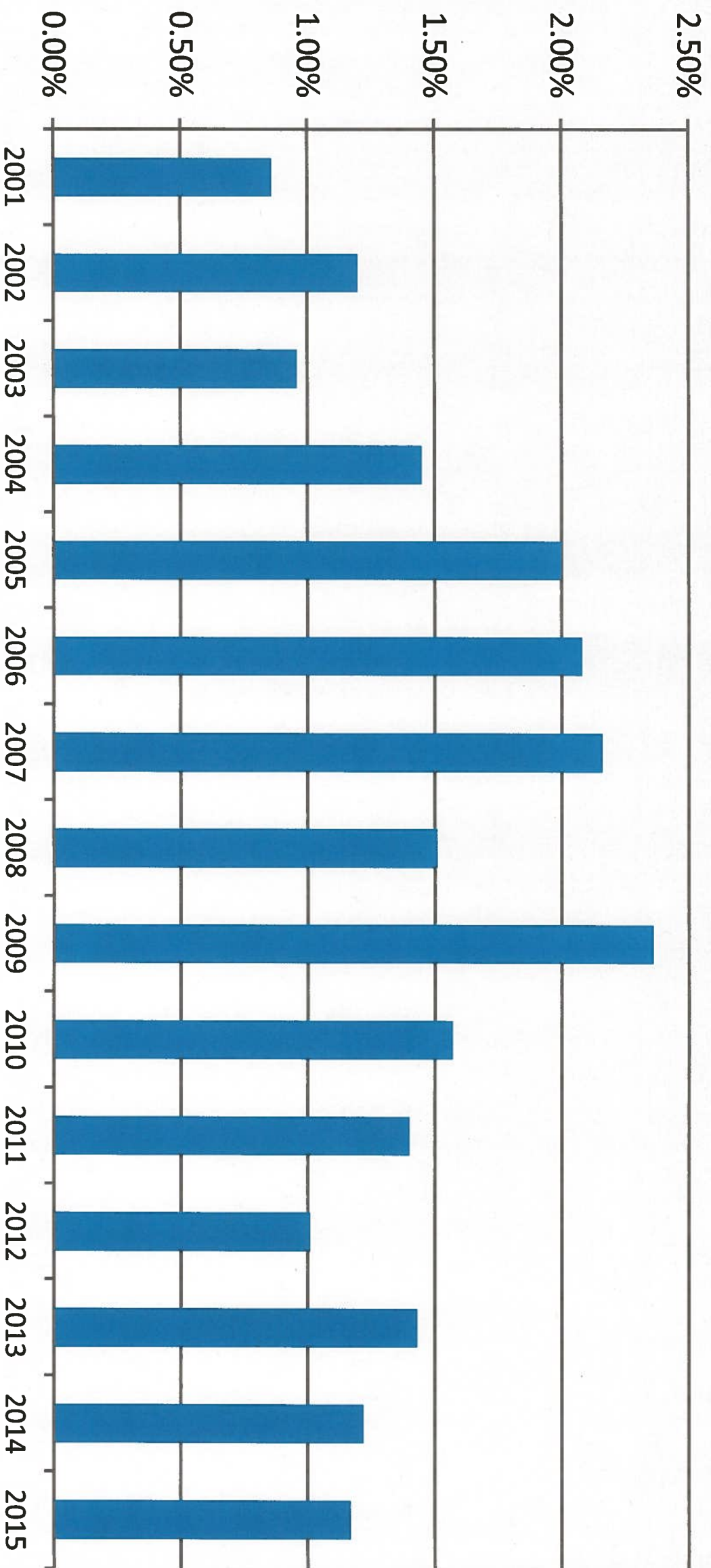


SCHEDULE "A" Weighted Assessment Growth



**SCHEDULE "B"
ANALYSIS OF 2015 WEIGHTED ASSESSMENT GROWTH USING 2014 PHASE-IN VALUES**

Property Class	Weighted 2014 Assessment Roll (Using 2014 Phase-In Values Per MPAC)	Weighted 2015 Assessment Roll (Using 2014 Phase-In Values Per MPAC)	% Change	% of Total Assessment
Commercial	\$5,708,585,733	\$5,820,199,830	1.96%	0.26%
Office Building	\$651,214,809	\$654,611,063	0.52%	0.01%
Farmland	\$44,507,499	\$44,424,958	-0.19%	0.00%
Industrial	\$653,467,053	\$635,519,700	-2.75%	-0.04%
Large Industrial	\$406,020,003	\$443,145,455	9.14%	0.09%
Multi-Residential	\$3,680,560,805	\$3,480,469,283	-5.44%	-0.47%
Pipeline	\$154,116,839	\$155,616,651	0.97%	0.00%
Residential	\$29,218,371,555	\$29,764,915,102	1.87%	1.28%
Shopping Centre	\$2,300,012,299	\$2,319,686,670	0.86%	0.05%
Managed Forest	\$76,472	\$94,429	23.48%	0.00%
	\$42,816,933,065	\$43,318,683,141	1.17%	1.17%

Property Class	Weighted 2014 Assessment Roll (Using 2014 Phase-In Values Per MPAC)	Weighted 2015 Assessment Roll (Using 2014 Phase-In Values Per MPAC)	% Change	% of Total Assessment
Commercial Including Optional Classes	\$8,659,812,841	\$8,794,497,563	1.56%	0.31%
Farmland	\$44,507,499	\$44,424,958	-0.19%	0.00%
Industrial Including Optional Classes	\$1,059,487,056	\$1,078,665,156	1.81%	0.04%
Multi-Residential	\$3,680,560,805	\$3,480,469,283	-5.44%	-0.47%
Pipeline	\$154,116,839	\$155,616,651	0.97%	0.00%
Residential	\$29,218,371,555	\$29,764,915,102	1.87%	1.28%
Managed Forest	\$76,472	\$94,429	23.48%	0.00%
	\$42,816,933,065	\$43,318,683,141	1.17%	1.17%

SCHEDULE "C"
CHANGES IN TAXABLE VALUE OF PROPERTIES FOR 2015 TAXATION

Property Class	Assessments for 2015 Taxation at 2014 Phase-In Values	Assessments for 2015 Taxation at 2015 Phase-In Values	% Change
Commercial	\$2,977,064,262	\$3,014,416,383	1.25%
Office Building	\$331,097,507	\$336,550,131	1.65%
Farmland	\$217,556,114	\$241,251,657	10.89%
Industrial	\$299,664,402	\$301,634,971	0.66%
Large Industrial	\$201,923,460	\$205,079,868	1.56%
Multi-Residential	\$1,758,497,345	\$1,873,626,445	6.55%
Pipeline	\$90,844,513	\$92,371,757	1.68%
Residential	\$29,766,843,157	\$30,537,078,940	2.59%
Shopping Centre	\$1,172,596,507	\$1,193,520,665	1.78%
Managed Forest	\$377,716	\$421,558	11.61%
	\$36,816,464,983	\$37,795,952,375	2.66%
Commercial Including Optional Classes			
Farmland	\$4,480,758,276	\$4,544,487,179	1.42%
Industrial Including Optional Classes	\$217,556,114	\$241,251,657	10.89%
Multi-Residential	\$501,587,862	\$506,714,839	1.02%
Pipeline	\$1,758,497,345	\$1,873,626,445	6.55%
Residential	\$90,844,513	\$92,371,757	1.68%
Managed Forest	\$29,766,843,157	\$30,537,078,940	2.59%
	\$377,716	\$421,558	11.61%
	\$36,816,464,983	\$37,795,952,375	2.66%

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

Property Class	Assessments for 2015 Taxation at 2014 Phase-In Values	Assessments for 2016 Taxation at 2012 Market Values	% Change
Commercial	\$2,977,064,262	\$3,051,768,393	2.51%
Office Building	\$331,097,507	\$342,002,730	3.29%
Farmland	\$217,556,114	\$264,947,200	21.78%
Industrial	\$299,664,402	\$303,605,540	1.32%
Large Industrial	\$201,923,460	\$208,236,280	3.13%
Multi-Residential	\$1,758,497,345	\$1,988,755,540	13.09%
Pipeline	\$90,844,513	\$93,899,000	3.36%
Residential	\$29,766,843,157	\$31,307,314,622	5.18%
Shopping Centre	\$1,172,596,507	\$1,214,444,777	3.57%
Managed Forest	\$377,716	\$465,400	23.21%
	\$36,816,464,983	\$38,775,439,482	5.32%
Commercial Including Optional Classes	\$4,480,758,276	\$4,608,215,900	2.84%
Farmland	\$217,556,114	\$264,947,200	21.78%
Industrial Including Optional Classes	\$501,587,862	\$511,841,820	2.04%
Multi-Residential	\$1,758,497,345	\$1,988,755,540	13.09%
Pipeline	\$90,844,513	\$93,899,000	3.36%
Residential	\$29,766,843,157	\$31,307,314,622	5.18%
Managed Forest	\$377,716	\$465,400	23.21%
	\$36,816,464,983	\$38,775,439,482	5.32%

**SCHEDULE "E"
ESTIMATED SHIFTS IN MUNICIPAL TAXATION BETWEEN PROPERTY CLASSES WITH NO CHANGE IN TAX LEVY OR TAX RATIOS FOR
2015**

Property Class	Allocation of General Levy Using 2014 Phase-In Values	Allocation of General Levy Using 2015 Phase-In Values	% Change
Commercial	\$67,793,394	\$66,889,757	-1.33%
Office Building	\$7,624,877	\$7,467,797	-2.06%
Farmland	\$517,459	\$559,185	8.06%
Industrial	\$7,402,502	\$7,259,088	-1.94%
Large Industrial	\$5,161,736	\$5,108,366	-1.03%
Multi-Residential	\$40,540,330	\$42,092,060	3.83%
Pipeline	\$1,812,615	\$1,796,082	-0.91%
Residential	\$346,700,243	\$346,599,667	-0.03%
Shopping Centre	\$27,019,593	\$26,800,652	-0.81%
Managed Forest	\$1,100	\$1,196	8.76%
	\$504,573,850	\$504,573,850	0.00%

Property Class	Allocation of General Levy Using 2014 Phase-In Values	Allocation of General Levy Using 2015 Phase-In Values	% Change
Commercial Including Optional Classes	\$102,437,864	\$101,158,205	-1.25%
Farmland	\$517,459	\$559,185	8.06%
Industrial Including Optional Classes	\$12,564,238	\$12,367,454	-1.57%
Multi-Residential	\$40,540,330	\$42,092,060	3.83%
Pipeline	\$1,812,615	\$1,796,082	-0.91%
Residential	\$346,700,243	\$346,599,667	-0.03%
Managed Forest	\$1,100	\$1,196	8.76%
	\$504,573,850	\$504,573,850	0.00%

**SCHEDULE "E-1"
ESTIMATED SHIFTS IN MUNICIPAL TAXATION BETWEEN PROPERTY CLASSES WITH NO CHANGE IN TAX LEVY BUT
RECOMMENDED CHANGES IN TAX RATIOS FOR 2015**

Property Class	Allocation of General Levy Using 2014 Phase-in Values	Allocation of General Levy Using 2015 Phase-in Values	% Change
Commercial	\$67,793,394	\$67,067,356	-1.07%
Office Building	\$7,624,877	\$7,487,625	-1.80%
Farmland	\$517,459	\$560,670	8.35%
Industrial	\$7,402,502	\$6,492,387	-12.29%
Large Industrial	\$5,161,736	\$4,568,207	-11.50%
Multi-Residential	\$40,540,330	\$42,203,819	4.10%
Pipeline	\$1,812,615	\$1,800,850	-0.65%
Residential	\$346,700,243	\$347,519,926	0.24%
Shopping Centre	\$27,019,593	\$26,871,811	-0.55%
Managed Forest	\$1,100	\$1,199	9.05%
	\$504,573,850	\$504,573,850	0.00%

Commercial Including Optional Classes	\$102,437,864	\$101,426,791	-0.99%
Farmland	\$517,459	\$560,670	8.35%
Industrial Including Optional Classes	\$12,564,238	\$11,060,594	-11.97%
Multi-Residential	\$40,540,330	\$42,203,819	4.10%
Pipeline	\$1,812,615	\$1,800,850	-0.65%
Residential	\$346,700,243	\$347,519,926	0.24%
Managed Forest	\$1,100	\$1,199	9.05%
	\$504,573,850	\$504,573,850	0.00%

SCHEDULE "F"

ESTIMATED SHIFTS IN TAXATION BETWEEN PROPERTY CLASSES WITH NO CHANGE IN TAXATION FOR 2014 TO 2016

Property Class	Allocation of Levy Using 2014 Phase In Values	2015 Allocation of Levy Using 2016 Phase-In Values (2012 Market Values)	% Change
Commercial	\$67,793,394	\$66,009,335	-2.63%
Office Building	\$7,624,877	\$7,482,152	-1.87%
Farmland	\$517,459	\$598,638	15.69%
Industrial	\$7,402,502	\$7,120,465	-3.81%
Large Industrial	\$5,161,736	\$5,055,986	-2.05%
Multi-Residential	\$40,540,330	\$43,552,271	7.43%
Pipeline	\$1,812,615	\$1,779,785	-1.81%
Residential	\$346,700,243	\$346,390,083	-0.09%
Shopping Centre	\$27,019,593	\$26,583,849	-1.61%
Managed Forest	\$1,100	\$1,287	17.05%
	\$504,573,850	\$504,573,850	0.00%

Property Class	Allocation of Levy Using 2014 Phase In Values	2015 Allocation of Levy Using 2016 Phase-In Values (2012 Market Values)	% Change
Commercial Including Optional Classes	\$102,437,864	\$100,075,335	-2.31%
Farmland	\$517,459	\$598,638	15.69%
Industrial Including Optional Classes	\$12,564,238	\$12,176,451	-3.09%
Multi-Residential	\$40,540,330	\$43,552,271	7.43%
Pipeline	\$1,812,615	\$1,779,785	-1.81%
Residential	\$346,700,243	\$346,390,083	-0.09%
Managed Forest	\$1,100	\$1,287	17.05%
	\$504,573,850	\$504,573,850	0.00%