

- December 2019 -



Deer Lake has been a personal favourite place of mine for well over 40 years. Late in October of 2019 my oldest son Rob bought a place on the water there and asked me to assist in turning the cottage into a 4-season residence. Over the following six weeks, I spent five of them working on it with him. I hope to be able to make many trips there once my plane is repaired and on floats again. The two hour flight up there is both scenic and relaxing. I can see it being the home of a summer float fly-in and winter ski-in sometime in the not-too-distant future.

President's Message

As 2019 draws to a close, I reflect back on the year with mixed emotions on the events of the year past and look forward to the promise of the year ahead. In spite of a number of us having had a few bad moments, overall it was a good year for KWRAA with attendance up at the chapter fly-ins and meetings.

A number of great suggestions came out of one of the meetings this fall and we will try to get as many of the ideas implemented in 2020 as possible, starting with Geoff Gartshore doing a presentation on using GoPro cameras in aircraft. With Fred Grootarz scheduled for January 2020, Geoff is likely going to present in February.

This past fall was very busy for me in many ways, but by far the biggest commitment was

assisting my son, Rob in converting a small lake-front cottage into a four-season residence. Since I expect to be flying up there fairly often to go fishing and visit of course, I figured I would include a few photos of the place just in case we hold a float fly-in or ski fly-in sometime. Rob is an airport firefighter and ground operations specialist at Sudbury Airport, so he would be very welcoming of pilots and small aircraft at the lake.

With the rush behind me now, I am hoping to get back on track with all of my other projects and KWRAA background work as president, newsletter writer and editor, webmaster, etc. And of course... I have an airplane to build too!

2020 is going to be a great year for KWRAA.

- Dan

The Leading Edge

Future Seaplane Base?

Deer Lake is just a few kilometers north of Highway 17 about half way between North Bay and Sudbury.

During a recent fishing trip there, I had an opportunity to see a property that had just come up for sale, but not yet listed with an agent or MLS.

My son Rob seemed quite interested in it and we went to see it. Below is a picture from Rob's bass boat.



After a little haggling we settled on a fair but mutually agreeable price and a few weeks later began renovations to turn it from a summer cottage into a four-season property.



We already knew the view would be great from the "pilot lounge" as seen in the photo above.



We started by stripping out all the panelling and removing the old insulation.



As seen here, there were some wall sections that had no insulation at all!



The framing of the cottage was solid and square, but the doors were obviously salvaged from other old buildings and not so square.

The Leading Edge

Lee dropped by for a couple of days and helped with some of the reframing and a bit of the electrical work.



With Lee there we were able to get a photo or two of Rob and I working too. The framing was to inset the refrigerator into the wall to make more room in the main living area and open it up a bit. We took about 2.5 square feet from the closet and 5 from an unusable corner of the main bedroom.



After a day of adding a number of new outlets and running a few more lines to the electrical panel, we insulated the place with R14 Roxul and added vapour barrier to the outside walls.



Installing drywall board on the exterior walls was next, although we often got sidetracked into doing more interior work.



Our main focus was to get the cottage warm and dry, just as winter was setting in. We started with the main living area, but moved to the bedrooms to get them renovated, insulated and dry-walled trying to get the place to stay warm at night. Having been a summer-only cottage there were cold spots everywhere that had to be addressed as we worked through each room.

Luckily the woodstove was operational and we were able to get a good fire going each morning to get things warmed back up... but winter weather made itself known by November first, so we knew we would have to keep going to be ready for a Sudbury winter.

The Leading Edge



The first snowfall was pretty... and pretty cold! It was time to put the canoe away under the deck and double down on our efforts inside the cottage.



With Rob working full time and occasionally getting called in on overtime as the heavier snow fell at Sudbury Airport and temperatures dropped, I had to figure out some work-arounds to continue dry-walling by myself. I made a few assistive devices from some strapping and continued on with the renovation work.



I week or so later in November, the first signs of the lake itself cooling down were beginning to show in the early morning as thin ice layers formed then melted as the day went on.



A few days later, the most obvious sign that winter was here on the lake appeared and never disappeared again. The ice is likely going to be there until April now.

The Leading Edge



We tried to keep the dust and fibreglass bits from getting into other rooms by cordoning off each area as we worked. Here we were about to start bringing down the ceiling panelling in the living room. The kitchen has already been finished when this photo was taken. The work around the woodstove chimney was a bit challenging, so drywall joints look haphazard.



As with the exterior walls, we installed 6-mil vapour barrier over the joists before dry-walling the ceiling. The attic guy (Rob) then went up and installed the insulation between the joists and a second layer over it for good measure.



The fuse panel located in the second bedroom was removed and a new 100 amp breaker panel went in in its place. The new wires we added now had separate breakers for each room.



While we were there, the old water heater gave out, so I picked up a point-of-use electric water heater and installed it near the bathroom, ensuring warm showers and handwashing.

In the background you can see the R22 Roxul we installed throughout the basement (more accurately described as a crawl space).

The Leading Edge



The crooked exterior door got replaced with a nice new steel door we picked up on Kijiji for less than \$100.



Dry-walling continued in the other rooms as I taped, filled and sanded all of the joints in preparation of painting the walls and ceilings throughout the cottage.

Each room we finished closing off led to an overall feeling that in spite of the colder than normal late-fall weather outside, it was getting cozier inside.



Meanwhile outside, the weather was not giving us a break at all! Heavy wet snow brought down a number of trees including a couple that blocked the access road to the cottage. All that snow meant Rob had to remain at the airport to assist with snow removal there, so when he came home that evening, we had to get out the chainsaw to get him home!



As with many storms, the next day was great!



The Leading Edge



I cleaned the woodstove with a wire brush and repainted it with high temperature enamel. We will likely paint the heat shields in the spring when we can take them outside to spray. At that time, I will also move the floor panel and insulation panel below it over about 3 inches to align with the one on the wall.

On the left side of the photo you can also see the wood rack we built and inset into the wall in order to open up the main living area a little more.

We got most of the window and door trim installed as well as ceiling fans and lighting fixtures. There is still a lot of work to do, but for now the cottage is now a home that is cozy, dry and warm. This spring we will continue the renovation by installing new vinyl plank flooring throughout and new baseboard trim.

I am hoping that as well as being warm in the winter now, it will remain fairly cool in the summer without too much need for air conditioning.



The furnishings shown actually came with the cottage, so even though it gives Rob something to use in the meantime, it also created a challenge as it had to be moved from room to room as we renovated.



While this was not the typical article you will find in the Leading Edge, it gives you an idea of how I spent about half of my autumn this year. The work was far more extensive than I have described and shown in this article, of course.

The west-facing sunroom is a decent size at about 5 x 30 feet, which should provide a great spot to sit on a summer evening, while sipping on a cold beverage, eating fresh fish from the lake and later watching the sun set over the water.

There's a lot of outside work to do next year too, but we are on track to have a really nice place to set up a recreational seaplane base.

The Leading Edge

Upcoming Events in 2020: (Highlighted lines are KWRAA Events*)

January 13	-	January Meeting at 7:30 in the Cadet building at CYKF
February 10	-	February Meeting at 7:30 in the Cadet building at CYKF
March 9	-	March Meeting at 7:30 in the Cadet building at CYKF
April 13	-	April Meeting at 7:30 in the Cadet building at CYKF
May 11	-	May Meeting at 7:30 in the Cadet building at CYKF

Look for summer fly-in details later in the New Year.

September 14	-	September Meeting at 7:30 in the Cadet building at CYKF
October 19	-	October Meeting at 7:30 in the Cadet building at CYKF
November 9	-	November Meeting at 7:30 in the Cadet building at CYKF
November 27	-	KWRAA Christmas Party – Details to follow later in 2020

* KWRAA events are fly-in and/or drive-in.

KWRAA Executive Contact Information:

President:	Dan Oldridge	(519) 651-0651	oldridge@golden.net
Vice President:	Lee Coulman	(519) 577-5314	lee.coulman@gmail.com
Secretary:	David Wood	(519) 500-8629	david@davidwoodengineering.com
Treasurer:	Mike Thorp	(519) 338-2768	mhthorp@hotmail.com
Director:	Scott Neufeld	(519) 859-7249	scottneufeld@hotmail.com
Director:	Clare Snyder	(519) 886-8032	clare@snyder.on.ca
Director:	Mac McCulloch	(519) 831-0967	macpat@live.ca
RAA Canada:	Gary Wolf	(519) 648-3030	garywolf@rogers.com
