

2015 Capping Options and Parameters

St Clair Township

Capping Parameters	Multi-residential	Commercial	Industrial
Final Decrease % Clawback	100.00%	37.06%	15.64%
Annualized Tax limit	10.00%	10.00%	10.00%
Prior Year's CVA Tax Limit	5.00%	5.00%	5.00%
CVA Tax Threshold for protected properties (Increases)	\$250	\$250	\$250
CVA Tax Threshold for clawed back properties (Decreasers)	\$250	\$250	\$250
Exclude properties that were at CVA tax in 2014	Yes	Yes	Yes
Exclude properties that would cross over CVA tax in 2015 from capped to clawed back	Yes	Yes	Yes
Exclude properties that would cross over CVA tax in 2015 from clawed back to capped	Yes	Yes	Yes
New Construction Minimum Tax Level	100.00%	100.00%	100.00%

Tax Class	Overall Levy Change
Residential	3.2949%
Multi-residential	3.6558%
Commercial	6.4635%
Shopping Centre	2.3192%
Office Building	6.2846%
Parking/Vac. Land	2.2374%
Industrial	6.9627%
Large Industrial	8.0917%
Pipelines	1.4436%
Farm	3.2951%
Managed Forests	3.2951%