

S. R. & O. No. 23 – 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 WARWICK PARK ZONING ORDER, 1956

Citation.

1. This Zoning Order may be cited as the Warwick Park 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 “Warwick Park” means that lot of land situated in Warwick Parish described in the Schedule to this Order and delineated on plan No. 85/1/5 which accompanied the Governor’s message to the House of Assembly No. ? of the present session;
 - (c) the expression “original building lot” means any of the Building lots into which Warwick Park was originally sub-divided as shown on the aforesaid plan, and
 - (d) the expression “building lot,” “building operation,” “dwelling house” and “trade or business premises” have the meanings respectively assigned to them in the Building Rules.

Building Lots for Building Operations.

3. No building lot consisting of any land forming part of Warwick Park shall be used for any building operation unless that building lot consists of one or more complete original lots; no more than one building being permitted on any original building lot.
4. Only one original building lot in Warwick Park shall be set aside for commercial purposes, and the area shown on the plan, referred to in the preceding paragraph, as a recreational area amounting to approximately 2½ acres, shall remain as a recreational area.

Applications

5. An application to the Building Authority for the approval of a lot for building purposes 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) the 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 the lot;
 - (c) the position and line of the public road adjoining the lot or (if there is no public road adjoining the lot), of any communicating road or proposed communicating road; and
 - (d) the proposed means of access from such public or other communicating road to the lot, together with a statement of the intended use of the lot.

Types of buildings.

6. Except as provided in paragraph 3 (2) of this Order, no building shall be constructed on Warwick Park 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 Warwick Park;
 - (d) and, except as aforesaid, no dwelling house or other building authorized to be constructed on Warwick Park shall be altered in such a way that it may be used for the purpose of trade or business.

Appeals.

7. Any person who is aggrieved by a refusal of the Building Authority to approve a lot of land as aforesaid, 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.

SCHEDULE

Description of land comprising Warwick Parish

All that lot of land situated in Warwick Parish and known as Warwick Park, containing about 10 acres, and bounded on the North by a public roadway known as Harbour Road; on the East partly by land now or formerly in possession of Willis Whitney partly by land now or formerly in possession of Dr. David S. Ashdown and partly by land now or formerly in possession of Eliza Wadson; on the South by land now or formerly in possession of Sheila Higgs; and on the West, partly by land now or formerly in possession of Arthur W. Card partly by land now or formerly in the possession of Peter Perinchief partly by land now or formerly in possession of Bertram Sibley partly by land now or formerly in possession of Wilbur Franklin partly by land now or formerly in possession of Cedric Denman and partly by land now or formerly in possession of James Wasson Kempe.

H.J. CAMPBELL,
Building Control Officer
For Building Authority.
5/7/56

Approved by His Excellency the
Governor-in-Council this 18th
day of July, 1956

BY HIS EXCELLENCY'S COMMAND

J. I. ELLIOTT,
Acting Clerk to the Executive Council

Colonial Secretary's Office,
5th November, 1956