

S. R. & O. No. 18 – 1959

THE BUILDING AND LAND DEVELOPMENT (CONTROL) RULES 1948.

ZONING ORDER

Made by the Building Authority under the authority of Rule 28
of the above –mentioned Rules

THE GRANAWAY HEIGHTS, SOUTHAMPTON PARISH, ZONING ORDER, 1959

Citation.

1. This Order may be cited as THE GRANAWAY HEIGHTS,
SOUTHAMPTON PARISH ZONING ORDER, 1959.

Interpretation.

2. In this Order –

- (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
- (b) the expression “The Granaway Heights, Southampton Parish” means the lot of land situated in Southampton 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. 154 of the present session;
- (c) the expression “original building lot: means any of the building lots into which the Granaway Heights, Southampton Parish, was originally sub-divided, the situation and area of the various building lots being delineated on the plan referred to in sub-paragraph (b) of this article;
- (d) the expression “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 Rules.

Building lots for building operations.

3. No building lot comprising any lot of land forming part of the Granaway Heights, Southampton Parish, shall be used for any building operation:

- (a) Unless that building lot consists of one or more complete original building lots; 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 decimal point two nought eight (0.208) 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 .208 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.

Applications.

4. (1) An application to the Building Authority for the approval of a lot of land under paragraph (b) (ii) 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 area 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 position of any building 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 of 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 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 provisions of those Rules shall apply accordingly.

Types of Buildings.

5. (1) 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 Granaway Heights, Southampton Parish, 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 a purpose involving human occupation.

(2) Not more than one building intended to be used as a dwelling house shall be constructed on any building lot forming part of the Granaway Heights, Southampton Parish.

Roofs of Buildings.

6. The roof of every building constructed on the Granaway Heights, Southampton Parish, (not being the roof of a verandah or the roof of an accessory building used solely for horticultural purposes), shall be a pitched and lapped slated roof of Bermuda stone.

7. No dwelling house or other building constructed on the Granaway Heights, Southampton Parish, shall be used or altered (within the meaning of subparagraph (d) of paragraph (2) of Rule 4 of the Building Rules) so that it may be used, as trade or business premises.

SCHEDULE

All that lot of land situated in Southampton Parish in the Islands of Bermuda known as the "Granaway Heights" containing 8 acres or thereabouts and bounded NORTHERLY partly by land of Annette Bell and partly by land of John Ernest Peniston Vesey and Frederick Leroy Selley EASTERLY by a roadway or strip of land reserved for a roadway varying in width from 10 feet to 16 feet and separating the land now being described from land of Samuel James Simmons SOUTHERLY partly by land of Inez Quinn and partly by land of Alfred Seaman and WESTERLY by the waters of the Atlantic Ocean OR HOWEVER OTHERWISE the said lot of land may be bounded may measure or ought to be described.

H.J. CAMPBELL,
BUILDING CONTROL OFFICER
FOR BUILDING AUTHORITY.

25.7.59