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S. R. & O. No. 7.— 1956

**THE BUILDING AND LAND DEVELOPMENT (CONTROL)
RULES, 1948**

ZONING ORDER

made by the Building Authority under the authority of rule 28 of the Building and Land Development (Control) Rules, 1948.

THE SHAW-WOOD, PEMBROKE, ZONING ORDER, 1956.

Citation.

1. This Zoning Order may be cited as the Shaw-wood, Pembroke, Zoning Order, 1956.

Interpretation.

2. In this Order —

- (a) the expression "the Building Rules" means the Building and Land Development (Control) Rules, 1948;
- (b) the expression "Shaw-wood, Pembroke," means the lot of land situated in Pembroke Parish described in the Schedule to this Order and delineated on the plan 79/A/6 which accompanied the Governor's message to the House of Assembly No. 97 of the present session;
- (c) the expression "original building lot" means any of the building lots into which Shaw-wood, Pembroke, was originally sub-divided, the situation and area of the various building lots being delineated on the plan referred to in sub-paragraph (a) of this paragraph; and
- (d) the expressions "building lot," "building operation," "dwelling house," "purpose involving human occupation" and "trade or business premises" have the meanings respectively assigned to those expressions in the Building Rules.

Building Lots for building operations.

3. No building lot consisting of any land forming part of Shaw-wood, Pembroke, shall be used for any building operation —

- (a) unless that building lot consists of one or more complete original building lots; or
- (b) unless that building lot consists of part of one or more original building lots —
 - (i) which is itself of an area not less than one third of an acre; and
 - (ii) which does not reduce by reason of its division from any original building lot, the remaining area of that original building lot to an area of less than one third of an acre; and which is a lot of land approved for the purpose by the Building Authority or by the Appeal Tribunal under the provisions of these Rules; or
- (c) unless that building lot consists of an original building lot together with a building lot approved by the Building Authority or the Appeal Tribunal.

Application.

4. (1) An application to the Building Authority for approval of a lot of land shall be accompanied by a plan in duplicate drawn to a scale of not less than one inch to every two hundred feet showing clearly —

- (a) that lot of land in respect of which the application is made and its area;
- (b) the position and area of the original and other lots of land adjoining that lot;
- (c) the designation and position of any buildings on such adjoining lots;
- (d) the position and line of the public road adjoining that lot or (if there is no public road adjoining that lot), then of any communicating road or proposed communicating road; and
- (e) the proposed means of access from such public or other communicating road to that lot, together with a statement of the intended use of that lot.

2. Any person who is aggrieved by a refusal of the Building Authority to approve a lot of land under the provisions of these Rules may, within fourteen days from the date of his receiving a notice of refusal, appeal to the Appeal Tribunal established under the Building Rules; and the provisions of those Rules shall apply accordingly.

Buildings.

5. No building shall be constructed on Shaw-wood, Pembroke, unless it is intended to be used —

- (a) as a dwelling house;
- (b) as a building appurtenant to a dwelling house, but not itself for human habitation; or
- (c) as a building of the nature of a storehouse or toolshed, for agricultural or horticultural purposes solely within Shaw-wood, Pembroke.

Alterations.

6. Except in accordance with the provisions of sub-paragraph (c) of the last foregoing, no dwelling house or other building authorized to be constructed on Shaw-wood, Pembroke, shall be altered in such a way that it may be used for the purpose of a trade or business.

SCHEDULE

Paragraph 2.

All that land situated in Pembroke Parish, known as Shaw-wood, containing about thirty-eight acres, and bound Northerly, partly by Spanish Point Public Road; partly by land now or formerly in the possession of Manuel T. Figuerido; partly by land now or formerly in the possession of Philmomeno Pereech; partly by land now or formerly in possession of Grace Soares Figuerido Pereech and Joseph Michael Pereech; partly by land now or formerly in possession of Manuel Alfred Soares; partly by land now or formerly in possession of Harvey Winslow Gilbert; partly by land now or formerly in possession of Leland Scott Simmons; partly by land now or formerly in possession of William James Hassell; partly by land now or formerly in possession of Joseph Manuel Soares Figuerido; partly by land now or formerly in possession of Reginald Edward Cabral; partly by land now or formerly in possession of Charles Archibald Flood; partly by land now or formerly in possession of Rubin B. Flood; partly by land now or formerly in possession of Herman Wilton Shirley; partly by land

now or formerly in possession of Frederick John Hitchcock and partly by land now or formerly in possession of Frank Geoffrey Wilson; Easterly, partly by land now or formerly in possession of John Chiappa and others; partly by land now or formerly in possession of Philip Maynard Petty and others and partly by land now or formerly in possession of Grace Charlotte Oates; Southerly by waters of Great Sound and Westerly by land now or formerly in possession of Thomas Ivor Rees.

B. MARTIN,
Clerk,
Board of Public Works.

5th June, 1956.

Approved by His Excellency the
Governor-in-Council this 2nd
day of May, 1956.

BY HIS EXCELLENCY'S
COMMAND

E. T. SMITH,
Clerk to the Executive Council.

Colonial Secretary's Office,
7th June, 1956.