p>Open space has been designed in the NSP to provide amenity space both active and passive and to provide interconnectivity within the shared use path network to specific destination points.</p> <p>The NSP has been designed to provide a mass transit network on the collector roads and provide pedestrian linkages to the arterial road systems.</p>
<p>Big City Move: Inclusive and Compassionate</p> <p>1.1.1.2 Design new and retrofit existing open spaces networks to encompass wellness, celebration and ecology at the district level.</p> <p>1.2.2.2 Design open space and play space to accommodate intergenerational use.</p> <p>1.3.3.4 Enable all districts to achieve more income diverse neighbourhoods and a greater mix of land uses</p>	<p>Parks, stormwater facilities, natural areas, and other open spaces are inter-connected in order to serve as neighbourhood destinations for pedestrians and cyclists and to provide passive recreation opportunities for all ages. These same paths and connections will also contribute to enhancing ecological connectivity and provide linkages to the districts.</p> <p>The NSP is supportive of the development of affordable housing, particularly near neighbourhood amenities and transportation corridors.</p>
<p>Big City Move: Catalyze and Converge</p> <p>3.2.1 Ensure that development and public infrastructure is designed to support a vibrant local economy and competitive business environment.</p>	<p>The Plan establishes a variety of development opportunities through the provision of various land use components - residential, commercial, parks and natural areas in proximity to the Ellerslie Industrial area."</p>

- aa. deleting section 4.2.11 "City of Edmonton Housing Mix Guidelines" in its entirety;
- bb. deleting the map "Bylaw 20032 – Amendment to The Orchards at Ellerslie Neighbourhood Structure Plan" and replacing it with the map "Bylaw 20485 - Amendment to The Orchards at Ellerslie Neighbourhood Structure Plan" attached hereto as Schedule "A" and forming part of this bylaw;

- cc. deleting the land use and population statistics entitled “The Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics - Bylaw 20032” and replacing it with the land use and population statistics entitled “The Orchards at Ellerslie Neighbourhood Structure Plan Land Use and Population Statistics – Bylaw 20485”, attached hereto as Schedule “B” and forming part of this bylaw;
- dd. deleting the map “Figure 3 - Land Use Concept” and replacing with “Figure 3 - Land Use Concept” attached hereto as Schedule “C” and forming part of this bylaw;
- ee. deleting the map “Figure 4 - Neighbourhood Concept” and replacing with “Figure 4 - Neighbourhood Concept” attached hereto as Schedule “D” and forming part of this bylaw;
- ff. deleting the map “Figure 5 - Collector Roads” and replacing with “Figure 5 - Collector Roads” attached hereto as Schedule “E” and forming part of this bylaw;
- gg. deleting the map “Figure 6 - Linkage Concept” and replacing with “Figure 6 - Linkage Concept” attached hereto as Schedule “F” and forming part of this bylaw;
- hh. deleting the map “Figure 7 - Active Modes Network” and replacing with “Figure 7 - Active Mode Network” attached hereto as Schedule “G” and forming part of this bylaw;
- ii. deleting the map “Figure 8 - Transportation Network” and replacing with “Figure 8 - Transportation Network” attached hereto as Schedule “H” and forming part of this bylaw;
- jj. deleting the map “Figure 9 - Servicing Concept Plan” and replacing with “Figure 9 - Servicing Concept Plan” attached hereto as Schedule “I” and forming part of this bylaw;
- kk. deleting the map “Figure 10 - Staging Plan” and replacing with “Figure 10 - Staging Plan” attached hereto as Schedule “J” and forming part of this bylaw; and

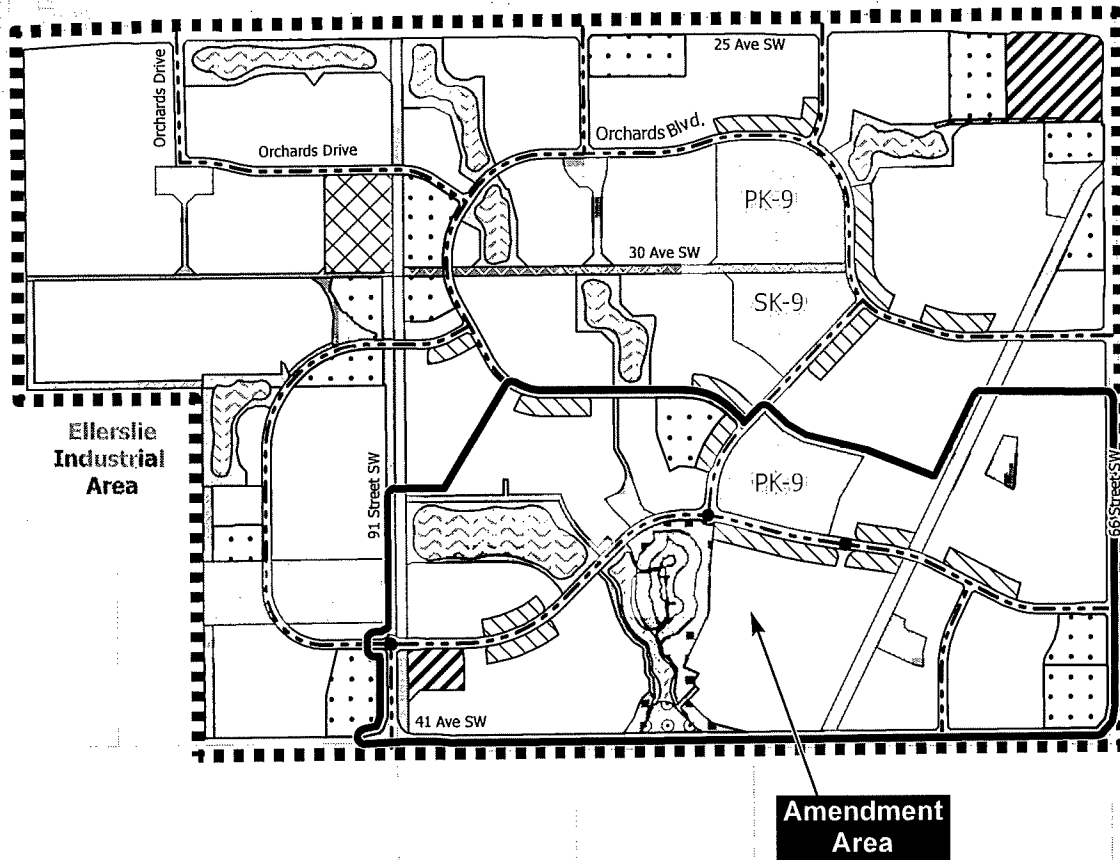
- II. adding "The Orchards Urban Forest SWMF - Naturalization Strategy" to the end of Section 3.3.2 "Ecology" attached hereto a Schedule "K" and forming part of this bylaw.

READ a first time this	15th day of May	, A. D. 2023;
READ a second time this	15th day of May	, A. D. 2023;
READ a third time this	15th day of May	, A. D. 2023;
SIGNED and PASSED this	15th day of May	, A. D. 2023.

THE CITY OF EDMONTON

A. Schi
MAYOR

Christyln Wright
AI_ CITY CLERK



**BYLAW 20485
AMENDMENT TO
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan**



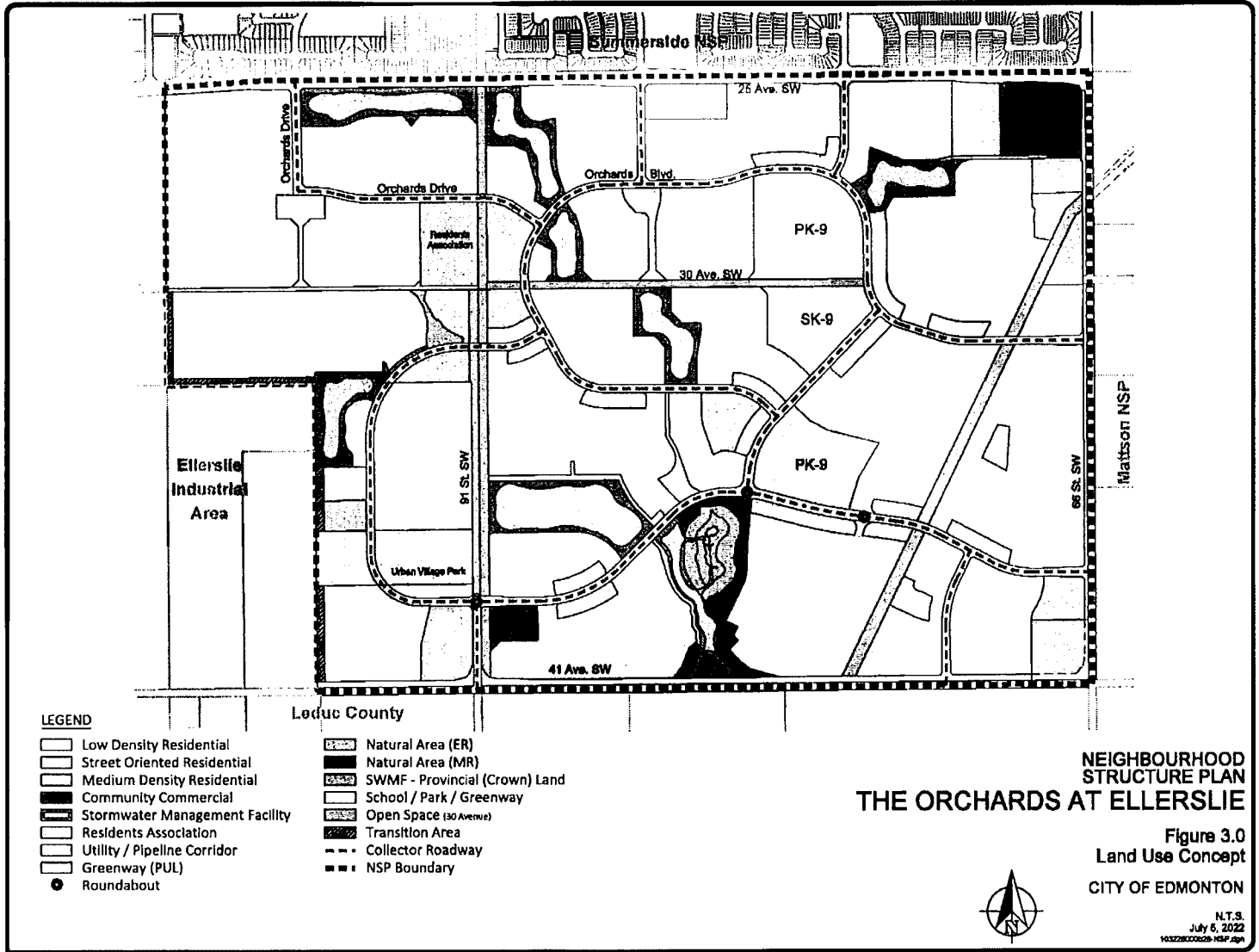
- | | | |
|-----------------------------|--------------------------------|--------------------------------|
| Low Density Residential | Natural Area (ER) | Utility / Pipeline Corridor |
| Street Oriented Residential | Natural Area (MR) | SWMF - Provincial (Crown) Land |
| Medium Density Residential | Open Space (30 Ave.) | Roundabout |
| Residents Association | Transition Area | NSP Boundary |
| School / Park / Greenway | Stormwater Management Facility | Collector Roadway |
| Greenway (PUL) | Commercial | Amendment Boundary |

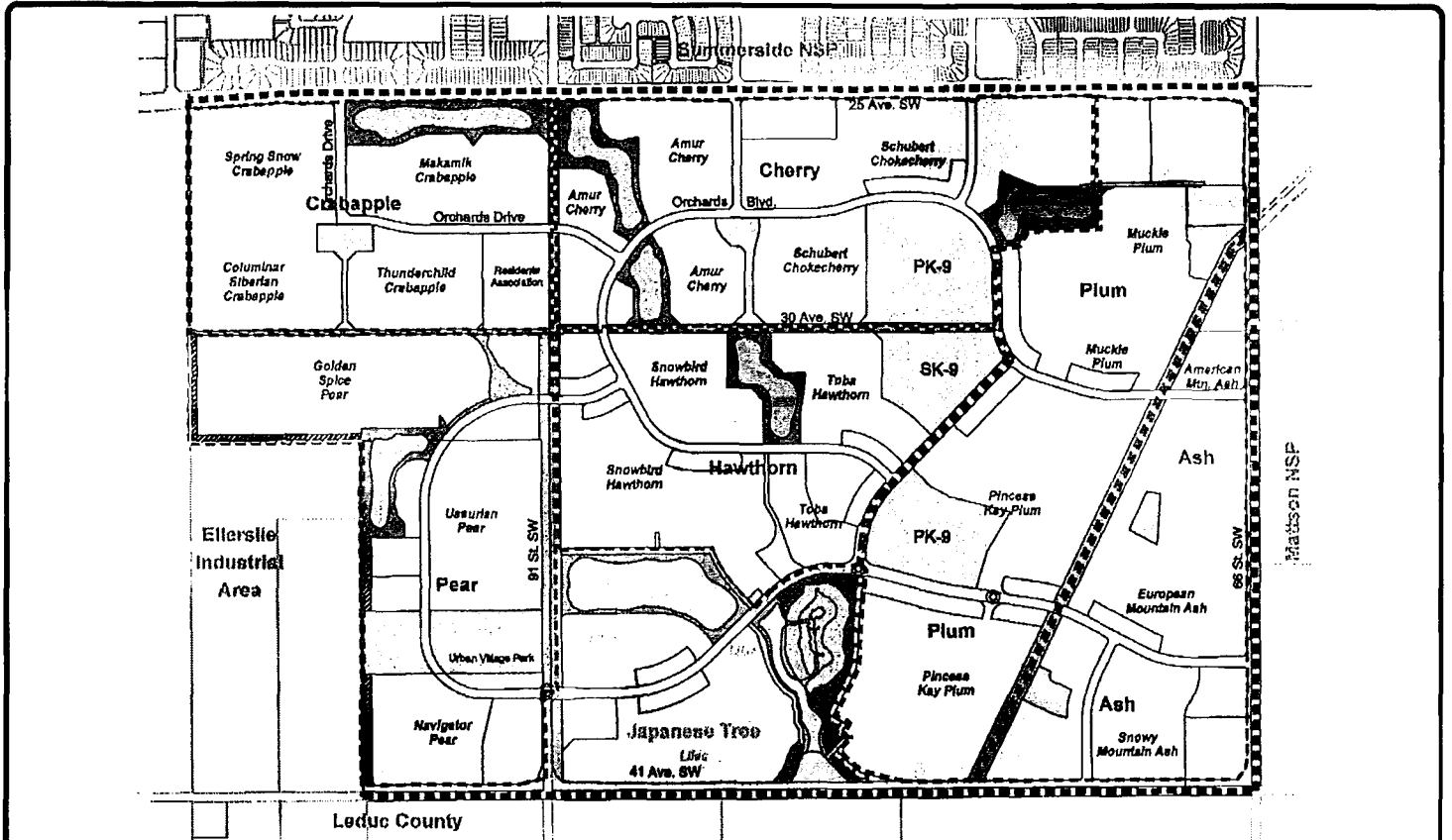
Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

**THE ORCHARDS AT ELLERSLIE NEIGHBOURHOOD STRUCTURE PLAN
LAND USE AND POPULATION STATISTICS
BYLAW 20485**

	Area (ha)	% of GA	% of GDA			
GROSS AREA	364.34	100.00%				
Natural Area (Environmental Reserve)	5.23	1.4%				
Pipeline & Utility R/W (91 Street Existing Gov't R/W)	9.47	2.6%				
Open Space (30 Avenue Existing Gov't R/W)	1.98	0.5%				
Arterial Roadways	13.17	3.6%				
Total Non-Developable Area	29.85	8.2%				
GROSS DEVELOPABLE AREA	334.49		100%			
Community Commercial	5.43		1.6%			
Residents Association	3.4		1.0%			
Parkland, Recreation, School (Municipal Reserve)						
School and Community Park	17.8	33.15	5.3%			
Urban Village Park (Lot 1, Plan 3186TR)	5.57		1.7%			
Pocket Parks	4.28		1.3%			
Linear Park (Greenway)	2.85		0.9%			
Natural Area	2.65		0.8%			
Transportation						
Circulation	60.13		18.0%			
Infrastructure/Serviceing						
Stormwater Management Facilities	26.26		7.9%			
Greenway (Public Utility Lot)	0		0.0%			
Transition Area	2.09		0.6%			
TOTAL Non-Residential Area	130.46		39.0%			
Net Residential Area (NRA)	204.03		61.0%			
RESIDENTIAL LAND USE, DWELLING UNIT COUNT AND POPULATION						
Land Use	Area (ha)	Units/ha	Units	People/Unit	Population	% of NRA
Low Density Residential	173.34	25	4333	2.8	12133	85.0%
Street Oriented Residential	9.77	40	391	2.8	1095	4.8%
Medium Density Housing	20.92	90	1882	1.8	3387	10.3%
Total Residential	204.03		6606		16615	100.0%
SUSTAINABILITY MEASURES						
Population Density (ppnrha)			81			
Unit Density (upnra)			32.4			
Population (%) within 500m of Parkland			100 %			
Population (%) within 600m of Transit Service			100 %			
Population (%) within 600m of Commercial Service			48 %			
Presence/Loss of Natural Area Features		Area(ha)				
Protected As Environmental Reserve (ha)		5.23				
Conserved as Naturalized Municipal Reserve (ha)		2.65				
Protected through other means (ha)		N/A				
Lost to Development (ha)		1.35				

	Area(ha)	Units
Total Residential	204.03	6606
	Students Generated from Net Residential HA	Students Generated from Number of Units
Public School Board		
Elementary School	816	1321.2
Junior High School	408	661
Senior High School	408	661
Total Public Student Population	1632	2642
Separate School Board		
Elementary School	408	661
Junior High School	204	330
Senior High School	204	330
Total Separate Student Population	816	1321
Francophone School Board		
Elementary School	26	33
Junior High School	14	13
Senior High School	14	13
Total Francophone Student Population	53	59
Total Student Population based on NRA		2502
Total Student Population based on Units		4023





Please note: named tree species, areas, streets and walkways are for illustrative purposes only and will be adjusted for availability and suitability of species at the time of detailed subdivision design.

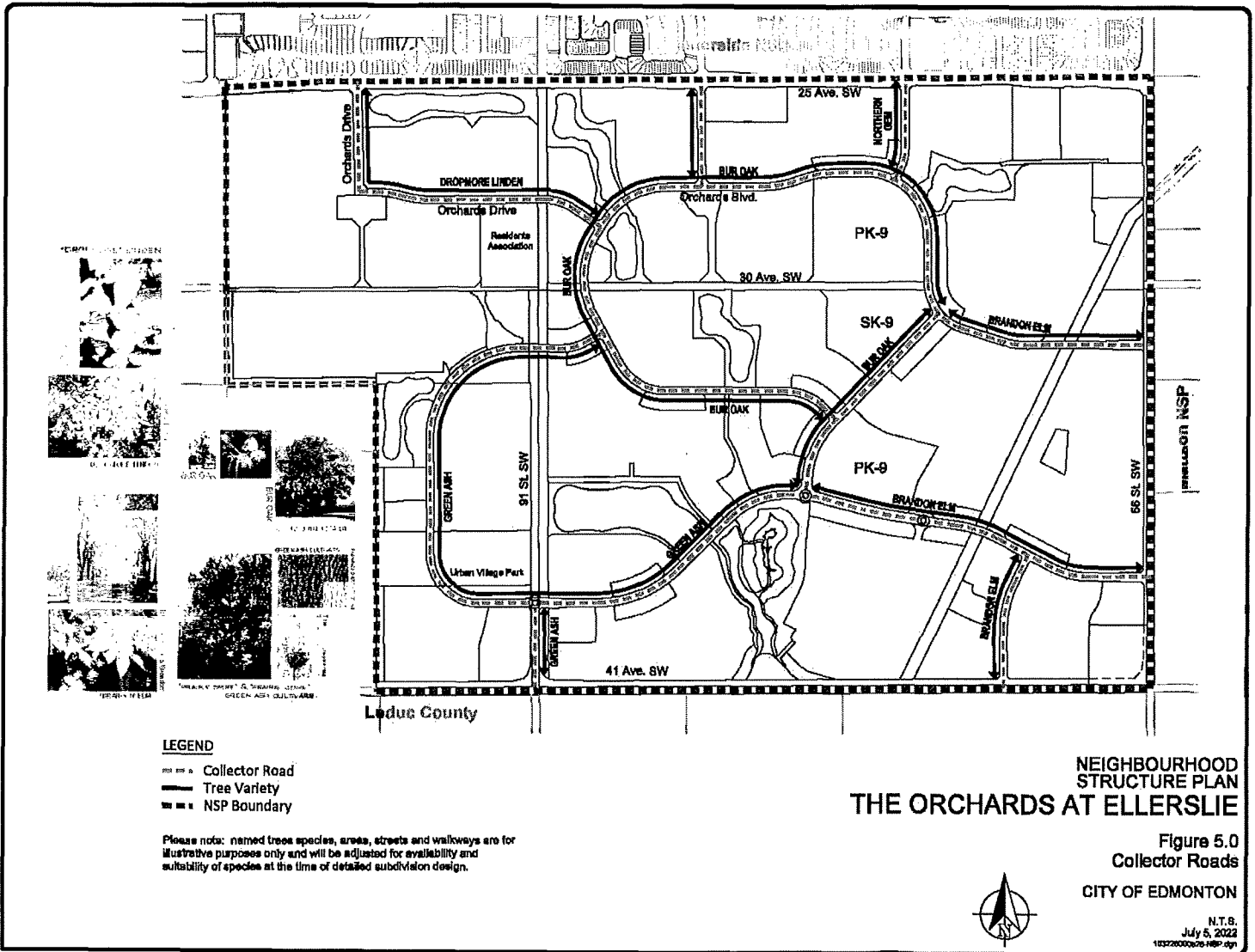
NEIGHBOURHOOD
STRUCTURE PLAN
THE ORCHARDS AT ELLERSLIE

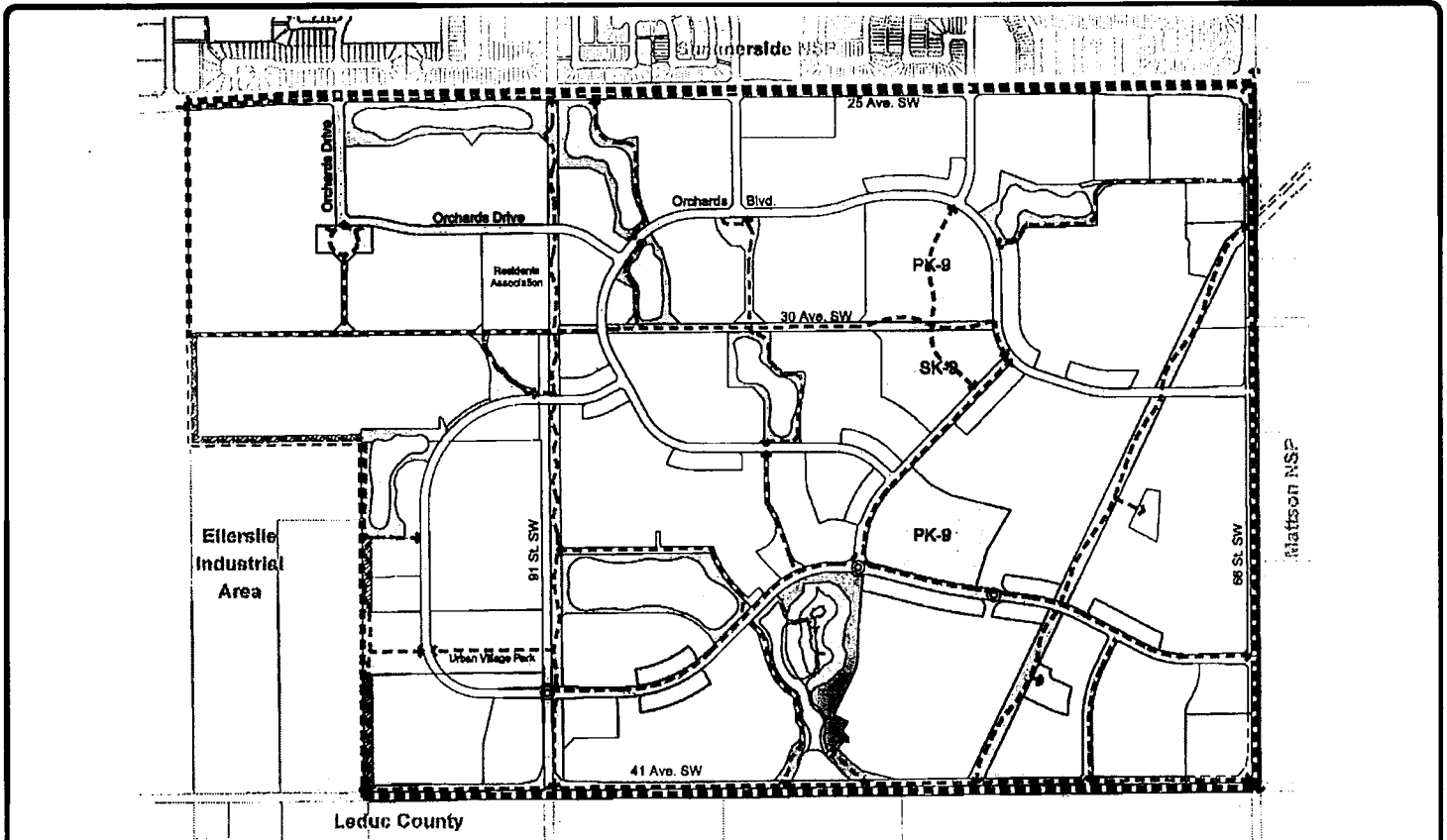
Figure 4.0
Neighbourhood Concept

CITY OF EDMONTON



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July 6, 2022
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LEGEND

- Stormwater Management Facility
- SWMF - Provincial (Crown) Land
- School / Park / Greenway
- Natural Area (ER)
- Natural Area (MR)
- Open Space (50 Avenue)
- Greenway (PUL)
- Transition Area
- Utility / Pipeline Corridor
- Shared Use Path
- NSP Boundary

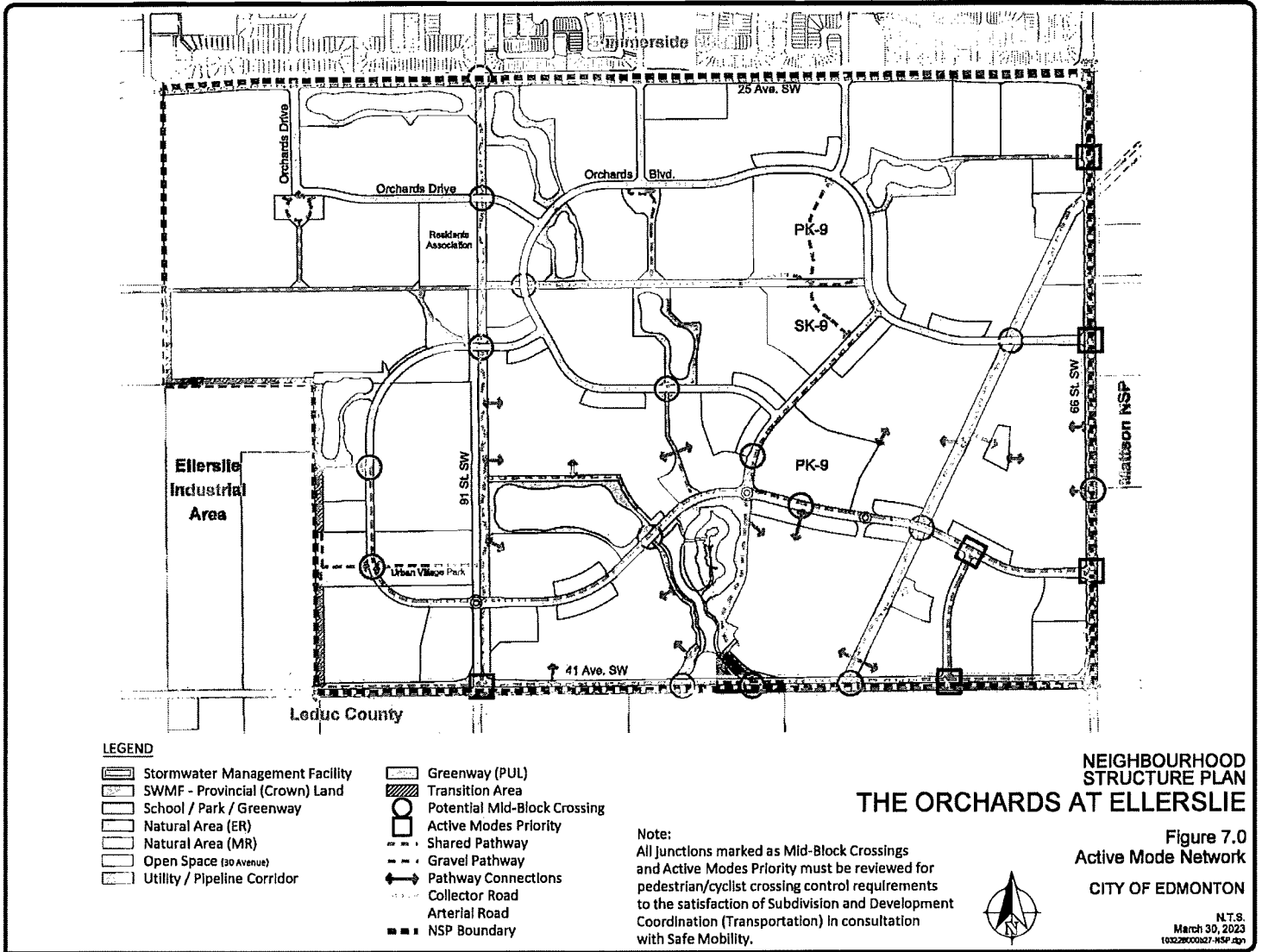
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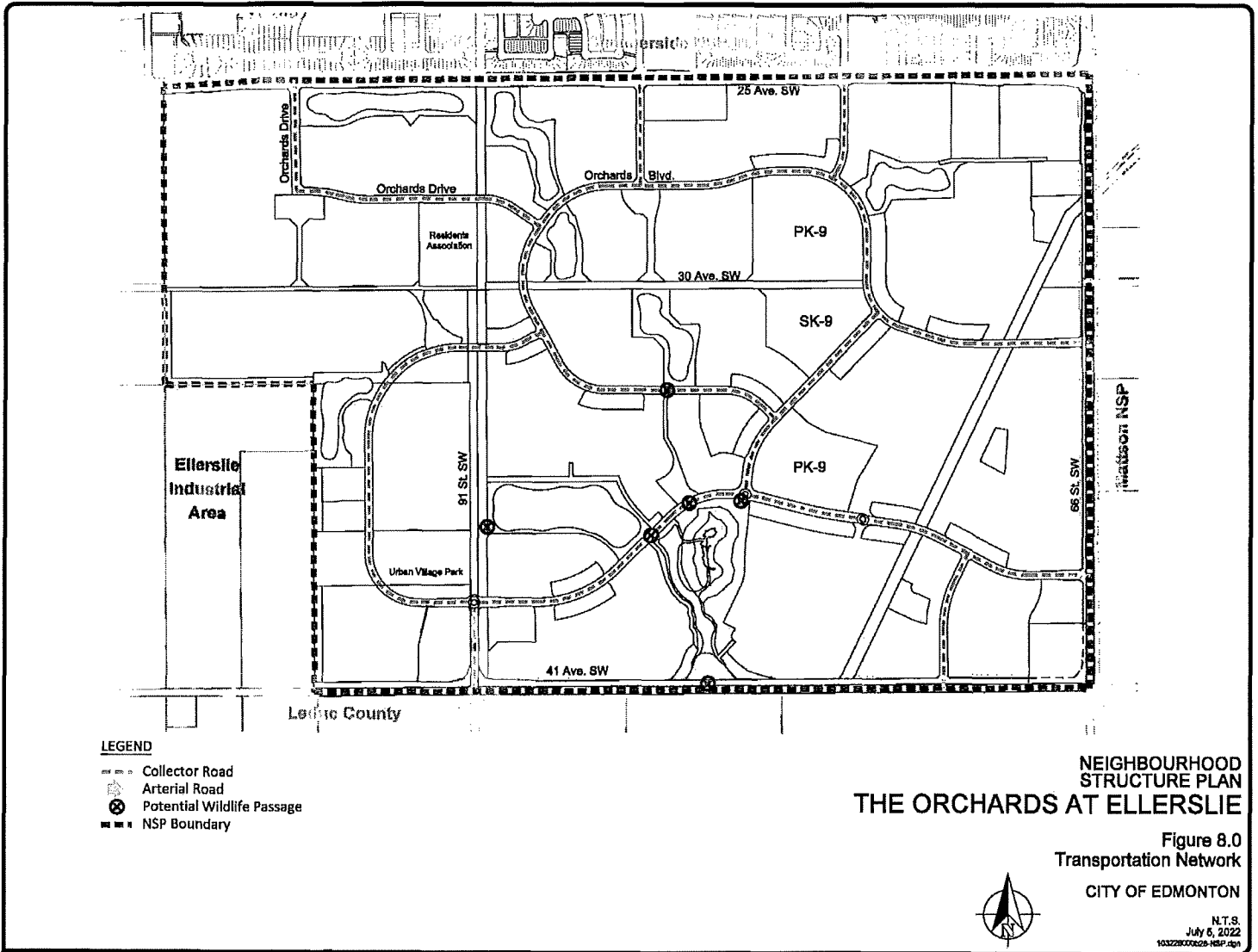
**NEIGHBOURHOOD
STRUCTURE PLAN
THE ORCHARDS AT ELLERSLIE**

Figure 6.0
Linkage Concept

CITY OF EDMONTON







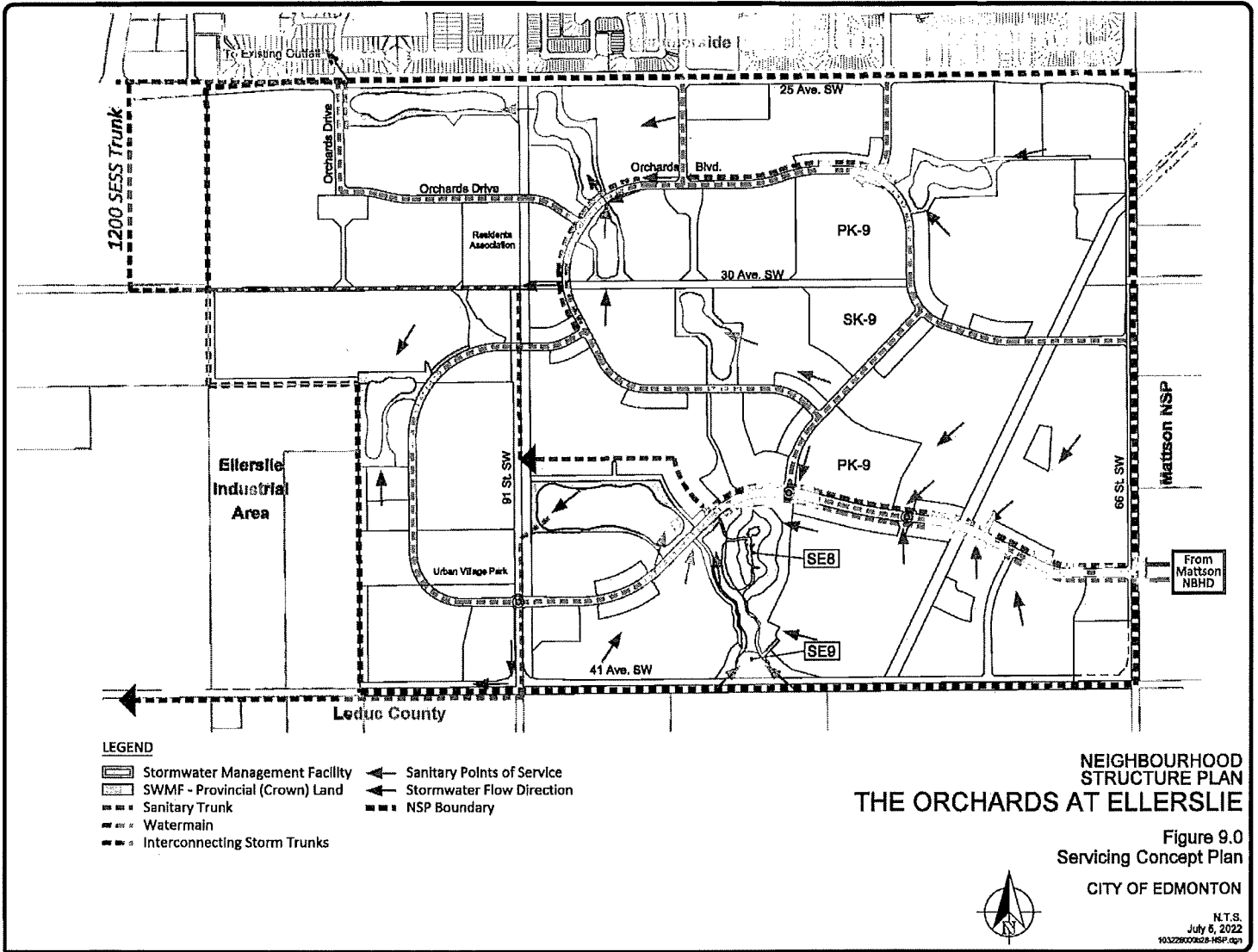
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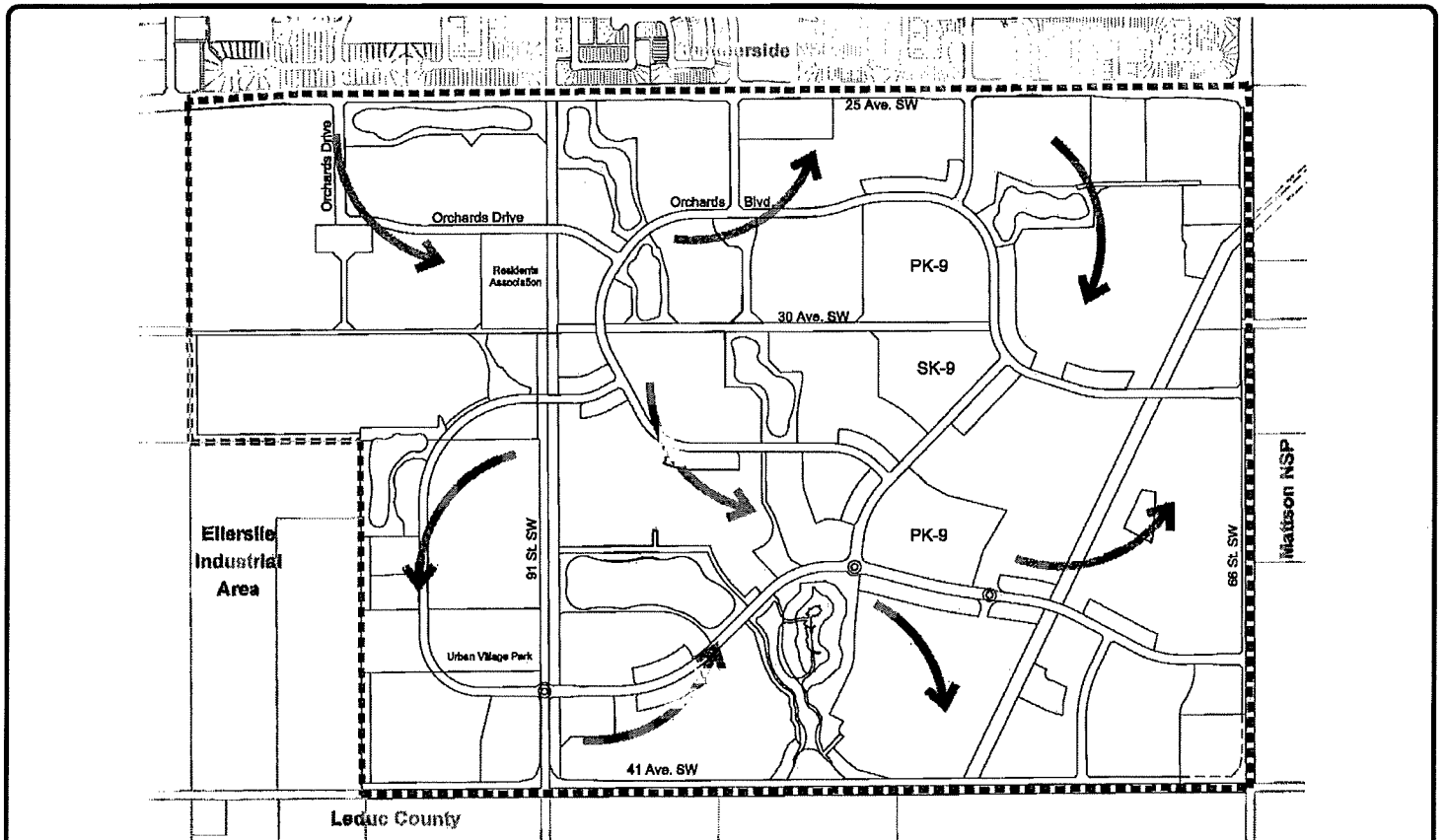
- Collector Road
- Arterial Road
- Potential Wildlife Passage
- NSP Boundary

**NEIGHBOURHOOD
STRUCTURE PLAN
THE ORCHARDS AT ELLERSLIE**



Figure 8.0
Transportation Network
CITY OF EDMONTON

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July 6, 2022
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LEGEND

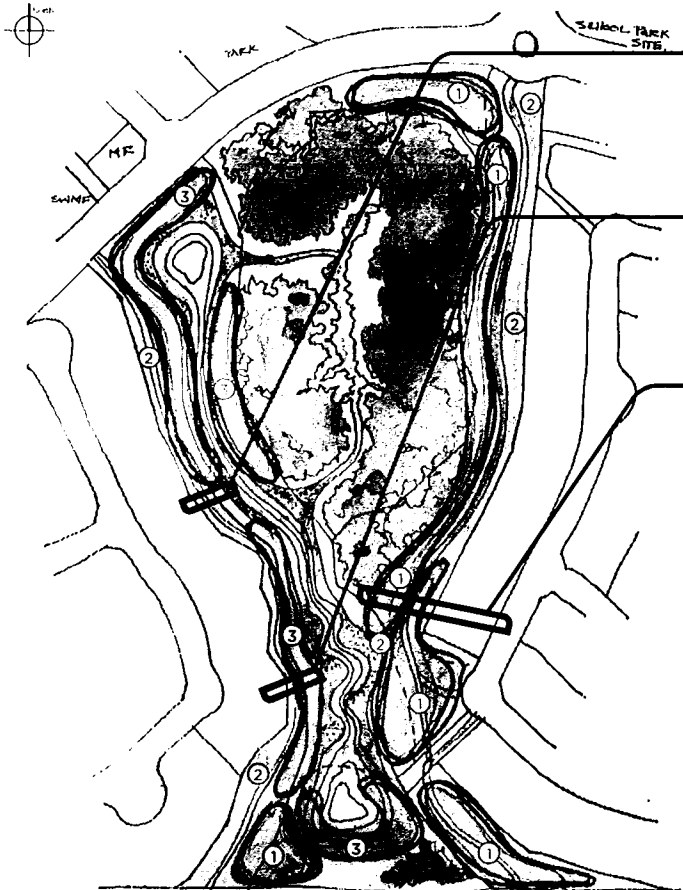
-  General Direction of Development
-  NSP Boundary

**NEIGHBOURHOOD
STRUCTURE PLAN
THE ORCHARDS AT ELLERSLIE**

Figure 10.0
Staging Plan

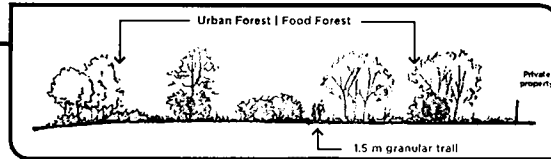
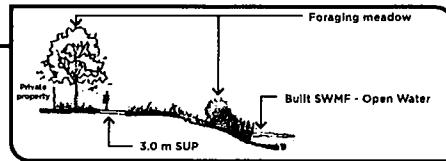
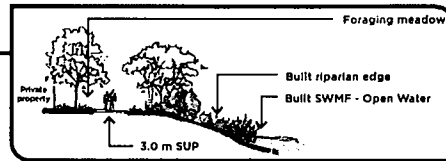
CITY OF EDMONTON





41 Avenue S.W.

The Orchards
 Urban Forest SWMF - Naturalization Strategy
 March 28, 2023 Scale: N.T.S



A Novel Ecosystem:

Is one that has been heavily influenced by humans but is not under human management. Places where the future naturalized landscape that arises is likely to have a composition that is different from any truly native landscape currently known in the region. In the built environment this is a naturally occurring phenomenon, as non-native species are introduced into natural areas by urban wild life or previous human activity. Creating a landscape that is unique, resilient, and vibrant to the micro climate of a particular piece of land.

① Urban Forest + Urban Food Forest:

Novel Ecosystem (urban food forest):
 Emulate the feel of the central aspen parkland with the use of native and non-native fruiting and edible plant material

- Human-built naturalized landscape
- Highly bio-diverse
- Non-native and native canopy
- Native under-story

Intervention / design Ideas:

- Design for forest succession
- Embrace the surrounding built environment
- Seasonal interest
- Provide habitat and food source for wildlife
- Educational opportunities
- Provides food source for people
- Provides the community with the experience of harvesting and gathering food

Native Ecosystem (urban forest):
 Recreating the central aspen parkland with the use of native plant material in the built environment

- Fully native landscape
- Native canopy
- Native under-story

Intervention / design Ideas:

- Design for forest succession
- Provide habitat and food source for wildlife
- Educational opportunities

② Foraging Meadow:

Native Ecosystem:
 Recreating a native upland landscape with the use of native edible and non-edible plant material

- Highly bio-diverse
- Native forbs and grasses
- Native woody shrubs

Intervention / design Ideas:

- Strategic use of naturalized turf and native seed mixes
- Native forbs seed mixes
- Native woody shrubs
- Native forb plugs
- Education opportunity
- Granular trails

③ Riparian Edge

Native Ecosystem:
 Establishing the waters edge

- Fully naturalized landscape
- Native emergent plants
- Highly bio-diverse
- Native wood shrubs

Intervention / design Ideas:

- Facilitate the establishment of emergent plants
- Provide habitat for wildlife
- Natural erosion and sediment control
- Reapplication of wetland or live soils where practical