

S. R. & O. No. 8 – 1963

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 KILDERRY ESTATE, SMITH'S PARISH ZONING ORDER, 1963.

Interpretation.

1. In this Order –

- (a) “the Building Rules” means the Building and Land Development (Control) Rules, 1948.
- (b) “the Kilderry Estate” means that lot of land situated in Smith’s Parish described in the Schedule to this Order and delineated on the plan No. 2186/3/18 (hereinafter called “the said plan”), which accompanied the Governor’s message to the House of Assembly No. 42 of the present session.
- (c) “original building lot,” means any of the building lots into which the Kilderry Estate was originally subdivided, the situation and area of the various building lots being delineated on the said plan.
- (d) “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.

2. No building lot comprising any lot of land forming part of the Kilderry Estate 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.

3. Buildings.

- (a) No building other than a building intended to be used as a dwelling house may be constructed on any lot of land forming part of the Kilderry Estate;
- (b) Provided that nothing in this paragraph shall be construed so as to prevent the construction of swimming pools, pool houses, garages, or buildings used solely for horticultural purposes where such buildings are not intended for purposes involving human occupation.
- (c) 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 Kilderry Estate with the exception of the lot numbered six on the said plan on which lot two dwelling houses may be constructed.
- (d) Every building constructed on the Kilderry Estate shall be of Bermuda stone or concrete block and every roof shall be a typical pitched, lap-slatted Bermuda roof of Bermuda stone or concrete slate.
- (e) No building constructed on the Kilderry Estate may be altered so that it may be used for trade or business purposes.

SCHEDULE

Description of Land Comprising the Kilderry Estate

All that lot of land situated in Smith’s Parish known as the Kilderry Estate containing about twenty-three acres and bounded north-westerly by land intended to be conveyed to the Colonial Government separating the land being described from the Public Road known as Middle Road, north-easterly partly by land of Mabel Gray Kugima known as Hinson Hall and partly by land of Nathaniel Henry Peniston Vesey and others, south-easterly partly by land of George Alvin Burrows partly by land by Sidney Leroy Alec partly by land of Water Sinclair Brangman and Edna May Levette Brangman partly by land of Benjamin Rego partly by land of Mary E.E. Simmons partly by land of

Raymond Thaddeus Ball partly by land of Clarence Victor Thompson partly by land of Pauline Viera, south-westerly partly by land of Kenneth Calvin Daniels partly by land of Robert Lee partly by land of Erskine Robinson partly by land of Elliott Lovell partly by land of Theodore Daniel partly by land of Charles Brown partly by land of Ina and Nettie Smith partly by land of Estate of Victor DeSilva and partly by land of Laura Isabelle Davidson known as Boundary Cottage.

W.EP. MOTYER,
Acting Building Control Officer.

Approved by His Excellency
the Governor-in-Council
on 3rd January, 1963.

BY HIS EXCELLENCY'S COMMAND

E.T. SMITH
Clerk to the Executive Council

Council Chamber, Hamilton
10th February, 1963