

# 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)

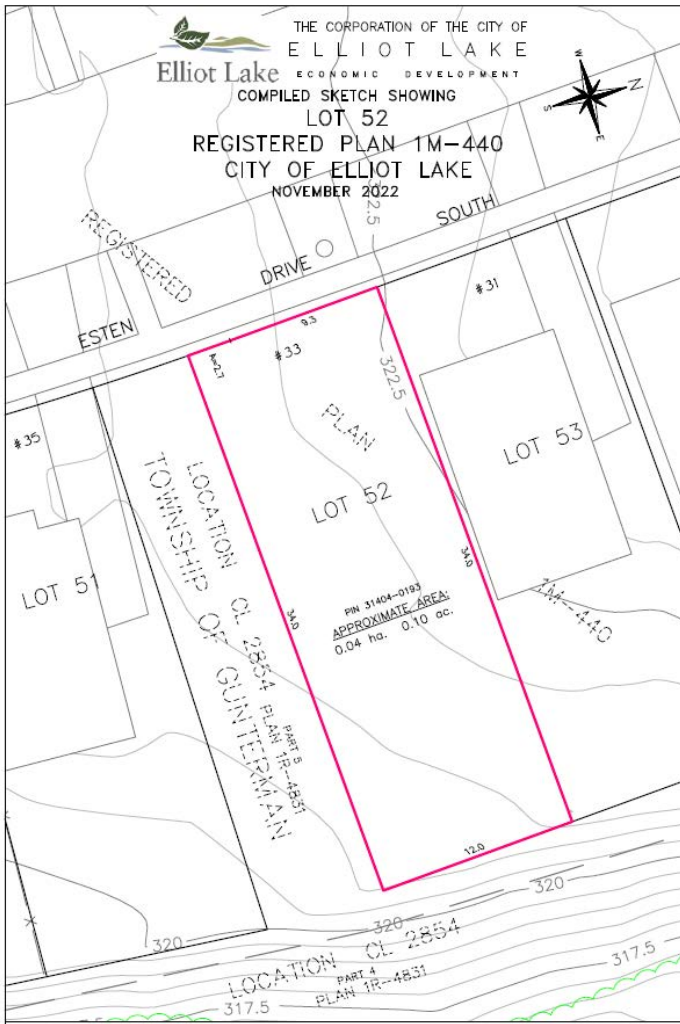
To review the entire zoning By-Law, please visit [Elliotlake.ca/zoningbylaw](http://Elliotlake.ca/zoningbylaw)

# 33 Esten Drive S

**Property Type**  
Residential

**Zoning**  
R1M

**Notes:** Serviced



**Property Size (approx):**

.10 Acres

***Call for pricing***

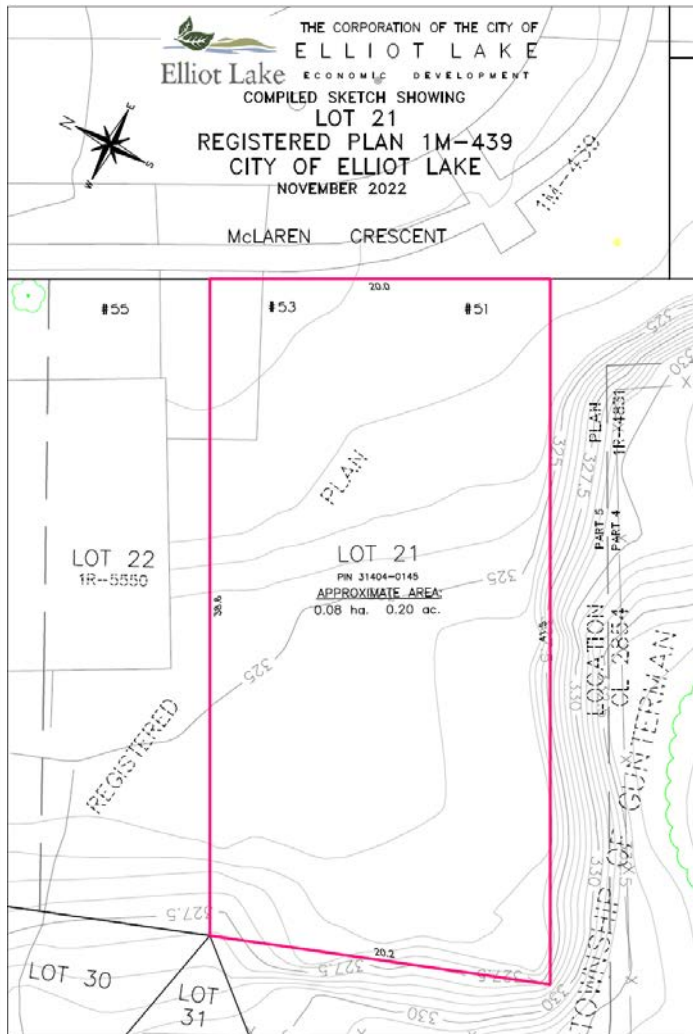


# 51-53 McLaren Crescent

**Property Type**  
Residential

**Zoning**  
R1M

**Notes:** Serviced



**Property Size (approx):**

.20 Acres

***Call for pricing***



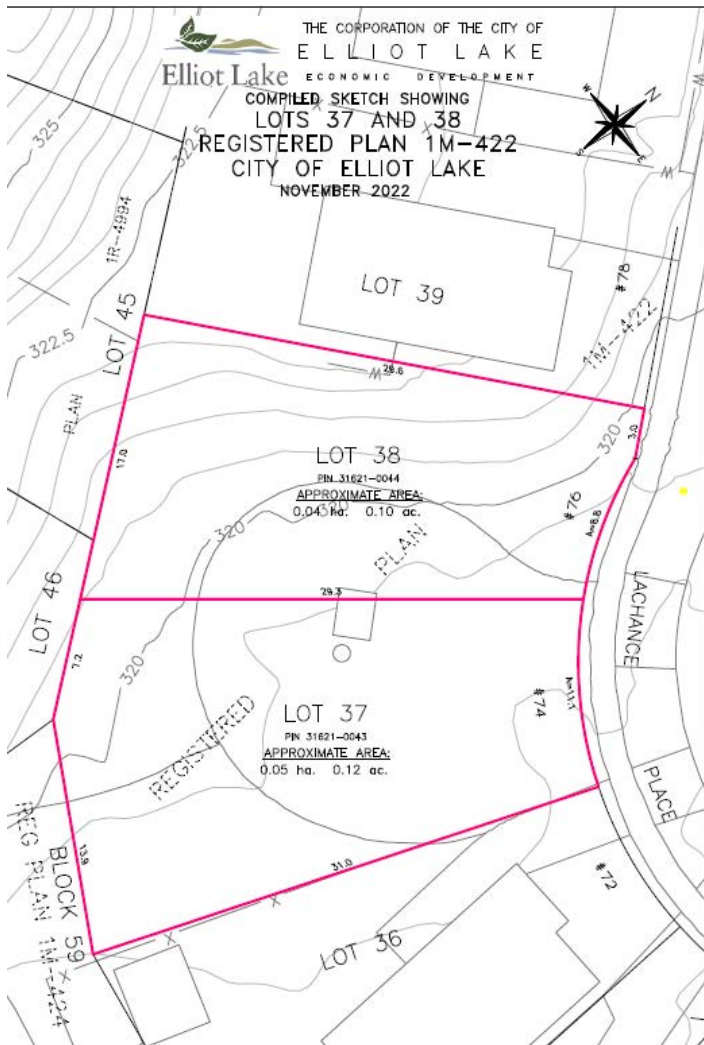


# 74 & 76 Lachance Place

**Property Type**  
Residential

**Zoning**  
R1

**Notes:** Serviced



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

74 - .12 Acres

76 - .10 Acres

***Call for pricing***



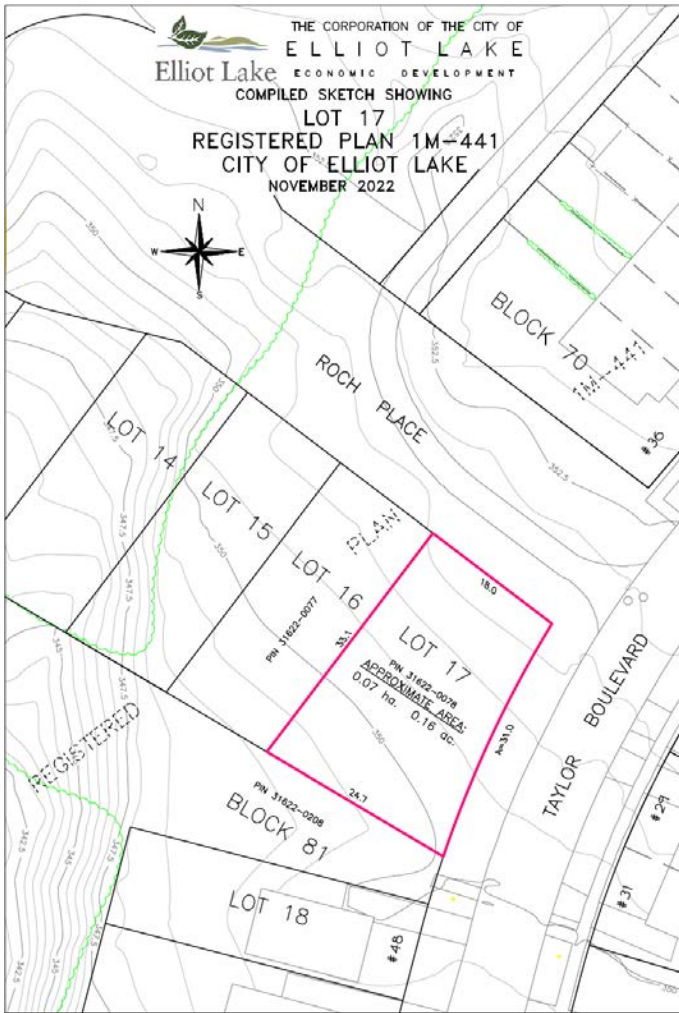


# Taylor Boulevard

**Property Type**  
Residential

**Zoning**  
R1M

**Notes:** Serviced



**Property Size (approx):**

.16 Acres

***Call for pricing***



# 166 Taylor Boulevard

**Property Type**  
Residential

**Zoning**  
R1M

**Notes:** Serviced



**Property Size (approx):**

.12 Acres

***Call for pricing***



# Gauthier Place

## Property Type

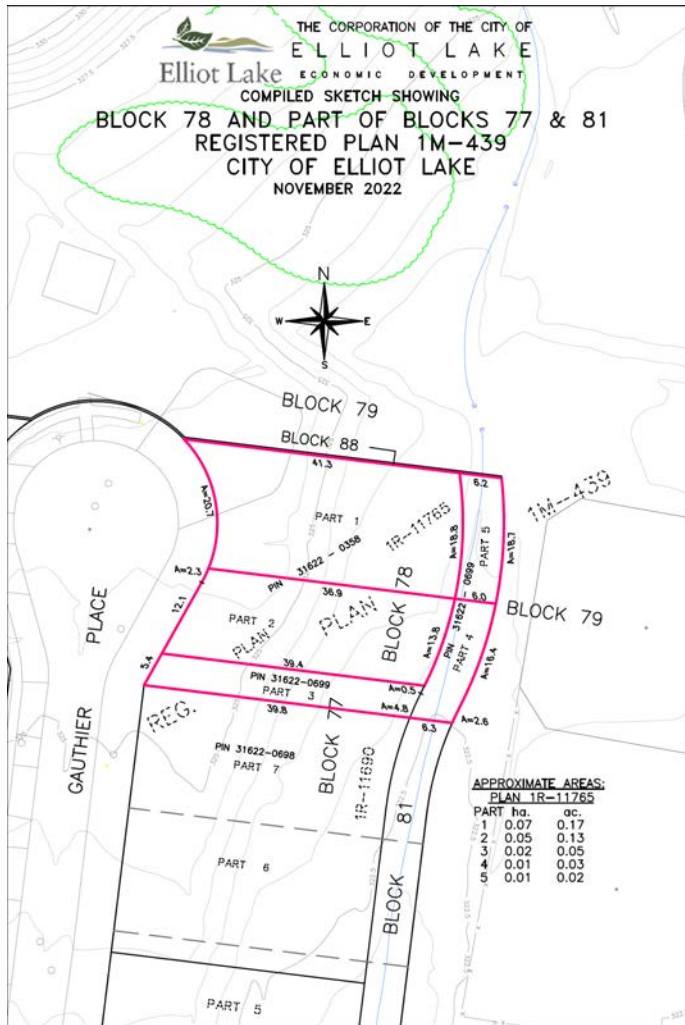
Residential

## Zoning

R1M

## Notes:

Serviced



## Property Size (approx):

Part 1 - .17 Acres

Part 5 - .02 Acres

**Total - .19 Acres**

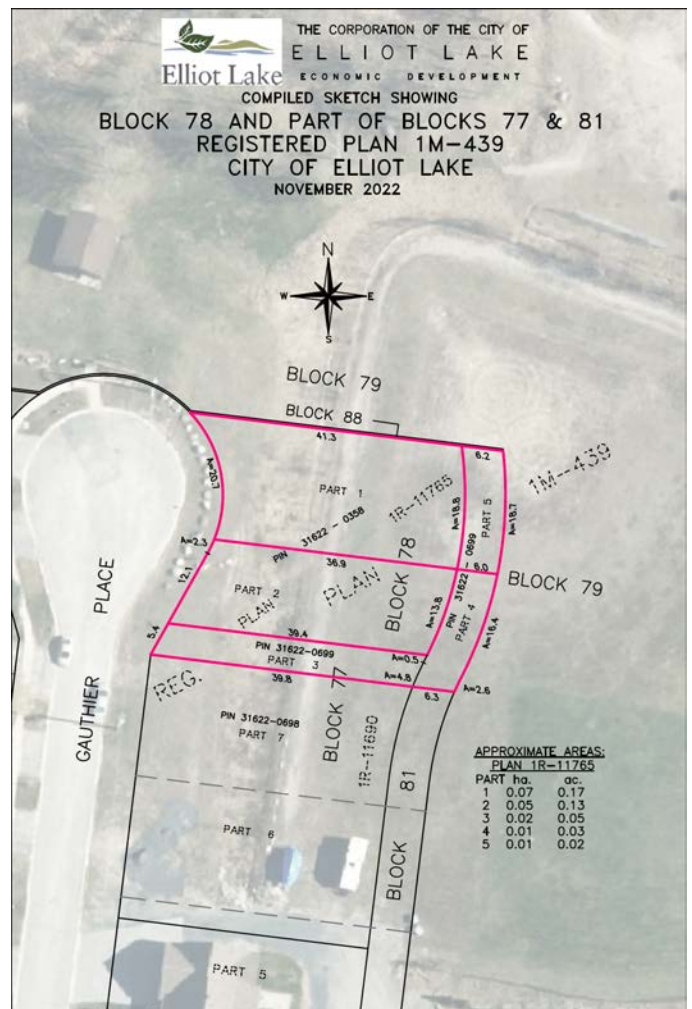
Part 2 - .13 Acres

Part 3 - .05 Acres

Part 4 - .03 Acres

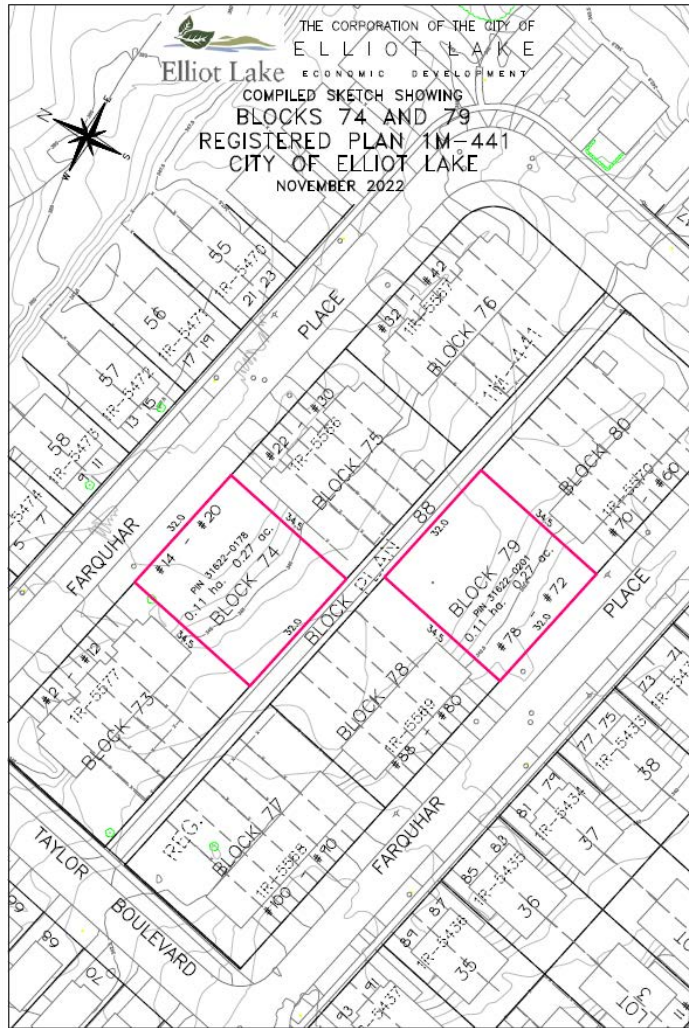
**Total - .21 Acres**

***Call for pricing***





# Farquhar Place



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

Block 74 - .27 Acres

Block 79 - .27 Acres

***Call for pricing***

## **Property Type**

Residential

## **Zoning**

R2M

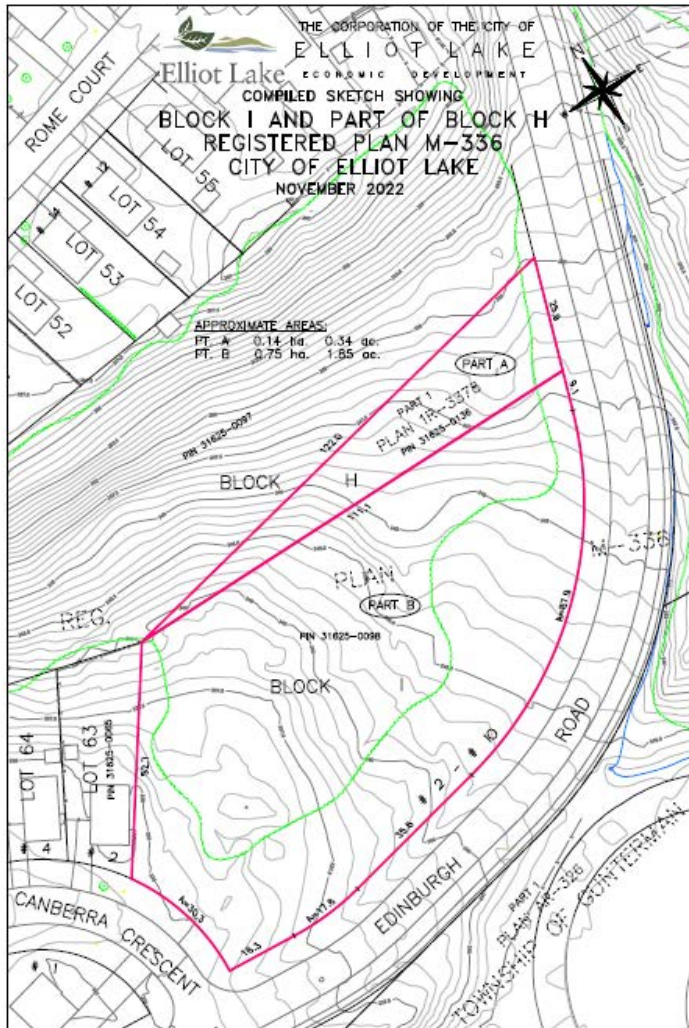
## **Notes:**

Serviced





# Edinburgh Rd



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

Part A - .34 Acres

Part B - 1.85 Acres

***Call for pricing***

## **Property Type**

Residential

## **Zoning**

R2

## **Notes:**

Serviced



# Esten Drive North

## Property Type

Residential/Commercial

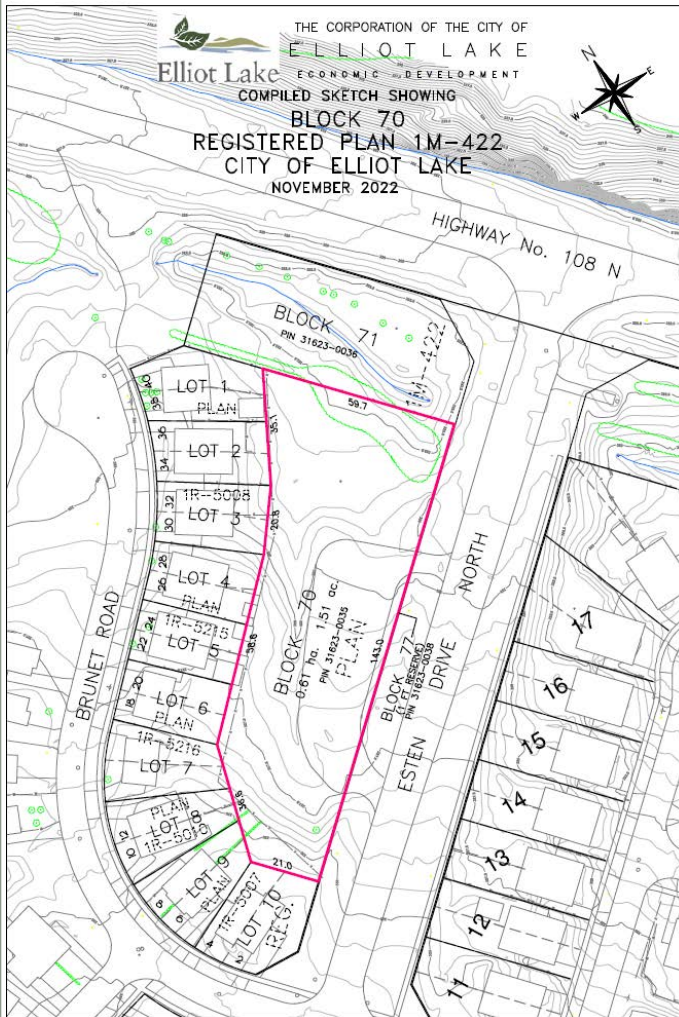
## Zoning

RA

## Notes:

Services Available

Rezoning Required



## Property Size (approx):

1.51 Acres

***Call for pricing***





# Esten Drive South

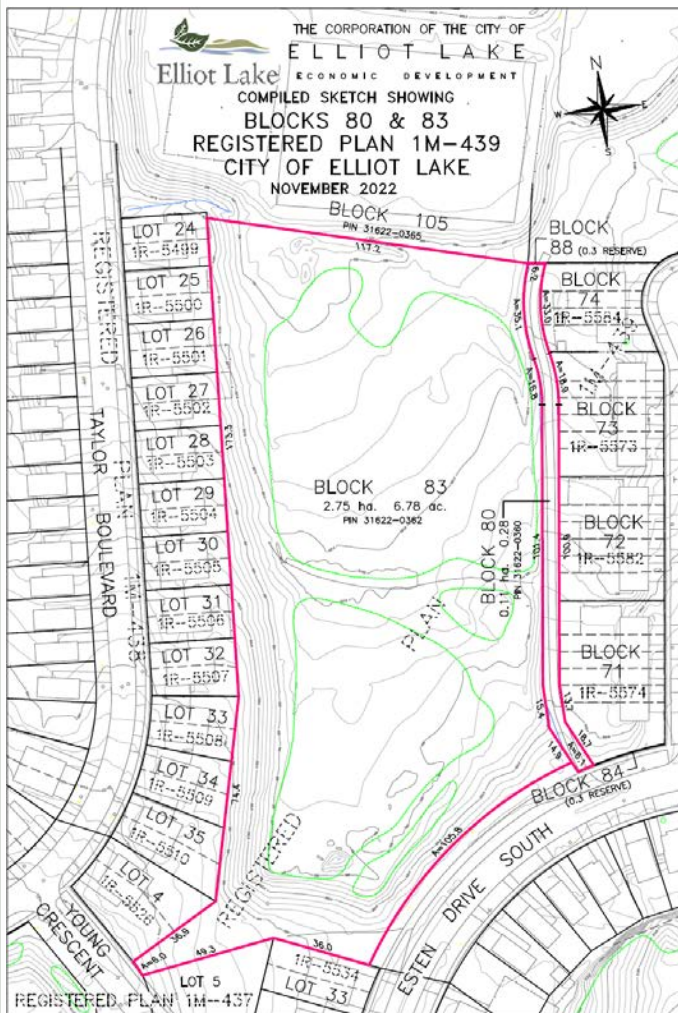
**Property Type**  
Residential/  
institutional

**Zoning**

I

**Notes:**

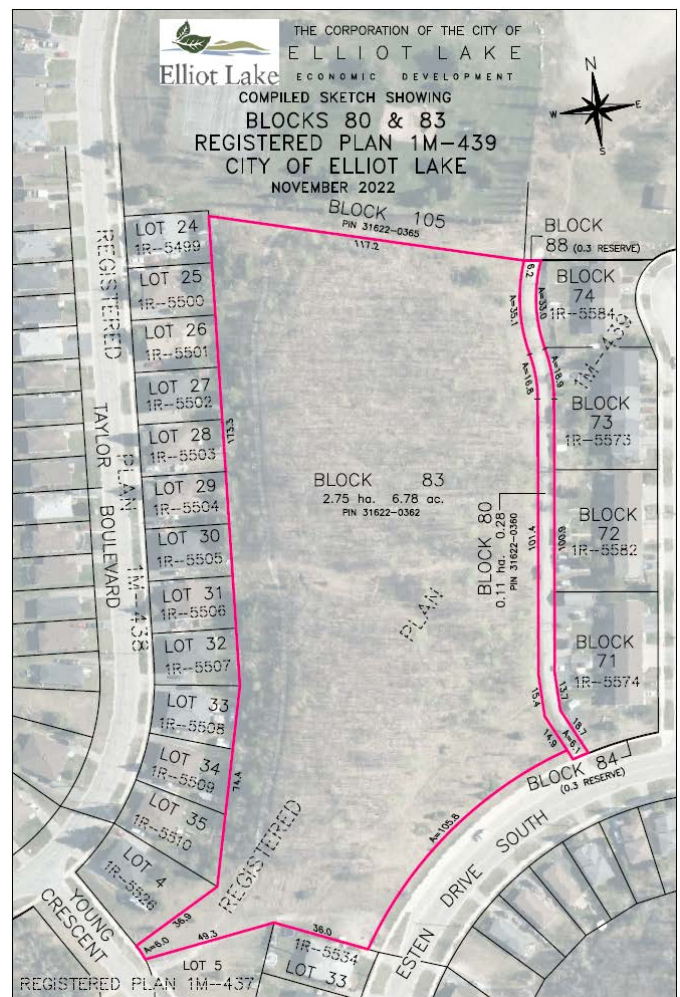
Serviced



**Property Size (approx):**

6.78 Acres

***Call for pricing***

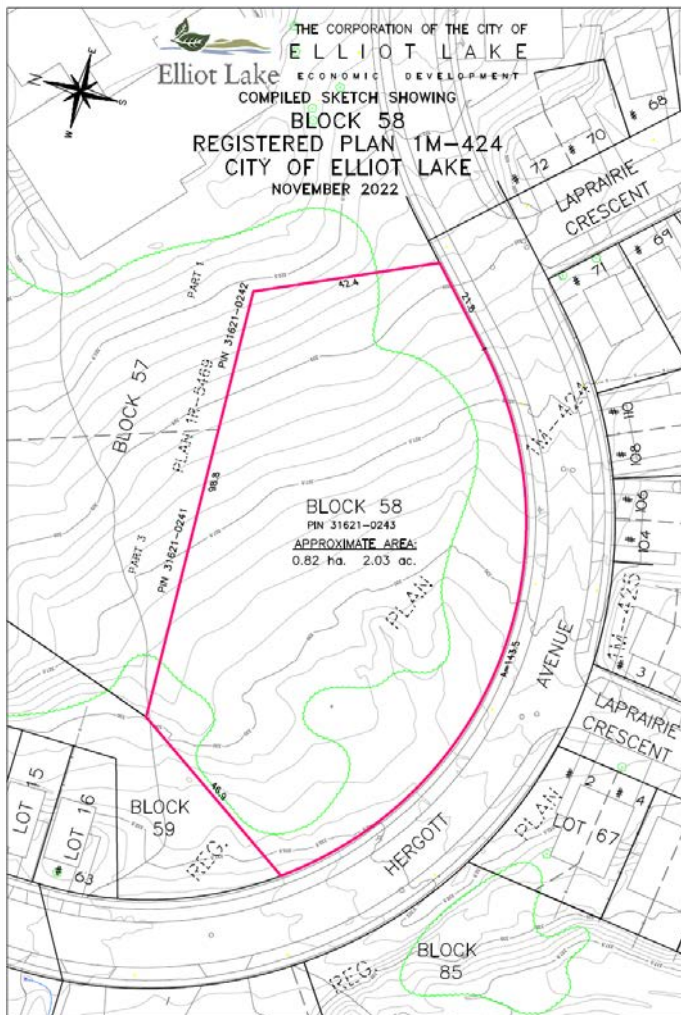


# Hergott Ave

**Property Type**  
Residential

**Zoning**  
R2M

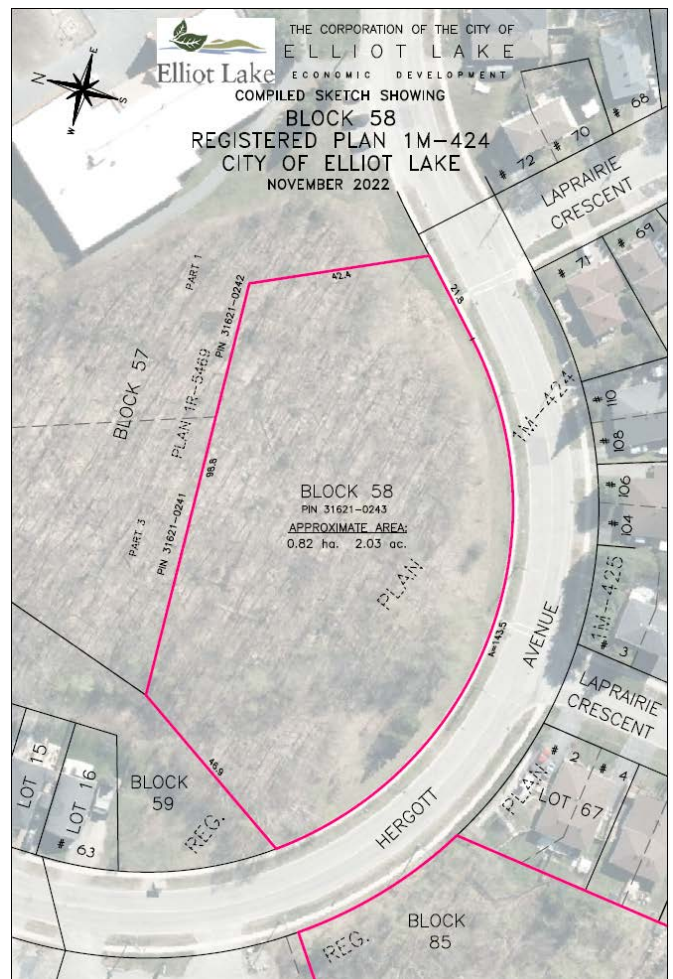
**Notes:**  
Serviced



**Property Size (approx):**

2.03 Acres

***Call for pricing***



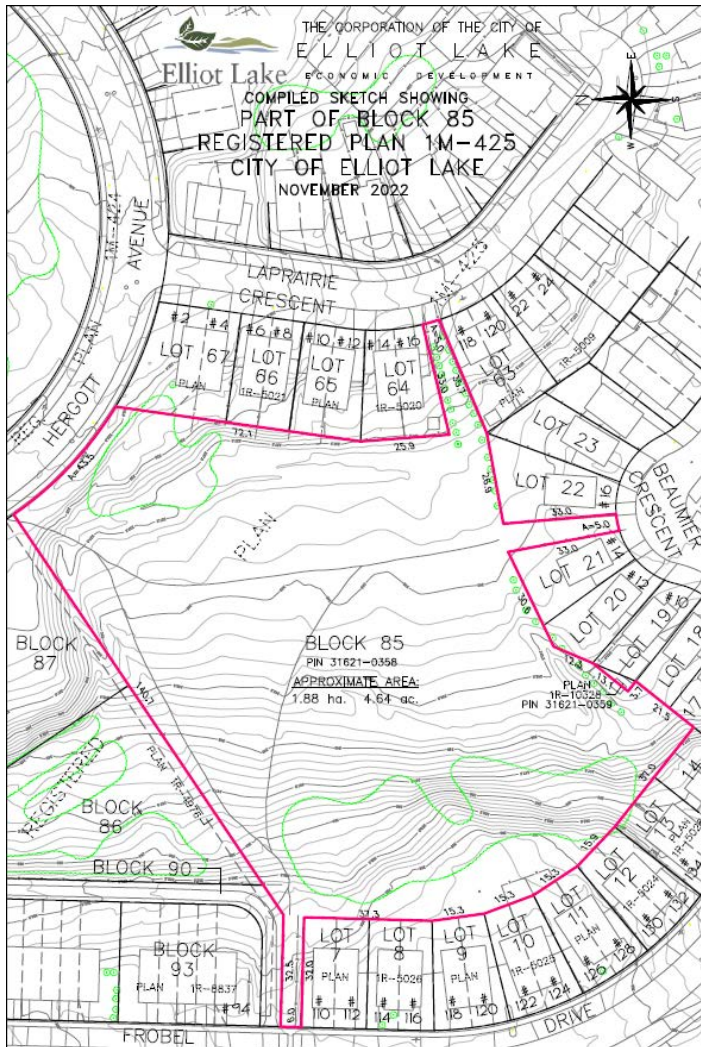


# Hergott Avenue 2

**Property Type**  
Residential

**Zoning**  
P

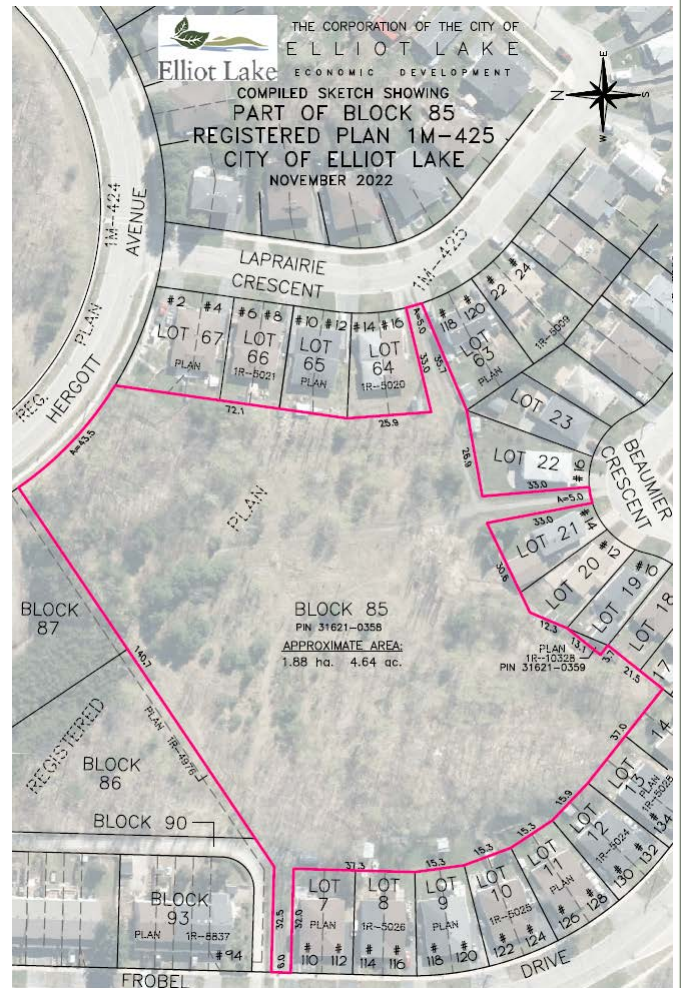
**Notes:** Services Available



**Property Size (approx):**

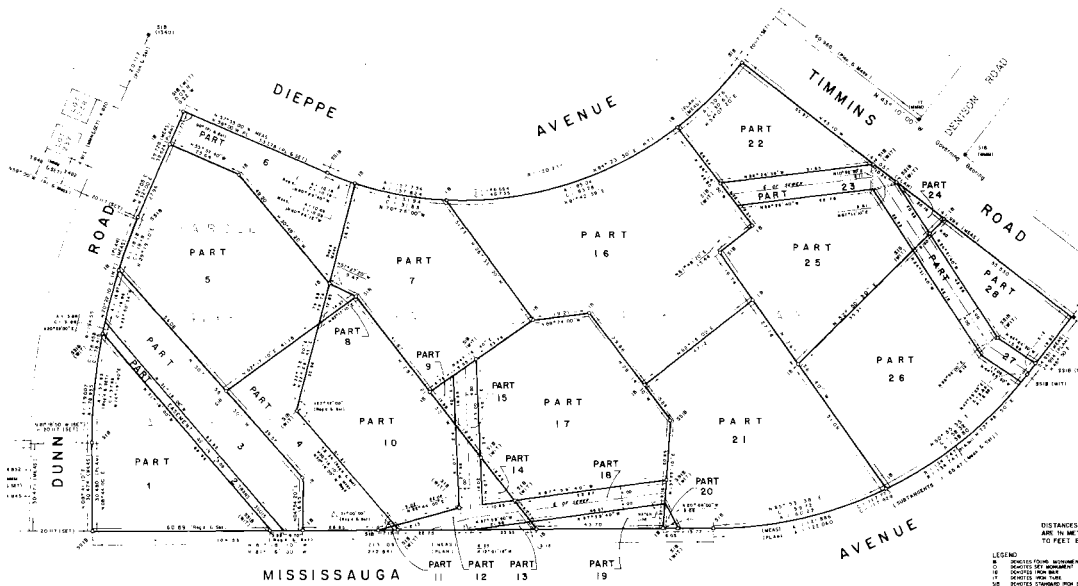
4.64 Acres

***Call for pricing***





# 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  
Part 16 /75 Dieppe - 1.18 Acre  
Part 26,27 & 28/150 Mississauga - 1.10 Acre  
Part 21/160 Mississauga - .95 Acre  
Part 17/170 Mississauga - .80 Acre  
Part 4 & 10/180 Mississauga - .96 Acre

***Call for pricing***