

S. R. & O. No. 20 – 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 BELLEVUE PROPERTY, PAGET, ZONING ORDER,
1958.**

Citation.

1. This Order may be cited as the Bellevue Property, Paget, Zoning Order, 1958.

Interpretation.

2. In this Order –

- (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules 1948;
- (b) the expression “Bellevue Property, Paget,” means the lot of land situated in Paget Parish, described in the first schedule hereto and delineated on the plan which accompanied the Governor’s message to the House of Assembly No.77 of the present session;
- (c) the expression “original building lot” means a building lot, which has been approved by the Building Authority in connection with an application for a permit to carry out a building operation;
- (d) the expression “building lot,” “building operation,” “dwelling house” 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 comprising any lot of land forming part of the Bellevue Property, Paget shall be approved for any building operation unless that building lot is of an area of not less than one acre;

Provided that, in the case of a building lot which either wholly or partially formed part of an original building lot, the original building lot is not reduced by reason of its subdivision to an area of less than one acre.

Applications.

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) the lot of land in respect of which the application is made and its area;
- (b) the position and area of the 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) 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 persons who is aggrieved by the refusal of the Building Authority to approve a lot of land under the provisions of this Order 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 Bellevue Property, Paget, unless it is intended to be used-

- (a) as a dwelling house for private residential purposes for the use of one family only;
- (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 tool shed for agricultural purposes solely with Bellevue Property, Paget.

5. Every Building constructed on a lot of land forming part of the Bellevue Property, Paget, shall be Bermuda stone or concrete block, and the roof of every such building shall be of Bermuda stone slate.

6. Not more than one building intended to be used as a dwelling house shall be constructed on any original building lot forming part of the Bellevue Property, Paget.

Alterations.

7. Except in accordance with the provisions of sub-paragraphs (b) and (c) of paragraph 5 of no dwelling house or other building authorized to be constructed on Bellevue Property, Paget, shall be altered in such a way that it may be used for the purpose of a trade or business.

SCHEDULE

Description of land comprising the Bellevue Property, Paget

All that lot of land situated in Paget Parish being a portion of the property known as Bellevue, containing approximately 10½ acres and bounded Northerly, partly by Colonial Government land previously "Railway Right of Way" and partly by a private road leading to Bellevue property and owned by Wendell W. Anderson, Easterly by other property of Wendell W. Anderson, Southerly by other property of Wendell W. Anderson and Westerly by the "Ardsheal" property owned by Elton S. Wayland.

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