

6487 BADGER ST OLIVER, BC

Home Information Sheet

The Home:

- Located on a Flat 0.25 Acre Lot
- 1430 Sq Ft Finished
- 994 Sq Ft Basement & 245 Sq Ft Loft Unfinished
- 3 Bedrooms + 1 Bath
- All Season Sunroom
- Natural Gas, Forced Air

Outdoor Spaces:

- Back Alley Access
- Extra Parking
- Detached Garage
- Mature Trees

Additional Features:

- New Electrical
- New Flooring
- Minutes from downtown, the rec center, river, hike/bike path, and more
- RS1, allowing for multi-family development, carriage house, a home-based business, bed & breakfast, or vacation rental
- 20 x 30 Detached Garage with 60 Amp Panel

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Basement (Below Grade) Exterior Area 537.11 sq ft
Interior Area 553.34 sq ft
Excluded Area 433.49 sq ft



PREPARED: 2025/09/05

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

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Main Floor Exterior Area 1513.96 sq ft
Interior Area 1430.19 sq ft



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

Have any questions? Reach out at katie.amos@century21.ca

10.0 LOW DENSITY RESIDENTIAL ZONES

10.1 LOW DENSITY RESIDENTIAL ONE (RS1) ZONE

Intent: The intent is to provide a zone for *low density housing up to four units per parcel* and compatible *accessory uses*.

10.1.1 Permitted Uses:

Principal Uses:

- a) *single detached dwelling*;
- b) *duplex*;
- c) *townhouse*;
- d) *apartment building*;

Accessory Uses:

- e) *secondary suite*, subject to Section 6.7;
- f) *home occupation*, subject to Section 6.9;
- g) *bed and breakfast operation*, subject to Section 6.11; and
- h) *accessory buildings or structures*, subject to Section 6.8.
- i) *vacation rental*, subject to Section 6.12

10.1.2 Minimum Parcel Size for Subdivision:

- a) 1.0 ha, when not connected to the municipal sewer system; or
- b) 350.0 m², when connected to the municipal sewer system.

10.1.3 Minimum Parcel Width for Subdivision:

- a) 12.0 metres

10.1.4 Minimum Parcel Depth for Subdivision:

- a) 25.0 metres

10.1.5 Maximum Number of Dwellings Permitted Per Parcel:

- a) when not connected to the municipal water and sewer system, a maximum of two (2) dwelling units are permitted per parcel, comprised of:
 - i) one (1) single detached dwelling; and
 - ii) one (1) secondary suite

- b) when connected to the municipal water and sewer system:
 - i) for parcels equal to or less than 280 m² in size, a maximum of three (3) dwelling units are permitted per parcel.
 - ii) for parcels greater than 280 m² in size, a maximum of four (4) dwelling units are permitted per parcel.

10.1.6 Minimum Setbacks:

- a) Buildings and structures:

i) Front parcel line	3.0 metres; or
for a garage or carport fronting a highway	6.0 metres
ii) Rear parcel line	
.1 1st-2nd storey	3.0 metres; or
.2 3rd storey	6.0 metres
iii) Interior side parcel line	1.2 metres
iv) Exterior side parcel line	3.0 metres; or
for a garage or carport fronting a highway	6.0 metres
- b) Accessory buildings or structures:

i) Front parcel line	4.5 metres
ii) Rear parcel line	1.5 metres
iii) Interior side parcel line	1.2 metres
iv) Exterior side parcel line	3.0 metres
- c) For bare land strata development, the minimum setbacks outlined in Section 10.1.6 (a) & (b) apply to the parent parcel only.
- d) In the case of a pre-existing, legally constructed accessory building being converted into a dwelling unit, the setbacks shall be the existing setbacks. Any additions or alterations to the building shall comply with the required setbacks outlined in Section 10.1.6 (a).

10.1.7 Maximum Height:

- a) No building or structure shall exceed a height of 11.0 metres;
- b) No accessory building or structure shall exceed a height of 5.0 metres, subject to Section 6.8.

10.1.8 Maximum Parcel Coverage:

- a) 50%

10.1.9 Minimum Floor Area:

- a) 30.0 m² for dwelling units

10.1.10 Minimum Building Width:

- a) N/A

10.1.11 Site Specific Residential Low Density One (RS1s) Regulations:

- a) In the case of land described as Lots 1 to 17, Plan EPP67772, Lots 20 to 37 EPP77635, Lots 38 to 46 EPP106441 & Lots 47 to 64 EPP123497, DL 2450s, SDYD, and shown yellow shaded on Figure 10.1.11 (a):
 - i) Despite Section 10.1.6(a), the minimum setbacks for buildings and structures shall be as follows:

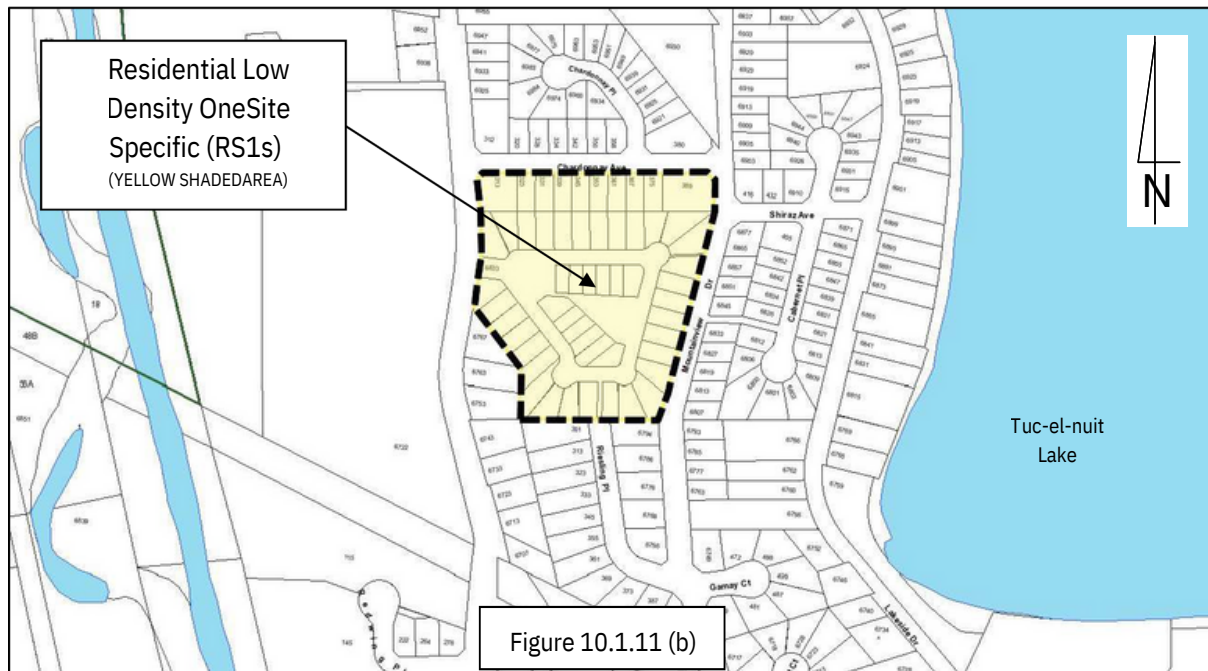
.1 Front parcel line	3.0 metres; or
.2 Rear parcel line	1.5 metres
.3 Interior side parcel line	1.5 metres
.4 Exterior side parcel line	3.0 metres
 - ii) Despite Section 10.1.6 (b), the minimum setbacks for accessory buildings and structures shall be as follows:

.1 Front parcel line	4.5 metres; or
.2 Rear parcel line	1.0 metres
.3 Interior side parcel line	1.0 metres
.4 Exterior side parcel line	3.0 metres



- b) In the case of land described as Lots 1-44, Plan KAS2813, District Lot 2450S, SDYD (6833 Meadows Drive), and shown shaded yellow on Figure 10.1.11 (b):
- i) Despite Section 10.1.6 (a) and (b), the minimum setback for building and structures and accessory buildings and structures shall be as follows:

.1 Front parcel line	2.5metres; or
.2Rear parcel line	3.0metres
.3 Interior side parcel line	3.0 metres
.4Exterior side parcel line	3.0 metres
 - ii) Despite Section 6.6, the maximum heightfor a fencewithin a frontsetback shall be 1.8 metres.



c) In the case of land described as Lot A, Plan KAP59660, District Lot 2450S, SDYD (1171 Fairview Road), and shown shaded yellow on Figure 10.1.11 (c):

- i) Despite Section 10.1.5, a maximum number of three (3) dwelling units are permitted per parcel, comprised of:
 - .1 two (2) single detached dwellings; and
 - .2 one (1) secondary suite.
- ii) The maximum floor area of the dwelling units is determined by the Agricultural Land Commission.

