



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



EXCERPTS FROM THE MINUTES OF THE 59<sup>th</sup> REGULAR SESSION  
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON OCTOBER 24, 2017, 9:00 A.M., TUESDAY,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

**PRESENT:**

Hon. Bienvenido C. De Guzman II	City Vice Mayor, Presiding Officer
Hon. Danilo L. Baccay	Sangguniang Panlungsod Member
Hon. Jude T. Bayona	-do-
Hon. Kendrick S. Calubaquib	-do-
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. Raymund P. Guzman	-do-
Hon. Grace B. Arago	-do-
Hon. Jose G. Velasco	-do-

**ABSENT:**

Hon. Mary Marjorie P. Martin-Chan	Sangguniang Panlungsod Member ( on Sick Leave)
Hon. Anthony C. Tuddao	-do-

**CITY ORDINANCE NO. 57-2017**

**CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE OF LOT NO. 3697, TCT NO. T-10816 COVERING AN AREA OF 700 SQUARE METERS LOCATED AT BALZAIN EAST, TUGUEGARAO CITY**

**Sponsors:**

Hon. Kendrick S. Calubaquib	Hon. Jude T. Bayona
Hon. Danilo L. Baccay	Hon. Bienvenido C. De Guzman II
Hon. Arnel T. Arugay	Hon. Gilbert S. Labang
Hon. Winnoco R. Abraham	Hon. Raymund P. Guzman
Hon. Imogen Claire M. Callangan	Hon. Jose G. Velasco
Hon. Grace B. Arago	

**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**, Mr. Paulo M. Apostol has applied for the reclassification of his parcel of land from agricultural zone to commercial zone located at Balzain East, 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, regulations:

1. Letter Request of Mr. Paulo M. Apostol 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. Photocopy of 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 82.61673 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 Certification (NIA) Certification
11. Municipal Agrarian Reform Office (MARO) Certification
12. Department of Agrarian Reform - MARO Certification for Land Use Conversion Application
13. Field inspection Report conducted by the Department of Agriculture (DA)-Regional Land Use Technical Working Group.
14. Affidavit of Undertaking
15. Department of Agrarian Reform - Municipal Agrarian Reform that the parcel of land is not covered by Comprehensive Agrarian Reform Program (CARP).

**WHEREAS**, the documents in support to the application for the reclassification of stated land which are contained in Committee Report No. 205-2017 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 7<sup>th</sup> City Council in session assembled;

**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 land 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 principally intended for business or commercial purposes.
- F. **ZONING ORDINANCE** refers to a local measure which embodies regulations affecting land use.

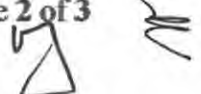
**SECTION 2. COVERAGE:** Parcel of agricultural land of Lot No. 3697, TCT No. T-10816, covering an area of 700 square meters, located at Balzain East, Tuguegarao City.

**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. Kendrick S. Calubaquib and without any objection, with the exclusion and non-participation of Hon. Maila Rosario T. Que who asked permission to leave early due to health reasons, **CITY ORDINANCE NO. 57-2017** was **APPROVED** under suspended rules.

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
**JOEL JOSEPH I. EGIPTO**  
Secretary to the Sanggunian

ATTESTED:

  
**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor  
Presiding Officer  
Date: \_\_\_\_\_

APPROVED:

**HON. ATTY. JEFFERSON P. SORIANO**  
City Mayor  
Date: \_\_\_\_\_