

<b>TOWNSHIP OF ST. CLAIR</b>			
<b>CAPPING REPORT</b>			
<b>FOR THE YEAR 2017</b>			
	<b>Multi-residential</b>	<b>Commercial</b>	<b>Industrial</b>
<b>Capping Parameters</b>			
Annualized Tax Limit	10.00%	10.00%	10.00%
Prior Year CVA Tax Limit	10.00%	10.00%	10.00%
CVA Tax Threshold - Increases	\$500	\$500	\$500
CVA Tax Threshold - Decreases	\$500	\$500	\$500
Exclude Reassessment Increase	Yes	Yes	Yes
Exclude Properties Previously at CVA Tax	Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back	Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped	Yes	Yes	Yes
Exit capping immediately	Not Eligible	Not Eligible	Not Eligible
Capping phase-out	Not Eligible	Not Eligible	Not Eligible
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.00%	6.62%	20.79%
Retained Percentage	100.00%	93.38%	79.21%
Total	100.00%	100.00%	100.00%
<b>Levy Change</b>			
Multi-residential	0.0277%		
Commercial	0.5648%		
Shopping Centre	0.8989%		
Office Building	0.5130%		
Parking/Vac. Land	2.5805%		
Industrial	-1.7122%		
Large Industrial	-0.8683%		