

## Guidelines for Sustainable Recreational Waterfront Development

The following guidelines shall guide future shared residential recreational dock facility development throughout the Burrard Inlet, Indian Arm and Port Moody Arm. The guidelines focus on reducing environmental, visual, access and navigational impacts from shared dock facilities.

### Shared Dock Facilities

THAT

- New dock facility development be in the form of shared-use facilities.
- Existing dock infrastructure be used for shared facilities, where feasible.
- New shared dock facilities be sited to accommodate current and/or future shared use with adjacent properties.
- In areas where waterfront property lot frontages are narrow, a shared-use dock facility be expected to serve three or more waterfront properties.
- Access to a shared dock facility be from the upland private property to a single point at the head of a pier, except where otherwise authorized.

### Reduce Shared Dock Facility Impacts

THAT

1. New shared dock facilities not impact on natural environment features, archaeological or sensitive areas, or areas of community interest.
2. There be reduced riparian crossings.
3. There be no dock infrastructure within 15 metres of the natural boundary of any stream.
4. There be no grounding dock facilities.
5. The combined pier and ramp length be as short as possible to facilitate access to "deep water"<sup>1</sup> and not exceed 70 metres (230 feet) in length as measured from the head of the pier at the high water mark. Exceptions may be made where five (5) or more waterfront property owners propose one shared dock facility, and for

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<sup>1</sup> Definition: Deep Water – Depth consistent with proposed facility use to ensure that no vessel using it grounds or impacts the seabed directly or indirectly, such as through prop wash, and in no case shall be less than 1 metre under the deepest part of the float.

water-access only properties, where shared, provided these exceptions do not conflict with other policies, herein.

6. No pier extend further from the shore than a point equalling  $\frac{1}{2}$  of the lot's water frontage (or the sum of the properties sharing the dock) measured in a straight line between the lot's waterfront corners. For example, a proposed shared dock for three, 20-metre wide waterfront properties would equate to a 30-metre pier allowance.
7. A dock facility moorage float be of a size that is related to the total number of shared waterfront property users of that facility, with a total area including fingers that in no case exceeds 28 square metres (300 square feet) per user.
8. There be a minimum separation distance of 50 metres between dock facilities in areas where beaches are accessible and suitable for public recreation; otherwise, there be a minimum separation distance of 25 metres between dock facilities.
9. Dock facilities be at a height that allows unimpeded public access underneath the dock (minimum 1 metre Freeboard at Higher High Water)<sup>2</sup>.
10. Future recreational waterfront development consider potential visual impacts from both the waterfront property owner and public perspectives.
11. A visual impact assessment be required for new, shared dock facility proposals with pier infrastructure that may impede views from public and private property.
12. Shared use dock facility applications include archaeological and/or sensitive area impact assessments.

### Reduce Navigation Impacts

THAT

- There be no impact to marine navigation, for both motorized and non-motorized recreational vessel traffic, from dock facilities.
- There be no mooring buoys (with exception of temporary installations).

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<sup>2</sup> Definition: "Freeboard" - The shortest vertical distance from the waterline to the top of a floating or fixed device.  
Definition: "Higher High Water Large Tides (HHWLT)" – The average of the highest high waters every year over a sample 19 years. Theoretically, this is the level reached by the waters of the sea on one occasion every year.