

CODE of CONDUCT

Corporation des résidents du Lac Xavier



VIVRE en HARMONIE

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ATTACHMENT: **AGREEMENT FOR SAFE AND RESPONSIBLE BOATING**

CODE of CONDUCT for LAC XAVIER RESIDENTS and VISITORS

FOREWORD

The Residents of Lac Xavier Corporation was founded in 1981 by a group of residents and vacationers intent on **preserving the quality of the environment**. This objective continues to be the raison d'être of the Corporation, informing virtually all of its initiatives.

As residents, we can be proud of our efforts at preserving the quality of the water, which in studies undertaken in 2002, 2010 and 2015 by the Volunteer Lake-Monitoring Program (VLMP), was found to be excellent. Our lake of 117 hectares and a maximum depth of 48 meters is one of the healthiest in the Laurentians! However, our lake is very fragile and is not immune to the formation of blue-green algae. While temporary and limited in scope, the algae incident that occurred during the Summer of 2015 gives rise to concern. The multiple and unknown causes of this occurrence call for greater care.

In addition, we are very concerned about the invasive *Myriophyllum spicatum*, an aquatic plant, present in various lakes in our area. Furthermore, our shores are deteriorating due to oversized waves from certain water craft. Prevention is crucial!

Also, the thickening of the periphyton, the blue-brown slimy moss-like mixture of algae that adheres to rocks in the water, suggests that our lake is ageing. Although water quality remains good today, the Lake Xavier has aged the equivalent of hundreds of years within fewer than ten! We must make every effort to preserve its health.

We all use the water in one way or another, and some of us even drink it.

Historical Facts:

In the summer of 2001, the Board of Directors started receiving complaints about damage to docks, boats and other waterfront structures, suggesting an issue with how the lake was being used.

As of July 1st, 2002, seventy percent of Lac Xavier's shores had been developed, which included 89 residences. The remaining thirty percent was still available for real estate development. During the last few years, the number of new residences has increased. In 2018, there are 120 residences on the lake.

Given our lake's small size, the residents' varied interests and uses of the water, the population growth around the lake and changes in habits, it was felt agreement on common rules to share the lake in harmony in order to ensure its long-term health and continued use was needed.

The Corporation took the necessary steps to help manage boating activity before accidents occurred and before residents' quality of life deteriorated beyond the point of no return. The working group responsible for drafting a code of conduct was also concerned with protecting our shores, our land and the value of our homes, as well as ensuring good neighbourly behaviour.

In June 2004, the Board of Directors presented a **VOLUNTEER CODE of CONDUCT** at the annual general meeting of lake residents, written in a joint effort by over 15 residents. The vast majority of lake residents agreed to and signed a commitment to comply with these rules which were aimed at improving the quality of the environment of Lac Xavier and ensuring the quality of life of its users.

In the fall of 2009, the Corporation's Board of Directors decided that the **CODE of CONDUCT** needed to be brought up to date in order to reflect changes in the municipal legislation often referred to in the original document.

Once again, in 2018, the Board of Directors is submitting an amended version of our **CODE of CONDUCT**.

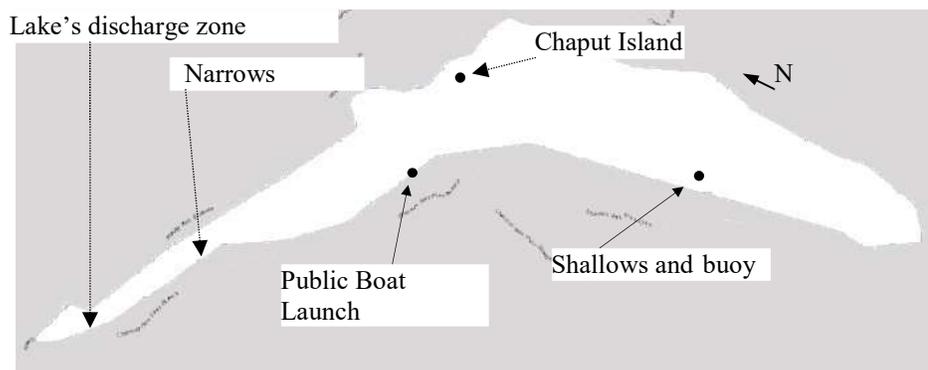
Given that the objective of the CODE OF CONDUCT is to preserve and improve the quality of the environment at Lac Xavier and to make our lives more enjoyable, we ask you to provide a copy to any eventual tenant or purchaser of your property.

1. WATER AREA

Description

Lake Surface: 1.8 km²
Lake Volume: 24,420 000 m³
Draining Basin Surface: 5.89 km²
Turnover Time: 7.27 years
Altitude: 260.4 meters
Maximum Depth: 46.8 meters
Average Depth: 20.7 meters

For further information: www.lacxavier.ca , www.crelaurentides.org and rsvl@mddelcc.gouv.qc.ca



Navigation

The **CODE of CONDUCT's objective is to** eliminate irritants by encouraging certain behaviours without opposing water-based recreational activities. The attached document, *Agreement for Safe and Responsible Boating*, includes recommendations for the use of motorized crafts.

Rafts must be installed securely, no further than 50 meters from the shore, and must not be a danger to navigating the lake.

The public boat ramp is strictly reserved for those with an access key. All lakeside owners, those who have access to the lake and authorized individuals are asked to prevent the launching of non-authorized craft or boats that have been inadequately washed and have no **certificate**. For further information, refer to the Agreement for Safe and Responsible Boating.

At all times, it is forbidden to block access to the ramp or to leave a boat, vehicle or trailer overnight.

Buoys placed at the public launching area are a reminder that the speed limit is 10 km/h within 50 meters of the shore.

The members of the Board of Directors wish to remind you that, first and foremost, it is the behaviour of each of us that determines quality of life around our lake and sets the tone of relationships among lakeside residents.

2. WATER SAFETY

Legal Responsibilities

As a watercraft operator, you must know the rules that govern Canadian lakes. Boat owners or operators who disobey the laws, the by-laws or the codes cited below may be subject to penalties and fines.

- Small Vessel Regulations (SOR/2010-9)
- Transport Canada Safe Boating Guide (TP511E)
- Collision Regulations
- Vessel Operation Restriction Regulations
- Canadian Merchant Marine Law

Since September 15, 2009, any owner or operator of a motorized boat must have completed a course to obtain a **Pleasure Craft Operator Card**. It is **mandatory**. Furthermore, drivers must carry the card with them whenever they operate their boat. In addition, when undertaking towing activities such as waterskiing, the driver must be accompanied by a spotter.

Safety on Pleasure Craft

Swimmers and non-motorized craft have priority over motorboats.

Swimmers are urged to stay within the 50 meter protected zone. If they wish to go beyond the zone, they must ensure that they are seen, either by having a boat accompany them, or by dragging a balloon in the air or on the water.

A pleasure craft operator must be well equipped, drive or sail responsibly and ensure passengers' safety. Operators or owners of pleasure craft who contravene measures stipulated in Canadian laws and regulations are liable to sanctions, including fines.

Certain behaviours can lead to charges under the **Criminal Code of Canada**, for example, operating a boat in a dangerous manner, driving under the influence of alcohol, improperly towing water-skiers, leaving the scene of an accident and operating a boat that is not in good working condition.

Statistics show that at least 40 percent of all victims of fatal accidents involving motor boats had blood alcohol levels above the legal limit. Do not drink while on board and do not operate your boat under the influence. **It is your responsibility!**

It is the law to have on board, for each passenger, individual floatation devices or lifejackets approved in Canada, of the appropriate size, in good condition, and in keeping with regulations. Each violation can lead to fines of more than \$200.

Craft Security

Changes were made to regulations as a result of new boating activities, innovation in safety equipment and the technological evolution of watercraft. *The Small Vessel Regulations* list the minimum safety equipment required on board a pleasure craft based on its length. The equipment must be in good working order. This is not only common sense, it is **mandatory**.

Safe Speed

The *Collision Regulations* stipulate that it is up to the operator to proceed at a safe speed, described as being one that will allow him to take proper and effective action to avoid a collision.

A speed of 10 km/h within 50 meters from the shore is recommended in order to avoid creating waves.

3. MUNICIPAL BY-LAWS

Complying to the municipal by-laws is critical, and in particular, we draw your attention to the following points:

Septic Tanks

Excerpt from By-law 10-2009 “Drainage and Watertightness of Septic Tanks”, ARTICLE 4:

“Any owner of a septic tank used seasonally must have said septic tank drained at least once every 4 years. Any owner of a septic tank used all year long must have said septic tank drained at least every second year.”

The drainage invoice must be presented to the Municipality.

Furthermore, as per the Regional County Municipalities (MRC) by-laws currently in force, the installation of new septic tanks must be approved by the municipality.

Waterfront Land

All work done on waterfront land requires a permit before it begins.

Since 2009, new provisions are to be followed. They address in particular, that it is prohibited to mow grass or deforest within 10 to 15 meters (depending on the slope) of the shore, as well as reforestation obligations within five (5) meters of the shore.

Cutting Trees

A municipal permit must be obtained before cutting down any trees.

Construction and Renovation

A permit must be obtained before any new construction, addition, modification and/or renovation is undertaken. See also the by-laws regarding docks.

Dogs

A maximum of two dogs per property is allowed.

All dogs must have a licence and remain on your property (tied or enclosed) and must not be a menace or nuisance to others.

Bushfires and Bonfires

The Municipality has adopted a new by-law (# 09-2017) against bushfires and bonfires. Residents must obtain a permit for bushfires (dead leaves, branches, etc.) or bonfires. Firepits are allowed, but under strict conditions. Refer to the Municipality by-law.

In addition, ashes must be removed immediately. Rain can wash ash into the lake. Ashes are a fertilizer, and like phosphate, can cause fast-growing aquatic plants to sprout on our shores. Accordingly, set a fire in a fireplace, well away from the lake to avoid any ash from seeping into the lake.

“La Société de protection des forêts contre le feu (SOPFEU)”, has the mandate to prevent, detect and put out forest fires in Québec. To report a forest fire dial 1-800-463-3389. For any other fire (house, outbuildings, etc.) dial 911.

Pesticides and Fertilisers

Definitions:

Pesticide: Any substance, matter or micro-organism destined to control, destroy, reduce, attract or repel, directly or indirectly a pest or an organism that is noxious or a nuisance for humans, the fauna, the vegetation, the harvest or capable of affecting the ground water or other goods destined to regulate the growth of vegetation. Pesticides include in general, but without being limited to, all herbicides, fungicides, insecticides and other biocides

Fertiliser: Artificial supply of chemical food to promote plant growth.

Organic Fertiliser: Artificial supply of organic food, such as, and not limited to, bone meal, manure or compost, to promote plants' growth.

Forbidden Use of Pesticides:

Using pesticides is forbidden at all times on the entire territory of the Municipality.

It is forbidden to spread fertilizers within 100 meters of the shore.

It is also forbidden to apply organic fertilizers within fifteen (15) meter strip starting from the natural line of high waters.

Refer to the Municipality of La Conception by-law 06-2008 and the Coalition for Alternatives to Pesticides (CAP) www.cap.quebec.com/pesticides.html

Chimney Sweeping

The owner of a residential building must ensure that all chimneys and smoke conduits are clean and in good working order. Within thirty (30) days of the sweeping or no later than December 31st of each year, the owner must provide the Municipality a receipt confirming that the chimney has been swept by a chimney sweeper or a declaration completed and signed by the owner confirming that he himself has done the work. The Municipality can provide the necessary equipment.

4. BEING GOOD NEIGHBOURS

The following points from the municipal by-laws, which are in force on the whole territory of the municipality, may be of particular interest. Anyone voluntarily or involuntarily failing to comply could be fined.

Alarm Systems

After two false alarms in the same year, the owner could be fined.

Neighbourhood Watch

It is critical that each resident be vigilant in order to avoid thefts and break-ins in the neighbourhood. We suggest the following preventive measures:

- learn the car makes of your immediate neighbours;
- share with others, as soon as possible, any behaviour that seems abnormal or bizarre;
- inform your neighbours when you plan to be absent 24 hours or more;
- keep paper and pencil within reach in your car to note a license plate number or any other information;
- memorize the phone number of the QPP which is 819-425-3656;
- be vigilant.

Noise and Music

Any music that is too loud is considered a public nuisance and forbidden, particularly after 11 p.m. Construction or other work must not disturb the peace between 10 p.m. and 7 a.m. The same applies to the use of lawnmowers, mowing tractors, chain saws or any other tool likely to make noise.

Caravans, Trailers, Motorized Caravans, Camping Trailers and Tents

Caravans or trailers, motorized trailers, camping trailers or tents must be set up inside the limits of a camp ground when they are in use. More information is available at the municipality.

Lights

Projecting a direct light beyond the property from which it comes is considered a nuisance and forbidden if it is likely to cause public danger or be inconvenient to other residents

5. ENVIRONMENT

We all enjoy lakes and waterways. To protect them from pollution and to preserve the environment, we must navigate responsibly. There are guidelines that ensure the protection of our aquatic environment.

Protecting the Water

Craft operators are in violation if they dump hydrocarbons, garbage or any other polluting matter in the water, either accidentally or intentionally.

Residents should not wash themselves or wash laundry, crafts, etc. in the lake, even when using bio products or phosphate-free products.

Use phosphate-free products to protect the health of our lake as septic fields do not eliminate phosphates.

Space out washing activities (showers, laundry, dishwasher, etc.) to allow for sufficient retention time (approximately 36 hours) in the septic tank. In doing so, plants will absorb sediments more easily after they have been fragmented and processed for longer periods of time. These time delays increase oxygenation, which is essential to bacterial work. Certain chemicals such as bleach can kill useful bacteria in your septic tank.

Bring your garbage back home. Do not pollute nature.

Protecting our Shores

Do not contribute to the erosion of our shores. Waves should be reduced to a minimum in the protected areas of the lake and within 50 meters of the shore. Lac Xavier does not have the required 600 meter width for crafts that produce oversized waves for nautical activities.

Nesting Areas

Chaput Island (*see map on page 4*) is a loon nesting area. Please stay off the island to avoid disturbing the eggs or hatchlings.

Nesting areas are often near the water and waves can destroy them. When boating near Chaput Island, please reduce your speed to limit the boat's wake.

Hydrocarbons

When you fill up with fuel, make sure your tank does not overflow.

Contamination

Every time a boat has been on another lake, a valid **washing certificate** must be provided before being put into Lac Xavier or to any other lake in the Municipality of La Conception. This measure is necessary to avoid the lakes being contaminated by parasitic plants. More specifically the myriophyllum spicatum constitutes an imminent danger and is already present in several lakes in the region.

Protecting the aquatic environment is our responsibility!

6. BIBLIOGRAPHY

MRC des Laurentides, Municipality of la Conception

By-law no 07-2002 concerning safety of activities on certain lakes: **abolished by the government because Municipalities cannot legislate the lakes.**

Protection des bandes riveraines: Schéma d'aménagement: amendments made in 2008 2008, By-laws 14, 15 and 16-2008

Size of Docks

Québec Government and Municipality of la Conception
"Règlement sur le domaine hydrique public", n° CR-13, r.2

Municipality of la Conception

By-law 10-2009 related to refuse and watertightness of septic tanks.

Zoning By-law 05-1997

By-law 16-2008 modifying By-law 14-2006 related to zoning.

By-law 06-2008 related to the ban on fertilizers and pesticides.

By-law 08-2009 modifying By-law 05-2007 related to chimney sweeping.

By-law 04-1997 related to Article 116 of the legislation on Urban Development and Planning, replaced by By-laws 11-2006 to 15-2006

By-law 09-2017 related to burning

Sûreté du Québec

Alarm Systems: SQ13-1997

Dogs and Public Nuisance: SQ15-1999

Government of Canada

Small Vessel Regulations

Collision Regulations

Vessel Operation Restriction Regulations

Canadian Merchant Marine Law

7. IMPORTANT TELEPHONE NUMBERS

Auberge Vallée de la Rouge - Cassidy Pub		819-686-2621
Bus - Autobus Galland Laurentides		450-687-8666
Request to stop at La Conception		819-686-2621
Poison Control Centre		1-800-463-5060
Matte Garage	Mont-Tremblant	819-425-7969
Mécanique MV	La Conception	819-686-5555
Pelletier Towing	Mont-Tremblant	819-425-8315
Hospitals	L'Annonciation	819-275-2118
	Ste-Agathe	819-324-4000
Medical Clinic	Labelle	819-686-2311
St-Jovite Medical Centre	Mont-Tremblant	819-425-2728
Grand Tremblant Medical Centre	Mont-Tremblant	819-717-1551
Info-Santé :		1-800-361-397
CLSC	Mont-Tremblant	819-425-3771
CLSC	Ste-Agathe	819-326-3111
CLSC	Labelle	819-686-2117
Hydro-Québec	Emergency and Power Failures	1-800-790-2424
Carwash (496 de St-Jovite St.)	Mont-Tremblant	819-425-4129
Municipality		
Town Hall		819-681-3016
Fire Department		911
Garbage		819-275-3516
Pharmacies		
Jean Coutu	Mont-Tremblant	819-425-3757
Uniprix	Mont-Tremblant	819-425-2305
Familiprix	Mont-Tremblant	819-425-6661
SOPFEU (forest fires)		
Mont-Tremblant		819-425-3881
General		1-800-463-3389
Poaching (S.O.S. Braconnage)		1-800-463-2191
Fauna Protection		819-686-2116
Sûreté du Québec (QPP)	Mont-Tremblant	819-425-3656
	24 hour emergency	819-310-4141
Taxi Mont-Tremblant	Mont-Tremblant	819-425-3212
Local Taxi	Mont-Tremblant	819-808-8294
EMERGENCY (ambulance, fire, police, other)		911