

Mooring in Alberta

Waterfront and Semi-Waterfront Holders Fact Sheet

The placement of mooring structures (i.e., seasonal docks, and associated structures such as boat lifts, mooring anchors, swim platforms, and buoys) and mooring facilities (i.e., mooring fields, marinas, open water moorage, etc.) onto the bed and shores of a Crown-owned body of water for personal, community, municipal or commercial use, is regulated under the *Public Lands Act* and the Public Lands Administration Regulation.

There are 2 ways docks and other mooring structures are regulated in Alberta:

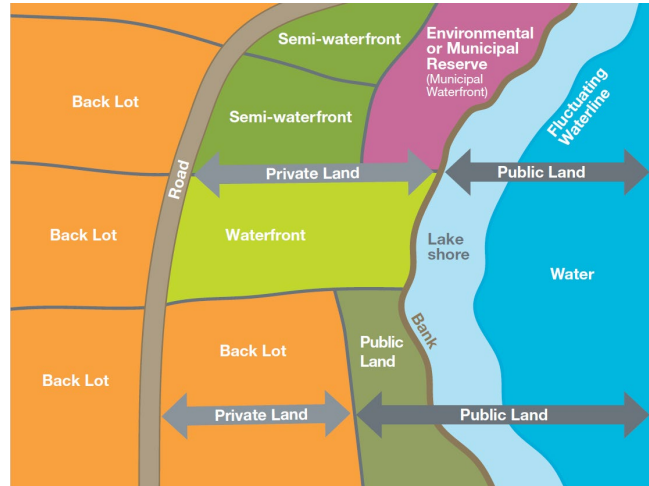
1. By the general permission created by the [Disturbance standard for temporary seasonal docks and other mooring structures for personal recreational purposes - Open Government \(alberta.ca\)](#) (Disturbance Standard), if the requirements set by the standard are adhered to; or
2. By a disposition under the *Public Lands Act* (either authorization, approval, or formal disposition as appropriate) for all other mooring structures.

The Disturbance Standard has been in place since 2021 and streamlines the regulatory process for temporary mooring structures if all the requirements of the standard are met including:

- Applies only to waterfront and semi-waterfront holders
- Structures are placed within a defined mooring area as described in the Disturbance Standard
- Installation of a temporary and seasonal mooring structure is only for personal recreation purposes
- Where the mooring structure(s) meets all the other requirements related to size, spacing, materials, etc.

If your mooring structures adhere to the criteria set out in the Disturbance Standard, then no other permission under the *Public Lands Act* is required.

If your mooring structures do not adhere to the Disturbance Standard criteria, then you need to fill out an Application for Docks and Mooring Structures.



A **waterfront** property is a land parcel directly adjoining the bank of a body of water.

A **semi-waterfront** property is a land parcel directly adjoining a municipal or environmental reserve that directly adjoins the bank of a body of water.

A **back lot** property is a parcel of land that is neither waterfront nor semi-waterfront but is within a subdivision directly adjacent to a body of water.

Transition Period for Existing Docks

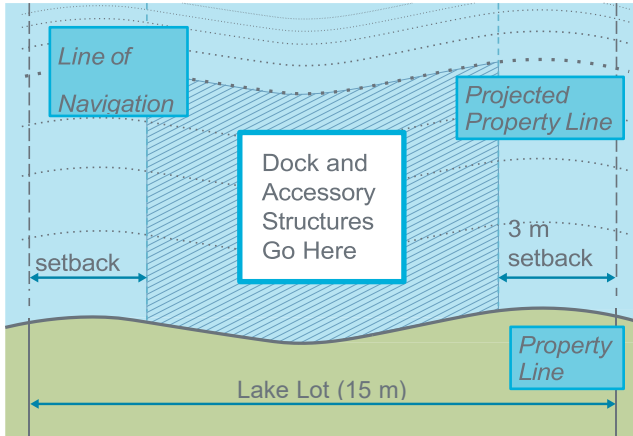
A five-year transitional period until April 16, 2026 is provided in the Disturbance Standard whereby docks that do not meet specific sections of the Disturbance Standard can continue to be placed to allow time to meet the Disturbance Standard or apply for an authorization.

[Disturbance standard for temporary seasonal docks and other mooring structures for personal recreational purposes - Open Government \(alberta.ca\)](#)

Determining your mooring area

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

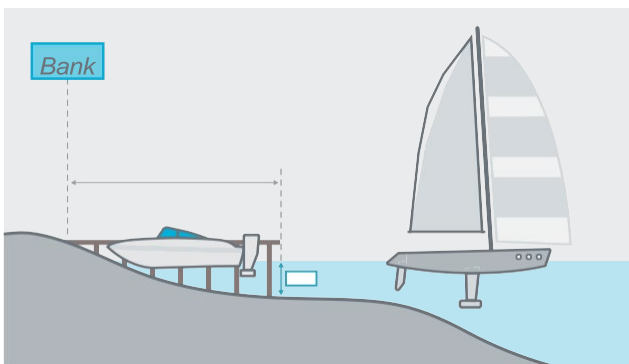
Note: The mooring area is for planning purposes only and does not convey any exclusive use or ownership rights.



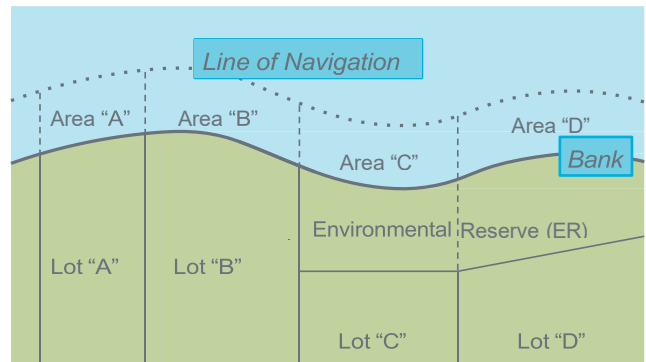
Step one: Determine the line of navigation.

Line of Navigation = 1.5 metres of water depth

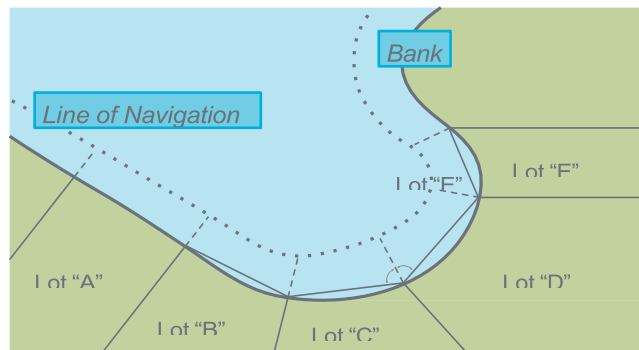
*If you own a watercraft with a keel that extends beyond 1.5 metres in depth as pictured below, it will need to be moored outside the line of navigation on a mooring buoy.



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 neighbours, then use the coterminal 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 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, e.g., cluster developments, another method can be proposed.