

Avril 2025

Code of Conduct

Corporation des résidents du Lac Xavier

Corporation des résidents du Lac Xavier



VIVRE en HARMONIE

La Corporation des résidents du Lac Xavier was founded in 1981 by a group of residents concerned with preserving the quality of the environment and creating a community around the lake. This objective continues to be the Corporation's raison d'être today and continues to guide its interventions and efforts. In June of 2004, the

Corporation has adopted a Code of Conduct which includes best practices in boating, shoreline management and preservation, and other aspects of community life around the lake. The lake is small and narrow, and the activities and interests of the residents is varied. Also, given the increase in the number of residents (110 in 2024) and climate change, as well as changes in lifestyle habits, we believe that regularly updating the Code of Conduct is necessary so that we can all collectively enjoy a healthy lake for many years to come.

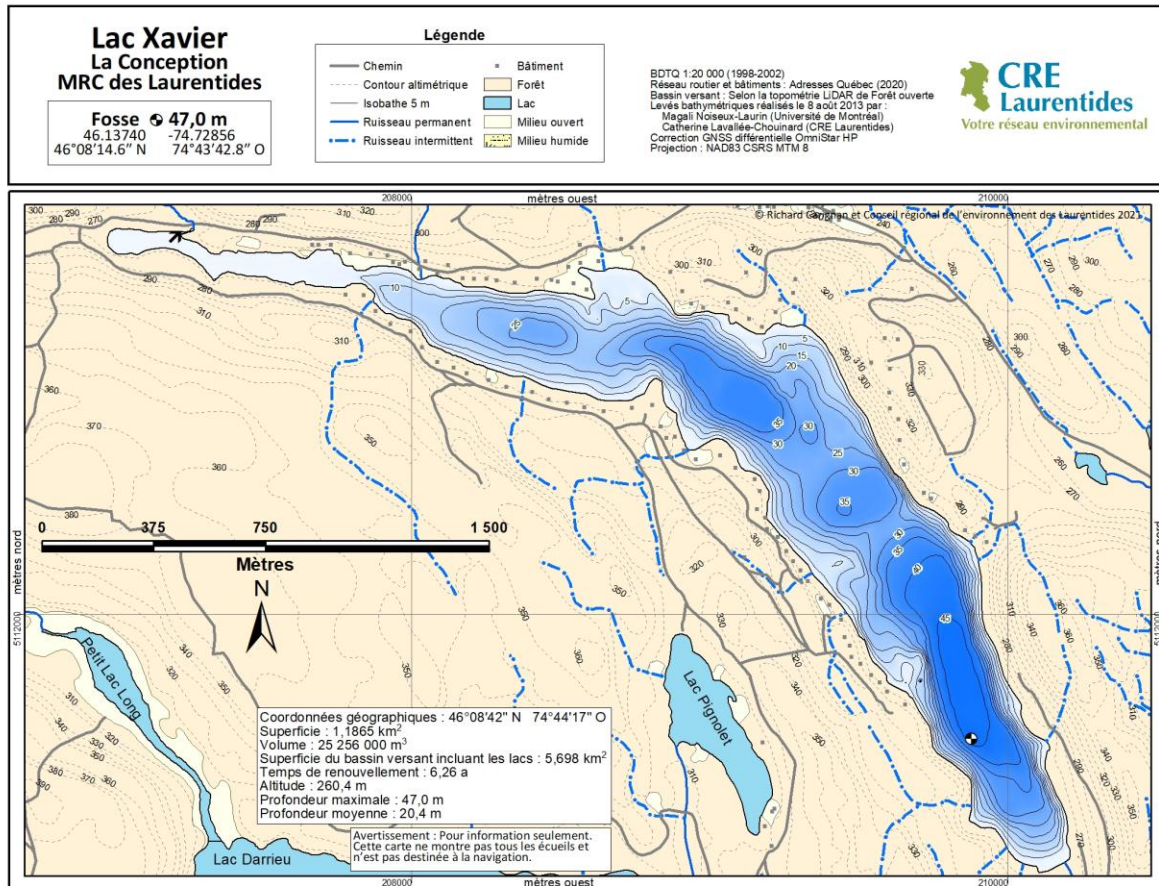
The Code of Conduct was updated in 2018, and following a series of consultations with members, was updated again with this version in 2024.

As a resident of Lac Xavier, you can influence its conservation environmental quality, and as we want to ensure a community enjoyable for all, we ask that you provide a copy of this Code of Conduct to any prospective tenant or buyer of your property.

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1. THE LAKE



Description

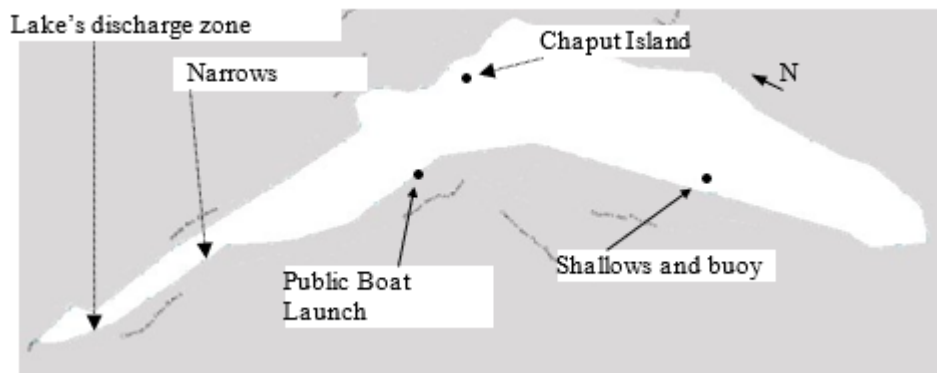
- **Geographic coordinates** : 46°08'42"O -74°44'17"N
- **MRC** : Les Laurentides
- **Municipality** : La Conception
- **OBV** : Organisme de bassins versants des rivières Rouge, Petite Nation et Saumon

Morphometric and Hydrological Data

- **Lake Surface** : 1.1865 km²
- **Lake Volume** : 25, 256, 000 m³
- **Maximum Depth** : 47.0 m

- **Average Depth** : 20.4 m
- **Altitude** : 260.4m
- **Area of the watershed including lakes** : 5.698km²
- **Turnover Time** : 6.26 année
- **Drainage ratio** : 4.80

View all data, studies and contact details: <https://crelaurentides.org/lake/xavier/>



Public boat launch

- The public boat launch is for the exclusive use of key holders. To prevent invasive species in the lake, those authorized to access the lake must ensure that no watercraft of any kind is launched without first obtaining a washing certificate. Consult the Municipal by-law 07-2023 which prescribes the washing of motorized boats as well as the mandatory inspection and washing of watercraft such as paddle boards, kayaks and canoes.
- It is forbidden at all times to block access to the public ramp or to leave your vehicle, boat or trailer there overnight.

2. WATER SAFETY

The Code of Conduct's objective is to encourage behaviour that both protects the lake and its health, as well as the tranquility of the environment for residents. The Code of Conduct does not prohibit any nautical activity but raises awareness among all residents of best practices. In the Appendix, you will find the *Courtesy Agreement for Responsible Boating*, which sets out the main recommendations concerning motorized boats.



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 (DORS/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.

Pleasure Craft Safety

Below are a few safety reminders.

- 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 having a safety buoy/balloon.
- A pleasure craft operator must be well equipped, drive or sail responsibly and ensure passengers' safety.
- 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/boarders/surfers/tubbers;
 - leaving the scene of an accident; and,
 - operating a boat that is not in good working condition.

Craft Security

The federal Small Vessel Regulations (SOR/2010-9) lists the minimum safety equipment required on board a pleasure craft based on the length of the craft. Operators must ensure that this equipment is in good working order.

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/her to take proper and effective action to avoid a collision.

At a distance of 50 meters from the shore, you are required to adapt the speed of your watercraft to avoid creating waves that contribute to shoreline erosion and potential damage to residents' properties.

3. PROTECTING THE ENVIRONMENT

Our lake, its shoreline and fauna are beautiful! With climate change and changes in life habits, it is more fragile than ever. To protect it and preserve what we have, collectively, we must take action: i.e. by abiding by the regulations and ensuring we undertake good practices backed by science.



Regulation

Septic Tanks

As of March 2024, the municipal septic systems by-law was repealed and now only the provincial by-law is in effect [Q-2, r. 22 - Règlement sur l'évacuation et le traitement des eaux usées des résidences isolées](#)

Below is an excerpt from Article 13.

« Any owner of a septic tank used seasonally must have said septic tank drained at least once every four years. Any owner of a septic tank used year around must have said septic tank drained at least every two years.»

Permits and certificates of authorization

Permits include:

- new construction of a main building;
- expansion of a main building;
- septic system; and,
- ancillary building.

Work requiring a certificate of authorization includes tree felling, demolition, work along the shoreline, installation of a dock, among others.

Consult the municipality's website regularly for the complete list and any changes:

<https://municipalite.laconception.qc.ca/demande-de-permis/>

Brushfires and Bonfires

The Municipality has adopted a new by-law ([# 12-2019](#)) for brushfires and bonfires. Residents must obtain a permit for brushfires (dead leaves, branches, etc.) or bonfires. Firepits are permitted, but under strict conditions. (Refer to the municipal 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 spread. 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 Fertilizer

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 are not limited to, all herbicides, fungicides, insecticides and other biocides.

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

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



Forbidden Use of Pesticides:

Pesticides are forbidden throughout the Municipality.

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

It is also forbidden to apply organic fertilizers within a fifteen (15) meter strip, starting from the natural high-water line.

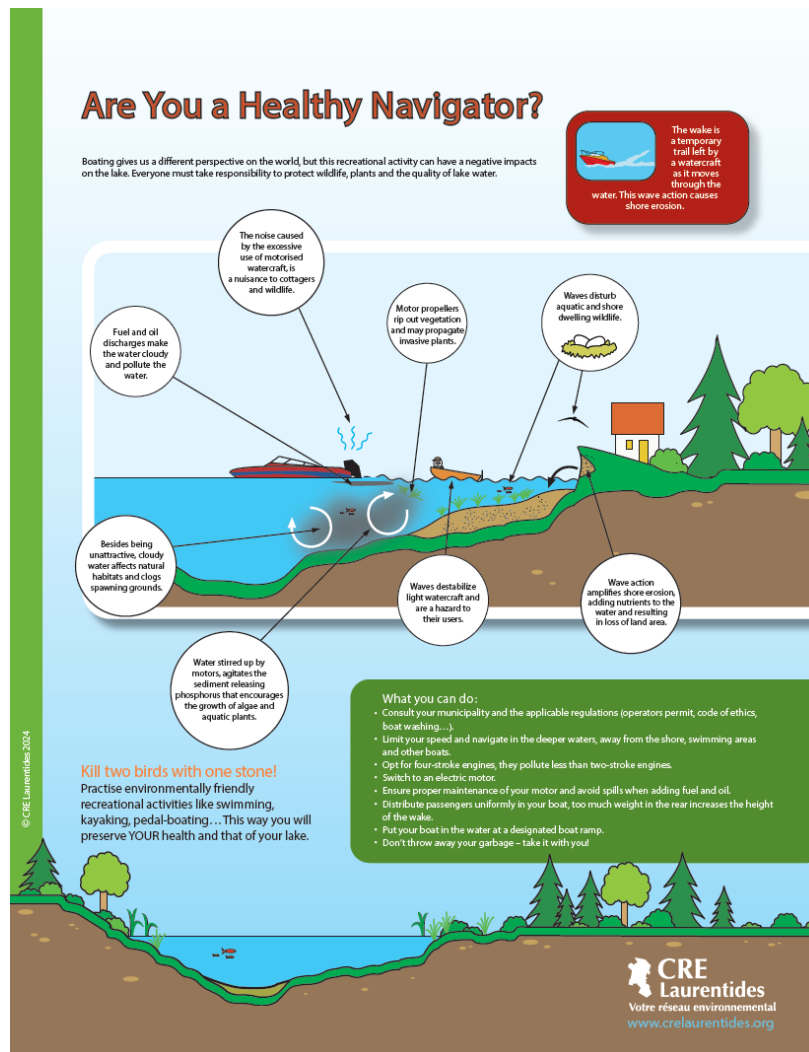
Refer to the Municipality of La Conception by-law [06-2008](#) and the Coalition for Alternatives to Pesticides (CAP) www.cap.quebec.com/pesticides.html

Best Practices

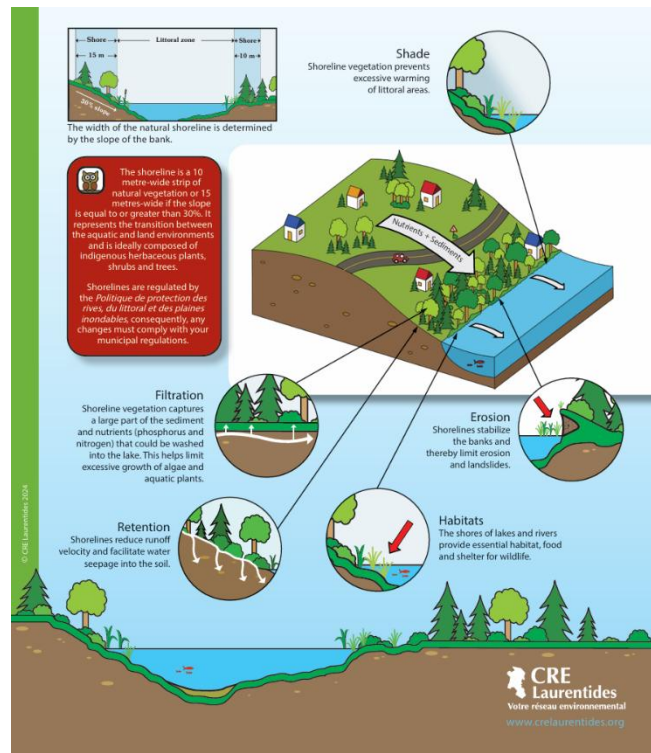
Protection of the lake and its shoreline

The municipality's website is full of information on how to protect our lakes and wetlands. You can read about invasive algae, shoreline protection and other topics of interest: <https://municipalite.laconception.qc.ca/protection-des-rives-des-cours-deau-et-des-lacs/>

The site also includes the following guide, which summarizes good practices with respect to the "healthy" navigation for the lake, its banks and its fauna.



- You can also contribute to the greening of the banks with suggestions from this Green Week video: <https://www.youtube.com/watch?v=avfPefvrDUU>



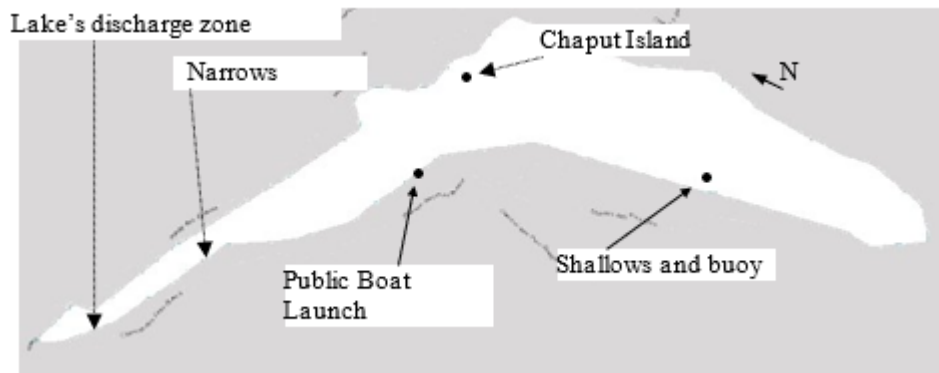
Other useful information for the protection of the lake:

- Bathing or washing clothing, boats, etc., directly in the lake should be avoided, even with so-called organic or phosphate-free products.
- In your residence, use phosphate-free, natural and biodegradable soaps and cleaning products to ensure the health of the lake
(Note: Septic fields do not remove phosphates).



Nesting Areas

Chaput Island 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.

4. BEING GOOD NEIGHBOURS

Nuisance

Nuisances are described by the municipality as serious and ongoing irritants, as included in the municipality's [RÈGLEMENT 29-2022](#). Outlined below are a few examples.

Noise and Music

It is a nuisance and prohibited to use a loudspeaker or amplifier outside or inside a building or boat in such a way that the sound is heard at a distance of 15 metres or more from the boundary of the land, building or boat.

Lights

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

Fireworks

The use of firecrackers or fireworks is prohibited. The Municipality may authorize the use of fireworks under very specific conditions. See [RÈGLEMENT 29-2022](#)

5. ADDITIONAL INFORMATION

The [Corporation des résidents du lac Xavier – Vivre en harmonie](#) website contains useful information such as:

- Municipal by-laws
- Environment Reference
- Useful phone numbers

6. ANNEXES

A. La Corporation des résidents du lac Xavier - Objectives

Why the Corporation was created in 1981:

1. Ensure the quality of the lake water and its tributaries, work to improve them and implement clean-up initiatives as needed.
2. Protect the shoreline and the forests around Lac Xavier and its tributaries from degradation and implement regeneration initiatives as needed.
3. Educate and inform residents on issues related to the nature and the quality of the environment.
4. Work with the *Services de Protection de l'Environnement* to initiate studies and/or services from the *Programme des Lacs (RSVL)*.
5. Work with municipal, provincial and federal governments to encourage the implementation of regulations aimed at preventing pollution of the lake water and protecting the environment.
6. Take all possible measures to ensure safety on the water and that municipal regulations are followed to this end.
7. Undertake all possible initiatives to directly or indirectly improve the quality of the environment.
8. Join forces and create a common front with the *Fédération des Associations pour la protection de l'environnement (FAPEI)* and existing associations or corporations to encourage governments to create the legal frameworks, implement regulations and allocate budgets that will assure the protection of our lakes.
9. Organize social activities.

B. Agreement for Safe, Responsible and Courteous Boating (2024)

Lac Xavier is a lake of a rare and natural beauty, belonging to the whole community. The quality of the water is the key to the lake's health. Those who use the lake must do so with respect to all residents, and consistent with the principles of sustainable development. This responsible boating guide outlines a series of recommendations to ensure safety, minimize or eliminate potential dangerous situations and irritants, and preserve the environment for all residents of the lake.

Recommended speeds, safe boating and other boating information

- Without exception, swimmers and non-motorized craft have priority over motorboats, and should stay within the protected zone which is within 50 meters of the shore.
- Motorboats must stay at least 30 meters from swimmers and non-motorized craft, unless one has been specifically asked to come closer. Similarly, motorboats must stay at least 30 meters from any animals and wild birds.
- Motorboats must operate within speed limits, creating as little wake as possible, and without creating any turbulence near a swimmer, another watercraft, or any lakeside structures. The recommended maximum speed within 50 meters of the shore is 10 km/h.
- Buoys placed at the public launch are a reminder that the speed limit is 10 km/h within 50 meters of the shore. Given the configuration of the area and the power of the boats, a speed of 5 km/h is recommended.
- Any operator of a motorized craft must have completed a course and an exam to obtain a Pleasure Craft Operating Card. Having such a card and keeping it on board the vessel are mandatory, otherwise, owner/operators are subject to fines.
- Four stroke motors are preferable to two-stroke motors given that the former pollute far less.
- It is strongly recommended that motorized craft be equipped with an absorbent pad to absorb transmission oil, gasoline, and anti-freeze. While this pad absorbs any oil-based liquid, it repels water. This absorbent pad can be installed on all motorized craft, with the exception of jetskis or sea-doo type craft.

- Consultation with members of the Corporation in 2023 found that the vast majority do not want jetskis or sea-doo type craft (gas or electric) on the lake.

Shared use of the lake

At any time of the day, a boater must take into consideration the level and type of activity already being undertaken on the lake before engaging in activity itself.

Waves, wakes and motorized nautical activities

Waves are a major cause of erosion of our shores, disruption of wetlands and damage to fragile ecosystems, and a nuisance (especially in a narrow lake like Lake Xavier).

Waves can also cause damage to other craft, docks, water intake pumps, etc.

- Every effort must be taken to reduce the size of a boat's wake, and to reduce the turbulence under the water surface including:
 - Avoid filling ballasts with the intention of creating a large wake for acrobatics
 - Avoid the use of trim tabs for the same purpose
 - Larger boats, and those pulling skiers or undertaking in other towing activities, must operate in the middle of the lake. Lac Xavier, at only 420 meters at its widest, is simply too narrow and doing otherwise risks damaging the shoreline, pulling naturally occurring phosphate on shore into the water, as well as disturbing naturally occurring phosphates on the lake bed, all of which can contribute to algae blooms
 - Avoid driving in circles or figure eights with the intention of creating even larger waves (double-up).
 - When pulling a skier out of the water, start in water deep enough so that the downward force of turbulence does not disturb the silt on the lake bed or create waves and turbulence for those onshore or in the water nearby.
 - Weight in the boat should be distributed as to reduce the size of the wake.

- Similarly, the motor of the boat should be proportionate to the size of the boat in order to ensure it is powerful to propel the boat over the water with a minimum of wake.
- Drivers must operate their boats respecting these priorities. In addition, federal Small Vessel Regulations stipulate that, when undertaking towing activities such as waterskiing or tubing, the driver must be accompanied by an observer (spotter).
- Boats must have seating for every occupant, including those that may be being towed for water sports.
- All boats must carry on board, in good working order, the required safety equipment as outlined on the Sûreté de Québec website.

Noise

Noise pollution can be a significant nuisance on and around the lake and must be kept to a minimum.

- Volume on boats with a sound system must be kept at a level as to respond to the needs of those in the boat and should not be heard by those onshore and around the lake.
- Erratic driving (tight turns, jumping waves, etc.), in addition to being potentially dangerous, is a source of unwanted noise.
- For higher horsepower boats, ensure that the craft is fitted with the appropriate muffler to reduce the noise created by the engine.

Boat launch and washing certificates

Tightly controlling access to the lake and encouraging and ensuring, to the extent possible, that all boats have been washed and issued a washing certificate is critical to the continued health of the lake. It is the responsibility of residents to ensure that boats belonging to guests, visitors or renters have been washed and have a valid washing certificate.

- The public boat launch is strictly reserved for those with an access key. All residents with access to the lake and authorized individuals are asked to prevent and/or report to the Municipality the launching of non-authorized craft or boats that have been inadequately washed and have no certificate.
- Parking cars, trailers of boats or any other vehicle at the launch is not permitted.
- Any time a boat has been on another lake, it must be washed by a qualified boat washer before being put into the lake, or any other lake in the Municipality of La Conception.
 - This measure is necessary to avoid the lakes being contaminated by various pollutants such as zebra mussels or invasive aquatic plants, specifically *myriophyllum spicatum* (a fine-strip aquatic plant that multiplies rapidly, feeds on oxygen from the lakes and with its concentrated growth, limits swimming and fishing).
 - As stipulated by Municipal By-law 07-2023 :
“All boat users must, before launching a boat in a lake covered by Article 3 of the present by-law, wash said boat, its motor and trailer in a washing station and carry a valid washing certificate.”
Residents' boats used only at Xavier Lake are exempt from this regulation.
 - This by-law carries a fine of \$300 to \$1000 for a first offence and up to \$2000 for a subsequent offence.
 - The following businesses in the region offer boat washing and washing certificates: Lave-Auto Mont Tremblant (496, rue de St-Jovite, 819-425-4129)
An appointment is required to obtain the washing certificate.

Dangerous and protected zones, and areas to avoid

There are a number of protected and dangerous zones in the lake that must be avoided when boating.

- There are a number of areas of the lake that encompass reefs, shoals and submerged logs. Each of these areas is highlighted below.
- Given the problems caused to pumps and the subsequent water quality for residents in the discharge zone of the lake – the Saint-Jean/Guilbault narrows – motorboats are not permitted in this zone (with the exception of the four residents in the area).
- Similarly, motoring is not permitted between Chaput Island and the shore; the water is shallow, and waves could disturb the sensitive loon nesting area.
- Also to be avoided is the shallow zone at the south-east end of the lake marked by a buoy, as well as the area near the lake head.
- Avoiding the above noted areas will prevent naturally occurring phosphates on the lakebed to be stirred up, which can contribute to the creation of blue-green algae blooms.

It is essential to read the principles put forward in this Courtesy Agreement for Responsible Boating in order to promote living in harmony and to share this information with your guests, tenants or potential buyers of your property.

