

City of / Ville d'
Elliot Lake

RESIDENTIAL LAND PROFILE

City of / Ville d'
Elliot Lake

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 or connect with our Economic Development team at 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)

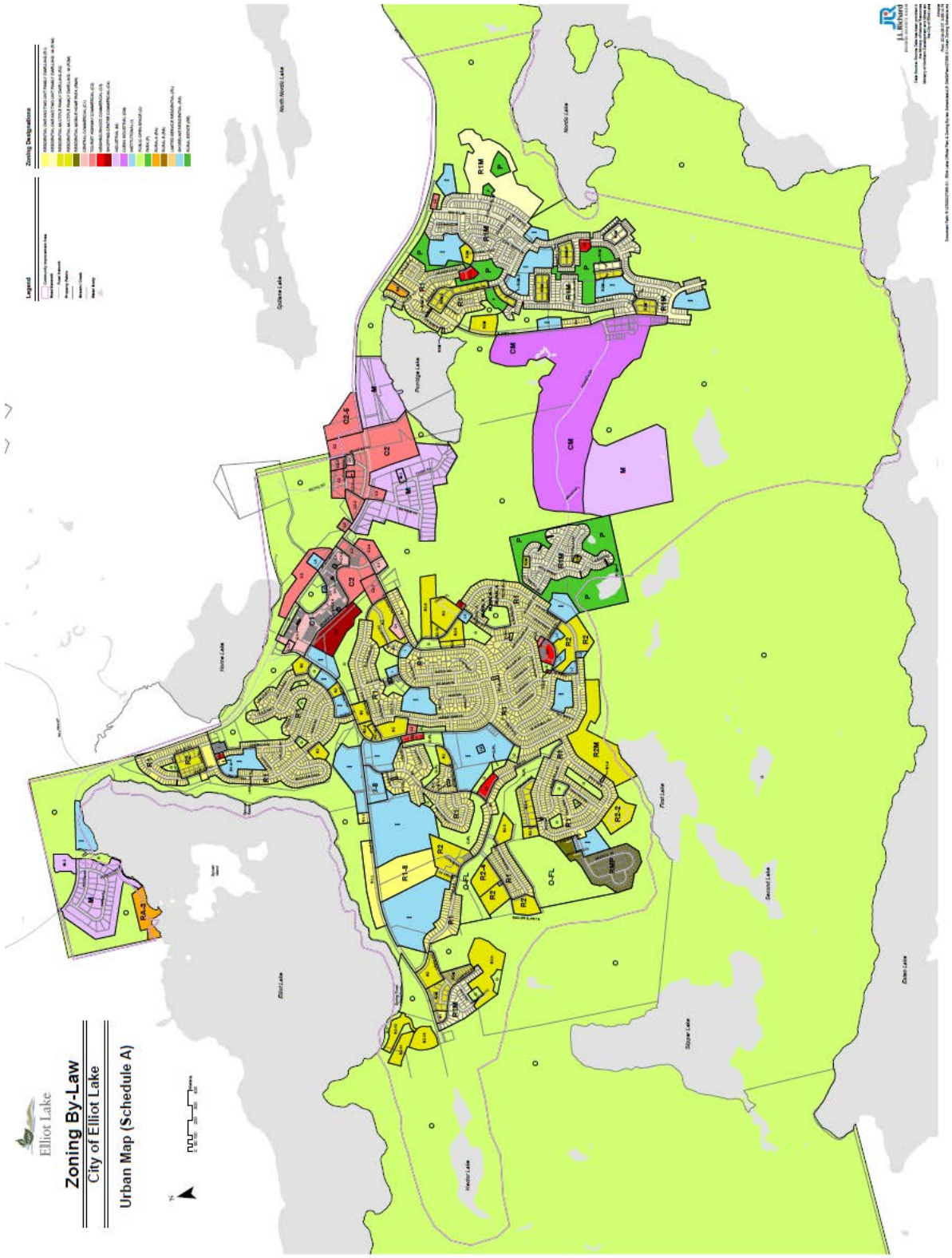
RESIDENTIAL MULTIPLE DWELLING - M "R2M" ZONE

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

City Of Elliot Lake Zoning Map





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)

City of / Ville d' Elliot Lake

City of / Ville d' Elliot Lake

13-23 Forest Place

Property Type
Residential



Zoning

R2M-2

Notes:

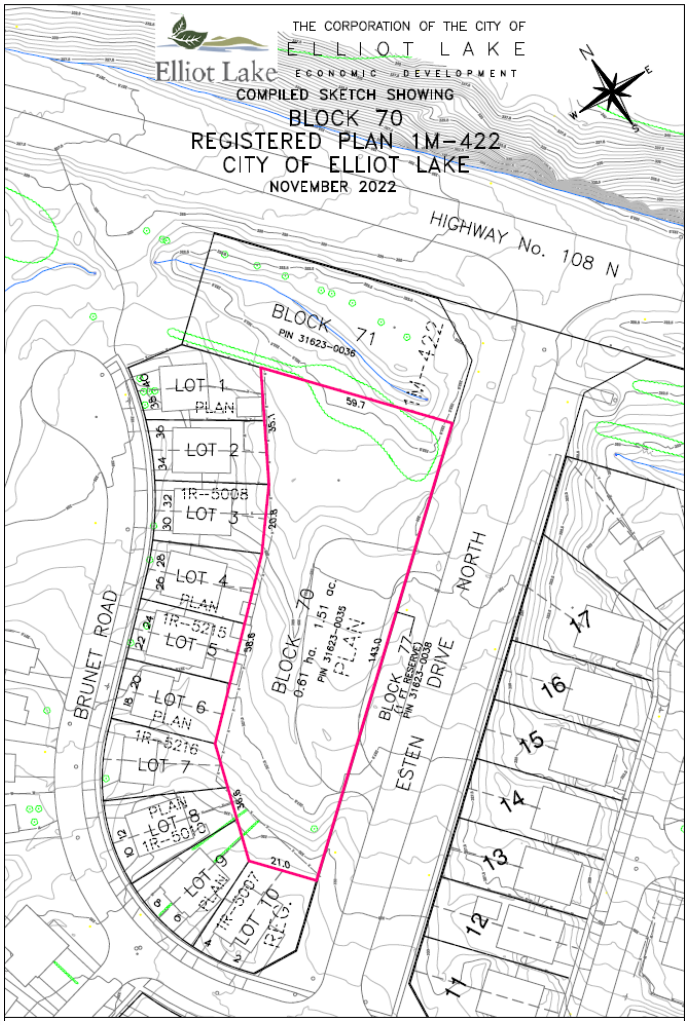
Serviced

Property Size (approx):

.38 Acres

$51,078

Esten Drive North



Property Type

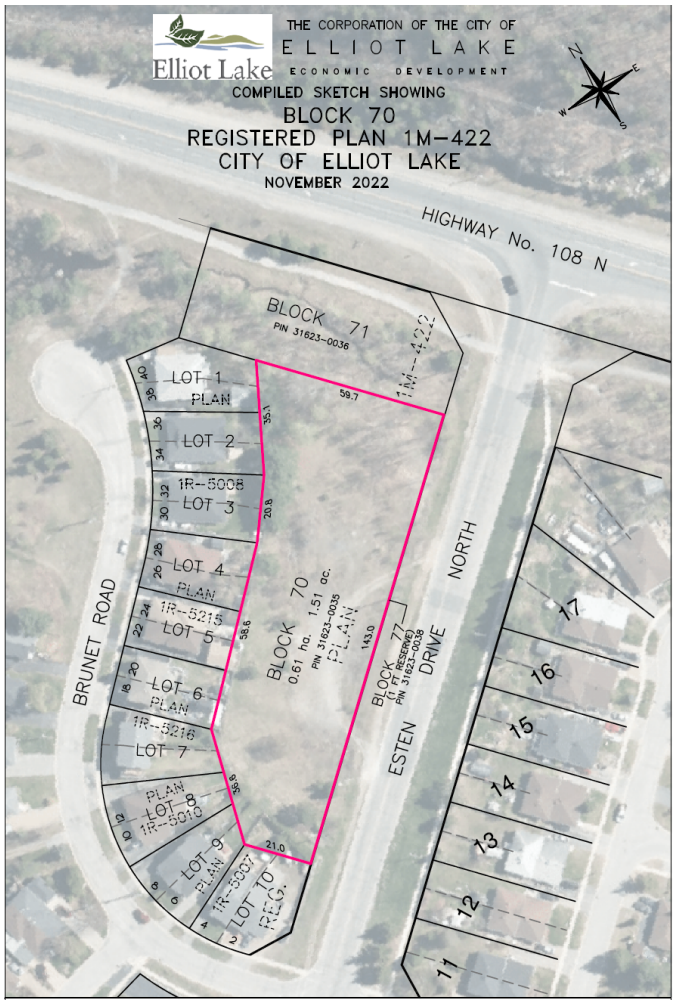
Residential

Zoning

RA

Notes:

Serviced



Property Size (approx):

1.51 Acres

Call for pricing

33 Hergott Ave

Property Type
Residential



Zoning

R1M

Notes:

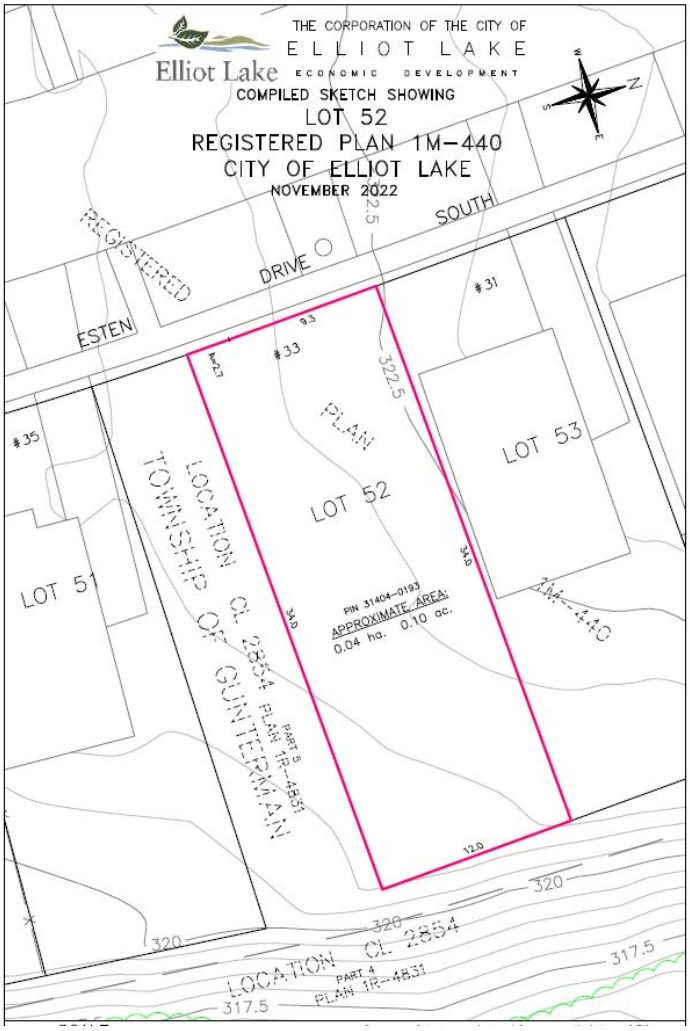
Serviced

Property Size (approx):

.09 Acres

$12,097

33 Esten Drive S



Property Type
Residential

Zoning

R1M

Notes: Serviced

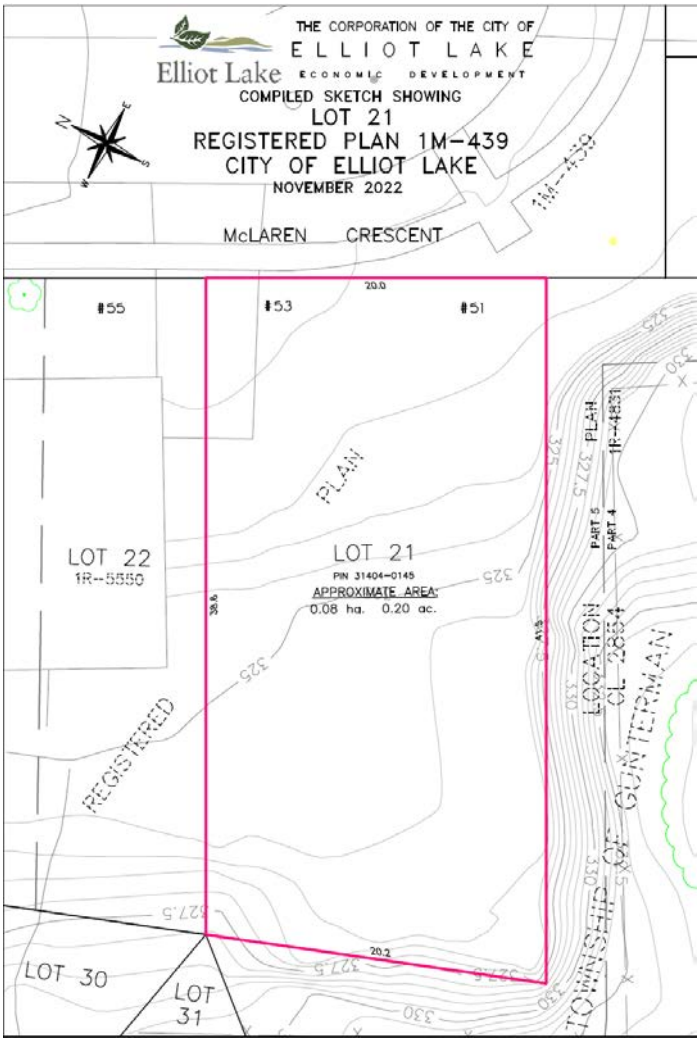


Property Size (approx):

.10 Acres

$13,418

51-53 McLaren Crescent



Property Type
Residential

Zoning

R1M

Notes: Serviced

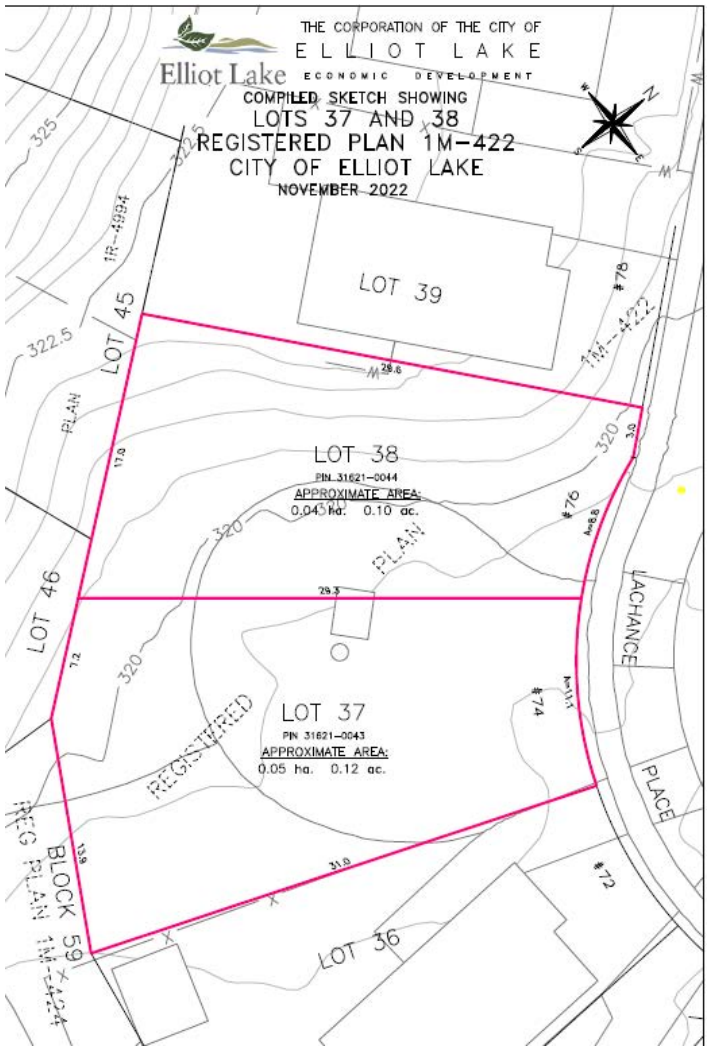


Property Size (approx):

.20 Acres

$26,835

74 & 76 Lachance Place



Property Type
Residential

Zoning

R1

Notes: Serviced

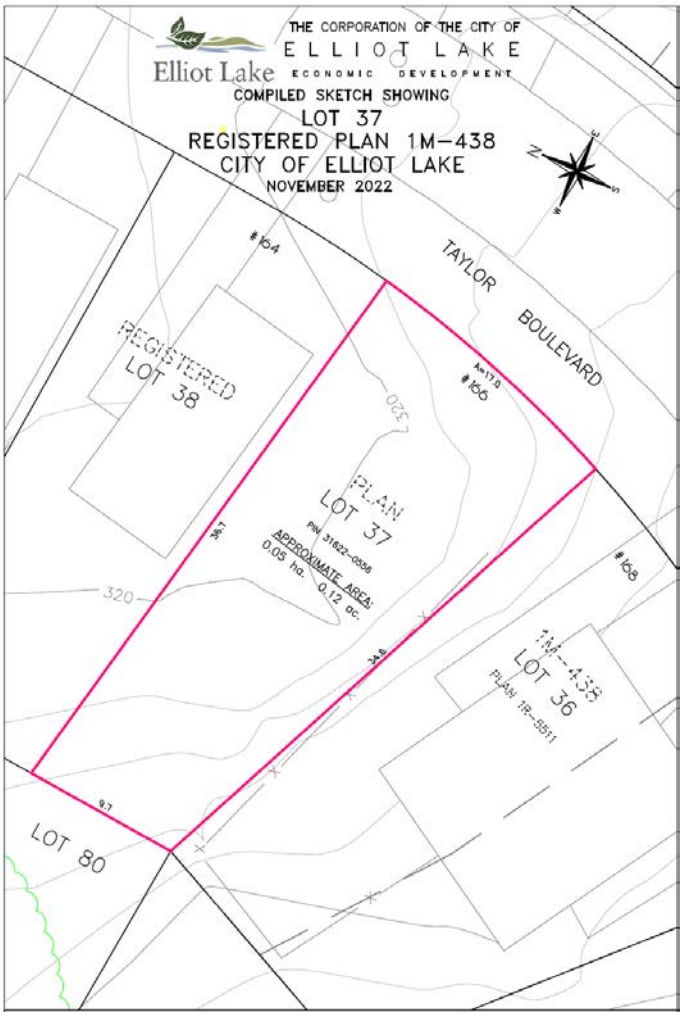


Property Size (approx):

74 - .12 Acres - $16,100

76 - .10 Acres - $13,418

166 Taylor Boulevard



Property Type
Residential

Zoning

R1M

Notes: Serviced

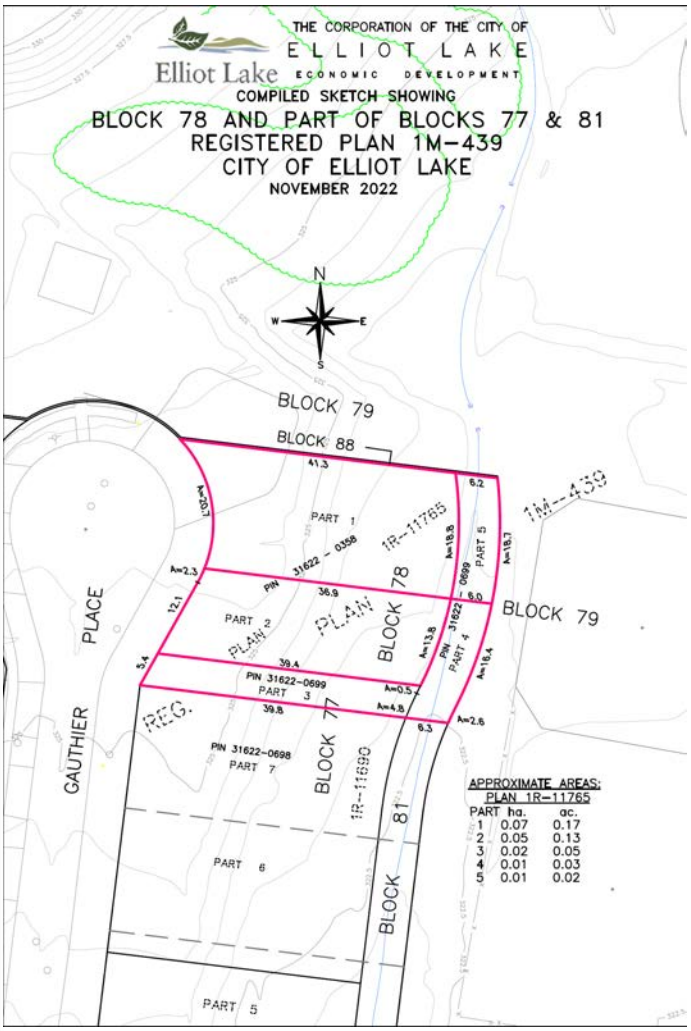


Property Size (approx):

.12 Acres

$16,100

Gauthier Place



Property Type

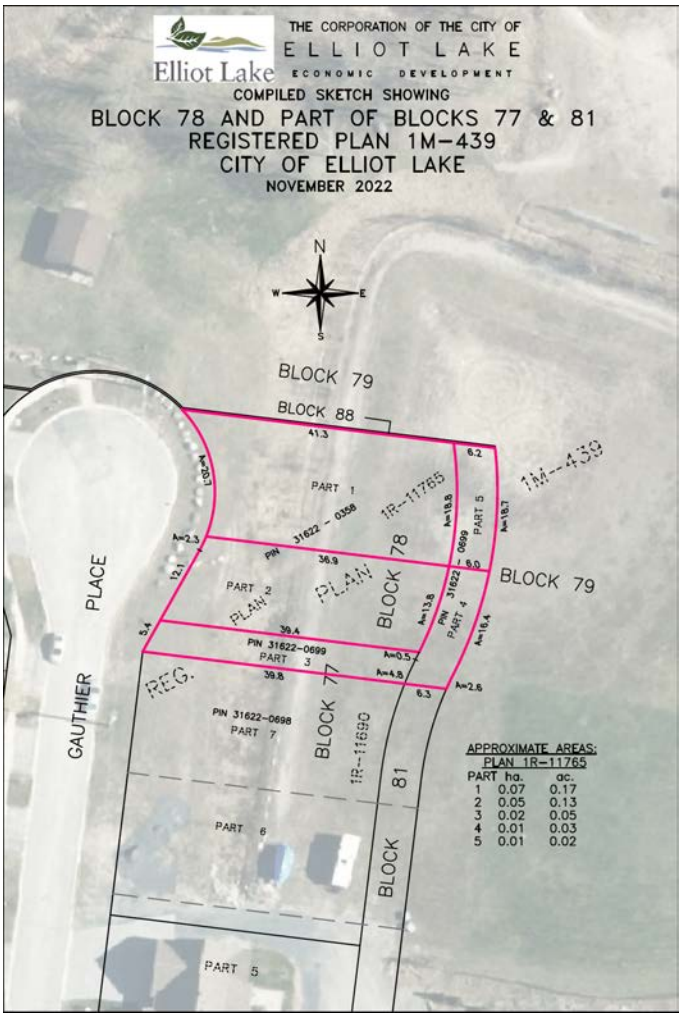
Residential

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



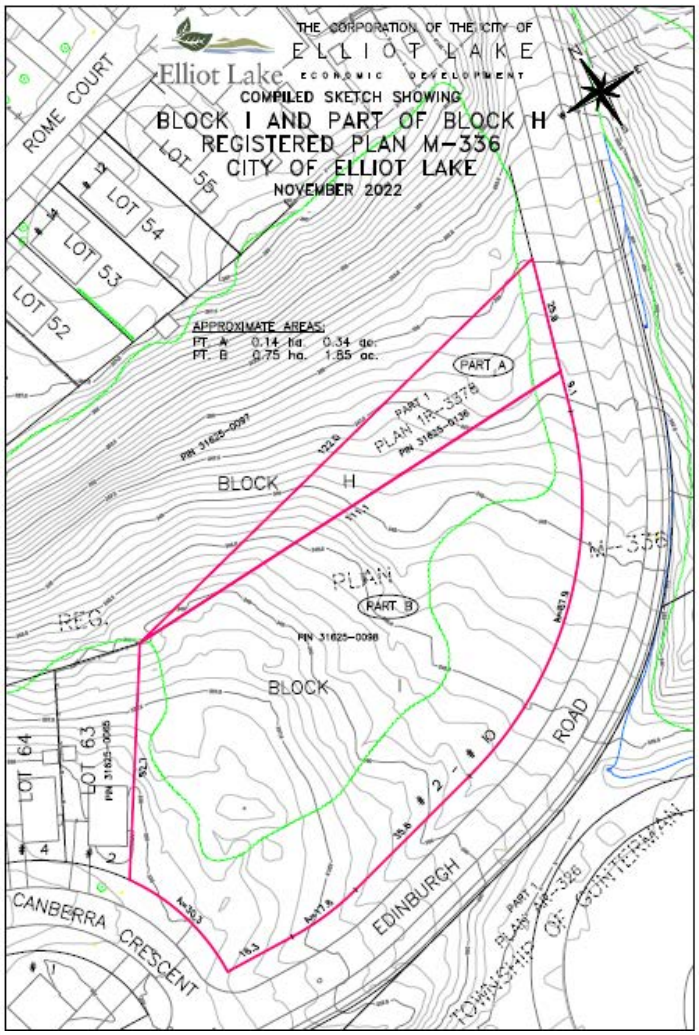
Property Size (approx):

Block 74 - .27 Acres

Block 79 - .27 Acres

$36,227/ EA

Edinburgh Rd



Property Type

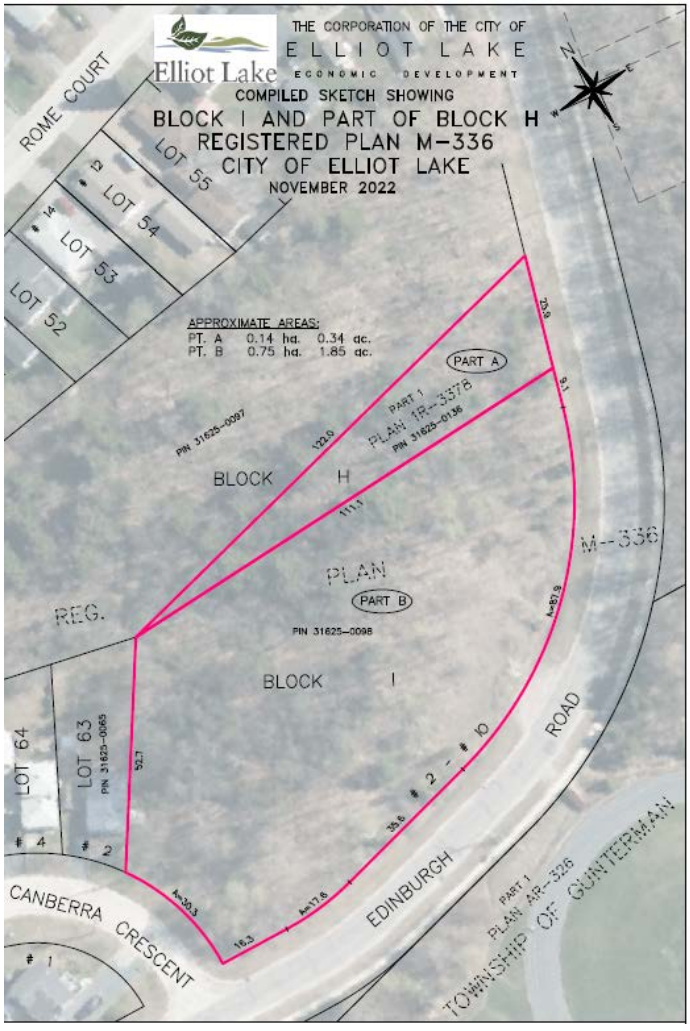
Residential

Zoning

R2

Notes:

Serviced



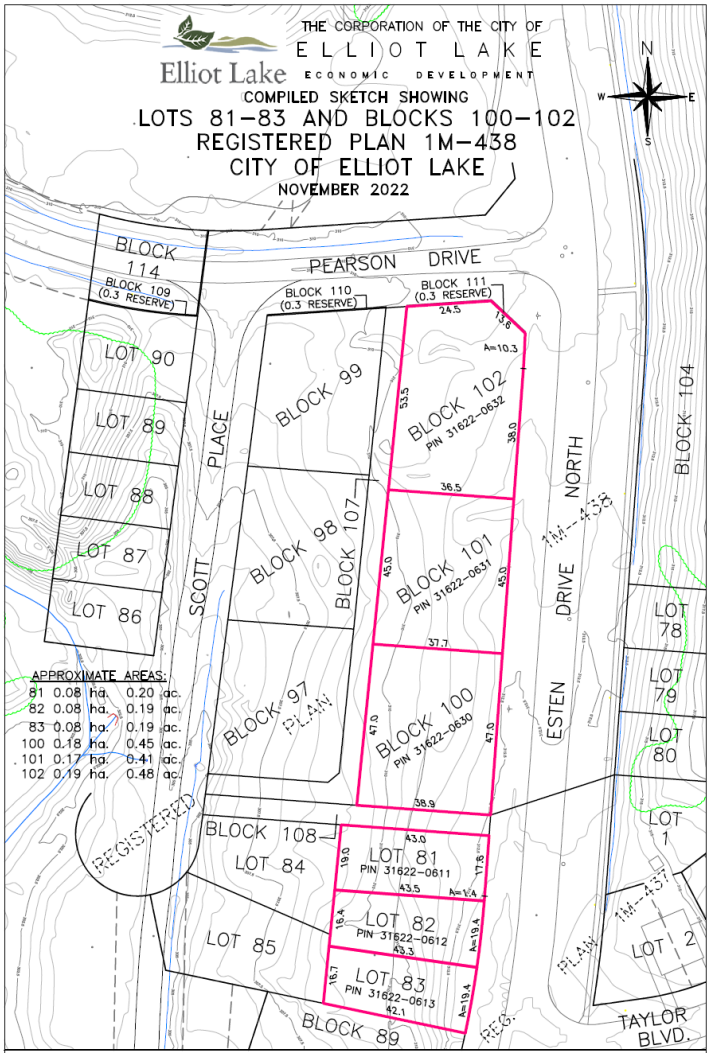
Property Size (approx):

Part A - .34 Acres

Part B - 1.85 Acres

$33,000

Esten Drive North

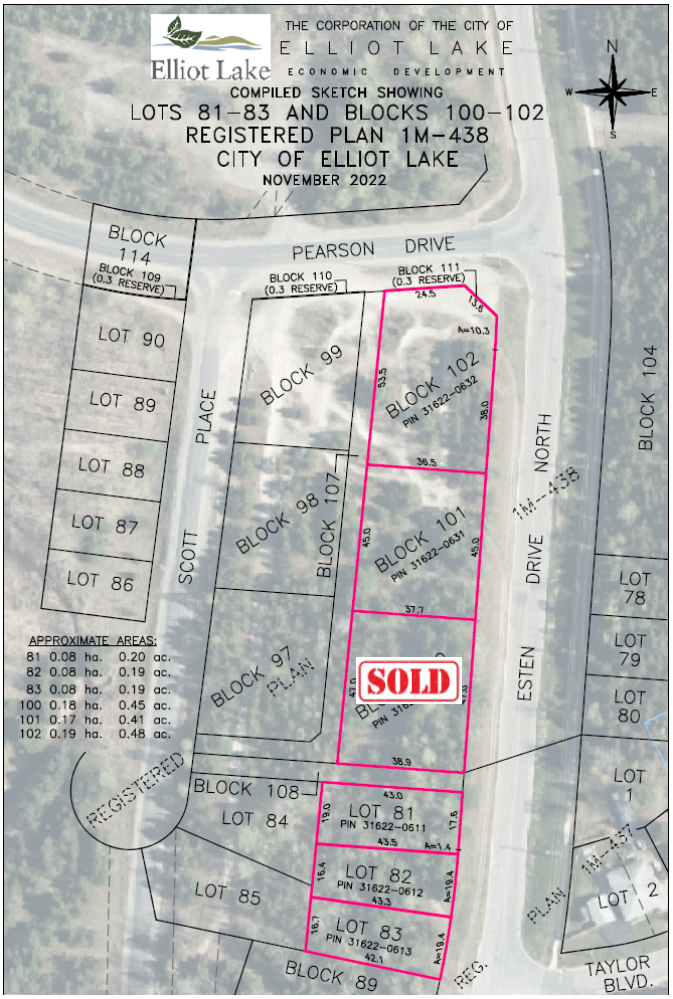


Property Type
Residential

Zoning

CM
Requires
Amendment

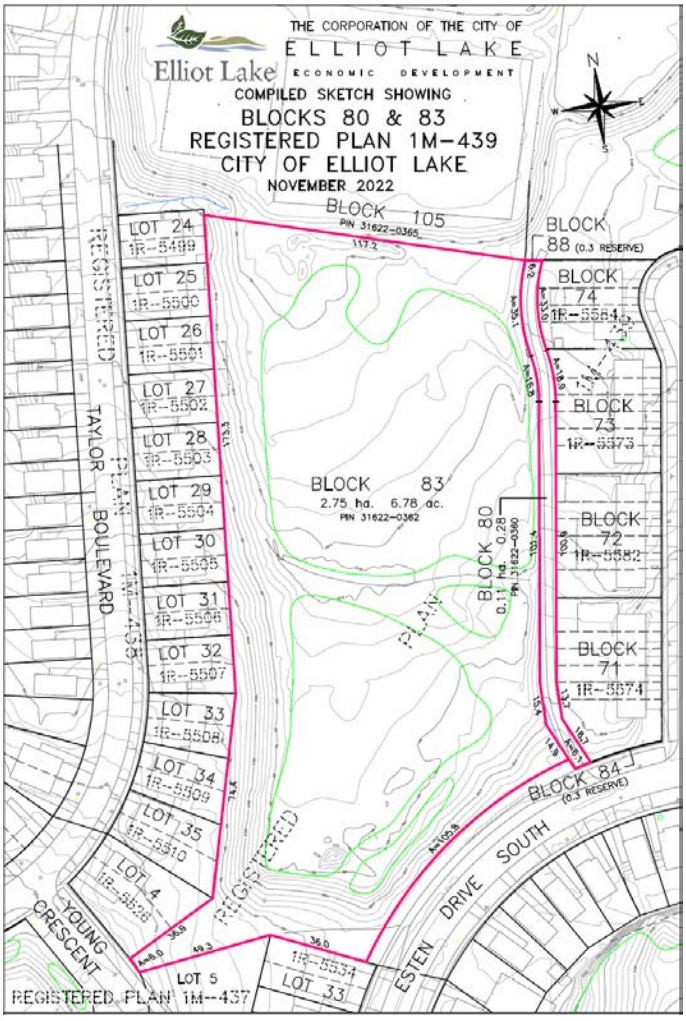
Notes: Serviced



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

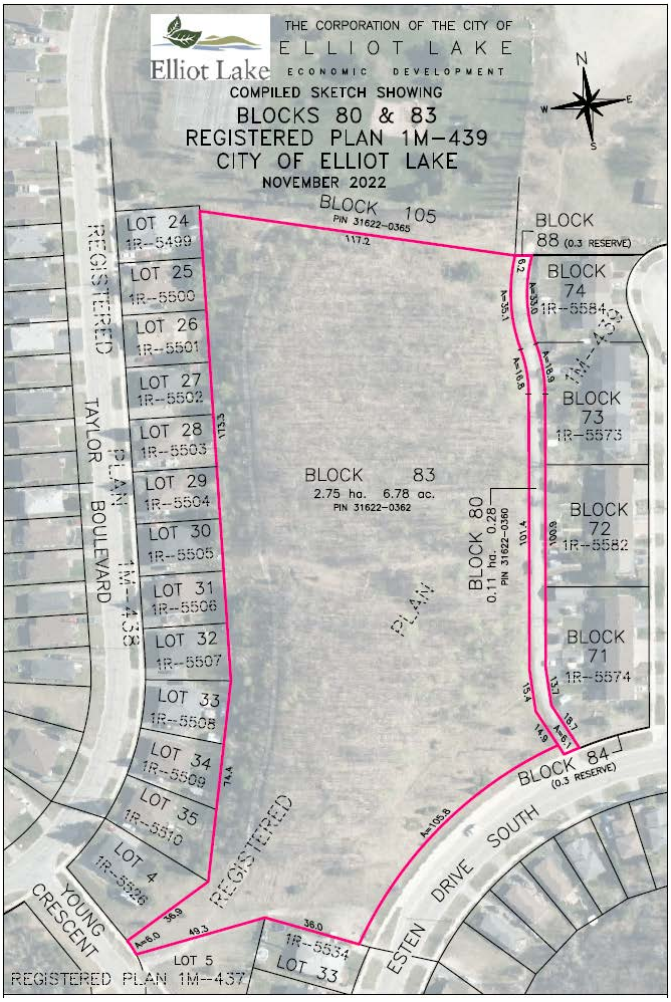
Notes:

Serviced

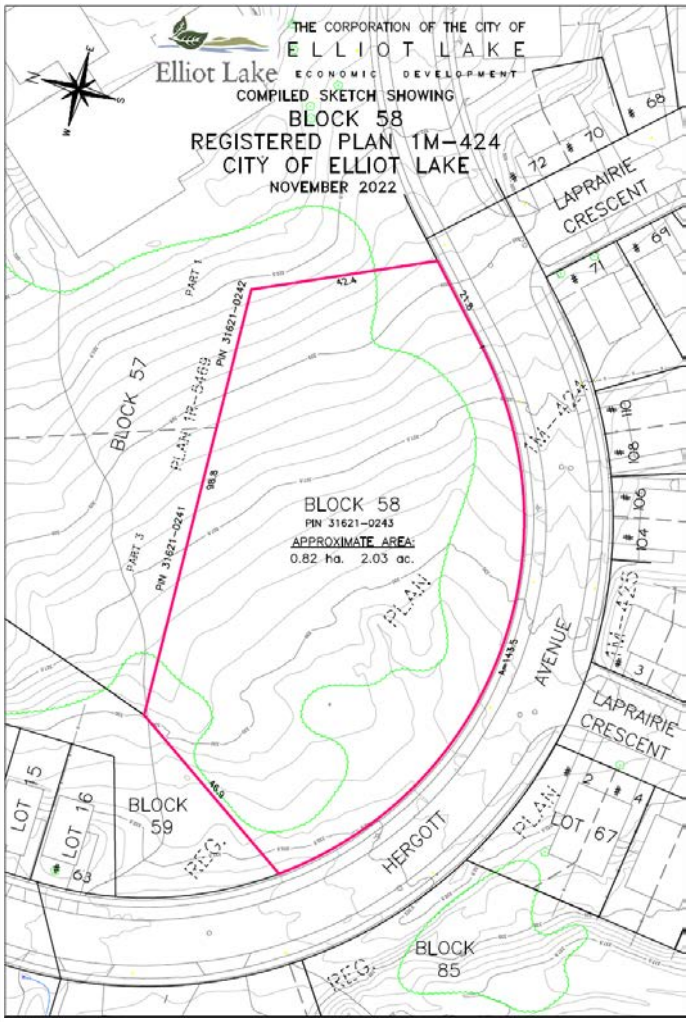
Property Size (approx):

6.78 Acres

$125,000



Hergott Ave



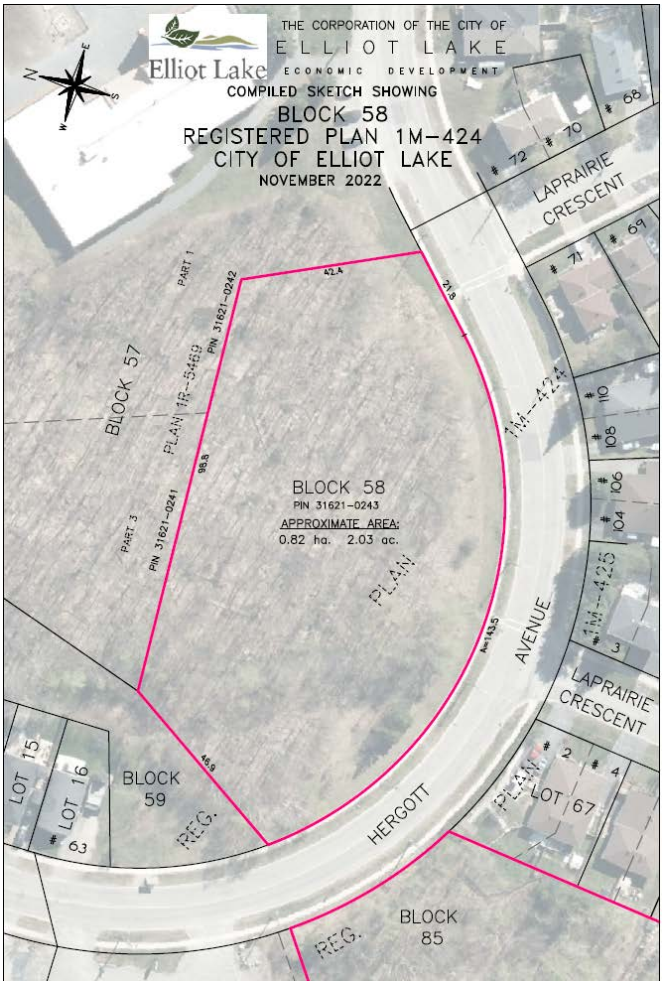
Property Type
Residential

Zoning

R2M

Notes:

Serviced

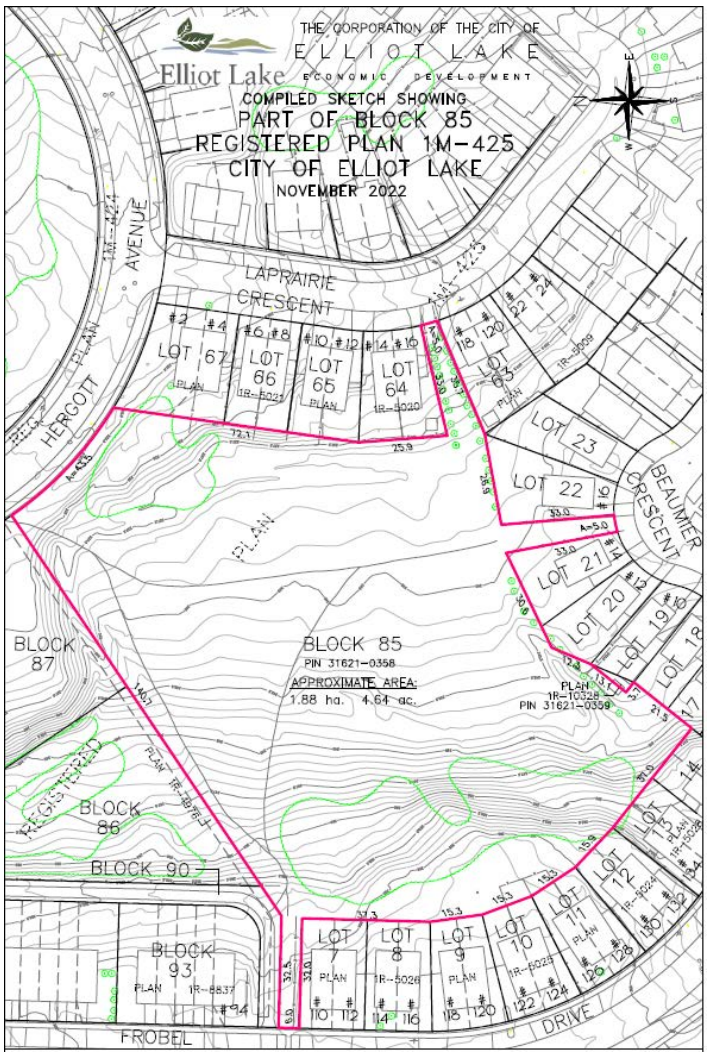


Property Size (approx):

2.03 Acres

$30,500

Hergott Avenue 2

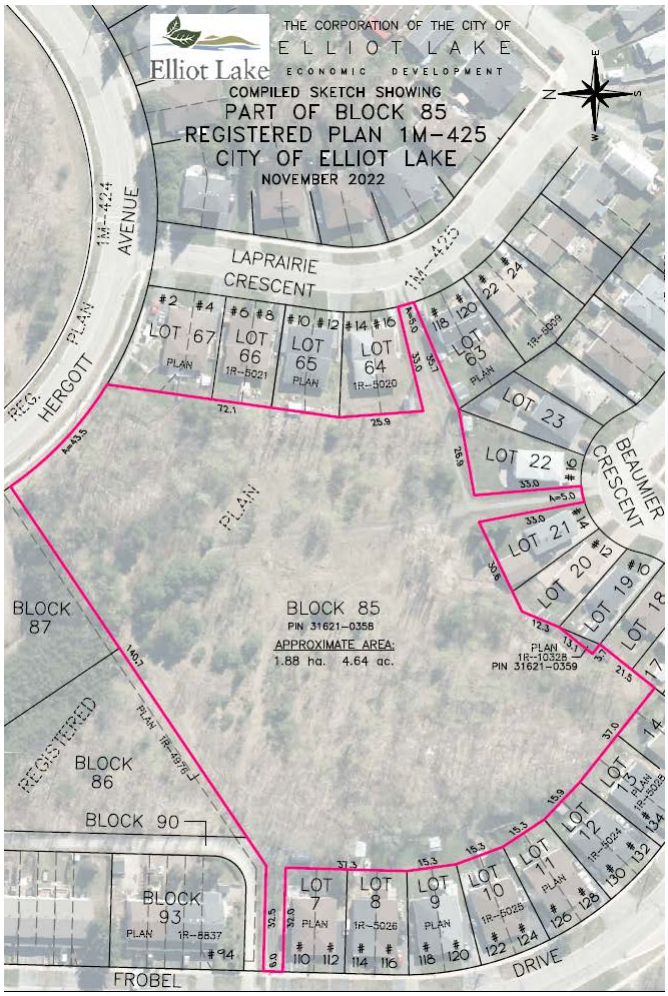


Property Type
Residential

Zoning

P

Notes: Services Available

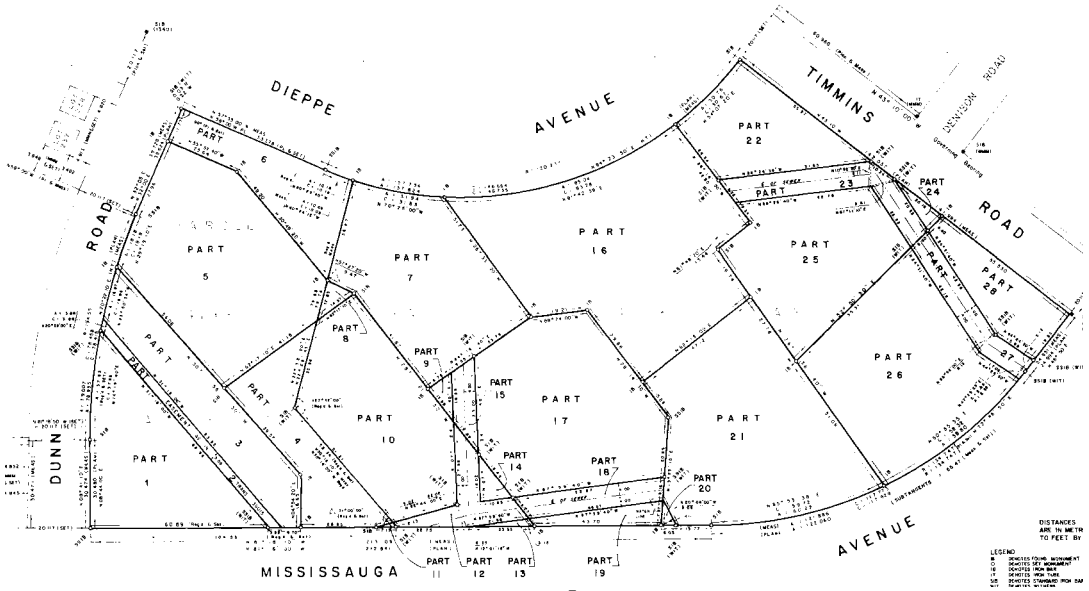


Property Size (approx):

4.64 Acres

$85,000

Dieppe Ave & Mississauga Ave



Property Type
Multi Unit Residential

Zoning
R2 & I-1

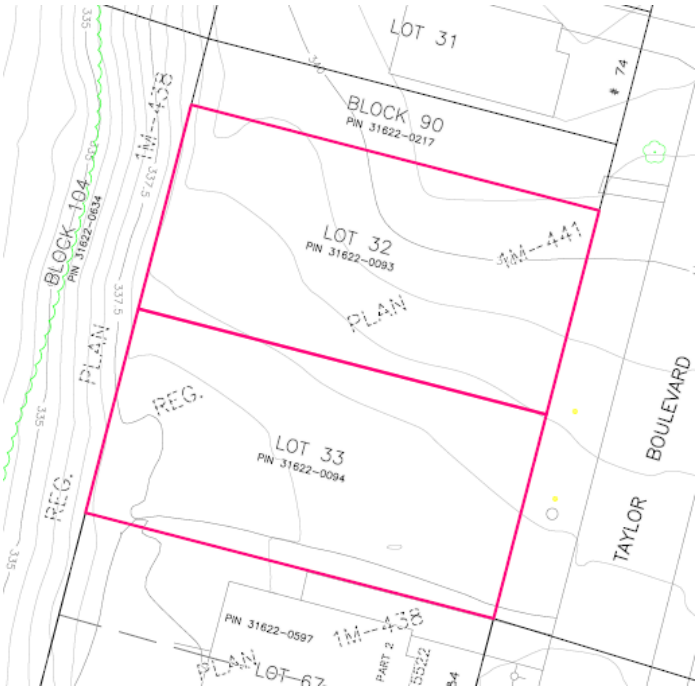
Notes:
Services avaiable
rezoning required



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

76-78 & 80-82 Taylor Blvd



Property Type

Residential

Zoning

R1M

Notes:

Serviced



Property Size (approx):

Lot 32-.17 Acres
(76-78)

Lot 33-.17 Acres
(80-82)

$22,819 per lot

4, 8, 12, 22 & 56 McLaren Cres



Property Type

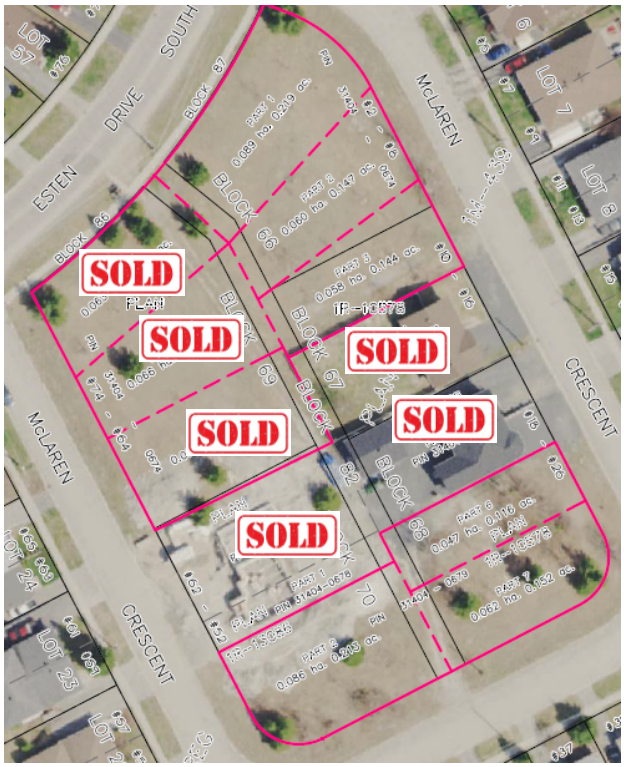
Residential

Zoning

R1M

Notes:

Serviced



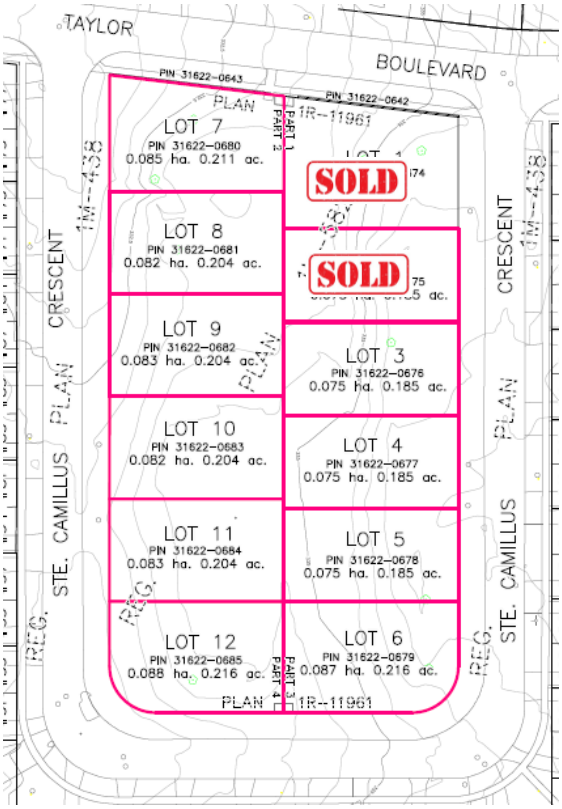
<u>Property Size (approx):</u>

Block 66
Part 1 -.219 Acres - **$29,396**
Part 2 -.147 Acres- **$19,732**
Part 3 - .144 Acres - **$19,329**

Block 68
Part 6&7 - .268 Acres - **$35,974**

Block 70
Part 2 - .213 Acres - **$28,591**

Ste Camillus Cres



Property Type

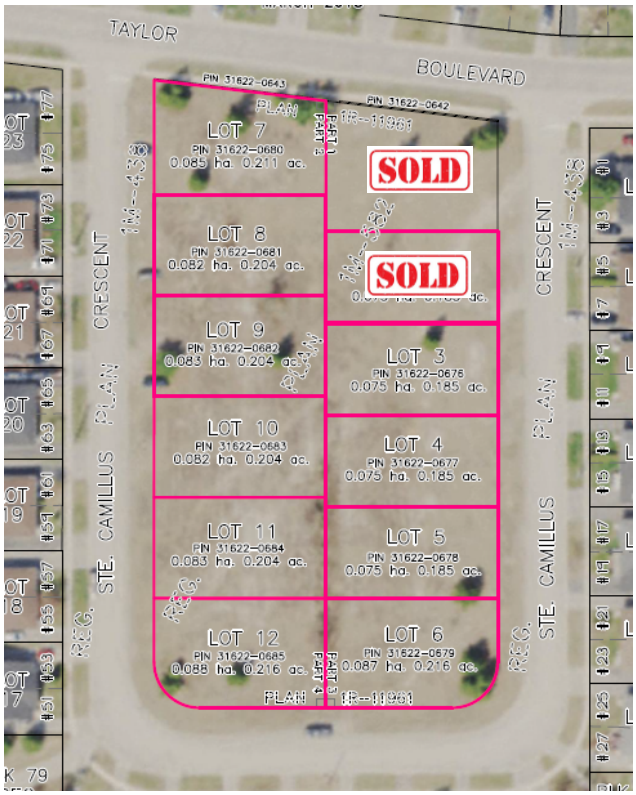
Residential

Zoning

R1M

Notes:

Serviced



Property Size (approx):

Lot 3 -.185 Acres - **$24,832**
Lot 4 - .185 Acres- **$24,832**
Lot 5 - .185 Acres - **$24,832**
Lot 6 - .216 Acres - **$28,994**
Lot 7 - .211 Acres - **$28,322**
Lot 8 - .204 Acres - **$27,383**
Lot 9 - .204 Acres - **$27,383**
Lot 10 - .204 Acres - **$27,383**
Lot 11 - .204 Acres - **$27,383**
Lot 12 - .216 Acres - **$28,994**