

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
- Suite potential with secondary access
- WETT certified wood stove
- Zoned SH1
- Roof is approx 10 years old

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:

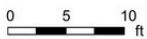
- Oversized shop with attached double garage
- Located minutes from town
- Abundant parking for vehicles, RV and more
- Two driveways
- No restrictions on title
- Customize, expand or create, it's up to you!

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

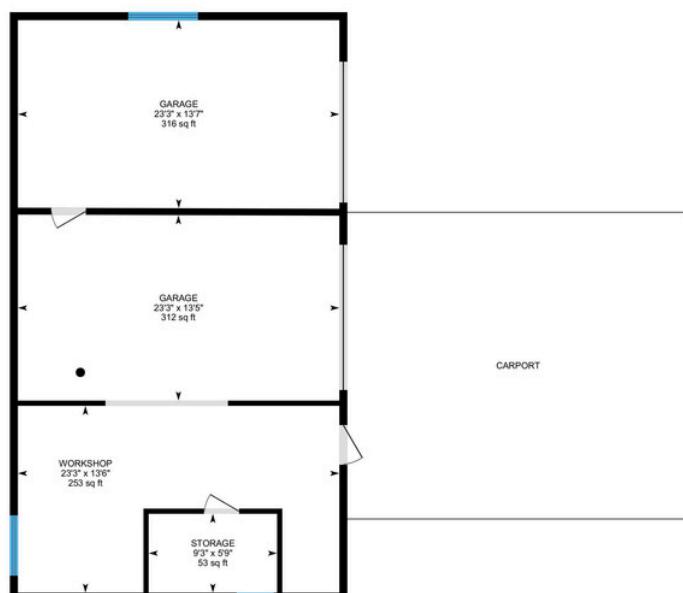
PREPARED: 2025/11/19



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.

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Shop Excluded Area 963.24 sq ft



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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
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^{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:

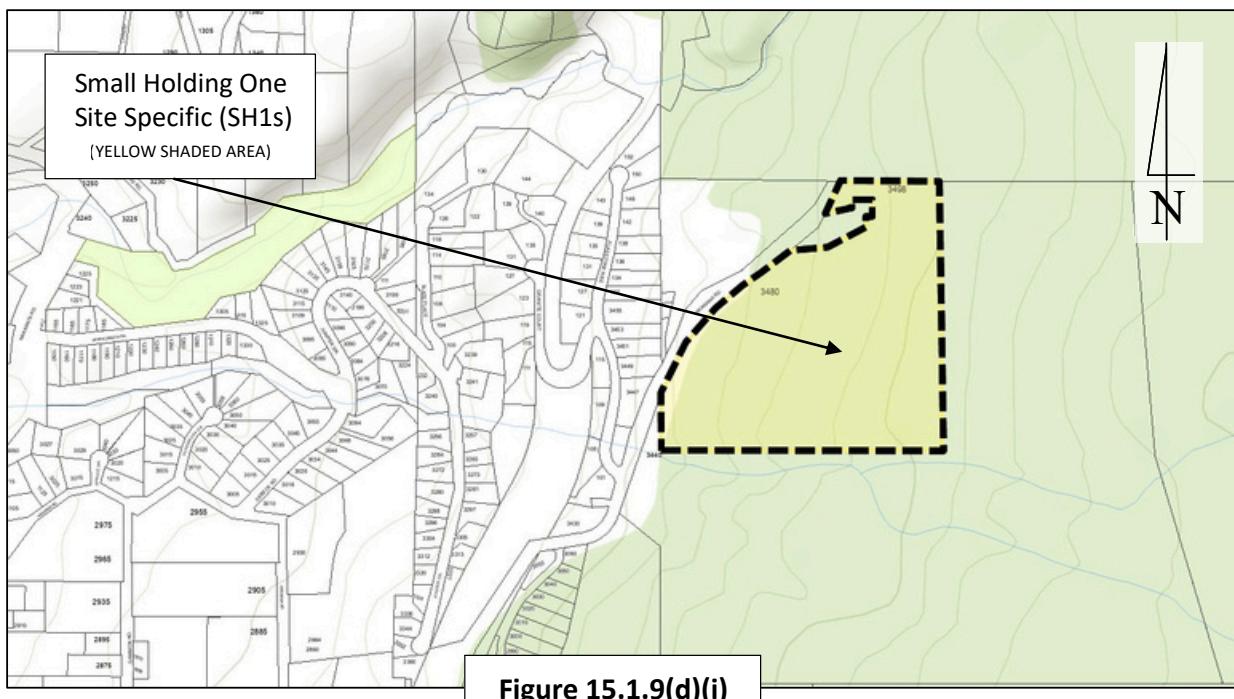
- a) 35%

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

