

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 until August 2026, providing holding income while you plan your future use.

Offered at \$1,475,000 | \$278K/Acre ± (land area)



**Cameron Bouchard, B.Comm.**  
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# Executive Summary

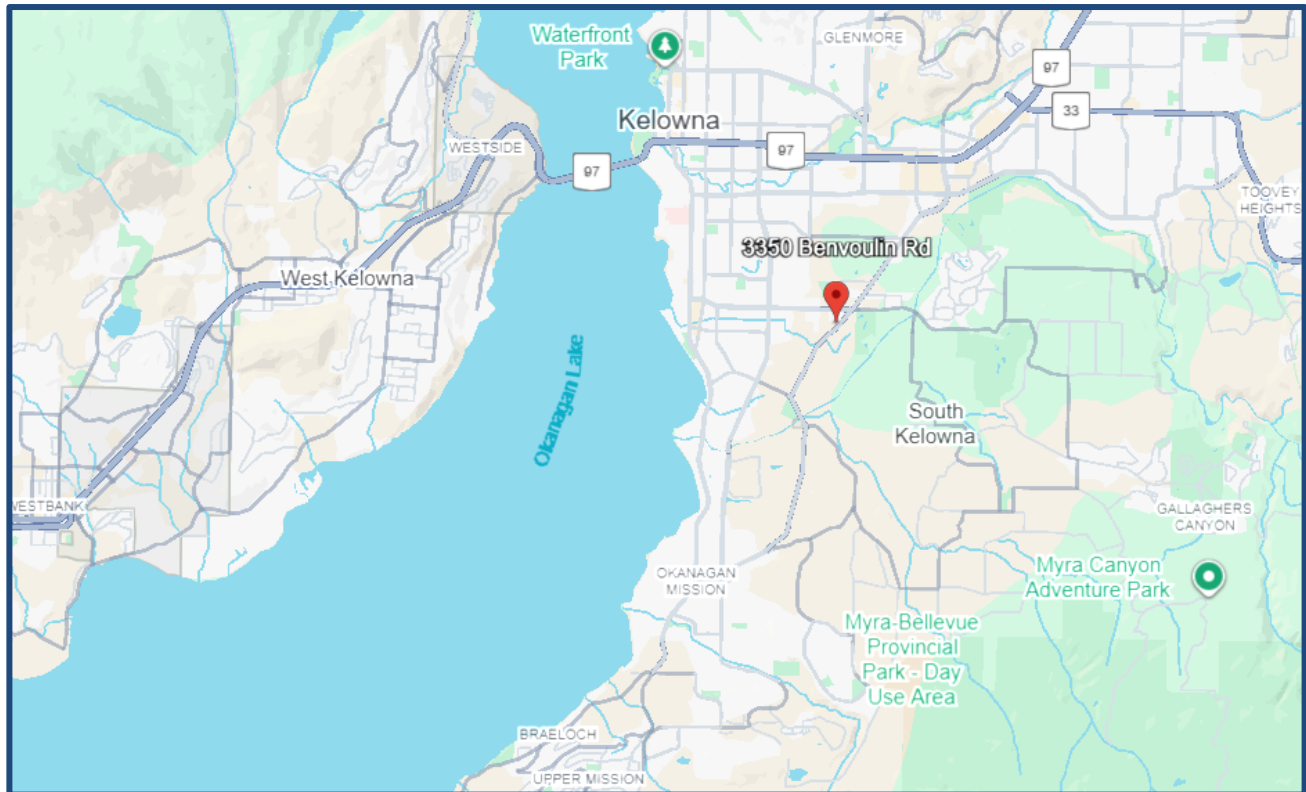
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|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CIVIC ADDRESS                | 3350 Benvoulin Road, Kelowna, BC, V1W 4M5                                                                                                                                                                  |
| LEGAL DESCRIPTION            | PLAN KAP186 BLOCK 58 DISTRICT LOT 131<br>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                                                                                                                                                                                    |
| CHARGES ON TITLE             | Right of First Refusal by Bylands Garden Center Ltd.                                                                                                                                                       |
| 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: <a href="#">Click Here</a> |



# Location Map

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# Convenient Location with Exceptional Visibility

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# Land Use Controls

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

| Section 10.3 - Permitted Land Uses                 |                                                                    |                 |                 |                 |
|----------------------------------------------------|--------------------------------------------------------------------|-----------------|-----------------|-----------------|
| Uses                                               | Zones<br>(‘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 <sup>10</sup>               | P                                                                  | -               | -               | -               |
| Agri-Tourism <sup>10</sup>                         | S                                                                  | S               | -               | -               |
| Alcohol Production Facility <sup>10</sup>          | S                                                                  | -               | -               | -               |
| Animal Clinics, Major                              | P                                                                  | S <sup>5</sup>  | S <sup>5</sup>  | -               |
| Animal Clinics, Minor                              | P                                                                  | S               | S               | -               |
| Aquaculture                                        | P                                                                  | P               | -               | -               |
| Bed and Breakfast Homes                            | S <sup>12</sup>                                                    | S <sup>12</sup> | S <sup>12</sup> | S <sup>12</sup> |
| Cannabis Cultivation <sup>10</sup>                 | P                                                                  | -               | -               | -               |
| Carriage House                                     | S <sup>8</sup>                                                     | S <sup>8</sup>  | S <sup>8</sup>  | S <sup>8</sup>  |
| Child Care Centre, Major                           | -                                                                  | -               | P <sup>1</sup>  | P <sup>1</sup>  |
| Child Care Centre, Minor                           | S                                                                  | S               | S               | S               |
| Farm Retail Sales Stands <sup>10</sup>             | S                                                                  | -               | -               | -               |
| Forestry                                           | P                                                                  | -               | -               | -               |
| Greenhouses and Plant Nurseries                    | P <sup>4</sup>                                                     | P <sup>4</sup>  | P <sup>4</sup>  | -               |
| 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 <sup>9</sup>                                                     | S <sup>9</sup>  | S <sup>9</sup>  | -               |
| Kennels                                            | P <sup>5</sup>                                                     | P <sup>5</sup>  | P <sup>5</sup>  | -               |
| Mobile Home                                        | P <sup>6</sup>                                                     | -               | -               | -               |
| On-Farm Processing of Cannabis <sup>10</sup>       | S                                                                  | -               | -               | -               |
| On-Farm Processing <sup>10</sup>                   | S                                                                  | -               | -               | -               |
| Secondary Suite                                    | S <sup>3</sup>                                                     | S <sup>3</sup>  | S <sup>3</sup>  | S <sup>3</sup>  |
| Single Detached Dwelling                           | P <sup>13</sup>                                                    | P <sup>13</sup> | P <sup>13</sup> | P <sup>13</sup> |
| Stables                                            | P                                                                  | P <sup>5</sup>  | -               | -               |
| Temporary Farm Worker Housing (TFWH) <sup>10</sup> | S <sup>7</sup>                                                     | S <sup>7</sup>  | -               | -               |

# 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 <sup>2</sup> = square metres                                        |                                                                                       |                                               |                                         |                        |                        |                                          |             |
| Agricultural Facilities, Building, & Structures                                    | Max. Site Coverage of all Buildings, Structures, & Impermeable Surfaces <sup>.5</sup> | Max. Gross Floor Area <sup>.5</sup>           | Min. Front & Flanking Side Yard Setback | Min. Side Yard Setback | Min. Rear Yard Setback | Min. ALR Interface Setback <sup>.4</sup> | Max. Height |
| Non-Agricultural Accessory Buildings or Structures                                 | 35%                                                                                   | 130 m <sup>2</sup> per building <sup>.1</sup> | 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 <sup>.9</sup>    | 10.0 m <sup>.9</sup>   | n/a                                      | 10.0 m      |
| Carriage House                                                                     | 35%                                                                                   | 90 m <sup>2</sup> <sup>.1</sup>               | 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 <sup>.3</sup>                    | 15.0 m <sup>.3</sup>   | 15.0 m <sup>.3</sup>   | 100.0 m <sup>.7</sup>                    | 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 <sup>2</sup> <sup>.2</sup>              | 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 <sup>.8</sup>                                      | 35% <sup>.6</sup>                                                                     | 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 <sup>2</sup> <sup>.10</sup>             | 15.0 m                                  | 15.0 m                 | 15.0 m                 | n/a                                      | 10.0 m      |
| Livestock and Poultry Housing                                                      | 35%                                                                                   | n/a                                           | 15.0 m <sup>.3</sup>                    | 15.0 m <sup>.3</sup>   | 15.0 m <sup>.3</sup>   | 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 <sup>2</sup>                             | n/a                                     | n/a                    | n/a                    | n/a                                      | n/a         |
| Single Detached Housing                                                            | 35%                                                                                   | 500 m <sup>2</sup> <sup>.1</sup>              | 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      |