

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Kienuka

Acreage	Parcel 1: 0.27 Parcel 2: 9
Make up of Property	Parcel 1: clear space, partially developed with a steel breakwater wall Parcel 2: fully developed with structures, buildings, roads, trails and utility corridors
Municipality	Haldimand
Municipal Zoning	Parcel 1 — Seasonal Residential Zone (SRS): one vacation dwelling or one existing dwelling unit Parcel 2: Open Space (OS): park, fairground, golf course, place of recreation ancillary to a golf course, golf driving range & one dwelling unit
Best Use	As current or as a residential/recreational property
Issues	<i>Negative:</i> OS zoning, aging of facilities and systems, need to truck in water <i>Positive:</i> location with waterfront access, proximity to large urban marketplace
Market Valuation	\$500,000
Land Tax (*) Currently exempt, approx value at residential mill rate	Parcel 1 = \$4,530 Parcel 2 = \$1,610

[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