

Mooring Disturbance Standard

Back Lot 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.

This disturbance standard does not apply to back lot property owners (those who do not share a property boundary with a waterbody or a municipal reserve). Back lot owners may share the use of a dock with a waterfront or semi-waterfront owner, or they can obtain an authorization to place a dock in the water, provided they have consent from the waterfront owner.

This fact sheet describes the approach on how a back lot owner can place a temporary seasonal dock.



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.

Back Lot Dock Owners

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. Back lot property owners who place docks in a waterbody must have their docks authorized by obtaining an authorization from Environment and Parks.

When applying for an authorization, back lot owners need to include written consent from the waterfront property owner where the dock will be placed.

The disturbance standard allows back lot property owners who share a dock with a water front property owner to place a shared dock fronting the waterfront property without an authorization (see Shared Docks Fact Sheet).

Options for Back Lot Owners

Back lot property owners require written consent of the waterfront or municipal waterfront landowner before placing or using a mooring structure. There are several ways for back lot owners to place a dock or mooring structure:

- **Co-owning a dock with a waterfront or semi-waterfront landowner.** This approach allows 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 owners 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 landowner or semi-waterfront landowner, or to place an additional boat lift next to the dock.
- **Becoming an approved user of an authorized community dock owned by the local municipality or association.** 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 for their use. 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.