



GOVERNMENT MOTION NO. 16 of 2025-2026

DEVELOPMENT AND PLANNING ACT (2021 REVISION)

DEVELOPMENT AND PLANNING (AMENDMENT) REGULATIONS, 2026

WHEREAS section 42(1) of the Development and Planning Act (2021 Revision) empowers the Cabinet to make regulations for the better carrying out of the Act;

AND WHEREAS section 42(3) of the Development and Planning Act (2021 Revision) provides that no regulations shall be made unless a draft thereof has been laid before Parliament and a resolution approving the draft has been passed;

AND WHEREAS the Cabinet has approved the Development and Planning (Amendment) Regulations, 2026, which have been laid before this Honourable House;

AND WHEREAS the said Regulations introduce amendments to —
(a) remove the discretion of the Central Planning Authority to grant variances from prescribed coastal setback requirements based on the High-Water Mark; and
(b) establish minimum road width requirements for subdivision developments to ensure adequate access and alignment with national infrastructure standards;

AND WHEREAS the said amendments are intended to promote consistency, public safety, and orderly development within the Cayman Islands;

BE IT NOW THEREFORE RESOLVED THAT the draft Development and Planning (Amendment) Regulations, 2026 be approved by this Honourable Parliament in accordance with section 42(3) of the Development and Planning Act (2021 Revision).

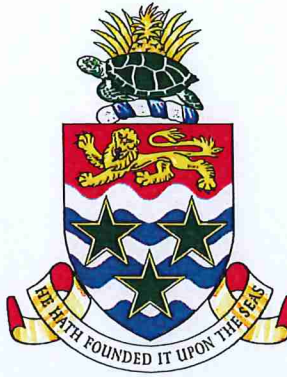
MOVED BY: Honourable Johany “Jay” Ebanks
Minister of Planning, Lands, Agriculture, Housing & Infrastructure

Received in the Office of the Clerk this 21st day of April, 2026

Passed by the Parliament this 1st day of May, 2026


Clerk of the Parliament

CAYMAN ISLANDS



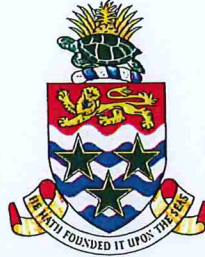
Development and Planning Act
(2021 Revision)

DEVELOPMENT AND PLANNING (AMENDMENT) REGULATIONS, 2026

PUBLISHING DETAILS



CAYMAN ISLANDS



Development and Planning Act
(2021 Revision)

**DEVELOPMENT AND PLANNING
(AMENDMENT) REGULATIONS, 2026**

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CAYMAN ISLANDS



Development and Planning Act
(2021 Revision)

**DEVELOPMENT AND PLANNING
(AMENDMENT) REGULATIONS, 2026**

In exercise of the powers conferred by section 42 of the Development and Planning Act (2021 Revision), the Cabinet makes the following Regulations —

Citation

1. These Regulations may be cited as the Development and Planning (Amendment) Regulations, 2026.

Amendment of regulation 8 of the Development and Planning Regulations (2024 Revision) - general requirements re parking, height, setbacks, waterfront property, etc.

2. The *Development and Planning Regulations (2024 Revision)*, in these Regulations referred to as the “principal Regulations” are amended in regulation 8 by repealing paragraph (11).

Amendment of regulation 25 - road requirements

3. The principal Regulations are amended in regulation 25 as follows —
 - (a) by renumbering the regulation as paragraph (1) of regulation 25;
 - (b) by inserting in paragraph (1) (as renumbered), after sub-paragraph (e), the following sub-paragraph —



“(ee) subject to paragraph (2), where an application for subdivision would involve the creation of six or more lots (inclusive of a road parcel), and the construction of a new road for the subdivision is proposed, the new road constructed as part of the subdivision shall have a minimum width of 30 feet and —

- (i) the new road shall have access to a public road; or
- (ii) the new road shall have access to an existing private road, access strip, or right of way intended to serve or provide access to the subdivision lots, of a minimum width of 30 feet;”;

- (c) by inserting after paragraph (1) the following paragraph —

“(2) Nothing in paragraph (1)(ee) shall prevent the Cabinet or Authority from requiring a greater road width where the Cabinet or Authority determines this is necessary in the interest of public safety, infrastructure capacity, or to promote orderly development to maintain or encourage interconnectivity of the road network.”.


Transitional provisions

4. Notwithstanding regulations 2 and 3 of these amending Regulations, an application for planning permission to carry out development —
- (a) to which regulation 8 or regulation 25 of the principal Regulations apply; and
 - (b) for which a decision is pending on the day immediately preceding the commencement of these amending Regulations,




shall be considered and determined as if regulations 2 and 3 of these amending Regulations had not come into force.

Made in Cabinet the 15th April
day of , 2026.


Clerk of the Cabinet

Laid in the Parliament the 29th day of April , 2026.

These Regulations were affirmed by the Parliament on the 1st day of May , 2026
by Government Motion [16] in accordance with section 42 of the *Development and
Planning Act (2021 Revision)*.


Clerk of the Parliament

