

Paula Kusack

From: Regular Council Meetings
Subject: FW: Amendment No. 221 (Bylaw No. 3322)

From: Tony Ciaburri 22 (1)
Sent: November 24, 2025 11:06 PM
To: Regular Council Meetings <CouncilMeetings@langleycity.ca>
Subject: Amendment No. 221 (Bylaw No. 3322)

Mayor and Council,

Re: Zoning Bylaw 1996, No. 2100 – Amendment No. 221 (Bylaw No. 3322)
Request for Exemption at 20334 56 Avenue

My name is Tony Ciaburri, and I operate a local pharmacy located within 400 metres of the site referenced in Bylaw No. 3322. I appreciate the chance to provide written comments regarding the proposed exemption and wish to outline several concerns related to fairness, long-term planning, and the stability of community health services.

The City's 400-metre spacing requirement was introduced for a reason. It responded to real issues the community had previously experienced — clusters of pharmacies in small areas, inconsistent commercial balance, and pressures on both safety and service quality. The separation rule has offered clarity to business owners, supported more even commercial distribution, and contributed to a healthier environment for independent operators to invest and remain viable.

Introducing an exemption for a full-service pharmacy in such close proximity to an existing one directly conflicts with these objectives. My business, like others in the area, has operated under the assumption that City bylaws would be upheld consistently. Allowing a new entrant to bypass this requirement not only risks oversaturating a very limited trade area but also sends a signal that established planning rules may be selectively relaxed. Small businesses rely on predictable municipal processes, and unexpected exemptions can create instability that affects long-standing operators who have committed significant resources to the community.

I fully recognize the value that medical clinics bring, and I understand the desire to support patient access. However, if Council determines that the clinic requires an associated pharmacy on-site, I respectfully request that any approval be limited strictly to that function. Appropriate conditions could include: restricting the pharmacy's use to clinic-based dispensing, preventing the development of stand-alone retail operations, limiting its footprint, and tying its approval directly to the continued existence of the clinic. These safeguards would help ensure the exemption does not evolve into a general-purpose pharmacy competing within an already protected radius.

Such conditions would allow the clinic to meet its operational needs while still preserving the intention of the spacing requirement — ensuring fairness, supporting business stability, and maintaining a balanced commercial environment in Langley City.

Thank you for your time and for your continued dedication to thoughtful and consistent municipal planning. I respectfully ask Council to decline the exemption or, if it is granted, to incorporate clear measures that reflect the original purpose of the bylaw and protect the interests of existing local businesses.

Sincerely,
Tony Ciaburri