

Management Plan and Justification for Shed Use - 2411874

March 29, 2017

We own private property (Lot #1) in St. Vincent Bay as part of St. Vincent Bay Estates. Our house sits on private land and has a historical connection to a generator shed built in 1985. This generator shed is located on Crown land 89 metres from the boundary between our property and Crown land. It was part of a salmon farm operating in St. Vincent Bay 1985-1988. That farm closed in the late 1980s and there is no other trace of its existence in St. Vincent Bay. The generator shed still stands on an old logging road, and has a historical connection to the property that we now own adjacent to Crown land.

The shed is located 89 metres from our private property line on Crown land, at the head of St. Vincent Bay, in Jervis Inlet, close to Powell River. Our private land sits on District Lot 3839, Group 1, New Westminster District.

See map 2 for location of shed in relation to property line of private land and Crown land.

Neither the public nor any of our neighbors use the land on which the shed sits. It is heavily wooded and does not afford motorized vehicle access. It's not a destination for people other than those staying on our property, including family, and people maintaining our water line.

We are not running a business, renting the space out, or living in the shed. We would like to keep the old logging road on which the shed sits open and free of dead fall as our legal water line runs parallel to it and we need to be able to access our water line in order to maintain it.

We respect First Nations interests.

Improvements

Dimensions of the shed:

9 metres wide

7 metres long

4 metres high

Materials included in the shed: cement foundation, drywall, lumber, cedar siding, cedar shake roof, glass windows. There is no power to the shed, nor is it heated or lit. It has no running water.

Shed use: We are currently storing approximately 50 – 60 large pieces of lumber salvaged from an old dock in this shed. These pieces of wood will not fit easily inside any weather proof structure on our adjacent private land.

Justification for why the shed cannot exist on our private land: The shed is on a cement foundation with two feet of cement around the base, on top of which sit insulated walls with glass windows. The shed is quite large (dimensions included in application). Moving this 30 year old structure is not practical, because of the cement foundation, no do we have physical capacity ability to break it down and rebuild.

Maintaining the shed in situ: This would prevent the deteriorating building materials from scattering on the surrounding crown land due to windfall or further rain damage to roof. It also seems to be the lowest impact option for us, the Crown and the environment. We're concerned that any structural damage to the shed will impede our ability to maintain or even reach our water line upon which we depend for drinking and washing.

We're cognizant of cost. Depending on the outcome of this review process, maintaining the building in situ would be the most affordable option for us and the Crown. We're willing to pay for the cost of maintaining the existing structure, provided that the costs involved are not prohibitive, and don't prevent us from undertaking the proposed steps to protect the structure from further deterioration.

Proposal

We are not proposing any new development – there will be no changes to the footprint of the improvements.

We would like permission to maintain the structural integrity of an existing building that has been on Crown land since its construction 30 years ago. We use the adjacent road as foot access to our legal and licensed water line. We also would like to use the shed to store long pieces of lumber salvaged from other structures on our private property.