

# SPRINGWATER



# HANDBOOK FOR 2017 SEASONAL CAMPERS

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## WELCOME!

We are pleased that you have chosen the Springwater Conservation Area as your vacation home away from home.

The Springwater Conservation Area is a project that began in 1971 by the Catfish Creek Conservation Authority (CCCA), which was founded in 1950. It consists of 32 hectares of natural area which is open for public use, and has a six hectare spring-fed reservoir. The reservoir offers swimming, canoeing, and fishing, and is bordered by 150 metres of sandy beach. There are hiking trails (8 km in total) located throughout the area (Trail Guides are available in the gatehouse and Administration Centre). Picnic areas offer ample space for outdoor sports and recreation.

Springwater Forest is located across the road from the main campground. The Catfish Creek Conservation Authority has preserved and protected this 142 hectare ageless forest from unauthorized clearing. It provides an ideal environment for outdoor education, wildlife observation, nature studies, hiking, and general relaxation.

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### **Request from the CCCA Board of Directors:**

*In 2016, hydro fees for the Springwater Conservation Area campground increased 6% over the 2015 camping season. In an attempt to minimize future hydro fee increases, it has been recommended by the CCCA Board of Directors that campers make an effort to reduce their hydro usage dramatically in the 2017 camping season.*

*For example... limit outdoor lighting and do not leave air conditioners running when occupants are not within the unit.*

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## 2017 SEASONAL CAMPING DATES

Seasonal Camping . . . . . May 12 to October 9, 2017  
**Open Friday of Mother's Day Weekend to Thanksgiving Day**

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### EXTENDED SEASON

A "needs" survey conducted over the summer of 2007 resulted in the following Resolution being passed by the CCA Board of Directors:

*THAT, any camper(s) wanting to stay from the first weekend in May to the opening of the seasonal camping season and/or from Thanksgiving to the end of October will pay the retail rate, require a permit, and receive hydro services only.*

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### 2017 SEASONAL SITE FEES

*\*prices include all applicable taxes*

15 amp. Seasonal Site Fee . . . . .	\$ 1,990.00
30 amp. Seasonal Site Fee . . . . .	\$ 2,155.00
Winter Storage . . . . .	\$ 200.00
Winter Storage (shed &/or deck with no trailer). . . . .	\$ 50.00
Sewage Pumping Service (per pump). . . . .	\$ 40.00
Sewage Pumping Service (Emergency service). . . . .	\$ 75.00
Sewage Pumping Service (bi-weekly). . . . .	\$ 150.00
Sewage Pumping Service (weekly). . . . .	\$ 300.00
Seasonal Pass (Limit 4 per site).. . . . .	\$ 56.00
External Refrigerator (Energy Star compliant). . . . .	\$ 65.00
External Refrigerator (all Others). . . . .	\$ 165.00
Trailer or Deck Installation/Relocation. . . . .	\$ 75.00
Late Fees. . . . .	\$ 75.00
Site Cleaning Refundable Deposit. . . . .	\$ 50.00

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## SEASONAL SITE FEE PAYMENTS

**Seasonal Camping Fees are due in FULL by opening day.** An Administration Fee of \$75.00 will be added if fees are not paid in FULL by the Victoria Day Weekend.

The seasonal camper must make a minimum payment of one month retail serviced camping by Mother's Day Weekend. If the minimum 1 month retail serviced camping is not paid by the Victoria Day Long Weekend, eviction procedures will be initiated

If less than the full seasonal fee has been paid by June 15<sup>th</sup>, the camper will no longer be considered "Seasonal" and will be charged the retail camping rate.

Contracts must be signed to obtain Seasonal Vehicle Passes. To assist Gate Attendant in promptly raising gates letting you enter the campground, please affix the pass to your windshield and remove expired passes right away. Entrance to the campground requires a valid Seasonal Vehicle Pass. If you can not present one, a Day Pass Fee will be applicable.

**A minimum \$50.00 deposit is due by Thanksgiving Day** each year to ensure site occupancy for the next camping season. This amount is included in seasonal site fees, and is not an additional fee. This fee is payable at the same time as Winter Storage fees in the fall. Pre-Season deposits are refundable if Seasonal Reservations are cancelled prior to opening day of the next camping season.

A "pre-payment incentive" is offered which allows Seasonal Campers the option of avoiding the rate increase by paying the current year's seasonal site fee in full by November 15<sup>th</sup>.

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## MAIN ENTRANCE GATE PROCEDURES

All campers must **STOP** and wait for gates to be raised before entering the campground. **Seasonal Passes must be affixed in a clearly visible location on the vehicle windshield.**

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## WINTER STORAGE

As a service to Seasonal Campers, the Catfish Creek Conservation Authority allows the storage of camping trailers, decks, and sheds on-site.

**Winter Storage Fees are due in full by Thanksgiving Day** to avoid incurring a **\$75.00 late fee.**

If on-site storage is being utilized, and you will not be camping at Springwater next season, the site must be vacated by April 30<sup>th</sup>. Please contact the office when you are coming to remove the contents from your site.

The trailer is to remain on-site for the winter months. The trailer owner is responsible for winterizing their own unit. The Catfish Creek Conservation Authority will not be responsible for maintaining the unit while in storage, or keeping roads or storage area clear of snow. The trailer owner will be solely responsible for insurance covering any theft or type of damage whatsoever to the unit while in storage at Springwater C.A. (i.e. snow, wind, fire, malicious damage, etc.).

The main campground entrance will be locked on the second last Saturday in October, reopen on May 1<sup>st</sup> and remain open during daylight hours until opening day.

The Catfish Creek Conservation Authority grants permission to the owner/occupant to enter the campground area during the storage period for the purpose of inspecting the unit and enjoyment of day-use winter activities on the grounds.

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## ON-SITE TRAILER SALES & SEASONAL SITE RELOCATIONS

Campers must contact the office when trailers are being sold and/or sites vacated. To avoid confusion, please contact the office for details prior to listing a trailer for sale.

Excerpts from the Seasonal Camper Rules & Regulations ...

13. All sites are the property of Catfish Creek Conservation Authority. When a camper terminates the Seasonal Agreement, the site becomes vacant. Assigning or transferring the occupancy of any site as part of the sale of a trailer is not allowed unless authorized by CCCA Administration Staff.
14. Seasonal campers may relocate to a different site if available. Relocations are accommodated on a first come first serve basis. A list is maintained in the office.

If there is a seasonal camper on the relocation list for the site on which a trailer is being sold, the trailer must be moved off the site when sold. If no seasonal camper has placed their name on the relocation list for that site, the trailer may be sold "on-site".

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## ACTIVITIES

Canoes and pedal boats are available to rent by the hour, half a day, or for a whole day. Life jackets are provided free of charge.

Hiking through the Springwater Forest, 150 metres of sandy beach, ample swimming area, fishing platforms, non-motorized boat launch, children's playground, horseshoe pits.

During July and August our friendly staff coordinate games, crafts, adventure hikes, and so much more.

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## FRIENDS OF SPRINGWATER

The Friends of Springwater is a volunteer organization made up of Seasonal Campers. Their mandate is to provide, maintain, and magnify the recreational opportunity for the Springwater Conservation Area. Many events and activities are planned for the summer. Watch for postings on Bulletin Boards. Volunteers are needed to run events. If you are considering volunteering, please contact the President of the Friends of Springwater.

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### 2017 SPECIAL EVENTS CALENDAR

#### SPRINGWATER C.A. EVENTS

<b>May 13</b>	<b>Tim Hortons Kids Trout Derby</b>
<b>July 8</b>	<b>Kids, Cops &amp; Canadian Tire Fishing Derby</b>
<b>August 27</b>	<b>Horseshoe Tournament</b>
<b>September 2</b>	<b>Fireworks</b>
<b>December 2</b>	<b>Christmas Spirit Walk</b>

#### OTHER EVENTS

**June 10**      **VanFest Public Day**  
\$10.00 per person entrance fee  
Children 15 and under are free

**August 18-20**    **Eaglesmith Charity Music Festival**  
Free passes are only for the Occupant and/or their Partner and the Co-Occupant and/or their Partner (and any children over 14).  
Free passes are NOT for guests of seasonal campers.

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## SEASONAL RULES AND REGULATIONS

These rules, regulations, and standards were developed to maintain a level of safety and consistency at the Springwater Conservation Area campground and are based on CCCA's Ontario Regulation 201/88. All Conservation Area users are responsible for knowing all the rules and regulations.

Violations(s) may result in eviction without refund, a permanent ban and/or fine, and the possibility of court action. CCCA enforces a Zero Tolerance Policy. At the discretion of CCCA, permits may be revoked at any time without refund.

Conservation Area staff are responsible for interpretation and enforcement of these rules, regulations, and standards.

\* This is not an exhaustive list.

1. Maximum of two cars per site. Campers will receive two passes to allow regular access to the campground and day-use area for those registered at their site. Car pass must be fixed to the interior passenger side of windshield.
2. Maximum of one trailer plus a dining tent or pup tent permitted on each site. The occupants of the tent must be immediate family members presently living in the seasonal camper's permanent residence.
3. Trailers must be road worthy, licensed, and insured. Trailers that have been renovated (i.e. windows, doors, wall panels not of original quality and size) are not permitted. No sunrooms, sunroom roofs, or add-a-rooms allowed. Due to the limited space trailers over 40 feet are not permitted. Roof installations and/or alterations that are not part of the original trailer design are not permitted. **Trailers must not exceed 8'6" is width.**
4. Trailers must be backed into the right hand side of each site and be placed perpendicular to the roadway.
5. Patio decks cannot be constructed with patio stones and cannot be

- any wider than 8 feet, no longer than the length of the trailer, and no higher than 3 feet.
6. No below ground footings are permitted.
  7. Only one shed per site. **Sheds cannot be any larger than 48 square feet**, no higher than 6 feet and they must be painted a neutral colour. No foundations are permitted and the location of the shed should be behind the trailer or in a location determined by the C.A. Supervisor.
  8. Due to electrical demands on individual sites, the use of air conditioners is only allowed on 30 amp-serviced sites.
  9. **The use of an external refrigerator is not encouraged although permitted if it is neat, has a locking device, and is stored within a shed or under an awning. There is an extra fee for any external refrigerator (outside of trailer).**
  10. Hydro and water lines must be buried from post to trailer and C.A. Supervisor must approve installation.
  11. Permanent clotheslines must be higher than 6 feet so they do not pose a hazard to people.
  12. Any flower or vegetable beds being installed by any camper must be approved first by the C.A. Supervisor.
  13. All sites are the property of Catfish Creek Conservation Authority. When a camper terminates the Seasonal Agreement, the site becomes vacant. **Assigning or transferring the occupancy of any site as part of the sale of a trailer is strictly prohibited.**
  14. Seasonal campers may relocate to a different site if available. Relocations are accommodated on a first come first serve basis. A list is maintained in the office.
  15. No seasonal camping refund shall be given except under special circumstances (i.e. medical, sale of trailer) and must be authorized by the C.A. Supervisor or Financial Services Coordinator. Refunds are calculated as follows: time spent camping x the retail daily/weekly/monthly rate + \$50.00 administration = total amount due less seasonal fee received = refund amount
  16. Any cheques returned by the bank will be subject to a \$30.00 administration charge.
  17. The main campground entrance will be locked on the second last Saturday in October, reopen on May 1<sup>st</sup> and remain open during daylight hours until opening day. Any person(s) entering the campground without permission may be charged with trespassing.
  18. Maximum speed limit within the property is 15 km/hr.
  19. Alcoholic beverages are permitted on your campsite only. **Note:** there is a *total alcohol ban* Victoria Day weekend.
  20. Quiet time in the campground is from 11:00 p.m. until 8:00 a.m.; no excessive noise is allowed at any time.
  21. Visitors are permitted from 8:00 a.m. to 11:00 p.m. No visitors will be allowed in after 9:00 p.m. Registered campsite permit holders are responsible for the actions and safety of all individuals on their site.
  22. No abusive or insulting language, nor threatening behaviour by campers or their pets will be tolerated.
  23. Pets must be kept on a 2-metre leash and controlled at all times, plus you must "Stoop and Scoop". Pets are not allowed in the swimming area and/or in any building.
  24. All garbage and recyclables must be dropped in the bin located in the service area.
  25. Grey water pits are mandatory.
  26. Sewage dumping stations are provided. All sewage must be contained within your camping unit.
  27. A maximum of one face cord (4'x8'x16") can be located on the Seasonal Site. Stacking wood against trees or shrubs is not permitted.
  28. Bicycles must be equipped with a light if driven after dark.
  29. No dirt bikes, ATVs, mini-bikes, or scooters are allowed.
  30. No motorized boats are allowed on Springwater Pond.
  31. The beach area closes at 8:30 p.m.
  32. Due to limited water pressure and conservation measures, lawn watering is prohibited.
  33. Creating unauthorized bike and walking trails is prohibited. Seasonal campers are responsible for the actions of their children and guests, and will be responsible for the costs of any repairs.
  34. Tent platforms are permitted. The platform dimensions can not exceed tent floor dimensions. The height of the platform can not exceed 6 inches. No in ground posts are permitted.
  35. When entering the campground all campers and visitors are required to proceed through the lower gate. The driver must remain stopped until the attendant verifies their permit. Please use the intercom for quicker service.
  36. Granular stone walkways are not permitted. Patio stone walkways are permitted - limited to one stone width wide.
  37. Fences or fenced enclosures of any type will no longer be permitted or replaced.

38. Campsites are delineated by four corner posts. No alterations beyond the posts are permitted.
39. Children are prohibited from the service area, unless accompanied by an adult.
40. Please contact the C.A. Supervisor if considering any project on site that may not be specified on the Regulations.
41. All rules are subject to annual review.
42. **Only individuals who are physically challenged will be permitted to use golf carts, in accordance with the following conditions:**
  - All carts must be approved by the C.A. Supervisor
  - All traffic regulations would be applicable, with use only on existing roads
  - The operator of the cart must possess a valid disability sticker from the province.
43. Campers are prohibited from transporting firewood into the Conservation Area.
44. Fireworks are not permitted within the Conservation Area, unless under special permit, approved by the C.A. Supervisor.
45. In addition to all regulations noted above, Conservation Areas Regulations, Section 29, Regulation 100 under the Conservation Authorities Act also apply.
46. Any campers with trailers that are deemed to be permanent structures by MPAC will pay the property tax assessment on their trailer in accordance with the CCCA Accounts Receivable Policy.
47. **In order to conserve energy, all exterior decorative lighting must be turned off from 12:00 midnight to 8:30 p.m. along with air conditioners in trailers when unoccupied.**
48. All visitor parking areas are for vehicles only
49. Miniature electric vehicles are not allowed on the roads without the supervision of an adult.
50. Feeding and harbouring stray animals is prohibited.
51. **Any Seasonal Camper found to be continually blowing electrical breakers due to excessive overloading in the opinion of a Licensed Electrician will be responsible for all expenses associated with any repairs.**

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## RELEVANT DATES

Gates Open ..... May 1  
*\* gates will be open during daylight hours until opening day*  
*\* Hydro turned on Friday of Mother's Day Weekend*  
 Seasonal Fees Due in Full ..... Opening Day  
 Opening for Seasonal Campers..... Mother's Day Weekend  
 Campground Open to All. .... Victoria Day Long Weekend  
 Late Fee applied to unpaid Seasonal Fees ..... end of May  
 Seasonal Site Deposit Due..... Thanksgiving Day  
 Winter Storage Due. .... Thanksgiving Day  
*\* Hydro turned off Friday following Thanksgiving Day*

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## GATEHOUSE / STORE HOURS

### May, June, September & October:

Fridays	<b>3:00pm - 9:00pm</b>
Saturday, Sunday & Holiday Mondays	<b>9:00am - 5:00pm</b>

### July & August:

Sunday to Saturday	<b>9:00am - 9:00pm</b>
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***Please note: in bad weather the store may close early***

Supplying firewood, novelty ice cream, snacks, dry goods & ice.

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## CONTACT INFORMATION

### CCCA Administration Centre Hours of Operation: 8:30–4:30 Monday to Friday

Laura Ronayne, Program Support Assistant  
[springwater@catfishcreek.ca](mailto:springwater@catfishcreek.ca)



### Catfish Creek Conservation Authority

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