



**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 INGLEWOOD PROPERTY, PAGET, ZONING ORDER, 1959.

Citation.

1. This Order may be cited as the Inglewood Property, Paget, 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 "Inglewood Property, Paget" means that lot of land situated in Paget Parish described in the first schedule hereto and delineated on the plan No. 123/A/10 which accompanied the Governor's message to the House of Assembly No. 53 of the present session:
- (c) the expression "original building lot" means any of the building lots into which the Inglewood Property, Paget, was originally sub-divided, the situation and area of the various building lots being delineated on the plan referred to in the last foregoing sub-paragraph:
- (d) the expressions "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. (1) Subject to the provisions of paragraph (2) of this article no building lot comprising any lot of land forming part of the Inglewood 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.

(2) The original building lots numbered 12 to 15 may be subdivided, so however —

- (i) that the building lot is itself of an area of not less than one acre; and
- (ii) that the remainder of the original building lot is not reduced by reason of such subdivision to an area of less than one acre.

Applications.

4. (1) An application to the Building Authority for the 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 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. (1) No building other than a building intended to be used as a one family dwelling house shall be constructed on any lot of land forming part of the Inglewood Property, Paget.

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.

(2) Not more than one building intended to be used as a one family dwelling house shall be constructed on Lots No. 1 to 11 as delineated on plan No. 123/A/10 and not more than two buildings intended to be used as one family dwelling houses shall be constructed on Lots No. 12 to 15.

(3) Every building constructed on a lot of land forming part of the Inglewood Property shall be of Bermuda stone or block and every roof shall be of Bermuda slate.

(4) All utility lines necessary must be placed underground.

(5) No dwelling house or other building constructed on any lot of land forming part of the Inglewood 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 Inglewood Property, Paget.

All that lot of land situated in Paget Parish, known as the Inglewood Property and containing approximately 24.553 acres, and bounded on the North partly by the public road known as South Road, partly by land now or formerly in the possession of the Bermuda Government.

On the East partly by land now or formerly in the possession of Eldon Harvey Trimingham and others, partly by land now or formerly in the possession of William Thomas Wilson, partly by land now or formerly in the possession of De Forest Wheeler Trimingham. On the South by the waters of the Atlantic Ocean. On the West partly by land now or formerly in the possession of Wendall William Anderson, partly by land now or formerly in the possession of Edmund Brownlow Gray.

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

26.1.59.