

S. R. & O. No. 22 – 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 TRIMINGHAM HILL PROPERTY, PAGET
ZONING ORDER 1958.**

Citation.

1. This order may be cited as the Trimingham Hill 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 “Trimingham Hill Property, Paget,” means that lot of land situated in Paget Parish described in the first schedule hereto and delineated on the plan No. B.A.1/58 which accompanied the Governor’s message to the House of Assembly No. 7 of the present session;
- (c) the expression “original building lot,” means any of the building lots into which the Trimingham Hill Property, Paget, was originally subdivided, the situation and area of the various building lots being delineated on the plan referred to in the last foregoing sub-paragraph;
- (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 Trimingham Hill Property, Paget shall be used for any building operation unless –

- (a) that building lot is a complete original building lot; or
- (b) that building lot is a lot of land forming one or more original building lots

Applications.

4. (1) An application to the Building Authority for the approval of all to of land shall be accompanied by a plan in duplicate drawn to scale of not less than one inch to every 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 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 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 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 other than a building intended to be used as a dwelling house shall be constructed on any lot of land forming part of the Trimingham Hill Property. Provided that nothing in this paragraph shall be construed so as to prevent the construction of buildings (including outhouses, and private garages) appurtenant to any such building intended to be used as a dwelling house as

aforesaid where those buildings are not intended to be used for the purpose involving human occupation.

6. Not more than one building intended to be used as dwelling house shall be constructed on any lot of land forming part of the Trimingham Hill Property. Excepting those lots numbers, 2,6,15,16,37, as delineated on a plan No. B.A. 1/58 no account shall be taken of the buildings situated before the coming into operation of this Order.

7. Every building constructed on a lot of land forming part of the Trimingham Hill Property shall be of Bermuda stone or block and every roof shall be of Bermuda slate.

8. All utility lines necessary must be placed underground.

9. No dwelling house or other building constructed on any lot of land forming part of the Trimingham Hill Property shall be altered so that it may be used as trade or business premises or shall be used as such premises.

SCHEDULE

Description of land comprising the Trimingham Hill Property, Paget.

All that lot of land situated in Paget Parish known as the Trimingham Hill Property containing approximately 31.331 acres, and bounded on the north by the public road known as the North Shore.Road. On the East by the public road known as the Trimingham Hill Road, and partly by land in the possession of the Colonial Government. On the South partly by the public road known as the South Shore Road and partly by land in the possession of the Colonial Government. On the West partly by land now or formerly in the possession of Ambrose Tucker Gosling and others, partly by land now or formerly in the possession of Horace S. and Cora B. Fitch, partly by land now or formerly in the possession of John Simons, partly by land now or formerly in the possession of Tony Simons, partly by land now or formerly in the possession of Manuel Faries Marques, partly by land now or formerly in the possession of Mrs. E.B. Denman.

H.J. CAMPBELL
Building Control Officer
For Building Authority

18.10.58.

Approved by His Excellency
the Governor-in-Council.

BY HIS EXCELLENCY'S COMMAND.

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

Council Chambers, Hamilton,
19th November, 1958.