

2023 Conservation Area Policies and Regulations Seasonal Camping

1424 Clarke Road, London Ontario N5V 5B9

Fanshawe Conservation Area

1424 Clarke Road London, Ontario N5V 5B9 (519) 951-6181

[fanshaweconservationarea.ca](http://fanshaweconservationarea.ca)

Wildwood Conservation Area

3995 Line 9, RR #2 St. Marys, Ontario N4X 1C5 (519) 284-2922

[wildwoodconservationarea.ca](http://wildwoodconservationarea.ca)

Pittock Conservation Area

221 Pittock Park Road Woodstock, Ontario N4S 7W2 (519) 539-5088

[pittockconservationarea.ca](http://pittockconservationarea.ca)

Note: All Conservation Area (CA) rules and regulations are subject to revision without notice at the discretion of the Superintendent/ Designate. All times are in the Eastern Time Zone.

Conservation Area Activities

- 1. All federal, provincial, and municipal laws apply while on UTRCA properties (Fanshawe CA, Pittock CA, and Wildwood CA). Contravention of these laws may result in fines and/or eviction.
2. No excessive noise or disturbances are permitted at any time. Quiet hours are from 11:00 pm to 8:00 am. No audio devices, musical instruments, etc. during quiet hours. Generators are prohibited.
3. Any alterations, additions, or modifications to CA property must be approved by the Superintendent/Designate. Excavations are not permitted. Any costs incurred to repair/remove are at the expense of the camper.
4. Possession or consumption of liquor is permitted on a registered campsite only.
5. Smoking of tobacco and cannabis, including vaping and the use of a hookah, is permitted in designated areas and registered campsites only.
6. Cultivation of cannabis is prohibited.
7. The possession or use of drones for personal or recreational use is strictly prohibited.
8. Dogs must be on a leash and under control at all times. The leash cannot exceed 2 meters (6 feet).

Seasonal Campsite Use

- 9. Campsites located within UTRCA CAs provide seasonal outdoor recreational opportunities. These campsites are NOT deemed a full-time residence for "snowbirds" or people with alternate living arrangements during the off-season.
10. The CA address is not permitted to be used as a permanent address on photo ID, trailer registration, or insurance information.
11. The CA address will not be used to receive mail or deliveries for registered campers. Rogue mail will be returned to sender indicating no such recipient.
12. Campground infrastructure including water, sewage, and hydro is only available during the specified operating season.

Reservations, Payment, & Off-Season Storage

Seasonal Camping Reservations

- 13. Contact the CA directly for seasonal campsite reservations.
14. At the time of an in person reservation, the prospective site permit holder must provide:
a. Photo ID with address
b. A mailing address and, if that mailing address is a PO box, a home address
c. Proof of trailer registration matching permit holder photo ID and address
d. Proof of trailer insurance matching permit holder photo ID and address

15. All seasonal campers are permitted to reserve their current campsite for the next camping season.
- Reservations must be completed by 12:00 pm (noon) September 30<sup>th</sup>. Reservations will not be accepted if fees are outstanding on the current campsite.
  - The site becomes available on a first come, first served basis, if arrangements are not made.

### **Seasonal Camping Payment**

16. Seasonal campsite payment is due in one installment by 4:00 pm April 30<sup>th</sup>, 2023.
- Permit holder photo ID with address, proof of trailer registration, and proof of insurance that matches the permit holder ID must be acknowledged online as per our reservation policies or shown in person.
  - Site occupancy is not permitted without payment or proof of permit holder photo ID with address, trailer registration, and proof of insurance that matches the permit holder ID.
17. A late payment fee of \$100 per week will be charged on all overdue seasonal camping accounts. Payment will only be accepted within 2 weeks of the seasonal camping fee deadline. Non-payment of applicable fees will result in all items on site being removed at the owner's expense and the site being released.

### **Off-Season Storage**

18. Off-season storage may be permitted either on site or in an area provided by the Superintendent/Designate. Off-season storage must be paid prior to 12:00 pm (noon) September 30<sup>th</sup>.
19. A late payment fee of \$100 per week will be charged on all overdue winter storage accounts. Payment will only be accepted within 2 weeks of the winter storage fee deadline. Non-payment of applicable fees will result in all items on site being removed at the owner's expense and the site being

released. The UTRCA non-payment policy applies. Late payment may result in a denial of site renewal for the following operational season.

20. All storage items must be approved by the Superintendent/Designate by written agreement. The only items that may be stored on site or in a designated area are a trailer, deck, and shed/wood box, as per the winter storage agreement. Watercraft storage is subject to an additional agreement and fee.
21. Sites located in high water areas must be cleared of all items and a designated storage area will be provided.
22. Any items stored without an agreement will be removed at the owner's expense and disposed of with a minimum \$100 clean up fee.

### **Site Surrender**

23. If a camping unit is sold or a site is relinquished, the UTRCA has first right of refusal on site availability. If the UTRCA deems the site available, the buyer then is entitled to take over the site after the UTRCA receives the appropriate fees, permit holder photo ID with address, proof of trailer registration, and proof of insurance that matches the permit holder ID. The primary occupant must be the permit holder.
24. Swipe cards are non-transferrable and must be returned at the time of the site surrender.
25. Seasonal site fees or a \$200 administration fee applies to the new site permit holder.

### **Refunds**

#### **26. Seasonal Camping**

- Please see the Seasonal Camping Refund Policy for further details.
- If evicted, there are no refunds for any camping fees, associated vehicle/watercraft passes or permits.

- Eviction will result in the voidance of all seasonal campsite/dock permits.

### 27. **Wet/Dry Docks**

- Refunds will be given for dock fees paid minus the fee for time used.
- If evicted, there are no refunds for dock fees, associated vehicle/watercraft passes, or permits.

### **Reduced Admission Fee**

28. Reduced fee policies may not be used in conjunction with any other promotion.

### **Permits & Vehicles**

29. Permit holders for seasonal campsites must be at least 18 years of age. The permit holder must be the primary campsite occupant.
30. All vehicles must present a valid permit (e.g., swipe card, day use receipt, season pass permit, camping permit, or additional vehicle permit). One vehicle permit is included with your campsite. Altered or improper use will void the permit. The permit holder is responsible for all associated costs for lost, stolen, or seized permits. Season pass permit must be in an area visible to staff. Failure to present a valid swipe card will result in a non-refundable vehicle Day Use admission charge. Access to the CA will be denied if the fee is not paid.
31. Two vehicles are permitted to park on a registered campsite. Any additional vehicles are to be parked in designated areas. All motorized vehicles must be licensed and insured.
32. All CA visitors are to park in designated parking areas.
33. Campground visitors are admitted from 8:00 am to 9:00 pm daily and must vacate the property by 11:00 pm nightly. Day Use visitors are admitted from dawn to dusk and must vacate the property by dusk. CA hours may be restricted as necessary.

34. E-bikes are permitted on CA roadways only. Helmets are mandatory. Use of e-bikes is prohibited on any CA trail system. All other power assisted low speed vehicles are prohibited (e.g., all off-road vehicles, riding lawnmowers, golf carts). Pedal assist bicycles are permitted on the trail system.
35. Helmets are mandatory when bicycling the trails and for children under the age of 16 on all CA lands.

### **Campsite Equipment**

36. At no time may there be more than three pieces of sheltered equipment on one individual campsite unless approved by the Superintendent/Designate. Only one piece of sheltered equipment can be a hard top trailer, house trailer, or self-propelled camping unit. Sheltered equipment includes but is not limited to a shed, tent, BBQ shelter, and gazebo. Equipment must be approved by the Superintendent/Designate.
37. All trailers must be professionally manufactured by a trailer manufacturing company for the initial purpose of camping. All trailers must have permanent wheel carriage, be in good working order, and be road worthy.
38. Exterior modifications to a trailer must be approved by a Superintendent/Designate
39. Seasonal sites must be occupied by a hard top trailer or park model. Tents are not permitted as the primary shelter.
40. Trailer size is limited to 45 feet long x 12 feet wide (based on manufacturer's specifications). The seasonal trailer hitch assembly must face the roadway and be accessible at all times.
41. A minimum 2 feet wide easement must remain clear adjacent to all power and water lines and a minimum 6 feet from roadways. Trailer units, sheds, decks, awnings, and all overhead equipment such as antennae and flag poles must be 10 feet

away from any overhead power lines and must be approved by the Superintendent/Designate.

42. One storage shed permitted per site. Maximum volume is 288 cubic feet with a maximum footprint of 6x8 feet (e.g., 6 ft x 8 ft x 6 ft). All sheds and their locations must be approved before construction by Superintendent/ Designate. Sheds must be pre-manufactured and available for purchase at a retail outlet. Electricity to sheds must be approved by the Superintendent/Designate with a permit obtained from the Electrical Safety Authority. Wiring will only be permitted if the shed is located directly next to the trailer and the conduit is securely attached to the shed from the trailer receptacle. Components cannot be attached to the electrical pedestal. Extension cords are not permitted as a source of wiring to a shed.
43. Storage of any utility trailers in the CA is prohibited.
44. Subletting or renting trailers and/or sites is prohibited.
45. As per the Electrical Safety Authority, electrical cords, including trailer cords, cannot be buried. In addition, extension cords are not deemed as permanent wiring and must be disconnected when the site is not occupied.
46. No refrigerators, freezers, or indoor rated appliances are permitted unless they are securely contained within a camping unit or storage shed.
47. All patio lights not affixed to the camping unit must be located 8 feet above ground level and must be approved by the Superintendent/Designate. Excessive strands of patio lights and flood lights are not permitted.
48. No permanent clotheslines permitted. Portable temporary clotheslines are permitted.
49. Hot tubs, wading pools, outdoor spas, and water features are not permitted. Large recreational equipment (e.g., trampolines, personal playground equipment) are not allowed on site.
50. Firewood must be cut to length (maximum 18 inches) before entering the CA. A maximum 32 cubic feet of firewood may be stored and shall be stacked neatly on the campsite. No skids, palettes, or construction material are permitted.
51. Firepits may not exceed 30 inches in diameter unless approved by Superintendent/Designate.
52. One firewood storage box is permitted. The size of the box cannot exceed 32 cubic feet (4 ft x 4 ft x 2 ft).
53. All sites must be aesthetically pleasing and kept in a neat and clean condition at the discretion of the Superintendent/Designate. This policy includes trailers, decks, sheds, and any other items that may be on site.
54. Removal or relocation of items on the site may be requested at any time by the Superintendent/Designate due to maintenance, safety concerns, or encroachment on CA infrastructure or otherwise.
55. Items placed in or around garbage/recycling bins or left on vacated campsites become the property of the UTRCA and removal of these items is prohibited.
56. Only bagged household garbage and recycling is accepted. No metal, construction materials, oversized items, electronics, fire pit ash, appliances, etc., can be dumped or put inside the garbage bins.

## **Decks, Privacy Screens, Awnings, and Enclosures**

**A completed building permission form is required and must be approved by the Superintendent/Designate.**

57. All decks will be aesthetically pleasing and well maintained and must be approved by the Superintendent/Designate. Decks may be constructed using wood or patio stones. Skids are not an acceptable building material. Deck size is restricted to a maximum of 250 square feet with a maximum width of 10 feet. The deck cannot extend past either end of the trailer body.
58. Railings and other structures above the deck floor cannot exceed 42 inches. The deck must be removable by hand (sectioned) and affixed at ground level (no cement footings). In addition to the deck area, a maximum of 64 square feet of patio stones is permitted per site and must be approved by the Superintendent/Designate.
59. Aggregate is not permitted.
60. Barriers and/or obstructions in or along the ground relating to a seasonal campsite and/or permit post must be approved by the Superintendent/ Designate.
61. All fencing and privacy screening requires a building application and approval from Superintendent/ Designate. Fencing and privacy screening max height 6 ft from the deck without exceeding trailer height, and max length is 10 feet without exceeding deck width. All fencing and privacy screening must be affixed to the deck, within the deck perimeter, and aesthetically pleasing.
62. Awnings attached to the trailer unit must be manufactured (available for purchase at a retail outlet) and cannot be constructed from wood. Manufactured gazebos may be used as an alternative to, or in combination with, manufactured awnings. Awnings and gazebos must be approved by the

Superintendent/Designate and cannot exceed the length of the trailer.

63. Deck enclosures must be manufactured of canvas or vinyl (available for purchase at a retail outlet). The enclosure cannot exceed the awning length. Deck enclosures must be approved by the Superintendent/Designate.

## **Environment & Conservation**

64. Permanent or temporary affixing to trees/shrubs or CA infrastructure is prohibited.
65. Campers will make every effort to conserve energy. When the site is not being used, campers are required to turn off indoor and outdoor lights and air conditioners.
66. Tap water shall be conserved to assist with water supply. Lawn watering, trailer washing, etc., is not to be excessive. Vehicle washing is prohibited. Further watering restrictions may apply.
67. All sewage must be contained within your camping unit. Valves and related equipment must be well maintained, free of leaks, labelled, and easily accessible for sewage disposal. If valves and related equipment are not present, maintained, labelled, or easily accessible, the trailer will not be pumped and no refunds will be issued.
68. All sewage disposal totes must be manufactured for the purpose of sewage disposal and in good working order with no possibility of leaking their contents at any time.

## **Watercraft**

69. Watercraft permits are not transferable. All power-driven watercraft, sailboats, or watercraft with a transom require a permit in the form of a motorboat/sailboat season pass (affixed to the watercraft) or day use receipt. Non-power-driven watercraft, such as canoes, kayaks, SUPs, and pedal boats do not require a permit. All watercraft must be Transport Canada approved.

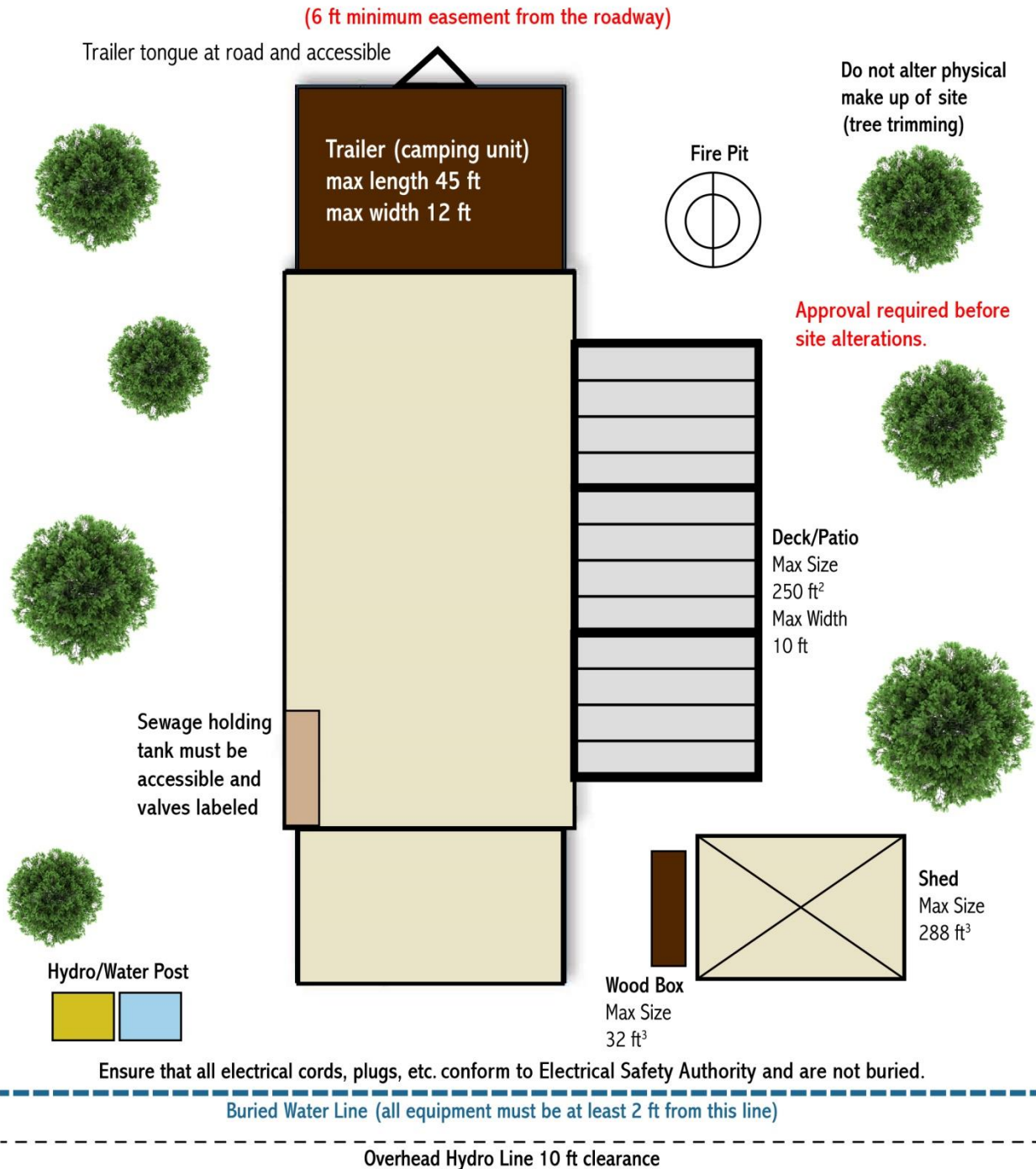
70. At Fanshawe CA only: Maximum 10 hp motors permitted only. Watercraft with motors larger than 10 hp are not permitted. Watercraft with motors larger than 10 hp and smaller side motors of 10 hp are not permitted.
71. No personal watercraft permitted on CA lands or reservoirs at any time (e.g., Jet Ski, Seadoo, Jet Boards, etc.).
72. Reservoirs open from dawn until dusk during the operating season. Operation of watercraft after dark is strictly prohibited.
73. Personal wet docks are not permitted. Watercraft operators must tie off or moor all watercraft in designated areas. Wet/dry dock rentals are available at Wildwood CA only. One watercraft is permitted per docking slip. All seasonal permits must be affixed to the hull and visible at all times including when tarped.
74. All docks must be kept clear of obstructions at all times. Wet dock permit holders are not to affix or attach any item or device to the dock or slip without permission of the Superintendent/Designate. Watercraft size may be restricted if it may pose a risk to dock users or other watercraft, at the discretion of the Superintendent/Designate.
75. All watercraft and watercraft trailers are to be parked in the designated areas. Watercraft are permitted on campsites with approval from the Superintendent/Designate.

NOTE:

- Provincial Regulations are made under the Conservation Authorities Act and are available online at [ontario.ca/laws/statute/90c27](http://ontario.ca/laws/statute/90c27) or [ontario.ca/laws/regulation/900136](http://ontario.ca/laws/regulation/900136)
- All watercraft operators must abide by regulations outlined in the Canada Shipping Act, available online at [www.tc.gc.ca/eng/acts-regulations/acts-2001c26.htm](http://www.tc.gc.ca/eng/acts-regulations/acts-2001c26.htm)
- The UTRCA is not responsible for any lost, stolen, or damaged property.

# Typical Site Layout

Please ask the Conservation Area Superintendent to visit your site to ensure proper set up.





# 50 amp Typical Site Layout

Please ask the Conservation Area Superintendent to visit your site to ensure proper set up.

(6 ft minimum easement from the roadway)

