

Proposed Mooring Disturbance Standard

Mooring, or securing a watercraft to a structure such as a dock, is very common to provide easy access to the water for recreational purposes. Waterfront property owners who share a property boundary with a waterbody often only own land up to the bank. They do not own the bed and shore of the waterbody but they do have the right to enter and leave the water in front of their property.

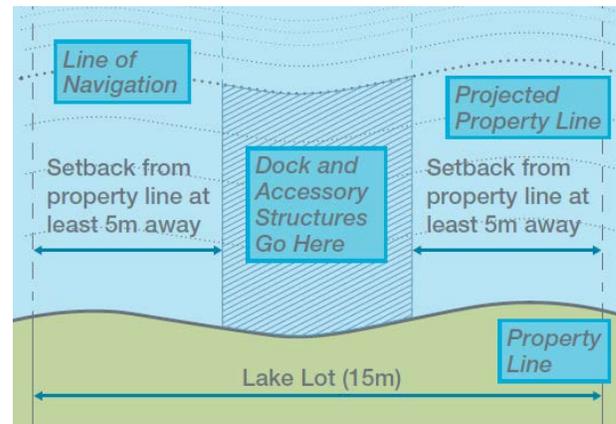


A draft disturbance standard has been created under the Public Lands Administration Regulation. If you are a waterfront or semi-waterfront property owner and your mooring structures meet the criteria set out in this standard, you do not need to get a Temporary Field Authorization (TFA).

If you are a backlot property owner, you must apply for a TFA, with written consent from the waterfront landowner, to place a dock or related mooring structures in a waterbody.

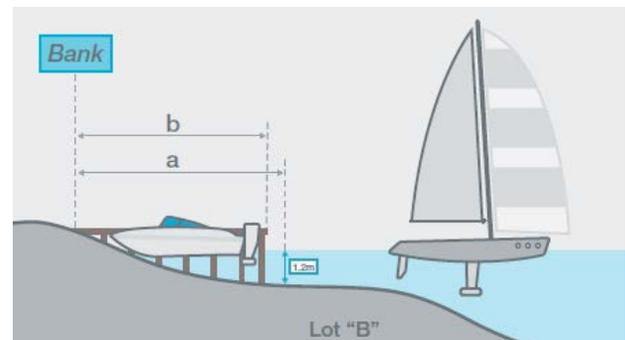
Determining the mooring area

The mooring area, where dock and accessory structures go, is bound by the line of navigation, and extending property lines into the water line.



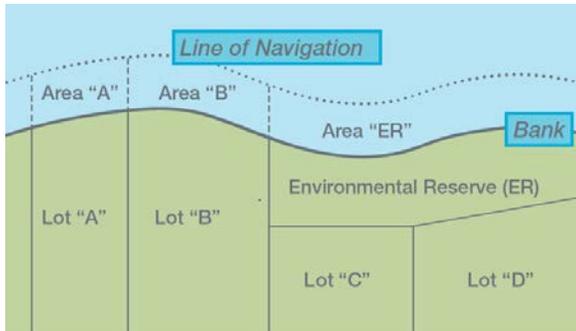
Step one: Determine the line of navigation.

Line of Navigation – either (a) the 1.2 meter depth contour; or (b) the length of the watercraft. In the figure below, the line of navigation would be determined by the length of the watercraft (b) as it is the minimum required to reasonably navigate to open water.



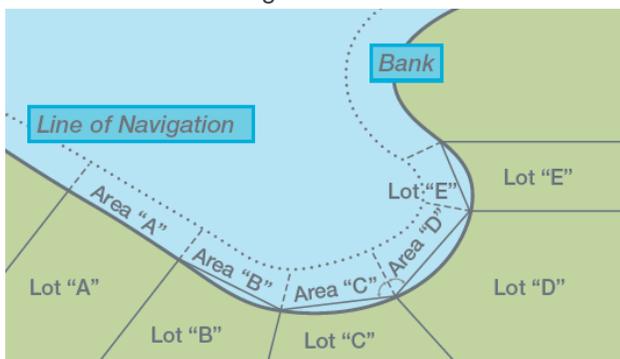
*If you own a watercraft with a keel that extends beyond 1.2 metres in depth as pictured above, it will need to be moored outside the line of navigation on a buoy.

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 neighbors, then use the coterminous line 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 neighbor's far property line corner.
- Create an equal angle between the line across your property and the line across your neighbor's property.
- Extend a projected line perpendicular out to the line of navigation.



Disturbance Standard

Here's what the 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 dock must be at least five metres away from the property lines.
- The walkway can be up to 1.5m wide, and the terminal area can be up to 12 square metres.

The whole dock configuration cannot exceed 50% of the waterfront holder's lot width.

- No fixtures like storage units will be placed on the dock, with the exception of a bench. Fuel will not be stored on the dock.
- The dock, and all boat lifts, swimming platforms and buoys will be removed before the end of the open water season.

Boat lifts:

- You may have up to two boat lifts or one boat lift and two smaller personal watercraft lifts in the mooring area that may be covered but are not to be enclosed on all sides.

Swimming platforms:

- One swimming platform, with a slide or bench, can be placed beyond the line of navigation within the projected property lines that is smaller than 9m² 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 five metres from the projected property lines, and 20 metres away from other mooring buoys.

Materials for dock & 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.

Exceeding the Standards

If your mooring structures do not meet these standards, you must apply for a TFA. Learn more by searching 'Temporary Field Authorization' on www.alberta.ca.