

Township Of Springwater 2016 Capping Parameters

	Multi-residential	Commercial	Industrial
Capping and Threshold Parameters Used			
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	10.00%	10.00%	10.00%
CVA Tax Threshold - Increasers	500	500	500
CVA Tax Threshold - Decreasers	50	50	50
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that go from capped to clawed back	Yes	Yes	Yes
Exclude Properties that go from clawed back to capped	Yes	Yes	Yes
Clawback Percentage	80.5291%	35.5097%	100%
Retained Percentage	19.4709%	64.4903%	0%
Total	100%	100%	100%

Municipal Overall Levy Change Factor (%)

	2016 Notional Base Rates	2016 Rates	Overall Levy Change
Residential	0.00818190	0.00832738	1.7781%
Multi-residential	0.01157759	0.01179929	1.9149%
Commercial	0.01948754	0.01987277	1.9768%
Industrial	0.02470153	0.02491929	0.8816%
Pipelines	0.02189666	0.02208019	0.8382%
Farm	0.00204547	0.00208185	1.7783%
Managed Forests	0.00204547	0.00208185	1.7783%

Level for New Construction/New to Class for 2016 100%