



Summer Village of West Cove

Administrative Policy

Number	Title		
A-TRA-DOCKS	Seasonal Docks & Boat Mooring Policy – Back Lot Property Owners		
Approval	Approved		
(CAO initials)	Resolution No:	22-148	
	Date:	August 31, 2022	

POLICY STATEMENT

The Summer Village of West Cove recognizes the desire for residents to participate in recreational use of Lac Ste. Anne.

PURPOSE

1. To safely and fairly accommodate recreational use of the lake while establishing clear rules for temporary seasonal mooring structures.
2. To identify how **back lot property owners** in the Summer Village of West Cove can obtain written consent of non-objection from the municipality to enable them to apply for an authorization from Alberta Environment & Parks (AEP) and be compliant with the Alberta regulations for temporary seasonal docks for personal recreational use.
3. There is a limited amount of lake shoreline in West Cove and the municipality’s goals for this Policy are to:
 - Adopt Alberta Environment & Parks standard requirements for temporary seasonal mooring structures;
 - Be a good steward of the environment and preserve the natural character of the community;
 - Maintain and enhance safe access to the Community’s open spaces and lakeshore for everyone;
 - Recognize the historical use of the lakeshore with respect to the placement and configuration of temporary seasonal docks and hoists; and
 - Reduce conflict between neighbors and address non-compliance with this Policy through Policy direction, favourable reconciliation, and public education. Non-compliance with Alberta regulation and rules will be enforced by the Regional Alberta Environment & Parks office.

PRINCIPLES

In Alberta the beds and shores of natural water bodies (rivers and lakes) are public lands and subject to the Public Lands Act and the Public Lands Administration Regulation. The placement of mooring structures and docks on public lands therefore falls under the scope of the Act and the Regulation. Since



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2011, it has been a requirement under the Public Lands Administration Regulation to obtain an authorization for all docks, boat lifts and other mooring structures placed onto and occupying the beds and shores of a river or lake for more than 14 days. Alberta Environment & Parks has stated that ***there is no general expectation that every Albertan who does not own property adjacent to a lake should be able to place a dock in a lake for recreational purposes.***

Recently, Alberta Environment & Parks established a disturbance standard that eliminated the need for semi-waterfront property owners to apply for an authorization if their docks and boat lifts meet a set of standard requirements as defined by AEP. Property owners that meet the definition of semi-waterfront are those properties directly on the lake. All other properties in West Cove are classified as back lot property and for the purpose of this Policy, includes all non water facing lots. Back lot property owners and community dock participants are not included in the disturbance standard. However, these people can put out a dock or boat lift off of a Municipal Reserve, ***provided they have the written consent of the Summer Village of West Cove, the waterfront landowner, and have obtained a Temporary Field Authorization (TFA) from Alberta Environment & Parks.*** Requests for Letter of Non-Objection from the Summer Village for initial applications and renewals MUST be submitted to the Summer Village by April 15th.

In the Summer Village of West Cove, the area in which back lot property owners and community dock participants can place temporary seasonal docks and boat lifts is limited. Therefore, back lot property owners are encouraged to become part of a community or shared dock group. In planning and approving temporary seasonal docks and boat lifts in these areas, the Summer Village of West Cove will adopt the Alberta Environment and Parks standard that the total width of all authorized docks and hoists within these mooring areas shall not exceed 50% of the total width of the mooring area.

Once an application is approved by Alberta Environment & Parks, a copy of the Temporary Field Authorization **must** be submitted to the Summer Village of West Cove to be kept on file, as well as a picture of the boat dock and a list of all participants. The TFA and written consent will be issued for no more than a three (3) year term. Alberta Environment & Parks or the Summer Village of West Cove has the right to cancel a TFA or its' written consent at any time. There is a requirement for the applicant to also provide a listing of all dock participants and contact numbers **annually** to the Administration office by April 15th.

The Summer Village commits to fair and equitable consideration of approvals submitted to Alberta Environment and Parks by providing letters of non-objection based on the following:

- 1) Property owners that have had, and continue to historically receive approval for their mooring structures. When the applicant no longer wishes to maintain the TFA, those sharing the mooring structures will be given first right of refusal
- 2) Back lot property owners that participate in a community or shared dock group



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- 3) Permits that are, in the opinion of Council, the most inclusive and/or beneficial to the back lot community.
- 4) First Come, first served.

All approvals will be at the discretion of the Summer Village of West Cove Council

Property owners must also register annually PRIOR to August 15th to store mooring structures on the Village's Municipal Reserve areas and, as per Policy A-TRA-BOAT-1, Boat Lift and Pier Removal Policy, no mooring structures will be allowed from May 31st to September 1st annually. Please contact the Administration Office for registration requirements.

For more information, please visit the website at www.westcove.ca

Revisions:

Resolution Number	MM/DD/YY