

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 \$1,325,000 | \$250K/Acre! (land area)**



**Cameron Bouchard, B.Comm.**  
Owner | Commercial Realtor  
250.300.3658 | Cam@CorpAccord.com

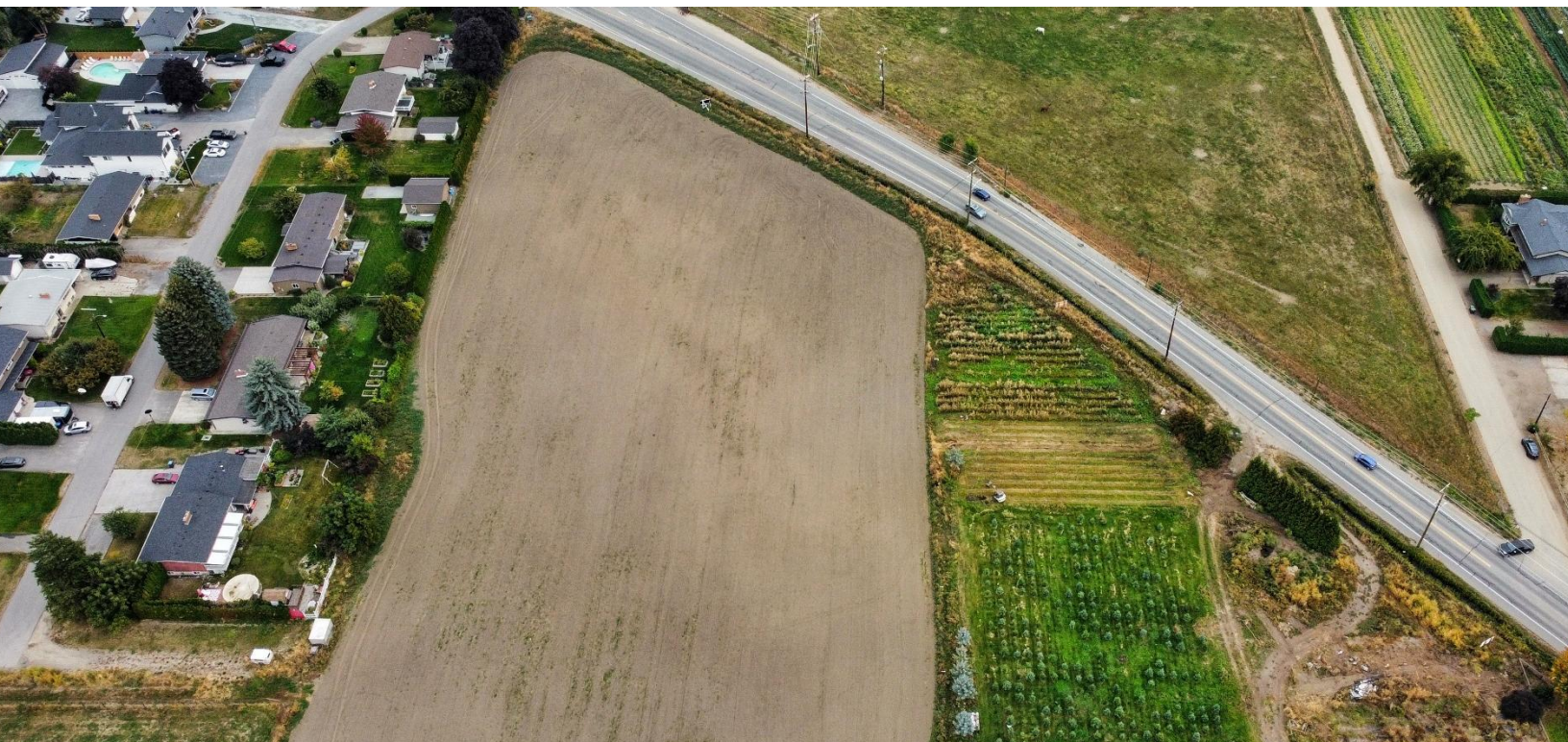
**Peter Bouchard, B.Comm.**  
Owner | Commercial Realtor  
250.470.9551 | Peter@CorpAccord.com

[www.CorpAccord.com](http://www.CorpAccord.com) | 500 Sarsons Road, Kelowna, BC V1W 1C2

# Executive Summary

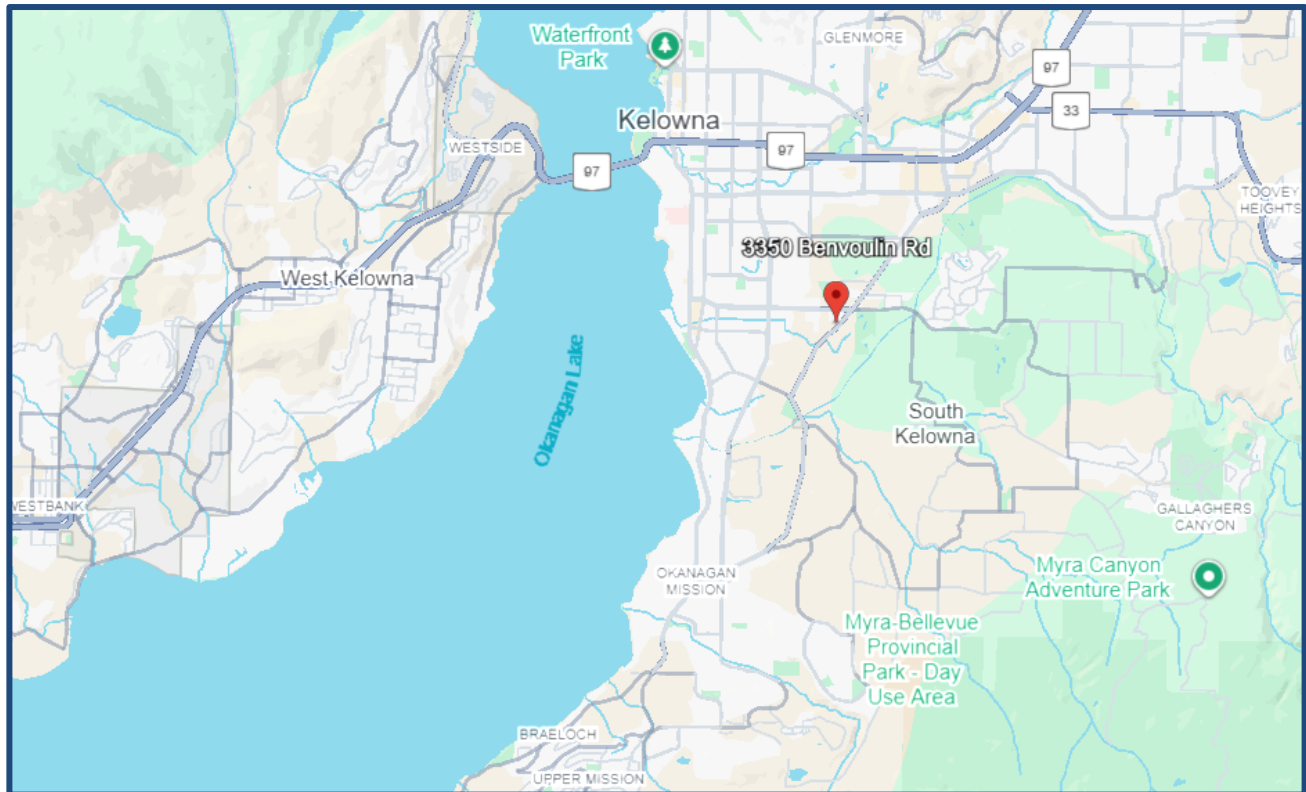
---

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: <a href="#">Click Here</a>



# 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 <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