

Republic of the Philippines
MUNICIPALITY OF IBA
Province of Zambales



OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE JOURNAL OF THE 46TH REGULAR SESSION OF THE 13TH SANGGUNIANG BAYAN OF IBA, ZAMBALES HELD ON **JUNE 02, 2026** AT THE MUNICIPAL SESSION HALL, BRGY. DIRITA, IBA, ZAMBALES.

PRESENT:

HON. JOAN D. BALLESTEROS-ALBA, Vice Mayor and Presiding Officer

SANGGUNIANG BAYAN MEMBERS

HON. MARGIE M. NOVENO

HON. CARL ERIC B. RICO

HON. EDISON E. MARTINEZ

HON. SALVADOR R. REDONDO

HON. RAEDAG A. VILLAMIN JR.

HON. PAULO A. FORTIN

HON. EDGAR C. PAYUMO

HON. ALIRE JOHN T. FALLORIN

HON. RICHARD N. REDONDO, Liga ng mga Barangay President

HON. CARLOS MIGUEL R. VILLAMIN, SK Federation President

ORDINANCE NO. 13-30

Series of 2026

AN ORDINANCE AMENDING MUNICIPAL ORDINANCE NO. 41, SERIES OF 2020, BY CATEGORIZING THE NEW BYPASS ROADS IN BARANGAY PALANGINAN AND BARANGAY STA. BARBARA AS AGRO-INDUSTRIAL ZONES AND PROVIDING DEVELOPMENT LIMITATIONS THEREIN

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Chairperson, Urban Planning, Housing and Land Use Development

EXPLANATORY NOTE

The Municipality of Iba continues to experience steady growth in residential demand, commercial activity, and agro-industrial expansion, particularly in the southern barangays where new road networks have recently been opened. The newly constructed bypass road along Paulo Abastillas Street in Barangay Palanginan leading to the Tambak Bridge, together with the newly opened connecting road toward Barangay Sta. Barbara, has created a strategic development corridor linking agricultural production areas, residential communities, and commercial nodes.

The Local Development Council (LDC) recognized that these corridors possess strong potential for agro-industrial and mixed-use development, provided growth

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is properly guided by zoning regulations. To ensure orderly development and prevent uncontrolled urban sprawl, this Ordinance introduces a 40-meter development limitation, measured from the centerline of the new bypass roads. This approach allows the municipality to harness economic benefits while maintaining the agricultural integrity of lands beyond the designated depth.

Be it ordained by the Sangguniang Bayan of Iba, Zambales, in session duly assembled, that:

SECTION 1. DECLARATION OF POLICY. The Municipality of Iba shall promote balanced and sustainable land development by designating appropriate areas for agro-industrial, residential, and commercial uses, consistent with the Comprehensive Land Use Plan (CLUP) and the Updated Zoning Ordinance.

SECTION 2. CREATION OF NEW AGRO-INDUSTRIAL ZONES. The following areas are hereby reclassified and designated as Agro-Industrial Zones (AIZ):

1. The newly constructed bypass road along San Miguel Road in Barangay Palanginan, extending toward the Tambak Bridge; and
2. The newly constructed road connecting the above bypass road to Barangay Sta. Barbara, forming a continuous development corridor.

SECTION 3. ZONING CHARACTER, PERMITTED USES, AND DEVELOPMENT LIMITATIONS.

3.1 Permitted Uses The following uses shall be allowed within the newly designated Agro-Industrial Zones:

- Agro-industrial facilities such as processing, storage, and distribution of agricultural and fishery products;
- Residential subdivisions, including socialized, economic, and low- to medium-density housing;
- Commercial establishments compatible with agro-industrial and residential activities;
- Ancillary infrastructure and utilities necessary for the development of the area.

3.2 Development Depth Limitation Industrial and commercial uses shall be allowed only within a maximum depth of forty (40) meters measured from the centerline of the newly constructed bypass roads described in Section 2. Beyond the 40-meter depth, only agricultural, low-impact residential, and other compatible uses shall be permitted.

3.3 Measurement Standard: The Municipal Engineer and the Zoning Administrator shall jointly issue a standardized measurement protocol to ensure uniform application of the 40-meter development limitation.

SECTION 4. NON-AUTOMATIC CONVERSION. The reclassification of lands under this Ordinance shall not be construed as an automatic conversion of the land's actual use. All affected landowners or developers shall remain duty-bound to apply for and secure a formal Conversion Order from the Department of Agrarian Reform (DAR), pursuant to Republic Act No. 6657 (Comprehensive Agrarian Reform Law) and Section 20 of Republic Act No. 7160 (Local Government Code of 1991). All developments within the designated zones shall be subject to the

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existing rules, regulations, and final clearance of the DAR and other concerned national agencies

SECTION 5. INTEGRATION INTO THE ZONING MAP. The Municipal Planning and Development Office (MPDO) shall delineate the exact boundaries of the new Agro-Industrial Zones, identify the 40-meter development corridors on the official zoning map, and update all zoning documents and digital records accordingly.

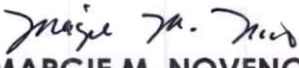
SECTION 6. ADMINISTRATION AND ENFORCEMENT. The Zoning Administrator shall enforce the provisions of this Ordinance, particularly the 40-meter development limitation, in the issuance of locational clearances and development permits.

SECTION 7. SEPARABILITY CLAUSE. If any part of this Ordinance is declared invalid or unconstitutional, the remaining provisions shall remain in full force and effect.

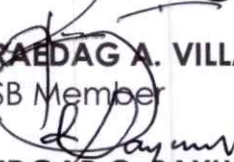
SECTION 8. REPEALING CLAUSE. All ordinances, resolutions, or parts thereof inconsistent with this Ordinance are hereby repealed or modified accordingly.

SECTION 9. EFFECTIVITY. This Ordinance shall take effect immediately upon approval and compliance with posting and publication requirements under existing laws.

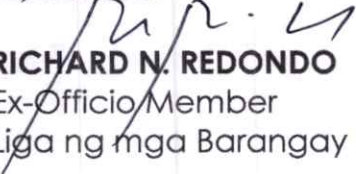
Enacted this 02nd day of June 2026.


MARGIE M. NOVENO
SB Member

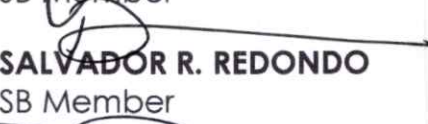

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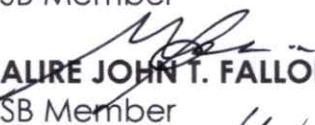

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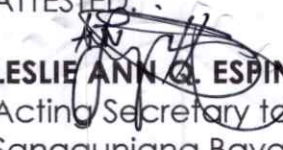

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CERTIFIED CORRECT:


JOAN D. BALLESTEROS-ALBA
Vice Mayor and Presiding Officer

ATTESTED:


LESLIE ANN A. ESPINOZA
Acting Secretary to the
Sangguniang Bayan

APPROVED:


IRENEA MANQUIZ-BINAN
Municipal Mayor

DATE: 1 JUN 09 2026