

Central Planning Authority

Minutes for a meeting of the Central Planning Authority held on January 24, 2007 at 10:30 a.m. in the Conference Room, 1st Floor, Regatta Office Park – Leeward One (formerly Safehaven).

2nd Meeting of the Year

CPA/02/07

Mr. Dalkeith Bothwell (Chairman) (except 2.6)

Mr. Attlee Bodden (apologies)

Mr. Darrell Ebanks

Mr. Lyle R. Frederick (apologies)

Mr. Ernley Hurlstone (absent)

Mr. Ray Hydes (arrived 11:25)

Mr. Trent McCoy (apologies)

Mr. Rex Miller

Mr. Arden Parsons

Mr. Eldon Rankin (apologies)

Mr. Owen Rankine

Mr. Robert Watler (Acting Chairman 2.6)

Mr. Fred Whittaker (apologies)

Mr. Kenneth Ebanks (Executive Secretary) (apologies)

Mr. Burton E. Schneider (Acting Executive Secretary)

Mr. Ron Sanderson (Assistant Director of Planning (CP)) (except 2.1)

- 1. Confirmation of Minutes**
- 2. Applications**
- 3. Enforcements**
- 4. Development Plan Matters**
- 5. Planning Appeal Matters**
- 6. Matters from the Director of Planning**
- 7. CPA Members Information/Discussions**

1.0 CONFIRMATION OF MINUTES

1.1 Confirmation of Minutes of CPA/39/06 held on December 13, 2006.

Moved: Rex Miller
Seconded: Robert Watler
Confirmed

2.1 Confirmation of Minutes of CPA/01/07 held on January 10, 2007.

Adjourned

2.0 APPLICATIONS

2.1 ECLIPSE DEVELOPMENT CORP. LTD. Block 14E Parcel 404 and Block 14BJ Parcel 15 (FA92-0152) (P06-0364) (P06-0365) (P06-0366) (P06-0955) (\$9,000,000) (BES)

Application for condominium development: fifteen (15) apartments, swimming pool, seawall and 6ft high fence.

Appearance at 2:20

Mr. Ron Sanderson declared a conflict and left the meeting room.

FACTS

<i>Location</i>	South Church Street, George Town
<i>Zoning</i>	BR/R
<i>Notice Requirements</i>	Objectors
<i>Parcel Size</i>	1.2900 acres
<i>Current Use</i>	Old House, Vacant
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	57,168 sq. ft.
<i>Density</i>	11.6
<i>Allowable Density</i>	20
<i>Building Coverage</i>	25%
<i>Total Site Coverage</i>	25%
<i>Proposed Handicapped Spaces</i>	2
<i>Proposed Parking</i>	31

<i>Required Handicapped Spaces</i>	2
<i>Required Parking</i>	23
<i>Number of Units</i>	15

BACKGROUND

March 31, 1993 (**CPA/09/93; Item 3.5**) - it was resolved to refuse outline planning permission for 10 apartments for the following reasons:

1. The buildings are setback less than 100 ft. from the low water mark which violates Regulation 13 and 9(1)(f).
2. The property can still be developed while complying with the setback requirements.
3. The Authority was not convinced that this proposal was an exceptional circumstance in which the power to vary the setback requirements should be utilised.

January 12, 1994 (**CPA/01/94; Item 7.3**) - it was resolved to defer planning permission for apartments for the following reasons:

1. The design of the buildings is considered to be too dense and bulky.
2. The location of the type of sewerage system.
3. The location and necessary manoeuvring area for the collection of solid waste.

August 9, 2006 (**CPA/26/06; Item 2.18**) - it was resolved to adjourn the application, for the following reasons:

1. The applicant shall submit a revised site plan illustrating the following information at a minimum:
 - a) The building and pool shall be setback 75-ft from the High Water Mark.
 - b) A 12-ft wide public right of way shall be provided on the northern property line.
 - c) The rear setback shall be 25-ft from the road edge property.
 - d) A 4 feet minimum in width landscape strip along the road edge property and a six-foot wide concrete sidewalk along the inside edge of the landscape strip.
2. The applicant shall submit revised plans addressing the massing, scale, and proportion of the apartments to ensure consistency with the surrounding properties.
3. The applicant shall notify the adjacent landowners of the proposed changes.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-4) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit revised plans showing the roof top air conditioning units screened from view and the on-site solid waste facility relocated a minimum of 6 feet from the property lines.
- 2) The applicant shall submit, in accordance with the requirements of the National Roads Authority, a Stormwater Management plan designed to contain storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 3) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. At a minimum, the landscape plan should show the following:
 - a) A mixture of canopy trees and shrubs behind the sidewalk.
 - b) A variety of shrubs and flowering plants along the front and side elevations of the apartment buildings.
 - c) Appropriate plantings to screen the trash container and treatment facility.
 - d) A mixture of shrubs, canopy trees, and/or flowering plants in the landscape medians between parking areas.
- 4) The construction drawings for the proposed swimming pool shall be submitted to the Department of Environmental Health. The applicant shall also submit to the Director of Planning the requisite signed certificate certifying that if the pool is constructed in accordance with the submitted plans it will conform to public health requirements.

In addition to Building Permit requirements, condition (5) listed below shall be met before a Building Permit can be issued.

- 5) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing and where applicable, the stockpiling of material excavated from the site and material brought to the site for fill purposes.
- 6) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 7) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when all of the above conditions are complied with.

Additionally, once construction has started, conditions (8-19) shall be complied with before a final Certificate of Occupancy can be issued.

- 8) The applicant shall provide an on-site aerobic wastewater treatment system with a treatment capacity specified by the Water Authority.
- 9) The treatment system shall be designed to produce an effluent quality of 30 mg/l BOD5 and 30 mg/l Suspended Solids.
- 10) Prior to installation, the applicant shall provide detailed information on the proposed treatment system to the Water Authority for approval.
- 11) Adequate area shall be reserved for the treatment system. The location shall comply with the minimum setback requirements of the Planning Department. Special consideration shall be given to the elevation of the treatment system, relative to the elevation of the local water table.
- 12) All treated effluent shall be discharged into a disposal well. The disposal well shall be constructed in strict accordance with the Water Authority's standards. The discharge pipe from the treatment system shall enter the disposal well at a height of at least two feet above the water table level in the well. Discharge into the disposal well shall be by gravity-flow.
- 13) If a lift (pumping) station is required as part of the wastewater collection system due to elevation and/or length of run, it shall be installed upstream of the treatment system, to meet the above requirement that the discharge from the treatment system to the disposal well is gravity-flow. Full details of any proposed pumping station (i.e., size of wet well and pump specifications) shall be submitted to the Water Authority for approval.
- 14) The treatment system shall have easy access for operation, maintenance and inspection.
- 15) A 4 feet minimum in width landscape strip along the road edge property and a six-foot wide concrete sidewalk along the inside edge of the landscape strip.
- 16) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 17) The approved stormwater management system shall be installed on site.
- 18) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 19) Curbing is required for the driveway and parking areas to control stormwater runoff.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that a separate application shall be submitted to the Planning Department, if the excavated cove is to be refilled with marl or any other

material.

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage**.

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

2. 2 GEORGE A POWELL Block 52C Parcel 48 (F05-0031) (P06-0933) (\$4,000) (BES)

Application for two cabanas.

Appearance at 2:50

FACTS

<i>Location</i>	Adjacent to former Reef Point Restaurant/Bar, Breakers
<i>Zoning</i>	N COM/LDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	1.6900 acres
<i>Current Use</i>	Bar
<i>Proposed Use</i>	Two Cabanas
<i>Building Size</i>	288 sq. ft.

BACKGROUND

May 18, 2005 (**CPA/12/05; Item 2.4**) - CPA granted planning permission for a restaurant.

November 1, 2006 (**CPA/34/06; Item 2.32**) - CPA adjourned the application to invite the applicant to discuss concerns regarding the setback of the cabanas from the sea.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant shall submit a revised site plan showing the two cabanas situated no more than 12 feet from the seaward wall of the building.
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when you have complied with the above condition.

2. 3 CARMEN FORBES Block 48C Parcel 104 (FA90-0182) (P06-1015) (\$44,436) (DE)

Application for an after-the-fact duplex addition and storage shed.

Appearance at 1:20.

FACTS

<i>Location</i>	Goldsmith Street, Midland Acres
<i>Zoning</i>	LDR
<i>Parcel Size</i>	.2900 acres
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Duplex Addition/Shed
<i>Building Size</i>	468 sq. ft.
<i>Density</i>	1
<i>Allowable Density</i>	2
<i>Footprint</i>	46775 SQ.FT.
<i>Building Coverage</i>	19%
<i>Proposed Parking</i>	3
<i>Required Parking</i>	3

BACKGROUND

Planning approval for a 3 bedroom house granted October 2, 2000. (FA90-0182)
File not available.

October 25, 2006 (**CPA/33/06 Item 2.32**) - it was resolved to adjourn the application and invite the applicant to appear before the Authority.

Decision: It was resolved to grant planning permission, **subject to the following condition:**

- 1) The wall shall be physically altered such that it is setback a minimum of 10 feet from the road side property line and a maximum of 4 feet in height. These alterations shall be made within 60 days of the date of this decision.

2. 4 DAVID GAVIN BERRY Block 19E Parcel 105 (FA86-0170) (P06-1081) (\$28,000) (DE)

Application for clearing land by mechanical means.

An appearance was scheduled for 1:50pm, but the applicant did not attend the meeting.

FACTS

<i>Location</i>	North Sound Road (George Town Barcadere Development)
<i>Zoning</i>	M COM
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	3.3900 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Land Clearing/Fill

BACKGROUND

October 25, 2006 (CPA/33/06; Item 2.13) it was resolved to adjourn the application and invite the applicant to appear before the Authority.

Decision #1: It was resolved to refuse the application, **for the following reason:**

1. In the absence of any clear indication that the site will be physically developed, the clearing of the land is: a) premature and has removed the ecological function of the vegetation that used to be on the site; and b) is unsightly and negatively affects the amenity of the surrounding area.

The Authority wishes to remind the applicant of the right to appeal pursuant to section 48(1) of the Development and Planning Law (2005 Revision). Such appeal shall be made by Notice in writing, and referred to as "Notice of Appeal". It shall be signed by yourself or your attorney-at-law and filed along with the prescribed CI\$50.00 filing fee, in the offices of the Permanent Secretary of District Administration, Planning, Agricultural and Housing within the fourteen (14) day period as stipulated in Section 48(1).

Immediately thereafter the appellant shall serve a copy of the Notice of Appeal on the Director of Planning and on all parties who may have filed objections or been heard at the hearing of the application to which the appeal relates. A copy of the Appeal Rules for the Development and Planning Law may be obtained from the Clerk of the Legislative Assembly.

Decision #2: It was resolved to authorize the issuance of an Enforcement Notice in accordance with Section 18 of the Development and Planning Law (2005 Revisions) as it relates to a breach of a condition of planning permission.

Enforcement Notice to take effect, subject to the provisions of Section 18(5) and (6) of the law, at the end of the period of 28 days from the date of service and compliance with the Enforcement Notice to be completed within the period of 60 days from the date when the Notice takes effect.

2. 5 KENT RANKIN Block 20B Parcel 20 (F06-0498) (P06-1368) (\$9,500) (BES)

Application for an after-the-fact addition to a duplex to create apartments.

Appearance at 4:20

FACTS

<i>Location</i>	Off Red Gate Road
<i>Zoning</i>	LI
<i>Parcel Size</i>	6,808.4 sq. ft.
<i>Current Use</i>	Duplex
<i>Proposed Use</i>	Addition
<i>Building Size</i>	538 sq. ft.
<i>Density</i>	12.7
<i>Footprint</i>	1,240 sq. ft.
<i>Building Coverage</i>	26.1%
<i>Parking Coverage</i>	15.5%
<i>Total Site Coverage</i>	416%
<i>Proposed Parking</i>	3
<i>Required Parking</i>	3
<i>Number of Units</i>	2

BACKGROUND

November 8, 2006 (**CPA/35/06; Item 2,2**) – the CPA adjourned the application to invite the applicant in to discuss the residential use of the property and access width to the site.

Decision: It was resolved to adjourn the application, **for the following reason:**

1. The applicant is required to submit revised plans showing the after-the-fact portion of the structure with direct internal access from the bedrooms to the bathroom and kitchen.

2. 6 AVIATION COMMUNICATION Block 5C Parcel 124 (FA93-0104) (P06-1603) (\$75,000) (DE)

Application for communication tower.

Mr. Dalkeith Bothwell declared a conflict and left the meeting room. Mr. Robert Watler sat as Acting Chairman.

FACTS

<i>Location</i>	Off West Bay Road and Cemetary Road
<i>Zoning</i>	INST
<i>Parcel Size</i>	246,549.6 sq. ft.
<i>Current Use</i>	Fire Service and CUC Sub-Station
<i>Proposed Use</i>	Communication Tower

BACKGROUND

December 6, 2006 (**CPA/38/06, Item 2.21**) - it was resolved to adjourn the application, for the following reason:

1. The applicant is requested to submit a revised site plan showing the proposed tower relocated a minimum of 20 feet from the northern property boundary and the existing chainlink fence relocated a minimum of 10 feet from Cemetery Road.

Decision: It was resolved to grant planning permission, **subject to the following conditions.**

- 1) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. The plan shall show extensive screening around the property lines (excluding the rear).
- 2) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 3) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when all of the above conditions are complied with.
- 4) The tower shall comply with the Aerial Spraying Protection Law (1974 Revision), specifically section 3 therein regarding illumination.
- 5) The tower shall be free-standing and comply with ICAO provisions for aircraft safety, including, but not limited to, the requirements for safety banding (red & white or orange & white).
- 6) The applicant shall provide the WGS84 co-ordinates to the Cayman Islands

Airport Authority.

2. 7 C.I. AIRPORTS AUTHORITY Block 20C Parcel 78 (F06-0407) (P06-1671) (\$200,000) (CS)

Application to clear land by mechanical means and fill a 2 acre piece of land for a future parking lot.

FACTS

<i>Location</i>	East of Owens International Airport and south of Andy's Rent-A-Car
<i>Zoning</i>	A/R
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	343.0000 acres
<i>Current Use</i>	Vacant Airport Lands
<i>Proposed Use</i>	Vacant

Decision: It was resolved to grant planning permission, **subject to the following condition:**

1. Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

2. 8 BARRINGTON & CAROL BENNETT Block 28E Parcel 106 (F03-0033) (P05-0033) (\$189,000) (BES)

Application to modify planning permission for four (4) apartments.

Appearance at 3:20

FACTS

<i>Location</i>	Shamrock Road, Savannah
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Building Size</i>	3,090 sq. ft.
<i>Number of Units</i>	4

BACKGROUND

February 11, 2003, admin approval was granted for house

March 9, 2005 (CPA/05/05; Item 2.2) – CPA granted planning permission for apartments with conditions.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2006 Revision) hereby orders that planning permission CPA/05/05; item 2.2 be modified to allow the as built location of the building.

All other conditions of CPA/05/05; item 2.2 remain applicable.

2. 9 EILEEN EBANKS Block 27C Parcel 639 (FA93-0308) (P06-1314) (\$22,000) (CS)

Application for modification of planning permission to allow a temporary dwelling to remain.

FACTS

<i>Location</i>	Windward Road in North Sound Estates
<i>Zoning</i>	LDR
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	12,296 sq. ft.
<i>Current Use</i>	Houses
<i>Proposed Use</i>	Houses
<i>Density</i>	10.62
<i>Building Coverage</i>	21.25%
<i>Existing Parking</i>	1
<i>Proposed Parking</i>	1
<i>Required Parking</i>	3

BACKGROUND

December 08, 1993 (CPA/40/93; Item 2.7) - the Authority granted permission for a two (2) bedroom house.

August 06, 1997 - an enforcement warning letter was issued for a temporary dwelling.

April 27, 2000 (CPA/12/00; Item 6.04) - the Authority granted permission for a main house with a condition (5) which stated that "the existing temporary structure shall be removed prior to the authorization of any electrical connection for the main house.

December 13, 2006 (CPA/39/06; Item 2.29) - The Authority refused an application for an after-the-fact four bedroom house.

Decision: It was resolved to refuse the application, **for the following reasons:**

1. The subject site does not comply with the minimum lot size requirement of 12,500 square feet per dwelling house per Regulation 9(8)(d) of the Development and Planning Regulations (2006 Revision) and the Authority is of the opinion that the applicant did not demonstrate any acceptable reasons why a lesser lot size should be allowed per Regulation 8(13)(b).
2. The application exceeds the maximum allowable density of three detached houses per acre per Regulation 9(8)(a) of the Development and Planning Regulations (2006 Revision) and the Authority is of the opinion that the applicant did not demonstrate any acceptable reasons why the increased density should be allowed per Regulation 8(13)(b).

The Authority wishes to remind the applicant of the right to appeal pursuant to section 48(1) of the Development and Planning Law (2005 Revision). Such appeal shall be made by Notice in writing, and referred to as "Notice of Appeal". It shall be signed by yourself or your attorney-at-law and filed along with the prescribed CI\$50.00 filing fee, in the offices of the Permanent Secretary of District Administration, Planning, Agricultural and Housing within the fourteen (14) day period as stipulated in Section 48(1).

Immediately thereafter the appellant shall serve a copy of the Notice of Appeal on the Director of Planning and on all parties who may have filed objections or been heard at the hearing of the application to which the appeal relates. A copy of the Appeal Rules for the Development and Planning Law may be obtained from the Clerk of the Legislative Assembly.

2. 10 ATLANTIC VILLAGE Block 13EH Parcel 153 (F06-0589) (P06-1624) (\$1,250,000) (CS)

Application for nineteen (19) retail/warehouse units in two buildings.

FACTS

<i>Location</i>	In Central George Town, off Arthur's Way
<i>Zoning</i>	G COM
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	1.1700 acres
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Commercial/Retail
<i>Building Size</i>	18,926 sq. ft.

<i>Building Coverage</i>	34.9%
<i>Proposed Handicapped Spaces</i>	5
<i>Proposed Parking</i>	63
<i>Required Parking</i>	63

BACKGROUND

December 13, 2006 (**CPA/39/06; Item 2.23**) - CPA adjourned an application for 19 retail/warehouse units for the following reason:

1. The applicant is requested to submit revised plans showing:
 - a) A strip of land set aside for the future widening of Arthur's Way measured 15' from the centre line of the existing road.
 - b) A container unloading/service area.
 - c) A washroom facility for the complex.

January 10, 2006 (**CPA/01/07; Item 2.12**) - The Authority resolved to adjourn the application for 19 retail/warehouse units, for the following reason:

1. The Authority was not satisfied with the proposed container service areas as they are not large enough to accommodate a 40' shipping container. The applicant is requested to submit a revised site plan that provides for a service/unloading area that can accommodate a 40' container without unduly obstructing the parking area.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-3) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit, in accordance with the requirements of the National Roads Authority, a Stormwater Management plan designed to contain storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 2) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. At a minimum, the landscape plan should show the following:
 - a) A mixture of canopy trees and shrubs behind the sidewalk.
 - b) A variety of shrubs and flowering plants along the front and side elevations of the apartment buildings.
 - c) Appropriate plantings to screen the trash container and treatment facility.

- d) A mixture of shrubs, canopy trees, and/or flowering plants in the landscape medians between parking areas.

In addition to Building Permit requirements, condition (3) listed below shall be met before a Building Permit can be issued.

- 3) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing and where applicable, the stockpiling of material excavated from the site and material brought to the site for fill purposes.
- 4) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 5) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when all of the above conditions are complied with.

Additionally, once construction has started, conditions (6-17) shall be complied with before a final Certificate of Occupancy can be issued.

- 6) The applicant shall provide an on-site aerobic wastewater treatment system with a treatment capacity of at least 2839 US gallons.
- 7) The treatment system shall be designed to produce an effluent quality of 30 mg/l BOD5 and 30 mg/l Suspended Solids.
- 8) Prior to installation, the applicant shall provide detailed information on the proposed treatment system to the Water Authority for approval.
- 9) Adequate area shall be reserved for the treatment system. The location shall comply with the minimum setback requirements of the Planning Department. Special consideration shall be given to the elevation of the treatment system, relative to the elevation of the local water table.
- 10) All treated effluent shall be discharged into a disposal well. The disposal well shall be constructed in strict accordance with the Water Authority's standards. The discharge pipe from the treatment system shall enter the disposal well at a height of at least two feet above the water table level in the well. Discharge into the disposal well shall be by gravity-flow.
- 11) If a lift (pumping) station is required as part of the wastewater collection system due to elevation and/or length of run, it shall be installed upstream of the treatment system, to meet the above requirement that the discharge from the treatment system to the disposal well is gravity-flow. Full details of any proposed pumping station (i.e., size of wet well and pump specifications) shall be submitted to the Water Authority for approval.

- 12) The treatment system shall have easy access for operation, maintenance and inspection.
- 13) A six-foot wide concrete sidewalk along the road side property lines, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk. Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority.
- 14) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 15) The approved stormwater management system shall be installed on site.
- 16) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 17) Curbing is required for the driveway and parking areas to control stormwater runoff.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage.**

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman..**

2. 11 NATIONAL CONCRETE Block 19E Parcels 101 and 117 (FB89-0123) (P06-1677) (\$20,000) (BES)

Application for after-the-fact covered walkways.

FACTS

<i>Location</i>	Sparkys Drive, George Town
<i>Zoning</i>	HI
<i>Building Size</i>	369 sq. ft.

BACKGROUND

Enforcement warning letter issued November 21, 2006.

Decision: It was resolved to adjourn the application in order for the Authority to undertake a site visit.

2. 12 GEORGE SMITH Block 4D Parcel 400 (F05-0032) (P06-1709) (\$646,704) (CS)

Application for six (6) 2-bedroom apartments.

FACTS

<i>Location</i>	Off Scholars Drive in West Bay North West
<i>Zoning</i>	MDR
<i>Notice Requirements</i>	No Objectors
<i>Parcel Size</i>	14,375 sq. ft.
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Apartments
<i>Building Size</i>	7,186 sq. ft.
<i>Density</i>	18.18
<i>Allowable Density</i>	20
<i>Building Coverage</i>	25%
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	9
<i>Required Parking</i>	9
<i>Number of Units</i>	6

BACKGROUND

April 6, 2005 (**CPA/07/05; Item 2.36**) - CPA granted planning permission for six 2-bedroom apartments with variances for the lot size and number of bedrooms. That permission expired.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-3) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit revised plans showing the roof top air conditioning units screened from view and the on-site solid waste facility relocated a minimum of 6 feet from the property lines.

- 2) The applicant shall submit, in accordance with the requirements of the National Roads Authority, a Stormwater Management plan designed to contain storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 3) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. At a minimum, the landscape plan should show the following:
 - a) A mixture of canopy trees and shrubs behind the sidewalk.
 - b) A variety of shrubs and flowering plants along the front and side elevations of the apartment buildings.
 - c) Appropriate plantings to screen the trash container and treatment facility.
 - d) A mixture of shrubs, canopy trees, and/or flowering plants in the landscape medians between parking areas.

In addition to Building Permit requirements, condition (4) listed below shall be met before a Building Permit can be issued.

- 4) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing and where applicable, the stockpiling of material excavated from the site and material brought to the site for fill purposes.
- 5) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 6) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when all of the above conditions are complied with.

Additionally, once construction has started, conditions (7-13) shall be complied with before a final Certificate of Occupancy can be issued.

- 7) The applicant shall provide a septic tank with a capacity of at least 2,250 US gallons. The septic tank shall be constructed in strict accordance with the Water Authority's standards.
- 8) All treated effluent shall be discharged into a disposal well by gravity-flow. The disposal well shall be constructed in strict accordance with the Water Authority's standards. The discharge pipe from the treatment system shall enter the disposal well at a height of at least two feet above the water table level in the well.

- 9) A six-foot wide concrete sidewalk along the road side property lines, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk. Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority.
- 10) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 11) The approved stormwater management system shall be installed on site.
- 12) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 13) Curbing is required for the driveway and parking areas to control stormwater runoff.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage.**

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

2. 13 GRACE SCOTT Block 27D Parcel 157 (FA83-0118) (P06-1771) (\$3,000) (KB)

Application for a two (2) lot subdivision.

FACTS

<i>Location</i>	Savannah on College Close
<i>Zoning</i>	LDR
<i>Parcel Size</i>	.7700 acres
<i>Number of Lots</i>	2

BACKGROUND

The original physical file could not be found prior to this report. A single-family

home was approved for this parcel in 1983.

Decision: It was resolved to grant planning permission, **subject to the following condition:**

- 1) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered.

2. 14 CAR CITY LTD Block 20B Parcel 210 (F07-0001) (P07-0001) (\$9,000) (KB)

Application for two (2) illuminated signs.

FACTS

<i>Location</i>	Industrial Park on Dorcy Drive
<i>Zoning</i>	LI
<i>Notice Requirements</i>	No Objectors
<i>Height</i>	12 feet
<i>Sign Size</i>	74 sq. ft.

Decision#1: It was resolved to grant planning permission for the sign that will be attached to the building, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when you have complied with the above condition.

Decision #2: It was resolved to adjourn the application for the free standing sign and invite the applicant to appear before the Authority to discuss concerns regarding that proposed sign.

2. 15 GREG MCLAUGHLIN Block 32C Parcel 139 (FA83-0205) (P07-0033) (\$273,695) (KB)

Application for a duplex.

FACTS

<i>Location</i>	Lower Valley off Starapple Road
<i>Zoning</i>	LDR
<i>Parcel Size</i>	13,068 sq. ft.

<i>Current Use</i>	Vacant
<i>Proposed Use</i>	Duplex
<i>Building Size</i>	2,881 sq. ft.
<i>Density</i>	3.3
<i>Allowable Density</i>	2
<i>Footprint</i>	2,881 sq. ft.
<i>Building Coverage</i>	22%
<i>Proposed Parking</i>	4
<i>Required Parking</i>	2

BACKGROUND

The original physical file was not found prior to this report. According to our Trakit system, a house was approved in 1983, but there are no building permits on record for this parcel.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

Additionally, once construction has started, condition (3) shall be complied with before a final Certificate of Occupancy can be issued.

- 3) The driveway and parking spaces shall be surfaced with asphaltic concrete or equivalent.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 16 WILLIAM CHISHOLM Block 20C Parcel 61 (F06-0604) (P06-1661) (P06-1623) (KB)

Application for a sign.

FACTS

Location King Bird Drive between North Sound Road

	and Airport
<i>Zoning</i>	LI
<i>Notice Requirements</i>	No Objectors
<i>Height</i>	30"
<i>Sign Size</i>	10 sq. ft.

BACKGROUND

January 10, 2007 (CPA/01/07; Item 2.14) - the Authority approved a proposed storage warehouse.

Decision: It was resolved to grant planning permission, **subject to the following condition:**

1. Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans.

2. 17 EVERTON MALCOLM Block 70A Parcel 20 (F06-0629) (P06-1718) (BES)

Application for 125' communication tower equipment room, and 8-ft fence.

FACTS

<i>Location</i>	Farm Road, East End
<i>Zoning</i>	Agricultural/Residential
<i>Notice Requirements</i>	No Objectors.
<i>Parcel Size</i>	9 acres

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant shall submit a revised site plan showing the communication tower and related equipment room setback a minimum of 35' from the property lines.
- 2) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning.
- 3) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 4) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when all of the above conditions are complied with.

- 5) The tower shall comply with the Aerial Spraying Protection Law (1974 Revision), specifically section 3 therein regarding illumination.
- 6) The tower shall be free-standing and comply with ICAO provisions for aircraft safety, including, but not limited to, the requirements for safety banding (red & white or orange & white).
- 7) The applicant shall provide the WGS84 co-ordinates to the Cayman Islands Airport Authority.

2. 18 BRAC ACE LTD Block 19E Parcel 163 (FA94-0189) (P06-1516) (\$1,000,000) (KB)

Application for a 12,000 square feet storage building next to an existing 2,840 square feet building, twelve (12) 320 square feet after-the-fact storage containers, and a 320 square feet security office and storage building (container converted into an office).

Appearance at 11:00

FACTS

<i>Location</i>	Industrial Park on Lancaster Crescent, off Sparkys Drive
<i>Zoning</i>	HI
<i>Notice Requirements</i>	No Objectors
<i>Advertisements</i>	NA
<i>Parcel Size</i>	111,949 sq. ft.
<i>Current Use</i>	Equipment Storage
<i>Proposed Use</i>	Equipment Storage
<i>Building Size</i>	12,320 sq. ft.
<i>Building Coverage</i>	11%
<i>Parking Coverage</i>	11%
<i>Total Site Coverage</i>	22%
<i>Existing Parking</i>	6
<i>Proposed Handicapped Spaces</i>	1
<i>Proposed Parking</i>	9
<i>Required Handicapped Spaces</i>	1
<i>Required Parking</i>	19

BACKGROUND

August 10, 1994 (CPA/24/94; Item 6.1) - the Authority granted planning permission for five bay car/truck garages for repairs, paint shop and parts/service

building, subject to standard conditions.

April 11, 1997 (**CPA/07/97; Item 6.08**) - the Authority granted planning permission for an addition to Auto and Marine Repairs and Paint Shop, subject to standard conditions.

June 1, 2005 (**CPA/13/05; Item 2.6**) - the Authority granted planning permission for two signs at the subject parcel.

September 8, 2006 - an enforcement notice was sent to the property owner for the illegal use of land/building for the storage of equipment.

November 29, 2006 (**CPA/37/06; Item 2.36**) - the Authority adjourned the present application to invite the applicant in.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-2) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit, in accordance with the requirements of the National Roads Authority, a Stormwater Management plan designed to contain storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 2) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. At a minimum, the landscape plan should show the following:
 - a) A mixture of canopy trees and shrubs behind the sidewalk.
 - b) A variety of shrubs and flowering plants along the front and side elevations of the apartment buildings.
 - c) Appropriate plantings to screen the trash container and treatment facility.
 - d) A mixture of shrubs, canopy trees, and/or flowering plants in the landscape medians between parking areas.

In addition to Building Permit requirements, conditions (3-4) listed below shall be met before a Building Permit can be issued.

- 3) The applicant shall submit a copy of the documentation submitted to the Registrar of Lands to combine Block 19E Parcels 163 and 207.
- 4) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing and where applicable, the stockpiling of material excavated from the site and

material brought to the site for fill purposes.

- 5) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 6) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when all of the above conditions are complied with.

Additionally, once construction has started, conditions (7-16) shall be complied with before a final Certificate of Occupancy can be issued.

- 7) The storage containers shall be used as rental containers only and not for the purpose of permanent on-site storage.
- 8) When on site, the storage containers shall be anchored to the ground.
- 9) The applicant shall provide a septic tank with a capacity of at least 2,250 US gallons, if the tank is to serve the existing building, proposed warehouse equipment and security office. Alternatively, a 2,000 US gallon septic tank shall be installed to serve the proposed warehouse equipment and security office. The septic tank shall be constructed in strict accordance with the Water Authority's standards.
- 10) All treated effluent shall be discharged into a disposal well by gravity-flow. The disposal well shall be constructed in strict accordance with the Water Authority's standards. The discharge pipe from the treatment system shall enter the disposal well at a height of at least two feet above the water table level in the well.
- 11) A six-foot wide concrete sidewalk along the road side property lines, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk. Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority.
- 12) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 13) The approved stormwater management system shall be installed on site.
- 14) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 15) Curbing is required for the driveway and parking areas to control stormwater runoff.
- 16) Green mesh screening shall be attached to the chain link fence.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage**.

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

2. 19 WELLINGTON DIXON Block 13D Parcel 158 (F03-0321) (P06-1434) (\$80,000) (EJ)

Application for a three (3) bedroom house (NRF).

FACTS

<i>Location</i>	Greenwood Drive in George Town
<i>Zoning</i>	HDR
<i>Parcel Size</i>	5,118 sq. ft.
<i>Current Use</i>	Vacant
<i>Proposed Use</i>	House
<i>Building Size</i>	947 sq. ft.
<i>Density</i>	8.51
<i>Allowable Density</i>	6
<i>Footprint</i>	947 sq. ft.
<i>Building Coverage</i>	18.5%
<i>Proposed Parking</i>	1
<i>Required Parking</i>	1

BACKGROUND

August 29, 2003 the subject parcel was granted administrative approval for a one-bedroom house.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building

Control Officer. Construction shall not commence prior to the issuance of a Building Permit.

- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 20 MR & MRS WILLIAMS Block 24E Parcel 468 (F99-0002) (P06-1554) (P06-1553) (\$28,000) (EJ)

Application for swimming pool and gazebo.

FACTS

<i>Location</i>	Swansong Crescent in Patrick Island
<i>Zoning</i>	LDR
<i>Parcel Size</i>	.4329 acres
<i>Current Use</i>	House
<i>Proposed Use</i>	Swimming Pool and Gazebo
<i>Density</i>	2.31
<i>Allowable Density</i>	3

BACKGROUND

April 6, 1999 the subject parcel was granted permission for a three bedroom house.

Decision: It was resolved to adjourn the application, **for the following reason:**

1. The applicant shall obtain written consent from the adjacent land owners for the requested setbacks variances.

2. 21 OFFSITE MARKETING LTD Block 5C Parcel 42 (FA92-0165) (P07-0002) (\$2,000) (EJ)

Application for an arbor.

FACTS

<i>Location</i>	Willie Farrington Drive in West Bay
<i>Zoning</i>	LDR

<i>Parcel Size</i>	21,780 sq. ft.
<i>Current Use</i>	Bridal Business
<i>Proposed Use</i>	Arbor
<i>Building Size</i>	182 sq. ft.
<i>Density</i>	2
<i>Allowable Density</i>	3
<i>Footprint</i>	182 sq. ft.
<i>Building Coverage</i>	.83%

BACKGROUND

N/A

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the structure.

2. 22 LEROY WHORMS Block 37A Parcel 48 (FA83-0012) (P06-1493) (EJ)

Application for metal storage workshop.

An appearance was scheduled for 5:00pm, but the applicant did not attend the meeting.

FACTS

<i>Location</i>	Pauleach Road in Northward
<i>Zoning</i>	LDR
<i>Parcel Size</i>	43,560 sq. ft.
<i>Current Use</i>	House
<i>Proposed Use</i>	Storage
<i>Building Size</i>	1,200 sq. ft.
<i>Density</i>	2
<i>Allowable Density</i>	3
<i>Footprint</i>	2,700 sq. ft.
<i>Building Coverage</i>	8%
<i>Proposed Parking</i>	1
<i>Required Parking</i>	1

BACKGROUND

N/A

Decision: It was resolved to adjourn the application and invite the applicant to appear before the Authority to discuss concerns regarding the structure and its use.

2. 23 ARTEMIS PROPERTY SERVICES Block 19E Parcel 27 (F06-0272) (P07-0102) (\$2,000,000) (BES)

Application to modify planning permission for an addition to mixed-use development.

FACTS

<i>Location</i>	Sparkys Drive, George Town
<i>Zoning</i>	LI
<i>Parcel Size</i>	4.2300 acres
<i>Proposed Handicapped Spaces</i>	4
<i>Required Handicapped Spaces</i>	4

BACKGROUND

August 9, 2006 (**CPA/26/06; Item 2.32**) - CPA granted planning permission for mixed-use development with conditions.

Decision: It was resolved that having regard to the Development Plan and other material considerations it is expedient to modify planning permission. Now therefore the Central Planning Authority in pursuance of Section 17 of the Development and Planning Law (2005 Revision) hereby orders that planning permission CPA/26/06; item 2.32 be modified to allow the revised plans.

All previous conditions of CPA/26/06; item 2.32 shall apply.

2. 26 LOOKOUT HOLDINGS LTD. Block 43A Parcel 59 Rem 1 (F98-0106) (P05-0662) (\$900,000) (RS)

Application for a 158 lot subdivision.

FACTS

<i>Location</i>	Extension of Lookout Gardens, Bodden Town
<i>Zoning</i>	LDR/MDR
<i>Parcel Size</i>	74.0000 acres
<i>Number of Lots</i>	158

BACKGROUND

CPA/39/06 - The application was adjourned for a land use plan and topographical information.

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) Prior to the commencement of any site works such as filling, grading and road construction, the applicant shall submit the following:
 - a) A stormwater management plan prepared in accordance with the requirements of the Managing Director, NRA, in consultation with MRCU, and approved by the Central Planning Authority. The plan shall indicate finished fill grades and be designed to embrace storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and should include, but not be limited to, the location of all drainage facilities and general grading details of the site (roads included). In general, the entire site shall be graded in such a manner that stormwater runoff is no more than that which occurred during predevelopment conditions along private boundaries with any excess runoff directed to one central drainage facility or a series of facilities.
- 2) Prior to the subdivision plan being finalized, the following conditions shall be satisfied:
 - a) The property shall be filled in such a manner as to ensure that the subdivision road and a reasonable building envelope for each lot are filled to 4 feet above mean sea level, with the remaining subdivision land being filled and/or graded to a level that will assist in the drainage of the subdivision per the stormwater management plan required in condition 1) a) above. After filling the site, the applicant shall submit a plan prepared by a registered land surveyor indicating spot heights at regular intervals, including the finished grade of constructed access road (s), if any.
 - b) The approved stormwater management system shall be installed on site.
 - c) The access road (s) abutting the proposed strata lots shall have a minimum of a 30' demarcated road parcel and shall be constructed with asphalt and approved by the Director of Planning prior to the lots being registered. The applicant shall liaise with the Managing Director, National Roads Authority (NRA), at predetermined stages of road construction to ensure compliance with the requisite standards. Failure to do so may render the project unacceptable. Please be advised that the road base shall be constructed to National Roads Authority (NRA) minimum design and construction specifications for subdivision roads. The NRA shall inspect and certify road base construction prior to road surfacing activities.
 - d) The applicant shall provide water infrastructure for the entire sub-division. The applicant shall submit plans for the water supply system for approval by the Water Authority. The water supply system shall be installed to the Authority's specifications, under the Authority's supervision. Copies of

these specifications are available at the Water Authority's office on Red Gate Road.

- e) The applicant shall request to have the sub-division connected to the Water Authority's public water system. This request will be acted upon after the pipelines on the sub-division have been installed in accordance with the WAC specifications and have passed all specified tests.
- f) Install road signs and submit names for proposed roads.
- g) The surveyor's final drawing shall be submitted to the Planning Department for approval prior to the survey being registered. The applicant shall notify the Chief Surveyor in writing once survey Kaps have been placed in the ground in order for the survey to complete its authentication process and to thereby initiate lifting of the Parcel Survey Restrictions by the Registrar of Lands.

2. 27 TURLEY EBANKS Block 5B Parcel 205 (F06-0631) (P06-1735) (\$50,000) (EJ)

Application for a one (1) bedroom house.

FACTS

<i>Location</i>	On Capt. Blodsit Road in West Bay
<i>Zoning</i>	HDR
<i>Parcel Size</i>	12,632 sq. ft.
<i>Current Use</i>	Damaged House
<i>Proposed Use</i>	Replacement House
<i>Building Size</i>	484 sq. ft.
<i>Density</i>	3.44
<i>Allowable Density</i>	6
<i>Footprint</i>	484 sq. ft.
<i>Building Coverage</i>	3.83%
<i>Proposed Parking</i>	1
<i>Required Parking</i>	1

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

- 1) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.

- 2) Unless specifically authorized otherwise in writing by the Planning Department, the development shall be carried out strictly in accordance with the approved plans, which you will receive when the above condition is complied with.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

The applicant is reminded that the finished floor level should be at least five feet (5') above mean sea level, [i.e. two feet (2') above the Vidal Bench Mark].

2. 28 EXETER DEVELOPMENT Block 14E Parcel 121 (F99-0136) (P06-1681) (\$9,000,000) (BES)

Application for eight (8) duplexes and sixteen (16) pools.

FACTS

<i>Location</i>	South Church Street
<i>Zoning</i>	LDR and N.COM
<i>Parcel Size</i>	4.0000 acres
<i>Building Size</i>	49,123 sq. ft.
<i>Density</i>	2
<i>Allowable Density</i>	2
<i>Number of Units</i>	16

Decision: It was resolved to grant planning permission, **subject to the following conditions:**

Conditions (1-3) listed below shall be met before building permit drawings can be submitted to the Building Control Unit.

- 1) The applicant shall submit, in accordance with the requirements of the National Roads Authority, a Stormwater Management plan designed to contain storm water runoff produced from a rainfall intensity of 2 inches per hour for one hour of duration and ensure that surrounding properties that are lower, and/or surrounding roads, are not subject to stormwater runoff from the subject site. The plan shall include provisions for controlling roof runoff.
- 2) The applicant shall submit a landscape plan which shall be subject to review and approval by the Director of Planning. At a minimum, the landscape plan should show the following:
 - a) A mixture of canopy trees and shrubs behind the sidewalk.
 - b) A variety of shrubs and flowering plants along the front and side elevations of the buildings.

- c) Appropriate plantings to screen the trash container and treatment facility.
- d) A mixture of shrubs, canopy trees, and/or flowering plants in the landscape medians between parking areas.

In addition to Building Permit requirements, condition (3) listed below shall be met before a Building Permit can be issued.

- 3) The applicant shall submit a construction operations plan to the satisfaction of the Director of Planning indicating in sufficient detail how the development will be constructed without interfering with or obstructing adjacent roads and properties. At a minimum, the plan shall indicate the location of material storage, workers parking, site offices, portable toilets, construction fencing and where applicable, the stockpiling of material excavated from the site and material brought to the site for fill purposes.
- 4) The applicant is required to obtain a Building Permit from the Chief Building Control Officer. Construction shall not commence prior to the issuance of a Building Permit.
- 5) Unless specifically authorized otherwise in writing by the Central Planning Authority, the Development shall be carried out strictly in accordance with the approved plans which you will receive when all of the above conditions are complied with.

Additionally, once construction has started, conditions (6-17) shall be complied with before a final Certificate of Occupancy can be issued.

- 6) The applicant shall provide an on-site aerobic wastewater treatment system with a treatment capacity of at least 4800 US gallons.
- 7) The treatment system shall be designed to produce an effluent quality of 30 mg/l BOD5 and 30 mg/l Suspended Solids.
- 8) Prior to installation, the applicant shall provide detailed information on the proposed treatment system to the Water Authority for approval.
- 9) Adequate area shall be reserved for the treatment system. The location shall comply with the minimum setback requirements of the Planning Department. Special consideration shall be given to the elevation of the treatment system, relative to the elevation of the local water table.
- 10) All treated effluent shall be discharged into a disposal well. The disposal well shall be constructed in strict accordance with the Water Authority's standards. The discharge pipe from the treatment system shall enter the disposal well at a height of at least two feet above the water table level in the well. Discharge into the disposal well shall be by gravity-flow.
- 11) If a lift (pumping) station is required as part of the wastewater collection system due to elevation and/or length of run, it shall be installed upstream of the treatment system, to meet the above requirement that the discharge from the treatment system to the disposal well is gravity-flow. Full details of any proposed pumping station (i.e., size of wet well and pump specifications) shall

be submitted to the Water Authority for approval.

- 12) The treatment system shall have easy access for operation, maintenance and inspection.
- 13) A six-foot wide concrete sidewalk along the road side property lines, and a 4 feet minimum in width landscape strip along the inside edge of the sidewalk. Construction of the sidewalk, drain and driveway shall be to the satisfaction of the Director of Planning in consultation with the National Roads Authority.
- 14) The parking lot and driveway aisles surfaced with asphaltic concrete or equivalent and tire stops provided for each parking space which shall be striped.
- 15) The approved stormwater management system shall be installed on site.
- 16) Construct a gentle 'hump' at the entrance (along the entire width of the driveway) in order to prevent stormwater runoff from and onto the adjacent road.
- 17) Curbing is required for the driveway and parking areas to control stormwater runoff.

The applicant shall obtain a Final Certificate (of Fitness for **Occupancy**) **prior to occupying the building.**

Provision shall be made for the **removal of solid waste**, including **construction and demolition waste**, from the site on a regular basis during the construction period.

The applicant shall provide adequate number of **sanitary facilities during the construction stage.**

The applicant is reminded that the proposed development is subject to compliance with the Public Health Law, Fire Brigade Law, Water Authority Law and Roads Law.

To prevent potential delays and save money, the applicant may wish to coordinate with the following agencies prior to commencing any construction: **Caribbean Utilities Company, a Telecommunication Company of your preference and the Cayman Water Company and/or the Water Authority - Cayman.**

3.0 ENFORCEMENTS

4.0 DEVELOPMENT PLAN MATTERS

4.1 CONSOLIDATED WATER COMPANY LTD. Block 11D Parcel 8 (RZ06-0006) (MS)

Proposed rezone from Low Density Residential to Neighbourhood Commercial.

FACTS

<i>Location</i>	Peninsula Avenue, just north of Lme Tree Bay Avenue and directly east of the Esterley Tibbetts Highway Extension
<i>Zoning</i>	LDR
<i>Existing Use</i>	Water Desalinization Plant, Storage Tanks, and vacant School Building
<i>Proposed Use</i>	Continued use of Water Desalinization Plant and Storage. Convert School Building into Administrative, Customer Service and Operations Offices
<i>Parcel Size</i>	4.19 acres

BACKGROUND

Two of the parcels involved in the rezoning request, 11D 8 and 40, have been in use as a water utility since the late 1960's, originally providing the wastewater treatment for Governor's Harbour. In 1977, seawater desalination water production and storage reservoirs were added. In the 1980's, the wastewater treatment plant was decommissioned because of the new Seven Mile Beach sewer system. In 1988, the out of date diesel desalination engines were replaced with quieter and cleaner electric motors.

The third parcel, 11D 42, was originally used as offices. It was then converted into a school known as the Faulkner Academy. In 2002, ISS purchased the property and operated the school known as Cayman International School. This school has recently relocated into their new facility at Camana Bay, leaving the old building vacant. ISS is in the process of selling the property to Consolidated Water Company Ltd., subject to the approval of this rezoning.

Decision: It was resolved to forward the proposal to the Ministry of DA.P.A.&H for referral to the Tribunal for an enquiry into the objections and representations, in accordance with Section 11(3) (a) of the Development and Planning Law (2005 Revisions).

4. 2 CHARLES BRADLEY & BURL WELLS SPURLOCK Block 58A Parcel 99 (RZ06-0007) (MS)

Proposed rezone from Agricultural/Residential to Hotel/Tourism.

FACTS

<i>Location</i>	North Side off Botanic Road near the Botanical Gardens
<i>Zoning</i>	LDR/AG REZ

Parcel Size

284.0000 acres

BACKGROUND

The Applicant submitted an application for a rezoning of these vacant Low Density Residential and Agricultural/Residential parcels to Hotel Tourism along with a basic concept plan for the development of a golf course, hotel, and residential development for the site. There are no known previous development applications for these sites.

Decision: The Authority directs the Department to post the rezone application for 60 day notification and advertising.

The application will be advertised in the Caymanian Compass on January 31 and February 2, 5 and 8 2007.

The comment period will close on April 10, 2007.

5.0 PLANNING APPEAL MATTERS

6.0 MATTERS FROM THE DIRECTOR OF PLANNING

7.0 CPA MEMBERS INFORMATION/DISCUSSIONS