

**THE CORPORATION OF THE MUNICIPALITY OF POWASSAN**

**BY-LAW NO. 2012-04**

Being a by-law to specify the clawback percentages, capping threshold parameters and the minimum tax level for capped properties within the Corporation of the Municipality of Powassan for 2012.

**WHEREAS** under the Municipal Act, 2001, c. 25, section 329.1 indicates that Municipalities must pass a by-law to specify the claw back percentage, the capping threshold parameters and the minimum tax level for property in the commercial classes, industrial classes or multi-residential class for 2012, that the Municipality wishes to implement for 2011, if a change to the previous capping specification is requested; and

**WHEREAS** the Province of Ontario had implemented capping legislation that limited the increases in taxation for properties that experienced large assessment increases as a result of moving to Current Value Assessment (CVA), with the other properties within the same class paying for this restriction; and

**WHEREAS** the Corporation of the Municipality of Powassan feels that the existing capping legislation restricts the movement of properties to Current Value Assessment; and

**WHEREAS** the Corporation of the Municipality of Powassan wishes to move properties faster to the Current Value Assessment so that all properties pay taxes based on the CVA.

**NOW THEREFORE** the Council of the Corporation of the Municipality of Powassan enacts as follows:

1. That the Annualized Tax limit- (Cap based on previous year's annualized tax) shall be 10% on all industrial, commercial and multi-residential classes;
2. That the Prior Year's CVA Tax limit-(Cap based on previous year's CVA tax) shall be 5% on all industrial, commercial and multi-residential classes;
3. That the CVA Tax Threshold for Protected Properties (Increases)- (Threshold is applied to move certain protected properties to CVA tax) shall be \$250.00 on all industrial, commercial and multi-residential classes;
4. That the CVA Tax Threshold for Claw Back properties (Decreasers)- (Threshold is applied to move certain clawed properties to CVA tax) shall be \$0 on all industrial, commercial and multi-residential classes;
5. That properties be excluded that have already reached CVA tax last year; Exclude properties that go from capped to clawed back; and exclude properties that go from clawed back to capped.

Adopted in open Council this 7th day of February, 2012.

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Mayor

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Clerk-Treasurer