



COVE TOBAGO LAND BASED TENANTS GUIDELINES

 **COVE ECO-INDUSTRIAL AND BUSINESS PARK
CANOE BAY ROAD, TOBAGO, W.I.**

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Guidelines for Land Tenants / Developers at Cove Tobago

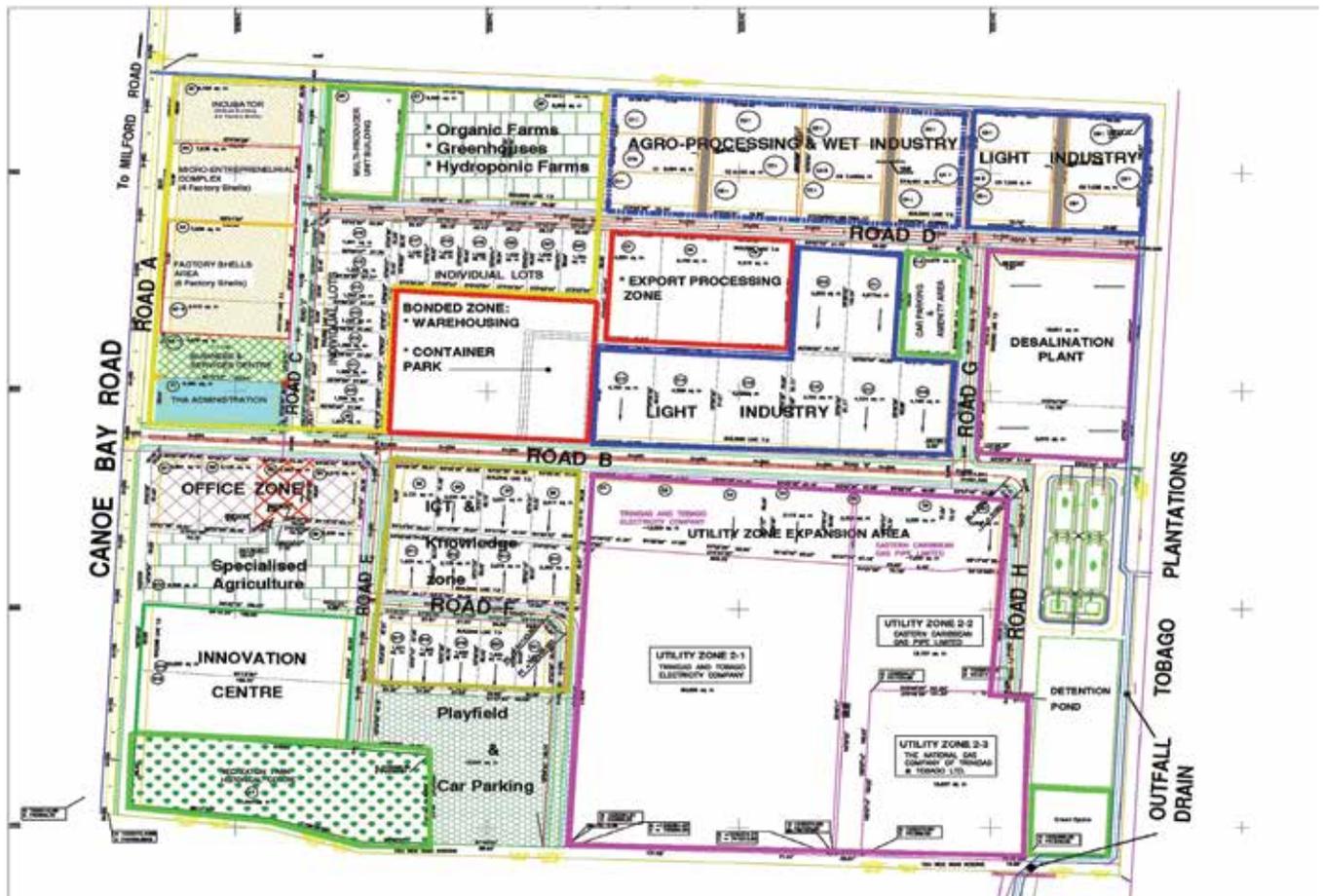
1. Tenants / Developers shall obtain Outline Planning Permission from the Minister responsible for Town and Country Planning Division (TCPD) for undertaking the development of land and building operations at Cove Tobago. In making an application for Outline Planning Permission, the Tenant / Developer shall complete and submit the 'TCPD Application for Outline Planning Permission' form describing the proposed details of the use of the land and structure to be erected. Once permission is granted, it remains valid until the expiration date specified in the permission.

1.2. The Tenant / Developer will be responsible for procuring a topographic and geotechnical survey to capture information to be used in planning the Site Layout to maximize the best use of the lands and to inform the design of the structure.

1.3. The Tenant / Developer shall prepare a Site Plan which includes, but not limited to, information such as:

- 1.3.1. The shape and size of the plot with dimensions of all boundaries
- 1.3.2. Property/ boundary lines
- 1.3.3. Building footprint
- 1.3.4. Dimensions between buildings on property and property lines
- 1.3.5. Existing and proposed site features
- 1.3.6. Details of existing and proposed roads and drainage systems
- 1.3.7. Easements
- 1.3.8. Details of existing and proposed water supply and sewer lines
- 1.3.9. Site access
- 1.3.10. Driveways, circulation and parking areas with dimensions
- 1.3.11. Surrounding streets
- 1.3.12. Covered surface areas and grassed/landscaped areas.
- 1.3.13. Underground power access and requirements

Cove Tobago Zoning Plan March 2021



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- 1.4.3. The dimensions of a standard parking space shall be 2.5m wide and 5.5m in length. A parking lot aisle with width of 5.5m permits two-way traffic flow suitable for high intensity commercial and industrial sites. Parking provisions must be made for differently-abled persons, inclusive of pedestrian ramps and adequate access into the building. The minimum dimension of a loading/unloading bay shall be 3.5m wide and 7.0m in length.
- 1.4.4. One-way driveways should be a minimum of 3.0m to 3.5m in width, and two-way driveways should be a minimum of 4.5m in width. Driveways located on corners should be increased in width by at least 0.5m. The design of driveways should facilitate the proper drainage of surface water from the site.
- 1.4.5. All proposed on-lot drainage facilities shall be connected to the existing external perimeter drainage facilities.
- 1.4.6. Natural lighting should be used as much as possible in the building designs. This would require structures to be designed for sunlight penetration.
- 1.4.7. Sidewalks should be provided along the sides of the building that abuts a parking area.
- 1.4.8. Where practical, the preservation of trees and other environmental features may be required.

1.5. Notwithstanding the above, the TCPD 'Notice of Grant of Outline Planning Permission to Develop Land' will provide additional reserves matters and conditional notes.

1.6. Agro-industry business operations includes the processing and production of agricultural raw materials. The Site Development Standards allow for Light Industry Development to apply to the development of small scale agro-industry businesses (See Table Below).

1.7. Considering the Site Development Standards for Light Industry and Warehousing and Cottage Industry the Tenant / Developer shall be further guided by the following:

Item	Site Development Standard	Light Industry and Warehousing (Manufacturing of food, beverages, printing and publishing, electronic equipment, optical equipment, watches, clock and jewelry)	Cottage Industry (Small scale manufacturing of beverages, garment, foods, craft items etc)
1	Maximum Floor Area Ratio (Total land area of site to total gross floor area of a building) *	1: 0.75	1: 0.50
2	Minimum Plot size	1000 m ²	450 m ²
3	Maximum Building Coverage relative to the total Site area	50%	40%
4	Maximum Site Coverage	80%	75%
5	Maximum building height	10m (from the ground level to ridge of roof)	8.5m (from the ground level to ridge of roof)
6	Minimum building line setback	Front- 7.5 meters Sides- 3.5 meters Rear- 4.5 meters (Measured from the Property line)	Front- 4.5 meters Sides- 3.5 meters Rear- 3.5 meters (Measured from the Property line)
7	Minimum Car Parking Provision	1 space per 100 m ² of gross floor area up to 2000 m ² and for every 450 m ² thereafter	1 space per 100 m ² of gross floor area
8	Minimum Loading provision	One loading bay per 450 m ² of gross floor area	1 loading bay
9	Minimum Open space provision	20% of site area reserved for permanent landscaping	25% of site area reserved for permanent landscaping

*The gross floor area of a building is defined as the total floor area bounded by the external surfaces of all external walls.



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