

# Mooring Disturbance Standard

## Waterfront and Semi-waterfront Property Owners Fact Sheet

Environment and Parks has developed a disturbance standard for temporary seasonal mooring structures, such as docks and boat lifts.

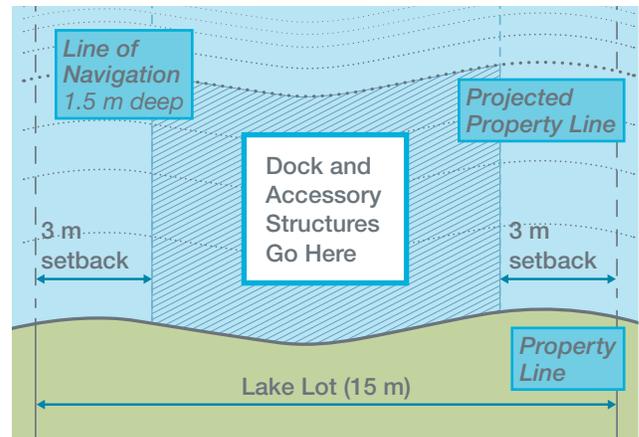
The goal of the disturbance standard is to establish clear rules for temporary seasonal mooring structures to safely and fairly accommodate recreational use of Alberta's lakes and rivers, while streamlining the authorization process for temporary mooring structures.

The disturbance standard applies to seasonal mooring structures for waterfront, semi-waterfront and municipal waterfront property owners.

If your mooring structure does not align with the disturbance standard, you would continue to require an authorization from Environment and Parks prior to placing your dock. Learn more about an authorization by visiting [www.alberta.ca/lakeshores.aspx](http://www.alberta.ca/lakeshores.aspx).

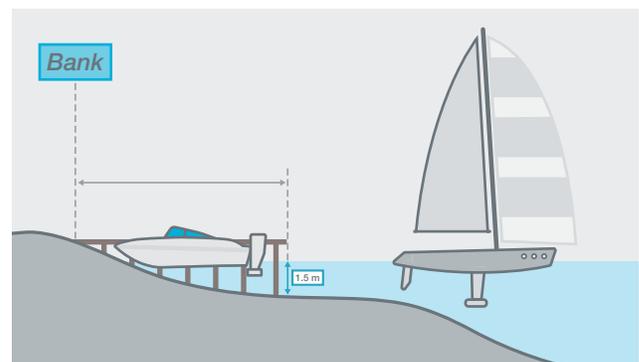
### Determining the mooring area

The mooring area, where dock and accessory structures go, is bound by the line of navigation and the setbacks from each projected property line.

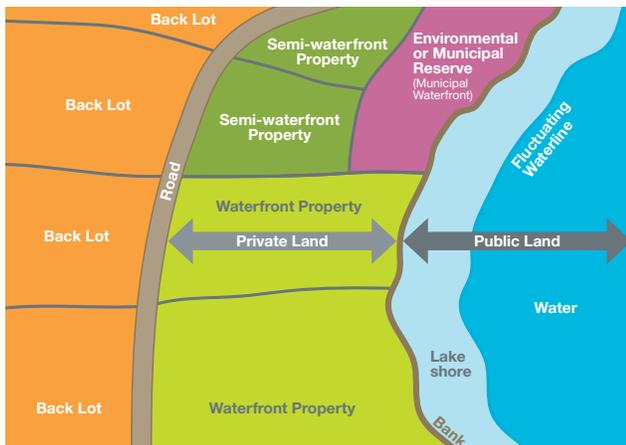


### Step one: Determine the line of navigation.

Line of Navigation = 1.5 metres of water depth



\*If you own a watercraft with a keel that extends beyond 1.5 metres in depth as pictured above, it will need to be moored outside the line of navigation on a mooring buoy.

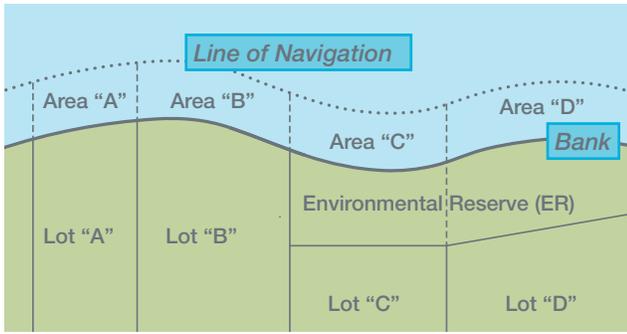


A back lot property owner is one who does not share a property boundary with a waterbody or have direct access to it.

A semi-waterfront landowner is someone who owns the land directly adjoining a municipal or environmental reserve that directly adjoins the bank of a waterbody.

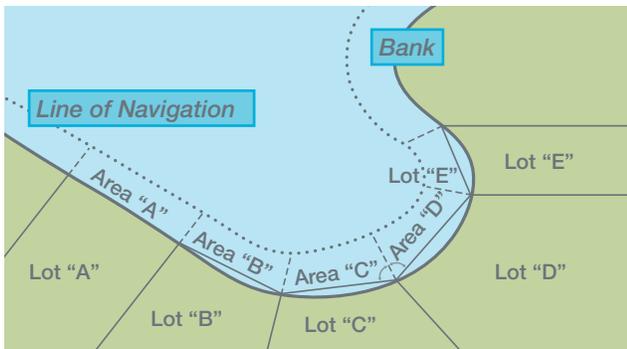
A waterfront landowner owns the land directly adjoining the bank of a waterbody.

**Step two: Extend your property lines to the line of navigation.**



If your property lines cannot be extended directly into the lake without intersecting with your neighbours, then use the coterminal method.

- At the bank, draw a straight line across your property from one property corner to the other.
- From each of these corners draw another straight line to your neighbour's far property line corner.
- Create an equal angle between the line across your property and the line across your neighbour's property.
- Extend a projected line perpendicular out to the line of navigation.



If the projected lot lines intersect or overlap, another method can be proposed, e.g., cluster developments.

## Disturbance Standard

Here's what the disturbance standard says:

- You may have one temporary seasonal dock for personal use within the mooring area if you are a waterfront or semi-waterfront landowner. The walkway can be up to 1.5 metres wide.
- The dock and associated mooring structures cannot exceed 50 per cent of the waterfront holder's lot width.

- The dock must be at least three metres away from the property lines. Exceptions are made for shared docks (see Shared Docks Fact Sheet).
- The dock may not have any fixed or covered structures including, but not limited to gazebos, storage sheds, shelters or other similar structures. Fuel cannot be stored on the dock.
- The dock, and all boat lifts, swimming platforms and buoy anchors are to be removed before the end of the open water season.
- Boat lifts may be placed as an associated structure or as a stand alone structure, but must be temporary and cannot be enclosed on all sides.
- Aquatic vegetation may be cut once per year between July 15 to September 15, following the requirements outlined in the disturbance standard.

### Swimming platforms:

- One swimming platform, with a slide or bench, can be placed within the projected property lines, and is smaller than 10m<sup>2</sup> in size.

### Mooring buoy/anchor:

- One anchored buoy can be placed beyond the line of navigation within projected property lines if necessary to moor a deep keeled watercraft. The swing radius of the watercraft must be at least three metres from the projected property lines, and 20 metres away from other mooring buoys.

### Materials for dock and accessory structures:

- The dock and floats must be constructed of biologically inert and non-reactive materials like wood or fiberglass that do not degrade when exposed to abrasion, water or petroleum products. Anchors and flotation devices must not have product residue or be made of garbage, waste or debris.
- Preservatives may only be applied to the dock when it's above the bank, and it can only be placed below the bank once the preservatives have completely dried.

## Transition Period for Existing Docks

A five year transitional period until April 16, 2026 is provided in the disturbance standard whereby docks that do not meet the standard can continue to be placed to allow time to meet the disturbance standard or apply for an authorization.