

CHAPTER 188

**LAND UTILIZATION (COROZAL DISTRICT NORTH
SPECIAL DEVELOPMENT AREA) REGULATIONS**

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SCHEDULE

CHAPTER 188

**LAND UTILIZATION (COROZAL DISTRICT NORTH
SPECIAL DEVELOPMENT AREA) REGULATIONS**

S.I. 3 of 1994.
Act 16 of 1981.

(section 19)

[8th January, 1994]

1. These Regulations may be cited as the

Citation.

**LAND UTILIZATION (COROZAL DISTRICT
NORTH SPECIAL DEVELOPMENT AREA)
REGULATIONS.**

2. The Corozal District North area, as more fully described in the Schedule hereto, is hereby declared to be a Special Development Area.

Declaration of
Special
Development
Area.
Schedule.

Permitted
development.

3. The type of development that will be permitted in the Special Development Area declared under regulation 2 above shall be the following or any combination thereof—

- (a) agriculture;
- (b) residential;
- (c) commercial;
- (d) tourism;
- (e) wildlife reserve; and
- (f) environmental protection.

Development
Plan and
administration.

4.-(1) The Land Utilization Authority shall, after consultation with such local persons and institutions as it may think fit, draw up a Development Plan for the Special Development Area referred to in regulation 2 above, to demarcate the zonation and density of the types of development as stipulated in regulation 3 above.

(2) Every Development Plan prepared by the Land Utilization Authority under subregulation (1) above shall be subject to approval by the Minister.

(3) After approval by the Minister, the Development Plan shall be available for inspection at the Ministry of Natural Resources, Belmopan, as well as at the Lands and Survey Office in Corozal.

(4) Every Development Plan approved by the Minister under this regulation shall be administered by the Land Utilization Authority either directly or through the agency of such local institutions as it may deem fit to appoint.

Offence and
penalty.

5. Any person who commences or carries out in the Special Development Area, declared by regulation 2 above, any

development other than the types of development stipulated in regulation 3 above, or in contravention of the form of zonation and density drawn up in a Development Plan as stipulated in regulation 4 above, commits an offence and is liable on summary conviction to a fine not exceeding five hundred dollars.

MADE by the Minister of Natural Resources this 28th day of December, 1993.

(EDUARDO JUAN)
Minister of Natural Resources
Minister responsible for Land

SCHEDULE

*[regulation 2]*COROZAL DISTRICT NORTH SPECIAL
DEVELOPMENT AREA

ALL THAT piece or parcel of land situate in the Corozal District containing approximately 56,250 acres, and bounded on the North by the Rio Hondo and the Mexican Border; on the East by Bahia Chetumal and Corozal Bay; on the South by the New River, San Joaquin, parts of Pembroke Hall Works and the Ramonal Sapote Agricultural Reserve; and on the West by the Rio Hondo and the Mexican Border and being more particularly described as follows:

Commencing at a point on the Belize/Mexico border at the deepest channel of the Rio Hondo having the scaled U.T.M. co-ordinates of 338 850 East and 2039 385 North; thence in a South Eastern direction for an approximate distance of 5,620 metres to a point having the scaled U.T.M. co-ordinates 343 150 East and 2035 870 North; thence in a South West South direction for an approximate distance of 625 metres to a point on the Patchacan/Estero road having the scaled U.T.M. co-ordinates of 342 900 East and 2035 290 North; thence in a South Eastern direction, following the road, for an approximate distance of 580 metres to a point having the scaled U.T.M. co-ordinates of 343 345 East and 2034 975 North; thence in a Southern direction for an approximate distance of 875 metres to a point having the scaled U.T.M. co-ordinates of 343 255 East and 2034 125 North; thence in a South Western direction, following a road, for an approximate distance of 210 metres to a point having the scaled U.T.M. co-ordinates of 343 110 East and 2033 960 North; thence in a general South Eastern direction for an approximate distance of 500 metres to a point on the Patchacan branch of the Northern Highway having the scaled U.T.M. co-ordinates of 343 550 East and 2033 740 North; thence in a North Eastern direction, following the said branch of the Northern

Highway, for an approximate distance of 200 metres to a point having the scaled U.T.M. co-ordinates of 343 650 East and 2033 915 North; thence in a South Eastern direction for an approximate distance of 1,575 metres to a point having the scaled U.T.M. co-ordinates of 345 030 East and 2033 148 North; thence in an Eastern direction for an approximate distance of 1,500 metres to a point having the scaled U.T.M. co-ordinates 346 535 East and 2033 148 North; thence in a Southern direction, following the Xcanjuum/San Joaquin road, for an approximate distance of 1,050 metres to a point having the scaled U.T.M. co-ordinates of 346 535 East and 2032 075 North; thence in an Eastern direction for an approximate distance of 1,825 metres to a point having the scaled U.T.M. co-ordinates of 348 360 East and 2032 075 North; thence in a Southern direction for an approximate distance of 155 metres to a point having the scaled U.T.M. co-ordinates of 348 360 East and 2031 920 North; thence in an Eastern direction for an approximate distance of 475 metres to a point having the scaled U.T.M. co-ordinates of 348 790 East and 2031 900 North; thence in a North Eastern direction for an approximate distance of 260 metres to a point on the Xaibe/Carolina road having the scaled U.T.M. co-ordinates of 348 925 East and 2032 120 North; thence in a South Eastern direction, following the said road, for an approximate distance of 675 metres to a point on the Corozal branch of the Northern Highway having the scaled U.T.M. co-ordinates of 349 280 East and 2031 680 North; thence in a South Western direction, following the said Highway, for an approximate distance of 50 metres to a point having the scaled U.T.M. co-ordinates of 349 270 East and 2031 670 North; thence in a South Eastern direction for an approximate distance of 550 metres to a point on the Carolina/Four Mile Lagoon road having the scaled U.T.M. co-ordinates of 349 675 East and 2031 240 North; thence in a South Eastern direction, following the said road, to the West bank of the Four Mile Lagoon; thence in a generally Southern direction, following the West bank of the said lagoon to a creek flowing South from the said lagoon to the Pembroke Hall branch of the New River; thence in a Southern direction, following the West bank of the said creek to its confluence with the Pembroke Hall

branch of the New River; thence in a general South Eastern direction, following the middle course of the said branch to its confluence with the New River; thence in a general North Eastern direction, following the middle course of the New River to its mouth; thence in a North Western, Northern, North Eastern and then North Western direction, following the low watermark of Corozal Bay and Bahia Chetumal, to the mouth of the Rio Hondo; thence in a general Western and then South Western direction, following the deepest channel of the Rio Hondo to the point of commencement.
