

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Bonita Glen

Acreage	21.13
Make up of Property	Mostly developed with some wooded areas and trails
Municipality	Oro-Medonte
Municipal Zoning	Private Recreation (PR): bed & breakfast establishments, conservation uses, downhill & cross country ski facilities, forestry uses, golf courses, mountain bike facilities and private clubs
Best Use	Camp, resort or roofed tourism accommodation
Issues	<i>Negative:</i> age buildings and systems, PR zoning, urban infringement <i>Positive:</i> location on Lake Simcoe, zoning, updated water & sewage systems
Market Valuation	\$2,300,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$8,370

[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