

CAYMAN ISLANDS



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**THE DEVELOPMENT AND PLANNING
(AMENDMENT) REGULATIONS, 1977**

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THE DEVELOPMENT AND PLANNING LAW, 1971
(No. 28 of 1971)
THE DEVELOPMENT AND PLANNING (AMENDMENT)
REGULATIONS, 1977

In exercise of the powers conferred upon the Governor in Council by subsection (1) of section 36 of the Development and Planning Law, 1971, the following Regulations are hereby made.

Citation. 1. These Regulations may be cited as the Development and Planning (Amendment) Regulations, 1977.

Amendment of regulation 2 of the Development and Planning Regulations, 1977. 2. Regulation 2 of the Development and Planning Regulations, 1977, (hereinafter called the principal Regulations) is hereby amended by deleting the definition "agricultural/residential" and substituting the following new definition therefor—

"agricultural/residential" means land the primary use of which is both agricultural and residential."

Amendment of regulation 8 of the principal Regulations. 3. Subregulation (8) of regulation 8 of the principal Regulations is hereby revoked.

Amendment of regulation 9 of the principal Regulations. 4. Subregulation (1) of regulation 9 of the principal Regulations is hereby amended by the addition, immediately following paragraph (h) thereof, of the following new paragraph —

"(i) in the case of a cottage colony development—

(i) the maximum number of cottage units is ten per acre;

(ii) no cottage unit contains more than two bedrooms; and

(iii) the maximum site coverage is one-quarter of the lot size."

Amendment of regulation 13 of the principal Regulations. 5. Regulation 13 of the principal Regulations is hereby revoked and replaced as follows—

"Beach Resort/
Residential Zones.

13. Beach resorts, cottage colonies and residences are permitted in the Beach Resort/Residential Zones provided that they comply with the requirements prescribed for low density residential areas and tourist related development."

Amendment of regulation 18 of the principal Regulations. 6. Regulation 18 of the principal Regulations is hereby amended as follows —

(a) by re-numbering it as subregulation (2); and

(b) by inserting immediately before the said regulation as so re-numbered, the following new subregulation —

"(1) One house per acre may be built on agricultural/residential land:

Provided that if the Authority is satisfied that any such land is situated in an area designated by the Governor by Order to be land not situated over a water lens and is not particularly suited

to agriculture it may permit not more than three houses to be built on an acre of such land.”.

Amendment of principal Regulations by the addition of a new regulation 18A.

7. The principal Regulations are hereby amended by the addition, immediately following regulation 18, of the following new regulation —

“Authority may permit building on lot below minimum size.”

18A. Where circumstances so justify, the Authority may permit building of dwelling units on a lot the size of which is below the prescribed minimum and must so permit if the lot existed as a separate lot on the 28th August, 1977.”

Approved in draft by a resolution of the Legislative Assembly passed on the 11th day of November, 1977 as required by subsection (3) of section 36 of the Development and Planning Law, 1971.

SYBIL McLAUGHLIN
Clerk of the Legislative Assembly.

Made in Council this 6th day of December, 1977.

JENNY MANDERSON
Clerk of the Executive Council.