

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 \$1,750,000 | \$330K/Acre ± (land area)



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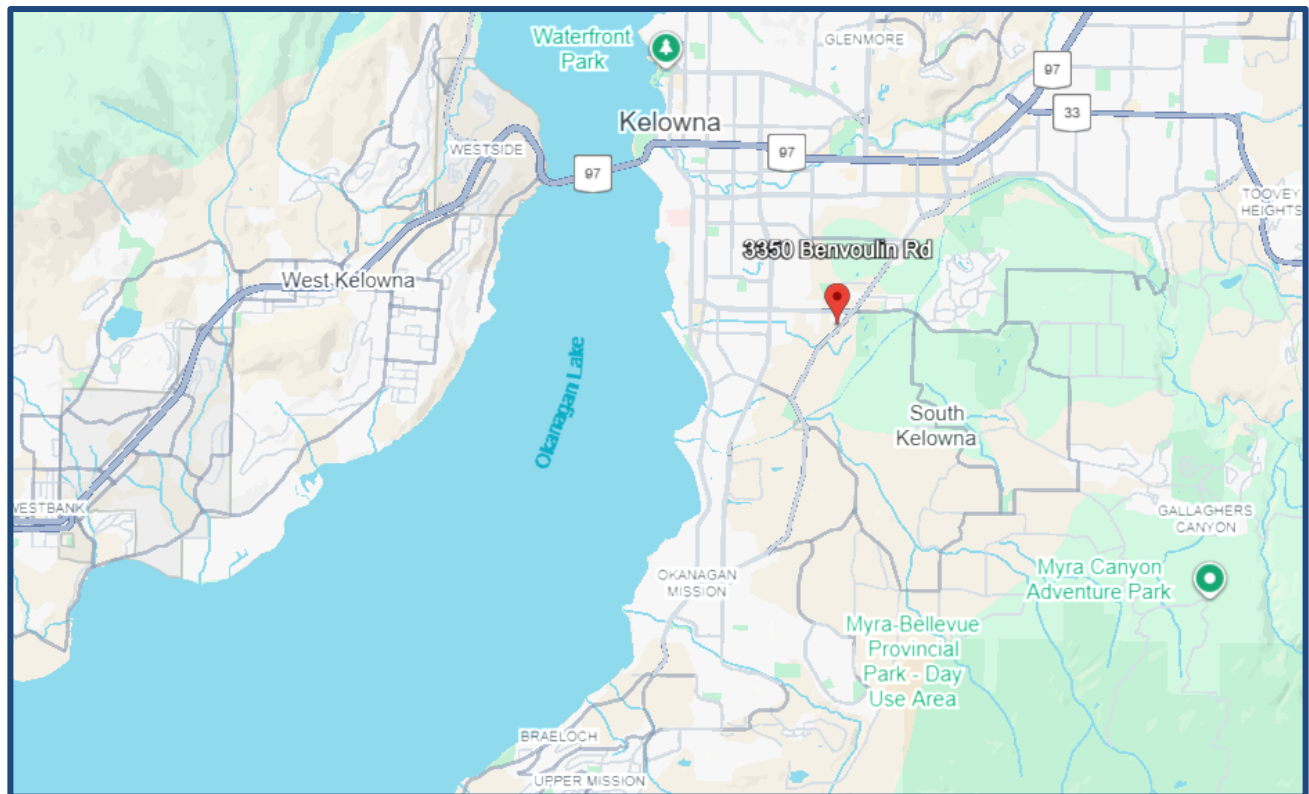
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Executive Summary

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
CHARGES ON TITLE	Right of First Refusal by Bylands Garden Center Ltd.



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