

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Wyoka

Acreage	93.7
Make up of Property	Primarily fields and woodlands
Municipality	Howick
Municipal Zoning	<p>Natural Environment Full Protection (NE1): agricultural, forestry, conservation, natural environment, passive recreation and uses accessory to the permitted use</p> <p>Recreational Trailer Park and Campground (RC2): campground, conservation, forestry, recreation (passive), a private park, a trailer park and uses accessory to the trailer camp use including recreational vehicle sales and service.</p> <p>Open Space-Parkland (OS2): conservation, forestry, recreation (passive), a private park, a public park, and uses accessory to the permitted uses.</p>
Best Use	Camp or campground operation
Issues	<p><i>Negative:</i> zoning</p> <p><i>Positive:</i> location, updated water & sewage systems</p>
Market Valuation	\$1,300,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$18,520

[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