

Mooring Disturbance Standard

Back Lot Property Owners Fact Sheet

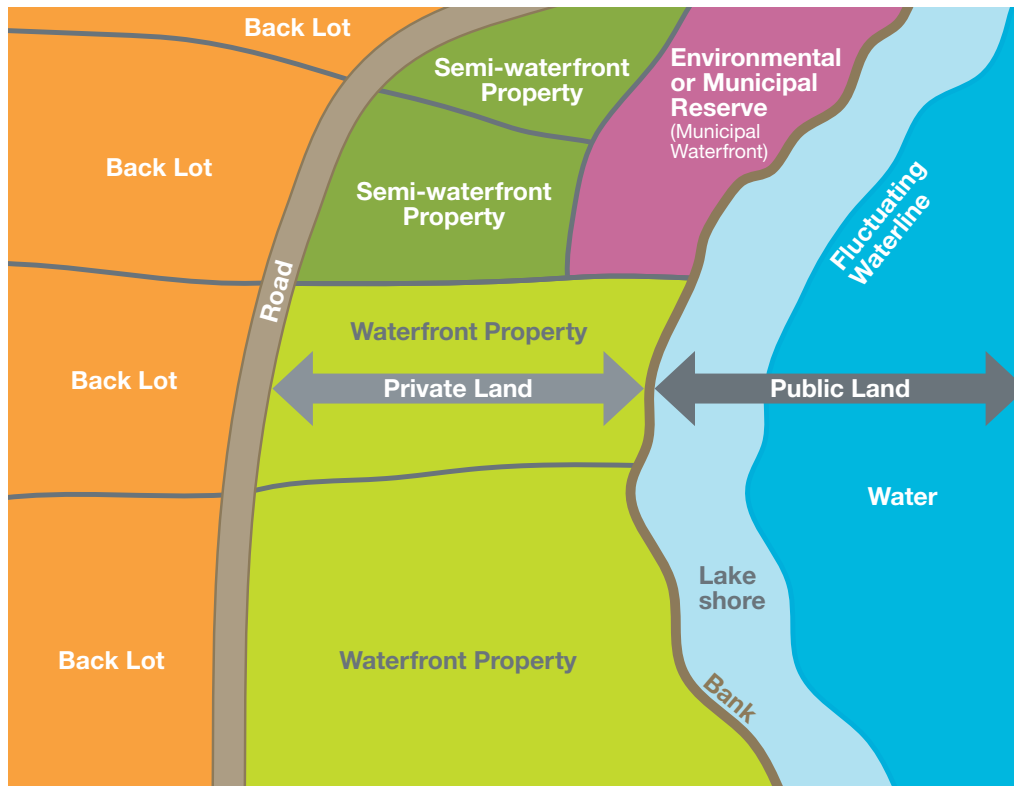
Since 2011, it has been a requirement under the Public Lands Administration Regulation to obtain an authorization to place seasonal docks and mooring structures in a waterbody.

In 2021, Alberta Environment and Parks developed a Disturbance Standard allowing waterfront, semi-waterfront and municipal waterfront landowners to place temporary seasonal mooring structures, such as docks and boat lifts, into a waterbody without requiring a separate authorization.

The general permission does not apply to back lot landowners (those who do not share a property boundary with a waterbody or a municipal reserve).

A back lot landowner who wishes to place a dock in a provincial water body for seasonal recreational use must seek a provincial authorization. There is no guarantee that a back lot owner will be able to place a private dock in a provincial waterbody, as there may be instances where access is unavailable.

This fact sheet describes some alternative options that may be available to back lot landowners wishing to place a seasonal dock within a provincial waterbody.



A back lot landowner 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.

Considerations for Back Lot Owners

Several factors should be considered by back lot owners in determining availability to place a dock in a provincial waterbody:

1. If a dock was previously placed in a waterbody, there is no guarantee that mooring space will be available in the future. The requirements through the Disturbance Standard apply.
2. If every waterfront and semi-waterfront landowner in a waterfront community places docks into the associated mooring areas fronting their property, all the mooring areas will be occupied.
3. If there are unoccupied mooring areas, dock use may be available on a seasonal basis. A back lot owner may contact a waterfront holder to determine if that area can be used.
4. Back lot landowners require written consent from the waterfront and/or municipal waterfront landowner before applying to Environment and Parks to place or use a seasonal mooring structure.

Other Options for Back Lot Owners

Although there are no guarantees regarding dock placement, there may be some other options back lot owners can explore to place a dock or mooring structure in a provincial water body:

- **Co-owning a dock with a waterfront or semi-waterfront landowner.** This would allow the waterfront or semi-waterfront landowner to share the costs of the mooring structure. Responsibility for co-owned mooring structures rests with the waterfront or semi-waterfront landowner.
- **Establishing a shared-use agreement with a waterfront or semi-waterfront landowner.** Waterfront or semi-waterfront landowners are only allowed to have one dock and associated structures that cover up to 50 per cent of their lot width under the Disturbance Standard. A back lot owner could enter into an agreement with a waterfront or semi-waterfront landowner to share a dock owned by a waterfront or semi-waterfront landowner.
- **Becoming an approved user of an authorized community dock owned by the local municipality, association or private marina.** The Disturbance Standard does not apply to community docks as they require an authorization from Environment and Parks. Back lot owners have the option to seek out these opportunities where they exist.
- **Obtaining a separate authorization from Environment and Parks.** A back lot owner could apply to Environment and Parks to have a dock or mooring structure authorized if there is a location along the shore frontage available. Note that it is not the role of Environment and Parks to find mooring space for individuals. If the location is in front of a municipal reserve, written consent will be required from the municipal waterfront owner. The waterfront owner may consent, deny or revoke consent at any time. A copy of the formal consent must be provided to Environment and Parks when applying for an authorization. Applications will be reviewed on the merits of each location and there is no guarantee any application will be approved.