

Debra Wratschko <klcoa.president.2017@gmail.com>

Sun, Jul 11,  
1:50 PM

to John, korsan, mbishop, jiles

To the Dysart et al Committee of Adjustment  
Re: Variance application for lands of McPhillips and Brown, 3310  
Westshore. Dysart Committee of Adjustment - July 14, 2021 Public Hearing

The KLCOA objects to the requested variance (McPhillips and Brown, 3310 Westshore) for increasing the size of the detached deck within the minimum water setback beyond the limits of the Dysart Zoning Bylaw for the WR4 zone (272sq ft vs. 215.2sq ft). This objection is without prejudice to the applicants, but rather an objection to a possible approval that will not be in compliance with the current Dysart bylaws for development in the minimum water setback areas.

The Kennisis Watersheds and Lake Management Plan (Sept.2007) is used by the KLCOA to provide guidance regarding comments on development and variance applications on our shorelines. The Kennisis Lake Plan was endorsed by Dysart et al and the KLCOA has made several presentations to Council reinforcing the desire that Dysart et al enforces the current bylaws, particularly on shorelines in the minimum water setback areas. The following is an excerpt from our Lake Plan:

***Priority 2 – Development***

***6a Support the enforcement of existing zoning bylaws:***

***6a.2 Regarding redevelopment of legal cottages within the 0-20m (0-66 ft) setback: The Municipality of Dysart et al is encouraged to enforce the existing bylaw for structures on waterfront residential lots within the 0-10m and 10-20m (0-33ft and 33-66ft) setback.***

Protecting the water quality in the Kennisis Lakes is a top priority of the KLCOA. Following existing shoreline development bylaws will support our endeavor of protecting our water quality.

Please acknowledge receipt of this email and confirm that it will be presented to the Committee of Adjustments for the public hearing on July 14, 2021.

Sincerely,

Deb Wratschko  
President  
Kennisis Lake Cottage Owners' Association  
[klcoa.president.2017@gmail.com](mailto:klcoa.president.2017@gmail.com)