

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 aprox 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

0 5 10
ft

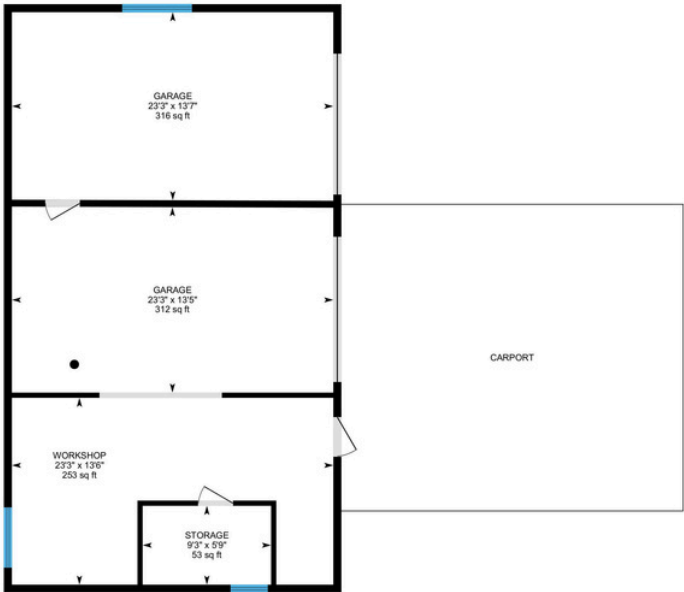
PREPARED: 2025/11/19

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

225 Circle Dr, Oliver, BC

Shop Excluded Area 963.24 sq ft



0 3 6
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

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) *Front parcel line* 7.5 metres
 - ii) *Rear parcel line* 4.5 metres
 - iii) *Interior side parcel line* 1.5 metres
 - iv) *Exterior side parcel line* 4.5 metres
- b) *Accessory building or structure*:
 - i) *Front parcel line* 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.

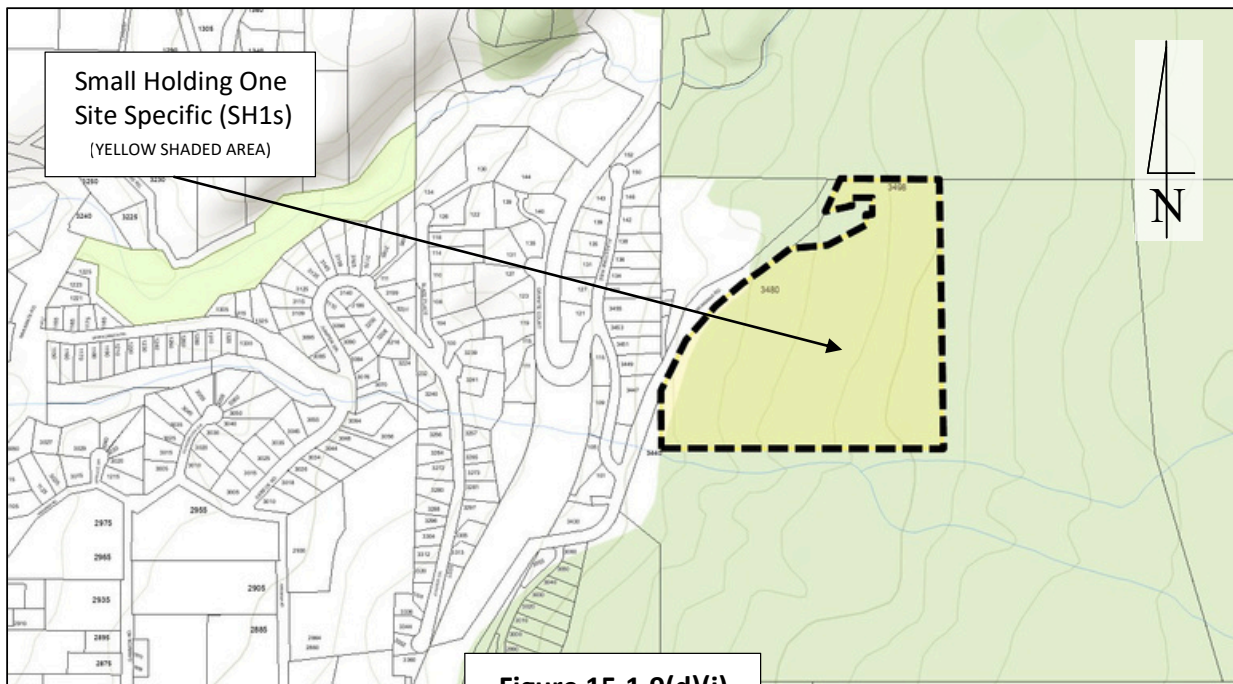


Figure 15.1.9(d)(i)

- e) **Electoral Area “F”**
 - i) Not applicable
- f) **Electoral Area “I”**
 - i) Not applicable

