

Conditions of Use

St. Clair Township Campgrounds



Seasonal Camper Handbook/Code of Conduct

The rules in the Camper Handbook/Code of Conduct are intended to promote safety and to make the camping experience a pleasant one for you and your neighbours. If you do not understand any rule, please discuss it with Campground Management. Violation of a specific rule which management, at its discretion, determines to be detrimental to the Campground, its staff, or its other guests may result in sanctions. Possible sanctions include, but are not limited to, temporary loss of camping privileges, termination of the Seasonal Camper Rental Contract, and immediate expulsion from the Campground.

Please take time to review this Handbook/Code of Conduct, ask questions if you need clarification, and do your best to be a good neighbor.

By placing my signature on this Facility Rental Contract, I agree on behalf of myself and my guests to abide by all the rules and regulations as set out in this document by the Corporation of the Township of St. Clair. I also take full responsibility for any damage done to campground property or private property by myself and/or my guests and/or my pets and agree to cover any costs incurred. I also agree on behalf of myself and my guests, that the Corporation of the Township of St. Clair shall not be held responsible for theft of property or property damage as a result of fire, vandalism, acts of God, or the actions of other campers.

This contract must be signed and returned 7 days prior to opening day.

FINANCIAL RESPONSIBILITIES / INSURANCE REQUIREMENTS

1. **Deposit to Secure Renewal of Site.** Deposit to secure your site for the next year is due on April 23 annually. For example, deposit to hold a site for the year 2023 would be due on April 23

of 2022 and the deposit you paid in 2022 would be applied to your site price for 2023. If we don't receive your deposit by the deadline, then the site will be considered open for the following season and promptly added to our open site list. Any seasonal camper who has not renewed their lease (paid their site deposit) for the following year must have their RV unit removed by the Campground closing date of the current season. If the RV unit has not been removed by that date, the Campground and/or the Corporation of the Township of St. Clair reserve the right to have the RV unit removed by a salvage company and the site will be added to current open inventory for the following season.

2. **Seasonal site balance** must be paid in full by April 23 annually.
3. **Insurance of camping unit - must be valid for the entire term of any facility rental contract.**
4. **Winter storage:** fee is to be paid in full by April 23 of the current camping season. Any seasonal camper who has not paid the winter storage fee by this date must have their RV unit removed by the Campground closing date. If the RV unit has not been removed by this date, the Campground and/or the Corporation of the Township of St. Clair reserve the right to have the RV unit removed by a salvage company, and the cost will be billed to the owner. The camper is responsible for his/her own insurance and must provide a copy of insurance to Township staff prior to the Campground closing date. The campground and/or the Corporation of the Township of St. Clair are not responsible for damage, fire, theft, act of God, or otherwise, to property owned by the camper. No surveillance is provided by the campground. Camping during the off season (anytime before opening day or after closing day) is strictly prohibited. Campers caught doing so will be evicted.
5. **Early termination.** Any seasonal camper who cancels his/her site any time after the season start date and before the end date, and has a legitimate reason for doing so, will be charged what a transient camper would have been charged for the length of time the trailer was on the site. If after this calculation is made, and there is a credit balance then the seasonal will be refunded the amount of the credit balance. For example, if opening day was May 1, and a seasonal camper leaves May 31 this stay would have been from May 1 – 31, which is 30 nights, therefore the camper would be charged the transient monthly rate and the remaining amount they had paid for the seasonal fee would be refunded to them. In the event that the transient fees calculate to more than what the seasonal camper originally paid, the seasonal camper will not owe the Township any extra fees for that site. If the rental contract is cancelled, the Campground and/or the Corporation of the Township of St. Clair reserve the right to remove property from the campsite including trailers, sheds, decks, landscape, and any or all items on the campsite. The Camper agrees to pay the costs of moving and/or storing any property left on a campsite where the contract has been cancelled. Also, in regards to removal of the property, the Campground and/or the Corporation of the Township of St. Clair may sell or otherwise dispose of property, which has been stored for more than 60 days on campground property in accordance with the Repair and Storage Liens Act. Anything left behind becomes the property of the Township of St. Clair. If contract holder wishes to leave something to another camper, he/she must give this request in writing to campground staff.
6. **Grass Cutting:** If camper has not signed up and paid for this service, campground staff will assume camper will be cutting the grass themselves using their own equipment right from opening day until closing day.
7. **Golf carts:** I agree to adhere to the following provisions of operating a golf cart on campground property:
 1. Only electric golf carts are permitted

2. Any Driver of the golf cart MUST have a valid G driver's license to operate and MUST stay on the roadways within the campgrounds. Carts are NOT permitted to be operated on established walkways.
3. It is the responsibility of the "I" the contract holder / cart owner to ensure that my cart is mechanically sound with all provided features working as per the owner's manual. Failure to ensure a mechanically sound / safe cart will result in the removal of the cart usage privilege; without refund.
4. Cart must have working lights if it is used after daylight hours.
5. The cart can only be operated for the number of people it is built to accommodate as per the owner's manual. Example: 2 seats = 2 people maximum on this cart
6. Carts must be insured. "I" the owner / Campground Contract owner am liable for any accident or damage occurring while operating the cart on Municipal Property.
7. Driving while under the influence or with open liquor is strictly prohibited and against the law. Anyone found driving while under the influence or with open liquor will be evicted from the campground without a refund.
8. **Campground pavilions** may be rented and paid for at each campground office. Check campground office for rates. Alcohol not permitted in pavilions.
9. **Additional Storage** In the event that payment is not received, owner of stored items will be notified immediately to remove said items. **Mooretown campers:** Stored item must be parked at the back of the campground, not on your site, and at your own risk. **Branton-Cundick campers:** Stored item must be parked at back on gravel pad only, and at your own risk. **Cathcart campers:** Only item allowed to be stored is boat trailer and only if you have reserved a boat dock. To be stored in designated area at south end of park, and at your own risk.
10. **Cathcart - Boat Mooring:** The following provisions apply for Cathcart and Branton-Cundick seasonal campers who wish to moor their boats at Cathcart Park:
 1. Spaces will be assigned to those wishing to moor their boats along the seawall at Cathcart Park only. This will enable campground management to know which docks are in use. With increased concern over boarder crossing, campground staff will be able to notify customs that the boats at the campground have been accounted for.
 2. Boat mooring fees to be paid by April 23 annually.
 3. St. Clair Township will not accept responsibility for damage or theft of boats or objects on the boats, nor will the Township be liable for those using the boats.
 4. Boaters are to be aware of the large swells that happen in the cut, and should secure said boat to compensate. Do not leave your boat in the water when you are away from the campground.
 5. No fastening or building any type of dock over the water or on shore. The installation of ladders must be approved by campground management and is the sole responsibility of the boater.
 6. Parking is only permitted for 15 minutes while loading and unloading and is permitted in visitors parking area only. No parking along roadway or boat ramp area is permitted.
 7. Do not leave valuables unattended on your boat
 8. Subletting of docks is NOT permitted and if you are found subletting you will lose your mooring privileges without refund.
 9. Maximum length of boat for docking and boat ramp use is 18 feet (stern to bow).

ELECTRIC USE

11. **Electrical service is provided** to the main camping unit only. Campground staff reserve the right to inspect, in conjunction with the provincial hydro authority, any electrical devices, and disconnect the electrical service as is necessary to protect persons & property, until such time that the camper/contract holder has rectified the deficiency. Any/all expenses incurred as a result of these deficiencies are the full responsibility of the camper/contract holder.
12. **The Campground and/or the Corporation of the Township of St. Clair reserve the right** to turn off any electrical service to individual campsites until full payment of seasonal fee has been received.
13. **Additional appliances** (ie. stoves, refrigerators, etc.) are strictly prohibited and will be monitored by staff.
14. **Please conserve hydro** by shutting off lights, air conditioners, etc. when trailer is vacant. Abuse of the use of hydro will result in the hydro being shut off.

YOUR SITE

15. **Trailer/RV:** No seasonal campsite is allowed more than one R.V. of any type. RV must carry a certification seal signifying compliance with the CAN/CSA Z240 Standard for Recreational Vehicles which covers four critical areas: propane gas, vehicular, electrical and plumbing. Manufacturers must meet CAN/CSA Z-240 standard. Manufacturers of components and accessories, including appliances, adhere to the strict guidelines which apply to their products. The certification of the recreational vehicle to the CAN/CSA Z240 Standard for Recreational Vehicles is identified by the certification agency's seal, which usually appears beside the door of the RV. Park Model Recreational units are manufactured to meet the CAN/CSA Z-241 Standard. The Standard covers the areas of construction standards, plumbing, propane gas, and electrical and vehicular requirements. Campground staff shall limit the size or condition of trailer/RV to conform to existing standards. Trailers/RV's over 10 years old need to be approved by campground management. **It is the law to have a working smoke alarm in the trailer/RV. Failure to comply with the applicable Fire Code smoke alarm requirements can result in a ticket or a fine of up to \$100,000. If used for sleeping, trailer/RV should also be equipped with a carbon monoxide alarm.**
16. **Occupancy:** The seasonal contract authorizes one family to occupy the seasonal site designated on the contract. Sharing of one seasonal campsite between two or more families is prohibited.
17. **Tents/Dining Shelters:** Each campsite is allowed one tent OR dining shelter, and must be non-permanent and removable.
18. **Storage Sheds:** Shed must be approved by Campground Supervisor prior to installation. Each campsite is allowed one storage shed to a maximum size of 10' x 10' (or 100 sq. ft.) x 9' high. Must be commercially designed and constructed of either aluminum or vinyl. Floor cannot be permanent in nature. Shed must be located behind the trailer, on the campsite, and cannot protrude onto another site, common area, or block the driveway, etc. The Corporation of the Township of St. Clair reserves the right to remove any or all sheds that have not been approved and are not constructed to above specs, and without compensation to the owner. Sheds will not be serviced. The owner (seasonal contract holder) shall be responsible for insuring the shed and its

contents and shall not hold the Corporation of the Township of St. Clair responsible for any damage to the shed unless there is negligence on the part of the Campground.

19. **Awnings** will be allowed provided they can be rolled up or removed on short notice. Awning cannot be a permanent structure.
20. **Decks:** Deck must be approved by Campground Supervisor prior to installation. One deck is allowed on campsite and must be no longer than the trailer, and no wider than 10' and no higher than 24" from the ground. Must be built up against the trailer. Must be commercially designed and constructed of new building products. Cannot be a permanent structure (must be able to be removed). The Corporation of the Township of St. Clair reserves the right to remove any or all decks that have not been approved and are not constructed to above specs, and without compensation to the owner. The owner (seasonal contract holder) shall be responsible for insuring the deck and its contents and shall not hold the Corporation of the Township of St. Clair responsible for any damage to the deck unless there is negligence on the part of the Campground
21. **Improvements:** No part of a campsite is to be disturbed, altered or otherwise changed without the expressed written permission of campground management. Any contractor/worker hired by a seasonal contract holder to perform work on Township property must provide to campground staff a current and valid "Workplace Safety and Insurance Clearance Certificate" before starting work. Contractors who do not have WSIB Clearance Certificate will not be permitted to work on Township property. Contractor must also supply a copy of his/her "Contractor's Liability Insurance Certificate" (minimum of \$2 million, \$5 million for work on road allowances). The certificate/policy must clearly show that The Corporation of the Township of St. Clair is listed as an additional insured party. Cost for approved improvements to campsite shall be at seasonal contract holder's expense.
22. **Smoke/Carbon Monoxide Alarms:** It is the law to have a working smoke alarm and carbon monoxide alarm in your trailer/RV. Failure to comply with the applicable Fire Code smoke alarm requirements can result in a ticket or a fine of up to \$100,000.
23. **Propane** cannot be stored inside of either a trailer or storage shed but must be stored outside in a ventilated area. Propane heaters are not permitted for use in trailers or tents.
24. **Parking:** Seasonal permit holders shall restrict parking of their own vehicles to their own site at a limit of 2 vehicles per site. (Extra fee applies for additional vehicle). Designated guest parking is available. See campground staff for details.
25. **Dump Station - Non-sewer sites (Mooretown Campground only):** Use of dump station is not permitted between the hours of 4:30 pm - 7 pm. Please try to avoid dumping on weekends if possible. All campers are required to use appropriate portable sewage tanks. Permanent or any type of underground sewage (blue-water) tank is strictly prohibited.
26. **Mail or telephone messages** (some exceptions may apply) will not be delivered. Check the office for messages on a regular basis. Please advise your guests that if we do not have their name, we will not take messages.
27. **Water Supply:** In an effort to ensure a water supply to all campers, watering lawns, washing cars, trailers or other items, shall be prohibited unless it has been pre-approved by campground management.
28. **Subletting:** Seasonal contract holders shall not sublet their trailers or campsites. Violation shall result in the immediate loss of seasonal site.
29. **The sale of a seasonal contract holder's trailer** does not include the campsite. Purchaser must remove trailer within 7 days of purchase.

CONDUCT/RESPONSIBILITY

30. **Speed limit** in the park is 15 km. maximum.
31. **Alcohol** consumption is allowed on campsites only. Campers are not permitted to walk or drive around park with an open beer or alcoholic beverage. No alcohol permitted in any campground pavilions. Control and consumption must be in compliance with applicable liquor regulations. There will be an alcohol ban on Victoria Day weekend.
32. **Quiet time** is at 11:00 pm until 8:00am. If any loud noises disturb you after 11:00 pm contact the Ontario Provincial Police “non-emergency 24 hour toll free” phone #: 1-888-310-1122. No one is allowed into the campground after 11:00 PM.
33. **Mooretown Campground Pool:** Pool rules and hours are posted and enforced. Use the swimming pool at your own risk since this is a Class B pool. A lifeguard is provided - no entry to pool permitted when lifeguard is not on duty.
34. **Pets:** All pet owners shall ensure that his/her pet does not make excessive noise or disturb other campers. All pets are to be kept on leashes at all times, on or off site. Owners are responsible for cleaning up after their pets. No more than 2 pets are allowed per site. Pets are not allowed in the office, washroom or laundry room. Breaking these rules may result in eviction.
35. **Fireworks and/or Chinese lanterns** are strictly prohibited. Anyone who violates this rule will be evicted.
36. **Off road recreational vehicles** are strictly prohibited.

The Campground and/or the Corporation of the Township of St. Clair reserve the right to change, alter, add or remove any rule or regulation if it is in the best interest of the Campground to do so. The Campground and/or the Corporation of the Township of St. Clair reserve the right to evict any campers and/or guests who do not comply with the above rules and regulations.