



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



EXCERPTS FROM THE MINUTES OF THE 56th REGULAR SESSION
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
 HELD ON SEPTEMBER 19, 2017, 9:00 A.M., TUESDAY,
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

- | | |
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| Hon. Jude T. Bayona | Sangguniang Panlungsod Member, Temporary Presiding Officer |
| Hon. Kendrick S. Calubaquib | 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- |
| Hon. Jose G. Velasco | -do- |

ABSENT:

- | | |
|-----------------------------------|---|
| Hon. Bienvenido C. De Guzman II | City Vice Mayor, Regular Presiding Officer (on Official Business) |
| Hon. Danilo L. Baccay | Sangguniang Panlungsod Member (on Official Business) |
| Hon. Maila Rosario T. Que | -do- (on Official Business) |
| Hon. Mary Marjorie P. Martin-Chan | -do- (on Official Time) |

CITY ORDINANCE NO. 43-2017

CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE OF LOT NO. 2-A, TCT NO. T-032-2011002435, LOT NO. 2-B, TCT NO. T-032-2011002436 AND LOT NO. 2-C, TCT NO. T-032-2011002437 COVERING AN AREA OF 3,000 SQUARE METERS LOCATED AT CAPATAN, TUGUEGARAO CITY

- Sponsors:**
- Hon. Kendrick S. Calubaquib**
 - Hon. Jude T. Bayona**
 - Hon. Danilo L. Baccay**
 - Hon. Winnoco R. Abraham**
 - Hon. Arnel T. Arugay**
 - Hon. Gilbert S. Labang**
 - Hon. Imogen Claire M. Callangan**
 - Hon. Raymund P. Guzman**
 - Hon. Grace B. Arago**
 - Hon. Anthony C. Tuddao**
 - Hon. Jose G. Velasco**

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, Ms. Leticia V. Alariao has applied for the reclassification of a parcel of land under the name of Gonzaga Lodge, Inc. from agricultural zone to commercial zone located at Capatan, 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:

Handwritten initials/signature

1. Letter request of Ms. Leticia V. Alario for the reclassification of a parcel of land from agricultural zone to commercial zone under the name of Gonzaga Lodge, Inc.
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 Titles
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 HLURB/SP Resolution No. 080 dated March 07, 2003 of which 95.4469 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
13. Special Power of Attorney for Ms. Leticia V. Alario to act as Attorney-in-Fact of Mr. Reynorio M. Jumauan to apply 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 the stated lot which are contained in Committee Report No. 172-2017 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. 2-A, TCT No. T-032-2011002435, Lot No. 2-B, TCT No. T-032-2011002436 and Lot No. 2-C, TCT No. T-032-2011002437 Covering an Area of 3,000 Square Meters Located at Capatan, 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 an 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 principally intended for business or residential purposes
- f. Zoning Ordinance – refers to a local measure which embodies regulations affecting land use

SECTION 2. COVERAGE. Parcels of agricultural land covered by Lot No. 2-A, TCT No. T-032-2011002435, Lot No. 2-B, TCT No. T-032-2011002436 and Lot No. 2-C, TCT No. T-032-2011002437 Covering an Area of 3,000 square meters Located at Capatan, Tuguegarao City.

SECTION 3. RECLASSIFICATION. The aforementioned parcels of land described in Section 2 hereof are 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.

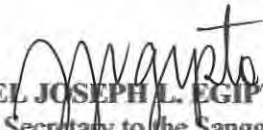
SECTION 5. SEPARABILITY CLAUSE. Should any section or provision of this City Ordinance be declared as unconstitutional or invalid, other provisions which are not affected thereby shall continue to be in full force and effect.

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


On motion of Hon. Kendrick S. Calubaquib and without any objection, **CITY ORDINANCE NO. 43-2017** was **APPROVED** under suspended rules.

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I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH L. EGIPTO, Ph.D. 09/20/17
Secretary to the Sanggunian

ATTESTED:


HON. JUDE T. BAYONA
Sangguniang Panlungsod Member
Temporary Presiding Officer
Date: 09/22/17

APPROVED:


HON. ATTY. JEFFERSON P. SORIANO
City Mayor
Date: 09/26

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