

CITY OF STRATFORD**2013 TAX RATES**

CODE	TAX CLASS	CITY	EDUCATION	TOTAL
RT	RESIDENTIAL TAXABLE	0.01212669	0.00212000	0.01424669
R1	RESIDENTIAL TAXABLE FARMLAND 1	0.00303167	0.00053000	0.00356167
RD	RESIDENTIAL SCHOOL TAXES ONLY	0.00000000	0.00212000	0.00212000
MT	MULTI-RESIDENTIAL	0.02611968	0.00212000	0.02823968
NT	NEW MULTI-RESIDENTIAL	0.01212669	0.00212000	0.01424669
CT	COMMERCIAL OCCUPIED	0.02396160	0.01490000	0.03886160
DT/ST	OFFICE BUILDING/SHOPPING CENTRE TAXABLE	0.02396160	0.01490000	0.03886160
XT/ZT	COMMERCIAL/SHOPPING CENTRE NEW CONSTRUCTION	0.02396160	0.01260000	0.03656160
CX/CU	COMMERCIAL VACANT UNIT/VACANT LAND	0.01677312	0.01043000	0.02720312
SU	SHOPPING CENTRE TAX VACANT	0.01677312	0.01043000	0.02720312
XU	COMMERCIAL NEW CONSTRUCTION EXCESS LAND	0.01677312	0.00882000	0.02559312
IT/LT	INDUSTRIAL/LARGE INDUSTRIAL TAXABLE	0.03517335	0.01590000	0.05107335
JT/KT	INDUSTRIAL/LARGE INDUSTRIAL NEW CONSTRUCTION	0.03517335	0.01260000	0.04777335
IX/IU	INDUSTRIAL VACANT UNIT/VACANT LAND	0.02286268	0.01033500	0.03319768
LU	LARGE INDUSTRIAL TAX VACANT	0.02286268	0.01033500	0.03319768
KU	LARGE INDUSTRIAL NEW CONSTRUCTION EXCESS LAND	0.02286268	0.00819000	0.03105268
I1	INDUSTRIAL TAXABLE FARMLAND	0.00303167	0.00053000	0.00356167
PT	PIPELINE TAXABLE	0.01829918	0.01260000	0.03089918
FT	FARMLAND TAXABLE	0.00303167	0.00053000	0.00356167

Multi-residential

2013 Decrease % ClawBack = 0.00%
 2013 Decrease % Retained = 100.00%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral
 Net Class Impact = 0

Commercial

2013 Decrease % ClawBack = 3.3608%
 2013 Decrease % Retained = 96.6392%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral
 Net Class Impact = 0

Industrial

2013 Decrease % ClawBack = 5.6358%
 2013 Decrease % Retained = 94.3642%
 Annualized Tax Limited = 10.00%
 Prior Year CVA Tax Limited = 5.00%
 CVA Tax Threshold - Increases = \$250
 Capping Option = Revenue Neutral
 Net Class Impact = 0

Minimum Tax Level for New Construction = 100.00%

Overall Levy Changes

Residential/Farm	1.3199%
New multi-resident	1.3199%
Multi-residential	1.4359%
Commercial	0.9527%
Shopping Centre	0.9527%
Office Building	0.9527%
Industrial	0.5339%
Large Industrial	0.5339%
Pipelines	0.9147%
Farmlands	1.3199%