

**S. R. & O. No. 12 – 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 SEAFORTH PROPERTY, SANDYS PARISH ZONING  
ORDER, 1956**

**Citation.**

1. The Zoning Order may be cited as the Seaforth Property, Sandys Parish 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 “Seaforth Property” means the lot of land situated in Sandys Parish described in the schedule to this order and delineate don the plan No. 25/A/1 which accompanied the Governor’s message to the House of Assembly No. 141 of the present session;
  - (c) the expression “original building lot” means any of the building lots into which Seaforth Property was originally sub-divided as shown on the plan referred to in the preceding sub-paragraph; and
  - (d) the expression “building lot,” “building operation,” “dwelling house,” “purpose involving human occupation” and “trade or business premises” have the meaning respectively assigned to them in the Building Rules.

**Building lots for building operations.**

3. No building lot consisting of any land forming part of Seaforth Property 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 does not reduce by reason of its division from any original building lot the area of that original building lot to less than half an acre, and which is a lot of land approved for the purpose by the Building Authority; or
  - (c) unless that building lot consists of an original building lot together with a building lot approved by the Building Authority.

**Application.**

4. (1) An application to the Building Authority for the approved 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 building 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), 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,
  - (f) 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 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 Seaforth Property 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 in the nature of a storehouse or tool shed for agricultural or horticultural purposes, solely within Seaforth Property.

**Alterations.**

6. Except as provided in sub-paragraph (c) of the last foregoing paragraph, no dwelling house or other building authorised to be constructed on the Seaforth Property shall be altered in such a way that it may be used for the purpose of trade or business.

**SCHEDULE**

**Description of Land comprising the Seaforth Property.**

All that lot of land situated in Sandys Parish known as the Seaforth Property, containing about 11.764 acres and bounded on the North by land now or formerly in possession of Thalia J.D. Misick, on the South by land now or formerly in possession of H.M. War Department, on the East by the waters of the Great Sound and on the West by waters of Ely's Harbour.

(Sgd.) H.J.CAMPBELL  
Building Control Officer for  
Building Authority.

27.6.56

Approved by His Excellency  
the Governor-in-Council

BY HIS EXCELLENCY'S COMMAND

(Sgd.) R.C. Lowe  
Acting Clerk to the Executive Council

Council Secretary's Office,  
12<sup>th</sup> July, 1956