

GOVERNMENT MOTION NO. 1 of 2023-2024

AMENDMENT TO THE DEVELOPMENT PLAN 1997

Proposed Rezoning:

GEORGE TOWN EAST, BLOCK 20D
PARCELS 447 (now 468 and 469), 448 and 451

WHEREAS on the 17th February 2015 (CPA/04/15; Item 4.1) The Central Planning Authority (CPA) considered the request to amend the Development Plan from Low Density Residential to General Commercial over Block 20D Parcels 173, 174REM1, 175, and 452 from Low Density Residential to General Commercial. It was resolved to include Block 20D Parcels 447, 448, and 451 to the rezone area. The request was then amended to rezone to Neighbourhood Commercial instead of General Commercial. The new proposal therefore became an application for the rezoning of

a. George Town East, Block 20D Parcel 477, 448 and 451 from Low Density Residential to Neighbourhood Commercial

AND WHEREAS the proposed amendments were duly advertised in the *Cayman Compass* on the 25th, 27th of February 2015 and the 2nd and 3rd of March 2015, in accordance with Section 11(2) of the Development and Planning Act (2014 Revision). During the 60-day comment period, no objections were received on the proposed amendment;

AND WHEREAS on the 13th May 2015 (CPA/10/15; Item 3.2) the Central Planning Authority considered the proposal and resolved to forward the rezone application to the Ministry of Planning, Lands, Agriculture, Housing, and Infrastructure (now the Ministry of Planning, Agriculture, Housing and Infrastructure) for onward transmission to the then titled Legislative Assembly for consideration;

AND WHEREAS on the 14th of July 2015 Cabinet omitted Block 20D Parcels 447,448 and 451 from the motion to forward the rezone application to the then titled Legislative Assembly.

AND WHEREAS on the 8th of February 2021 planning permission was granted to subdivide Block 20D parcel 447 into two lots. The new proposal therefore became an application for rezoning of

a. George Town East, Block 20D Parcels 448, 451, 468 and 469 from Low Density Residential to Neighbourhood Commercial.

AND WHEREAS on the 17th November 2020 and again on June 6th 2023 Cabinet considered the rezoning proposal and approved that the matter be submitted to Parliament for consideration;

BE IT NOW THEREFORE RESOLVED THAT in accordance in Section 10(2) of the Development and Planning Act (2021 Revision), the Central Planning Authority hereby recommends and submits to the Parliament the following proposal for alteration to the Development Plan 1997, a summary and maps of which are attached hereto;

AND BE IT FURTHER RESOLVED to alter the zoning area of Registration Section

a. George Town East, Block 20D Parcel 447 (now 468 and 469), 448, and 451 from Low Density Residential to Neighbourhood Commercial

MOVED BY: Honourable Johany Ebanks
Minister of Planning, Agriculture, Housing & Infrastructure

Received in the Office of the Clerk this **17th** day of **August, 2023**

Passed/Rejected by the Parliament this_____day of _____ 2023

Clerk of the Parliament

SUMMARY OF REZONING APPLICATION

Proposed Amendment to the Development Plan 1997 for:

Registration Section George Town East, **Block 20D Parcels 447 (now 468 and 469), 448 and 451,** from **Low Density Residential to Neighbourhood Commercial;**

The subject parcels are located in the District of George Town East and straddles the Linford Pierson Highway. Positioned approximately 1200ft west of the round-a-bout adjacent to Silver Oaks Apartments.

Block	Parcels	Owner	DP Zoning Proposal
20D	448 451 468 and 469	Gifford Palmer Kenisha Palmer SWP Holdings Ltd Faith Worship Centre Ministries	Low Density Residential to Neighbourhood commercial

Table 1: Ownership Table and Zoning

The Central Planning Authority considered an application to rezone Block 20D Parcels 173, 174REM1, 175 and 452 from Low Density Residential to General Commercial. The CPA resolved to include Block 20D Parcels 448, 451, and 447 (subsequently subdivided into 468 and 469) to the rezone area, and to amend the proposed zoning to Neighbourhood Commercial rather than General Commercial.

On 17th February 2015, it was resolved to forward the CPA's recommended rezoning to 60 day public notification & advertising in accordance with Section 11(2) Development & Planning Law (2014 Revision, as amended) (CPA/04/15; Item 4.1).

Thereafter, the proposed amendment to the Development Plan was advertised in the *Cayman Compass* on 25th and 27th February 2015 and 2nd and 3rd March 2015. During the comment period no objections or representations were received.

On 13th May 2015 the CPA considered its proposed amendment in light of the public consultation process, and resolved to forward the application to the then named Ministry of Planning, Lands, Housing, Agriculture and Infrastructure with the recommendation to forwarded to the Legislative Assembly (as named at the time) for debate (CPA/10/15; Item 3.2).

On 14th July 2015 Cabinet resolved to approve the rezone proposal for George Town East, Block 20D Parcels 173, 174REM1, 175 and 452 **only**, from Low Density Residential to Neighbourhood Commercial, and forward to the Legislative Assembly for consideration at the next sitting. This resulted in the parcels for which we are discussing today (20D 447, 448, and 451) being left off the original Motion No.3/2015-2016 (July 29 2015), in error, and Government would now like to complete the process.

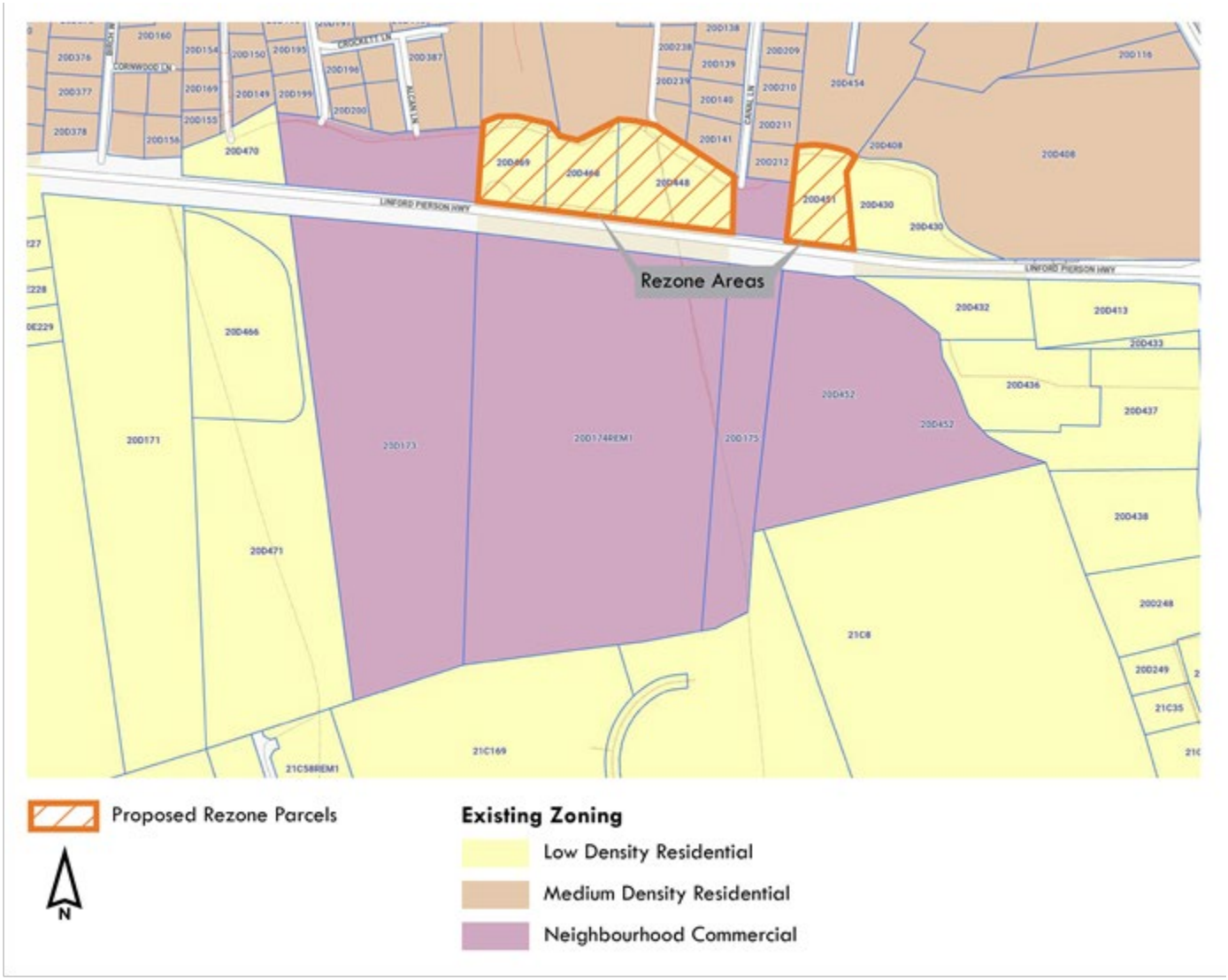
On November 17th 2020, Cabinet supported forwarding the additional parcels: 20D 451, 448, and 447, to the House of Parliament.

On February 8 2021 Block 20D Parcel 447 was subdivided in into 468 and 469.

Thereafter, on June 6th 2023 Cabinet heard the application a second time, and supported onward motion for 20D parcels 451, 448, 468, and 469 to the House of Parliament.

The proposed rezoning is depicted on the attached 'Existing' and 'Proposed' maps.

Existing Zoning



Proposed Zoning

