

Snapshot on Accessory Dwelling Units

In Quesnel, Accessory Dwelling Units (ADUs) includes secondary suites, carriage houses and secondary dwellings. ADUs are permitted in residential zones on lots with single-detached homes. Secondary suites are also permitted in duplexes and row houses.

Thinking of developing a suite, carriage house or secondary dwelling in Quesnel?

Here is what you need to know/consider:

- A Building Permit is required for the development of an ADU.
- Have you considered servicing requirements and feasibility?
- Do you already have building plans or are you planning to use the City's pre-reviewed plans?
- Are you prepared to be a landlord? Investigate your rights and responsibilities to a tenant in the Residential Tenancy Act.
- We encourage you to contact the City Planner and Building Inspector to discuss your plans and our property's zoning.



What if I already have a built-in suite?

If you have a pre-existing suite that was constructed without a building permit, it was built illegally. This can lead to issues such as safety (both for your tenant and you), insurance protection, home value, and penalties upon complaint. Your suite must be legalized or decommissioned.

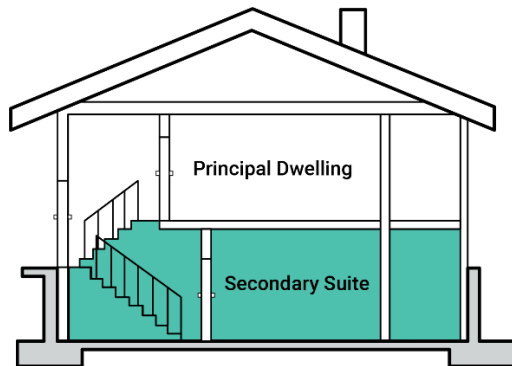
You should book an inspection with the Building Department to determine if the existing construction and materials need to be brought back up to Code. You can contact the Building Department at 250.992.2111 City Hall or at buildinginspection@quesnel.ca



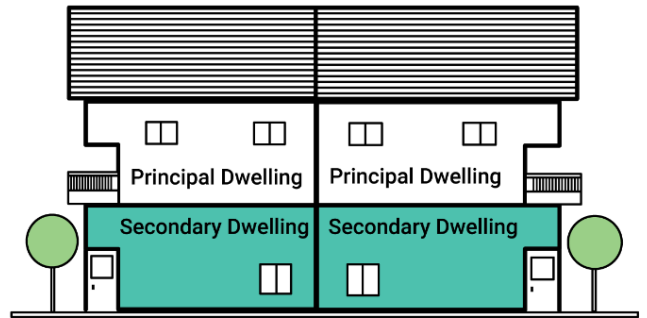
What are the various types of Accessory Dwelling Units?

Secondary Suites

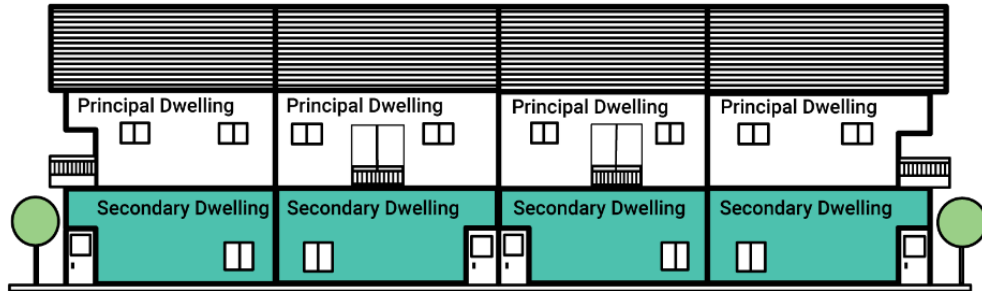
Secondary Suite in a Single Detached Dwelling



Secondary Suites in side-by-side Duplexes

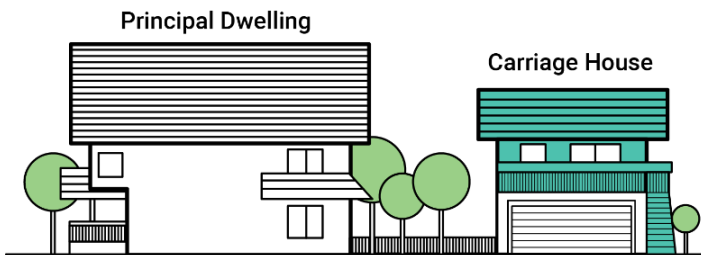


Secondary Suites in side-by-side Row Houses



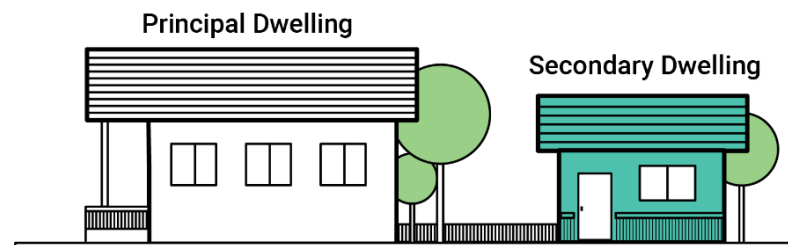
Carriage House

Carriage House above an accessory building (i.e.,
garage or ancillary building)



Secondary Dwelling

Stand alone Secondary Dwelling



WHAT ARE THE BENEFITS?

- ✓ An Accessory Dwelling Unit (ADU) provides rental income for the homeowner, acting as a mortgage helper to make owning a home more attainable.
- ✓ The number of affordable housing units will increase, providing more options for residents looking to rent.
- ✓ An ADU can provide a safe, affordable home for seniors and students looking for appropriate, independent living.
- ✓ As household and family size decreases, ADU's provide more diverse housing options for residents.
- ✓ Leading on the path to sustainability, ADUs create more housing without requiring more land, helping to control sprawl into the rural areas.

Ok – I think I want an accessory dwelling. Where can I find out more information?

Contact the Development Services Department at 250.992.2111 at City Hall, or developmentsservices@quesnel.ca if you have any questions or are interested in discussing the possibility of an ADU on your property.

For questions regarding the Building Code, contact the Building Department at 250-992-2111, at City Hall, or e-mail buildinginspection@quesnel.ca

Did you know?

The City of Quesnel is offering residents five pre-reviewed designs for carriage houses and secondary dwellings at no cost.

The City has received grant funding to waive the building permit fees for the first 15 applicants using the designs. Apply for your building permit before October 31, 2023.

Preview the design now and learn about next steps for your project [here](#).

