

225 CIRCLE DR
OLIVER, BC

Home Information Sheet

The Home:

- ☐ 5 Bedroom + 2 Bath + 2390 sq ft
- ☐ Large open basement with 2 bedrooms, 1 bath & 2 storage rooms!
- ☐ Spacious laundry/mud room
- ☐ Secondary access for suite potential
- ☐ WETT certified wood stove
- ☐ Zoned SH1

Outdoor Spaces:

- ☐ 0.413 acre lot
- ☐ Fully fenced, private backyard oasis
- ☐ Custom built exterior fireplace
- ☐ In ground pool and hot tub
- ☐ 2 covered patios

Renovations:

- ☐ Brand new kitchen with custom wood beam
- ☐ Modern appliances
- ☐ New flooring
- ☐ Renovated bathrooms
- ☐ Refreshed paint
- ☐ 2 heat pumps

Additional Features:

- ☐ Oversized shop with attached double garage
- ☐ Located minutes from town
- ☐ Abundant parking for vehicles, RV and more
- ☐ Two driveways
- ☐ No restrictions on title
- ☐ Customize, expand or create, it's up to you!

225 Circle Dr, Oliver, BC

Main Building: Total Exterior Area Above Grade 1383.25 sq ft



Main Floor
Exterior Area 1383.25 sq ft



Basement (Below Grade)
Exterior Area 1007.24 sq ft

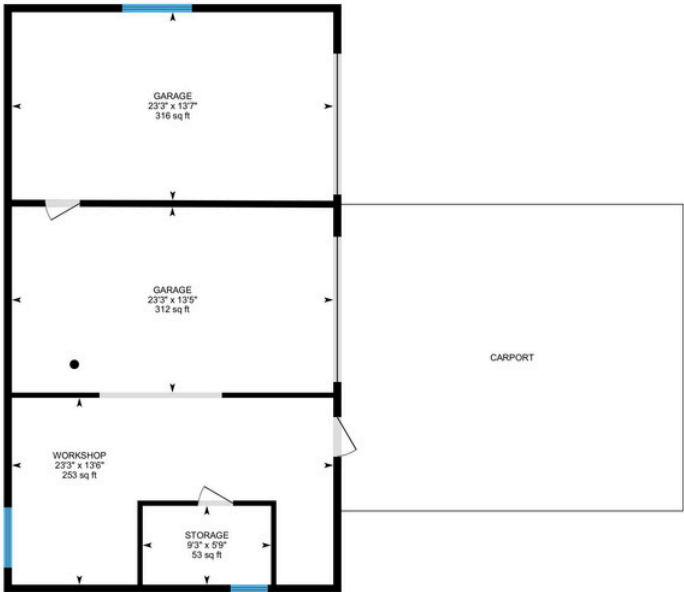
PREPARED: 2025/11/19

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

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Shop Excluded Area 963.24 sq ft



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iGUIDE

15.0 SMALL HOLDINGS ZONES

15.1 SMALL HOLDINGS ONE (SH1) ZONE

15.1.1 Permitted Uses:

Principal Uses:

- a) *single detached dwelling*;

Accessory Uses:

- b) *accessory building or structure*, subject to Section 7.1;
c) *accessory dwelling*, subject to Section 7.2;
d) *deleted*^{lxviii}
e) *home occupation*, subject to Section 7.7;
f) *secondary suite*, subject to Section 7.10; and
g) *short-term rental accommodation*, subject to Section 7.11. ^{lxix}

15.1.2 Minimum Parcel Size for Subdivision:

- b) 0.25 ha, subject to Section 8.0.

15.1.3 Minimum Parcel Width for Subdivision:

- a) Not less than 25% of the *parcel depth*, subject to Section 8.0.

15.1.4 Maximum Number of Dwellings Permitted Per Parcel:

- a) one (1) *principal dwelling unit*; and
b) one (1) *secondary suite* or one (1) *accessory dwelling*.

15.1.5 Minimum Setbacks:

- a) *Buildings and structures*:
- | | |
|---------------------------------------|------------|
| i) <i>Front parcel line</i> | 7.5 metres |
| ii) <i>Rear parcel line</i> | 4.5 metres |
| iii) <i>Interior side parcel line</i> | 1.5 metres |
| iv) <i>Exterior side parcel line</i> | 4.5 metres |
- b) *Accessory building or structure*:
- | | |
|-----------------------------|------------|
| i) <i>Front parcel line</i> | 7.5 metres |
|-----------------------------|------------|

^{lxviii} Amendment Bylaw No. 2800.50, 2025 – adopted October 2, 2025.

^{lxix} Amendment Bylaw No. 2800.50, 2025 – adopted October 2, 2025.

- | | |
|---------------------------------------|------------|
| ii) <i>Rear parcel line</i> | 1.5 metres |
| iii) <i>Interior side parcel line</i> | 1.5 metres |
| iv) <i>Exterior side parcel line</i> | 4.5 metres |

15.1.6 Maximum Height:

- a) No *building or structure* shall exceed a *height* of 10.0 metres;
- b) No *accessory building or structure* shall exceed a *height* of 4.5 metres.

15.1.7 Maximum Parcel Coverage:

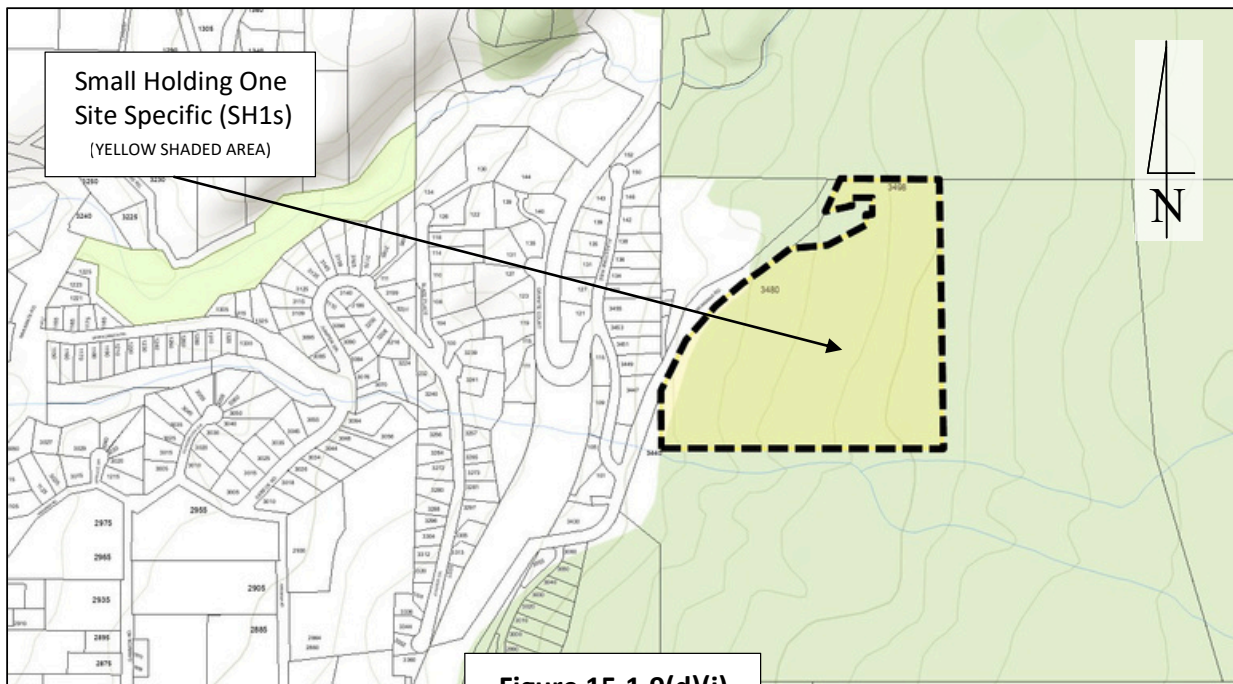
- a) 35%

15.1.8 Minimum Building Width:

- a) *Principal Dwelling Unit*: 5.0 metres, as originally designed and constructed.

15.1.9 Small Holdings One Site Specific (SH1s) Regulations:

- a) **Electoral Area “A”**
 - i) Not applicable
- b) **Electoral Area “C”**
 - i) Not applicable
- c) **Electoral Area “D”**
 - i) in the case of land shown shaded yellow on Figure 15.1.9(c)(i):
 - .1 despite Section 7.23, the keeping of *livestock, small livestock* and honeybees is prohibited.



e) **Electoral Area “F”**

i) Not applicable

f) **Electoral Area “I”**

i) Not applicable

