

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-family detached homes. Secondary suites are also permitted in duplexes and row houses.

If you have any questions and are interested in discussing the possibility of an ADU on your property, please contact the Development Services department at 250.992.2111. You need a building permit to construct an ADU.

Thinking Of Developing a Suite, Carriage House or Secondary Dwelling in Quesnel?

Here Is What You Need To Know:

- Prior to starting the development of a suite or other type of accessory dwelling unit, the owner is encouraged to contact the City Planner and Building Inspector.
- Are you prepared to be a Landlord? Investigate your rights and responsibilities to a tenant in the Residential Tenancy Act.
- A Building Permit is required for the development of an ADU.
- Find out what type of ADU you can have based on your property's Zone.
- Consider servicing requirements.
- Consider the design on your ADU to make a livable home for your tenant.

What If I Already Have A Built-In Suite Without A Permit?

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 will need to come into compliance or be removed.

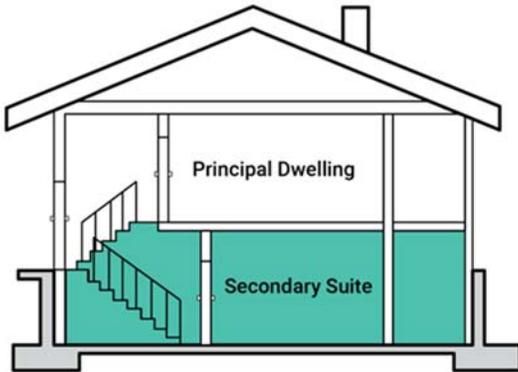
You should book a pre-inspection with the Building Department to determine the existing construction and materials needed to bring your suite back up to Code. You can contact the Building Department at 250.991.7461, City Hall at 250.992.1512 or at buildinginspection@quesnel.ca



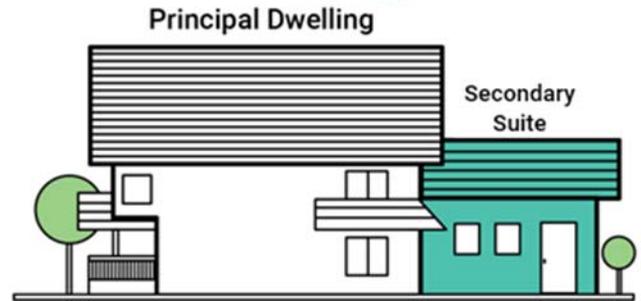
What Are The Different Types Of Accessory Dwelling Units?

Secondary Suite

Secondary Suite below Main Floor of a Single-Detached Dwelling



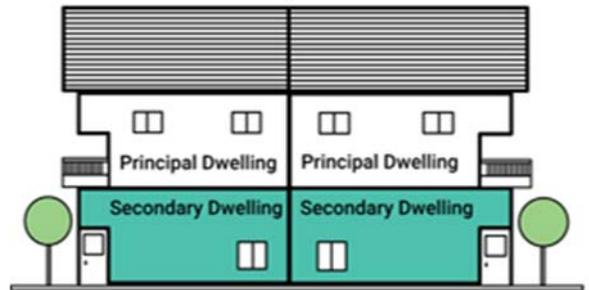
Secondary Suite Attached to Principal Dwelling



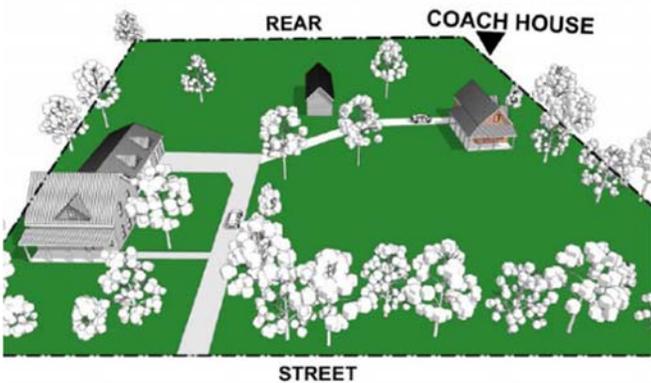
Secondary Suites at Grade of a Row House



Secondary Suites at Grade of a Duplex



Secondary Dwelling ("coach house")



Carriage House

Carriage House above Grade, Attached to an Accessory Building (e.g. a Garage)



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.
- ✓ Quesnel has few small dwelling units. As households and family size decreases, ADUs provide additional 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 Unit. Where Can I Find Out More Information?

Check out the City's full Accessory Dwelling Unit How-To guide for more in-depth information. Contact the Development Services Department at 250.992.2111 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 250.991.7461, City Hall at 250.992.1512 or e-mail buildinginspection@quesnel.ca

Did You Know?



Started in 2020, there is a grace period of two years on building permit fees to convert an illegal suite to a legal suite. Following the two year grace period there will be a surcharge added to permits for illegal suites which have not complied.