

Paula Kusack

Subject: FW: Public Hearing Comment: Opening a new pharmacy within 400 metre radius

From: Fraser Medicine Centre Pharmacy <frasermedicinecentre@outlook.com>

Sent: November 25, 2025 10:15 PM

To: Planning <planning@langleycity.ca>

Subject: Opening a new pharmacy within 400 metre radius

Re: Zoning Bylaw 1996, No. 2100 – Amendment No. 221 (Bylaw No. 3322)

Proposed Exemption from 400-Metre Pharmacy Spacing Requirement – 20334 56 Avenue

Mayor and Council,

Thank you for the opportunity to provide comments regarding Bylaw No. 3322, which proposes a site-specific exemption to the 400-metre separation requirement for a pharmacy at 20334 56 Avenue. I am the owner of an established pharmacy located within 400 metres of the proposed site, and I am writing to express concerns about the exemption and its potential implications for small local businesses, community health services, and the integrity of Langley City's planning framework.

When the City adopted the 400-metre spacing requirement, its purpose was clear: to prevent the oversaturation of pharmacies in concentrated areas, promote a healthy mix of commercial services, and avoid the clustering patterns that had previously contributed to operational and safety challenges in the downtown core. The regulation was a deliberate and thoughtful planning tool intended to provide stability, support existing businesses, and ensure balanced land-use outcomes.

Granting an exemption in this instance particularly for a full service pharmacy located so close to an existing operation undermines that intention. My business was established with the reasonable expectation that the bylaw would be applied consistently and predictably. Allowing a new pharmacy within the restricted radius risks oversaturating the area, diluting service quality, and destabilizing long standing, community-invested businesses. It also creates an uneven competitive environment in which new entrants may circumvent regulations that existing operators have respected for years.

I fully acknowledge the value that medical clinics bring in improving access to health services. If Council determines that supporting the clinic's operations is in the public interest, I strongly urge that any approval include strict, enforceable conditions to ensure the pharmacy functions solely as a complementary service to the clinic not as a general retail competitor. Such conditions could include:

- Limiting the pharmacy's use to serving clinic patients;
- Restricting the size, layout, or retail footprint;
- Prohibiting independent exterior signage or a separate public entrance; and
- Tying the approval directly to the continued operation of the clinic.

These measures would allow the clinic to meet its patient care objectives while preserving the intent of the 400-metre rule, maintaining fairness for existing businesses, and preventing long term unintended impacts on the local commercial ecosystem.

Thank you for considering my submission. I appreciate Council's ongoing commitment to thoughtful, consistent planning and its support of local small businesses. I respectfully request that Council decline the exemption or, if it proceeds, adopt appropriate safeguards to uphold the purpose and integrity of the City's zoning policies.

Respectfully submitted,

Aliya Khan
Owner & pharmacist
Fraser Medicine Centre Pharmacy Langley BC