

**S. R. & O. No. 37 – 1952**

**THE BUILDING AND LAND DEVELOPMENT (CONTROL) RULES,  
1948 ORDER**

**made by**

**The Board of Public Works**

**THE JENNINGS LAND ZONING ORDER, 1952**

In exercise of the powers conferred upon them by the Building and Land Development (Control) Rules, 1948, the Board of Public Works hereby makes the following Order:-

1. This Order may be cited as the Jennings Land Zoning Order, 1952.
2. In this Order –
  - (a) the expression “the Jennings Lane” means the lot of land situated in Smith’s Parish described in the Schedule to this Order and delineated on the plan which accompanied the Governor’s message to the House of Assembly No. 121 of the present session;
  - (b) the expression “original building lot” means any of the building lots into which the Jennings Land was originally subdivided, the situation and area of the various building lots being delineated on the plan referred to in paragraph (a) of this article;
  - (c) the expressions “building lot,” “building operation,” “dwelling house,” “purpose involving human occupation” and “trade or business premises” have the meanings respectively assigned to those expressions in the Building and Land Development (Control) Rules, 1948.
3. No building lot comprising any lot of land forming part of the Jennings Land shall be used for any building operation –
  - (a) unless that building lot is a complete original building lot; or
  - (b) unless that building lot is a lot of land forming part of one or more original building lots-
    - (i) which is itself of an area not less than one third of an acre; and
    - (ii) which does not reduce, by reason of its division from any original building lot, the area of that part of the original building lot form which it is divided to an area of less than one third of an acre;and which is a lot of land approved for the purpose, both as to area and as to situation, by the Building Authority or by the Appeal Tribunal in the circumstances set out in paragraph (2) of the next following article; or
  - (c) unless that building lot comprises –
    - (i) two or more complete original building lots; or
    - (ii) an original building lot together with a building lot approved by the Building Authority under the last foregoing paragraph or, as the case may be, by the Appeal Tribunal upon appeal from a decision of the Building Authority, under the next following article.
4. (1) An application to the Building Authority for the approval of a lot of land for the purposes of paragraph (b) of the last foregoing article 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 areas of the original, or, as the case may be, the other, lots of land adjoining the lot of land in respect of which the application is made;
  - (c) the designation and approximate position of any buildings on such adjoining lots of land;
  - (d) the position and line of the public road adjoining the lot of land in respect of which the application is made 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 to the lot of land in respect of which the application is made from such public road or communicating road,

together with a statement of the intended use of the lot of land in respect of which the application is made.

(2) Any person who, having applied for the approval of a lot of land in accordance with paragraph (1) of this article, is aggrieved by a refusal of the Building Authority to approve that land for the purposes of paragraph (b) of the last foregoing article may within fourteen days from the date of his receiving a notice of refusal appeal to the Appeal Tribunal established under rule 32 of the Building and Land Development (Control) Rules, 1948; and the provisions of Rules 33, 34 and 35 of the said Building and Land Development (Control) Rules shall have effect in relation to any such appeal as though that appeal were an appeal authorized by virtue of the said rule 33.

5. Without prejudice to anything in the last foregoing article, not more than two dwelling houses shall be built on any original building lot.

6. No building –

- (a) other than a building intended to be used as a dwelling house; or
- (b) other than a building (including an outhouse or private garage) appurtenant to any dwelling house, where such building is not intended to be used for a purpose including human habitation; or
- (c) other than a building of the nature of a storehouse, barn or toolshed intended to be used for agricultural or horticultural purposes in connection with the development of agriculture or horticulture on the lot of land on which the storehouse, barn or toolshed is to be constructed,

shall be constructed on any lot of land forming part of the Jennings Land.

7. No dwelling house or other building authorized by virtue of the last foregoing article to be constructed on any lot of land forming part of the Jennings Land shall be altered (within the meaning of sub-paragraph (d) of paragraph (2) of rule 4 of the Building and Land Development (Control) Rules, 1948, so that it may be used as trade or business premises otherwise than as premises of the nature mentioned in paragraph (c) of the last foregoing article.

#### **SCHEDULE**

All that certain lot of land situate in Smith's Parish known as "the Jennings Land" containing about thirty-eight acres and bounded Northerly by the Northern Longitudinal Public Road Easterly partly by land now or recently in the possession of one Paynter partly by land now or recently in the possession of William James Howard Trott partly by land now or recently in the possession of Richard Spencer and partly by land in the possession of the Whitney Institute Trustees Southerly by the Middle Longitudinal Public Road and Westerly partly by land now or recently in the possession of Leon Bean partly by land now or recently in the possession of Gerald Brangman partly by land now or recently in the possession of George Arnold Williams partly by land now or recently in the possession of the heirs or devisees of Leslie Workman Howarth deceased and partly by land now or recently in the possession of Louis Mowbray (the younger by that name).

H. COLIN SMITH  
Clerk, Board of Public Works.

Approved by His Excellency the Officer Administering the  
Government-in-Council, this 2<sup>nd</sup> day of April, 1952.

BY HIS EXCELLENCY'S COMMAND

S. G. TREES  
Acting Clerk, Executive Council

Colonial Secretary's Office  
May, 1952