



MINUTES OF A PUBLIC HEARING MEETING

Monday, December 1, 2025

7:00 p.m.

Council Chambers, Langley City Hall
20399 Douglas Crescent

Present:

Mayor Pachal
Councillor Albrecht
Councillor James (via videoconference)
Councillor Mack
Councillor Solyom
Councillor Wallace
Councillor White

Staff Present:

F. Cheung, Chief Administrative Officer
G. Flack, Deputy Chief Administrative Officer
A. Chang, Director of Financial Services
K. Hilton, Director of Recreation, Culture and Community Services
C. Johannsen, Director of Development Services
S. Kennedy, Fire Chief
K. Kenney, Corporate Officer
D. Pollock, Director of Engineering, Parks and Environment
J. Filkov, Manager of Financial Planning and Reporting
A. Metalnikov, Senior Planner
B. Zeller, Manager of Human Resources

1. LAND ACKNOWLEDGEMENT

Mayor Pachal acknowledged that the land on which we gather is on the traditional unceded territory of the Katzie, Kwantlen, Matsqui and Semiahmoo First Nations.

2. CALL TO ORDER

Mayor Pachal called the Public Hearing to order.

Mayor Pachal read a statement regarding the procedure to be followed for the Public Hearing.

The Corporate Officer advised that the statutory public notice requirements had been met with respect to the bylaw, and that four pieces of correspondence had been received.

3. **BUSINESS**

a. Bylaw 3322 - Zoning Bylaw Amendment No. 221

A bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to exempt the property located at 20334 56 Avenue from the 400-metre spacing requirement between pharmacies to enable a medical clinic with an accessory pharmacy.

Carl Johannsen, Director of Development Services, introduced the purpose of the bylaw.

Mayor Pachal invited those in attendance who deem their interest in property affected by the proposed bylaw to present their comments.

T. Schaffer, Park Avenue, Langley, spoke in opposition to the bylaw, citing the following concerns:

- reverses Council's previous policy to limit number of pharmacies
- number of existing pharmacies in close proximity in this area; questioned need for additional pharmacy;
- proposed pharmacy's location to City Hall and the future SkyTrain station.

P. Fassbender, 45A Ave., Langley, speaking on behalf of Stellar Health, spoke in support of the bylaw, citing the following:

- is not a traditional pharmacy (limited hours, small size);
- will bring more doctors to the City close to downtown;
- doctors are requiring assistance of pharmacists.

Mayor Pachal called a second and third time for speakers on the bylaw. There were no further speakers.

Mr. Fassbender responded to questions from Council members regarding the proposed pharmacy.

Ms. Navreen Gill, Gay Street, Langley, a family physician at the Stellar Health Medical Clinic in Cloverdale, provided information on her practice and responded to questions from Council members regarding the proposed pharmacy.

4. **MOTION TO CLOSE PUBLIC HEARING**

It was MOVED and SECONDED

THAT the Public Hearing close at 7:20 pm.

CARRIED

Signed:

MAYOR

Certified Correct:

CORPORATE OFFICER