

**Township of Uxbridge (1829)**  
**Capping Parameters (Source: OPTA Website)**

<b>Year - 2016</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 - Decreasers	500	500	500
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
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	39.6000%	13.2572%
Retained Percentage	100.0000%	60.4000%	86.7428%
<b>Overall Levy Change</b>			
	2.2626%	1.9886%	1.4619%

<b>Year - 2015</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
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
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	39.3500%	56.9072%
Retained Percentage	100.0000%	60.6500%	43.0928%
<b>Overall Levy Change</b>			
	1.7760%	1.0863%	1.1564%

<b>Year - 2014</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
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
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	51.2500%	69.7192%
Retained Percentage	100.0000%	48.7500%	30.2808%
<b>Overall Levy Change</b>			
	2.1584%	1.3194%	1.4029%

<b>Year - 2013</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
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
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	46.7500%	74.2814%
Retained Percentage	100.0000%	53.2500%	25.7186%
<b>Overall Levy Change</b>			
	2.4508%	1.4970%	1.5897%

<b>Year - 2012</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
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
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	60.3800%	57.9813%
Retained Percentage	100.0000%	39.6200%	42.0187%
<b>Overall Levy Change</b>			
	3.0893%	1.9089%	2.0089%

<b>Year - 2011</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
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
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	92.5500%	68.8687%
Retained Percentage	100.0000%	7.4500%	31.1313%
<b>Overall Levy Change</b>			
	3.2318%	1.9554%	2.0282%

<b>Year - 2010</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
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
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	75.9500%	76.3682%
Retained Percentage	100.0000%	24.0500%	23.6318%
<b>Overall Levy Change</b>			
	2.3965%	1.4202%	1.4847%

<b>Year - 2009</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
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
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	0.0000%	29.4480%	31.3781%
Retained Percentage	100.0000%	70.5520%	68.6219%
<b>Overall Levy Change</b>			
	3.0850%	1.7822%	1.8779%

<b>Year - 2008</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	17.7008%	73.6696%	98.2677%
Retained Percentage	82.2992%	26.3304%	1.7323%
<b>Overall Levy Change</b>			
	5.0200%	2.8017%	3.0417%

<b>Year - 2007</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	6.3630%	76.7030%	30.2356%
Retained Percentage	93.6370%	23.2970%	69.7644%
<b>Overall Levy Change</b>			
	4.5911%	2.5114%	2.7274%

<b>Year - 2006</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	5.00%	5.00%	5.00%
CVA Tax Threshold - Increases	250	250	250
CVA Tax Threshold - Decreasers	250	250	250
<b>Capping Clawback and Retained Percentages</b>			
Clawback Percentage	1.8515%	59.4847%	38.2102%
Retained Percentage	98.1485%	40.5153%	61.7898%
<b>Overall Levy Change</b>			
	2.6073%	1.4022%	1.5431%