



CAMPGROUND HANDBOOK

Last Edited March 7, 2022

The Campground Handbook and Licence of Occupation are designed to help Muskoka Bible Centre, (hereinafter referred to as "MBC") fulfill its mission, keep high spiritual standards, maintain order, avoid misunderstandings, and ensure the safety, protection, and comfort of all guests. If you have questions, please speak to the Campground Manager.

MBC is first and foremost a place of spiritual ministry and enrichment, focusing on the Word of God. It is expected that:

1. Seasonal Owners, and all others attending at the site, will participate in and support the chapel ministries of MBC. Parents will have their children participate in the children and youth ministries.
2. Seasonal Owners, and all others attending at the site, will maintain a lifestyle consistent with the biblical example and the MBC Statement of Faith.

Seasonal Owners, and all others attending at the site, must abide by all the terms and conditions of any applicable municipal, provincial, or federal laws and regulations.

Failure to comply with these rules and regulations will result in a review of the trailer owner's occupancy status and potential non-renewal of the Licence of Occupation.

For the purpose of this document, the following definitions apply:

"Owners" - the adults named on the Licence of Occupation

"Visitors" - anyone visiting the trailer while an "owner" is present

"Renters" - anyone using the trailer in the owner's absence, whether they be relatives, friends, or third parties, and whether or not money changes hands

"Campground season" - the dates from the Thursday before Victoria Day until the Tuesday following Thanksgiving Day.

"Summer season" - Canada Day until Labour Day

1. **Limited Access** - From May 1st to Campground season opening date and from Campground season closing date until October 31st, seasonal owners and approved contractors will be allowed daily road access from 8:00 am to 5:00 pm. Occupancy outside of these times is strictly prohibited.
2. **Mail Delivery** - Letters and packages may be directed to you during your time at MBC. Please be sure to include Muskoka Bible Centre and your Campground site number as part of the address - MBC reserves the right to charge a fee for each package delivered.
3. **Fees** - Fees are reviewed annually and announced in writing by Labour Day for the following year. A completed Licence of Occupation is due by Thanksgiving Day in any given year, in order to secure your site for the upcoming season.
4. **Key** - A seasonal trailer owner must supply the Campground office with a key to their trailer for MBC personnel to use if required.
5. **Wristbands** - Eight wristbands are provided to seasonal owners as a part of their License of Occupation. These wristbands allow for use of the MBC recreational amenities.

6. **Gate Cards** - Proximity gate cards will be available to all owners for their vehicles and golf carts. A fee will be charged for new and replacement cards. These cards are to be used only by the owner to which they are assigned. All renters, visitors and contractors without a gate pass are to press the "call" button for entry to the Campground. Bar code scan cards will be issued for all renters and overnight visitors for the duration of their stay.
7. **Parking Permits** - Seasonal parking tags will be issued for all owner's vehicles. These stickers must be displayed on the driver's side of the windshield. Visitors and renters to the Campground will be given a parking tag upon check in. Failure to display parking permits may result in fines and/or the towing of your vehicle.
8. **Renters** - A trailer may be rented by the owner for a maximum of 28 days between Canada Day and Labour Day, and a fee will be collected by MBC from all renters **other than the owner's parents and adult children (with their children)**. This fee is charged to all adults (18+), children between the ages of 13 and 17 up to a maximum of 3 children per day. Children 12 and under are free. If all required paperwork (ie. renter access form/waiver) is completed 5 days prior to check in, a discount will be applied. MBC will provide all renters with wristbands and gate cards for the duration of their stay. Owners may rent their trailer prior to Canada Day and after Labour Day for an unlimited number of days. The rental fee does apply to these rentals.
9. **Rental listings** - Listings are permitted on the MBC website, with payment of the required fee, and church "bulletin boards". "For Rent" signs are not permitted in the Campground. Advertising is prohibited on third party sites (eg. Kijiji, Air B&B). Listings on the MBC website expire at the end of each season.
10. **Visitors** - All overnight visitors must be registered with the Campground Office prior to arrival. There is no limit on the number of visitors an owner may have at the trailer in a season, however, should you ever exceed 8 people in the trailer at one time, please purchase wristbands for your additional guests.
11. **Visitor and Renter Access** - In order for visitors/renters to gain access to the MBC Campground, the *Visitor and Renter Access Form* must be submitted by the trailer owner prior to the visitors'/renters' arrival. The form must be completed for EACH visit. Visitors/renters are required to check in at the Campground Office upon their arrival, obtain a gate code and parking pass, complete waiver, and pay fees where applicable. Initial access for each visit will only be allowed during scheduled hours. To facilitate the check-in process, much of this procedure may be completed electronically prior to arrival. Owners will ultimately be held responsible for their visitors/renters.
12. **Laundry** - Facilities are located at the Misty Lane washroom building. In order to respect the neighbours, machines may be operated from 8:30 am until 9:00 pm. Laundry detergent, dryer sheets, and loonies are available for purchase at the Nibble Nook.
13. **Age** - Children under 18 years of age may not occupy a trailer overnight without a parent or guardian.
14. **Propane** - A maximum of two propane tanks are permitted for each seasonal trailer. The largest tank permitted is 100 lb. They may not be chained together, or locked in any way. It is recommended that the trailer owner have their propane system inspected routinely and provide proof of inspection if requested by the Campground Office. Please ensure that your system is in compliance with TSSA Rules and Regulations as well as those required by your insurance provider.
15. **Electricity** - One 30 amp electrical connection is supplied for each trailer. Up to 1400 kwh of electricity is included in the annual fees of each site. Additional usage is billed in November of the current year on all sites using more than 1400 kwh. The owner is responsible for the condition of the electrical plug. A worn plug is a potential fire hazard.
16. **Campfires** - Fires may only be built in designated fire pits, allowing a safe distance from adjacent properties, combustible structures and objects. Keep in mind that the forest can be extremely dry and be aware that the potential exists for a campfire to start a forest fire. Daytime burning is not permitted. Campfires may be lit after 6:00 pm. unless otherwise dictated by the Town of Huntsville Fire Department. Fires must be attended at all times and properly extinguished before retiring for the evening, or upon departing the site. (Huntsville By-law 2008-12)
17. **Firewood** - Bagged wood may be purchased at the Nibble Nook. No firewood may be brought in from outside the Muskoka region. If you wish to have LOCAL firewood delivered, please notify the Campground Office.
18. **Fireworks** - Fireworks are not permitted on MBC grounds.

19. **Pet Policy** - No dogs are allowed in the MBC Campground or Main Resort area. Service animals are allowed on site but must be registered and obtain the appropriate identification tag. Please note: Emotional Support animals must behave as Service Animals in order to be allowed at MBC. Please see our Service Animal Policy for complete details.
20. **Garbage** - Dumpsters are placed on the service road for disposal of household waste only (the equivalent of two black garbage bags per week). All other items, such as construction/renovation materials, furniture, etc. must be disposed of offsite. The closest transfer station is located on Brunel Rd., just north of Hwy 118. Alternatively, large items may be taken to the maintenance area at specified times. Disposal vouchers, which are required at the time of drop off, are available for purchase at the Nibble Nook.
21. **Power Outages** - MBC cannot be held responsible for any perishable foods wasted due to an electrical interruption.
22. **Septic System** - Please refrain from the disposing of grease, disposable cleaning cloths, tampons, flammable solvents; (eg. paint thinners, nail polish removers, gasoline, varsol and other chemical residues) in our septic system. These materials will clog pipes, accumulate explosive vapors in pump chambers and kill wildlife in our lagoons.
23. **Tarps** - Tarps must be removed from trailers by June 1 and remain off until at least September 30 of any given year.
24. **Tents** - The *tent request form* to erect a tent on a seasonal site must be completed prior to the tent being erected. Tent requests are limited to 2 consecutive nights and are intended for the purpose of allowing owner's children/grandchildren to have a tenting experience. Tents may not be set up on seasonal sites for guests or renters. Any visitors or renters using a tent should reserve a site in the temporary camping area.
25. **Curfew** - Anyone under the age of 18 must be on their sites by 11:00 pm unless accompanied by a parent or guardian.
26. **Solicitation** - Only MBC authorized material may be distributed on MBC grounds. Door to Door solicitation is not permitted.
27. **Wildlife** - Our campground is located in a rural area and is predominantly a natural habitat which we share with wildlife. MBC recommends taking precautionary steps to protect your seasonal trailer from being damaged by these animals. Owners are prohibited from the trapping of wildlife and are discouraged from feeding the wildlife. MBC shall not be liable for any damages caused by these animals to a seasonal trailer under any circumstances.
28. **Privacy** - Be considerate of your fellow neighbours' privacy and space. Please do not walk on or through other sites.
29. **Wi fi** – Free wi-fi is available throughout the Campground, with upgraded options available for purchase
30. **Satellite Dishes and Receivers** - new satellite equipment may no longer be located on your site. Any dishes installed prior to January 1, 2022, will be grandfathered.
31. **Noise** - Quiet must be maintained between 11:00 pm and 8:00 am.
32. **Electronic Equipment** - Outdoor public address systems are prohibited.
33. **Drugs and Alcohol** - Alcohol consumption, smoking, vaping, and the use of non-medical drugs, are prohibited on MBC grounds.
34. **Abusive Behaviour**- Aggressive and abusive behaviour, including language, will not be tolerated at any time.
35. **Modesty** - Due to MBC's focus on biblical values, and because our guests come from a wide range of backgrounds and cultures, we encourage modesty at all times. When at the beach, one piece swim suits or modest tankinis are expected. If in doubt, a t-shirt should be added. Cover-ups and footwear must be worn in all MBC buildings, and when travelling to and from the beach.

36. **Water and Electricity Conservation** - The washing of cars and watering of grass is prohibited. Please turn off lights and air-conditioning when not in use.

Site Regulations

Any upgrades to your site, including, but not limited to a new firepit, shed, deck, stairs, sunroom, solid roof, screened in porch, gazebo, recreation equipment, must be approved from the Campground Manager. Trailers are to be kept clean and in good repair. Building permits are required to install trailers, solid roofs over decks, sunrooms, screened-in porches, decks, ramps and stairs. As the owners of the land, MBC is responsible for submitting the required application to the Town. Multiple items may be submitted on the same application if work is to be completed within one year. Please allow 2-3 weeks for the processing of these applications. MBC does not assume responsibility for violations of Municipal by-laws on the site you are leasing.

1. **Decks, Ramps and Steps** - These must be kept in good repair with no evidence of rot or algae on the boards. New decks, steps and ramps must comply with the Town of Huntsville bylaws, the *Permit Application*[\(link\)](#) completed, and permission granted from the Campground Office prior to construction. The maximum size for a deck is 100% of the size of the trailer. This includes any deck used for a sunroom. The size of the deck may be limited by the size of the site. A building permit may also be required.
2. **Boundary Lines** - Campground Management is responsible for determining site boundaries.
3. **Storage** - All items and equipment must be out of view from roads and neighbours in an approved shed or behind trailer skirting.
4. **Skirting** - Skirting is required for all 12' wide trailers, and encouraged for 8' wide trailers, remembering it is important to allow for ventilation under the trailer. Seasonal owners must complete installation of skirting within 6 weeks of occupying the site.
5. **Trees and grass** - Grass must be cut and trimmed. Watering of grass is not permitted. If you wish to remove a tree from your site, have one removed for you, or plant trees, shrubs or gardens, permission must be received from the Campground Office prior to removal or planting.
6. **Clothesline** - A single clothesline is permitted. It must be located on the site as inconspicuously as possible.
7. **Sheds and Storage Units** - A single shed or storage unit is permitted per site. All storage units must be prefab, less than 100 sq ft. and located within your site boundaries. A *Site Improvement Application* must be completed and approved prior to purchasing a unit. Sheds and Storage units may only be used to store items such as garden equipment, life jackets, beach chairs, and may not be used for any other purpose.
8. **Firepits** - These may be constructed within your site boundaries, allowing a safe distance from adjacent properties, combustible structures and objects. Burn area can be no larger than 61 cm (2ft) by 61 cm (2ft) The *Site Improvement Application* must be completed and approved prior to building or relocating a firepit.
9. **Hydro Box** - Altering or tempering with the MBC hydro box is strictly prohibited.
10. **Fences**- Boundary fences are not permitted on site.
11. **Structures** - Peaked roofs, or other structures, may not be added to flat roof trailers or tip outs. No expansion of trailer size is permitted. Temporary gazebos require written permission prior to purchase.
12. **Sunrooms** - Sunrooms and screened in porches must be prefab construction, and require a building permit from the Town of Huntsville. A current engineering stamped diagram (this should be available from your supplier), together with the completed *Site Improvement Application* must be submitted to the Campground Office in order for MBC to apply for a building permit.
13. **Contractors** - All those working in the park are required to meet the Health and Safety regulations (including TSSA, CSA, and/or WSIB) and must present certified liability coverage to the Campground manager if requested. In certain instances, work may be carried out by the seasonal trailer owner or his/her immediate family.

Motor Vehicles and Watercraft

For complete details of the Motorized Vehicle Policy please see the MBC website. Responsibility for compliance with the MBC policy rests with the owner of the vehicle as well as the driver and riders. All vehicles must be insured.

1. **Golf Carts and Utility Vehicles** - Drivers of golf carts and utility vehicles must have a current G-2 licence or higher. All golf carts and utility vehicles must be registered with the Campground Office. Upon payment of the required fee a permit will be issued. All golf cart and utility vehicle owners must provide proof of liability insurance for their vehicle. Occupants in or on a vehicle must be seated and the number of people must not exceed the number of seats available. Drivers may not hold a child or infant on their lap while driving. Golf carts and utility vehicles being driven after dusk must have working headlights and taillights.
2. **Traffic Signs** - Drivers of all vehicles must abide by all traffic rules including speed limits, right of way for pedestrians, and traffic signs. The maximum speed on all MBC roads is 20 kph.
3. **Dirt Bikes** - Dirt bikes are prohibited on MBC grounds.
4. **ATV's and Off-road Side by Side's** - are not permitted on MBC property. Side by side utility vehicles are permitted. Please refer to the Vehicle Policy on our website for more details.
5. **Parking** - A maximum of 2 motor vehicles may be parked on a seasonal site, provided that the vehicles fit within the site lines. Boats, jet skis, watercraft, and their related hauling trailers and utility trailers may not be parked on seasonal sites or in communal areas of the campground. Reservations in the storage area are required for these items.
6. **Repairs** - The repairing of cars, boats etc. is prohibited in the Campground.

Purchasing and Selling Trailers

1. **Selling Trailers on Site** - 12' wide, peaked roof trailers, as well as 8' wide trailers less than 20 years can be considered for resale. Any 8' wide trailers brought into the park prior to December 31, 2020, must be less than 30 years old to be considered for resale. The first step in this process is to complete the *Application To Sell Trailer on Site* Form and submit to the Campground Office, along with the application fee. Once sale is approved by the Campground Manager, an ad may be submitted, preferably electronically, which MBC will subsequently post on the MBC website. No "For Sale" signs are to be posted on the site, or in trailer windows or doors. If the sale of your trailer involves its removal from the MBC Campground, staff must be onsite to disconnect services and assure the site is cleared.
2. **Installing a Trailer at MBC** - Prior to bringing a trailer on to the site, the prospective resident must have completed the Application for Residency process and have been approved by MBC Management. The vacancy of a site does not guarantee approval, (size of unit, size of site, age of trailer and location of services are all factors which will be considered before approval might be granted). Trailers can be no larger than 40' x 12', but the size of site may require a smaller unit. Once in place, tongues and wheels must remain on the unit. No trailer unit can be moved, or hydro, water or sewer services adjusted, without prior approval from the Campground Office. Any 8' wide trailer coming into the Seasonal Campground must be 10 years old, or newer. 12' wide trailers must be 15 years old, or newer. Approval must be received from the MBC Campground Office as well as the Town of Huntsville in the form of a Building Permit. Installation and/or relocation is to be done by qualified and insured contractor. Trailers may be delivered between May 1 and October 30. Please notify the Campground Office with the details of delivery and confirm that your installer is aware of the set up requirements.
3. **Purchasing a Trailer on Site** - The *Application for Residency Form* must be completed and receive written approval prior to purchasing a trailer. If you are a resident and are purchasing a different trailer on another site, you must vacate your original trailer and the sale/or removal of that trailer must be completed within 30 days of taking possession of the new trailer. If you wish to purchase a trailer on an MBC site you are responsible for any unpaid accounts related to that site. MBC can provide this information prior to negotiations with the trailer owner. Electrical and propane inspections must be completed by a third party prior to transfer of ownership, and a Bill of Sale provided to the Campground Office for our records.

4. **Non-renewal of Lease** - The trailer owner is responsible for the annual fees as long as the trailer occupies the site. Fees are not refundable. Should an owner choose to not renew their lease for the following year, they must inform the Campground Office by Thanksgiving Day of the current year. The trailer must be removed and the site cleared no later than October 31 of the current year. Cleaning of site being vacated is the responsibility of the owner whose trailer has been removed from that site.