



You don't have  
to kiss  
a frog ...

Long Island Marine  
*Boater's Handbook*

*[www.longislandmarine.com](http://www.longislandmarine.com)  
Email: [info@longislandmarine.com](mailto:info@longislandmarine.com)*

*1424 Commodore Lane, Box 41  
Kars, On KOA 2E0  
(613) 489-2747  
489-1486 (fax)*

*But ...*

*if you respect the environment you'll be  
very, very welcome and fit right in at  
Long Island Marine.*



We have the highest accreditation possible under the Ontario Marine Operator's Association Clean marine programme and have also been honoured by the following:

**ROBERT EATON ENVIRONMENTAL AWARD**  
*For Excellence in Environmental Practices  
within the Marine Industry.*

**2008 TRI-VALLEY CONSERVATION AWARD**  
*Honoured by the Rideau Valley, Mississippi & South  
Nation Conservation Authorities*

**2009 WINNER OF THE CANADIAN SAFE  
BOATING COUNCIL'S AWARD**  
*for the Canadian marina demonstrating the best  
environmental practices*

We are a five anchor eco-rated marina, (out of five) demonstrating our commitment to the preservation of our waterways and the protection of our environment. We require that you, following our example, will follow all the right procedures to prevent pollution in any form.

**We insist that our customers follow  
our environmental mandate.**

**It's not onerous ...**

**And it's absolutely the right thing to do!**

*For more details see the Boating & the Environment section  
beginning on page 22*

**AFTER HOURS EMERGENCIES &  
REAL URGENCIES**

**General Manager, Dawn  
(613)851-8906, (613)822-0488**

**Owner, Gillian  
(613)851-8690, (613)267-2091**

# What's inside?

<b>Facilities &amp; Amenities</b>	Page
<i>Chandlery</i> .....	5
<i>Snack Bar</i> .....	6
<i>Heads</i> .....	6
<i>Showers</i> .....	7
<i>Education</i> .....	8
<b>On the Waterfront</b>	
<i>Docks</i> .....	8
<i>Drinking Water</i> .....	9
<i>Electrical Power &amp; Water</i> .....	9
<i>Dock Carts</i> .....	9
<i>Picnic Tables</i> .....	9
<i>Barbecues</i> .....	9
<i>Tenting</i> .....	10
<i>Garbage, Re-cycling Boxes</i> .....	10
<i>Parking</i> .....	10
<i>Lost &amp; Found</i> .....	10
<b>Around &amp; About</b>	
<i>Yard Services</i> .....	11
<i>Workshop</i> .....	11
<i>Boat Sales</i> .....	11
<b>On the Wild Side</b>	
<i>Wildlife</i> .....	12
<i>Fishing</i> .....	13
<b>Safety &amp; Security</b> .....	13
<b>Rules (this handbook in a nutshell)</b>	
<i>Environmental</i> .....	16
<i>Safety</i> .....	16
<i>Etiquette</i> .....	17
<i>Boating Business</i> .....	18
<b>The Local Area</b> .....	19
<b>Calendar of Events</b> .....	21
<b>Boating &amp; the Environment</b> .....	22
<b>The Summer Season</b> .....	24
<b>The Winter Season</b> .....	27
<b>The Workshop</b> .....	29
<b>The Purser's Office</b> .....	30
<b>Kits &amp; Kaboodle</b> .....	30

# *Welcome Aboard!*



*There are no strangers here ...  
only friends we have not met.*

## Long Island Marine Inc 'LIMI'

Known as 'Limey' to our friends, we welcome boat lovers and loved boats of all descriptions, together with assorted fisher folk and guests who appreciate our eclectic, laid back and environmentally conscious approach to boating.

Our location, the twenty-six mile 'Long Reach' of the Rideau River, provides you with the longest stretch of lock-free boating on the entire Rideau system from Ottawa to Kingston!

On the waterfront and in the yard, we'll do our utmost to make your stay here as pleasant an experience as you ever thought possible.

In the workshop our Service manager & technicians will diligently fix your mechanical problems to the very best of their abilities and to your best benefit.

The office staff will keep all of us on our toes and track all your dealings with an efficiency second to none!

Long Island Marine actively represents your boating interests through membership in the Rideau River Round Table, The Long Reach Association, Rideau Heritage Routes and the Ontario Marine Operators Association among others. We co-operate fully with Parks Canada and the Rideau Valley Conservation Authority and enjoy a good relationship with them. We also monitor activities of quite a few other boating and Rideau River organizations on your and our behalf.

# Facilities and Amenities



## On the Commodore's Walk:

(So named for the original incarnation of our marina, and in respect for our honored, and eclectic as us founder, Sid Herwig and his 'Commodore Marine')

## The Chandlery:

Tiny as it is, we pack in all your boating necessities at about the best prices around. What we don't stock we can obtain for you in 24 hours, with no obligation!

- Paints & Antifouling products
- Safety Gear
- Marine Charts
- Cleaning and Polishing supplies
- Ropes, hardware
- Ice, blocks & cubes
- Bait worms

*... with emphasis on environmentally sound 'Eco-Logo' products that we prefer you use*

If you are a member of our marina, you may run a 'tab' in the Chandlery. You will be billed monthly, but 'cut-off' and charged interest at 2% per month if your account is overdue.





## 'Victuals' (Snack Bar)

Mostly on the 'honour system', the freezer is stocked with microwavable meals (including desserts), Burritos, various munchables, Pancakes, Bread Rolls, Muffins & Bagels, Pizza and Ice Cream. All prices are posted. A microwave and all the condiments are provided. The freezers are locked after hours.

**We've banned Styrofoam!** All the dishes, cutlery & napkins are made of environmentally friendly & sustainable corn & bamboo. Please dispose of them in the re-cycle bin provided, so we can compost them. ***El Presidente will keelhaul anyone caught putting this stuff in the garbage!***

The coffee pot is always on, we just ask for a 'donation' to the coffee fund. We encourage you early risers to make the coffee if it's not already perked, or at any time the carafes are empty. Get instructions on how to use the machine from any of the staff.

Pop, chips and candy are available from dispensing machines.

On summer season weekends (weather permitting), a barbecue will be fired up between noon & 2pm serving Hamburgers, Hot Dogs, Sausage or Chicken a bun etc.

The snack bar also serves as our **Bulletin Board**. Limi posts relevant information, and customers are encouraged to post their own notices, with the obvious caveat that they are 'in good taste'!

## The Heads

In compliance with our environmental mandate, these are composting toilets. Posted in the cubicles are simple instructions. Please read and follow them carefully. It's not complicated! And PLEASE observe the 'one pint flush'. Don't add any more water unless ABSOLUTELY necessary! Please ensure your children and guests observe the same rules. If you're not sure of the operation, ask any of our staff.

IT IS CRITICAL THAT YOU FLUSH **NOTHING** DOWN THESE TOILETS OTHER THAN HUMAN WASTE & A **MODERATE** AMOUNT OF TOILET PAPER!

*Please supervise your children. We've had too many incidences of children 'playing' with the toilets, often flushing wads of paper towel resulting in immediate, expensive & messy system failures.*

We also ask that you leave the heads as clean as you found them, and report any supply shortages to us immediately. Also turn off the lights when not in use. The lamps directly over the toilets are heat lamps, for use only in the cooler months. It is extremely important to only use these when necessary and turn them off after use... and as with all well supplied washrooms, there's lots of books and magazines to keep you amused! It's OK to borrow any of them, and if it's a publication you must have, feel free to keep it ... but please replace it with a similar publication.



While essentially 'unisex', Michelangelo's David & the un-authored Venus indicate, in a 'thinking outside the box' way, that one of the washrooms is slanted toward use by the gentler (!?) sex. You figure it out! An ancient, very effective custom regarding outhouses suggests that, when you leave the stall, flip the wooden bar back into its slot. This indicates without fail that the stall is vacant!

**Newsflash...** *in 2009 we will be replacing the composting toilets with a wastewater garden. Ask us for details if you wish, or watch that spot as we plant shrubs that will be blooming in our own \_\_\_\_!*

*So, you thought our 'heads' were wacky! Try our*

## **Showers, 'Wet and Wild'!**



Most fun is that we suggest you 'shower with a friend! There are two showerheads and lots of room! Uses less water and less electricity! All good for our environment! By the way, we **don't** question the nature of the relationship ... but make it quick! It's only a ten-gallon Hot Water Tank!

The showers are supplied with Envirotech 'Body Pruf', an environmentally safe soap, shampoo and conditioner all in one. Ask us for a sample to try at home ... you'll like it. Bodypruf is also available to purchase in the Chandlery.

As with the heads, we ask you to leave them as clean as you found them, turn off the lights when not in use and report any shortages to us as soon as possible.

## Education

Limi provides several, free seminars to boaters throughout the summer. Held in the Courtyard on Saturday mornings, topics covered include anchoring, basic navigation, basic engine & boat maintenance etc. Before September 2009 every boater must have a competency card. For some categories the card is already a requirement. We are an accredited training provider under the Canadian Coastguard approved 'Safe Boater Training programme' You can challenge the Boater Competency test at any time, often without an appointment.

Limi offers in-water, hands on, boating lessons on your boat. **No charge!** Book these through the office.

Our website & our newsletter, The Commodore's Log, usually contains boating tip's & 'how too's'!



## On the Waterfront

### The Docks

The vast majority of our docks are 'floating'. Not only does this system cause the least damage to the aquatic environment, the advantage to the boater lies in the dock's ability to rise & fall with the boat as wash (wake) rolls in.

Docks 9-18 are also attached to a floating boardwalk in order to reach the water depths required.

With dedicated power & water there are slips from 20ft to 60ft. Eighteen 20ft-floating slips are available for smaller boats not requiring dedicated power or water hook-ups.



The fixed Reception dock is 66ft long on the riverside & 54" on the harbour side.

If there are no regular slips vacant, approximately seven guests can be accommodated on & around the Reception dock.



## **Drinking Water.**

All of the tap water at Limi comes from a deep, drilled well. It is tested monthly in full compliance with current clean water legislation.

## **Electrical Power & Water.**

The full service docks all have one water faucet per boat and one 15 or 30 amp electrical outlet per boat. The small boat docks at the north end have one water faucet & one 15 amp electrical outlet for shared use. We require that boaters use only approved, waterproof marine power cords to connect.

*While connected to the water supply boaters are advised to turn the tap off when away from the boat. We've had one boat sink because its water pump failed while the owner was away & the hull filled with tap water!*

## **Dock Carts ...**

are available for lugging all you 'stuff' from vehicle to & from boat. When you've finished with the cart, please return it to where you found it, in plain view, so that others may find them if needed.



## **Picnic Tables ...**

are distributed approximately one per two docks, and there are extras in the courtyard area. If sharing with your neighbours becomes problematic, please let us know and we'll get another table to your area. Please vacate the table completely after each use.

## **Barbecues ...**

are allowed in close proximity to your dock, but not on the boardwalk or docks. Please check with us as to the suitability of the location you desire. However, we assume no responsibility for them.

The barbecue in the Courtyard is for everyone's use. Propane is provided. Please turn it off after use, and check with us if you're unfamiliar with its operation.

## Tenting

You may occasionally pitch a tent close to your boat *for overnight use only*. If you wish to leave the tent up during the day please get permission and the location where this may be allowed from the office. There must be no 'campsite' appearance to the tent site.

**Garbage barrels** (for regular, non-toxic garbage) and **Blue Boxes** (for plastics, metal & glass) are distributed generously around the waterfront. In the snack bar are re-cycle containers for **plastic, metals & glass, for paper & cardboard** and for the **corn/bamboo products**. Please use them appropriately. We try to provide barrels at your boat on land if you are re-furbishing. If we didn't notice your need, contact one of the Yard staff & we'll get a garbage barrel to your site ASAP!

***Please bring all hazardous or toxic waste to the Workshop so we may dispose of it correctly***

There is no fee for this service.

## Parking ...

for you and your guests is free. You may park in any of our parking areas. They are the grassed area south of the ramp (upland from docks 14s to 18s), beside or behind the kiosks, and north of the workshop.

See the rules section for specific areas *not* to park.

## Lost & Found.



Lost or abandoned items are stored in the Bait House. Please bring or reclaim such items there.

Yard, Snack Bar and Chandlery services are available until 7pm on weekends during the peak summer season.

### **AFTER HOURS EMERGENCIES & REAL URGENCIES**

**General Manager, Dawn**  
**(613)851-8906, (613)822-0488**

**Owner, Gillian**  
**(613)851-8690, (613)267-2091**

# Around and About

## Yard Services.

We provide a full range of services for your boat, including:

- **The Ship Shape Shop.** Cleaning, painting, antifouling, waxing, repairs, detailing etc.
- Pump-out
- Lift in/out services on demand
- Tarping & Shrink Wrap



## The Workshop ...

has mechanics available **year round**. It's a much-ignored fact that boats, even more so than cars, need regular maintenance! Discuss your boat's requirements with the service manager to avoid unpleasant surprises when the summer season is about to start, or you're out on the river, miles from anywhere!

The workshop can also supply you with batteries & parts.

# Boat Sales

**The two best days in a boater's life ... The day you buy her & the day you sell her!**

Boaters may sell their own boats that are stored at Long Island Marine. For a nominal fee the listing (with photographs) may be posted on our website and, with multiple copies in several binders in the Snack Bar and offices, all readily available to prospective buyers. Long Island Marine provides signage. . The boat owner handles all enquiries, showings & the sale paperwork. Details are available from the office.



# On the Wild Side!

## Wildlife

This is a rural area, wildlife belongs here. Long Island Marine is privileged to host a variety of wild critters around our site. There are deer, partridge, foxes & rabbits in our woods and crossing our lane.

We feed the ducks on the ramp and birds at various feeders around. Turtles leave the water to cross our road then lay their eggs in its sandy shoulders and muskrats swim around the ramp area. Bass nest at various locations between docks (no fishing' signs are posted until July). Raccoons are 'out & about' in our woods.



***Please observe but don't disturb these friends and please don't allow anyone to throw stones at the ducks!***

However, some of these aforementioned 'friends' can do damage to your boat. NEVER leave a ladder or anything similar leaning against your boat while on land. *Raccoons* are skilled climbers, love the coziness of a cushioned vee berth, and will tear it up to provide real soft nesting material for their young! *Ants* yes ants ... have been known to visit boats via their mooring lines. Leave nothing sweet exposed on your boat while you're away. *Muskrats* may chew stern drive boots and anything else rubber under water. There are not always solutions to discourage such activities, so please monitor your boat and report any such problems to us.



## Fishing



These waters abound with Bass, Muskie, Pike and Walleye. Fishing is allowed from the main dock and Travel Lift Slip only (**Not** off the finger docks unless it's your dock) with the caveat to ensure you don't touch, let alone damage any boat or boat canvas, especially with your hook. Worms are available from the Bait House. Please practice 'catch & release' or 'catch & eat'. There is a fish cleaning station at the Main Dock. Any fish in this area under 17 inches is safe to eat on a regular basis and we have personally dined on delicious, barbecued Bass from our marina waters.

## Safety and Security

### Safety



Fire extinguishers and life rings are located at the Main Dock and the Ramp.

Dial 911 in the event of an emergency, which requires the immediate presence of the police.

Please make sure young children and non-swimmers wear lifejackets at all times when near the water, and those children must be accompanied by an adult. This is a marina, so boats at, approaching or maneuvering around our docks **have absolute priority**. If there's a moving boat nearby get out of the water. Damage to your body from a moving prop can make 'Jaws' look like a cat scratch!

Swimming is at your own risk.

Due to the natural nature of our site, the ground and docks are uneven in places. Please watch your step carefully, and report to us immediately any hazards you identify.





For your boating safety be sure you have on board all the equipment legally required for your boat (called the 'Carriage Requirements' by the Canadian Coast Guard).

Carry an up-to-date set of nautical charts for the area and file a sail plan with us if you're traveling farther afield.

Be familiar with the content of the Coastguard's 'Safe Boating Guide', free from our office.

## Security.

Historically, Long Island Marine has experienced very little theft or vandalism over the years. However, marinas worldwide are difficult to secure ... with access always available from the water, a fact that is well understood by thieves & vandals!

While the site is not fenced (the road through must be kept open for the residents of Commodore Lane both before and past the actual Marina site) this is a dead end road, and prospective 'no-gooders' are faced with a group of co-operative, aware residents (including an active Police Officer!) who watch virtually day and night, providing a true 'neighbourhood watch' system.

Several of our customers are Ottawa or OPP police, who patrol this road frequently, particularly during the overnight hours.

At least one of our employees lives aboard their boat in summer and one even stays all winter. Maybe he's a little crazy but the added security is invaluable!

We strongly suggest you install outboard, trailer and Stern Drive locks as appropriate. All are available and inexpensive from Limi. Stern drives have been stolen in this area by thieves approaching at night by boat (though fortunately not at this marina) **while the boat is in the water!** First clue? Boat is sunk!

**Please**, report any suspicious activities to us or any of the Commodore Lane residents as appropriate, and:

- Lock your boat's cabin doors when you're not on board. This applies to while your boat is in the water or on land, including in winter. When winter stored remove all valuables, alcohol, & portable electronics.
- When you will be away with your boat for an extended period (more than a weekend) please let our office know & give us a brief 'Sail Plan'. This way we'll know here to contact you in case of an emergency, & we'll make absolutely sure your dock is vacant on your return. If you're away without your boat also let us know & we'll keep a special eye on it in your absence.
- Lock all valuables out of site, including those in your vehicle.
- Mark all valuables with an engraver. You can borrow one, free of charge, from the office.
- Know your neighbours! Introduce yourself to your dock mates. A complete list of names, while not published (for your privacy) is available from the office.

- **Never** leave you keys in the boat's ignition or in any obvious place on board.

Leave a spare set of keys in our office should we have to move the boat in an emergency or perform work for you on the boat. This also can save you an extra driving trip back home should you forget your keys!

As for the natural hazards to which boats are prone:

Marina staff patrol our docks at least once daily. Known colloquially as 'The Dock Walk'! We are checking for abnormalities.

- Tie your boat properly, with the correct type and thickness of line (not polypropylene), minimum one bow, one stern and two spring lines. If you're not sure how to do it right ask our staff.
- Put mooring snubbers on one or two lines.
- DO NOT allow any line to cross a dock or boardwalk (others may trip over them, especially at night). Ask us to install more cleats if needed.
- Leave cabin, ignition and trailer lock keys for your boat in our office. In the event of severe storms or fire we may need to move your boat quickly! And if you forget to bring yours there's another set available!

**Emergency phone numbers are posted on all buildings throughout the Marina.**

**If applicable call 911**

***As always report any suspicious behavior to the office.***



# Rules of the Marina

## ***RULE NUMBER ONE***

***Treat others and their property as you would like to be treated***

## **Environmental**

See also the '**Clean Marine**' section.

- Respect our environmental mandate at all times.
- Put all garbage, unwanted materials or hazardous wastes in the appropriate containers. Double wrap meats & fish before placing in containers. Don't 'litter' in any way, on land or in the water!
- Do not sand, paint or varnish a boat in the water, or clean the exterior using environmentally damaging products.
- When sanding or painting the boat on land, follow the instructions under "Clean Marine"
- Clean up your mess anywhere on site, at your dock and in the snack bar, washrooms & showers.
- Flush **nothing** in the toilets other than human waste & a moderate amount of toilet paper.
- Be moderate with your use of water, flush only one pint, and turn off all taps after use.
- Use environmentally friendly products wherever possible.
- Do not disturb wildlife or throw stones, either at the ducks, into the water or anywhere on land.
- Regardless of how friendly they are, pets must be on a leash and you must scoop the poop.



## **Safety**

- Use marine grade power cords to plug your boat into shore power.
- Do not put or use barbecues on the docks
- Swim only from the main dock or your own dock when there are no boats close by. Get out of the water when boats are approaching or maneuvering.
- Children must be accompanied by an adult.
- Make sure pets & fishing lines do not interfere with any boat.
- **Swim at your own risk.**
- Do not leave or store any of your personal belongings on the docks, or obstruct them in any way, including over-hanging anchors, anchor platforms and lines crossing docks
- **Do not drink & drive ... on the road or the water!** If you can't sleep it off on your boat (tied to the dock of course) we'll gladly arrange to get you home.
- Supervise your kids & guests, please tell them the rules.
- Drive slowly along the lane into the Marina. **The speed limit is 25km!** There are children, adults & their pets criss-crossing this road and trailered boats coming, going & launching ... to say nothing of the boat coating dust that speeding vehicles generate!

## Etiquette

- Honour our 'honour system'
- Return dock carts to their storage area as soon as you've finished loading or unloading



- Do not fish from any dock other than the main or your own dock. Take care when fishing not to damage any boat.
- Do not walk out on finger docks (other than your own). They must be treated as Private Property. Do not touch, lean or sit on or board any boat unless you're invited by the owner or marina staff **even if it's for sale**. Do not peer into other boats not listed for sale (you'll be looking into private cabins (bedrooms) heads (bathrooms) etc, often with people in them!).
- ***You may only go on board boats listed for sale if accompanied by the owner or marina staff.***
- Never unplug another boat from shore-power, borrow a power cord, water hose, ladder or anything else that doesn't belong to you without first checking with the owner or the office.
- When parking your & your guest's vehicles anywhere on our site, do not block any marine equipment, the launch ramp & travel lift slip or any other vehicles or boats on trailers. If you do so, your vehicle will be lifted out of the way by our lifting equipment at your risk (considerable!) and expense (horrendous!). If there is absolutely no alternative, lock the vehicle & bring the keys to the office.
- Do not cause excessive noise at any time anywhere on our site, including on your boat. Run engines & generators only for reasonable lengths of time.
- Supervise your kids & guests, please tell them the rules.



## Boating Business

- All boats on our site, on land or in water, must be covered by the boat owner's liability insurance with a minimum value of \$1,000,000.00. That's the minimum on most policies, and should cover you at our marina and in the event that you damage another boat or property on or off our site ... or, heaven forbid ... a guest or any other person is injured on your boat or by your actions. We do not require that you insure the craft for theft, damage, fire etc. Check your policy to make sure you understand any 'lay-up' clause, which dictates the period for which you are covered only for hazards attributable to dryland storage. We can provide you with a list of insurers.
- You may perform any work on your own boat, and, **with the exception of mechanics and detailers** you may bring in sub-contractors (paid or unpaid) provided that:
  - You inform the office
  - Before starting work they demonstrate to us that:
    - They carry a minimum of \$2,000,000.00 liability insurance
    - They are registered with WHIMIS

### Privacy Policy

Long Island Marine only collects & saves information about our customers that is necessary for the operation of our business. We do not reveal this information to anyone who has no legal right to receive it.

We do not sell or give any data to any mailing lists other than our own. In fact the data is not even linked to our email.

We may, from time to time, send you a mailing if we have information we think you may like to receive, including our newsletters.

If you do not want to receive any mailings, or be mentioned in our newsletter, please let the office know and your name will never hit the press again!!

### Limitation of Liability

The request for repairs or storage implies acceptance of Long Island Marine Inc's (Limi) limitation of liability.

In the event of damage arising during normal marine practices, damages shall be strictly limited to the price of a similar, but not necessarily usable replacement part available from Limi suppliers, pro-rated by the remaining expected useful lifespan, if any, of the component and the Limi labour cost to install the component. Repairs effected by third parties shall not be re-imbursed.

In no event shall Limi be responsible to have any such damaged or lost component custom made, and the amount payable shall not include any special, indirect or consequential damages howsoever arising.

*This policy normally applies only to boats & engines older than about 20 years and/or short run production & engines. If your boat fits this description please discuss this policy with our General Manager*

# The Local Area

*Details of all these amenities are available from the Dock Office*



**Within one day's outing by water or road:**

- ***Baxter Conservation Area & Beach.*** Walking/hiking trails, an Interpretive Centre & the best beach in the whole Ottawa area ... the only one that has never had to close due to pollution! Anchor off & enjoy a swim and an ice cream from the floating Ice Cream Parlour!
- ***Rideau River Provincial Park*** (beaches, canoe rentals, walking, hiking & camping).
- Three waterfront restaurants, ***The Swan on the Rideau*** (next to Hurst Marina), 692-4550, ***Kelly's Landing Restaurant*** 692-1343 & ***The Dragon's Lair*** on the Kemptville harbour 258-1788.
- The ***Long Island Locks*** (Manotick, below) & ***Burritt's Rapids*** lock stations, and the Village of ***Burritt's Rapids'***



- The Village of ***Merrickville***, great restaurants, pubs, gift shops & historical sites
- 'Millionaire's Row' (Kars thru Manotick)



- ***The South Branch of the Rideau*** (Kemptville Creek, above),

This four-mile channel into downtown **Kemptville** is now marked with buoys at the entrance. In the downtown harbour there is now a sixty-foot public dock. **The Ferguson Forest Centre** runs along the almost entire west side. & there are a couple of places you can tie to shore & enjoy the walking trails. However, to navigate the last half-mile or so, & to get right to the downtown basin, your boat must have an overhead clearance of no more than seven feet to clear the last bridge.

**Within walking distance:**

- **Kars General Store.** (above) All the supplies you might need including propane & Post Office & scooped Ice cream!



- **Rideau Valley Automotive**
- **Kars RA**, home of the annual July **Kars Fair**, dog & horse show.

**Within biking distance:**

- **The Swords and Ploughshares Museum**, a collection of military equipment (hence 'swords'), especially that which was converted for after-war peacetime farm use (hence 'ploughshares')
- **Baxter Conservation Area & Beach** (see previous page)

**No more than ten minutes drive:**

- The Village of **Manotick**, your main source of supplies & services & loaded with historical sites, including Watson's Mill (below), the oldest operating Grist Mill in Ontario. For tours & gift shop hours call 692-6455



- The village of **Osgoode**. Be sure to try the **Red Dot Café**, 826-0552, a local favourite for its Sports Bar & excellent fresh country dining in a rustic, family oriented atmosphere.
- The village of **North Gower**. **The Marlborough Pub & Grill** restaurant (489-2278) serves the best breakfasts around!
- **Rideau River Provincial Park**
- **Two public Golf Courses** (Manderley on the Green & Rideau Glen)

# Calendar of Events

## **February 1<sup>st</sup>**

First installment of Dockage fees due

## **April 15<sup>th</sup>**

Balance of Dockage fees due

## **Beginning of May**

Launching begins

## **First or second week of May**

River is brought to Navigation level. Boating on The Long Reach can begin, but proceed with caution! Floating debris can be a problem!

## **Third week of May**

Canal officially opens for navigation

## **End of June**

Limi's famous 'Surf & Turf. Minimal charge for lobster and/or steak. Bring side dishes (appetizers, salads, breads etc) and your beverage of choice



## **June, July & August**

Saturday Seminars

## **Third week of September**

Limi's infamous Pig Roast with live band. Bring side dishes etc. as above.



## **Second week of October**

Canal closes to navigation

## **15<sup>th</sup> October**

Winter storage fees due

## **End of October**

All boats must be out of the water before the third week of October.

## **First week of November**

Water levels taken down to their winter levels

## **Fourth week of December**

Santa arrives!

# Boating & the Environment

***Long Island Marine is dedicated to the preservation of our environment.***

We are an eco-rated marina, participating in a voluntary programme under an Environment Canada and O.M.O.A. (Ontario Marine Operator's Association) partnership. Under this programme marinas are validated by Green Leaf Environmental Services, an independent environmental management company licensed by Environment



Canada. The Eco-rating system is derived from the Clean Marina Manual and scores are tabulated from a checklist of some 200+ operations, procedures & policies carried out in normal marina business operations. Unbiased audits ensure the integrity of the process.

Our environmental award winning Marina requires our customers to adhere to our posted Marina Environmental Code of Ethics.



## The Clean Boater programme

The province-wide success of the 'Clean Marina' programme has led to the 'Clean Boater' programme. You too can demonstrate your commitment to protecting our waters by having Limi perform a basic inspection of your bilge & head areas. If all is well you qualify for a 10% discount on boat insurance, a manual, a decal & access to an informational website. There is a small fee which you'll likely more than recover if you take advantage of the insurance discount.

### ***Required practices for everyone at Long Island Marine include:***

- Ensuring your bilge is clean & therefore not pumping oil or oily water into our waterways. Bilge cleaning should preferably be done before launch when the boat is on land and far from the water's edge. Bring the oily water to us for proper disposal. Environmentally friendly, inexpensive bilge cleaners & bilge rats (absorbent pads) are available from our chandlery. We'll routinely put one in your bilge if we're working on your engines & your bilge is oily. In addition we'll haul your boat out if we notice your bilge pump discharging oil into the river. This radical remedy is costly ... so take the preventative measures!
- Making sure your engines are properly maintained. Oil is introduced into the water primarily because of poorly maintained engines.
- Filling your gas tanks to the top only at the beginning of a trip. fill them to only about 95% capacity. The primary source of gas getting into the water is from overflowing through the vent due to expansion. The cold gas, stored underground, expands in the gas tank when the weather is hot.
- Re-filling portable gas tanks ON SHORE, as far away from the waterfront as possible! If you insist on jerry-canning gas

to your boat, borrowing (no charge) our 'no spill' device.

- Disposing of all toxic wastes properly. Whether or not we sold you the product, bring it to the workshop so that we may dispose of it. There is no charge for this service. **Do Not** pour them on the ground or into the sinks or toilets! Such products include oil, filters, antifreeze, paint, solvents, dirty rags, rollers & brushes, shrinkwrap etc.
- Whenever possible, using only ecologo approved products.
- Throwing nothing overboard or on to the ground. Recycling boxes & garbage cans are provided throughout the marina. Blue boxes (located along the waterfront) are for plastics, glass & metal. In the Snack Bar are bins for recycling glass/metal/plastic, paper/cardboard and corn/bamboo products. Cigarette butts should not be thrown on the ground! Make sure they're cold & put them in the



garbage barrels.

- Never sanding, painting or varnishing your boat when it's in the water. When sanding or painting on land place a tarp under to catch the dust & spills, and ensure your dust & spray does not affect any other boat. A dustless sander, or full vertical screening with tarps is recommended, and mandatory if you are using spray paints. The marina can usually supply you (at no charge) with old tarps for this purpose.



- Scooping your pet's poop!
- Conserving water & electricity: Turn off all taps & light switches when not in use and observe the One Pint Flush in our washrooms.
- Turning off your boat's domestic water systems every time you leave the boat for more than a day. A leak in those systems can fill the bilge, pump oily water overboard via the automatic bilge pump **or sink the boat!**

# The Summer Season

## Spring Launch

We need at least a week's notice to launch your craft. Lines & fenders must be in a readily accessible place & batteries installed. As usual,



call or drop in to the office or call us to complete a Launch Requisition. Do not simply tell a staff member in the yard! They're always busy, and often (quite understandably) forget to pass on the message! A requisition is required! Shorter notice can only be accommodated if our schedule permits.

Before filling out a launch requisition, make sure all lines & fenders are readily available in the cockpit, and, if Limi didn't tarp or winterize your boat, that your tarp is off & and your batteries are installed. If you winterized the boat's systems yourself, **make sure** the engine will start before you requisition the launch. If it doesn't start when we put it in the water we'll have to re-haul & block it again ... at your cost! Also **make sure there is no likelihood of polluting the river when your engine is first fired. The ensuing re-haul & clean up is not fiscally worth your while!**

If you are docking with us for the summer, launch is included in your dockage fees. If not, the launch fee applies and you will be granted ten days storage at no charge (for boat and/or trailer, cumulatively on land or at a dock) to enable you to schedule taking the boat away. We adhere to the 'No Cash, No Splash' policy!

There is a charge for canvas re-installation (except tonneau covers). Canvas often shrinks somewhat over the winter, and therefore stretching is required to re-install it. We are not liable for damage due to old/rotten canvas.

Boats we affectionately refer to as 'soakers' (usually planked wood boats), may soak up in our slings at no extra charge provided that the soaking is scheduled at our discretion and the owner takes care of providing monitoring, pumps & pumping etc. Otherwise the fees for us to perform this work are outlined in our Price List.

We recommend the use of antifouling paint or a good bottom wax from the bottom of the boat's hull to a few inches above the waterline. This goes a long way to preventing algae & Zebra Mussel build-up while the boat is in the water. Our price for pressure washing in the fall is based on the craft having been antifouled. There is a surcharge if the boat's bottom is encrusted with algae & other water-borne critters!

## Dockage:

Dockage fees include launch or lift from a trailer and use of power & water. For the 20' docks (9 thru 16 north) power & water are shared, and only available from one power outlet & one water faucet. However, boaters on the 20' docks are free to move their boat to the main dock for closer access, or use the power & water available at the ramp & in the yard.

## Launch on Demand (L.O.D)

As an alternative to leaving your boat at a dock, leave it safely on land. Limi will launch & retrieve it for you, on 60 minutes notice, up to twenty two times over the summer season (an average of once per week from mid-May to Mid-October). Fenders & lines must be left in position. If you know you will be using the boat on two or three consecutive days, let us know & we'll leave your craft at a dock at no extra charge (subject to availability). Trailers must be locked with a padlock **and we must have a key!**



## Trailer Boat Special (T.B.S.)

For smaller boats on trailers, you are assigned a dedicated parking space (we call them 'bins') and may launch & retrieve your boat as many times as you wish throughout the season. A dock for the night (subject to availability) costs \$15.00 only, discounted from \$1.50 per foot for non-members. Trailers must be locked with a padlock **and we must have a key!**

## Covered Storage

We have a limited number of covered shelters for summer or winter rental. Winter shelters must be reserved in August & there's usually a waiting list. Book early 'cos it's 'First come, first served!

### ***Sound Advice:***

***Trailer Boats stored on land should always have the hull plug removed, so that rainwater can drain out of the hull. Canvas covers are not waterproof! But be sure to re-install the plug before you launch!***

## Empty Trailer & Cradle Storage

With the exception of collapsible/foldable cradles trailers & cradles are subject to a small charge for summer storage. Trailers must be locked with a padlock.

## Covered Summer Storage

We have a limited number of covered shelters available by the week, month or season in which you can sand, whittle, paint & varnish to your hearts content! Details & prices available from the office.

## Overnight Guests

All very welcome at Limi, (short term or longer) including the use of all facilities. Canoeists & kayakers are welcome to pitch a tent overnight in designated areas. To all we offer free local transportation to pick-up supplies etc.

## The Launch Ramp

Free to Limi residents, daily charge to others (launch & retrieve & parking for up to 24 hours) with a seasonal, unlimited pass available.

## General

All of Limi's boaters can enjoy free use of all the facilities and participation in all social & educational events. In the event that we host a social or educational event with the added expense of items such as lobster or a guest speaker, a small fee may be levied.

## Fees ...

for dockage, Launch on Demand & Trailer Boat Special programmes are due February 1<sup>st</sup> (50%) & April 15<sup>th</sup> (50%). No refunds are given after February 1<sup>st</sup> unless the dock or space is re-rented. .

## Keys

We require that you leave a set of boat keys with us at all times, with the exception of Trailer Boat Special (T.B.S.) customers, who are only required to leave the trailer lock keys. However we encourage T.B.S customers to leave boat keys with us if our workshop may be asked to work on the engine. If you arrive at the Marina without your keys we will ask you to sign for your set stored with us.

## Insurance

All boats stored at the Marina, both on land & in the water, must be covered by the boat owners liability insurance for a minimum of \$1,000,000.00. Most smaller boats can be/or are automatically covered on your homeowners or tenants insurance policy. Check with your insurer. Larger boats (usually over about 24') need a stand-alone policy. Limi can provide you with a list of local insurers.

**Liveboards** ... are welcome, though an extra fee for hydro may be levied.

**On Holiday?** If you will be away **with your boat** for more than a weekend please let the office know. If you will be away from the marina **without your boat** for an extended period of time, such as on holiday, please also let us know & we will keep a closer watch on your craft.



# The Winter Season

## Winter Storage



We have covered storage for about 10 boats, & outside storage for 200 or more.



The storage yard is not plowed (except for any urgently required access) to increase security. The boats are inspected approximately weekly in addition to special inspections after high winds or heavy snow. Limi staff are on duty in the workshop during the winter.

Services contracted with us are warranted by us. However, if you tarp your own boat, and your tarp becomes loose, ripped or comes off completely, we will call you to report the problem. You may fix it yourself or contract with us to do so.

For those of you who tarp the boat yourselves, use a cocoon like network of ropes. There are never too many! **Never** tie your ropes to the blocks or stands on which the boat rests! Severe winds can, and have, ballooned the canvas & lifted a boat & stand enough that the landing deposits the boat on its side & on the ground ... almost always with disastrous results!

Hydro is only available in the yard over winter in daytime and only on request to the office for the specific day's use, and never without the boat owner being present.

Bear in mind that the deep freezing & frequent thawing cycles of our winters are hard on boats & engines. Just because 'it worked' in fall doesn't guarantee it'll still work in spring! Also snow-reflected sun & winds do damage to the finishes of all uncovered boats. The Marina is not liable for any such failures unless they relate to our improper winterizing.

***Never ... EVER... attempt to move (even a smidgin') the stands or blocks on which your boat sits. If you've touched it, we don't warrant it, and you may be severely injured!***

***Similarly, we cannot warrant our tarping if you've untied or adjusted any ropes or webbing to enter the boat.***



## Winter Haul-out

As the water level in the canal is lowered during the first week of November, all boats and docks must be out of the water by the end of October. And ***check your insurance policy ... many dictate that the craft is not insured for in-water use after October 15<sup>th</sup>!*** Boats must be hauled before the end of the third week of October. If your boat is hauled later than October 31<sup>st</sup> there is a 33% surcharge on your entire winter bill and ... worse yet ... there's no guarantee we can actually get you out!

Contact the office & complete a haul-out requisition at least two weeks before you want the boat hauled.

Winter storage fees include lifting your boat out of the water or off a trailer, (with the exception of 'Trailer Boat Specials'.) and blocking. For those of you arriving at the marina from 'away' temporary dockage, prior to hauling, is free from October 1<sup>st</sup> until date of haul. The storage fees do not include Spring Launch. The storage charge is calculated on the square footage of the boat, length x beam, including all 'overhangs' such as anchor or swim platforms. Imagine we are putting the boat in a box ... that's the square footage that applies! If you store your boat in a tent, the fee is based on the square footage of the tent.

We do not store canvas, and charge a fee to remove it for you unless the canvas is a simple tonneau cover, in which case removal & re-installation is included with your storage charges. At the point we are ready to tarp or shrink-wrap a boat, any canvas remaining will be stored in the boat & a fee charged for it's removal. We cannot warrant our tarping if you untie any of the ropes or webbing to enter the boat during winter storage. In the case of Shrink-wrap, installation of a hatch-type 'door' is included in the price.

Prices for winterizing your boat's engines, drives & domestic systems are outlined in our price list. You may perform this work yourself, but remember ***No polluting allowed***, (we'll charge you for the clean-up!)

Our policy for batteries is:

- We do not remove & store batteries.
- We recommend you remove the batteries & take them home for storage, particularly with batteries more than two years old.
- Where we winterize your boat & the batteries are to remain in, we load test & disconnect them. A fully charged battery in good condition is normally unaffected by the winter weather.

Winter storage fees are due October 15<sup>th</sup>. Any further services (such as winterizing & tarping) will be billed as soon as the work is complete and due within seven days of receipt. If your account is in arrears, winterizing by us will not be performed until the storage fee is paid.



## The Workshop

Open Monday thru Saturday between March & November. Times vary with the season & are posted on the workshop door and the telephone voice messaging system. December thru February hours are Monday to Friday for a few hours each day only.

Protect the duration of your summer season by ordering maintenance or repair work to be done in the winter months. There are often discounts at this time and, depending on the nature of the work, your boat will be ready for launching at the beginning of the season.

Payment is due within 10 days of completion of winter work. Where in-water testing is required you will only be asked to pay 80% of the bill, with the balance due when the in-water testing is complete.

Typically all marina workshops, including ours, are backed-up three to four weeks in spring, resulting in the shortening of your fun on the water if you didn't book your repair work over winter. If poor weather plagues us in those months the delays can be even longer.

Please read our 'Limit of Liability on page 18



# The Purser's Office

Payment may be made by cash, cheque, debit or credit card. The latter can be done by phone, or you may sign a charge card authorization so that any charges can be applied to your card when the work is complete.

If you are a year-round customer we offer a monthly payment plan to enable you to avoid those large invoices in spring & fall. Contact the office for details.

If you are not on the monthly payment plan payments are due as follows:

**Summer dockage:** 50% Feb 1<sup>st</sup>,  
Balance April 15<sup>th</sup>

**Winter Storage:** October 15<sup>th</sup>

**All workshop charges:** Within 10 days of completion  
(subject to a possible 20% hold-back for winter work)

**Launch** (where charged) Before launching

**Chandlery Items** Winter & Summer residents may run a tab in the chandlery, with payment due at the end of each month.

**Refund policy, dockage** Full refund if cancelled before February 1<sup>st</sup>. Later cancellations refunded if/when the dock is re-rented. & pro-rated where applicable.

**2% interest per month is charged on overdue accounts and a minimum \$30.00 fee for NSF cheques**

## Kits & Kaboodle

- The Workshop & Yard Office monitor VHF channels 16 & 68. However, in this area a cell phone is probably the surest way to contact us when you're out on the water.
- There are a limited number of power outlets in the storage yard. Depending on your boat's position in the yard, you may need an extension cord or cords.
- How long & wide is your boat? Boats are measured (& storage/dockage charges are based) on the overall length (including anchor platforms, swim platforms etc) & beam (width). Imagine we're going to pack your boat in a box, with no bits sticking out! That's the size of your boat!
- Check out our website: [www.longislandmarine.com](http://www.longislandmarine.com) for general info & maintenance or boating tips. Follow the links to other interesting sites about our local cruising grounds.
- Detailed prices are outlined in our Price List.
- Our privacy policy is outlined on page 18

Fourth Edition, 2008



