

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Adelaide

Acreage	361
Make up of Property	Primarily undeveloped woodlands & wetlands with approx. 5,030' of total frontage on Black Lake
Municipality	Dysart Et Al
Municipal Zoning	<p>Rural 1 (RU1): (70%) duplex, semi-detached, & single family dwelling, private cabin, bed & breakfast establishment, cemetery, conservation use, hobby or any other kind of farm, farm produce outlet, fish & wildlife use, forestry use including a mill, home business or industry with office, private park, public use & wayside quarry</p> <p>Tourist Commercial (TC): (25%) accessory dwellings, business office, commercial recreation park, home business & office, liquor licensed premises, lodge, marina, neighbourhood store, personal service shop, private park, public use, recreational camp and establishment, regular & take out restaurant, regular & accessory retail store, open storage</p> <p>Environmental Protection (EP): (5%) conservation, reforestation and other environmental uses, flood, erosion & siltation control, marine facility (docks), public park & public use.</p>
Best Use	Camp, resort or roofed tourism accommodation
Issues	<p><i>Negative:</i> age buildings and systems</p> <p><i>Positive:</i> location, privacy, flexibility of TC zoning, potential of subdivision of the NE parcel for cottage development</p>
Market Valuation	\$2,900,000
Land Tax (*) Currently exempt, approx value at residential mill rate	Parcel 1 & 2 = \$4,360 Parcel 3 = \$130 Parcel 4 = \$160

[FULL MARKET VALUE REPORT](#)

(*) Based on an Ontario Municipal Board ruling in the early 2000's all seasonal residential youth camps in Ontario are now assessed "Residential" due to their youth educational component even though zoning may vary from Resort Commercial to Open Space/ Environmental