

LAND FOR SALE:

3350 Benvoulin Road, Kelowna, BC

On Benvoulin just south from the KLO & Benvoulin intersection



Exceptional Opportunity – 5.3 Acres on Benvoulin Road

This A1-zoned land is located within the ALR, offering excellent potential for an agricultural enterprise, equestrian facility, or a custom estate property. With approximately 890± feet of frontage on Benvoulin Road, this property provides outstanding exposure—ideal for a farm market, fruit stand, or other agri-business ventures. Currently leased to Bylands Nursery, providing holding income while you plan your future use, or continue the lease!

Offered at \$1,225,000 | \$231K/Acre! (land area)



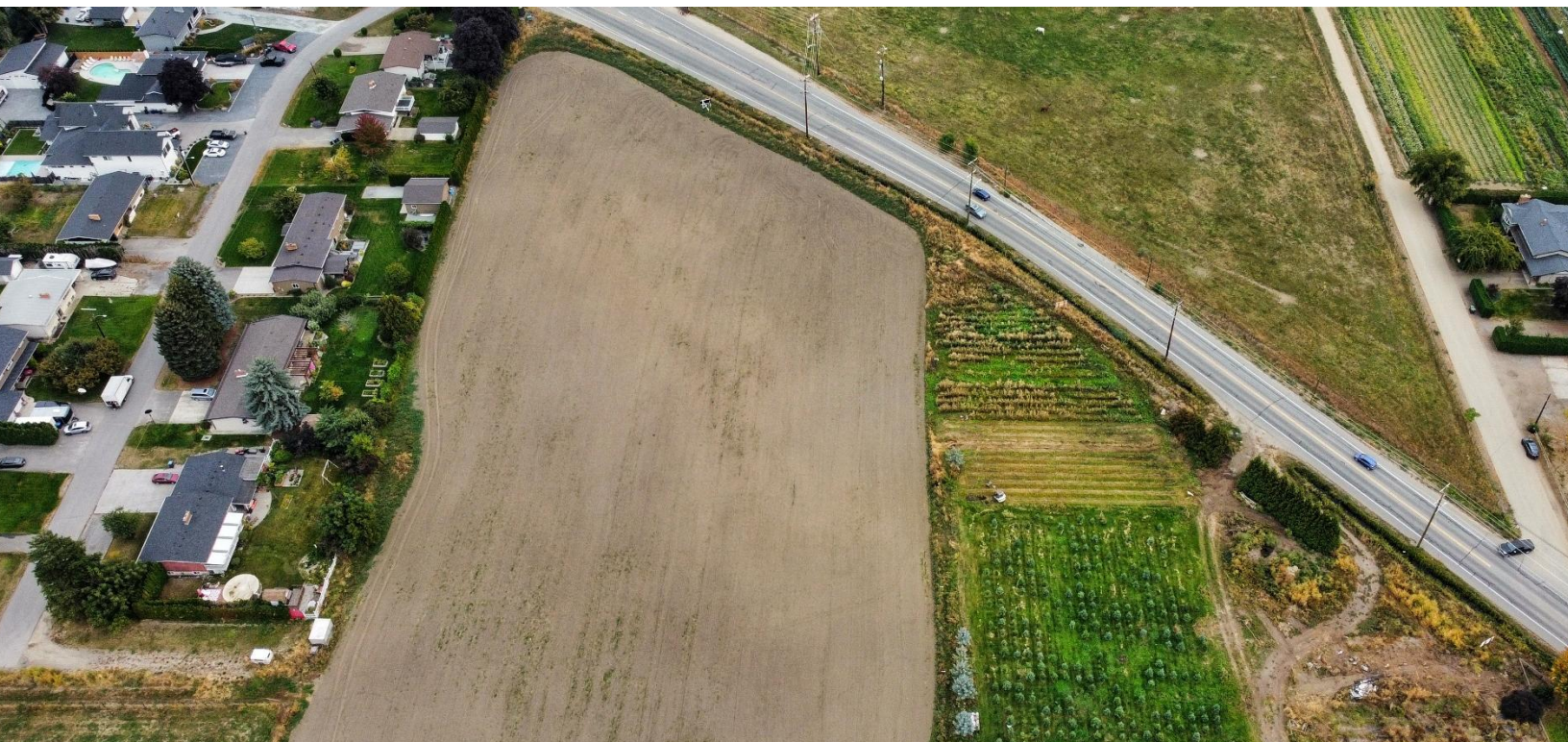
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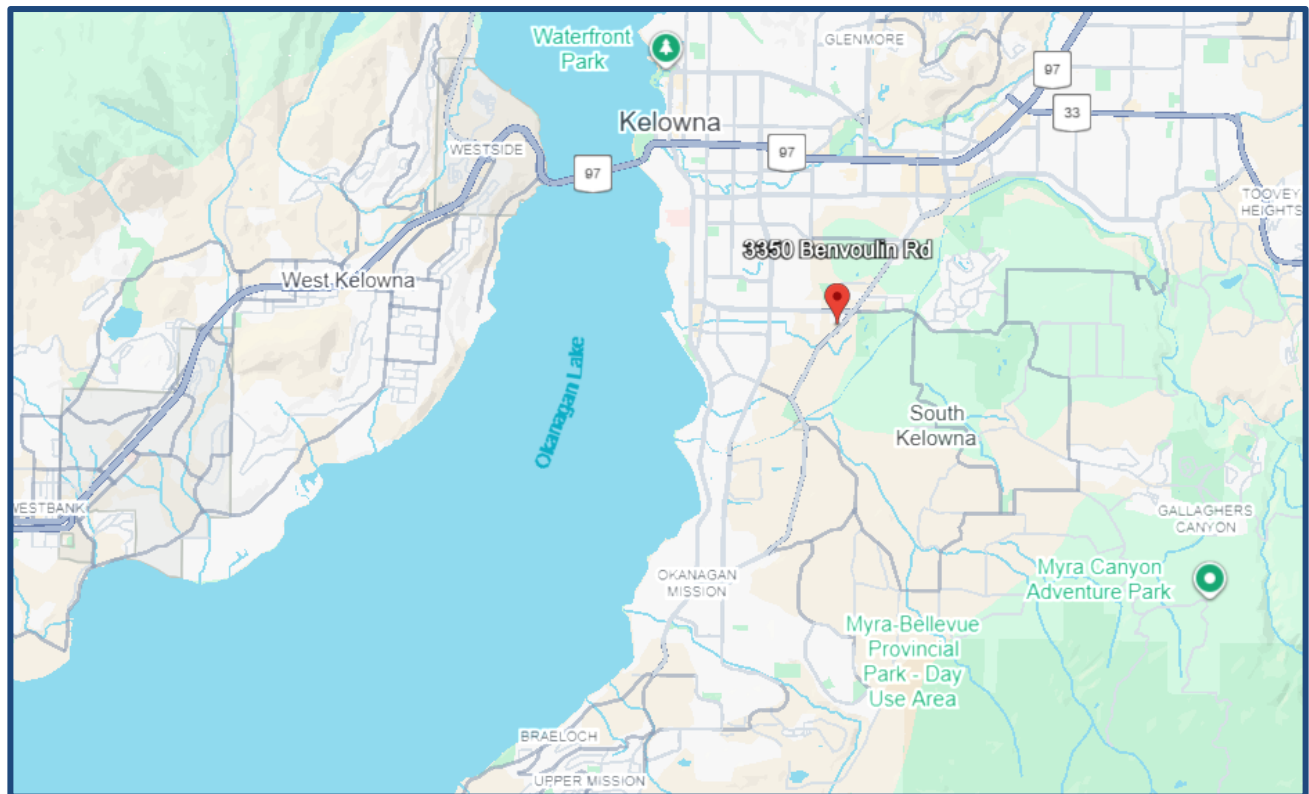
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Executive Summary

CIVIC ADDRESS	3350 Benvoulin Road, Kelowna, BC, V1W 4M5
LEGAL DESCRIPTION	PLAN KAP186 BLOCK 58 DISTRICT LOT 131 PARCEL A, (DD 146178F & PL B6796).
PARCEL SIZE	5.3 acres; 230,868 square feet
LOT DIMENSIONS	Triangle-like, approximately 642 ft x 642 ft x 896 ft
PID	012-637-882
ZONING	A1 - ALR
2040 OFFICIAL COMMUNITY PLAN	R-AGR
TOPOGRAPHY	Flat
SELLER	SUNX-II ENTERPRISES INC
LEASE TO BYLANDS	Landlord may terminate lease early upon 30 days written notice
EASEMENT	Easement along the north edge of the property
WATER / SEWER	Water and Sewer utilities have been recently extended to Chamberlain Road! Communication (diagrams and process) from the city regarding this can be seen at the following link: Click Here



Location Map



Convenient Location with Exceptional Visibility



Land Use Controls

The current A1 zoning uses are noted below (As of September 29, 2025)

Section 10.3 - Permitted Land Uses				
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	A1	A2	RR1	RR2
Accessory Buildings or Structures	S	S	S	S
Agriculture	P	P	-	-
Agriculture, Urban	P	P	P	P
Agriculture, Intensive ^{.10}	P	-	-	-
Agri-Tourism ^{.10}	S	S	-	-
Alcohol Production Facility ^{.10}	S	-	-	-
Animal Clinics, Major	P	S ^{.5}	S ^{.5}	-
Animal Clinics, Minor	P	S	S	-
Aquaculture	P	P	-	-
Bed and Breakfast Homes	S ^{.12}	S ^{.12}	S ^{.12}	S ^{.12}
Cannabis Cultivation ^{.10}	P	-	-	-
Carriage House	S ^{.8}	S ^{.8}	S ^{.8}	S ^{.8}
Child Care Centre, Major	-	-	P ^{.1}	P ^{.1}
Child Care Centre, Minor	S	S	S	S
Farm Retail Sales Stands ^{.10}	S	-	-	-
Forestry	P	-	-	-
Greenhouses and Plant Nurseries	P ^{.4}	P ^{.4}	P ^{.4}	-
Group Home	-	P	P	P
Home-Based Business, Major	S	S	S	S
Home-Based Business, Minor	S	S	S	S
Home-Based Business, Rural	S ^{.9}	S ^{.9}	S ^{.9}	-
Kennels	P ^{.5}	P ^{.5}	P ^{.5}	-
Mobile Home	P ^{.6}	-	-	-
On-Farm Processing of Cannabis ^{.10}	S	-	-	-
On-Farm Processing ^{.10}	S	-	-	-
Secondary Suite	S ^{.3}	S ^{.3}	S ^{.3}	S ^{.3}
Single Detached Dwelling	P ^{.13}	P ^{.13}	P ^{.13}	P ^{.13}
Stables	P	P ^{.5}	-	-
Temporary Farm Worker Housing (TFWH) ^{.10}	S ^{.7}	S ^{.7}	-	-

Land Use Controls

The current A1 zoning regulations are noted below (As of September 29, 2025)

Section 10.5 – A1 Agricultural and Development Regulations							
m = metres / m ² = square metres							
Agricultural Facilities, Building, & Structures	Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces ^{.5}	Max. Gross Floor Area ^{.5}	Min. Front & Flanking Side Yard Setback	Min. Side Yard Setback	Min. Rear Yard Setback	Min. ALR Interface Setback ^{.4}	Max. Height
Non-Agricultural Accessory Buildings or Structures	35%	130 m ² per building ^{.1}	6.0 m	3.0 m	3.0 m	n/a	6.0 m
Apiculture: Bee Hive; Honey House	35%	n/a	7.5 m	7.5 m	7.5 m	n/a	n/a
Agricultural Liquid or Solid Waste Storage (field storage)	35%	n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a
Agricultural Structures	35%	n/a	4.5 m	3.0 m	3.0 m	n/a	16.0 m
Alcohol Production Facility including Tasting Rooms and Lounges	35%	n/a	6.0 m	6.0 m ^{.9}	10.0 m ^{.9}	n/a	10.0 m
Carriage House	35%	90 m ² ^{.1}	6.0 m	3.0 m	10.0 m	n/a	5.4 m
Compost Storage, On-Farm Composting, and Composting Materials (non-manure storage)	35%	n/a	15.0 m	15.0 m	15.0 m	100.0 m	16.0 m
Chemical Storage	35%	n/a	7.5 m	7.5 m	7.5 m	n/a	16.0 m
Confined Livestock Areas	35%	n/a	15.0 m ^{.3}	15.0 m ^{.3}	15.0 m ^{.3}	100.0 m ^{.7}	16.0 m
Crop Storage (output storage for the farm)	35%	n/a	6.0 m	3.0 m	3.0 m	15.0 m	16.0 m
Farm Retail Sales Stands	35%	300 m ² ^{.2}	7.5 m	4.5 m	4.5 m	n/a	6.0 m
Feed Mill, Feed Storage, Silage Storage (i.e., input storage for the farm)	35%	n/a	6.0 m	3.0 m	3.0 m	60.0 m	16.0 m
Greenhouses and Plant Nurseries ^{.8}	35% ^{.6}	n/a	6.0 m	3.0 m	3.0 m	15.0 m	16.0 m
Incinerators	35%	n/a	30.0 m	30.0 m	30.0 m	100.0 m	n/a
Kennels	35%	500 m ² ^{.10}	15.0 m	15.0 m	15.0 m	n/a	10.0 m
Livestock and Poultry Housing	35%	n/a	15.0 m ^{.3}	15.0 m ^{.3}	15.0 m ^{.3}	100.0 m	16.0 m
Mushroom Barns and/or Mushroom Processing Facility	35%	n/a	15.0 m	7.5 m	7.5 m	30.0 m	16.0 m
On-Farm Processing	35%	n/a	6.0 m	3.0 m	3.0 m	n/a	16.0 m
On-Farm Processing of Cannabis	35%	n/a	6.0 m	3.0 m	3.0 m	100 m	16.0 m
Secondary Suite	35%	90 m ²	n/a	n/a	n/a	n/a	n/a
Single Detached Housing	35%	500 m ² ^{.1}	6.0 m	3.0 m	10.0 m	n/a	10.0 m
Stables	35%	n/a	15.0 m	15.0 m	15.0 m	n/a	16.0 m