



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



EXCERPTS FROM THE MINUTES OF THE 54th REGULAR SESSION
 OF THE EIGHTH CITY COUNCIL OF TUGUEGARAO CITY, CAGAYAN
 HELD ON AUGUST 25, 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. Gilbert S. Labang	Sangguniang Panlungsod Member (via Teleconferencing)
Hon. Danilo L. Baccay	-do-
Hon. Ronald S. Ortiz	Sangguniang Panlungsod Member
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- (via Teleconferencing)
Hon. Winnoco R. Abraham	Sangguniang Panlungsod Member
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. Maila Rosario T. Que	Sangguniang Panlungsod Member (on Official Time)
Hon. Imogen Claire M. Callangan	-do- (on Leave)

CITY ORDINANCE NO. 56-08-2020

**CITY ORDINANCE RECLASSIFYING FROM AGRICULTURAL ZONE
 TO COMMERCIAL ZONE OF LOT NO. 2299-A, PSD-(AF)-02-077737 OF TCT NO. 032-
 2016001698, LOT NO. 2299-B, PSD-(AF)-02-077737 OF TCT NO. 032-2015004659, LOT NO. 2299-
 C, PSD-(AF)-02-077737 OF TCT NO. 032-2015002911 AND LOT NO. 2299 OF TCT NO. 032-
 2016004385 COVERING AN AREA OF 12,553 SQUARE METERS
 LOCATED AT CATAGGAMAN PARDO, 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. Ronnel P. Foronda has applied for the reclassification of his parcels of land from agricultural zone to commercial zone located at Cataggaman Pardo, Tuguegarao City;

WHEREAS, the applicant has complied with the requirements provided in R.A. 7160, otherwise known as the Local Government Code of 1991, and other applicable laws, rules, regulations, and submitted the following documents:

1. Letter Request of Mr. Ronnel P. Foronda requesting for the reclassification of his parcels of land from agricultural zone to commercial zone
2. Letter Indorsement of the City Mayor, Hon. Atty. Jefferson P. Soriano, to the Seventh City Council
3. Vicinity Map
4. Subdivision Plan
5. Electronic Copy of Certificate of Title/(s)
6. Copy of Tax Declaration

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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 5,891.47 hectares as approved by the HLURB/SP Resolution No. 080 dated March 07, 2003 of which 96.14435 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. Municipal Agrarian Reform Office (MARO) Certification
13. Barangay Certification that the subject lot is NOT TENANTED.
14. Deed of Absolute Sale
15. Special Power of Attorney for Ms. Apalonia B. Menor and Ms. Junuela A. Lunez to act as attorney-in-fact of Mr. Ronnel P. Foronda to process his application for reclassification.
16. 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 provisions of the National Building Code, Environmental Code and all other related laws, rules and regulations;

WHEREAS, the applicant shall comply with the following recommendation of the committee:

a.) Payment of the following penalties:

- Locational Clearance- P 10,000.00 (HLURB Resolution No. 675, Series of 2000)
- Building Permit - P 10,000.00 + Surcharge based on the actual % of Accomplishment

WHEREAS, the documents in support to the application for the reclassification of subject lots which are contained in Committee Report No. 065-2020 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 lots are suitable for commercial use;

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

NOW, THEREFORE, be it **ORDAINED** by the 8th 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 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: Parcels of agricultural land covered by Lot No. 2299-A, PSD-(AF)-02-077737 of TCT No. 032-2016001698, Lot No. 2299-B, PSD-(AF)-02-077737 of TCT No. 032-2015004659, Lot No. 2299-C, PSD-(AF)-02-077737 of TCT No. 032-2015002911 and Lot No. 2299 of TCT No. 032-2016004358 covering an area of 12,553 square meters located at Cataggaman Pardo, Tuguegarao City.

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

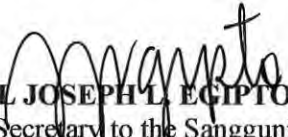
SECTION 4. REPEALING CLAUSE: City Ordinances or City Resolutions which are inconsistent with the provisions of this City Ordinance are hereby modified or repealed accordingly.

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.

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I HEREBY CERTIFY TO THE CORRECTNESS OF THE FOREGOING:


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

ATTESTED:


HON. BIENVENIDO C. DE GUZMAN II
City Vice Mayor/Presiding Officer
Date: 082620

APPROVED:


HON. ATTY. JEFFERSON P. SORIANO
City Mayor
Date: 082620

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