

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Tawateno

Acreage	92
Make up of Property	Primarily undeveloped woodlands with a creek running through the property
Municipality	Springwater
Municipal Zoning	Environmental Protection(EP-5): Lot 6, Concession IV (Vespra) parking space may be located within required yard. No building or intensive development shall be located within 30 metres of any wet land, shown on a site plan as prepared by the Girl Guides of Canada, without the written consent of the Nottawasaga Valley Conservation Authority. No development shall be permitted within 30 metres of the edge of any cold water stream or 15 metres of the edge of other watercourses as identified on the site plan and established by the Ministry of Natural Resources.
Best Use	As currently being used
Issues	<i>Negative:</i> site specific EP5 zoning, zoning specific to GGC thus new owner would need to determine allowance for change <i>Positive:</i> location, privacy
Market Valuation	\$300,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$4,280

[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