

2025 Conservation Area Policies and Regulations Seasonal Camping

Fanshawe Conservation Area

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

Wildwood Conservation Area

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

Pittcock Conservation Area

221 Pittcock Park Road
Woodstock, Ontario N4S 7W2
519-539-5088

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, Pittcock CA, and Wildwood CA). Contravention of these laws may result in fines and/or eviction.
2. Excessive noise or disturbances are not 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 by way of building application approval. Excavations are prohibited. Any costs incurred to repair/remove/clean-up such changes are at the expense of the camper.
4. Removal of growth or wood of any kind is prohibited.
5. Possession or consumption of liquor is permitted on a registered campsite only.
6. Smoking of tobacco and cannabis, including vaping and the use of a hookah, is permitted in designated areas and registered campsites only.
7. Cultivation of cannabis is prohibited.
8. No littering. Please dispose of waste at garbage/recycling areas.
9. All pets must be on a leash and under control at all times. The leash cannot exceed 2 meters (6 feet). Please clean up after your pet.

10. The use of drones is strictly prohibited.

11. No individual shall, within a Conservation Area, sell or offer any item, product, or service for sale without a permit issued by the Superintendent/Designate.

Seasonal Campsite Use

12. Seasonal campsites are **not** deemed a full-time residence.
13. The CA address is not permitted to be used as a permanent address on photo ID, trailer registration, or insurance information.
14. The CA address will not be used to receive deliveries including any and all parcels, packages or mail. Food deliveries will be accommodated at the front gate however, access by food delivery drivers into the CA beyond the front gate will not be permitted.
15. Campground infrastructure including water, sewage, and hydro is only available during the specified operating season.
16. The use of herbicides/pesticides is strictly prohibited.

Seasonal Camping Applications

17. New seasonal campers are required to complete a seasonal camper application for review and approval by the Superintendent/Designate.
18. At the time of application and prior to approval, the prospective site permit holder must provide:
 - i. Photo ID with address

- ii. Complete mailing address
- iii. Proof of trailer registration matching permit holder photo ID and address
- iv. Proof of trailer insurance matching permit holder photo ID and address
- v. Complete contact information including email address and telephone number of permit holder.

Seasonal Camping Payment and Reservation

- 19. Seasonal campsite payment is due in one installment by 4:00 pm on April 14, 2025.
- 20. A late payment fee of \$150.00 per week will be charged on all overdue seasonal camping accounts. Payment will only be accepted within two weeks of the seasonal camping fee due date. Non-payment of applicable fees may result in all items on site being removed at the owner's expense and the site being released.
- 21. Seasonal campers wishing to return for the next camping season are required to reserve their current campsite.
- 22. Reservations must be completed by 4pm on September 30th. If there is no reservation by the due date, the seasonal site may be made available.
- 23. Reservations will not be accepted if fees are outstanding, or the permit holder is not in compliance with operational policies on their current campsite.

Off-season Storage

- 24. Off-season storage may be permitted either on site or in an area designated by the Superintendent/Designate. Off-season storage must be paid prior to 4:00 pm on September 30th.
- 25. A late payment fee of \$150 per week will be charged on all overdue winter storage accounts. Payment will only be accepted

within two weeks of the winter storage fee deadline. Non-payment of applicable fees may 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.

- 26. 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, fire pit and multimedia receivers consistent with the winter storage agreement. Watercraft storage is subject to an additional agreement and fee.
- 27. Sites located in high water areas must be cleared of all items by 12 pm (noon) on closing day. A designated storage area will be provided.
- 28. Any items stored without an agreement will be removed at the owner's expense and disposed of with a minimum \$150 clean-up fee and the site may not be renewed for the following season.
- 29. During the off season, seasonal campers may park and walk in during dawn to dusk to check on their property. Walk in visits to seasonal camp sites are intended solely for checking on property and not for recreational use of campsite. Construction work on trailers, sheds/decks during the off season is not permitted.

Site Surrender/Site Transfer/Sale of Camping Unit

- 30. Seasonal campers must obtain written permission from the Superintendent/Designate before selling any trailers, sheds, or decks if these structures are intended to remain within the Conservation Area and transfer ownership. Any sale conducted without obtaining the required permission may result in the buyer

having to remove the belongings from the CA.

31. If a camping unit is sold or a site is surrendered, 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.

32. The sale of a camping unit shall not include the seasonal campsite. Upon the private sale of a camping unit, all site fees shall be forfeited in accordance with the seasonal camper refund policy and the seasonal campsite administration fee will apply.

33. Seasonal site fees or a \$400 administration fee applies to the new site permit holder (applies to new and existing seasonal campers)

34. Swipe cards are non-transferrable and must be returned at the time of the site surrender.

Refunds

Seasonal Camping

Please see the Seasonal Camping Refund Policy for further details.

35. If evicted, there are no refunds for any camping fees, associated vehicle/watercraft passes, or permits.

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

- A notice of prohibited entry will be issued.

37. 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

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

Permits and Vehicles

39. Permit holders for seasonal campsites must be at least 18 years of age. The permit holder must be the primary campsite occupant.

40. All vehicles must present a valid permit. One vehicle permit is included with your seasonal 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 permits must be in an area visible to staff. Failure to present a valid permit will result in a non-refundable vehicle day-use admission charge. Access to the CA will be denied if the fee is not paid.

41. 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.

42. All CA visitors are to park in designated parking areas.

43. Campground visitors must vacate the property by 11:00 pm nightly. CA hours may be further restricted as necessary.

44. Overnight visitors must be registered to the campsite.

45. Maximum overnight occupancy of six persons at the discretion of the Superintendent/Designate.

46. E-bikes are permitted on CA roadways only. Use of e-bikes that resemble mopeds, motor scooters, or motorcycles are prohibited on any CA trail system. Off road vehicles are prohibited (e.g., ATVs, riding

lawnmowers, golf carts). E-bikes that are a traditional bicycle-style (pedal-driven with exposed fork and frame appearance) are permitted on the trail system.

- 47. Helmets are mandatory for all ages when bicycling on the Fanshawe and Wildwood Lake trails.
- 48. Helmets are also mandatory for all persons under the age of 16 on all CA lands.

Campsite Equipment

- 49. 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.
- 50. 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 functioning, and be road worthy.
- 51. Exterior modifications to a trailer must be submitted through a building application subject to approval by the Superintendent/Designate. Roof installations and/or alterations not part of the original trailer design is not permitted.
- 52. Seasonal sites must be occupied by a hard top trailer or park model. Tents are not permitted as the primary shelter.
- 53. 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.
- 54. 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.
- 55. One storage shed permitted per site. Maximum volume is 318 cubic feet with a maximum footprint of 7x feet (e.g., 7 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. Electrical supply 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.
- 56. 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.
- 57. As per the Electrical Safety Authority, no refrigerators, freezers, or indoor rated appliances are permitted unless they are securely contained within a camping unit or storage shed.
- 58. Storage of any utility trailers in the CA is prohibited.
- 59. Subletting or renting trailers and/or sites is prohibited.
- 60. All patio lights not affixed to the camping unit must be located 8 feet above ground level, supported and must be approved by the Superintendent/Designate. Excessive

strands of patio lights and flood lights are not permitted. Lighting must be removed by 12 pm (noon) on closing day.

61. No permanent clotheslines permitted. Portable temporary clotheslines are permitted.
62. Hot tubs, wading pools, saunas, water features, large recreational equipment (e.g., trampolines, personal playground equipment) are not permitted on site.
63. One firewood storage box is permitted. The size of the box cannot exceed 32 cubic feet (e.g., 4 ft x 4 ft x 2 ft).
64. Firewood must be cut to length (maximum 18 inches) before entering the CA. A maximum of 32 cubic feet with a maximum height of 4 feet of firewood may be stored and shall be stacked neatly on the campsite. No excessive wood piles. No burning of skids, palettes, or construction materials is permitted. Removal of growth or wood of any kind is prohibited.
65. Open fire pits must be a contained noncombustible unit and may not exceed 30 inches in diameter and 24 inches in height. Flame height cannot exceed 1 meter.
66. Fire pit ash must be disposed of in a designated area.
67. 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.
68. 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.
69. 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.

70. Only bagged household garbage and recycling is accepted. Metal, construction materials, oversized items, electronics, appliances, etc., is strictly prohibited.

Decks, Privacy Screens, Awnings, and Enclosures

For any of the following site alterations, a completed building permission form is required and must be approved by the Superintendent/Designate. Once the application is approved, the approved application must be posted and visible on the seasonal campsite for the duration of the work.

71. All decks will be aesthetically pleasing and well maintained. Decks must be constructed using appropriate building materials. Skids are not an acceptable building material. New decks shall not be constructed over top of existing decking 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.
72. Railings 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.
73. Barriers and/or obstructions in or along the ground relating must be approved by the Superintendent/Designate.
74. All fencing and privacy screening must be a maximum of 6 feet tall without exceeding trailer height. Maximum 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.

75. 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 and shall be affixed to deck or patio and cannot exceed the length of the trailer.
76. 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.
77. Aggregate and rubber mulch is not permitted.

Environment and Conservation

78. Permanent or temporary affixing to trees/shrubs or CA infrastructure is prohibited.
79. 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.
80. 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.
81. 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.
82. 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.
83. Planting shrubs or trees is prohibited. Gardens and decorative plants such as hostas are not permitted to be planted in the ground. All planters and flower boxes must be commercially produced and portable. Planters may be placed on the ground or deck. Planters may not be buried into the ground. Approval of all planters and flower boxes are at the discretion of the Superintendent/Designate.

Watercraft

84. 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.
85. 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.
86. No personal watercraft permitted on CA lands or reservoirs at any time (e.g., Jet Ski, Seadoo, Jet Boards, etc.).
87. No swim platforms or float rafts are permitted.
88. Reservoirs are open from dawn until dusk during the operating season. Operation of watercraft outside of this period is strictly prohibited.
89. 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.

90. 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.

91. 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 or 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.
- 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.

