

**S. R. & O. No. 14 – 1953**

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

**ORDER**

made by

**THE BOARD OF PUBLIC WORKS**

**THE NORTH CAMDEN ESTATE ZONING ORDER, 1953.**

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

1. This Order may be cited as the North Camden Estate Zoning Order, 1953.
2. In this Order –
  - (a) the expression “the Building Rules” means the Building and Land Development (Control) Rules, 1948;
  - (b) the expression “the North Camden Estate” means the lot of land situated in Paget 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.34 of the present session;
  - (c) the expression “original building lot” means any of the building lots into which the North Camden Estate was originally sub-divided, the situation and area of the various building lots being delineated on the plan referred to in 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.
3. No building lot comprising any lot of land forming part of the North Camden Estate 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 which is itself of an area not less than nine-twentieths 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 and 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 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 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 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. (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 North Camden Estate:

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 lot of land forming part of the North Camden Estate which may, by reason of the provisions of paragraph (a) or, as the case may be, of paragraph (b) or paragraph (c), of article three of this Order, be used for a building operation:

Provided that for the purpose of this article no account shall be taken of the dwelling-house situated, immediately before the coming into operation of this Order, on the original building lot numbered 4 on the plan referred to in paragraph (b) of article one of this Order.

6. The roof of every building constructed on a lot of land forming part of the North Camden Estate shall be a pitched and lapped slated roof of Bermuda Stone.

7. No dwelling-house or other building constructed on any lot of land forming part of the North Camden Estate shall be 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**

### **DESCRIPTION OF LAND COMPRISING THE NORTH CAMDEN ESTATE**

All that lot of land situated in Paget Parish known as the North Camden Estate containing about fifteen acres and bounded northerly partly by land now or recently in the possession of the Estate of Roseannie G. Heyl and partly by land now or recently in the possession of the Estate of Sir Henry William Watlington, and partly by land now or recently in the possession of Beatrice Lucile Trimmingham, southerly by the Public Road known as Berry Hill Road, easterly by land now or recently in the possession of the Estate of Sir Henry William Watlington, and westerly partly by land now or recently in the possession of Dora Amanda Ingham and partly by land now or recently in the possession of Beatrice Lucile Trimmingham.

(Signed) H. COLIN SMITH  
Clerk Board of Public Works

Approved by His Excellency the Governor-  
in-Council this 6<sup>th</sup> day of May 1953.