



14 RUBY LANE	
Area	Whitehorse
Sub Area	Copper Ridge
Postal Code	Y1A 6G6
Type	Single Family
Style	Bungalow
Taxes	\$2,213 (2022)
MLS®	14268
Year Built	1998
Zoning	RS
Local Imp. Tax	
Suite Permit	
Listing Status	Active
Possession	Negotiable
Condo Fees	
GST	No GST
Current Price	\$649,000
Sale Price	
Sale Date	

INTERIOR FEATURES

Bedrooms	3	# Fireplaces	
Bathrooms	1	Fireplaces Type	Gas
Levels		Heating	Forced Air, Propane
Basement	Crawl	Water	Gas Water Heater, Water Heater Incl
Bsmt Walls	Preserved Wood		

Equip Incl	Dishwasher, Microwave, Stove, Refrigerator, Washer, Dryer
Features	Dishwasher BI, Garage Door Opener, Hot Tub
Flooring	

ROOMS (Sqft Fin: 1,152)

	Bsmt	Main	2nd	Other
Sqft				
Entrance				
Living		13'1x11'6		
Dining		12'6x12'5		
Kitchen		12'5x9'4		
Master Bedroom		12'6x10'3		
Bathroom		4pc		
Bedroom		10'7x9'1		
Bedroom		9'7x8'0		
Laundry		10'3x9'3		

LOT & EXTERIOR FEATURES

Lot Area (sqft)	6,111	Width (ft)	44
Lot Area (acres)	0.1403	Depth (ft)	115
Lot Dimensions	F-44, S-115, S-115, R-55		
Roof	Asphalt Shingles		
Exterior Finish	Siding, Vinyl		
Total Parking			
Open Pk Spcs			
Driveway	RV Parking, Single Con. Drv		
Garage	Single Att'd Gar.		
Lot	Flat, Fences complete, Rectangular		
Outdoor Area	Patio, Deck, Fenced, Lawn Back, Trees/Shrubs, School Bus		

LEGAL & MORTGAGE

Legal Desc.	Lot 356, Plan 97-93, Copper Ridge Subdivision, Whitehorse YT
Mortgage Info	Treat As Clear Title
Mortgage 1	
Mortgage 2	

Cute as a button, nestled onto a quiet street in Copper Ridge, and backing onto greenbelt. This neighbourhood hosts some of the most fabulous neighbours in Whitehorse! 3 bedrooms, 1 fantastic bathroom, featuring over 1,150 sq ft of function and style. Upon entry you'll immediately appreciate how bright and airy the space feels. Open concept main living space is accented with gas fireplace, sky light and a stunning kitchen. Renovated main bathroom with shared access to the master bedroom. Two more bedrooms, large laundry area and rec-room with walkout to the fully landscaped back yard. Complete with attached garage, concrete driveway, RV parking, 2 patios, fenced and pet ready crushed gravel backyard backs onto greenbelt. Arctic Spa hot tub is included with the sale. 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. Jun 13, 2022.



14 Ruby Lane — Electricity Consumption Report

RP1600	CIS DATE 2022-06-07	COMPANY 05	RUN DATE 2022-06-07	PAGE 001																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Last 12 Months = \$1,685.08 Average = \$140.42/month

RP1600	CIS DATE 2022-06-07	COMPANY 05	RUN DATE 2022-06-07		PAGE 002							
SERVICE ACCOUNT SUMMARY REPORT												
TO:												
SERVICE ACCOUNT: 14106		STATUS: Active	PRICE SCHEDULE: 1160 1160		RES HYDRO NON GOV							
STATEMENT ACCOUNT: 05 0014106201		ROUTE: 8733	READ CY: 12	CHARGE CY: 12	SMT CY: 12							
CUSTOMER:												
ASSOCIATED PRICE:												
CHARGE/USAGE HISTORY												
PRICE	BILLED	NET AMOUNT	STMT DATE	MEASURED KWH	NET NET MEASURED	DCD	BILL	RATCHET	LOAD	POWER	BILL	OUTSTANDING
CHARGE DATE	SCHED DAYS	BILLED KWH	DEMAND	NET AMOUNT	STMT DATE	MEASURED KWH	DEMAND	CONSTANT	DEMAND	FACTOR	CANC? TYPE	BALANCE
2021-10-13				\$129.69								\$0.00
2021-09-14	1160 33	991.00	0.00	\$188.95	2021-09-20	991.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-09-14				\$188.95								\$0.00
2021-08-12	1160 29	859.00	0.00	\$166.85	2021-08-19	859.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-08-12				\$166.85								\$0.00
2021-07-14	1160 30	581.00	0.00	\$120.00	2021-07-20	581.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-07-14				\$120.00								\$0.00
2021-06-14	1160 31	907.00	0.00	\$174.40	2021-06-17	907.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-06-14				\$174.40								\$0.00
2021-05-14	1160 28	673.00	0.00	\$134.75	2021-05-18	673.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-05-14				\$134.75								\$0.00
2021-04-16	1160 35	1014.00	0.00	\$192.59	2021-04-20	1014.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-04-16				\$192.59								\$0.00
2021-03-12	1160 29	913.00	0.00	\$175.14	2021-03-17	913.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-03-12				\$175.14								\$0.00
2021-02-11	1160 28	965.00	0.00	\$183.87	2021-02-17	965.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-02-11				\$183.87								\$0.00
2021-01-14	1160 35	1197.00	0.00	\$229.69	2021-01-19	1197.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2021-01-14				\$229.69								\$0.00
2020-12-10	1160 28	918.00	0.00	\$175.98	2020-12-17	918.00	0.0000	1.00000	0.00	0.00%	N ACT	\$0.00
2020-12-10				\$175.98								\$0.00
ATCO-CIS												

ATC@-CIS

Customer Profile Inquiry

Customer: 202366-

Status: A Active

Name:

Location: 1 Active

Trade Name:

Price/Litre: 1.85900

Propane Usage Summary

	2022	2021	2020	2019	2018	2017
January	582	586		698	490	591
February	405	690	749	607	546	410
March		328	539	454		441
April					479	
May	840					
June				542		
July					478	
August		789				729
September			937			
October			461			
November		629	516	760	688	821
December		565		569		360
Total	1,827	3,587	3,202	3,630	2,681	3,368

Press space bar to continue.

AMOUNT IN LITRES

14 RUBY LANE

14 Ruby Lane — Propane Consumption Report

SUPER SAVE PROPANE (YUKON)
120 COPPER ROAD
WHITEHORSE, YT
Y1A 2Z6
867-668-8000

Last 5 Years, July to June Average = 3,367.4 litres/year
Monthly = 280.6 litres/month



CITY OF WHITEHORSE

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

Date of Report: Jun 08, 2022

BUILDING FILE INFORMATION

Page # 1 of 1

Lot - 356 Block - 97-93 Subdivision - COPPER RIDGE SUBDIVISION LTO # - 97-93 Zoning - RS

Municipal Address(s): 14 RUBY LANE

ZONING BYLAW STATUS

Siting Approval (YES/NO) YES
Survey Certification On File (YES/NO) YES
Surveyor MILES & ASSOC.
Survey Date Sep 23, 1998

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
27377	BRN302	Sep 02, 1998	BUIL-NEW1	New Building Permit	Nov 06, 1998	Nov 06, 1998
ATTACH_GAR = 348 SQ. FT. BLDG UNIT = 1 DECK = FRONT COVERED LANDING - 6' X 10' & REAR DECK - 14' X 14' DESCRIPTION = NEW S. F. RESIDENCE W/ATTACHED GARAGE, FRONT COVERED LANDING & REAR DECK. DWELLING = 1 REMARK = YG ELECTRICAL APPROVAL - NOVEMBER 2, 1998.						
27378	PRN087	Sep 02, 1998	PLUM-NEWP	New Plumbing Permit		Nov 06, 1998
DESCRIPTION = NEW PL. - 6 FIXTURES.						
20120756		Apr 26, 2012	BUIL-TANK	Oil Tank Replace - General		May 09, 2012
DESCRIPTION = REPL. INTERIOR OIL TANK W/NEW A/G OIL TANK. TANK_SIZE = 250G. LOCAT_TANK = A/G EXT.						

Signed by:

Title: CSR

Requested by: dm/URBANREALTY

File #: EMAIL

Date: Jun 07, 2022

Building File Report

Date:	June 7, 2022
Legal Description:	Plan: 97-93 Lot: 356 Town: Whitehorse Subdivision: Copper Ridge Yukon Territory
Civic Address:	14 Ruby Lane 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 - 2015-0158-E	2015-02-17					2019-03-27
Install hot tub						
Gas Permit - 2015-0121-G	2015-05-28					2015-06-23
Install water heater, furnace & fireplace						
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



Building Safety
Box 2703 (C-8)
Whitehorse, Yukon
Y1A 2C6

BUILDING FILE REPORT

Lot	356	Block		Plan	97-93
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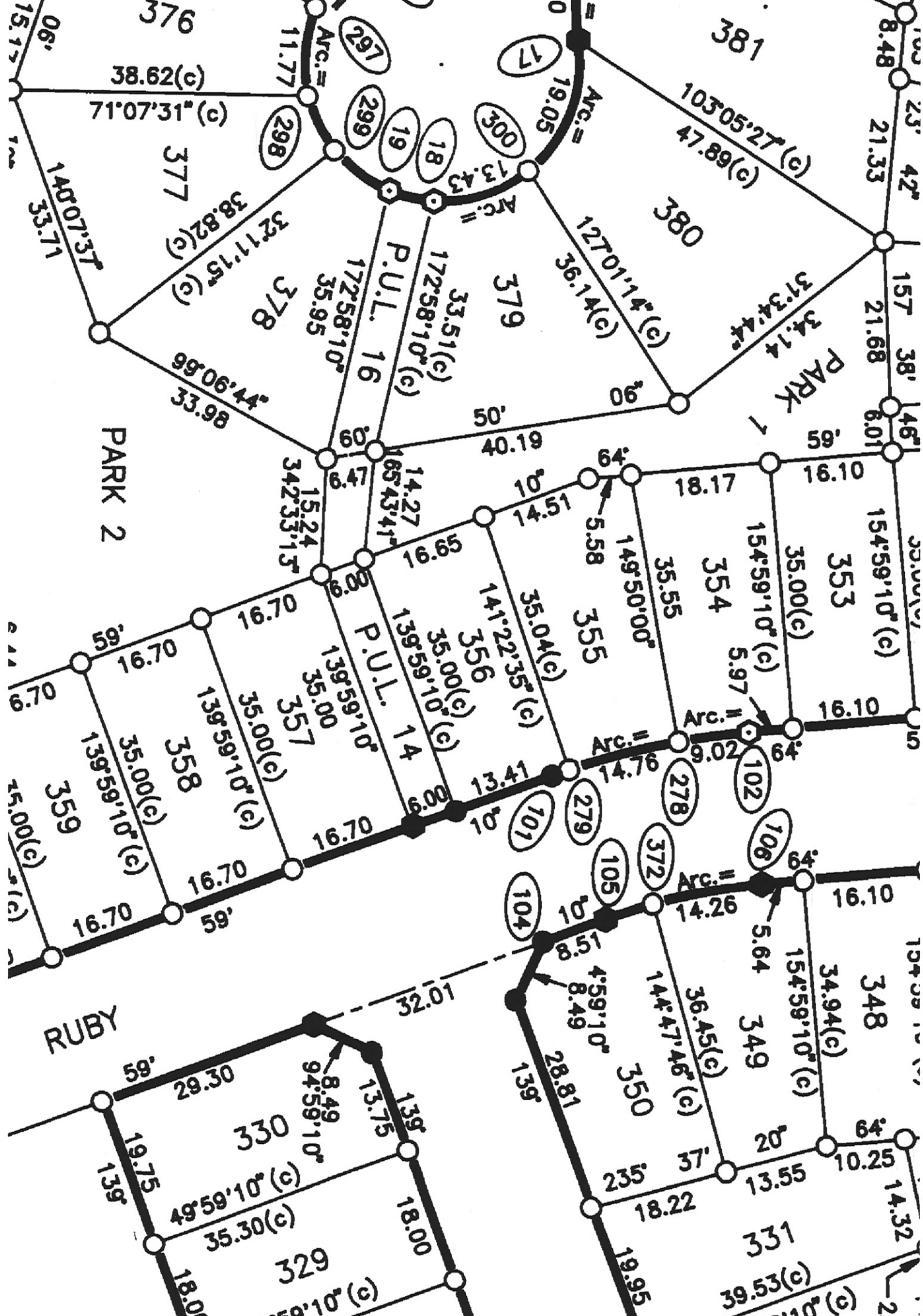
Civic Address	14 Ruby Lane, Copper Ridge, Whitehorse, YT
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Permits Issued & Status					
Permit Type	Denied	Occupancy	Final	Lapsed	Cancelled
Electrical Permit # 13942			Yes		
Description:	Temporary service & wire dwelling				

**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:

Our files contain no information regarding any other items. The site inspection reports and approvals are required at specific stages of construction. They are based on observation of conditions that were reasonably apparent. They are intended only as a reasonable assurance of compliance with the relevant codes and standards at the time of those inspections. Additional information can be disclosed only with the written consent of the property owner or if it is applied for under the Access to Information and Protection of Privacy Act and that Act requires that it be disclosed. For any other development on properties inside the City limits, please contact the City of Whitehorse, Building Inspection Department.



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

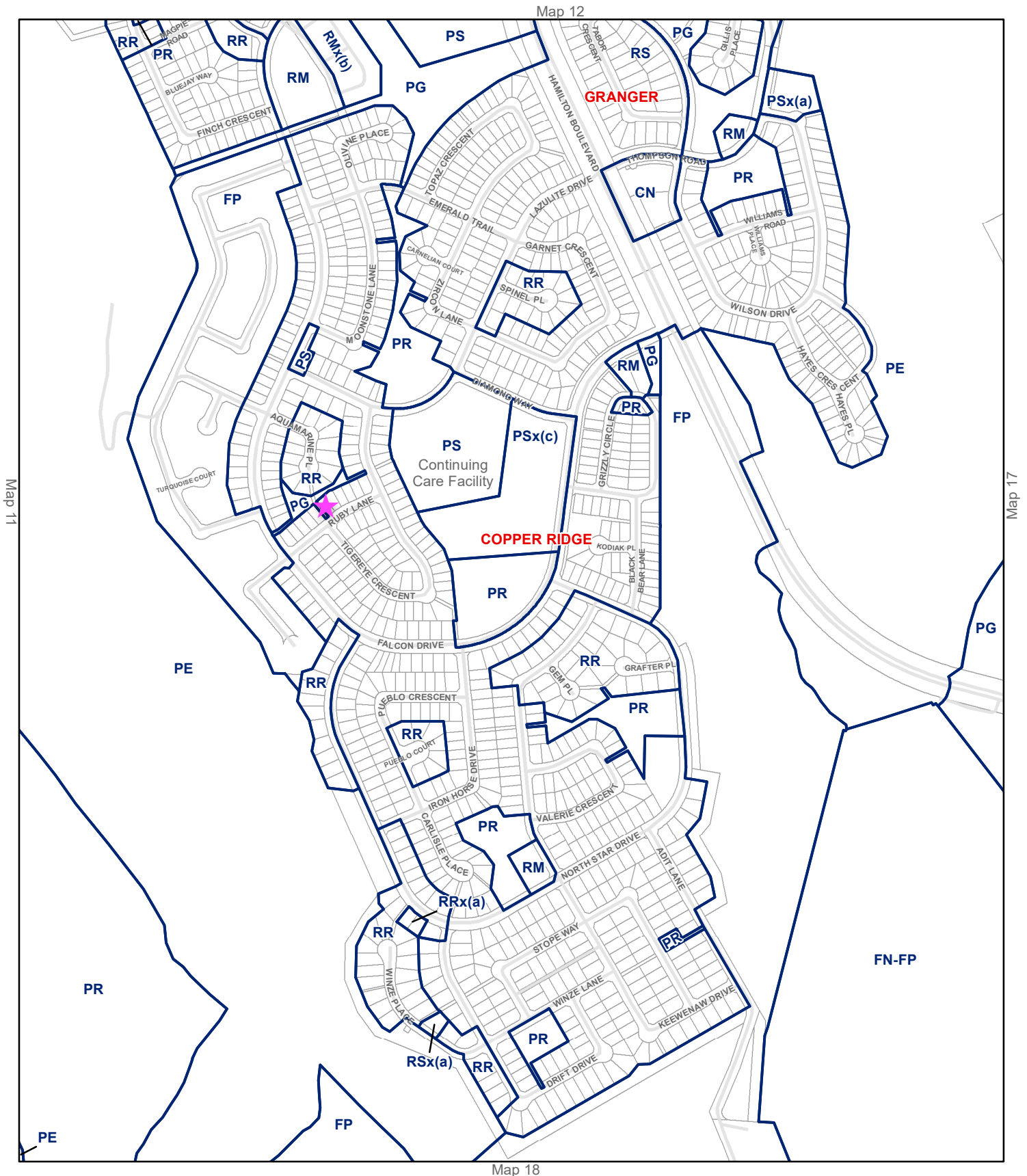
- a) Mobile homes must have continuous skirting that is complementary to the siding of the home. In addition the building grade must allow a continuous roofline on any addition that is attached to the mobile home.
- b) The placement of mobile homes is restricted to homes no older than ten years old.
- 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:
October 6, 2020