

|                                                                                 |                                                                                                                                                                                                                                                                             |                                                                                                                                                           |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>34 DONJEK ROAD</b>                                                                                                                                                                                                                                                       |                                                                                                                                                           |
|                                                                                 | Area <b>Whitehorse</b><br>Sub Area <b>Riverdale</b><br>Postal Code <b>Y1A 3P9</b><br>Type <b>Single Family</b><br>Style <b>Bungalow</b><br>Taxes <b>\$1,274 (2021)</b><br>MLS® <b>13973</b><br>Year Built <b>1966</b><br>Zoning <b>RS</b><br>Local Imp. Tax<br>Suite Permit | Listing Status <b>Active</b><br>Possession <b>30 days</b><br>Condo Fees<br>GST <b>No GST</b><br>Current Price <b>\$695,000</b><br>Sale Price<br>Sale Date |

### INTERIOR FEATURES

|                          |                 |                                             |
|--------------------------|-----------------|---------------------------------------------|
| Bedrooms <b>3</b>        | # Fireplaces    |                                             |
| Bathrooms <b>2</b>       | Fireplaces Type | <b>Wood</b>                                 |
| Levels                   | Heating         | <b>Forced Air, Other, Oil, Wood</b>         |
| Basement <b>Basement</b> | Water           | <b>Elec Water Heater, Water Heater Incl</b> |
| Bsmt Walls               |                 |                                             |

|            |                                                         |
|------------|---------------------------------------------------------|
| Equip Incl | <b>Stove, Refrigerator, Washer, Storage Shed, Dryer</b> |
| Features   | <b>Other, Hot Tub</b>                                   |
| Flooring   |                                                         |

### ROOMS (Sqft Fin: 1,626)

|                | Bsmt             | Main              | 2nd | Other | LOT & EXTERIOR FEATURES                               |                       |
|----------------|------------------|-------------------|-----|-------|-------------------------------------------------------|-----------------------|
| Sqft           |                  |                   |     |       | Lot Area (sqft) <b>6,000</b>                          | Width (ft) <b>60</b>  |
| Entrance       |                  | <b>8'10x5'7</b>   |     |       | Lot Area (acres) <b>0.1377</b>                        | Depth (ft) <b>100</b> |
| Living         |                  | <b>16'11x11'8</b> |     |       | Lot Dimensions                                        |                       |
| Dining         |                  |                   |     |       | Roof <b>Asphalt Shingles</b>                          |                       |
| Kitchen        |                  | <b>15'7x11'8</b>  |     |       | Exterior Finish <b>Siding, Vinyl</b>                  |                       |
| Master Bedroom |                  | <b>12'1x11'7</b>  |     |       | Total Parking                                         |                       |
| Bathroom       |                  | <b>4pc</b>        |     |       | Open Pk Spcs                                          |                       |
| Bedroom        | <b>10'8x10'5</b> | <b>11'8x7'8</b>   |     |       | Driveway <b>Gravel Drive, RV Parking</b>              |                       |
| Rec Room       | <b>21'8x13'0</b> |                   |     |       | Garage                                                |                       |
| Utility        | <b>14'0x11'0</b> |                   |     |       | Lot <b>Flat, Fences complete, Rectangular</b>         |                       |
|                |                  |                   |     |       | Outdoor Area <b>Patio, Deck, Fenced, Trees/Shrubs</b> |                       |

### LEGAL & MORTGAGE

|               |                                                                            |
|---------------|----------------------------------------------------------------------------|
| Legal Desc.   | <b>Lot 13, Block 206, Plan 24797, Riverdale Subdivision, Whitehorse YT</b> |
| Mortgage Info | <b>Treat As Clear Title</b>                                                |
| Mortgage 1    |                                                                            |
| Mortgage 2    |                                                                            |

**ALL of the work is complete on this much loved, well maintained 3 bedroom, 2 bathroom bungalow in the heart of Riverdale. The cute and charming main level features 2 bedrooms and a fully renovated bathroom. Sunshine fills the upper level living space making this space both cheery and bright! Boasting a beautiful kitchen with updated cabinetry, pantry and plenty of counter space overlooking the gorgeous backyard. Fully finished basement hosts a cozy rec-room accented with wood fireplace. 3rd bedroom, laundry, 4pc bathroom, mechanical room and storage area round out the lower level. Relax and enjoy your fully landscaped private backyard oasis. Complete with greenhouse and raised garden beds, mature trees, patio and therapeutic hot-tub. Ask your REALTOR® today for a complete information package featuring additional inclusions not listed here. If you're looking for a wonderful home in a prime location, look no further. Call today! 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. Mar 8, 2022.



## List of Items for 34 Donjek Road

### Included:

- Fridge, stove, washer, dryer, and upright freezer
- Custom-built wood box in basement
- L-shaped couch with Ottoman from Ashley furniture in basement
- Window treatments (matching top-down, bottom-up blinds on all but 2 windows)
- 4 heavy-duty storage shelves in basement
- Big Ass fan with remote control and dimmable light
- Arctic Spa hot tub with mylovac cover
- Greenhouse with 1 deep garden box and 1 work table
- Four 8'x4' garden boxes stained in 2021
- Patio swing new in 2021
- Garden hoses and hose hangers
- Approx. 1.5-2 cords of split, stacked firewood

### Optional:

- Queen bedroom set from Ashley Furniture (bed frame, 2 nightstands, dresser with mirror and chest)
- 60" Samsung smart TV mounted in basement (4K UHD)
- 42" Samsung smart TV mounted in living room
- La-Z-Boy wall reclining sofa in living room
- Sterling BBQ bought in 2020 from Home Hardware with 2 propane tanks
- 3-piece, solid wood coffee table set in basement from Twisted Woodworks (coffee table with two matching end tables)
- Black, lockable filing cabinet from Yukon Office Supply
- Small, black shelving unit below the upstairs TV, used for modem/router, DVD player, etc.
- Two lamps in the master bedroom with 3-way bulbs
- Overhanging floor lamp in living room with three separate bulbs
- Dyson V11 cordless vacuum, mounted in small closet beside kitchen

# 34 Donjek Road — Electricity Consumption Report

8676686692

ATCO Electric Yukon-Whitehor

03:42:46 p.m.

03-07-2022

2/6

|                                                                                                                                                                                             |                     |                  |                     |              |      |       |      |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|------------------|---------------------|--------------|------|-------|------|-------------|
| RP1600                                                                                                                                                                                      | CIS DATE 2022-03-07 | COMPANY 05       | RUN DATE 2022-03-07 | PAGE 001     |      |       |      |             |
| SERVICE ACCOUNT SUMMARY REPORT                                                                                                                                                              |                     |                  | RUN TIME 16:14:10   |              |      |       |      |             |
| TO:                                                                                                                                                                                         |                     |                  |                     |              |      |       |      |             |
| SERVICE ACCOUNT: 824915 STATUS: Active PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV<br>STATEMENT ACCOUNT: 05 0824915101 ROUTE: 8702 READ CY: 15 CHARGE CY: 15 STMT CY: 15                    |                     |                  |                     |              |      |       |      |             |
| CUSTOMER: <b>Last 12 Months = \$1,835.35 Average = \$152.95/month</b>                                                                                                                       |                     |                  |                     |              |      |       |      |             |
| ASSOCIATED PRICE:                                                                                                                                                                           |                     |                  |                     |              |      |       |      |             |
| BUSINESS PHONE: (867) 633-5434 FAX:<br>SVC ACCT START DATE: 2016-07-28                                                                                                                      |                     |                  |                     |              |      |       |      |             |
| RESP DISTRICT: WHITEHORSE - 0571 CRITICAL FACILITY:<br>PREMISES: 34 DONJEK RD CUSTOMER REFERENCE:<br>WHITEHORSE YT Y1A 3P9 SIC: 11010 - Single Family / Row Overhead<br>SERVICE POINTS: 001 |                     |                  |                     |              |      |       |      |             |
|                                                                                                                                                                                             |                     |                  |                     |              |      |       |      |             |
| CURRENT BALANCE \$166.18 CURRENT \$166.18 60 DAY \$0.00<br>UNPAID DEPOSIT \$0.00 30 DAY \$0.00 90 DAY \$0.00                                                                                |                     |                  |                     |              |      |       |      |             |
| CHARGE/USAGE HISTORY                                                                                                                                                                        |                     |                  |                     |              |      |       |      |             |
| PRICE                                                                                                                                                                                       | BILLED              | NET NET MEASURED | DCD                 | BILL RATCHET | LOAD | POWER | BILL | OUTSTANDING |
| CHARGE DATE SCHED DAYS BILLED KWH DEMAND NET AMOUNT STMT DATE MEASURED KWH DEMAND DEMAND CONSTANT DEMAND FACTOR FACTOR CANCEL TYPE BALANCE                                                  |                     |                  |                     |              |      |       |      |             |
| 2022-02-16 1160 28 855.00 0.00 \$166.18 2022-02-18 855.00 0.00 0.0000 1.00000 0.00 0.00% 0.00% N ACT \$166.18                                                                               |                     |                  |                     |              |      |       |      | \$166.18    |
| 2022-02-16                                                                                                                                                                                  |                     | \$166.18         |                     |              |      |       |      |             |
| 2022-01-19 1160 35 918.00 0.00 \$176.74 2022-01-24 918.00 0.00 0.0000 1.00000 0.00 0.00% 0.00% N ACT \$0.00                                                                                 |                     |                  |                     |              |      |       |      | \$0.00      |
| 2022-01-19                                                                                                                                                                                  |                     | \$176.74         |                     |              |      |       |      |             |
| 2021-12-15 1160 28 790.00 0.00 \$155.31 2021-12-22 790.00 0.00 0.0000 1.00000 0.00 0.00% 0.00% N ACT \$0.00                                                                                 |                     |                  |                     |              |      |       |      | \$0.00      |
| 2021-12-15                                                                                                                                                                                  |                     | \$155.31         |                     |              |      |       |      |             |
| 2021-11-17 1160 30 731.00 0.00 \$145.41 2021-11-23 731.00 0.00 0.0000 1.00000 0.00 0.00% 0.00% N ACT \$0.00                                                                                 |                     |                  |                     |              |      |       |      | \$0.00      |
| 2021-11-17                                                                                                                                                                                  |                     | \$145.41         |                     |              |      |       |      |             |
| 2021-10-18 1160 31 752.00 0.00 \$148.93 2021-10-22 752.00 0.00 0.0000 1.00000 0.00 0.00% 0.00% N ACT \$0.00                                                                                 |                     |                  |                     |              |      |       |      | \$0.00      |
| 2021-10-18                                                                                                                                                                                  |                     | \$148.93         |                     |              |      |       |      |             |
| 2021-09-17 1160 30 724.00 0.00 \$144.24 2021-09-23 724.00 0.00 0.0000 1.00000 0.00 0.00% 0.00% N ACT \$0.00                                                                                 |                     |                  |                     |              |      |       |      | \$0.00      |
| 2021-09-17                                                                                                                                                                                  |                     | \$144.24         |                     |              |      |       |      |             |
| 2021-08-18 1160 30 622.00 0.00 \$127.18 2021-08-24 622.00 0.00 0.0000 1.00000 0.00 0.00% 0.00% N ACT \$0.00                                                                                 |                     |                  |                     |              |      |       |      | \$0.00      |
| 2021-08-18                                                                                                                                                                                  |                     | \$127.18         |                     |              |      |       |      |             |
| 2021-07-19 1160 32 723.00 0.00 \$143.90 2021-07-23 723.00 0.00 0.0000 1.00000 0.00 0.00% 0.00% N ACT \$0.00                                                                                 |                     |                  |                     |              |      |       |      | \$0.00      |
| ATCO-CIS                                                                                                                                                                                    |                     |                  |                     |              |      |       |      |             |

|                                |            |                     |        |                  |            |                                             |        |                           |          |
|--------------------------------|------------|---------------------|--------|------------------|------------|---------------------------------------------|--------|---------------------------|----------|
| RP1600                         |            | CIS DATE 2022-03-07 |        | COMPANY 05       |            | RUN DATE 2022-03-07                         |        | PAGE 002                  |          |
| SERVICE ACCOUNT SUMMARY REPORT |            |                     |        |                  |            | RUN TIME 16:14:10                           |        |                           |          |
| TO:                            |            |                     |        |                  |            |                                             |        |                           |          |
| SERVICE ACCOUNT:               |            | 824915              |        | STATUS: Active   |            | PRICE SCHEDULE: 1160 1160 RES HYDRO NON GOV |        |                           |          |
| STATEMENT ACCOUNT:             |            | 05 0824915101       |        | ROUTE: 8702      |            | READ CY: 15                                 |        | CHARGE CY: 15 STMT CY: 15 |          |
| CUSTOMER:                      |            |                     |        |                  |            |                                             |        |                           |          |
| ASSOCIATED PRICE:              |            |                     |        |                  |            |                                             |        |                           |          |
| CHARGE/USAGE HISTORY           |            |                     |        |                  |            |                                             |        |                           |          |
| PRICE                          |            | BILLED              |        | NET NET MEASURED |            | DCD                                         |        | BILL RATCHET              |          |
| CHARGE DATE                    | SCHED DAYS | BILLED KWH          | DEMAND | NET AMOUNT       | STMT DATE  | MEASURED KWH                                | DEMAND | DEMAND                    | CONSTANT |
| 2021-07-19                     |            |                     |        | \$143.90         |            |                                             |        |                           |          |
| 2021-06-17                     | 1160 29    | 720.00              | 0.00   | \$142.94         | 2021-06-22 | 720.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2021-06-17                     |            |                     |        | \$142.94         |            |                                             |        |                           |          |
| 2021-05-19                     | 1160 28    | 748.00              | 0.00   | \$147.38         | 2021-05-21 | 748.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2021-05-19                     |            |                     |        | \$147.38         |            |                                             |        |                           |          |
| 2021-04-21                     | 1160 35    | 921.00              | 0.00   | \$176.48         | 2021-04-23 | 921.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2021-04-21                     |            |                     |        | \$176.48         |            |                                             |        |                           |          |
| 2021-03-17                     | 1160 29    | 827.00              | 0.00   | \$160.66         | 2021-03-23 | 827.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2021-03-17                     |            |                     |        | \$160.66         |            |                                             |        |                           |          |
| 2021-02-16                     | 1160 28    | 856.00              | 0.00   | \$165.53         | 2021-02-19 | 856.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2021-02-16                     |            |                     |        | \$165.53         |            |                                             |        |                           |          |
| 2021-01-19                     | 1160 35    | 971.00              | 0.00   | \$184.88         | 2021-01-22 | 971.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2021-01-19                     |            |                     |        | \$184.88         |            |                                             |        |                           |          |
| 2020-12-15                     | 1160 28    | 795.00              | 0.00   | \$155.26         | 2020-12-22 | 795.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2020-12-15                     |            |                     |        | \$155.26         |            |                                             |        |                           |          |
| 2020-11-17                     | 1160 29    | 802.00              | 0.00   | \$155.04         | 2020-11-23 | 802.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2020-11-17                     |            |                     |        | \$155.04         |            |                                             |        |                           |          |
| 2020-10-19                     | 1160 33    | 785.00              | 0.00   | \$150.29         | 2020-10-23 | 785.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2020-10-19                     |            |                     |        | \$150.29         |            |                                             |        |                           |          |
| 2020-09-16                     | 1160 29    | 758.00              | 0.00   | \$145.85         | 2020-09-23 | 758.00                                      | 0.00   | 0.0000                    | 1.00000  |
| 2020-09-16                     |            |                     |        | \$145.85         |            |                                             |        |                           |          |
| ATCO-CIS                       |            |                     |        |                  |            |                                             |        |                           |          |

Fuel Yukon  
**Sales by Customer Detail**  
January through December 2021

## 34 Donjek Road — Oil Consumption Report

| Type  | Date       | Num   | Item                                        | Qty             | Net Amount      | Sales Tax Amount | Gross Amount    |
|-------|------------|-------|---------------------------------------------|-----------------|-----------------|------------------|-----------------|
| Invoi | 02/02/2021 | 42153 | Arctic Stove Oil (Arctic Stove Heating Oil) | 272.20          | 292.89          | 14.64            | 307.53          |
| Invoi | 02/02/2021 | 42153 | FRAUTO (Residential Auto Service Discount)  | 272.20          | (8.17)          | (0.41)           | (8.58)          |
| Invoi | 03/03/2021 | 43126 | Arctic Stove Oil (Arctic Stove Heating Oil) | 267.10          | 311.17          | 15.56            | 326.73          |
| Invoi | 03/03/2021 | 43126 | FRAUTO (Residential Auto Service Discount)  | 267.10          | (8.01)          | (0.40)           | (8.41)          |
| Invoi | 04/06/2021 | 43689 | Arctic Stove Oil (Arctic Stove Heating Oil) | 185.80          | 213.30          | 10.66            | 223.96          |
| Invoi | 04/06/2021 | 43689 | FRAUTO (Residential Auto Service Discount)  | 185.80          | (5.57)          | (0.28)           | (5.85)          |
| Invoi | 09/15/2021 | 45414 | Arctic Stove Oil (Arctic Stove Heating Oil) | 244.70          | 291.68          | 14.59            | 306.27          |
| Invoi | 10/28/2021 | 46290 | Arctic Stove Oil (Arctic Stove Heating Oil) | 180.20          | 233.56          | 11.68            | 245.24          |
| Invoi | 11/25/2021 | 47051 | Arctic Stove Oil (Arctic Stove Heating Oil) | 211.40          | 270.08          | 13.51            | 283.59          |
| Invoi | 12/29/2021 | 47960 | Arctic Stove Oil (Arctic Stove Heating Oil) | 370.60          | 472.03          | 23.60            | 495.63          |
| TOTAL |            |       |                                             | 2,457.10        | 2,062.96        | 103.15           | 2,166.11        |
|       |            |       |                                             | <b>2,457.10</b> | <b>2,062.96</b> | <b>103.15</b>    | <b>2,166.11</b> |

**2021 Purchases = 2,457.10 litres      Average = 204.8 litres/month**

## Building File Report

|                           |                                                                                        |
|---------------------------|----------------------------------------------------------------------------------------|
| <b>Date:</b>              | March 7, 2022                                                                          |
| <b>Legal Description:</b> | Plan: 24797 Block: 206 Lot: 13 Town: Whitehorse Subdivision: Riverdale Yukon Territory |
| <b>Civic Address:</b>     | 34 Donjek Road 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 - 19250                                                                                          | 2004-06-07         |               |               |                  |                    | 2004-06-24    |
| Yukon Housing upgrades                                                                                             |                    |               |               |                  |                    |               |
| Demolition Permit - 2016-0058-DEMO                                                                                 | 2016-06-08         |               |               |                  |                    | 2016-06-08    |
| Removal of fuel storage tank (completed June 28, 2004)                                                             |                    |               |               |                  |                    |               |
| Electrical Permit - 2020-1220-E                                                                                    | 2020-08-25         |               |               |                  |                    | 2020-09-04    |
| Install 50A hot tub CCT and 15A CCT outside                                                                        |                    |               |               |                  |                    |               |
| 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



**CITY OF WHITEHORSE**  
2121 Second Avenue Whitehorse, Yukon Y1A 4T3  
Planning and Building Department 668-8340  
Date of Report: Apr 27, 2021

**BUILDING FILE INFORMATION**

Page # 1 of 2

Lot - 13 Block- 24797 Subdivision - RIVERDALE SUBDIVISION LTO # - 24797 Zoning - RS  
Municipal Address(s): 34 DONJEK ROAD

**ZONING BYLAW STATUS**

Siting Approval (YES/NO) YES  
Survey Certification On File (YES/NO) YES  
Surveyor MILES & ASSOC.  
Survey Date Apr 29, 1996

**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        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|----------------------------|--------------|--------------|
| 6051                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | NPNBP      | Dec 03, 1982 | HEAT-WOOD | Wood Burning Appliance     | Dec 06, 1982 | Dec 06, 1982 |
| CHIM_FLUE_S = 7"<br>CHIM_TYPE = PROJCT<br>DESCRIPTION = NEW W. S. & CHIMNEY.<br>LOCAT_APPL = BASEMENT<br>MAKE = RSF<br>MODEL = 65                                                                                                                                                                                                                                                                                                                                                                    |            |              |           |                            |              |              |
| 6052                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | BRA119     | May 01, 1996 | BUIL-ADTN | Building Addition Permit   |              | Jun 18, 1996 |
| DESCRIPTION = NEW L - SHAPED (FRONT & SIDE) DECK.<br>SIZE = 360 SQ. FT.                                                                                                                                                                                                                                                                                                                                                                                                                              |            |              |           |                            |              |              |
| 36334                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            | Jun 17, 2004 | BUIL-RENO | Renovation Permit          |              | Jun 24, 2004 |
| BTU = 80,000<br>DESCRIPTION = RETRO-FIT RESIDENCE: REPL. INSULATION, SIDING, SOFFITS, FACIA, REPL. 3 WINDOWS (1 BDRM), NEW FLOORNG, REPL. SHINGLES, UPGRADE ELECTRICAL, REPL. OIL FIRED FURNACE W/NEW OIL FIRED FURNACE & REMOVE U/G TANK (AS PER YTG) & INSTALL NEW A/G OIL STORAGE TANK.<br>LOCAT_TANK = A/G EXT.<br>MAKE = OLSEN<br>MODEL = HML80<br>REMARK = YTG ELECTRICAL APPROVAL - JUNE 24, 2004. YTG APPROVAL REMOVAL U/G FUEL OIL STORAGE TANK SYSTEM - JUNE 28, 2004.<br>TANK_SIZE = 250G |            |              |           |                            |              |              |
| 20161194                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            | Jun 07, 2016 | BUIL-TANK | Oil Tank Replace - General |              | Jun 16, 2016 |
| DESCRIPTION = REPL. A/G OIL TANK W/NEW A/G OIL TANK.<br>TANK_SIZE = 250G.<br>LOCAT_TANK = A/G EXT.                                                                                                                                                                                                                                                                                                                                                                                                   |            |              |           |                            |              |              |



## CITY OF WHITEHORSE

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

Date of Report: Apr 27, 2021

### BUILDING FILE INFORMATION

Page # 2 of 2

#### PERMITS ISSUED

| Permit #                                                                                                                                                              | Old Permit | Issue Date   | Type      | Description                  | Occupancy | Final        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------|-----------|------------------------------|-----------|--------------|
| 20180857                                                                                                                                                              |            | May 02, 2018 | ACCS-DECK | Freestanding Deck<br>(>2 ft) |           | May 10, 2018 |
| SIZE = 360 SQ. FT.<br>DESCRIPTION = REMOVE & REPL. EXISTING DECK.                                                                                                     |            |              |           |                              |           |              |
| 20190491                                                                                                                                                              |            | Mar 25, 2019 | HEAT-WOOD | Wood Burning<br>Appliance    |           | Apr 03, 2019 |
| CHIM_FLUE_S = 6"<br>CHIM_TYPE = EXCEL<br>DESCRIPTION = REPL. W. S. & CHIMNEY W/NEW W. S. & CHIMNEY.<br>LOCAT_APPL = BASEMENT<br>MAKE = WOLF STEEL<br>MODEL = EPA 1400 |            |              |           |                              |           |              |

NOTE: NO ORIGINAL BUILDING RECORDS ON FILE.

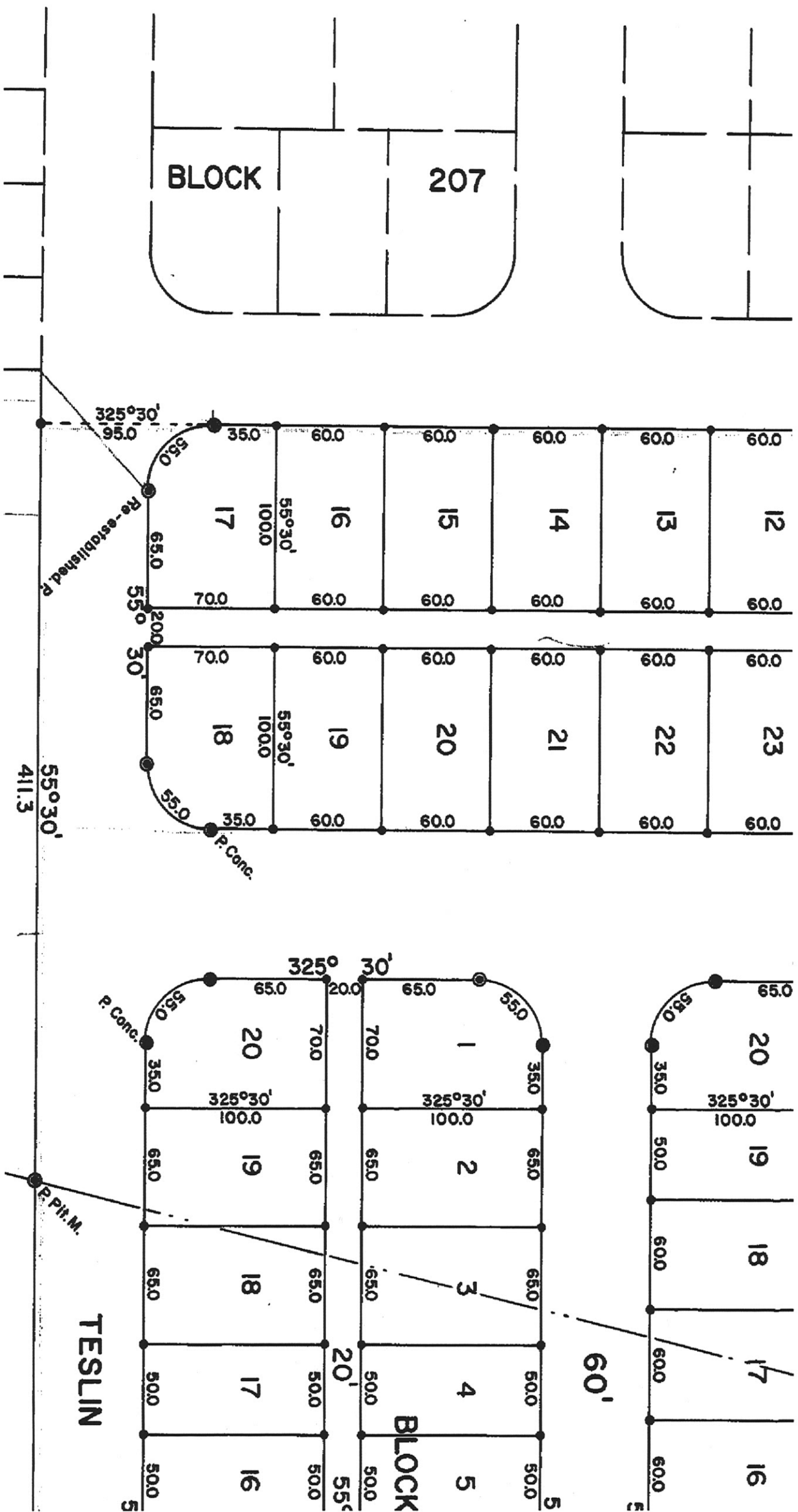
Signed by:

Title: CSR

Requested by: cgr/LAMARCHE

File #: 15642

Date: Apr 22, 2021



# Property Assessment Information

Property Assessment information is listed below.

- Account Details
- Assessment

## Current Assessment for Tax Roll 3022061300



2022

Assessment Value \$165,790.00

Single Family Residential

Annual Taxable

Total Assessment: \$165,790.00

## Historical Assessments for Tax Roll 3022061300



2021

Assessment Value \$159,060.00

Single Family Residential

Annual Taxable

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# Office Consolidation of City of Whitehorse Zoning Bylaw 2012-20

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## **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 m<sup>2</sup>.
- d) the minimum lot area for a side-by-side duplex on separate, adjacent lots is 372 m<sup>2</sup>.
- e) the minimum aggregate lot area for duplex housing is 744 m<sup>2</sup>.
- f) the minimum lot area for triplex housing is 1208 m<sup>2</sup>.
- 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.

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- 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 m<sup>2</sup> 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

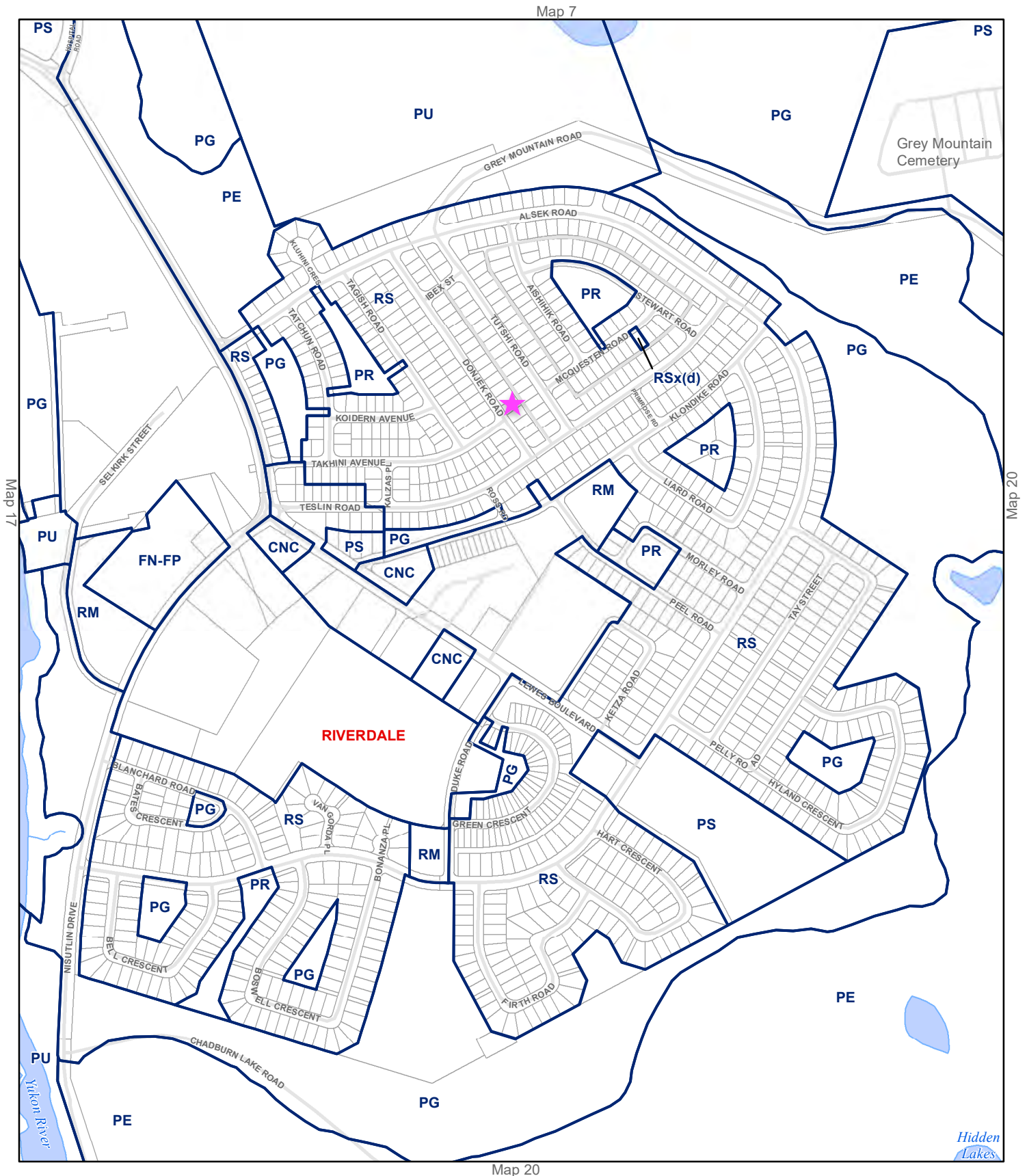
- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years old.
- 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 15

RIVERDALE



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.



0 370  
Meters  
Projection: NAD 1983 UTM Zone 8

Consolidation date:  
October 6, 2020

Hidden  
Lakes