

TOWNSHIP OF ST. CLAIR			
CAPPING REPORT			
FOR THE YEAR 2018			
	Multi-residential	Commercial	Industrial
Capping Parameters			
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 - Decreasers	\$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	Year 1 (1/4)	Year 1 (1/4)	Year 1 (1/4)
Capping Clawback and Retained Percentages			
Clawback Percentage	0.0000%	10.1581%	5.1546%
Retained Percentage	100.0000%	89.8419%	94.8454%
Total	100.0000%	100.0000%	100.0000%
Levy Change			
Multi-residential	2.0598%		
Commercial	1.2132%		
Shopping Centre	1.3373%		
Office Building	1.1819%		
Parking/Vac. Land	2.3867%		
Industrial	1.3334%		
Large Industrial	1.5199%		