

**DEVELOPMENT AND PLANNING CORPORATION**  
**THE PLANNING AUTHORITY CHAPTER 84:01 LAWS OF DOMINICA**

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November 18, 2005

Mr. Peter Dick  
Dominica Carpet Limited  
Balvine Picard  
Portsmouth  
**DOMINICA**

Sir

**NOTICE OF APPROVAL-SUBDIVISION OF LANDS**

I am directed to refer to your application for Planning Permission to Subdivide Land at Picard Estate that was received on April 21, 2004.

In that connection, I am to inform you that your application was taken up at a Meeting of the Development and Planning Corporation held on Thursday, October 28, 2004 and was approved subject to the following conditions and attached standard regulations:

1. Pig Pen indicating on Lot 1 shall be condemned and all lots shall be used for residential purposes only.
2. Any natural drainage system evident on lots shall not be tampered with by the developer or individual lot owners.

Two (2) sets of your drawings are enclosed.

Sincerely,

  
SECRETARY/MANAGER  
DEVELOPMENT AND PLANNING CORPORATION

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**RESIDENTIAL SUBDIVISION REGULATIONS**

**1. DESIGNATION**

The subdivision shall be designated the Dominica Carpet Limited Residential Subdivision of Picard Estate, hereinafter referred to as the Development and described by the approved plan reference #60-27-04- D.C.L.

The layout as approved shall not be altered except with the approval of the Development and Planning Corporation.

**2. DESIGNATED AREA**

These regulations shall be applicable to all the portion of land containing 7.13 acres or thereabout, situated at Picard Estate in the Parish of St. John in the Commonwealth of Dominica.

**3. OBJECT OF THE DEVELOPMENT**

The object of this development shall be to provide serviced residential lots.

**4. ZONING**

Only single family housing and ancillary uses to a dwelling unit shall be permitted on residential lots.

All buildings within the development shall be provided with a garage, carport or some other acceptable method of on site/off street parking in a manner approved by the Development and Planning Corporation.

No lot shall be developed or further subdivided without the prior written approval of the Development and Planning Corporation.

**5. BUILDING SETBACKS**

No buildings or structure other than a fence or boundary wall shall be permitted nearer than:

- (a) 10 feet from the front boundary of the lot
- (b) 10 feet from the rear boundary of the lot
- (c) 4 feet from the side boundary of the lot

## 6. ROADS

The developer or his/her successor shall provide surfaced roads within the Development to the following specification:

Type of Road	Minimum Right of Way	Carriageway Width	Shoulder/Sidewalk (either side)	Drainage (either side)
Access	26'0"	16'0"	3'0" (x2)	1'8" – 2'0"
Collector	29'0"	18'0"	3'6" (x2)	1'8" - 2'0"

Unless otherwise submitted for consideration and approved by the Development and Planning Corporation, the roads shall have a minimum 6" Sub-Base of Crushed Stone/Gravel and a minimum 6" Base of Solomon Tarish with a 1" Double Dressing of Asphalt. Pre-Approved Designs are available at the Physical Planning Division.

## 7. DRAINAGE

The Developer or his/her successor shall provide a drainage system within the Development in order to dispose of waste water, surface and storm runoff to the satisfaction of the Environmental Health Department and in a manner approved by the Development and Planning Corporation.

## 8. WATER SUPPLY/FIRE HYDRANTS

The Developer or his/her successor shall install a water reticulation system within the Development to the satisfaction of DOWASCO and in a manner approved by the Development and Planning Corporation unless otherwise directed by the said Corporation.

The Developer or his/her successor shall install fire hydrants within the Development to the satisfaction of DOWASCO and the Fire Department in a manner approved by the Development and Planning Corporation.

## 9. ELECTRICITY

The Developer or his/her successor shall install a local electricity supply distribution system within the Development to the satisfaction of DOMLEC and in a manner approved by the Development and Planning Corporation.

## 10. SEWERAGE

The sewerage disposal system used within the Development shall be to the satisfaction of the Environmental Health Department and approved by the Development and Planning Corporation.

## 11. REFUSE DISPOSAL

The method of refuse disposal used by residents of the Development shall be to the satisfaction of the Environmental Health Department and the Development and Planning Corporation.

Refuse shall not be disposed off on vacant lots, in open space(s) or into neighboring ravines or watercourses.

## **12. BOUNDARY WALLS**

Any lot owner within the Development is permitted to build a boundary wall/fence on his/her side of the boundary provided that no wall/fence is higher than five (5) feet; in which case permission shall be sought from the Development and Planning Corporation.

## **13. PERIOD WITHIN WHICH SERVICES ARE TO BE INSTALLED**

The prescribed roads, drains, water, fire hydrants and electrical services shall be fully installed within one (1) year of the sale of the first lot and if this date precedes the grant of planning permission then all services shall be fully installed within (4) months of the said date.

## **14. MAINTENANCE OF SERVICES**

The Developer or his/her successor shall maintain the prescribed roads and drains within the Development until such time that these services have been vested an appropriate central or local government body or other community-based, legally appointed body for maintenance purposes.

## **15. MAINTENANCE OF REGISTER**

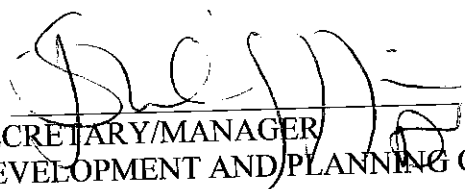
The Developer or his/her successor shall maintain records of the sales of lots within the Development. This register shall contain the names of lot owners, lot size, lot numbers and the date of lot purchase. This information shall be made available to the Development and Planning Corporation as soon as available or upon request.

## **16. NOTICE TO LOT OWNERS**

**The Developer or his/her successor shall provide every lot owner within the Development with one copy of these Residential Subdivision Regulations and the Notice of Approval Letter immediate upon sale of lot.**

APPROVED THIS 28 DAY OF October 2004.

BY THE DEVELOPMENT AND PLANNING CORPORATION UNDER THE PROVISION OF THE PHYSICAL PLANNING ACT NO. 5 OF 2002.

  
SECRETARY/MANAGER  
DEVELOPMENT AND PLANNING CORPORATION