



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



EXCERPTS FROM THE MINUTES OF THE 47<sup>th</sup> REGULAR SESSION  
 OF THE EIGHTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN  
 HELD ON JUNE 30, 2020, TUESDAY, 9:00 A.M.,  
 AT THE SANGGUNIANG PANLUNGSOD SESSION HALL

PRESENT:

Hon. Bienvenido C. De Guzman II	City Vice Mayor/Presiding Officer
Hon. Maila Rosario T. Que	Sangguniang Panlungsod Member
Hon. Gilbert S. Labang	-do-
Hon. Danilo L. Baccay	-do-
Hon. Ronald S. Ortiz	-do-
Hon. Arnel T. Arugay	-do-
Hon. Mary Marjorie P. Martin-Chan	-do- (via Teleconferencing)
Hon. Grace B. Arago	Sangguniang Panlungsod Member
Hon. Raymund P. Guzman	-do-
Hon. Winnoco R. Abraham	-do-
Hon. Karina S. Gauani	-do-
Hon. Victor Herbert N. Perez	-do-
Hon. Gil G. Pagulayan	Ex Officio Member (Liga ng mga Barangay President)
Hon. Karen L. Taguinod	Ex Officio Member (SK Federation President)



ABSENT:

Hon. Imogen Claire M. Callangan Sangguniang Panlungsod Member (on Leave)

**CITY ORDINANCE NO. 41-08-2020**

**CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE TO COMMERCIAL ZONE LOT NO. 2818-E OF TCT NO. 032-2018006016 COVERING AN AREA OF 6,571.50 SQUARE METERS LOCATED AT LIBAG NORTE, TUGUEGARAO CITY**

**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. Tennyson O. Ngo has applied for the reclassification of his parcel of land from agricultural zone to commercial zone located at Libag Norte, 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. Tennyson O. Ngo requesting for the reclassification of his parcel of land from agricultural zone to commercial zone
2. Letter Indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano, to the Eighth City Council
3. Vicinity Map
4. Electronic Copy of Certificate of Title/(s)
5. Copy of Tax Declaration
6. Subdivision Plan
7. 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



8. 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, 2007 of which 102.325896 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 Certification (NIA) Certification
12. Municipal Agrarian Reform Office (MARO) Certification
13. Deed of Absolute Sale
14. Barangay Certification that the subject lots are NOT TENANTED
15. Department of Agriculture (RO2) Certification
16. Special Power of Attorney for Mr. William C. Ngo to act as Attorney-in-Fact of Mr. Tennyson O. Ngo to process his application for reclassification
17. Certification issued by the Zoning Officer that the subject lot is reclassified under the updated Comprehensive Land Use Plan (CLUP) CY 2019-2028 and Zoning Ordinance No. 30-2019

**WHEREAS**, the applicant shall comply with the following recommendations of the committee:

- a. Payment of the following penalties:
  - Locational Clearance – P10,000.00 (HLURB Resolution No. 675, Series of 2000)
  - Building Permit – P10,000.00 + surcharge based on the actual % of accomplishment

**WHEREAS**, the documents in support to the application for the reclassification of the stated land which are contained in Committee Report No. 049-2020 duly adopted and approved in session by the Sangguniang Panlungsod are found to be in order and have greater economic value for residential, commercial or industrial purposes as determined of the total area at the time of reclassification;

**WHEREAS**, the subject lot is suitable for commercial use;

**WHEREAS**, submission of falsified documents is a ground for the automatic cancellation of the application.

**NOW, THEREFORE**, be it **ORDAINED** by the 8<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 Republic Act 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. **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 covered under Lot No. 2818-E of TCT No. 032-2018006016 covering an area of 6,571.50 square meters located at Libag Norte, Tuguegarao City.

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

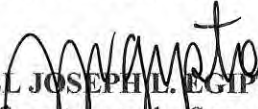
**SECTION 4. REPEALING CLAUSE.** City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

**SECTION 5. SEPARABILITY CLAUSE.** Should any section or provision of this City Ordinance be declared 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.

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I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:

  
**JOEL JOSEPH L. EGIPTO, Ph.D.**  
Secretary to the Sanggunian

ATTESTED:

  
**HON. BIENVENIDO C. DE GUZMAN II**  
City Vice Mayor/Presiding Officer  
Date: 06-30-20

APPROVED:

  
**HON. ATTY. JEFFERSON P. SORIANO**  
City Mayor  
Date: 07-01-20

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