

S. R. & O. No. 13 – 1958

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 HILLVIEW DEVELOPMENT, WARWICK, ZONING ORDER, 1958

Citation.

1. This Zoning Order may be cited as the Hillview Development, Warwick, Zoning Order, 1958.

Interpretation.

2. In this Order-

- (a) the expression "Hillview Development, Warwick," means the lot of land situated in Warwick Parish, described in the first schedule hereto delineated on the plan No. 83/A/12 which accompanied the Governor's message to the House of Assembly No. 7 of the present Session;
- (b) the expression "original building lot" means any of the building lots into which Hillview development, Warwick, was originally subdivided, the situation and area of the various building lots being delineate don't he plan referred to in the last foregoing sub-paragraph; and
- (c) the expressions "building lot," "building operation," "dwelling house," "purpose involving human occupation" and "traded or business premises" have the meanings respectively assigned to those expressions in the Building Rules.

Applications.

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

- (a) the building lot and its area;
- (b) the position and area of the original and other lots of land adjoining the building lot;
- (c) the designation and position of any buildings on such adjoining lots;
- (d) 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
- (e) the proposed means of access from such public or any other communicating road to the lot,

together with a statement of the intended use of the lot.

(2) Any person who is aggrieved by a refusal of the Building Authority to approve a lot of land as aforesaid may within fourteen days of 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.

Building lots for building operations.

4. No building lot consisting of any land forming part of Hillview Development, Warwick, shall be used for any building operation unless that building lot consists of one or more complete original building lots, and not more than one building shall be constructed on any original building lot.

Types of buildings.

5. Except on the original lots numbered 55,56,57,58,59,60 and 61 on Hillview Development, Warwick, no new building shall be constructed and no alteration to an existing building shall be made which is intended to be used as trade or business premises.

6. No building operation shall take place on the original lot numbered 25 on Hillview Development, Warwick, except in connection with the use of that lot for recreational purposes.

7. Subject as aforesaid no building shall be constructed on Hillview Development, Warwick, 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 Hillview Development, Warwick.

SCHEDULE

All that lot of land situated in Warwick Parish known as the Hillview Development containing about 15.532 acres, and bounded on the north by land now or formerly in the possession of Dr. David Ashdown, on the east partly by land now or formerly in the possession of the estate of Eugene Gladstone O'Neil, partly by land now or formerly in the possession of the estate of Lillian G. McKay, partly by land now or formerly in the possession of Horace Mansfield Davis and Viola Catherine Davis, partly by land now or formerly in the possession of George H Burchall and Almelia Catherine Burchall, partly by land now or formerly in the possession of Austin Wilson, partly by land now or formerly in the possession of Charles E.H. Bean, partly by land now or formerly in the possession of Arthur W. Frith, partly by land now or formerly in the possession of Herbert Housto Santucci, partly by land now or formerly in the possession of William Johnson, partly by land now or formerly in the possession of Walter Darrell Wadson, partly by land now or formerly in the possession of Ebenezer Nathaniel Lespere. On the South by the Public roadway known as the Middle Road on the West partly by land now or formerly in the possession of Dudley c. Richardson, and partly by land now or formerly in the possession of Sheila Higgs.

H.J. CAMPBELL
Building Control Officer,
For Building Authority.

13th May, 1958.

Approved by His Excellency
The Governor-in-Council

BY HIS EXCELLENCY'S COMMAND

E.T. SMITH
Clerk to the Executive Council
Council Chamber, Hamilton
17th May, 1958