



Republic of the Philippines
 PROVINCE OF CAGAYAN
 City of Tuguegarao
SEVENTH CITY COUNCIL



EXCERPTS FROM THE MINUTES OF THE 54th REGULAR SESSION
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
 HELD ON SEPTEMBER 04, 2017, 9:00 A.M., MONDAY,
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Danilo L. Baccay	City Vice Mayor, Regular Presiding Officer
Hon. Jude T. Bayona	Sangguniang Panlungsod Member
Hon. Maila Rosario T. Que	-do-
Hon. Arnel T. Arugay	-do-
Hon. Gilbert S. Labang	-do-
Hon. Winnoco R. Abraham	-do-
Hon. Imogen Claire M. Callangan	-do-
Hon. Mary Marjorie P. Martin-Chan	-do-
Hon. Raymund P. Guzman	-do-
Hon. Grace B. Arago	-do-
Hon. Anthony C. Tuddao	-do-
Hon. Jose G. Velasco	-do-

ABSENT:

Hon. Kendrick S. Calubaquib Sangguniang Panlungsod Member (on Sick Leave)

CITY ORDINANCE NO. 35-2017

CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE OF LOT NO. 5727-A, TCT NO. T-146753 COVERING AN AREA OF 716 SQUARE METERS LOCATED AT CARIG SUR, TUGUEGARAO CITY

Sponsors: **Hon. Kendrick S. Calubaquib**
Hon. Jude T. Bayona
Hon. Danilo L. Baccay
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 Republic Act 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Mr. Hancel Jed F. Tolentino has applied for the reclassification of his parcel of land from agricultural zone to commercial zone located at Carig 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. Hancel Jed F. Tolentino for the reclassification of his 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. Electronic Copy of Certificate of Title
5. Photocopy 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 94. 1056 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 Results of Soil Analysis
10. National Irrigation Administration (NIA) Certification
11. Municipal Agrarian Reform Office (MARO) Certification
12. Barangay Certification that the subject lot is Not Tenanted

WHEREAS, the documents in support to the application for the reclassification of stated land which are contained in Committee Report No. 154-2017 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and shall form part of this ordinance.

WHEREAS, 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.

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. 5727-A, TCT No. T-146753 Covering an Area of 716 Square Meters Located at Carig 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 lands
- e. Residential Zone – refers to an area within the city principally intended for business or residential 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. 5727-A, TCT No. T-146753 covering an area of 716 square meters located at Carig 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 provisions 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, duly seconded by Hon. Jude T. Bayona and Hon. Grace B. Arago and without any objection, **CITY ORDINANCE NO. 35-2017** was **APPROVED** under suspended rules.

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**DOCUMENTS SUBMITTED BY MR. HANCEL JED F.
TOLENTINO FOR THE RECLASIFICACION OF HIS PARCEL
OF LAND**

1. Indorsement from the Office of the City Mayor requesting for reclassification of Land of Mr. Eliseo B. Ave
2. Letter request of Hancel Jed F. Tolentino
3. Transfer Certificate of Title
4. Vicinity Plan
5. Declaration of Real Property
6. Zoning Certification
7. CPDCO Certification
8. Inspection Report from City Agriculturist Office
9. Results of Soil Analysis
10. DAR Certification
11. NIA Certification
12. Barangay Certification
13. Minutes of the Meeting held on August 30, 2017
- 14. Public Hearing Attendance Sheet**
- 15. Committee Report No. 155-2017**

Note: Nos. 13 to 15 comes from SP Secretariat File