

City of Pitt Meadows
Board Of Variance,
12007 Harris Road
Pitt Meadows, BC V3Y 2B5



Dear Members,

We have requested to the staff of Planning department at the city of Pitt Meadows as follows:

We are reaching out to request support the final occupancy for our property located at 19347 119b Ave Pitt Meadows BC.

We would like to stress that we fully accept responsibility for the current situation, but we want to express our concerns over the challenges we face with a discrepancy in grades at front, which is preventing us from obtaining final occupancy. Throughout the project, we worked diligently with the city and passed multiple inspections, yet at no point were we or others involved in the process made aware of these elevation discrepancies. As a result, what might have been addressed earlier in the construction process now presents a considerable hardship. Retrofitting to meet the current bylaw requirements would be extremely challenging or near impossible given the completed stage of construction. Although, we are open to suggestions if the city has obtains, we might seek to meet the Bylaw requirements.

We are reaching out to inquire if there are any alternative means within the building code, design, or permissible modifications that could allow us to meet the city's requirements at this stage. We are eager to take the necessary steps to comply, and we would appreciate any guidance on potential solutions.

Alternatively, we would be prepared to seek a variance to help resolve the matter, especially given the pressing situation of the family intending to move into this home. They are a young family with twin boys, eagerly awaiting to settle into their new community of Pitt Meadows. Obtaining the final occupancy is also crucial for securing financing and completing the sale of this home for this young family.

This situation is quite unfortunate, and in our many years of building, we have never encountered this kind of issue before. We accept our role in where we are today and are asking for your understanding and compassion in working towards a resolution that considers the family's urgent needs.

We appreciate your time and attention to this matter and look forward to your advice and possible solutions.

In the light of above we are requesting to the board members to please grant us the exemption from the bylaw number 2986,2024 10.4.5 (i) on page 18 to get final occupancy.

Sincerely,

FOIPPA s. 22

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Oct 4th, 2024