

MINISTRY OF INDUSTRY COMMERCE AGRICULTURE AND FISHERIES
AGRICULTURAL LAND MANAGEMENT DIVISION
CHECKLIST FOR DEVELOPMENT PROCESSING

The following must be submitted to facilitate processing:

- ✓ Completed Subdivision Application Form (the Valuation Number and Volume and Folio must be provided, the existing and proposed use of each lot must be clearly specified and justifications must be outlined/ provided where the standard lot sizes are not met- see table 1 below).
- ✓ Registered Title with clearly outlined Restrictive Covenants, if available
- ✓ A site location map is required at a scale of 1:50,000 or 1:12,500 showing the topography and any physical feature (manmade or natural).
- ✓ Written direction from noted landmarks (such as a town or a known building eg school or church) should be used. Where possible, the local name of the area ought to be provided. This will eliminate the possibility of visiting the wrong property and ensure that the appropriate vehicle is used. This will prevent delays in providing a response).
- ✓ Subdivision Layout Plan with Schedule of Lots
- ✓ It should be clearly stated if the current application represents a further subdivision of an approved development or an alteration of same. For ease of reference, the previous reference number should be clearly outlined as well as the decision taken.
- ✓ Contour lines should be provided for slopes with gradient of over 8° (degrees) (See subdivision form check list).
- ✓ A planning report should be provided for subdivision applications in excess of 100 lots and or in excess of 22.25 hectares (50 acres) outlining the rationale for the proposal, slopes analysis etc. (see subdivision form check list).

Land use	Recommended Minimum Lot Size
Farm/ Agricultural Lots	5 acres and over
Farmstead	2-5 acres
Homestead	1-2 acres
Rural Residential	¼ acre and above

Table 1: The minimum lot sizes are recommended

Please note that the minimum lot size may vary depending on the topography, soil type, type of production and capability of the land for crop/ livestock production among other factors.

Note: *In accordance with Government of Jamaica Agricultural Land Use Policy (2011), to ensure environmentally sustainable use of agricultural land resources.*

- a. *Hillside lands less than 25 degrees in slope shall be mainly reserved for agro forestry development consisting of a wide variety of tree crops and export crops such as coffee, and development of sustainable small scale farming.*
- b. *Lands greater than 25 degrees slope shall be considered for declaration as protected area and maintained in forest cover as far as possible.*

Key Terms and Definitions

Farm - an area of land devoted primarily to the production of crops and or livestock. This unit of production may vary in size depending on topography (physical features of the land) soil type and capability of the land for crop/ livestock production.

Homestead – land located outside the town centre with the capability for crop production. Permission may be granted for residential development through the construction of a single family unit with the recommended lot size ranging from 1 to 2 acres.

Farmstead – land located outside the town centre that has the capability for agricultural production (crops, livestock or pasture). Permission may be granted for a residential unit and temporary structures - associated with agriculture e.g. tool shed, storage/packing facility, changing room and changing room for staff. The recommended lot size ranging from 2 to 5 acres.

Mother Farm – an extensive area of land (over 20 acres) utilized for production of crops and or livestock. This production unit should use appropriate machinery and irrigation systems to facilitate economies of scale.

Rural Residential - The recommended lot size ranging from ¼ acre and above.

REFERENCES

- 📖 Hillside Development Manual 2014
- 📖 Ministry of Agriculture & Fisheries: Agricultural Land Use Policy (2011)
- 📖 Development and Investment Manual – National Environment and Planning Agency (NEPA)