

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Ademac

Acreage	58.7
Make up of Property	Primarily field space and undeveloped woodlands with a creek and wetland at the northern end
Municipality	Scugog
Municipal Zoning	<p>Recreational (RE): (40%) agricultural uses, athletic field, cabin/cottage establishment, camping establishment, conservation use, dwelling-single detached, dwelling unit, dwelling unit-secondary, fairground, flood/erosion/siltation control, structure, golf course & driving range, home occupation, lawn bowling green marina, outside storage, private or public park, public utility, restaurant, riding & boarding stable, summer camp, tourism resort & establishment</p> <p>Oak Ridges Moraine-Environmental Protection (ORM-EP): (60%) agricultural uses, conservation use, dwelling-converted, single detached, unit & unit secondary, flood/erosion/siltation control structure, forestry, group home type 1, home industry & occupation, private & public park and public utility</p>
Best Use	Residential estate or hobby farm
Issues	<p><i>Negative:</i> RE/ORM-EP zoning, age buildings and systems</p> <p><i>Positive:</i> location, Trillium Lodge, updated water & sewage systems</p>
Market Valuation	\$1,150,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$7,600

[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