

CAMP PROPERTY DATA

SUMMARY OF MARKET VALUE OPINION: Ma Kee Wa

Acreage	98.1
Make up of Property	Primarily of partially developed fields and 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	As current use or a conference/retreat/educational centre
Issues	<i>Negative:</i> OSR zoning, aging facilities and systems <i>Positive:</i> location in relationship to urban markets, access, potential for year round use, updated water & sewage systems
Market Valuation	\$2,500,000
Land Tax (*) Currently exempt, approx value at residential mill rate	\$26,800

[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