

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Piper's Hill

Acreage	96.4
Make up of Property	Primarily undeveloped woodlands
Municipality	Adjala-Tosorontio
Municipal Zoning	Open Space Recreational (OSR): public parks, private parks, including picnic areas, campgrounds, sports or recreational camps, swimming areas, pavilions, eating establishments and other service buildings associated with park use, Private Clubs including those for golf, skiing, fishing and snowmobiling, hiking trails or wilderness areas, conservation uses and forest management uses.
Best Use	Residential estate, hobby farm or its current use or camp/conference/retreat/education centre
Issues	<i>Negative:</i> OSR zoning, delicate water system at main lodge <i>Positive:</i> location in relationship to urban markets, potential for year round use
Market Valuation	\$1,100,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$7,920

[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