



City of / Ville d'  
**Elliot Lake**

# **RESIDENTIAL LAND PROFILE**



Elliot Lake is a natural choice for residential investment which allows homeowners to take advantage of the unsurpassed quality of life and natural advantages.

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 throughout the country. And why not? Elliot Lake offers an exceptional mix of value 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 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 access the US border crossing at Sault Ste. Marie.

For more information please visit [Elliotlake.ca](http://Elliotlake.ca) or connect with our Economic Development team at [EDO@elliotlake.ca](mailto:EDO@elliotlake.ca)

# Zoning

## 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)

## 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](http://Elliotlake.ca/zoningbylaw)

# City Of Elliot Lake Zoning Map

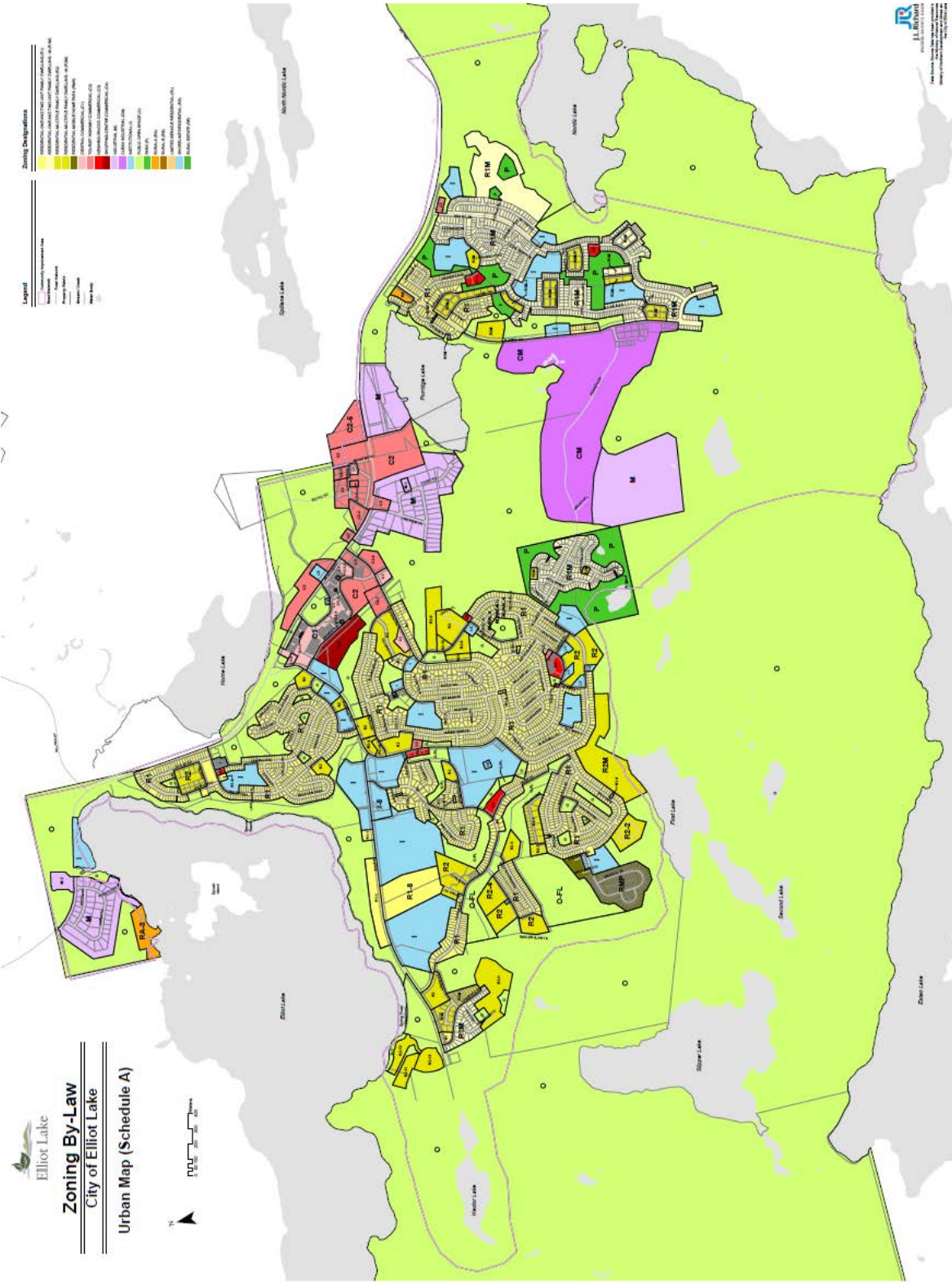
**Legend**

**Zoning Designations**

[Green]	AGRICULTURAL ZONING (A)
[Yellow]	RESIDENTIAL SINGLE-FAMILY (RS)
[Orange]	RESIDENTIAL MEDIUM-DENSITY (RM)
[Red]	RESIDENTIAL HIGH-DENSITY (RH)
[Purple]	COMMERCIAL GENERAL (C)
[Blue]	INDUSTRIAL GENERAL (I)
[Grey]	UNDEVELOPED LAND (U)
[Light Blue]	WATER BODIES
[Dark Blue]	WATER RIGHTS
[Light Green]	ENVIRONMENTAL PROTECTION

**Other Designations**

[Green]	AGRICULTURAL ZONING (A)
[Yellow]	RESIDENTIAL SINGLE-FAMILY (RS)
[Orange]	RESIDENTIAL MEDIUM-DENSITY (RM)
[Red]	RESIDENTIAL HIGH-DENSITY (RH)
[Purple]	COMMERCIAL GENERAL (C)
[Blue]	INDUSTRIAL GENERAL (I)
[Grey]	UNDEVELOPED LAND (U)
[Light Blue]	WATER BODIES
[Dark Blue]	WATER RIGHTS
[Light Green]	ENVIRONMENTAL PROTECTION




 Elliot Lake  
**Zoning By-Law**  
 City of Elliot Lake  
 Urban Map (Schedule A)




  
 J.R. CONSULTANTS  
 1000 Lakeshore Blvd. S. Unit 100  
 Elliot Lake, Ontario N1E 1A1  
 Phone: (519) 871-1111  
 Fax: (519) 871-1112  
 Email: info@jrconsultants.com  
 Website: www.jrconsultants.com



# 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)



# 13-23 Forest Place

**Property Type**  
Residential



**Zoning**  
R2M-2

**Notes:**  
Serviced

**Property Size (approx):**

.38 Acres

***\$51,078***

# Esten Drive North

## Property Type

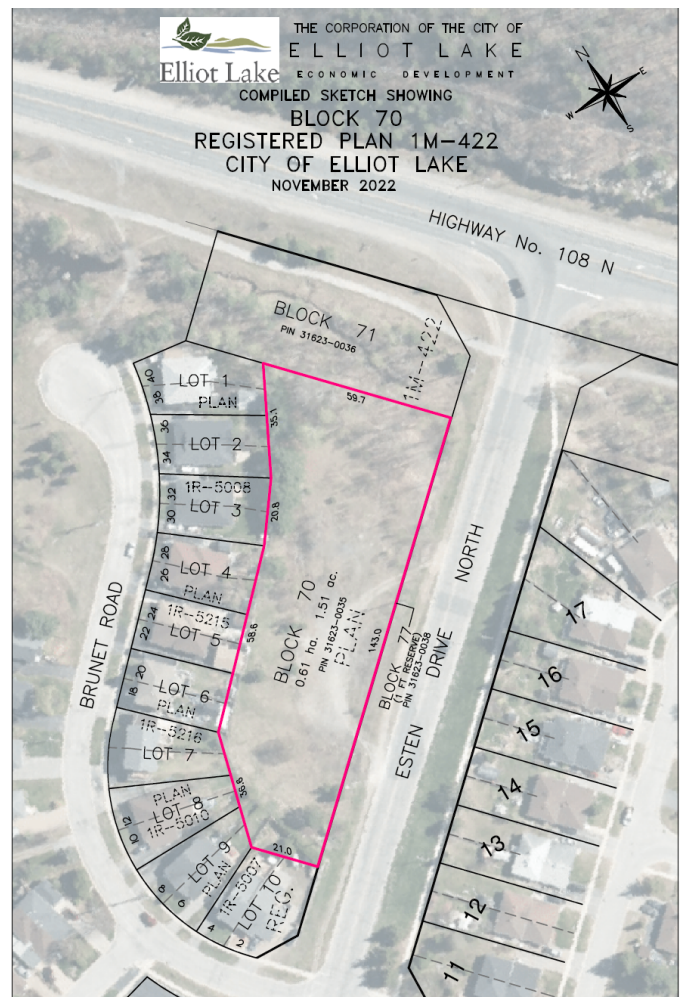
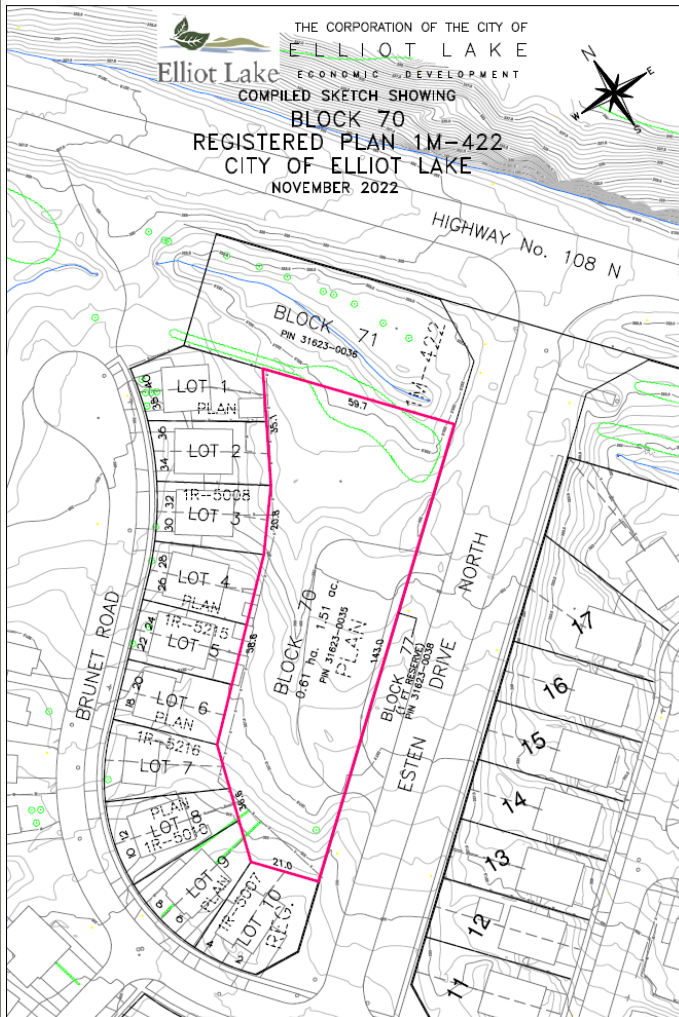
Residential

## Zoning

RA

## Notes:

Serviced



## Property Size (approx):

1.51 Acres

**Call for pricing**

# 33 Hergott Ave

**Property Type**  
Residential

**Zoning**  
R1M

**Notes:**  
Serviced



**Property Size (approx):**

.09 Acres

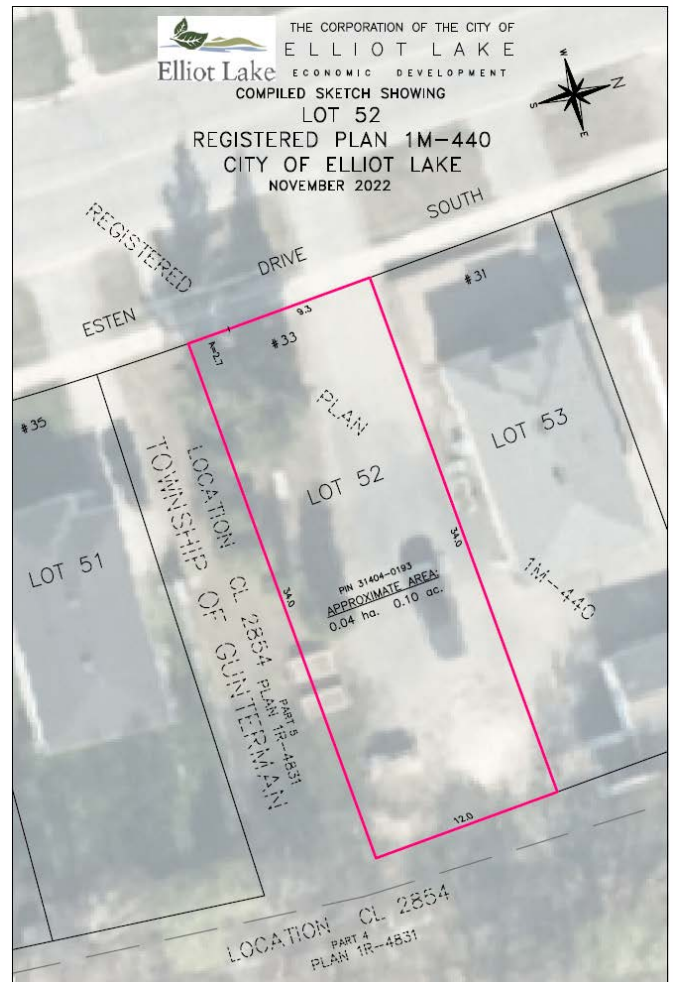
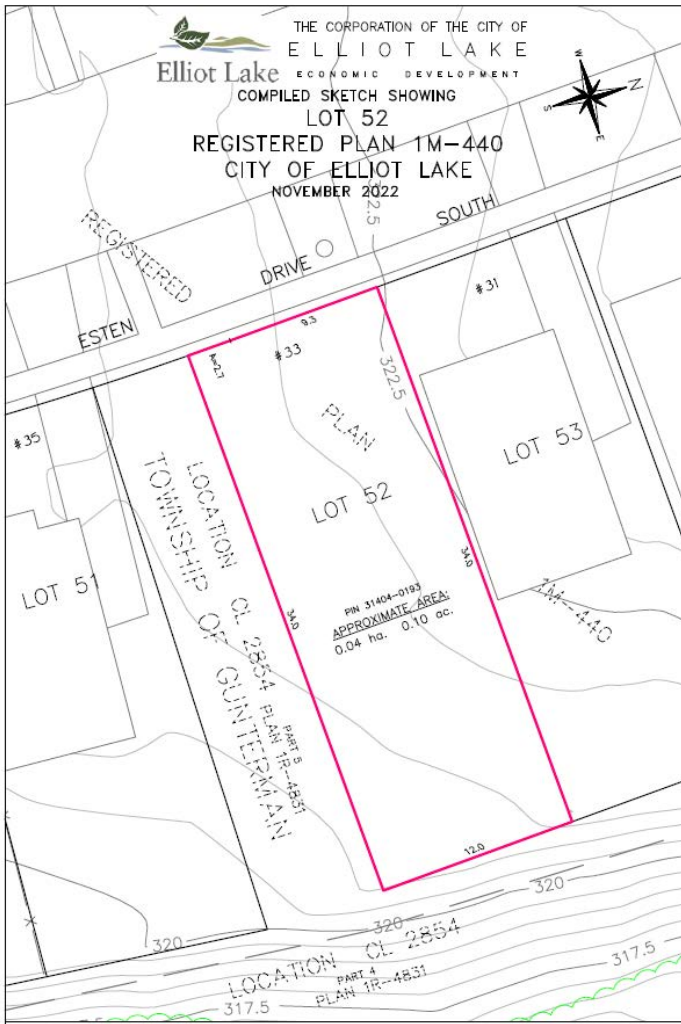
***\$12,097***

# 33 Esten Drive S

**Property Type**  
Residential

**Zoning**  
R1M

**Notes:** Serviced



**Property Size (approx):**

.10 Acres

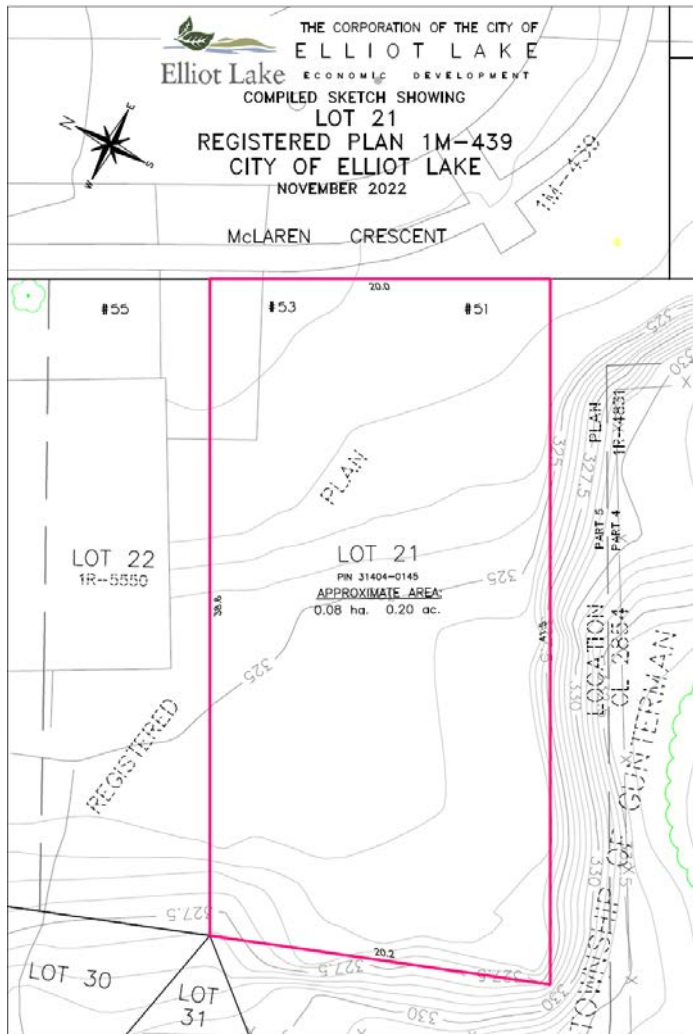
**\$13,418**

# 51-53 McLaren Crescent

**Property Type**  
Residential

**Zoning**  
R1M

**Notes:** Serviced



**Property Size (approx):**

.20 Acres

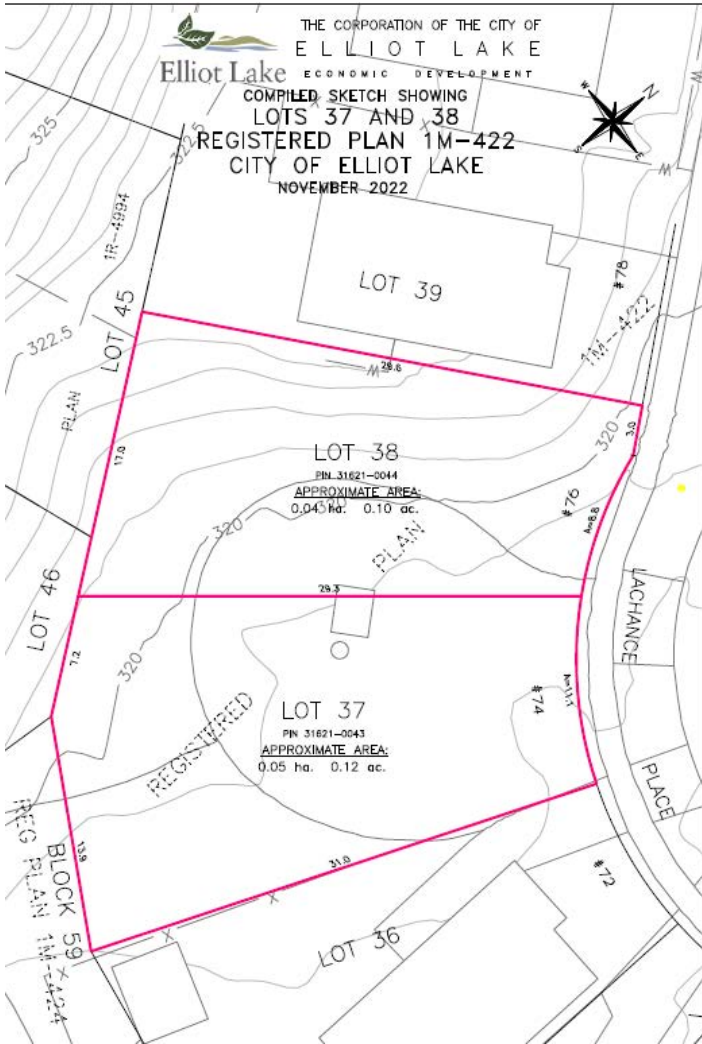
**\$26,835**

# 74 & 76 Lachance Place

**Property Type**  
Residential

**Zoning**  
R1

**Notes:** Serviced



**Property Size (approx):**

74 - .12 Acres - \$16,100

76 - .10 Acres - \$13,418



# 166 Taylor Boulevard

**Property Type**  
Residential

**Zoning**  
R1M

**Notes:** Serviced



**Property Size (approx):**

.12 Acres

**\$16,100**



# Gauthier Place

## Property Type

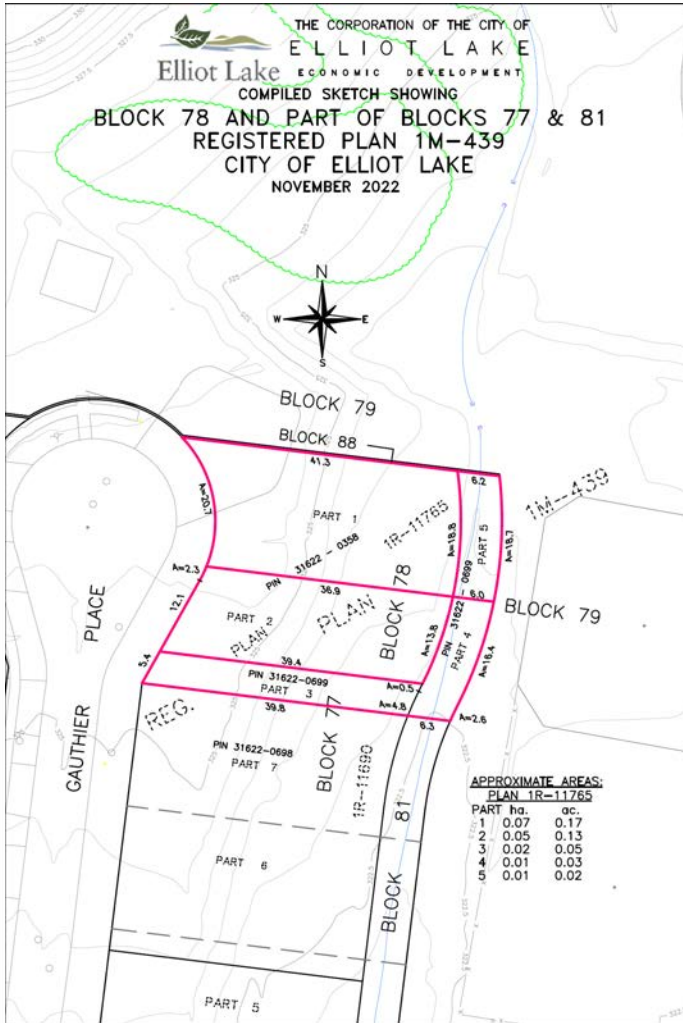
Residential

## Zoning

R1M

## Notes:

Serviced



## Property Size (approx):

Part 1 - .17 Acres

Part 5 - .02 Acres

**Total - .19 Acres**

**\$25,493**

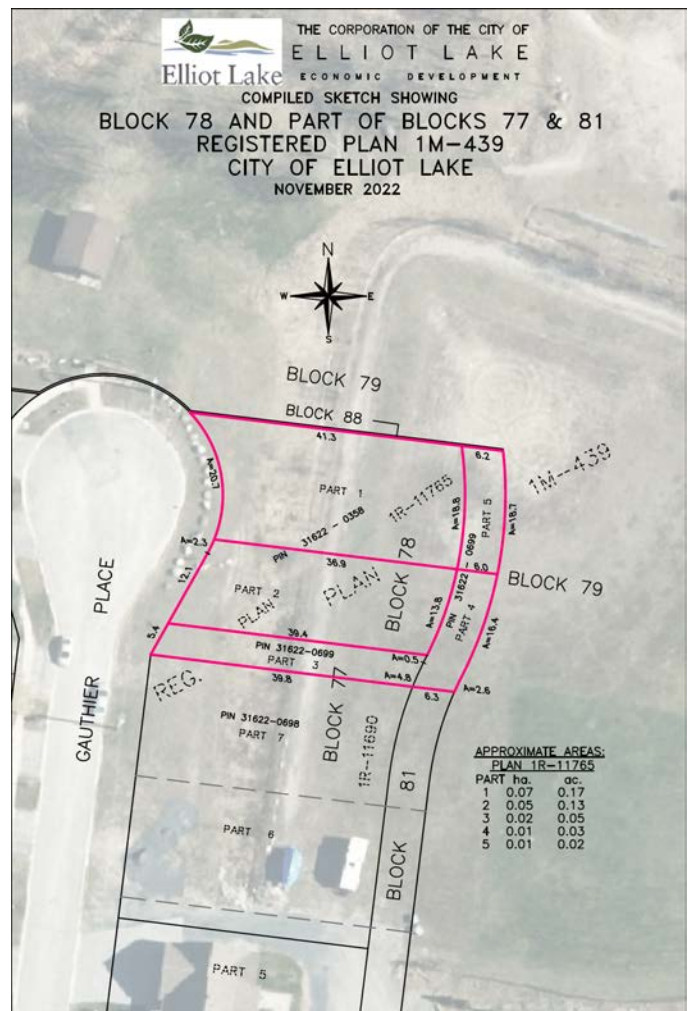
Part 2 - .13 Acres

Part 3 - .05 Acres Part 4

- .03 Acres

**Total - .21 Acres**

**\$28,177**



# Farquhar Place



## Property Type

Residential

## Zoning

R2M

## Notes:

Serviced

## Property Size (approx):

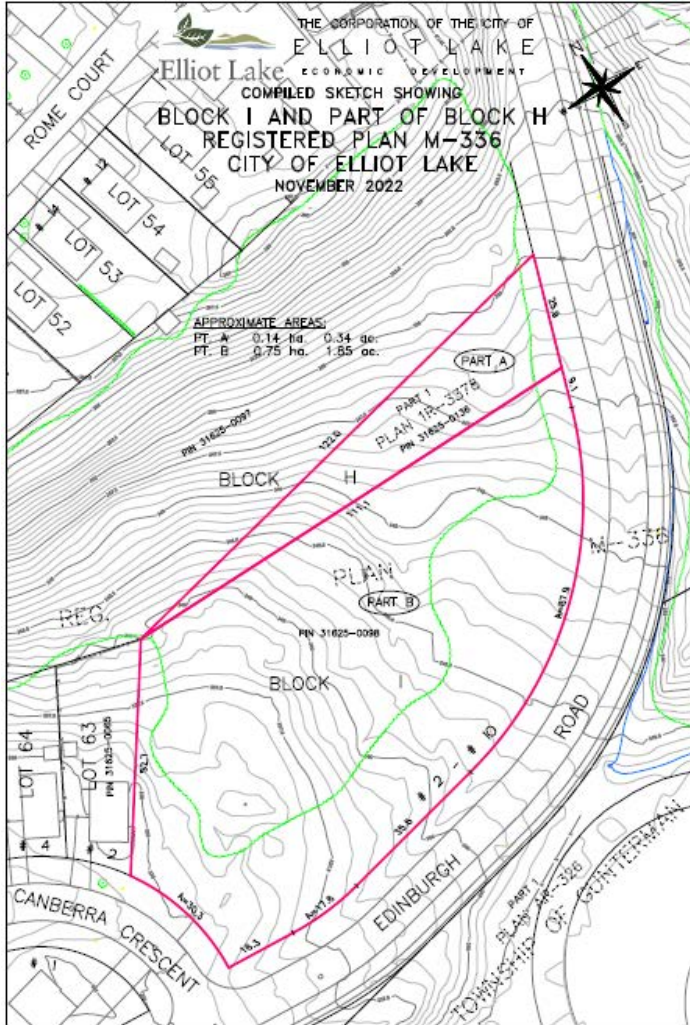
Block 74 - .27 Acres

Block 79 - .27 Acres

**\$36,227/ EA**



# Edinburgh Rd



## Property Type

Residential

## Zoning

R2

## Notes:

Serviced



## Property Size (approx):

Part A - .34 Acres

Part B - 1.85 Acres

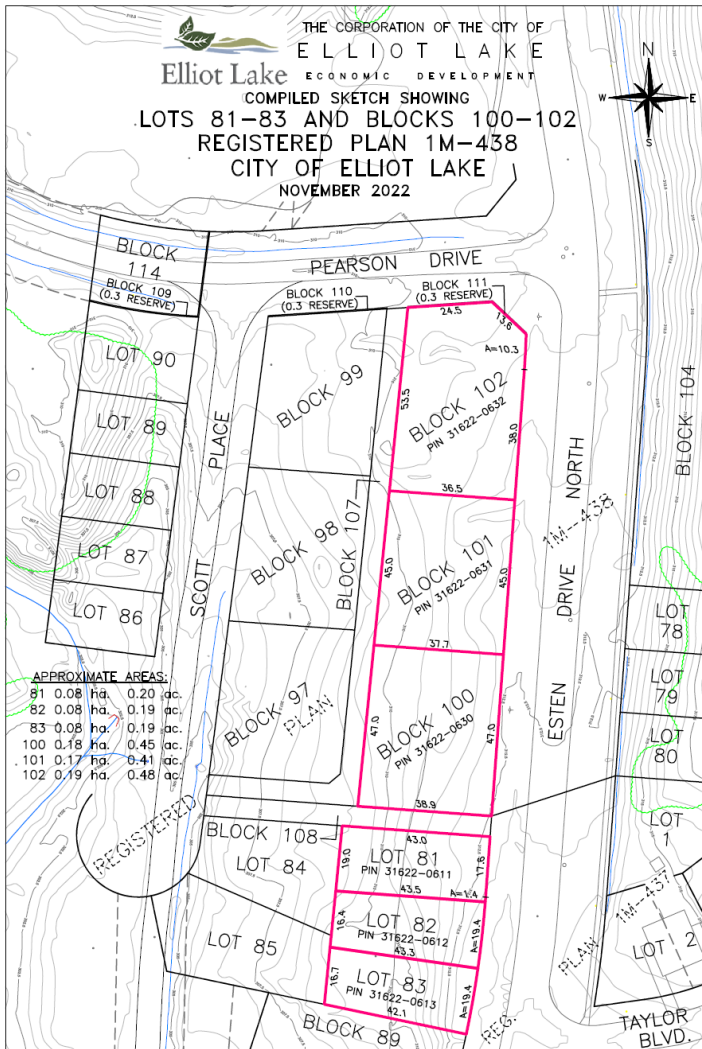
**\$33,000**

# Esten Drive North

**Property Type**  
Residential

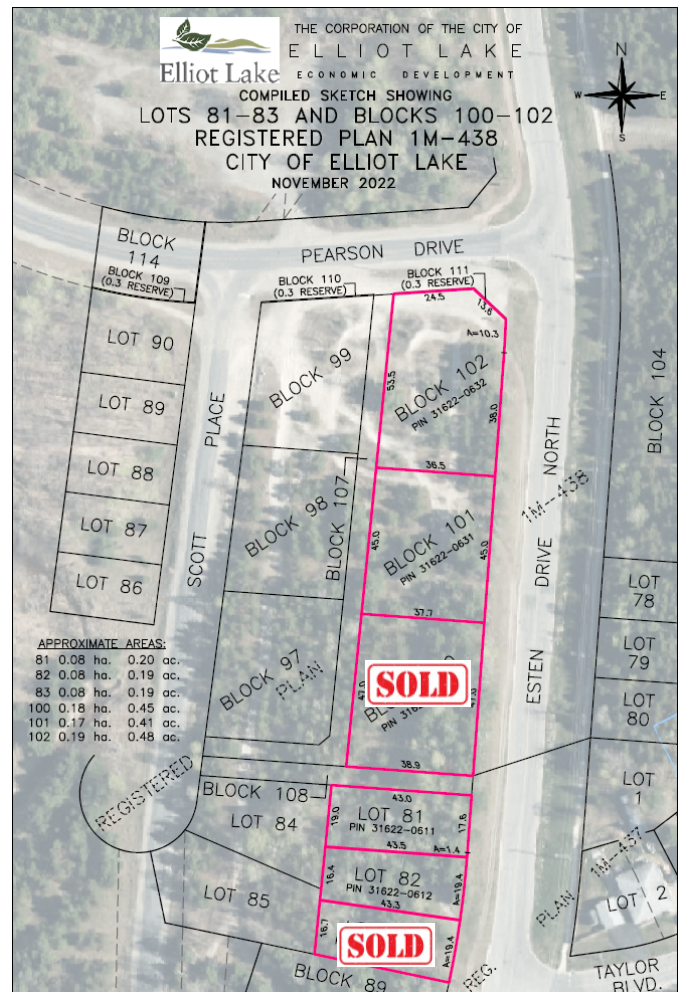
**Zoning**  
CM  
Requires  
Amendment

**Notes:** Serviced



## **Property Size (approx):**

- 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

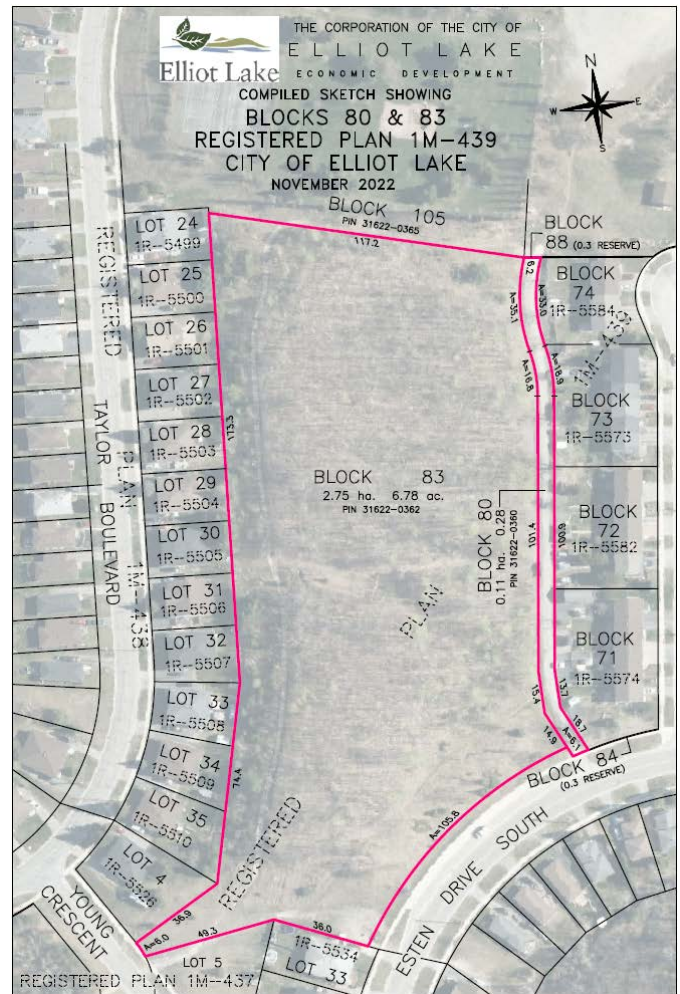
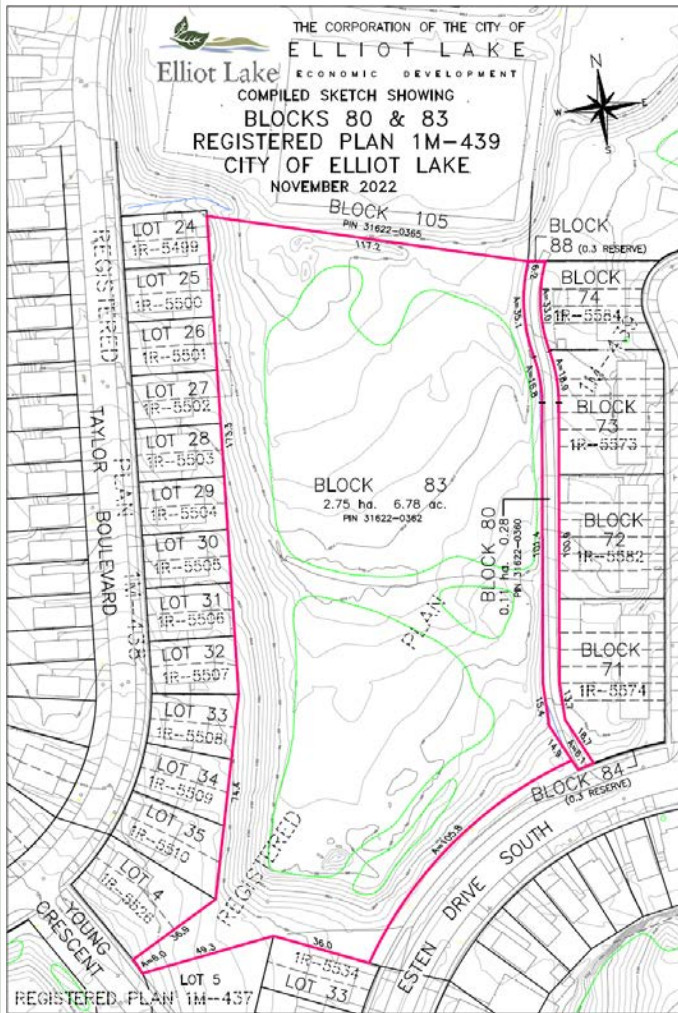
**Property Type**  
Residential/  
institutional

**Zoning**

I

**Notes:**

Serviced



**Property Size (approx):**

6.78 Acres

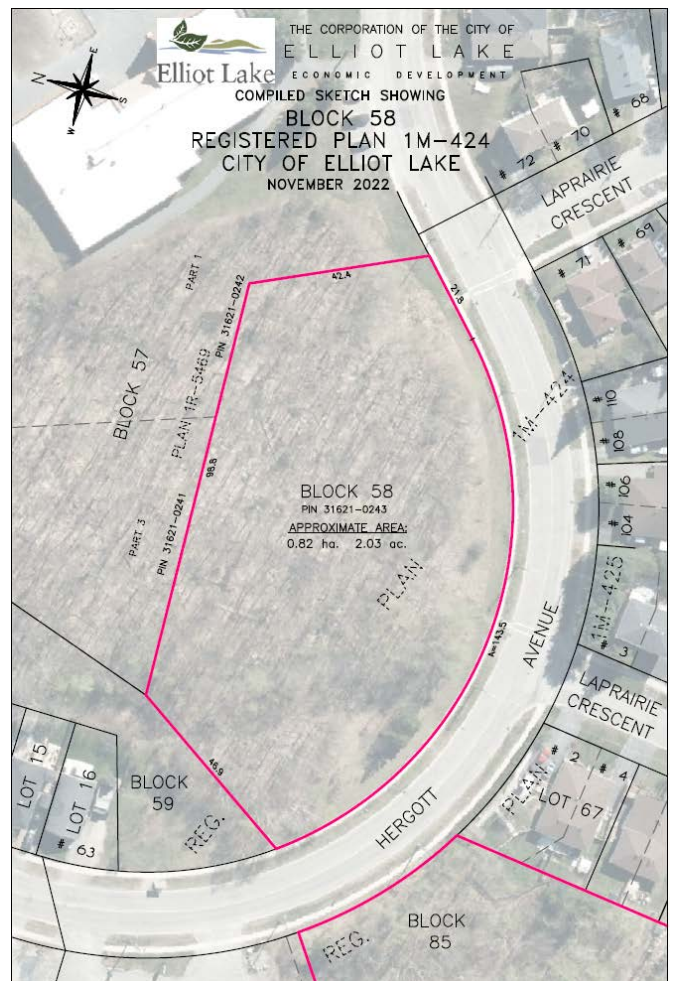
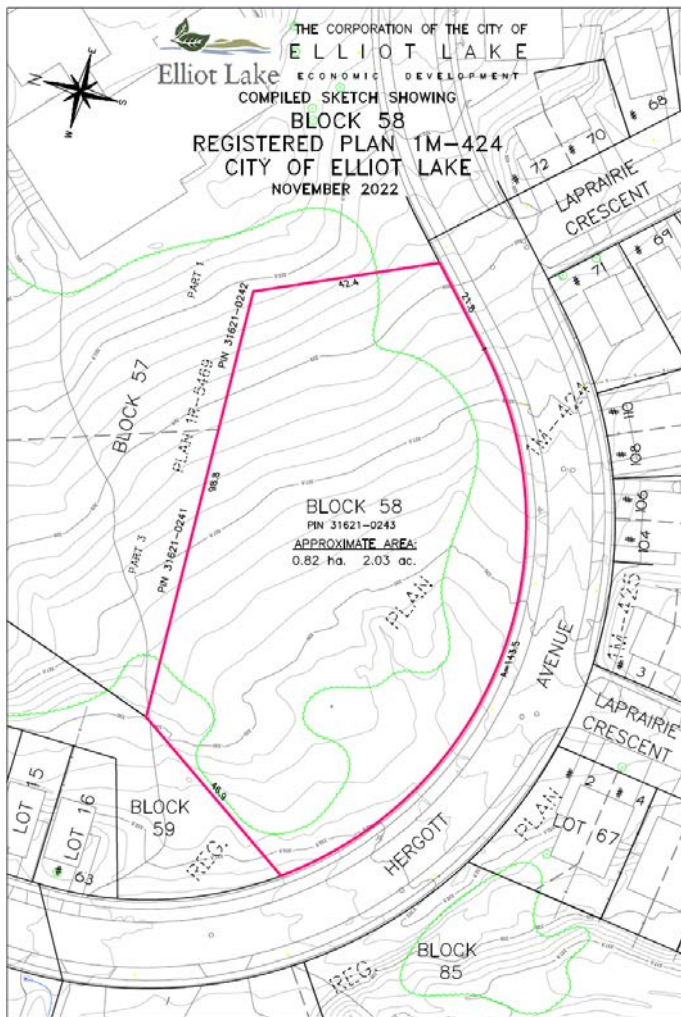
**\$125,000**

# Hergott Ave

**Property Type**  
Residential

**Zoning**  
R2M

**Notes:**  
Serviced



**Property Size (approx):**

2.03 Acres

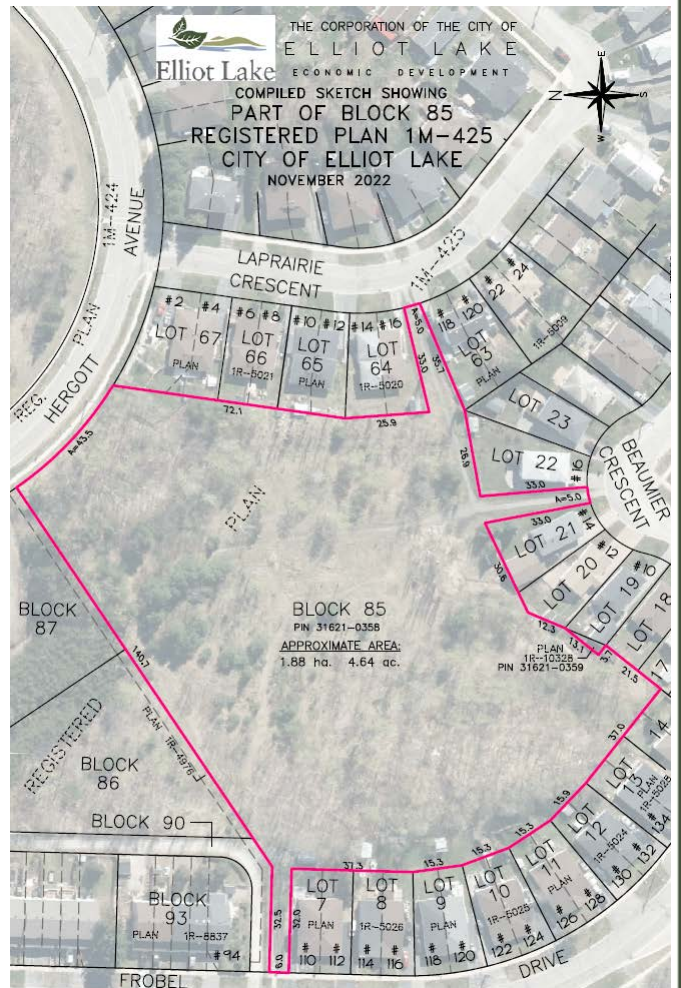
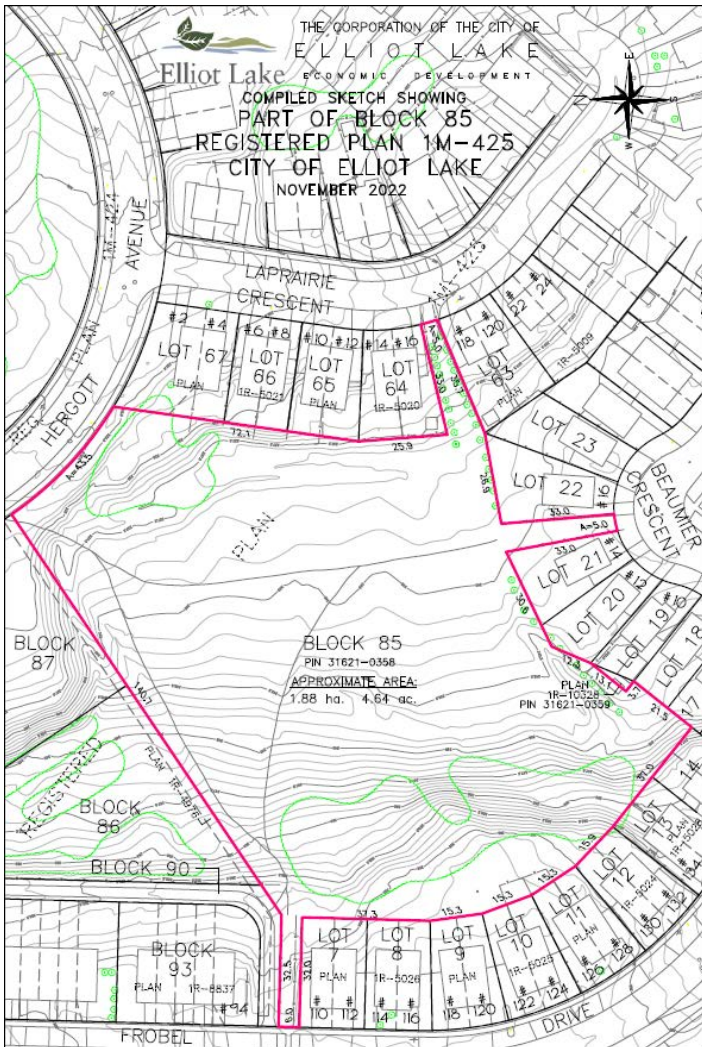
**\$30,500**

# Hergott Avenue 2

**Property Type**  
Residential

**Zoning**  
P

**Notes:** Services Available

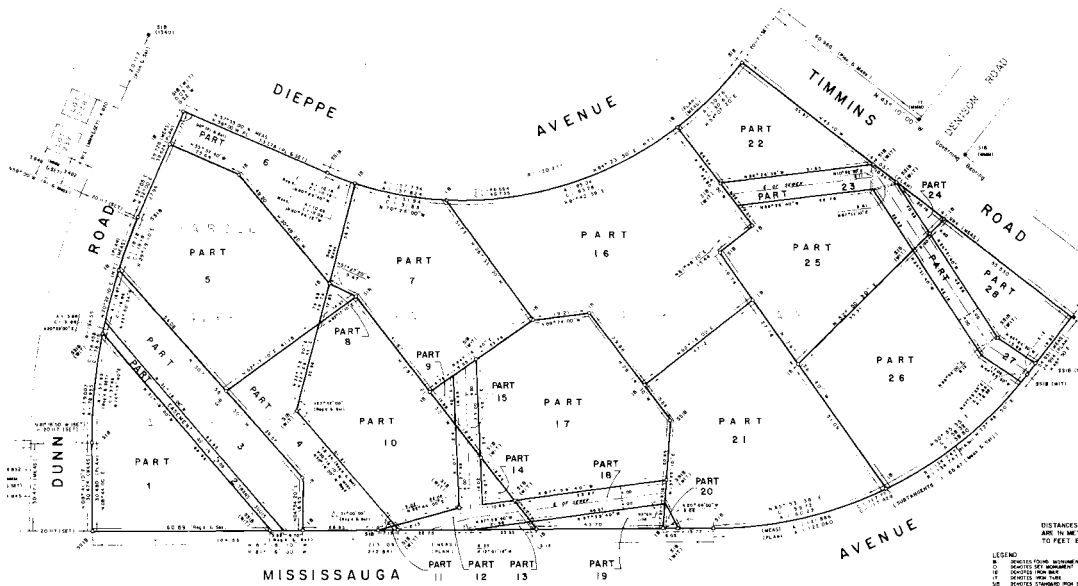


**Property Size (approx):**

4.64 Acres

**\$85,000**

# Dieppe Ave & Mississauga Ave



**Property Type**  
Multi Unit Residential

**Zoning**  
R2 & I-1

**Notes:**  
Services available  
rezoning required



## **Property Size (approx):**

- 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