

	18 DRIFT DRIVE	
	Area Whitehorse Sub Area Copper Ridge Postal Code Y1A 0B1 Type Single Family Style Bi-Level Taxes \$2,397 (2021) MLS® 13190 Year Built 2006 Zoning RS Local Imp. Tax Suite Permit	Listing Status Active Possession Mid April Condo Fees GST No GST Current Price \$579,000 Sale Price Sale Date

INTERIOR FEATURES

Bedrooms	4	# Fireplaces	
Bathrooms	2	Fireplaces Type	
Levels		Heating	Forced Air, Oil
Basement	Basement	Water	Elec Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		

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

ROOMS (Sqft Fin: 1,920)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		13'0x14'0		
Dining		10'6x8'0		
Kitchen		10'0x9'6		
Master Bedroom		13'0x11'0		
Bathroom	3pc	4pc		
Bedroom	11'3x9'6	10'6x9'6		
Bedroom	14'0x11'0			

LOT & EXTERIOR FEATURES

Lot Area (sqft)	7,590	Width (ft)	66
Lot Area (acres)	0.1742	Depth (ft)	115
Lot Dimensions			
Roof	Asphalt Shingles		
Exterior Finish	Siding, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	Gravel Drive, RV Parking		
Garage	No Garage		
Lot	Flat, Rectangular		
Outdoor Area	Patio, Fenced, Lawn Front, Trees/Shrubs, School Bus		

LEGAL & MORTGAGE

Legal Desc.	Lot 825, Plan 2004-0087, Copper Ridge Subdivision, Whitehorse Yukon
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Charming bi-level situated on a large Copper Ridge lot, close to trails and a nearby park. Featuring 2 bedrooms and a full bath up, and 2 bedroom and a 3pc bath downstairs. The upper level is flooded with natural light throughout the open concept main living area. Deck access from the dining room leads to a stunning rear yard deck and patio. The lower level boasts an attractive pellet stove, warming the cozy rec-room. Walkout basement, storage and easy access to mechanical system. The rear yard is fully fenced, plenty of room for toys, RV parking and all day sun! Call today for your personal tour and complete information package. Listed By:URBAN REALTY GROUP

This listing information is provided to you by:

Chris Meger - Broker

☎ 867-335-4868 ✉ info@chrismeger.ca 🌐 http://www.chrismeger.ca

URBAN REALTY GROUP

☎ 867-322-8726 ✉ info@urbanrealtygroup.ca 🌐 http://www.urbanrealtygroup.ca

2054 Second Avenue Whitehorse, YT Y1A 1A8 - 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 10, 2021.





CITY OF WHITEHORSE

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

Date of Report: Feb 10, 2021

BUILDING FILE INFORMATION

Page # 1 of 2

Lot - 825 Block- 2004-0087 Subdivision - COPPER RIDGE SUBDIVISION LTO # - 2004-0087 Zoning - RS

Municipal Address(s): 18 DRIFT DRIVE

ZONING BYLAW STATUS

Siting Approval (YES/NO) YES
Survey Certification On File (YES/NO) YES
Surveyor GLEN W LAMERTON
Survey Date Apr 18, 2006

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
38686		Apr 03, 2006	BUIL-NEW1	New Building Permit	Sep 22, 2006	Sep 22, 2006
BLDG UNIT = 1 DECK = FRONT COVERED PORCH - 3' X 9.5' & REAR DECK W/STAIRS - 8' X 11' DESCRIPTION = NEW S. F. RESIDENCE WFRONT COVERED PORCH & REAR DECK. DWELLING = 1 REMARK = YTG ELECTRICAL APPROVAL - AUGUST 31, 2006.						
38687		Apr 03, 2006	PLUM-NEWP	New Plumbing Permit		Sep 22, 2006
DESCRIPTION = NEW PL. - RESIDENCE - 9 FIXTURES.						
41203		Feb 25, 2008	BUIL-RENO	Renovation Permit		Sep 27, 2011
DESCRIPTION = COMPETE BASEMENT W/NEW BEDROOMS, BATHROOM, REC. ROOM, STORAGE & FURNACE ROOMS.						
20110106		Sep 22, 2011	HEAT-PELL	Pellet Stove		Sep 30, 2011
CHIM_TYPE = DIRECT VENT DESCRIPTION = NEW PELLET STOVE. LOCAT_APPL = BASEMENT MAKE = HARMON MODEL = P43						
20181522		Jul 04, 2018	ACCS-SHED	New Shed		Apr 04, 2019
DESCRIPTION = NEW COLD STORAGE SHED.						
SIZE = 12' X 16'						
20190829		May 01, 2019	ACCS-DECK	Freestanding Deck (>2 ft)		May 24, 2019
SIZE = 18' X 29'						
DESCRIPTION = NEW REAR DECK.						

18 Drift Drive — Electricity Consumption Report

RP1600

CIS DATE 2021-02-09

COMPANY 05

RUN DATE 2021-02-09

PAGE 001

SERVICE ACCOUNT: 8646

STATUS: Active

PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV

STATEMENT ACCOUNT: 05 0008646401

ROUTE: 8716

READ CY: 12

CHARGE CY: 12

STMT CY: 12

CUSTOMER:

ASSOCIATED PRICE:

LAST 12 MONTHS = \$2,563.76

AVERAGE = \$213.65/MONTH

BUSINESS PHONE: (867) 667-5551

FAX:

SVC ACCT START DATE: 2009-10-30

RESP DISTRICT: WHITEHORSE - 0571

CRITICAL FACILITY:

PREMISES: 18 DRIFT DR

CUSTOMER REFERENCE:

WHITEHORSE YT Y1A 0B1

SIC: 11020 - Single Family / Row Underground

SERVICE POINTS: 001

CHARGE/USAGE HISTORY														
CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	DEMAND	DCD	BILL CONSTANT	RATCHET DEMAND	LOAD FACTOR	POWER FACTOR	CANC? TYPE	BILL OUTSTANDING BALANCE
2020-12-10	1160 28	1009.00	0.00	\$191.57	2020-12-17	1009.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N ACT	\$0.00
2020-12-10	1160 30	926.00	0.00	\$191.57	2020-10-20	926.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N ACT	\$0.00
2020-11-12	1160 29	1003.00	0.00	\$187.89	2020-11-18	1003.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N ACT	\$0.00
2020-09-14	1160 33	1091.00	0.00	\$203.61	2020-09-18	1091.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N ACT	\$0.00
2020-08-12	1160 29	1042.00	0.00	\$193.88	2020-08-19	1042.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N ACT	\$0.00
2020-07-14	1160 34	1176.00	0.00	\$220.47	2020-07-20	1176.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N ACT	\$0.00
2020-06-10	1160 29	1129.00	0.00	\$210.68	2020-06-17	1129.00	0.00	0.0000	1.00000	0.00	0.00%	0.00%	N ACT	\$0.00

ATCO-CIS

The sellers use the pellet stove as a primary heat source in the winter months. They go through 5-6 tons of pellets. 1 Ton is the approx equivalent to 1 pallet. 2021 pellet bill was \$1919/vr.

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[illegible]

Building File Report

Date:	February 10, 2021
Legal Description:	Plan: 2004-0087 Lot: 825 Town: Whitehorse Subdivision: Copper Ridge Yukon Territory
Civic Address:	18 Drift Drive Whitehorse

Permits Issued & Status

Permit Type/Number & Description of Work	Date Permit Issued	Permit Denied	Permit Lapsed	Permit Cancelled	Occupancy Approval	Permit Closed
Electrical Permit - 21186	2006-04-06					2006-08-31
New house wire and temporary						
Electrical Permit - 23433	2008-04-25					2008-05-16
Basement renovation						
If not listed above, our records contain no information regarding any approved woodstove or chimney installations.						

NOTE: Cancelled/Lapsed Permits - due to inactivity or at request of owner

**It is the *OWNERS'* responsibility to call for any *INSPECTIONS*.
Please be advised that 3 business days' notice is required when requesting an *INSPECTION*.**

DISCLAIMER:

This report only contains information about permits that have been issued. Government of Yukon offers no warranties about the completeness of this report. It does not contain information about investigations, stop work orders, unpermitted installations or activities. The inspections undertaken by the Government of Yukon are made on the basis of visual observations of readily apparent circumstances and made only to satisfy the requirements of the relevant permit. The issuance of a final inspection is not a warranty or assessment about the suitability or fitness for a purpose of any permitted construction or installation. In consideration of the receipt of this report, you waive any claim against Government of Yukon resulting from your reliance on the information in this report. For properties in the City of Whitehorse, purchasers may wish to contact the City of Whitehorse.

✉ Building Safety (C-8), P.O. Box 2703, Whitehorse, YT Y1A 2C6
☎ 867-667.5741 1-800-661-0408 ext. 5741 F 867-393-6249
@ buildingsafety@gov.yk.ca

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

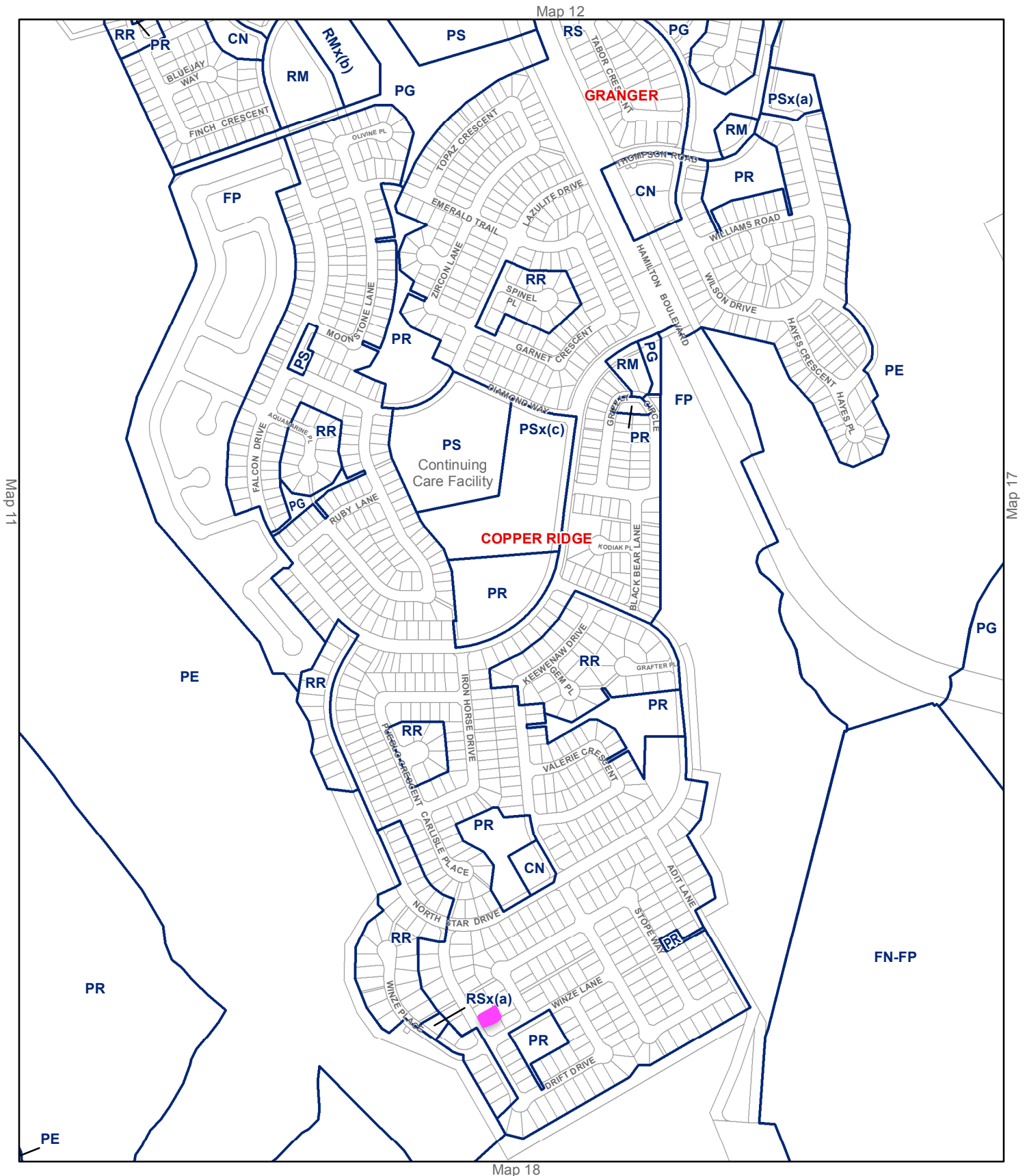
- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years old.
- 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.

MAP 16

COPPER RIDGE
LOGAN, GRANGER



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.



0 380
Meters
Projection: NAD 1983 UTM Zone 8

Consolidation date:
April 15, 2016

