

	27 OAK STREET	
	Area Whitehorse Sub Area Porter Creek Postal Code Y1A 4A9 Type Single Family Style Bungalow Taxes \$1,438 (2017) MLS® 11339 Year Built Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession May 1 Condo Fees GST No GST Current Price \$389,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms 3	# Fireplaces
Bathrooms 1	Fireplaces Type Wood
Levels	Heating Forced Air, Other, Oil, Wood
Basement	Water Elec Water Heater, Water Heater Incl
Bsmt Walls	

Equip Incl	Microwave, Stove, Refrigerator, Washer, Storage Shed, Dryer
Features	
Flooring	

ROOMS (Sqft Fin: 1,008)

	Bsmt	Main	2nd	Other
Sqft				
Entrance		7'8x6'3		
Living		17'5x13'9		
Dining		7'9x7'9		
Kitchen		9'2x7'5		
Master Bedroom		12'3x10'5		
Bathroom		4pc		
Bedroom		10'6x8'11		
Bedroom		10'7x9'2		

LOT & EXTERIOR FEATURES

Lot Area (sqft) 11,232	Width (ft) 75
Lot Area (acres) 0.2579	Depth (ft) 150
Lot Dimensions	
Roof Asphalt Shingles	
Exterior Finish Siding, Vinyl	
Total Parking	
Open Pk Spcs	
Driveway Gravel Drive, RV Parking	
Garage Double Det'd Gar.	
Lot Flat, Fences complete, Rectangular	
Outdoor Area Deck, Fenced, Lawn Front, Lawn Back, Trees/Shrubs, School Bus	

LEGAL & MORTGAGE

Legal Desc.	Lot 610, Plan 32022, Porter Creek Subdivision
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Charming & cheerful 3 bedroom 1 bath home situated on a large mature Porter Creek lot. This extremely well maintained home is cozy and bright, perfectly situated for maximum sun! The blaze king wood stove is economical and does a bulk of the winter heating. Triple pane windows, forced air oil furnace, brand new double wall oil tank are just a few of the major improvements over the years. This property is perfect for toys and kids. Fully fenced with dog run, RV parking, storage shed and a double detached garage, insulated and wired with one overhead automatic door opener. Call today as this is a turn key home ready for it's next loving owner. Listed By: URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

☎ 867-335-4868

Agent Email info@chrismeger.ca Agent Website <http://www.chrismeger.ca>

URBAN REALTY GROUP

☎ 867-322-8726

Office Email info@urbanrealtygroup.ca Office Website <http://www.urbanrealtygroup.ca>

301 Hoge St Whitehorse, YT Y1A 1V8 - Contact Name: Chris Meger

The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Not intended to solicit properties already listed for sale. Feb 13, 2018.





CITY OF WHITEHORSE

2121 Second Avenue Whitehorse, Yukon Y1A 4T3
Planning and Building Department 668-8340

Date of Report: Feb 12, 2018

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - 610	Block- 32022	Subdivision - PORTER CREEK SUBDIVISION	LTO # - 32022	Zoning - RS
Municipal Address(s):		27 OAK STREET		

ZONING BYLAW STATUS

Siting Approval (YES/NO) NO
Survey Certification On File (YES/NO) NO SURVEYOR CERTIFICATE REQUIRED FOR COMMENT
Surveyor
Survey Date

REMARKS:

No Action will be taken due to the above stated non-conformity at this time

(Signed by)

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
12626	2869BP	Jul 08, 1976	BUIL-NEW1	New Building Permit	Mar 30, 1977	Mar 30, 1977
12627	1352PP	Jul 15, 1976	PLUM-CONN	Sewer or Water Connection		Mar 30, 1977
12628	1481BP	Feb 25, 1987	HEAT-WOOD	Wood Burning Appliance		Feb 25, 1987
12629	ARN022	May 27, 1996	ACCS-GRGE	New Garage - Detached		Dec 16, 1996
37373		May 11, 2005	BUIL-RENO	Renovation Permit		May 31, 2005
43968		Feb 11, 2010	HEAT-OILF	Oil Fired - furn,boil,spaceheat		Mar 31, 2010

DESCRIPTION = NEW S. F. RESIDENCE.
 DESCRIPTION = S. & W. CONNECTION.
 CHIM_FLUE_S = 7"
 CHIM_TYPE = SECURITY S2100
 DESCRIPTION = INSTALL NEW W. S. & CHIMNEY.
 LOCAT_APPL = LIVING ROOM
 MAKE = BLAZE KING
 MODEL = PRINCESS
 DESCRIPTION = NEW DETACHED GARAGE.
 REMARK = YTG ELECTRICAL APPROVAL - SEPT 3, 1999.
 SIZE = 24' X 24'
 LOCAT_TANK = A/G EXT.
 TANK_SIZE = 250G.
 DESCRIPTION = REPL. A/G OIL TANK W/NEW A/G OIL TANK.
 BTU = 86,000
 DESCRIPTION = REPL. OIL FURNACE W/NEW OIL FURNACE, NEW CHIMNEY, TO EXISTING OIL TANK



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BUILDING FILE INFORMATION

Page # 2 of 2

PERMITS ISSUED

Permit #	Old Permit	Issue Date	Type	Description	Occupancy	Final
20113630	LOCAT_APPL = BACK FOYER LOCAT_TANK = EXISTING MAKE = INTERTHERM MODEL = MISB-086A-AW	May 20, 2011	ACCS-SHED	New Shed		Jun 21, 2011
20141755	DESCRIPTION = NEW PREFAB SHED. SIZE = 10' X 14' CHIM_FLUE_S = 7" CHIM_TYPE = EXCEL KE1107BK LOCAT_APPL = MAIN FLOOR REMARK = HOOKED TO EXISTING BLAZE KING W.S. DESCRIPTION = REPL. CHIMNEY W/NEW CHIMNEY.	May 30, 2014	HEAT-UNCL	Heating Permit Unclassified		Jun 09, 2014
20172541	DESCRIPTION = REPL. A/G OIL TANK W/NEW A/G OIL TANK. TANK_SIZE = 1000L LOCAT_TANK = A/G EXT.	Oct 27, 2017	BUIL-TANK	Oil Tank Replace - General		Dec 06, 2017

Signed by:

Title: CSR

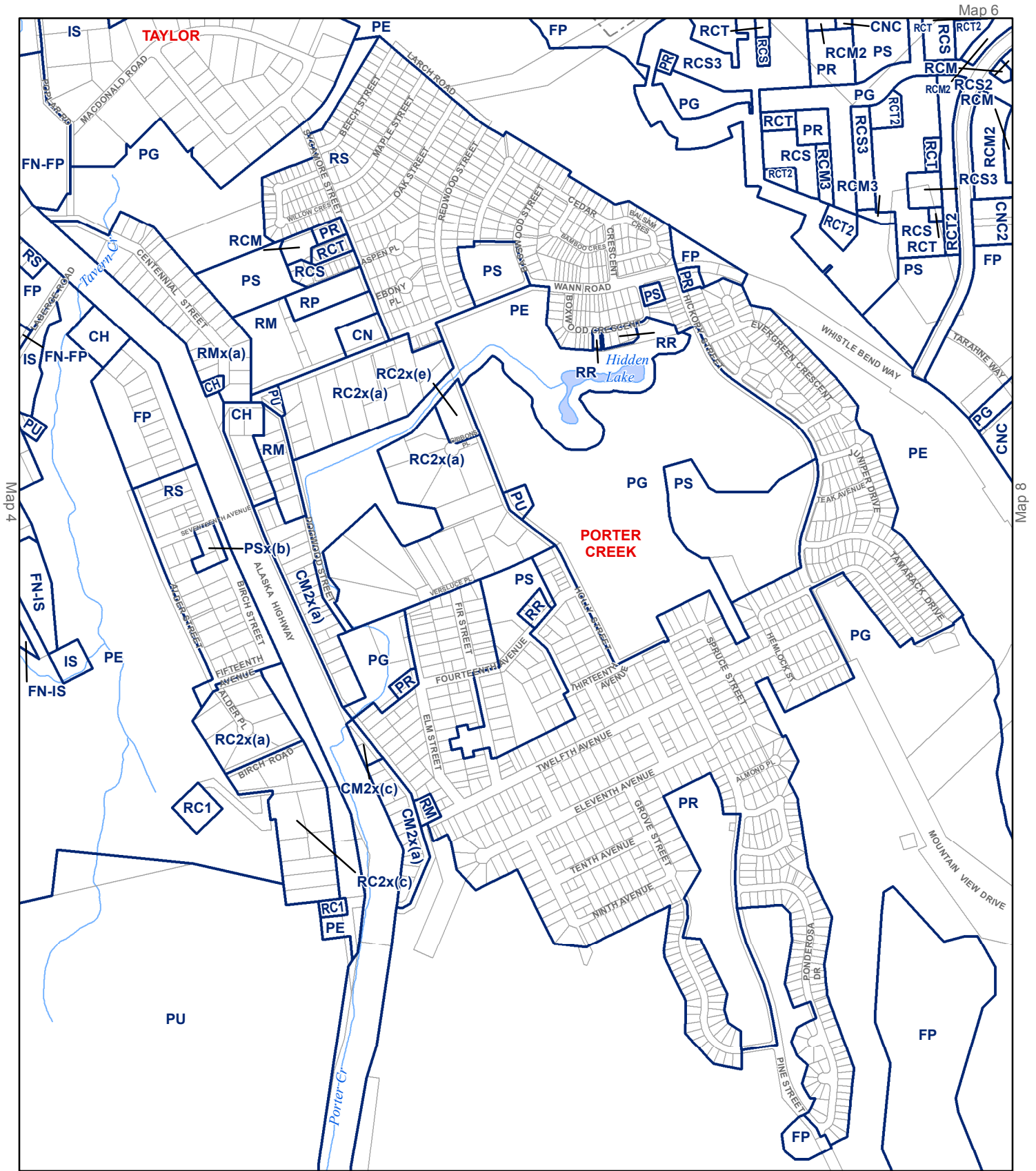
Requested by: cm/URBAN

File #: EMAIL

Date: Feb 12, 2018

MAP 5

PORTER CREEK



Map 11

Where a letter appears in brackets following a zoning designation, e.g. RSx(a), the letter corresponds to the 'special restrictions' subsection for that zone.



0 590
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
April 15, 2016

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

9.15 RS Residential Single Detached

9.15.1 Purpose

To provide a zone for single detached housing on urban lots with a broad range of residential related uses.

9.15.2 Principal Uses

- a) community gardens and greenhouses
- b) housing: single detached, duplex, residential care homes, triplex
- c) parks

9.15.3 Secondary Uses

- a) accessory building/structure
- b) bed and breakfast lodging (two rooms)
- c) family day homes
- d) garden suites
- e) home based businesses, minor
- f) living suites

9.15.4 Conditional Uses

- a) child care centres
- b) family day homes (in an accessory building)
- c) home based businesses, major
- d) housing: supportive
- e) mobile homes

9.15.5 Development Regulations

- a) the minimum lot width is 14.0 m.
- b) the minimum lot width for a side-by-side duplex on separate, adjacent lots is 10.0 m.
- c) the minimum lot area for single detached housing is 462 m².
- d) the minimum lot area for a side-by-side duplex on separate, adjacent lots is 372 m².
- e) the minimum aggregate lot area for duplex housing is 744 m².
- f) the minimum lot area for triplex housing is 1208 m².
- g) the maximum site coverage is 40%.
- h) the maximum height is 10.0 m.
- i) the minimum front yard setback is 6.0 m.

Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

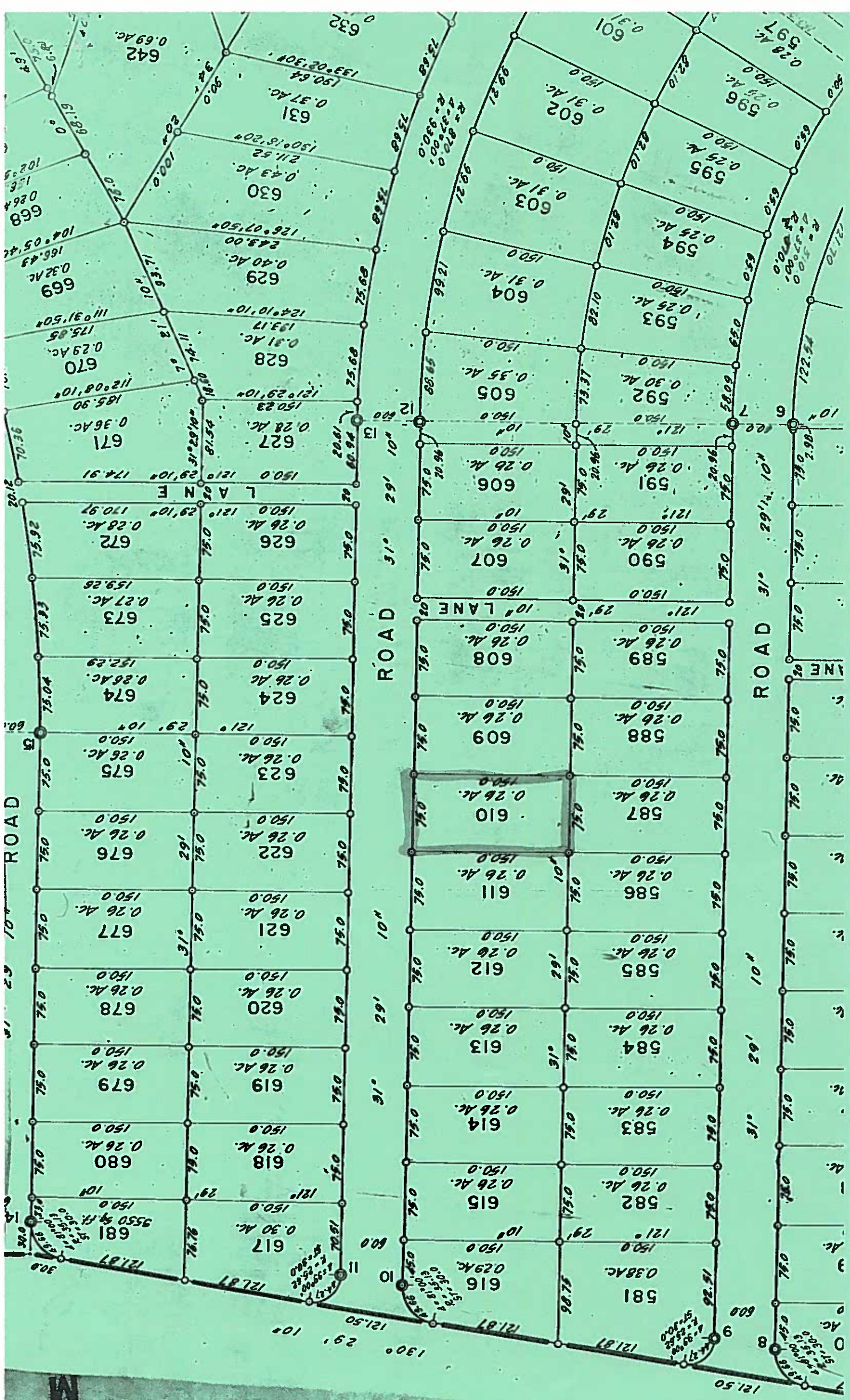
- j) the minimum side yard setback is 3.0 m on one side and 1.5 m on the other side except that:
 - (1) where there is access to the rear of the lot by a lane, the side yard setback requirement may be reduced to 1.5 m on both sides; and
 - (2) in the case of a side-by-side duplex on separate, adjacent lots, one side yard setback may be reduced to zero and the other shall be 3.0 m; and
 - (3) for a duplex on a single lot the side yard setback shall be 3 m on both sides
- k) the corner lot setback is 6.0 m from each street and 1.5 m from all other sides.
- l) the minimum rear yard setback is 3.0 m.
- m) lots with a minimum aggregate lot area of 1208 m² are permitted to have both a living suite and a garden suite, subject to the regulations of this bylaw. (*Bylaw 2016-07 – March 29, 2016*)

9.15.6 Other Regulations

- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years old.
- c) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of section 5 (accessory development, site design, yards, etc.); the specific use regulations of section 6 (bed and breakfast lodging, home based businesses, etc.); the parking regulations of section 7; and the sign regulations of section 8.

9.15.7 Special Restrictions

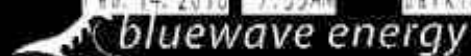
- a) Lot 809 Copper Ridge, located at 25 Winze Place in the Copper Ridge Subdivision, is designated RSx with the special modification being that duplex homes are not allowed.
- b) Lot 25, Quad 105D/11, located at 157 Falaise Place in Takhini West, is designated RSx with the special modification being that the minimum front yard setback is 4.9 m.
- c) Lot 108, Takhini East Subdivision, located at 1 Vimy Place, is designated RSx with the special modification being that the minimum front yard setback is 3.0 m.
- d) Lot 21, Block 211, Plan 26173, located at 21 McQuesten Road, is designated RSx with the special modification being that a triplex is permitted as a principal use.



Feb. 14, 2018 7:55AM

parkland whitehorse

No. 2212 P. 1

www.BluewaveEnergy.ca

2016/2017/2018 Consumption Report
Account # 3092375

1505A Birch Street
Whitehorse, Yukon
Y1A 3X1

DATE	PRODUCT	VOLUME(L)	COST
2016-10-20	STOVE OIL	241.80	\$ 236.11
2016-11-30	STOVE OIL	312.70	\$ 305.35
2016-12-28	STOVE OIL	289.80	\$ 282.99
2017-01-23	STOVE OIL	152.30	\$ 156.71
2017-02-21	STOVE OIL	234.50	\$ 241.30
2017-03-20	STOVE OIL	321.90	\$ 331.23
2017-04-19	STOVE OIL	150.20	\$ 154.56
2017-10-03	STOVE OIL	197.90	\$ 207.80
2017-11-15	STOVE OIL	389.30	\$ 457.82
2017-12-11	STOVE OIL	287.00	\$ 337.51
2018-01-10	STOVE OIL	95.20	\$ 116.95
Total		2672.60	\$ 2,828.33



Shell Distributor

RP1400	CIS DATE 2018-02-12	COMPANY 05	RUN DATE 2018-02-12	PAGE 001
SERVICE ACCOUNT SUMMARY REPORT			RUN TIME 14:13:34	
TO:		FROM: FREEMAN, SANDY		
SERVICE ACCOUNT:	27852	STATUS:	Active	PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV
STATEMENT ACCOUNT:	05 0002785201	ROUTE:	8727	CHARGE CY: 11 STMT CY: 11
CUSTOMER:				
ASSOCIATED PRICE:				
BUSINESS PHONE:	(867) 667-5898	FAX:		
SVC ACCT START DATE:	1987-01-30			
Average per month: \$60.80				
RESP DISTRICT:	WHITEHORSE - 0571	CRITICAL FACILITY:		
PREMISES:	27 OAK ST WHITEHORSE YT Y1A 4A9	CUSTOMER REFERENCE:		
		SIC:	11010 - Single Family / Row Overhead	
		SERVICE POINTS:	001	
CURRENT BALANCE	00.00	CURRENT	00.00	60 DAY
UNPAID DEPOSIT	00.00	50 DAY	00.00	90 DAY
CHARGE/USAGE HISTORY				
PRICE	BILLED	NET NET MEASURED	DCD	BILL
CHARGE DATE SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	STMT DATE
2018-01-11	1160 31	725.00	0.00	2018-01-17
			0.00	
2017-12-11	1160 31	519.00	0.00	2017-12-15
			0.00	
2017-11-10	1160 29	366.00	0.00	2017-11-17
			0.00	
2017-10-12	1160 29	367.00	0.00	2017-10-18
			0.00	
2017-09-13	1160 30	444.00	0.00	2017-09-18
			0.00	
2017-08-14	1160 32	353.00	0.00	2017-08-17
			0.00	
2017-07-13	1160 29	504.00	0.00	2017-07-18
			0.00	
2017-06-14	1160 34	424.00	0.00	2017-06-16
			0.00	
ATCO-CIS				

RP1600		CIS DATE 2018-02-12		COMPANY 05		RUN DATE 2018-02-12 PAGE 002	
SERVICE ACCOUNT SUMMARY REPORT							
TO:				FROM: FREEMAN, SANDY			
SERVICE ACCOUNT: 27852		STATUS: Active		PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV			
STATEMENT ACCOUNT: 05 0002785201		ROUTE: 8727		READ CY: 11		CHARGE CY: 11 STMT CY: 11	
CUSTOMER:							
ASSOCIATED PRICE:							
CHARGE/USAGE HISTORY							
CHARGE DATE	SCHED DAYS	BILLED KWH	BILLED DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	NET NET MEASURED DEMAND
2017-06-14				467.42			
2017-05-11	1160 30	416.00	0.00	466.49	2017-05-14	416.00	0.00
2017-05-11				466.49			
2017-04-11	1160 28	461.00	0.00	471.67	2017-04-18	461.00	0.00
2017-04-11				471.67			
2017-03-14	1160 33	646.00	0.00	492.87	2017-03-17	646.00	0.00
2017-03-14				492.87			
2017-02-09	1160 28	600.00	0.00	487.60	2017-02-15	600.00	0.00
2017-02-09				487.60			
2017-01-12	1160 31	737.00	0.00	4103.31	2017-01-18	737.00	0.00
2017-01-12				4103.31			
2016-12-12	1160 28	505.00	0.00	476.71	2016-12-16	505.00	0.00
2016-12-12				476.71			
2016-11-14	1160 32	392.00	0.00	463.74	2016-11-17	392.00	0.00
2016-11-14				463.74			
2016-10-13	1160 29	389.00	0.00	463.39	2016-10-18	389.00	0.00
2016-10-13				463.39			
2016-09-14	1160 33	393.00	0.00	463.87	2016-09-19	393.00	0.00
2016-09-14				463.87			
2016-08-12	1160 30	406.00	0.00	465.36	2016-08-17	406.00	0.00
2016-08-12				465.36			

ATCO-CIS