

2026 MARINA LICENSE OF OCCUPATION

BETWEEN:

2701874 Ontario Corp O/A Veilleux Camping & Marina

(MARINA OWNER/OPERATOR (Hereinafter the "OWNER"))

-- AND --

Name: _____ Date of Birth: _____
(Site User/Contracting Party: hereinafter the "RENTER") #1

Name: _____ Date of Birth: _____
(Site User/Contracting Party: hereinafter the "RENTER") #2

CLIENT CONTACT INFORMATION:

Telephone: Phone #1: _____ Home Phone Cell Phone

Phone #2: _____ Home Phone Cell Phone

Primary Email:

Secondary Email:

Full Address (include physical and postal box, if applicable):

City/Town: _____ Province: _____ Postal Code: _____

VESSEL INFORMATION:

Make/Model: _____

Year: _____ Length: _____ Width: _____

Insurance Company Name: _____ Policy #: _____

VEHICLE INFORMATION:

Vehicle 1: Make/Model: _____ Licence Plate #: _____

Vehicle 2: Make/Model: _____ Licence Plate #: _____

ALL USERS INFORMATION:

The Renter and the following persons may use the slip, provided this License is operative and in good standing (all users must have the same address - indicate all children):

Name	Date of Birth

License charge for use of the Slip and/or vehicle parking is detailed on invoice sent by email.

Seasonal slip fees depend on the type of vessel and/or slip assigned. If a renter would like a larger slip than assigned, it will be charged according to the primary and preferred usage planned for that slip and upon availability.

The opening of the marina each season is strictly dependent on "ice-out" conditions (the complete melting and clearing of the ice).

NSF Fee: \$50
Disturbance Fee: \$50

Marina Rules & Regulations

These Rules & Regulations are intended to ensure the safe, respectful, and enjoyable use of the marina facilities by all boat owners, guests, visitors, and staff.

By renting a boat slip, using marina facilities, or accessing the marina property, all boat owners and guests acknowledge and agree to comply with the following rules and policies.

Veilleux Camping & Marina reserves the right to amend, modify, or add to these rules at any time. Updated rules will be communicated by email or other appropriate means.

Failure to comply with these rules may result in warnings, suspension of marina privileges, removal of vessels, termination of agreements, or eviction from the property without refund.

General Marina Conduct

1. All marina users, guests, contractors, and visitors must conduct themselves in a respectful, lawful, and safe manner at all times.
2. Veilleux Camping & Marina has zero tolerance for harassment, threats, violence, disorderly conduct, excessive intoxication, vandalism, theft, or any behaviour that may endanger others, damage property, or harm the reputation of the marina.
3. Boat owners are fully responsible for the actions and behaviour of their family members, guests, visitors, contractors, and any person accessing the marina on their behalf.
4. Veilleux Camping & Marina reserves the right to deny access to, remove, or evict any person deemed unsafe, disruptive, abusive, or in violation of marina policies.
5. Quiet hours are from 11:00 p.m. to 7:00 a.m. Excessive noise, loud music, generators, engines, radios, or disruptive behaviour are prohibited at all times.
6. Open alcohol is prohibited in public marina areas unless otherwise authorized by law.

Children, Guests & Pets

1. Children under the age of 12 must be supervised by an adult at all times while on marina property.
2. For safety reasons, life jackets are strongly recommended for children and non-swimmers while on docks and around the water.
3. Running, roughhousing or unsafe play on docks is prohibited.
4. Pets are permitted only if kept under control and on a leash at all times.
5. Pet owners are responsible for immediately cleaning up after their pets.
6. Pets must not disturb other marina users.

Dock & Marina Safety

1. All boats within the marina must operate at NO WAKE speed. Boats, pontoons, personal watercraft, and all other vessels must idle in and out of the bay at a maximum speed of 2 km/h.
2. Swimming, diving, tubing, water skiing and wake sports are prohibited within the marina and docking areas.
3. No bicycles, scooters, or motorized recreational vehicles are permitted on marina docks.
4. Docks, ramps, and walkways must remain clear and free of obstructions at all times.
5. Electrical cords, hoses, ropes, fishing equipment, coolers, supplies, or personal belongings must not create tripping hazards.
6. Boat owners are responsible for securing all ropes, halyards, and loose equipment.
7. Veilleux Camping & Marina reserves the right to remove unauthorized items, clutter, or unsafe materials from docks or marina property at the owner's expense.

Boat Slip & Vessel Requirements

Vessel Protection & Securing

1. All vessels must have adequate bumpers/fenders. Direct contact with docks is strictly prohibited.
2. Pontoon boats require a minimum four-point tie system.
3. Larger vessels require a minimum three-point tie system.
4. Pontoon boats must have front protection bumpers installed.
5. All ropes, lines, and bumpers must be maintained in good condition and replaced when worn or unsafe.
6. Fixed dock modifications require prior written approval.
7. The marina staff may inspect vessels and docking systems at any time.
8. Required corrections must be completed immediately upon notice.
9. All vessels must be secured tightly and positioned in a manner that does not obstruct or compromise safe pedestrian access on docks. The front of the vessel must not extend over the dock to ensure safe and unobstructed walkways.

Vessel Condition & Responsibility

1. All vessels must be seaworthy, operational, and properly maintained.
2. Boat owners are responsible for safe mooring and equipment condition.
3. It is strongly recommended that vessels have a bilge pump.

4. Veilleux Camping & Marina is not responsible for maintenance or pumping of vessels.
5. Any vessel leaking fuel, oil, sewage, or contaminants may be removed immediately at the owner's expense.
6. Staff from Veilleux Camping & Marina may relocate or reposition vessels at its discretion.
7. Slips may not be transferred, subleased, or shared without written approval.
8. Commercial use, charters, or business operations are prohibited unless authorized.
9. Boats must remain clean, presentable, and free of unsafe conditions.

Fueling, Fire & Electrical Safety

1. Refueling of boats while moored in slips or anywhere near the shoreline is strictly prohibited.
2. No person other than the fuel attendant may remain aboard a vessel during refueling.
3. Fuel containers, propane tanks, hazardous materials, or flammable products must be handled safely and in accordance with applicable laws.
4. Unauthorized use of electrical services is prohibited.

Environmental Policies

1. Veilleux Camping & Marina is committed to environmentally responsible marina operations.
2. Garbage, recycling, fishing waste, oil, fuel, sewage, chemicals, and hazardous materials must be removed from Veilleux Camping & Marina's property and disposed of properly at home or at approved disposal facilities.
3. Absolutely no garbage, fish remains, fuel, oil, sewage, chemicals, grey water, bilge water, or contaminants may be discharged into the water.
4. Fish cleaning is prohibited within marina areas. Fish remains must not be burned, discarded in garbage containers, or disposed of in the marina.
5. Boat owners must immediately report any fuel spills, leaks, environmental hazards, or contamination.
6. Repair work must be conducted in a clean and environmentally responsible manner.
7. Boat owners are responsible for all environmental damages, cleanup costs, penalties, fines, and liabilities arising from their vessels or actions.
8. All marina users are expected to respect wildlife, water quality, and surrounding natural environments.

Parking & Vehicle Policies

1. Seasonal parking is available only for vehicles registered under the current marina licence or agreement. Parking spaces may not be shared, transferred, or used by unauthorized vehicles. All vehicles must park in designated areas only.
2. Loading and unloading areas must remain clear and may not be used for long-term parking.
3. Oversized vehicles, abandoned vehicles, or improperly parked vehicles may be removed at the owner's expense.
4. All vehicles and trailers on marina property must have valid registration and insurance.

Insurance & Liability

1. It is the boat owner's responsibility to maintain valid liability insurance for the entire time the vessel is in the marina and to provide proof of insurance upon request.
2. No vessel may be docked until all agreements, paperwork, and payments have been completed.
3. Use of the marina and its facilities is entirely at the owner's risk.
4. Veilleux Camping & Marina shall not be liable for: theft, fire, vandalism, weather damage, flooding, ice damage, falling trees, water level changes, power outages, acts of God, environmental conditions, equipment failures, accidents, injuries, or damages of any kind.
5. Veilleux Camping & Marina is not responsible for protecting, rescuing, monitoring, or securing vessels during storms, severe weather, flooding, high winds, ice conditions, or emergencies.
6. Boat owners are responsible for any damages caused by themselves, their guests, contractors, or their vessels to marina property, docks, equipment, neighbouring vessels, or any third party.
7. The marina remains accessible until freeze-up conditions occur. Boat owners are entirely responsible for removing their vessels before unsafe ice or freezing conditions develop.
8. If a vessel is not removed before freeze-up, Veilleux Camping & Marina may remove or relocate the vessel at the owner's expense.

Marina Operations & Administration

1. Veilleux Camping & Marina uses email as its primary method of communication.
2. Boat owners are responsible for ensuring contact information remains accurate and up to date.
3. All invoices, receipts, notices, and communications will be sent electronically.

4. All marina fees, deposits, storage charges, slip rentals, and service charges are due upon invoicing unless otherwise stated.
5. Deposits are non-refundable.
6. NSF cheques are subject to a \$50 administration fee.
7. Veilleux Camping & Marina reserves the right to place liens, seize property, deny access, remove vessels, or terminate agreements for unpaid balances or breaches of marina policies, subject to applicable laws.
8. Any costs associated with collections, towing, storage, legal fees, environmental cleanup, repairs, or enforcement actions may be charged directly to the boat owner.
9. The opening of the marina each season is strictly dependent on "ice-out" conditions (the complete melting and clearing of the ice).
10. Seasonal slip fees depend on the type of vessel and/or slip assigned. If a renter would like a larger slip than assigned, it will be charged according to the primary and preferred usage planned for that site and upon availability.

Enforcement & Termination

1. Veilleux Camping & Marina reserves the right to issue warnings for rule violations.
2. Repeated violations may result in suspension or termination of marina privileges.
3. Serious violations including theft, violence, harassment, environmental contamination, dangerous operation, refusal to comply with staff instructions, or unlawful conduct may result in immediate removal from the property without warning or refund.
4. Veilleux Camping & Marina reserves the right to terminate any marina agreement at its sole discretion for non-compliance with marina rules, non-payment, unsafe conduct, or behaviour deemed detrimental to marina operations.
5. Any person directed to leave the property must do so immediately.

Acceptance of Rules

By signing a marina agreement, renting a boat slip, storing a vessel, or accessing marina property, the boat owner acknowledges that they have read, understood, and agreed to comply with these Rules & Regulations.

Boat owners further acknowledge responsibility for ensuring that all guests, visitors, family members, contractors, and users associated with their vessel also comply with these policies.

Veilleux Camping & Marina reserves the right to modify, update, or amend these rules at any time.

Agreement to Licence of Occupation

I/We have read and agree to the terms and conditions of this License of Occupation. I/We agree to abide by such terms and conditions and by the MARINA rules, regulations, and marina standards. I/We understand that I/we assume all responsibility for the BOAT SLIP and the contents thereof, including the vessel, and for the actions of all persons I/we permit to enter or occupy the BOAT SLIP or marina property.

This Agreement and its schedules, signed this ___ day of _____, 2026, **shall be binding upon the heirs, executors, administrators, and permitted assigns of the parties hereto.**

Name of the Marina Representative (print)

Signature of the Marina Representative

Date

Name of the Boat Owner (print)

Signature of the Boat Owner

Date

I, the Boat Owner(s) named for the specified slip, acknowledge that I have provided personal information in accordance with this Licence Agreement and confirm that such information is accurate. **Initials: _____**

I, the named Boat Owner(s), consent to the collection and disclosure of this personal information by the owner, as required, for the purpose of administering and enforcing this Agreement. **Initials: _____**

I, the Boat Owner(s) named herein, acknowledge that this Agreement is governed by the laws of the Province of Ontario. I further understand that the courts of Ontario shall have exclusive jurisdiction in the event of any legal dispute between the parties. **Initials: _____**

I, the Boat Owner(s) named herein, acknowledge that providing a copy of my driver's licence is voluntary and that this information will be retained to demonstrate my primary residence. I understand that this information will be kept on file and that I have had the opportunity to redact any information on the copy that I do not wish to disclose. I consent to the disclosure of the information contained on the copy of my driver's licence that I have not chosen to redact. **Initials: _____**

WAIVER AND RELEASE OF CLAIMS, ASSUMPTION OF RISK AND CONSENT TO MEDICAL TREATMENT

Please read this document (the "Waiver") carefully, as it affects your future legal rights. Please provide your initials on each page after reading. By signing below, you (on behalf of yourself or your minor child/ward and any personal representatives, assigns, heirs and next of kin) acknowledge, agree and represent that you have carefully read and fully understood the Waiver and agreed to its terms.

Each individual attending the Premises and/or participating in the activities of the Marina must complete and sign the Waiver. A parent/guardian of a minor Attendee must complete and sign the Waiver on behalf of the minor Attendee.

This Waiver must be carefully read and signed in consideration of the opportunity of being a willing Attendee permitted to enter the Premises. As used herein, the term "Releasees" is defined to include the following: the Marina, its subsidiaries, affiliated organizations, owners, members, managers, directors, officers, past and present employees, agents, representatives, successors and assigns.

I expressly acknowledge and agree that my attendance at the Premises and participation in the activities of the Marina may involve the risk of serious injury and/or death and/or property damage.

I am fully aware of the risks and hazards inherent in my attendance at the Premises and participation in the activities of the Marina and I voluntarily, knowingly and freely assume all risks associated with participating in the activities of the Marina and entering the Premises, including, but not limited to, my own actions or inactions (or the actions or inactions of my minor child/ward), the actions or inactions of others (including but not limited to the Marina owners, officers, directors, managers, staff, volunteers or visitors), falls, injuries, illnesses, infections, contact with others (including but not limited to the Marina owners, officers, directors, managers, staff, volunteers or visitors), navigating any and all obstacles and any defects of the Premises.

I represent and warrant to the Releasees that I am in good physical condition, am able to safely participate in the activities of the Marina and have no medical condition that would make my participation in the activities of the Marina more hazardous. If I am pregnant, disabled in any way or have recently suffered an illness or injury; I consulted a physician before participating in the activities of the Marina.

I consent to medical care and transportation in order to obtain treatment in the event of injury to me as the Marina owners, officers, directors, managers, staff, volunteers or

other medical professionals may deem appropriate and understand that this Waiver extends to any liability arising out of or in any way connected with such medical treatment or transportation.

I understand and agree that I am expected to exhibit appropriate behavior at all times while I am attending the Premises and while I am participating in the activities of the Marina to obey all local, provincial and federal laws, both criminal and civil. This includes, generally, respect for other people, equipment, facilities or property.

I understand and agree that I may not bring weapons or illegal substances to the Premises.

I understand and agree that the Releasees are not responsible for any personal item or property that is lost, damaged or stolen while I am participating in the activities of the Marina or on the Premises.

I recognize and acknowledge that there are hazards and risks of physical injury or illness to myself in attending the Premises and participating in the activities of the Marina and that not all such hazards or risks can be fully eliminated. I freely and voluntarily agree to assume the full risk of death, bodily injury or property damage, regardless of severity, that I (or my child/ward) may sustain as a result of my participation in the activities of the Marina or attendance at the Premises, howsoever arising, including, but not limited to, the active or passive negligence of the Releasees.

I agree to indemnify the Releasees from any and all third party claims, howsoever arising, for any loss, liability, damage or cost they might incur, including, but not limited to, claims arising in whole or in part by my negligent or intentional acts or omissions while participating in the activities of the Marina or attending the Premises.

I indemnify and hold harmless the Releasees from any loss, liability, damage or cost they may incur while I am participating in the activities of the Marina or while attending the Premises, howsoever arising, including, but not limited to, being caused by the negligence of the Releasees.

I hereby and forever release, waive, discharge and covenant not to sue the Releasees for any injury or damage to me, my personal representatives, assigns, heirs and next of kin, for any claims, causes of action, obligations, lawsuits, charges, complaints, controversies, damages, costs or expenses of whatsoever kind, nature, or description, whether direct or indirect, present or future, in law or in equity, in contract or in tort, or otherwise, whether known or unknown, arising out of or connected with my (or my minor/ward's) participation in the activities of the Marina or while attending the Premises, howsoever caused, including, but not limited to being caused by the negligence of the Releasees.

I hereby and forever release, waive, discharge and covenant not to sue the Releasees for any injury or damage to me, my personal representatives, assigns, heirs and next of kin, for any claims, causes of action, obligations, lawsuits, charges, complaints, controversies, damages, costs or expenses of whatsoever kind, nature, or description, whether direct or indirect, present or future, whether known or unknown, arising out of or connected with my (or my minor/ward's) participation in the activities of the Marina or attending the Premises, under the terms of any statute, including, but not limited to, any claims under the Occupiers' Liability Act, R.S.O. 1990, c. O.2, as amended; and, the Negligence Act, R.S.O. 1990, c. N.1, as amended.

I understand and acknowledge that the laws of the Province of Ontario shall apply to all matters relating to this Waiver regardless of the activity location, that the exclusive jurisdiction for any dispute with the Releasees resides in provincial or in federal court in Ontario. I expressly consent to the exercise of personal jurisdiction in connection with any dispute with the Releasees arising from my participation in the activities of the Marina or while on the Premises of the Marina.

I expressly agree that this Waiver is intended to be as broad and inclusive as permitted by the law of the Province of Ontario, and that the invalidity or unenforceability of any term of this Waiver does not affect the validity or enforceability of any other term. Any invalid term will be treated as severed from the remaining terms.

I acknowledge that in contract disputes, any ambiguity within the contract is generally interpreted against the contract drafter. However, with this knowledge, I do hereby agree that any ambiguity within this Waiver is to be interpreted in favour of the Marina.

Pursuant to Ontario's Electronic Commerce Act, 2000, this Waiver may be executed electronically and in several counterparts via facsimile or electronic signature or original signature, each of which so executed shall be deemed to be an original, and such counterparts together shall constitute but one and the same document.

PARENT OR GUARDIAN OF AN ATTENDEE UNDER THE AGE OF EIGHTEEN (18)

1. I am the parent or guardian of the above-named minor (the "Minor"). I give my consent for the minor's participation in the activities of the Marina and to attend the Premises, I represent that the Minor is in good physical condition and acknowledge that I have reviewed, understood and agreed to the terms herein (such terms being interpreted as if they applied both to me and the Minor) and have the legal authority to enter into this Agreement on behalf of the Minor.

2. I acknowledge and agree to reimburse the Releasees and do hereby covenant and agree with the Releasee that I will at all times hereafter indemnify the Releasee of and from all claims and demands, suits or actions or claims for contribution or indemnity whether under the Negligence Act, the Occupiers Liability Act or otherwise which may be made or brought against the Releasee by the said above named Minor, or on his behalf or in any way arising out of the said accident and injuries including the costs of defending any such suits, actions or claims.

If I have minors under my responsibility, I have clearly stated their names and dates of birth in the Licence of Occupation 2026.

Yes, I have Minors under my responsibility and I have clearly stated their names and date of birth in the Licence of Occupation 2026.

No, I don't have minors under my responsibility.

I understand that there are inherent and unforeseen risks involved in participating in the activities of the Marina or while attending the Premises. I have read this document in its entirety and fully understand its terms. I understand that I am giving up substantial legal rights by signing below, including the right to sue the Releasees. I acknowledge that I am signing this agreement freely and voluntarily and intend my signature to be a waiver and complete and unconditional release of all liability due to the negligence of the Releasees or, the inherent risks of participating in the activities of the Marina or while attending the Premises.

I acknowledge that I have read and understood this Waiver and agree to be bound by it.

Name of owner (print) Signature of owner Date

Name of boat owner (print) Signature of boat owner Date