



COMMERCIAL LAND PROFILE



Elliot Lake is a natural choice for business investment, whether relocating an existing business to take advantage of the unsurpassed quality of life and natural advantages or starting a new business.

Long known as a place to retire for individuals and couples, Elliot Lake's reputation for an unsurpassed quality of life is starting to spread into business investment opportunities. And why not? With this kind of lifestyle business owners and their employees have the best of both worlds: prosperity and quality of life. Elliot Lake is a clean, modern city that combines the hospitality of a small town with the services of a major urban centre including a full service hospital. The pristine wilderness and literally thousands of lakes just beyond the city limits provide countless opportunities recreational pastimes any time of year. This is why the city is quickly becoming known as the year round playground.

Elliot Lake is fully wired with high quality fibre optic broadband capabilities and affordable serviced industrial and commercial space available. Elliot Lake is strategically positioned in Northern Ontario between the large urban centres of Sudbury and Sault Ste. Marie. The city is located just north of the Trans-Canada Highway with quick access to numerous deep-water ports along Lake Huron and the US border crossing at Sault Ste. Marie.

For more information please visit investelliottlake.com or connect with our Economic Development team at EDO@elliottlake.ca

Zoning

CENTRAL COMMERCIAL "C1" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

Apartment buildings;
Animal Hospitals;
Auctions;
Bake shop;
Bingo hall;
Bus terminal;
Business and/or Professional offices;
Clinics;
Eating establishments;
Financial Institutions;
Funeral home;
Government Offices;
Hotels and motels;
Laundromat;
Licensed beverage establishment;
Places of Assembly;
Private clubs;
Personal service shops;
Pet Services; (13-73)
Printing and publishing establishments;
Parking stations;
Recreational Commercial establishments;
Retail Stores
Training centres;
Accessory dwelling units within the second storey or lower levels of any building (other than Hotels or Motels); and
Accessory uses incidental to any of the above permitted uses, including Parking Areas. (96-8) (96-28)

TOURIST HIGHWAY COMMERCIAL "C2" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

Automobile Dealerships;
Automotive Light uses;
Automobile Sales Establishments;
Automobile service stations;
Bake shops;
Bingo halls;
Business, Professional, and/or Administrative Offices;
Courier office and depots;
Bus terminals;
Car rental agencies;
Car washing establishments;
Commercial parks and camping grounds;
Convenience Store; (00-35)
Dry Cleaners;
Eating establishments;
Farmers markets;
Financial institutions;
Garden Centres;
Gas bars;
Hotels;
Motels;
Laundromats;
Licenced Beverage Establishments;
Tourist recreation facilities;
Trading posts;
Personal Service Shops;
Places of assembly;
Bowling alleys and private clubs;
Printing and publishing establishments;
Parking stations;
Recreational Commercial Establishments;
Retail Businesses;
Supermarkets;
Training Centres;
Dwelling units only within the second storey of any building other than hotels or motels;
Accessory uses incidental to any of the above permitted uses, including parking areas; and
Temporary parking of a motorized refreshment vehicle licenced under City of Elliot Lake By-law No. 00-19, provided the licence is in good standing.(00-21)

NEIGHBOURHOOD COMMERCIAL "C3" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

Convenience Stores;
Eating establishments;
Offices;
Private clubs;
Personal service shops;
Parking stations;
Dwelling units only within the second storey of any building; and Accessory uses incidental to any of the above permitted uses, including parking areas.

SHOPPING CENTRE COMMERCIAL "C4" ZONE

No person shall use any land or erect or use any building or structure for any purpose except as a shopping centre, which may include the following uses:

Automobile Sales Establishments;
Retail businesses;
Personal service shops;
Banks and offices;
Government offices;
Eating establishments;
Licenced Beverage Establishments;
Places of assembly;
Hotels;
Museums or similar institutional uses; and
Accessory uses incidental to any of the above permitted uses.

INDUSTRIAL "M" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

-Any manufacturing or industrial undertaking that is conducted within an enclosed building or structure, subject to Section 16.2;

Any commercial purpose if incidental to manufacturing or industrial undertaking as the principal use;

- Animal shelters;
- Auction Establishments;
- Automobile body shops;
- Automotive Heavy uses;
- Automotive Light uses;
- Automobile service stations, subject to the regulations of Section 13.3.2;
- Automotive trades;
- Breeding and Boarding Establishments;
- Building supply dealers;
- Car-washing establishments;
- Dry cleaners;
- Inventory of empty shipping containers, trailers, vessels, storage containers to be transported to different locations for the purpose of temporary storage at that location, subject to Section 5.1.6; (11-23)
- Laundromats;
- Lumber yards;
- Offices;
- Provincial Government highway maintenance facilities and materials storage;
- Bulk-oil dealerships;
- Marinas;
- Parking station;
- Refreshment vehicles;
- Sales, service or rental establishments for mobile homes;
- Self-Storage Facilities; (02-55)
- Stores for any wholesale business, selling only to the trade;
- Warehouses, builders contractors' yards, open air storage;
- Minimum living conditions not exceeding 18.5 sqm for an individual watchman, whose presence on the property is essential at all times; such permitted use shall not include living accommodation for any person other than such individual watchman;
- Accessory uses incidental to any of the above permitted uses.

CLEAN INDUSTRIAL "CM" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

- Bakeries;
- Dairy Products Plants;
- Computer Services;
- Computer Equipment and Maintenance and Repair services;
- High-tech research and development establishments;
- Manufacturing of jewellery, watches, precision instruments, electronic products, electronic components, toys or similar articles;
- Offices;
- Production of cosmetics, drugs and other pharmaceutical supplies;
- Production of apparel and finished textiles products, other than the production of synthetic fibres;
- Printing, duplicating, book binding, and photographic establishments;
- Scientific or medical laboratories;
- Warehousing;
- Accessory uses incidental to any of the above permitted uses.

RESIDENTIAL ONE AND TWO-UNIT DWELLING "R1" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

- Single dwellings, Semi-Detached Buildings & Duplex Buildings;
- Boarding Houses;
- Group homes;
- Bed & Breakfast Establishments;
- Home Based Businesses;
- Accessory Buildings incidental to any of the above permitted uses;
- Additional Dwelling Units in accordance with Section 5.1.2 (21-59)

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RESIDENTIAL ONE AND TWO-UNIT DWELLING M "R1M" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

- Single dwellings, Semi-Detached Buildings & Duplex Buildings;
- Boarding Houses;
- Group homes;
- Bed & Breakfast Establishments;
- Home Based Businesses;
- Accessory Buildings incidental to any of the above permitted uses;
- Additional Dwelling Units in accordance with Section 5.1.2 (21-59)

RURAL "A" ZONE

No persons shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

Agricultural, forestry, mining, quarrying, production of electric power, including buildings for the distribution thereof, and parks;

Animal Hospitals;

Breeding and Boarding Establishments;

Cemeteries;

Conservation Uses;

Dormitories for employees if located at or immediately adjacent to the portion of the land on which the main operations of one (1) of the above uses are carried on Drive-in theatres and amphitheatres;

Farm Produce Outlets;

Golf courses;

Horse stables and horse riding facilities;

Municipal Airports;

Nurseries;

Outdoor Recreational Uses;

Public Boat Launch; (03-8)

Radio and television antenna including buildings necessary to house electronic equipment incidental thereto;

Rod and gun clubs;

Seasonal Trailer parks on land owned by the Municipality whether operated by the Municipality or any other person;

Ski lifts and ski tows;

Summer camps for children operated by non-profit organizations, including boy scout and girl guide camps; Yacht and aquatic clubs; and

Accessory uses incidental to any of the above permitted uses.

RESIDENTIAL MULTIPLE DWELLING "R2" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

- Semi-Detached Buildings & Duplex Buildings as permitted under the provisions of Section 7.2;
- Apartment Buildings, Townhousing, and Rowhouses;
- Home Based Businesses in any dwelling except an apartment building;
- Accessory Buildings incidental to any of the above permitted uses;
- Additional Dwelling Units in accordance with Section 5.1.2 (21-59)

RESIDENTIAL MULTIPLE DWELLING - M "R2M" ZONE

No person shall use any land or erect or use any building or structure for any purpose except one (1) or more of the following uses:

- Semi-Detached Buildings & Duplex Buildings as permitted under the provisions of Section 7.2;
- Apartment Buildings, Townhousing, and Rowhouses;
- Home Based Businesses;
- Accessory Buildings incidental to any of the above permitted uses;
- Additional Dwelling Units in accordance with Section 5.1.2 (21-59)

To review the entire zoning By-Law, please visit Elliotlake.ca/zoningbylaw



Properties For Sale

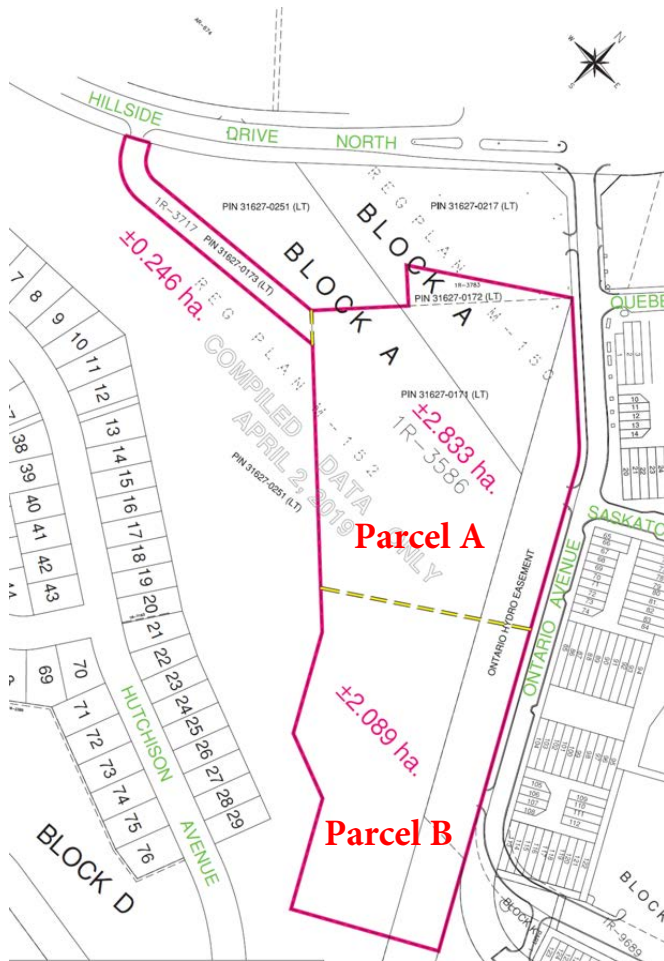
Commercial

1. 151 Ontario Avenue
2. Esten Drive North
3. Highway 108 - B
4. Highway 108 - C
5. Hillside Drive South
6. Oakland Boulevard
7. Esten Drive North
(Residential/ Commercial)

Residential

8. Hergott Avenue
9. Hergott Avenue 2
10. Edinburgh Road
11. 33 Esten Drive South
12. 51-53 McLaren Crescent
13. 74 & 76 Lachance Place
14. Taylor Boulevard
15. 166 Taylor Boulevard
16. Gauthier Place
17. Farquhar Place
18. Dieppe Ave & Mississauga Ave
(Mutli-Unit Residential)
19. Esten Drive South
(Residential / Institutional)

151 Ontario Ave



Property Type
Commercial

Zoning
C4

Notes:

Serviced

Property Size (approx):
12.16 Acres

Pricing

Parcel A 7 Acres (approx)
\$400,000

Parcel B 5.16 Acres (approx)
\$150,000

Individual Acre
\$60,000

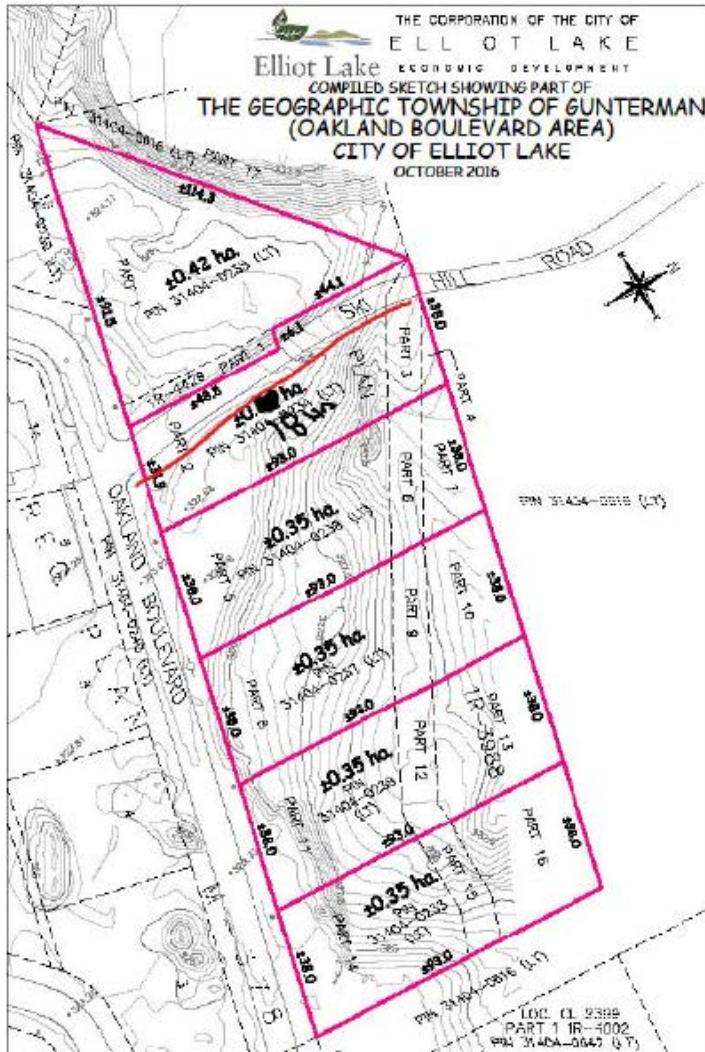


Oakland Boulevard

Property Type
Commercial

Zoning
C2

Notes:
Serviced



Property Size (approx):

Part 1 1.04 Acres

Call for pricing

Esten Drive North

Property Type Residential/

Commercial

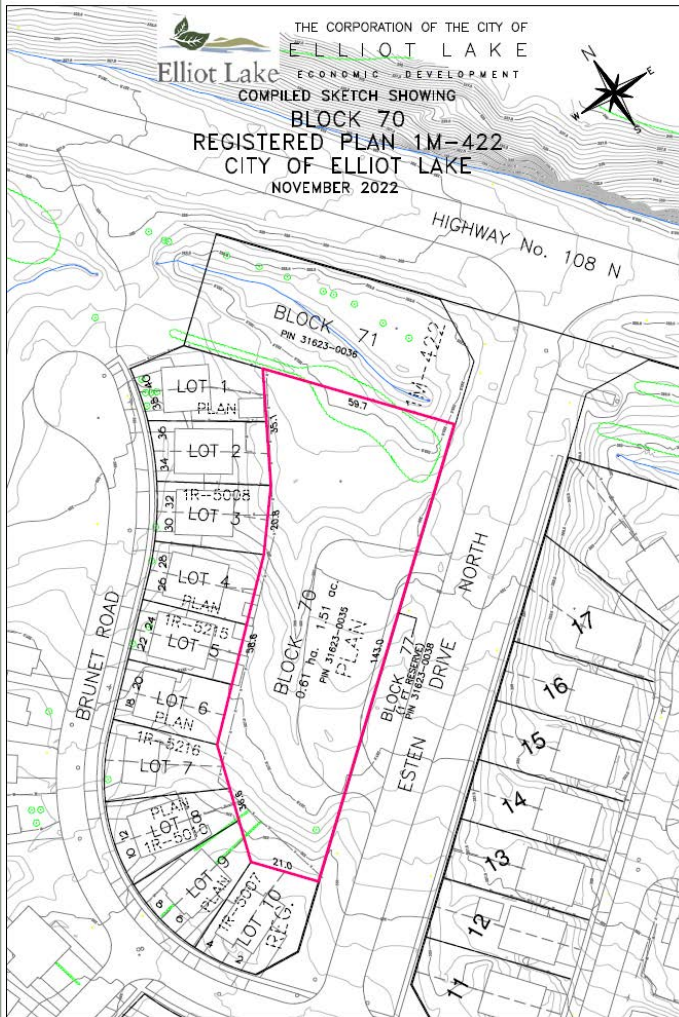
Zoning

RA

Notes:

Services Available

Rezoning Required



Property Size (approx):

1.51 Acres

\$30,000



13-23 Forest Place

Property Type
Residential



Zoning
R2M-2

Notes:
Serviced

Property Size (approx):

.38 Acres

\$51,078

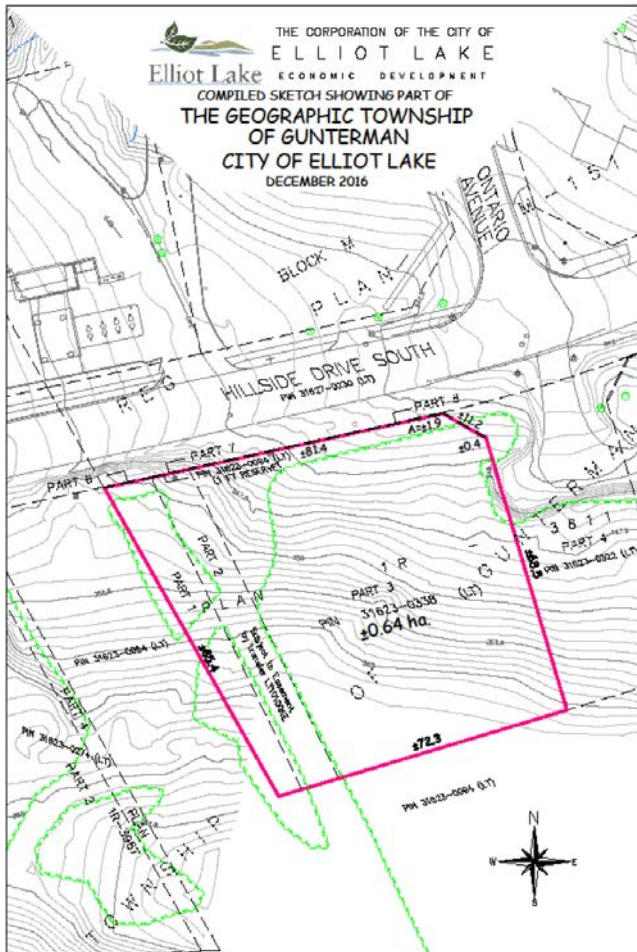
Hillside Drive South

Property Type
Commercial

Zoning

C1

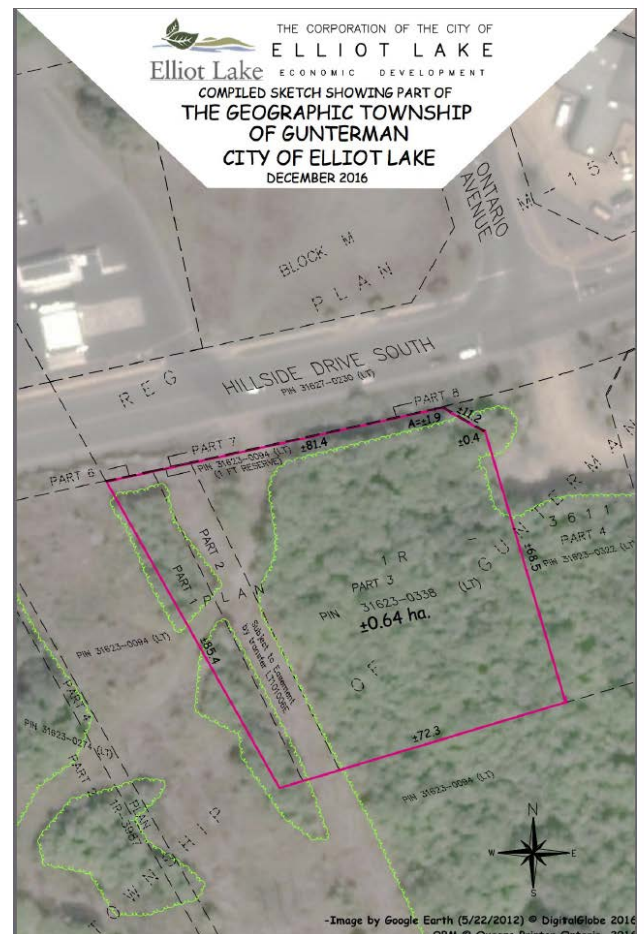
Notes:
Not Serviced



Property Size (approx):

1.58 Acres

Call for pricing

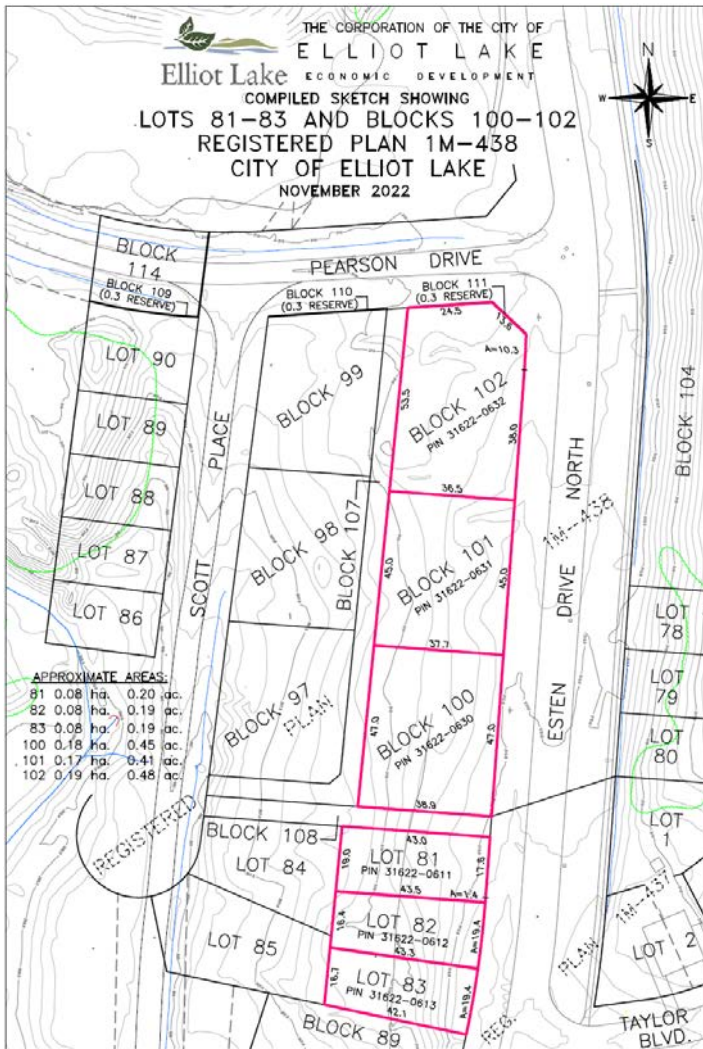


Esten Drive North

Property Type
Residential

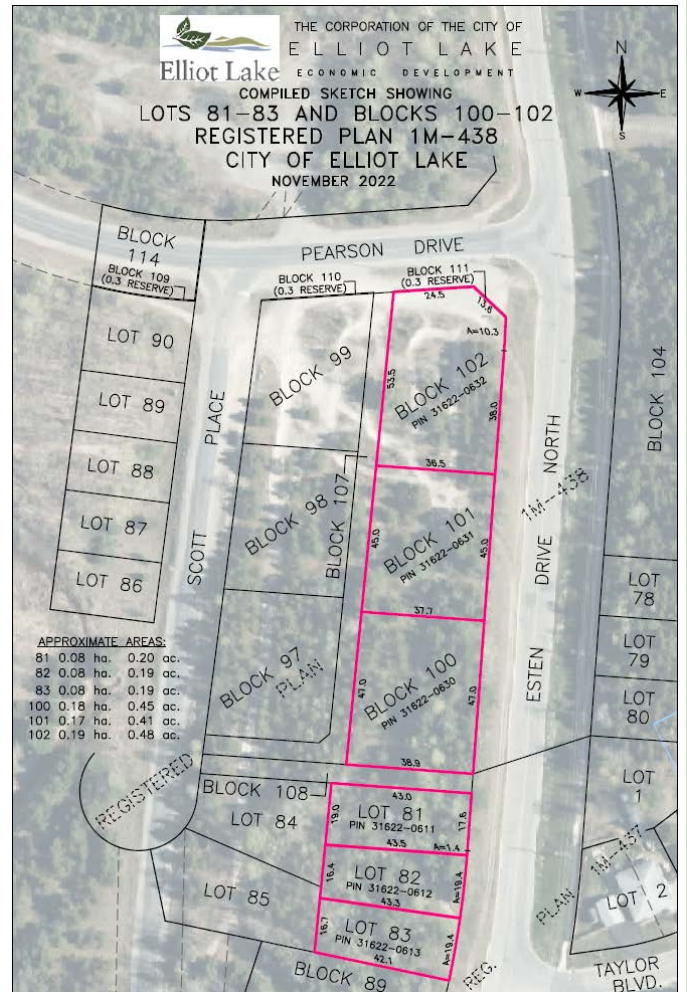
Zoning
CM
requires
amendment

Notes: Serviced



Property Size (approx) & Price:

Block 102 - Unavailable
 Block 101 - .41 Acres - \$40,000
 Block 100 - .45 Acres - \$40,000
 Lot 81 - .20 Acres - \$30,000
 Lot 82 - .19 Acres- \$30,000
 Lot 83 - .19 Acres- \$30,000



Esten Drive South

Property Type

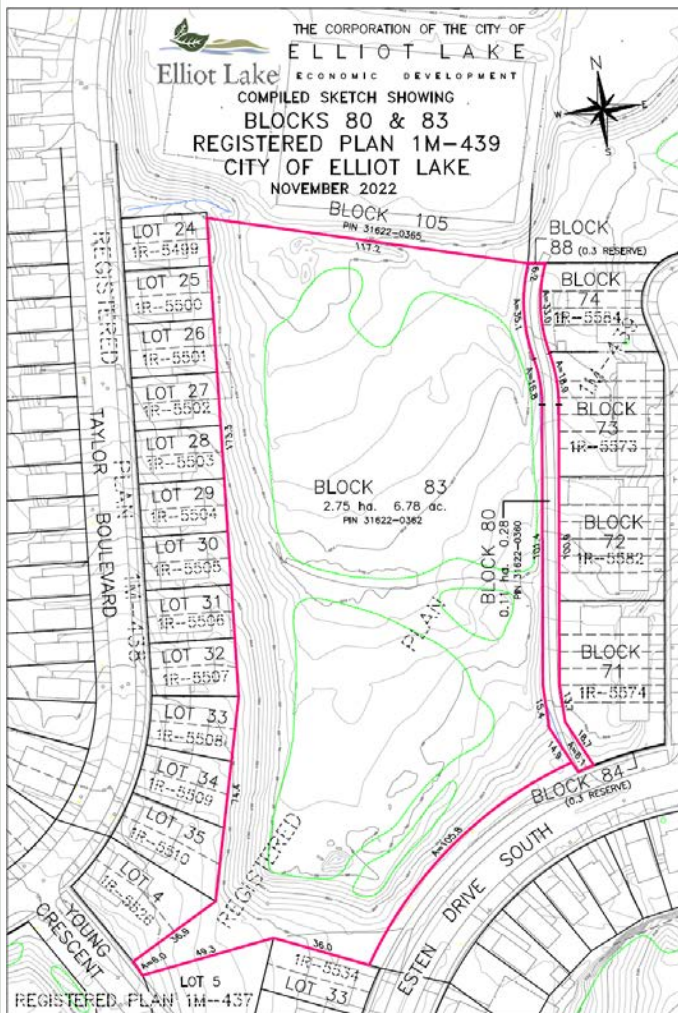
Residential/
institutional

Zoning

I

Notes:

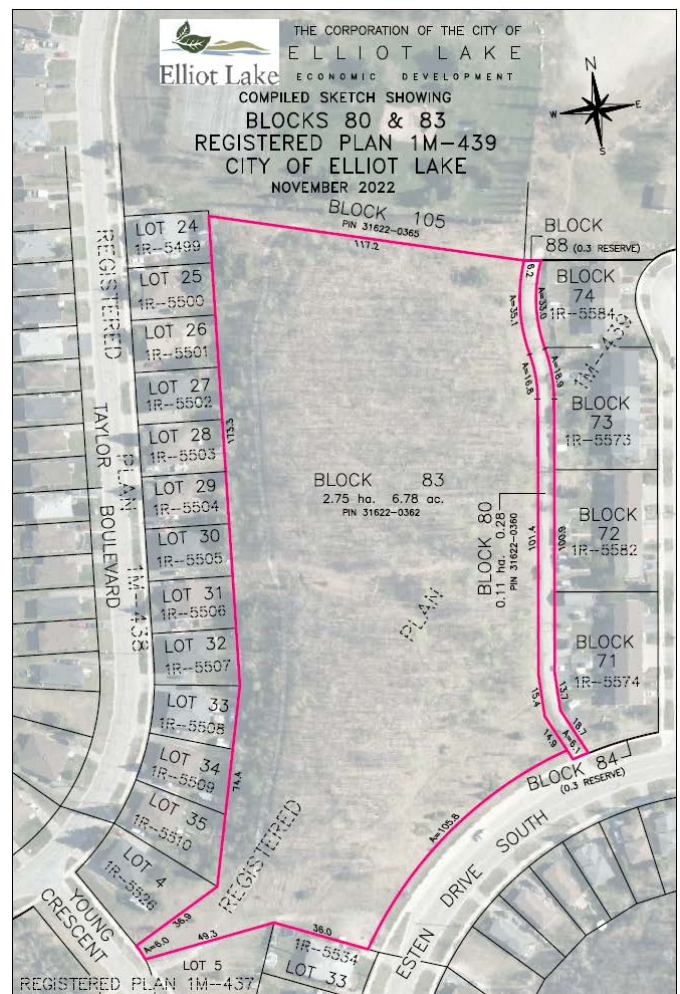
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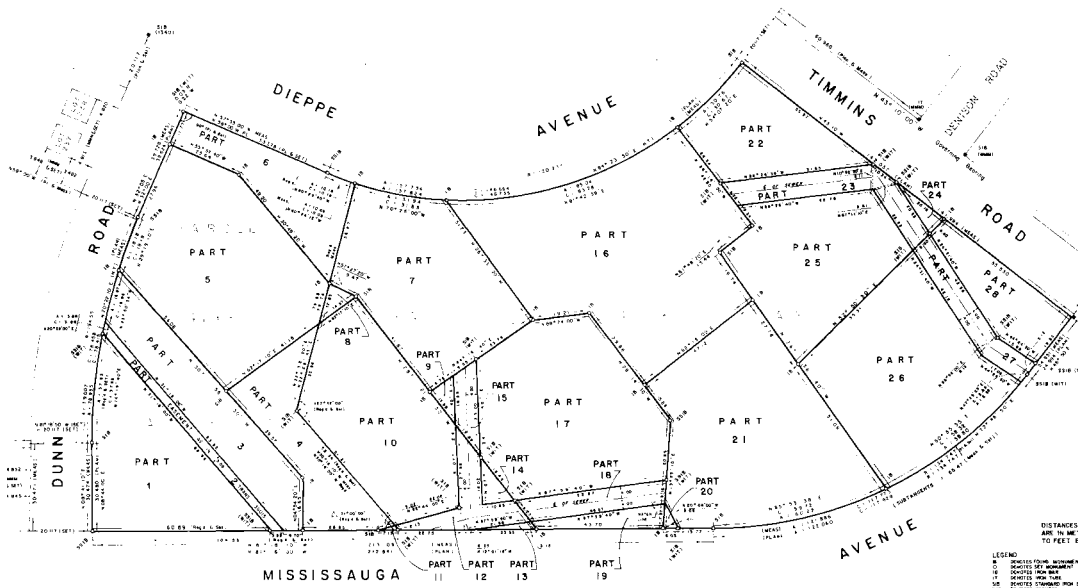
Property Size (approx):

6.78 Acres

\$125,000



Dieppe Ave & Mississauga Ave



Property Type
Multi Unit Residential

Zoning
R2 & I-1& I-1

Notes:
Services available
rezoning required



Property Size (approx) & Price:

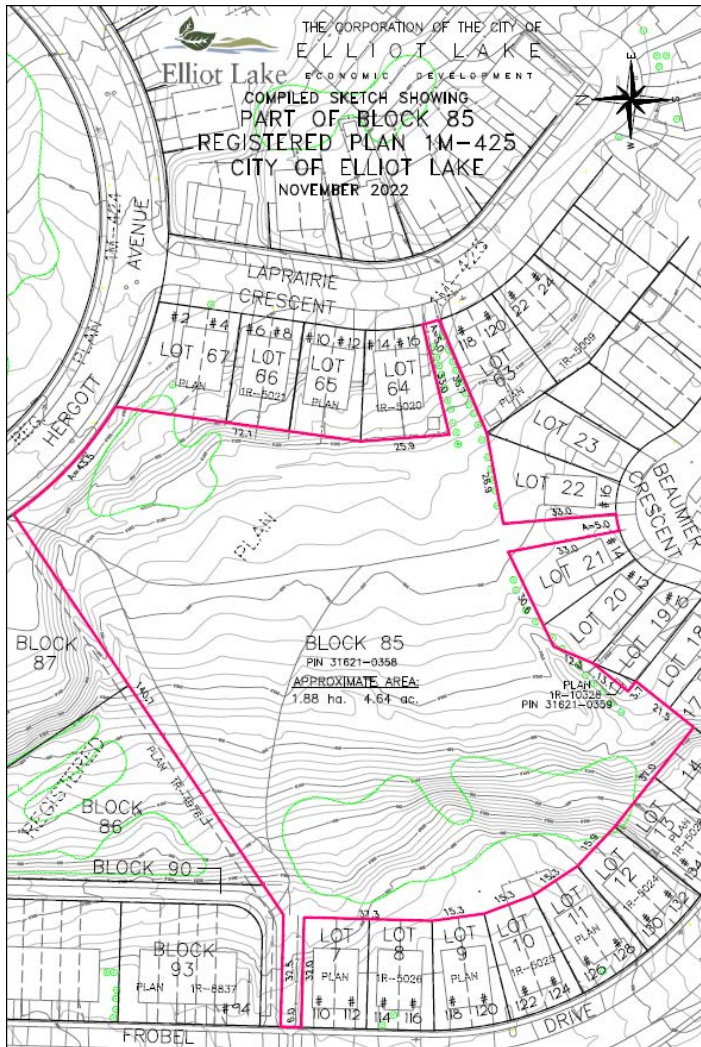
- Part 6 & 7/85 Dieppe - 1 Acre- \$55,000
- Part 16 /75 Dieppe - 1.18 Acre- \$55,000
- Part 26,27 & 28/150 Mississauga - 1.10 Acre- \$55,000
- Part 20 & 21/160 Mississauga - .95 Acre- \$55,000
- Part 9,15,17,18 & 19/170 Mississauga - .1 Acre Part - \$55,000
- 4,10,11,12,13 & 14/180 Mississauga - .1.10 Acre- \$55,000

Hergott Avenue 2

Property Type
Residential

Zoning:
P

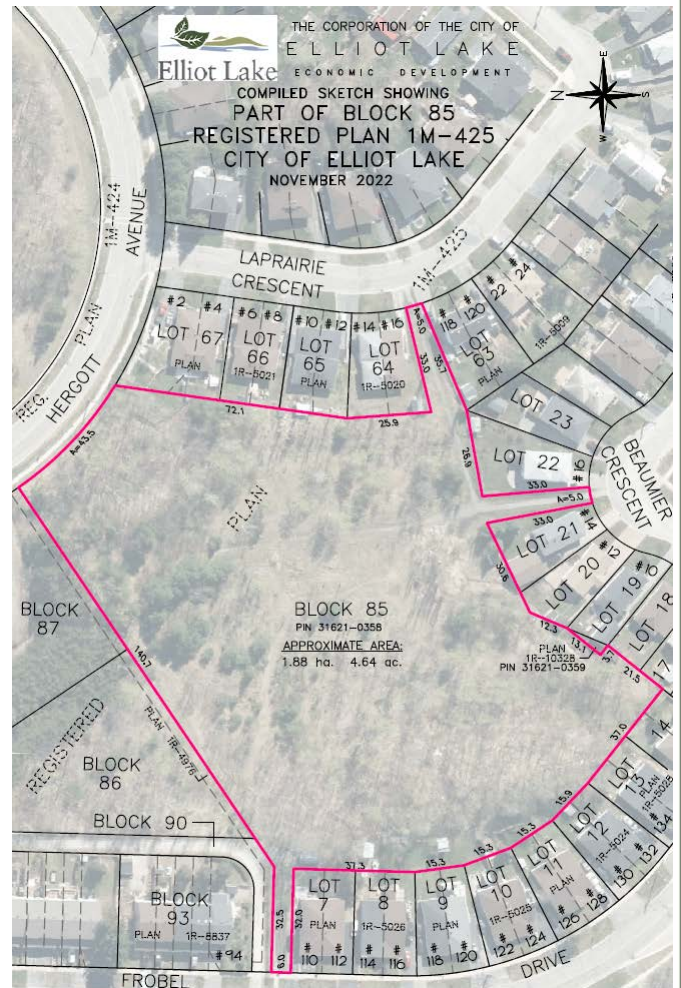
Notes:
Services Available



Property Size (approx):

4.64 Acres

\$85,000

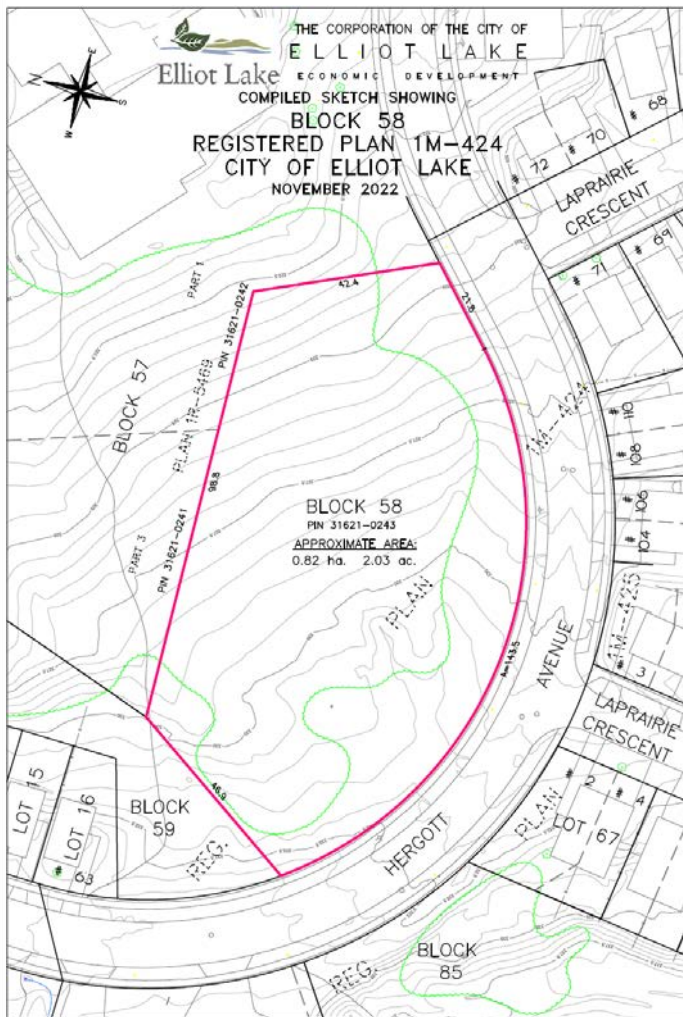


Hergott Ave

Property Type
Residential

Zoning
R2M

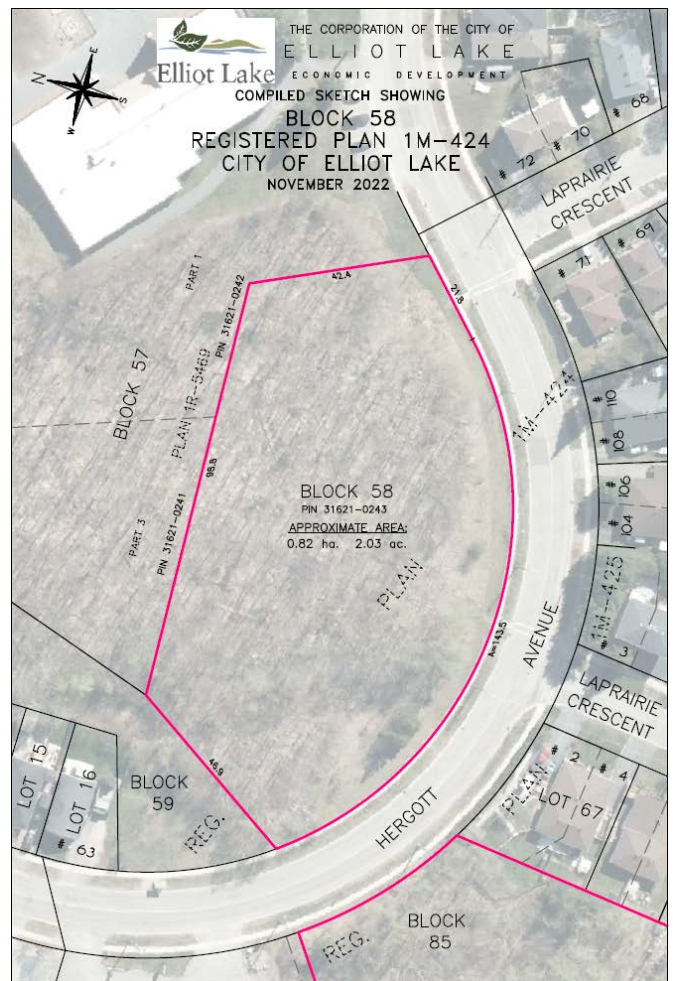
Notes:
Serviced



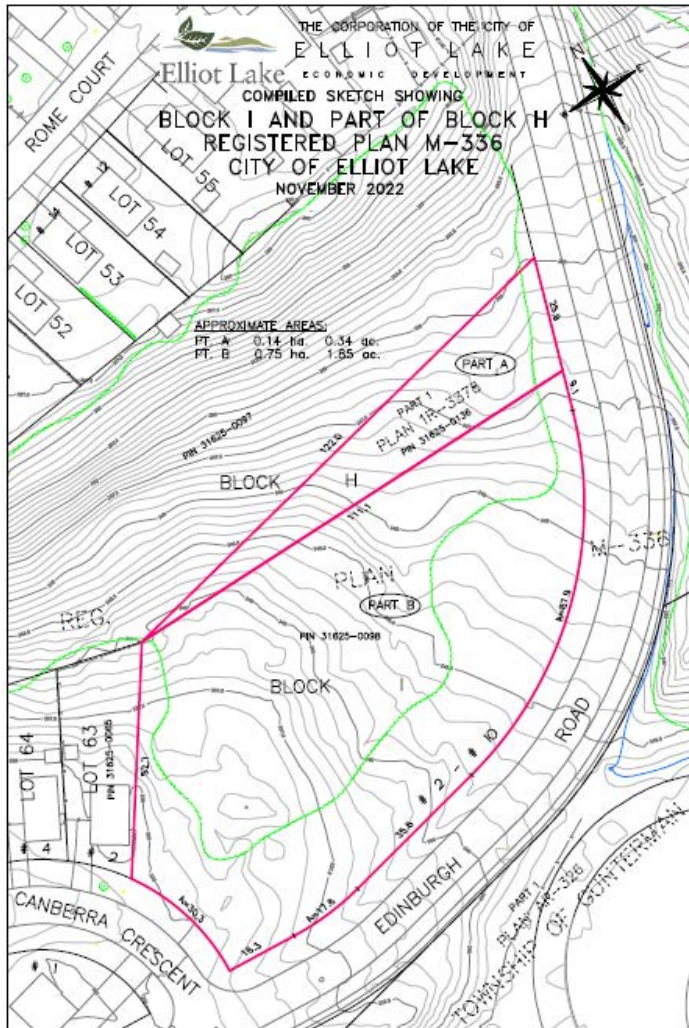
Property Size (approx):

2.03 Acres

\$30,500



Edinburgh Rd



Property Size (approx):

Part A & Part B

2.19 Acres

\$33,000

Property Type Residential

Zoning R2

Notes:
Serviced



Farquhar Place



Property Type

Residential

Zoning

R2M

Notes:

Serviced

Property Size (approx):

Block 74 - .27 Acres \$35,000

Block 79 - .27 Acres \$35,000

