



Republic of the Philippines
PROVINCE OF CAGAYAN
City of Tuguegarao



SEVENTH CITY COUNCIL

EXCERPTS FROM THE MINUTES OF THE 41st REGULAR SESSION
OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
HELD ON MAY 30, 2017, 9:00 A.M., TUESDAY,
AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Danilo L. Baccay	City Vice Mayor, Presiding Officer
Hon. Jude T. Bayona	Sangguniang Panlungsod Member
Hon. Arnel T. Arugay	-do-
Hon. Gilbert S. Labang	-do-
Hon. Winnoco R. Abraham	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Raymund P. Guzman	-do-
Hon. Grace B. Arago	-do-
Hon. Anthony C. Tuddao	-do-

ABSENT:

Hon. Kendrick S. Calubaquib	Sangguniang Panlungsod Member
Hon. Maila Rosario T. Que	-do- (on Filial Leave)
Hon. Mary Marjorie P. Martin-Chan	-do- (on Maternity Leave)
Hon. Jose Pedro G. Velasco	-do-

CITY ORDINANCE NO. 14-2017

CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE OF LOT NO. 9639, T-175320, COVERING AN AREA OF 9,822 SQUARE METERS LOCATED AT LIBAG SUR, TUGUEGARAO CITY

Sponsors: **Hon. Kendrick S. Calubaquib**
Hon. Jude T. Bayona
Hon. Winnoco R. Abraham

WHEREAS, cities or municipalities are vested with the authority to reclassify agricultural lands and provide manner for their utilization pursuant to Section 20 of R.A. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, SWARA SUG Media Corporation, represented by Mr. Jimrey D. Biosa, Station Manager of DZYT Sonshine Radio, has applied for the reclassification of the parcel of land from agricultural zone to commercial zone located at Libag Sur, Tuguegarao City;

WHEREAS, the applicant has complied with the following requirements provided in R.A. 7160, otherwise known as the Local Government Code of 1991, and other applicable laws, rules and regulations, to wit:

1. Letter request of Mr. Jimrey D. Biosa for the reclassification of a parcel of land from agricultural zone to commercial zone
2. Letter indorsement of the City Mayor, Hon. Bienvenido C. De Guzman II, to the Seventh City Council
3. Vicinity Map
4. Photocopy of Certificate of Title
5. Copy of Tax Declaration
6. CPDCO Certification stating that the landholdings are classified as agricultural as per approved Comprehensive Land Use Plan: 2001-2005 and Zoning Ordinance No. 04 of the City of

Tuguegarao dated October 11, 2002 ratified by the Sangguniang Panlalawigan through SP Resolution No. 080-2003 dated March 7, 2003

7. Certification from the CPDCO Zoning Officer that the total agricultural area of Tuguegarao City is 5891.47 hectares as approved by the HLURB/SP Resolution No. 080 dated March 07, 2003 of which 89.349 hectares has been reclassified for non-agricultural use
8. Office of the City Agriculturist Inspection Report on the actual/existing land use
9. Department of Agriculture-RFO 02 Result of Soil Analysis
10. National Irrigation Certification (NIA) Certification
11. Municipal Agrarian Reform Office (MARO) Certification
12. Deed of Absolute Sale of a Parcel of Land
13. Secretary's Certificate for Mr. Jimrey D. Biosa, as the authorized representative of Ms. Eleanor L. Cardona, Corporate Secretary of SWARA SUG Media Corporation, to process their application for reclassification

WHEREAS, the committee recommends that any complex development in the future shall be subject to the approval of the Sangguniang Panlungsod and the Committee on Land Use, Zoning, Reclassification, Planning and Subdivision Approval;

WHEREAS, the documents in support to the application for the reclassification of stated land which are contained in Committee Report No. 082-2017 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and shall form part of this ordinance.

NOW, THEREFORE, be it ordained by the Seventh City Council in session assembled, to enact "*City Ordinance Reclassifying from Agricultural Zone to Commercial Zone of Lot No. 9639, T-175320, Covering an Area of 9,822 Square Meters, Located at Libag Sur, Tuguegarao City*".

SECTION 1. DEFINITION OF TERMS:

- a. Agricultural Land – refers to land use devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land (Section 3 (c) of R.A. No. 6657)
- b. Agricultural Zone – refers to an area within the city devoted primarily for agricultural purposes
- c. Land Use – refers to the manner of utilization including its allocation, development and management
- d. Reclassification of agricultural land – refers to the act of specifying how agricultural land shall be utilized for non-agricultural uses such as residential, industrial and commercial, as embodied in the land use plan. It also includes the reversion of non-agricultural lands to agricultural one
- e. Commercial Zone – refers to an area within the city intended principally intended for business or commercial purposes
- f. Zoning Ordinance – refers to a local measure which embodies regulations affecting land use

SECTION 2. COVERAGE. Parcel of agricultural land of Lot No. 9636, T-175320, covering an area of 9,822 square meters, located at Libag Sur, Tuguegarao City.

SECTION 3. RECLASSIFICATION. The aforementioned parcel of land described in Section 2 hereof is hereby reclassified from agricultural zone to commercial zone.

SECTION 4. REPEALING CLAUSE. City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

SECTION 5. SEPARABILITY CLAUSE. Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisional which are not affected thereby shall continue to be in full force and effect.

SECTION 6. EFFECTIVITY. This City Ordinance shall take effect immediately upon approval.

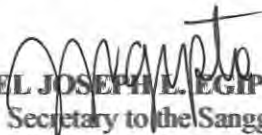
On motion of Hon. Winnoco R. Abraham and without any objection, **CITY ORDINANCE NO. 14-2017** was **APPROVED** under suspended rules.

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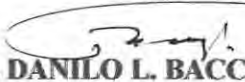


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I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH L. EGIPTO, Ph.D. 05/31/17
Secretary to the Sanggunian *gms*

ATTESTED:


HON. DANILO L. BACCAY 5/17/31
City Vice Mayor
Presiding Officer

APPROVED:


HON. BIENVENIDO C. DE GUZMAN II
City Mayor
Date: 5/21/17

ad