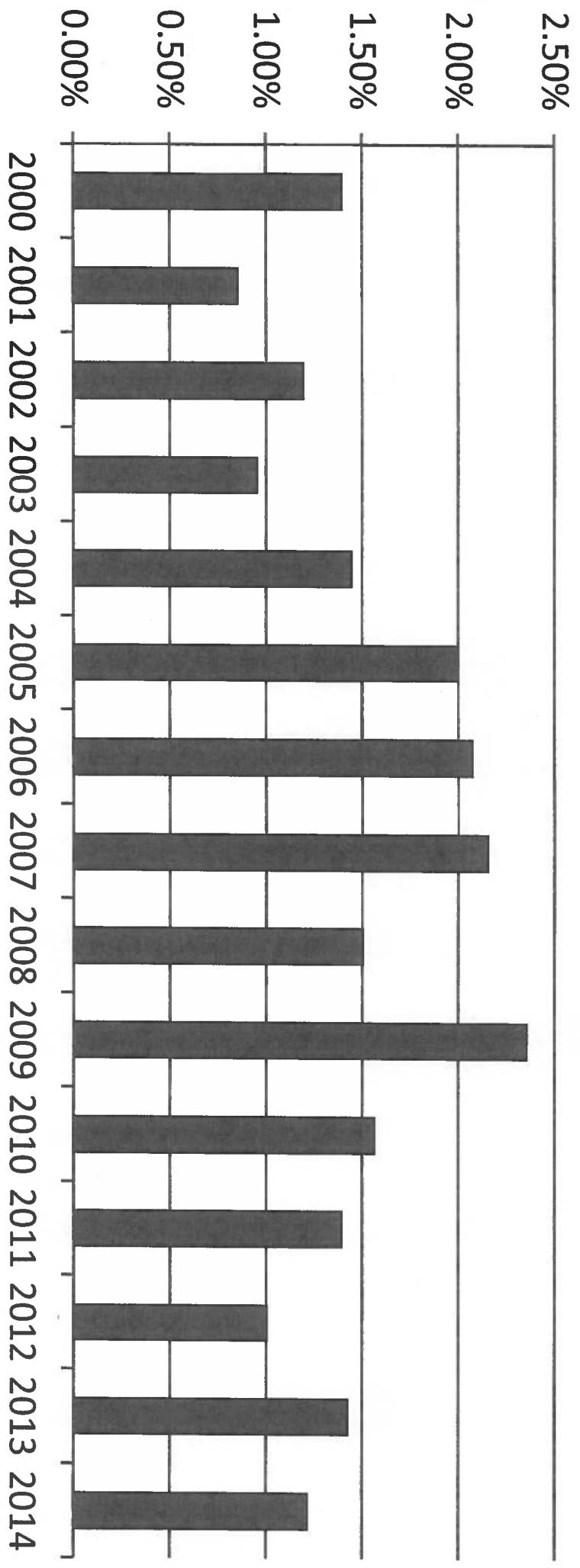


SCHEDULE "A"

Weighted Assessment Growth



SCHEDULE "B"
ANALYSIS OF 2014 WEIGHTED ASSESSMENT GROWTH USING 2013 PHASE-IN VALUES

Property Class	Weighted 2013 Assessment Roll (Using 2013 Phase-In Values Per MPAC)	Weighted 2014 Assessment Roll (using 2013 Phase-In Values Per MPAC)	% Change	% of Total Assessment
Commercial	\$5,688,120,511	\$5,636,722,444	-0.90%	-0.12%
Office Building	\$627,872,991	\$639,067,026	1.78%	0.03%
Farmland	\$43,214,091	\$43,664,219	1.04%	0.00%
Industrial	\$756,564,456	\$769,002,227	1.64%	0.03%
Large Industrial	\$483,243,820	\$473,077,341	-2.10%	-0.02%
Multi-Residential	\$3,584,002,792	\$3,567,805,076	-0.45%	-0.04%
Pipeline	\$149,987,282	\$151,526,754	1.03%	0.00%
Residential	\$28,034,829,087	\$28,459,411,612	1.51%	1.02%
Shopping Centre	\$2,125,482,287	\$2,257,600,621	6.22%	0.32%
Managed Forest	\$51,319	\$67,582	31.69%	0.00%
	\$41,493,368,634	\$41,997,944,901	1.22%	1.22%

Property Class	Weighted 2013 Assessment Roll (Using 2013 Phase-In Values Per MPAC)	Weighted 2014 Assessment Roll (using 2013 Phase-In Values Per MPAC)	% Change	% of Total Assessment
Commercial Including Optional Classes	\$8,441,475,789	\$8,533,390,090	1.09%	0.22%
Farmland	\$43,214,091	\$43,664,219	1.04%	0.00%
Industrial Including Optional Classes	\$1,239,808,275	\$1,242,079,568	0.18%	0.01%
Multi-Residential	\$3,584,002,792	\$3,567,805,076	-0.45%	-0.04%
Pipeline	\$149,987,282	\$151,526,754	1.03%	0.00%
Residential	\$28,034,829,087	\$28,459,411,612	1.51%	1.02%
Managed Forest	\$51,319	\$67,582	31.69%	0.00%
	\$41,493,368,634	\$41,997,944,901	1.22%	1.22%

SCHEDULE "C"
CHANGES IN TAXABLE VALUE OF PROPERTIES FOR 2014 TAXATION

Property Class	Assessments for 2014 Taxation at 2013 Phase-in Values	Assessments for 2014 Taxation at 2014 Phase-in Values	% Change
Commercial	\$2,880,914,482	\$2,917,741,732	1.28%
Office Building	\$323,244,124	\$329,379,368	1.90%
Farmland	\$194,149,485	\$217,960,326	12.26%
Industrial	\$306,253,769	\$308,336,498	0.68%
Large Industrial	\$181,755,684	\$184,810,451	1.68%
Multi-Residential	\$1,743,133,381	\$1,859,553,669	6.68%
Pipeline	\$88,456,949	\$89,968,966	1.71%
Residential	\$28,461,239,819	\$29,220,299,610	2.67%
Shopping Centre	\$1,141,686,629	\$1,163,114,694	1.88%
Managed Forest	\$270,329	\$305,886	13.15%
	\$35,321,104,651	\$36,291,471,200	2.75%

Commercial Including Optional Classes Farmland Industrial Including Optional Classes Multi-Residential Pipeline Residential Managed Forest	Assessments for 2014 Taxation at 2013 Phase-in Values	Assessments for 2014 Taxation at 2014 Phase-in Values	% Change
	\$4,345,845,235	\$4,410,235,794	1.48%
	\$194,149,485	\$217,960,326	12.26%
	\$488,009,453	\$493,146,949	1.05%
	\$1,743,133,381	\$1,859,553,669	6.68%
	\$88,456,949	\$89,968,966	1.71%
	\$28,461,239,819	\$29,220,299,610	2.67%
	\$270,329	\$305,886	13.15%
	\$35,321,104,651	\$36,291,471,200	2.75%

SCHEDULE "D"
CHANGES IN VALUES OF PROPERTIES FOR 2016 TAXATION

Property Class	Assessments for 2014 Taxation at 2013 Phase-in Values	Assessments for 2016 Taxation at 2012 Market Values	% Change
Commercial	\$2,880,914,482	\$2,991,396,293	3.83%
Office Building	\$323,244,124	\$341,649,880	5.69%
Farmland	\$194,149,485	\$265,582,000	36.79%
Industrial	\$306,253,769	\$312,501,955	2.04%
Large Industrial	\$181,755,684	\$190,919,980	5.04%
Multi-Residential	\$1,743,133,381	\$2,092,394,240	20.04%
Pipeline	\$88,456,949	\$92,993,000	5.13%
Residential	\$28,461,239,819	\$30,738,417,139	8.00%
Shopping Centre	\$1,141,686,629	\$1,205,970,882	5.63%
Managed Forest	\$270,329	\$377,000	39.46%
	\$35,321,104,651	\$38,232,202,369	8.24%

Property Class	Assessments for 2014 Taxation at 2013 Phase-in Values	Assessments for 2016 Taxation at 2012 Market Values	% Change
Commercial Including Optional Classes	\$4,345,845,235	\$4,539,017,055	4.44%
Farmland	\$194,149,485	\$265,582,000	36.79%
Industrial Including Optional Classes	\$488,009,453	\$503,421,935	3.16%
Multi-Residential	\$1,743,133,381	\$2,092,394,240	20.04%
Pipeline	\$88,456,949	\$92,993,000	5.13%
Residential	\$28,461,239,819	\$30,738,417,139	8.00%
Managed Forest	\$270,329	\$377,000	39.46%
	\$35,321,104,651	\$38,232,202,369	8.24%

SCHEDULE "E"
ESTIMATED SHIFTS IN MUNICIPAL TAXATION BETWEEN PROPERTY CLASSES WITH NO CHANGE IN TAX LEVY OR TAX RATIOS FOR
2014

Property Class	Allocation of General Levy Using 2013 Phase-in Values	Allocation of General Levy Using 2014 Phase-in Values	% Change
Commercial	\$65,156,953	\$64,237,128	-1.41%
Office Building	\$7,387,211	\$7,327,939	-0.80%
Farmland	\$504,730	\$551,600	9.29%
Industrial	\$8,889,180	\$8,709,847	-2.02%
Large Industrial	\$5,468,475	\$5,412,623	-1.02%
Multi-Residential	\$41,241,579	\$42,827,931	3.85%
Pipeline	\$1,751,554	\$1,734,234	-0.99%
Residential	\$328,972,869	\$328,786,211	-0.06%
Shopping Centre	\$26,096,438	\$25,881,399	-0.82%
Managed Forest	\$781	\$861	10.15%
	\$485,469,772	\$485,469,772	0.00%

Commercial Including Optional Classes	\$98,640,603	\$97,446,466	-1.21%
Farmland	\$504,730	\$551,600	9.29%
Industrial Including Optional Classes	\$14,357,656	\$14,122,470	-1.64%
Multi-Residential	\$41,241,579	\$42,827,931	3.85%
Pipeline	\$1,751,554	\$1,734,234	-0.99%
Residential	\$328,972,869	\$328,786,211	-0.06%
Managed Forest	\$781	\$861	10.15%
	\$485,469,772	\$485,469,772	0.00%

SCHEDULE "E-1"
ESTIMATED SHIFTS IN MUNICIPAL TAXATION BETWEEN PROPERTY CLASSES WITH NO CHANGE IN TAX LEVY FOR 2014 AND WITH
2014 TAX RATIO CHANGES RECOMMENDED IN 2013 TAX POLICY REPORT

Property Class	Allocation of General Levy Using	Allocation of General Levy Using	% Change
	2013 Phase-in Values	2014 Phase-in Values	
Commercial	\$65,156,953	\$64,460,292	-1.07%
Office Building	\$7,387,211	\$7,353,397	-0.46%
Farmland	\$504,730	\$506,139	0.28%
Industrial	\$8,889,180	\$8,020,621	-9.77%
Large Industrial	\$5,468,475	\$4,983,902	-8.86%
Multi-Residential	\$41,241,579	\$42,504,549	3.06%
Pipeline	\$1,751,554	\$1,740,259	-0.64%
Residential	\$328,972,869	\$329,928,437	0.29%
Shopping Centre	\$26,096,438	\$25,971,313	-0.48%
Managed Forest	\$781	\$864	10.53%
	\$485,469,772	\$485,469,772	0.00%

Property Class	Allocation of General Levy Using	Allocation of General Levy Using	% Change
	2013 Phase-in Values	2014 Phase-in Values	
Commercial Including Optional Classes	\$98,640,603	\$97,785,002	-0.87%
Farmland	\$504,730	\$506,139	0.28%
Industrial Including Optional Classes	\$14,357,656	\$13,004,523	-9.42%
Multi-Residential	\$41,241,579	\$42,504,549	3.06%
Pipeline	\$1,751,554	\$1,740,259	-0.64%
Residential	\$328,972,869	\$329,928,437	0.29%
Managed Forest	\$781	\$864	10.53%
	\$485,469,772	\$485,469,772	0.00%

SCHEDULE "F"

ESTIMATED SHIFTS IN TAXATION BETWEEN PROPERTY CLASSES WITH NO CHANGE IN TAXATION FOR 2013 TO 2016

Property Class	Allocation of Levy Using 2013 Phase in Values	2014 Allocation of Levy Using 2016 Phase-in Values (2012 Market Values)	% Change
Commercial	\$65,156,953	\$62,536,502	-4.02%
Office Building	\$7,387,211	\$7,218,353	-2.29%
Farmland	\$504,730	\$638,255	26.45%
Industrial	\$8,889,180	\$8,378,284	-5.75%
Large Industrial	\$5,468,475	\$5,309,360	-2.91%
Multi-Residential	\$41,241,579	\$45,760,862	10.96%
Pipeline	\$1,751,554	\$1,702,212	-2.82%
Residential	\$328,972,869	\$328,441,115	-0.16%
Shopping Centre	\$26,096,438	\$25,483,822	-2.35%
Managed Forest	\$781	\$1,007	28.92%
	\$485,469,772	\$485,469,772	0.00%

Property Class	Allocation of Levy Using 2013 Phase in Values	2014 Allocation of Levy Using 2016 Phase-in Values (2012 Market Values)	% Change
Commercial Including Optional Classes	\$98,640,603	\$95,238,677	-3.45%
Farmland	\$504,730	\$638,255	26.45%
Industrial Including Optional Classes	\$14,357,656	\$13,687,644	-4.67%
Multi-Residential	\$41,241,579	\$45,760,862	10.96%
Pipeline	\$1,751,554	\$1,702,212	-2.82%
Residential	\$328,972,869	\$328,441,115	-0.16%
Managed Forest	\$781	\$1,007	28.92%
	\$485,469,772	\$485,469,772	0.00%