



Republic of the Philippines
City of Baguio
SANGGUNIANG PANLUNGSOD
(CITY COUNCIL)


CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to **certify** that the attached **Ordinance Numbered 52, series of 2003**, entitled **"AMENDING ORDINANCE NUMBERED 051, SERIES OF 2001, ENTITLED "ADOPTING THE REVISED COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF BAGUIO AND FOR PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH." TO INCLUDE ARTICLE VII-A ON ENVIRONMENTAL DEVELOPMENT CONTROLS INCORPORATING THE REVISIONS MADE ON CHAPTERS V AND VI OF THE REVISED LAND USE PLAN OF BAGUIO, PARTICULARLY, THE ENVIRONMENTAL DEVELOPMENT CONTROLS INDICATED THEREIN AND MADE AN INTEGRAL PART OF THE ZONING ORDINANCE"** which was passed by the Sangguniang Panlungsod (City Council) on **19 November 2003** and approved by the City Mayor on **21 November 2003**, was duly posted in the bulletin board at the Baguio City Hall, at the Baguio City Market and at the Baguio Health Department for at least ten (10) days starting from **25 November 2003**.

The text of the said ordinance was published in the **30 November 2003** issue of the Sun Star Baguio Weekend.

Baguio City, Philippines, this 11th day of December 2003.


PRUDENCIO M. PARNACIO
Assistant City Secretary *PH*



Republic of the Philippines
City of Baguio
SANGGUNIANG PANLUNGSOD
(CITY COUNCIL)

REGULAR SESSION HELD ON 19 NOVEMBER 2003

PRESENT:

Hon. Betty Lourdes F. Tabanda, *Vice Mayor and Presiding Officer*;
Hon. Elmer O. Datuin, *Member*;
Hon. Reinaldo A. Bautista, Jr., *Member*;
Hon. Antonio R. Tabora, Jr., *Member*;
Hon. Galo D. Weygan, *Member*;
Hon. Elmo M. Nevada, *Member*;
Hon. Edilberto B. Tenefrancia, *Member*;
Hon. Federico J. Mandapat, Jr., *Member*;
Hon. Nicasio M. Aliping, Jr., *Member*;
Hon. Faustino A. Olowan, *Member*;
Hon. Delfin V. Balajadia, *Member*;
Hon. Rufino M. Panagan, *Ex Officio Member*; and
Hon. Leonardo Q. Bayan, Jr., *Ex Officio Member*.

ABSENT:

Hon. Richard A. Cariño, *Member* (with prior notice); and
Hon. Braulio D. Yaranon, *Member* (with prior notice).

*Introduced by Hon. Betty Lourdes F. Tabanda,
Hon. Elmer O. Datuin, Hon. Reinaldo A. Bautista, Jr.,
Hon. Antonio R. Tabora, Jr., Hon. Galo D. Weygan,
Hon. Elmo M. Nevada, Hon. Edilberto B. Tenefrancia,
Hon. Federico J. Mandapat, Jr., Hon. Nicasio M. Aliping, Jr.,
Hon. Richard A. Cariño, Hon. Faustino A. Olowan,
Hon. Delfin V. Balajadia, Hon. Braulio D. Yaranon,
Hon. Rufino M. Panagan and Hon. Leonardo Q. Bayan, Jr.*

ORDINANCE Numbered 52
(Series of 2003)

AMENDING ORDINANCE NUMBERED 051, SERIES OF 2001, ENTITLED
"ADOPTING THE REVISED COMPREHENSIVE ZONING REGULATIONS
FOR THE CITY OF BAGUIO AND PROVIDING FOR THE
ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND
FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH." TO
INCLUDE ARTICLE VII-A ON ENVIRONMENTAL DEVELOPMENT
CONTROLS INCORPORATING THE REVISIONS MADE ON CHAPTERS V
AND VI OF THE REVISED LAND USE PLAN OF BAGUIO,
PARTICULARLY, THE ENVIRONMENTAL DEVELOPMENT CONTROLS
INDICATED THEREIN AND MADE AN INTEGRAL PART OF THE
ZONING ORDINANCE.

EXPLANATORY NOTE

This Ordinance incorporates development controls as contained in Chapters V and VI of Ordinance Numbered 051, series of 2001, which integrates environmental and heritage considerations.

NOW THEREFORE, on motion of Hon. Aliping, Hon. Datuin and Hon. Balajadia, seconded by Hon. Olowan and Hon. Bautista,

BE IT ORDAINED BY THE SANGGUNIANG PANLUNGSOD (CITY COUNCIL) IN SESSION ASSEMBLED THAT:

SECTION 1. City Ordinance Numbered 051, series of 2001, is hereby amended to include Article VII-A on Environmental Development Controls to read, as follows:

"ARTICLE VII-A. ENVIRONMENTAL DEVELOPMENT CONTROLS

1. Landscape Regulations

- 1.1 All new buildings shall include in its design adequate provision for rainwater capture for purposes of flushing, watering of plants and cleaning.
- 1.2 Housing plots fronting roads are required to plant at least three trees of low height at maturity and the planting of native/endemic plants to preserve biodiversity in the City.
- 1.3 Owners of buildings along the Central Business District that no longer allows planting of trees along roadsides should be encouraged to green their roof tops to improve air ambient quality in the area.
- 1.4 Housing plots fronting roads that require fencing must have uniform design and standards that shall be provided by the City Engineering Office.
- 1.5 Preservation of natural drainage ways and strict enforcement of easement as provided under the National Building Code shall be strictly followed.
- 1.6 No sign or advertisement permit shall be issued unless it conforms with the designated area as well as the standards to be determined by a Committee on Billboards, Signs and Advertisements whose composition shall be determined by the City Mayor.

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1.7 Public utility companies shall be required to place their wires underground to preserve the natural aesthetics of the City. However, its implementation shall be subject to consultations with utility companies in Baguio City.

2. Heritage

2.1 Grade One Buildings shall be protected by law from demolition or alteration without permission. Action to demolish, alter or rebuild these buildings and all sites, and trees in conservation areas should be notified to the City Council beforehand, which would then have two months to negotiate with owners a mutually acceptable resolution. Failing this, the owner could proceed as he wishes, subject to the provisions of pertinent laws, rules and regulations.

3. Building Character and Architectural Design

3.1 Adopt a green template policy that will integrate energy efficiency in the design of all types of structures within the City and provision for rainwater capture.

4. Reforestation/Tree Cutting

4.1 Cutting of trees in forest and watershed reservations and parks shall not be allowed save under the provisions of Ordinances Numbered 54-87, 5-90, 301-58, and 44-88.

4.2 No occupancy permit shall be issued unless the owner has planted the required 10 tree seedlings as provided under Ordinance Numbered 44, series of 1988.

4.3 All public lands should be declared for public purposes and developed as parks, open spaces, rest areas, save from valid vested rights.

4.4 The City through the different barangays shall manage and maintain regenerated and natural forest for slope and soil protection and to increase carbon dioxide (CO₂) sequestration to improve air ambient quality in the City.

5. Air Quality

5.1 The City shall promote the use of alternative fuels through partnerships with the transport sector.

5.2 The City shall provide greenbelts to increase CO₂ sequestration and protect pedestrians from the hazards of vehicle emissions.

5.3 Support the declaration of the BLIST as an Airshed as well as the policies that will be formulated by the governing board of the BLIST.

5.4 Rationalize traffic scheme in the City to reduce pollution load at the Central Business District.

6. Land and Building Management

6.1 No construction of land and building development shall be allowed which will unnecessarily contribute to the flooding of the area or deterioration of its physical environment unless provided with appropriate flood and erosion mitigation, drainage system and other safeguards.

6.2 All constructions of buildings having a height exceeding three storeys including basement is covered by the scope of Philippine Environmental Impact Statement System, hence, shall secure first an Environmental Compliance Certificate with Environmental Management Bureau of the Department of Environment and Natural Resources (EMB-DENR) prior to the processing of its building permit."

SECTION 2. This Ordinance shall take effect in accordance with the provisions of the Local Government Code of 1991.

Unanimously passed.

CERTIFIED CORRECT:

Betty F. Tabanda
BETTY LOURDES F. TABANDA
Vice Mayor and 11-21-03
Presiding Officer

Attested:

Ronald B. Perez
RONALDO B. PEREZ
City Secretary

APPROVED:

Bernardo M. Vergara
BERNARDO M. VERGARA
City Mayor

21 NOV 2003