



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



EXCERPTS FROM THE MINUTES OF THE 66th REGULAR SESSION
 OF THE SEVENTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
 HELD ON DECEMBER 19, 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. 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-



CITY ORDINANCE NO. 73-2017

CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO RESIDENTIAL ZONE OF LOT NO. 3-B, TCT NO. T-032-2015004843 COVERING AN AREA OF 450 SQUARE METERS LOCATED AT LARION BAJO, TUGUEGARAO CITY

Sponsors: **Hon. Kendrick S. Calubaquib**
Hon. Jude T. Bayona
Hon. Danilo L. Baccay
Hon. Winnoco R. Abraham
Hon. Anthony C. Tuddao
Hon. Bienvenido C. De Guzman II
Hon. Arnel T. Arugay
Hon. Gilbert S. Labang
Hon. Imogen Claire M. Callangan
Hon. Raymund P. Guzman
Hon. Grace B. Arago
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 No. 7160, otherwise known as the Local Government Code of 1991;

WHEREAS, Ms. Marivic T. Paguirigan has applied for the reclassification of her parcel of land from agricultural zone to residential zone located at Larion Bajo, Tuguegarao City;

WHEREAS, the applicant has complied with the following requirements provided in Republic Act 7160, otherwise known as the Local Government Code of 1991, and other applicable laws, rules, regulations:

1. Letter request of Ms. Marivic T. Paguirigan for the reclassification of her parcel of land from agricultural zone to Residential zone

2. Letter indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano, to the Seventh City Council
3. Vicinity Map
4. Subdivision Plan of Land
5. Photocopy of Certificate of Title
6. Copy of Tax Declaration
7. CPDCO Certification stating that the landholding is 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
8. 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 101.4625 hectares has been reclassified for non-agricultural use
9. Office of the City Agriculturist Inspection Report on the actual/existing land use
10. Department of Agriculture-RFO 02 Results of Soil Analysis
11. National Irrigation Administration (NIA) Certification
12. Barangay Certification that the subject lot is NOT TENANTED

WHEREAS, the applicant shall pay the corresponding fine/penalty imposed by the City Planning and Development Coordinating Office (CPDCO) and City Engineering Office (CEO) for the application of Locational Clearance and Building Permit, respectively, to wit:

Locational Clearance – P 10,000 (HLURB Resolution No. 675, Series of 2000)
 Building Permit – P 10,000 + Surcharge based on the actual % of accomplishment

WHEREAS, the documents in support to the application for the rezoning of the subject lot which are contained in Committee Report No. 252-2017 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 7th 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 utilization of land 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. **RESIDENTIAL ZONE** – refers to an area within the city principally intended for dwelling/housing purposes.
- F. **ZONING ORDINANCE** – refers to a local measure which embodies regulations affecting land use.

SECTION 2. COVERAGE. Parcel of residential land of Lot No. 3-B, TCT No. T-032-2015004853, covering an area of 450 square meters, located at Larion Bajo, Tuguegarao City.





SECTION 3. REZONING. The aforementioned parcel of land described in Section 2 hereof is hereby rezoned from agricultural zone to residential 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.

X-X-X

I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


JOEL JOSEPH L. EGIPTO, Ph.D.
Secretary to the Sanggunian
Date: 12/27

ATTESTED:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor
Presiding Officer
Date: _____

APPROVED:


HON. JEFFERSON P. SORIANO
City Mayor
Date: 12/27/2017

ed