

**2016 General Tax Rates**

**The Township of Atikokan**  
**MUN# 5901**

Finalized On: July 19, 2016 4:04 PM

Tax Class		Business Education Rate	Education Rate	Upper-Tier	Lower-Tier	Total
<b>Residential</b>	RT		0.00188000	0.03077264		0.03265264
<b>Multi-Residential</b>	MT		0.00188000	0.06741221		0.06929221
<b>Commercial</b>						
Fully Occupied	CT		0.01180000	0.05956863		0.07136863
Excess Land	CU		0.00826000	0.04169804		0.04995804
Vacant Land	CX		0.00826000	0.04169804		0.04995804
<b>New Construction</b>						
Fully Occupied	XT	0.01180000		0.05956863		0.07136863
Excess Land	XU	0.00826000		0.04169804		0.04995804
Vacant Land	XX	0.00826000		0.04169804		0.04995804
<b>Industrial</b>						
Fully Occupied	IT		0.01180000	0.06595872		0.07775872
Excess Land	IU		0.00826000	0.04617110		0.05443110
Vacant Land	IX		0.00826000	0.04617110		0.05443110
<b>New Construction</b>						
Fully Occupied	JT	0.01180000		0.06595872		0.07775872
Excess Land	JU	0.00826000		0.04617110		0.05443110
Vacant Land	JX	0.00826000		0.04617110		0.05443110
<b>Large Industrial</b>						
Fully Occupied	LT		0.01180000	0.10719794		0.11899794
Excess Land	LU		0.00826000	0.07503855		0.08329855
<b>New Construction</b>						
Fully Occupied	KT	0.01180000		0.10719794		0.11899794
Excess Land	KU	0.00826000		0.07503855		0.08329855
<b>Pipeline</b>	PT		0.01180000	0.07443677		0.08623677
<b>Farmland</b>	FT		0.00047000	0.00769316		0.00816316
<b>Managed Forest</b>	TT		0.00047000	0.00769316		0.00816316

Weighting Factor	Percent of Rate
Commercial Vacancy/Excess Land Factor	70.00%
Industrial Vacancy/Excess Land Factor	70.00%
Farmland Awaiting Development Phase I	25.00%
Farmland Awaiting Development Phase II	25.00%

Approved:

x.



Date:

July 20/16

## 2016 Capping Parameters

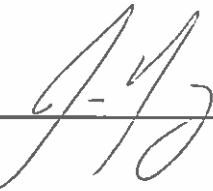
**The Township of Atikokan  
MUN# 5901**

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Description	Multi-Residential	Commercial	Industrial
Opt Out Of Capping	Yes	Not Eligible	Yes
Capping Phase Out	Not Eligible	Year 1	Not Eligible
Increase Limit Annualized Tax	0.00 %	10.00 %	0.00 %
Increase Limit CVA Tax	0.00 %	10.00 %	0.00 %
Threshold Increasing Properties	\$ 0.00	\$ 500.00	\$ 0.00
Threshold Decreasing Properties	\$ 0.00	\$ 0.00	\$ 0.00
New Construction Constraint Level	0.00 %	100.00 %	0.00 %
Stay at CVA Tax Exclusion	Yes	Yes	Yes
Cross CVA Tax Exclusion - Claw-back to Cap	Yes	Yes	Yes
Cross CVA Tax Exclusion - Cap to Claw-back	Yes	Yes	Yes

Approved:

x.



Date:

July 20/16

**Sign and Fax Back to MTE: 905.878.9092**  
No Cover Required

# 2016 Levy Change and Percent Decrease Retained/Clawback

The Township of Atikokan

Friday, July 29, 2016

Final

5901-7-29-2016-7678

## Percent Decrease Retained

Class	% Decrease Retained	% Clawback
Multi-Residential	Excluded from Capping	
Commercial	82.258409%	17.741591%
Industrial	Excluded from Capping	

## Levy Change

### 5901 - The Township of Atikokan

Broad Class	Roll Identifier	Class	Levy Change
Commercial	5901	Commercial	0.06271035
	5901	Shopping Centre	0.06271035

MUNICIPAL TAX EQUITY (MTE) CONSULTANTS INC.

	Capping Status	% of Ann. Tax	% of CVA Tax	CVA Threshold Inc.	CVA Threshold Dec.	Stay at CVA Tax Exclusion	Gross CVA Tax Exclusion - Claw-back to Cap	Gross CVA Tax Exclusion - Cap to Claw-back
Multi-Residential	Excluded	-	-	-	-	-	-	-
Commercial	Phase-Out Y-1	10.00%	10.00%	\$500.00	\$1.00	Yes	Yes	Yes
Industrial	Excluded	-	-	-	-	-	-	-

NOTE: ALL VALUES ARE SUBJECT TO THE VERIFICATION AND APPROVAL OF THE LOCAL MUNICIPALITY