



WHISTLER
TEMPORARY USE PERMIT -
CANNABIS RETAIL

RESORT MUNICIPALITY OF WHISTLER
 4325 Blackcomb Way TEL 604 932 5535
 Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
 whistler.ca FAX 604 935 8109

Application Number
TUP _____
Work Order: _____

Climate Action, Planning and Development Services - Planning Department
 Tel 604-935-8170 (direct)
 Email: planning@whistler.ca

Application Type: (check applicable boxes)

- Temporary Use Permit – (Cannabis Retail) Temporary Use Permit – amendment or renewal

Please review the [RMOW Cannabis Retail Policy No. G-27](#) and ensure this application complies with requirements and stipulations of the policy.

Subject Property:

Street Address: Unit 4 - 4122 Village Green Whistler B.C

Legal Description P.I.D. 006-932-151
 (On Land Title Certificate)

Please check the TUP Area the proposed business is located in:

- Creekside Function Junction Nesters Plaza
 The Village Village North

Property Zoning: Commercial CC1

Business Information:

Legal Name: 1351921 B.C ltd

Doing Business As: Seed and Stone

Mailing Address: 1688 152 st Surrey V4A 4N2

Provincial Application Reference Number: 073560

Name of Applicant/Agent: Vikram Sachdeva



Name of Registered Property Owner: Roti Industries Ltd

Mailing Address: 3835 2nd ave

City: Burnaby Province: B.C Postal Code: V5C 3W7

Phone: 604 205 9176 Cell: _____ Email: draniga108@gmail.com

AUTHORIZATIONS

I Dhanesh Ranica authorize Vikram Sachdeva
(PRINT NAME of registered property owner) (PRINT NAME of agent/person authorized to sign the application)

to act as agent and sign the application form to the Resort Municipality of Whistler on my/our behalf for the property known as

Unit 4 - 4122 Village Green Whistler B.C

(Civic address of property)



May 15, 2023

Date

May 15, 2023

Corporate Seal(s), if applicable

Date

PROPERTY OWNER'S AGREEMENT

As of the date of this application, I am the registered owner of the lands described in the application. I have examined the contents of the application, certify that the information submitted with it is correct insofar as I have knowledge of these facts, and concur with the submission of the application. I acknowledge that the lands described in the application may be subject to applicable laws, regulations, and guidelines including, but not limited to, the Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 and the Local Government Act. I agree to comply with all provisions of the Resort Municipality of Whistler Zoning and Parking Bylaw No. 303, 2015 and any other applicable legislation, if this application is approved. I understand that approval does not constitute a building permit and that drawings submitted for a building permit must match approved Temporary Use Permit drawings.



May 15, 2023

Date

DECLARATION

I Vikram Sachdeva, solemnly declare that the statements made
(PRINT NAME)

by me upon this application are to the best of my belief and knowledge a true and complete representation of the purpose and intent of this application.

May 15, 2023

Signature of applicant or agent

Date

FEE SCHEDULE

TEMPORARY USE PERMITS	Fees	Select
Temporary Use Permit – requiring Council consideration of issuance	\$4,700.00	<input checked="" type="checkbox"/>
Temporary Use Permit – amendments or renewals	\$3,525.00	<input checked="" type="checkbox"/>
Other Services By Request		
Land Title Search by Request	\$35.00	<input checked="" type="checkbox"/>
CANNABIS RETAIL LICENCE APPLICATION PROCESSING FEE		
New Cannabis Retail Store Licence	\$2,000.00	<input checked="" type="checkbox"/>

SUBMITTAL REQUIREMENTS – DOCUMENT CHECKLIST

Subject Property Civic Address: Unit 4 - 4122 Village Green Whistler B.C

Incomplete applications will not be accepted.

The items on the list are the minimum requirement for your application. Depending on the nature of your project, **you may be requested to submit additional information/documents** with, or following submission of, your application. Check and sign and include this document with your application.

For ALL applications:

Electronic PDF copies of all submissions; including application, drawings, and reports. Electronic files may be emailed to planning@whistler.ca.

Every report and document submitted in support of an application must contain an express grant of permission to the Resort Municipality of Whistler to use, reproduce and publish the information contained in the report or document for non-commercial purposes.

REQ	N/A	SUBMISSION ITEMS CHECKLIST
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Complete and signed Application Form, Document Checklist and application fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Title Search (issued not more than 30 days from the date application is received) OR a \$35.00 Title Search Fee in lieu (per PID).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Strata authorization on form attached for all proposals affecting common property on a strata plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Provincial Referral or Proof of Provincial Application. Application submitted to LCRB for municipal review and comment
PDF of the following submission items and plans as may be relevant to illustrate the proposal. All drawings must include a bar scale and a north arrow.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Community Impact Statement <ul style="list-style-type: none"> • Must address the guiding principles, location guidelines and evaluation criteria in Cannabis Retail Policy G-27 • Must outline how the business will address the relevant RMOW policies and contribute to Whistler’s priorities, goals and vision as outlined in Whistler’s Official Community Plan, including economic, social and environmental impacts the business may have on the surrounding neighbourhood and wider community, and strategies for mitigating potential negative impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Commitment to signing and adhering to a Good Neighbour Agreement <ul style="list-style-type: none"> • Application should indicate the business’ commitment to addressing nuisance issues and working collaboratively
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Business Plan – Full description of the proposed business operation, including the following information: <ul style="list-style-type: none"> • Past business experience • Corporate structure • Number of staff, products sold, target market, and hours of operation • Any proposed educational initiatives and strategies regarding nuisance, consumption and cannabis-related issues • Insurance coverage information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Context Plan - Scale of 1:500 (minimum) or imperial equivalent. If imperial equivalent all dimensions must be labelled in both imperial and metric. Include: <ul style="list-style-type: none"> • Location of property including adjacent streets. • Distance to nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. • Photographs showing the subject property and all adjacent development. Note: (a) A cannabis retail store shall not be permitted within 300 metres of the nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. (b) A cannabis retail store shall not be permitted to have frontage on the Village Stroll
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Design Proposal <ul style="list-style-type: none"> • Site Plan • Dimensioned floor plans showing all doors, exits/entrances, cash registers, location of fixed shelving or displays, and location of all areas open to the public, space designated for staff and storage areas. • Exterior elevations/sections clearly illustrating and labelling exterior building materials, finishes and colors; signage location and size; and lighting • Demonstrate security measures in compliance with or exceed LCRB requirements • Parking plan, if applicable

	Odour control and store ventilation details
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Additional Information

During the review process additional information requirements may be required if the proposed activity is reasonably expected to have an impact on any matters contained in the applicable RMOV policies and bylaws.

Vikram Sachdeva

Full name of applicant or agent (Print)



May 15, 2023

Date

Personal information is being collected under the authority of the *Local Government Act* for the purpose of processing this Development Permit application. This information is protected under the privacy provisions of the *Freedom of Information and Protection of Privacy Act*. If you have any questions about the collection of this information, contact the Director of Planning at 604-935-8170, Resort Municipality of Whistler, 4325 Blackcomb Way, Whistler, BC V8E 0X5.

Transmittal 2

To: Resort Municipality of Whistler
Attention: Planning & Development Department
Site Address: Unit 4 - 4122 Village Green Whistler B.C
Subject: Cannabis Retail Application

Date: May 17 /2023
From: Chris Grzywacz
Date Required: N/A
Total Pages: 76 Pages

Sheets/Items	File Reference	Description
1 page	Transmittal #2	Transmittal Temporary Use Permit
4 Pages	Whistler temporary use permit application unit 4 4122 Village Green – Full Package	Application Temporary Use Permit- Application Form and Document Checklist
24 Pages	Seed Stone – Whistler Community Impact Statement – 10 May 2023 - vF	Must address the guiding principles, location guidelines and evaluation criteria in Cannabis Retail Policy G-27 Must outline how the business will address the relevant RMOW policies and contribute to Whistler’s priorities, goals and vision as outlined in Whistler’s Official Community Plan, including economic, social, and environmental impacts the business may have on the surrounding neighborhood and wider community, and strategies for mitigating potential negative impacts.
38 Pages	2-Seed Stone – Whistler – Retail Cannabis Business Plan – 10 May 2023-vF	<ul style="list-style-type: none"> • Past business experience • Corporate structure • Number of staff, products sold, target market, and hours of operation. • Any proposed educational initiatives and strategies regarding nuisance, consumption, and cannabis-related issues. • Insurance coverage Information
3 Pages	Context Plan – Unit 4 4122 village Green - vF	<p>Location of property including adjacent streets.</p> <ul style="list-style-type: none"> • Distance to nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. <p>Photographs showing the subject property and all adjacent development. Note: (a) A cannabis retail store shall not be permitted within 300 meters of the nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. (b) A cannabis retail store shall not be permitted to have frontage on the Village stroll</p>
5 Pages	4-4122 Village Green WhistlerBC	<p>Site Plan</p> <ul style="list-style-type: none"> • Dimensioned floor plans showing all doors, exits/entrances, cash registers, location of fixed shelving or displays, and location of all areas open to the public, space designated for staff and storage areas. • Exterior elevations/sections clearly illustrating and labelling exterior building materials, finishes and colors; signage location and size; and lighting.
1 Page	Seed Stone – 4122 Village Green (Unit 4) – Security Layout	<ul style="list-style-type: none"> • Demonstrate security measures in Compliance with or exceed LCRB REQUIREMENTS • Demonstrate security measures in compliance with or exceed LCRB requirements

TENANT IMPROVEMENT- SEED & STONE CANNABIS STORE # 4 - 4122 village green, Whistler, BC V0N 1B4

PROJECT DATA

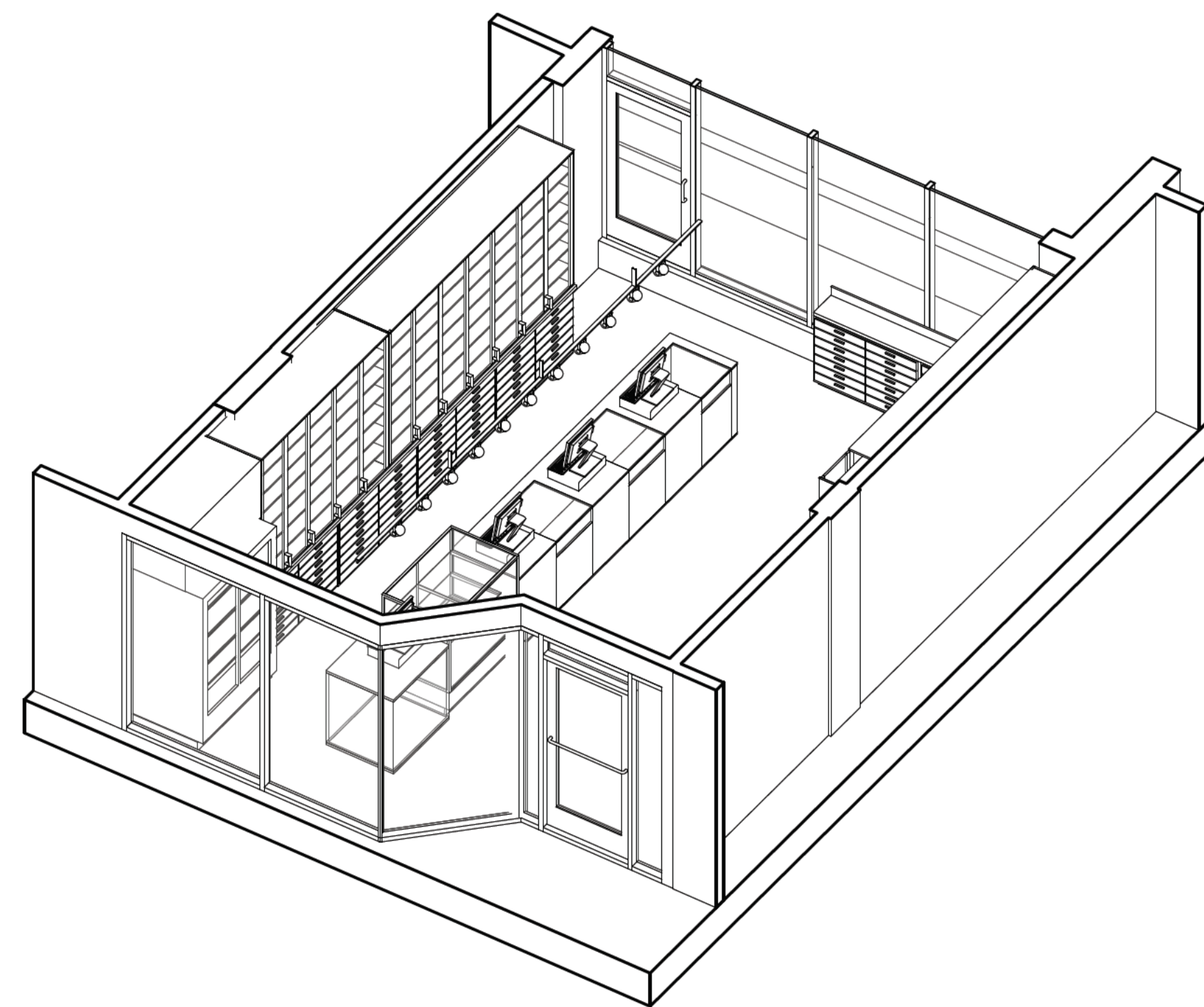
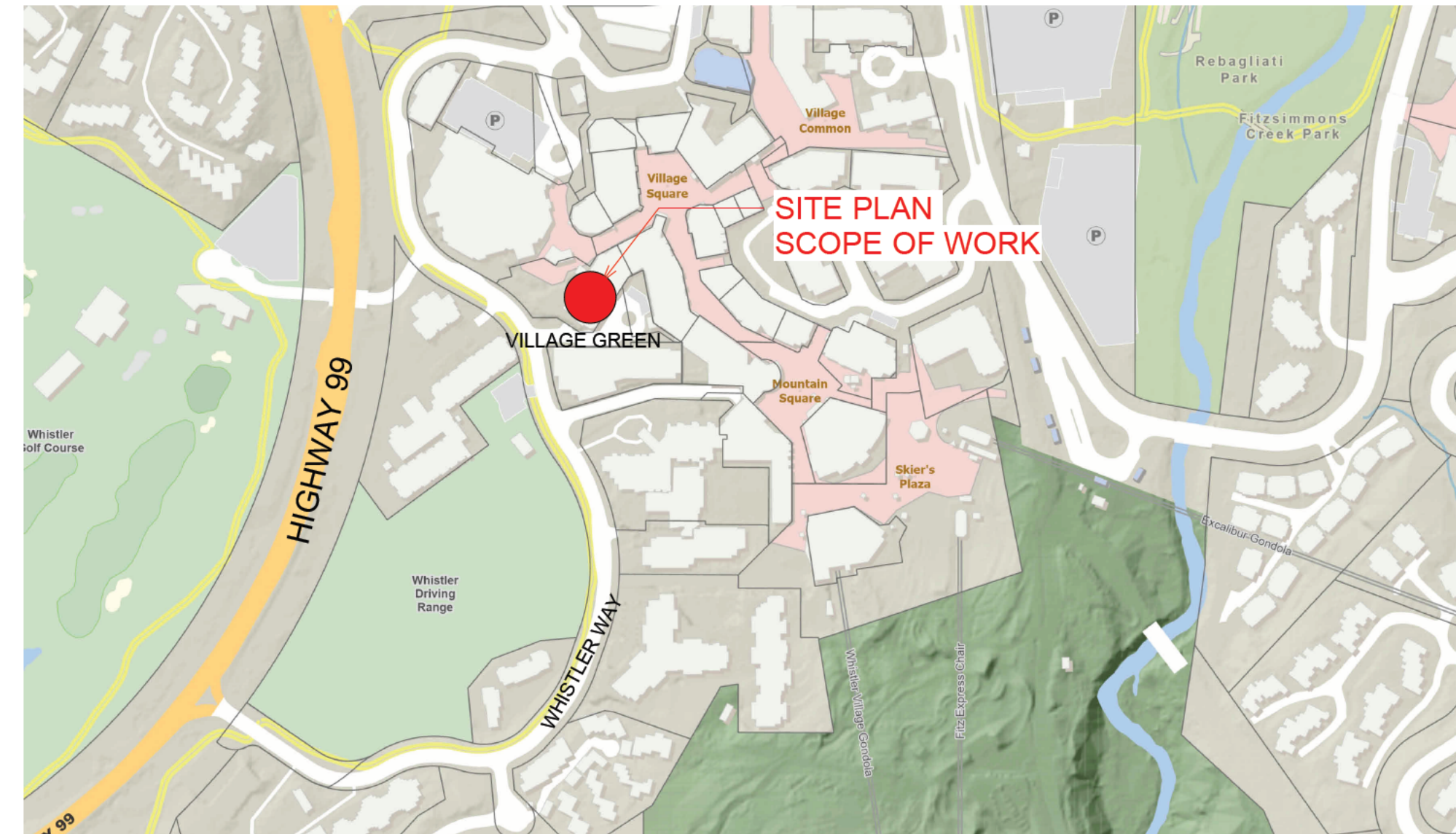
Civic Address: UNIT 4 - 4122 VILLAGE GREEN, WHISTLER, BC V0N 1B4

Legal Address: PLAN VAS1858 LOT 4 DISTRICT LOT 1902 NEW WESTMINSTER DISTRICT GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

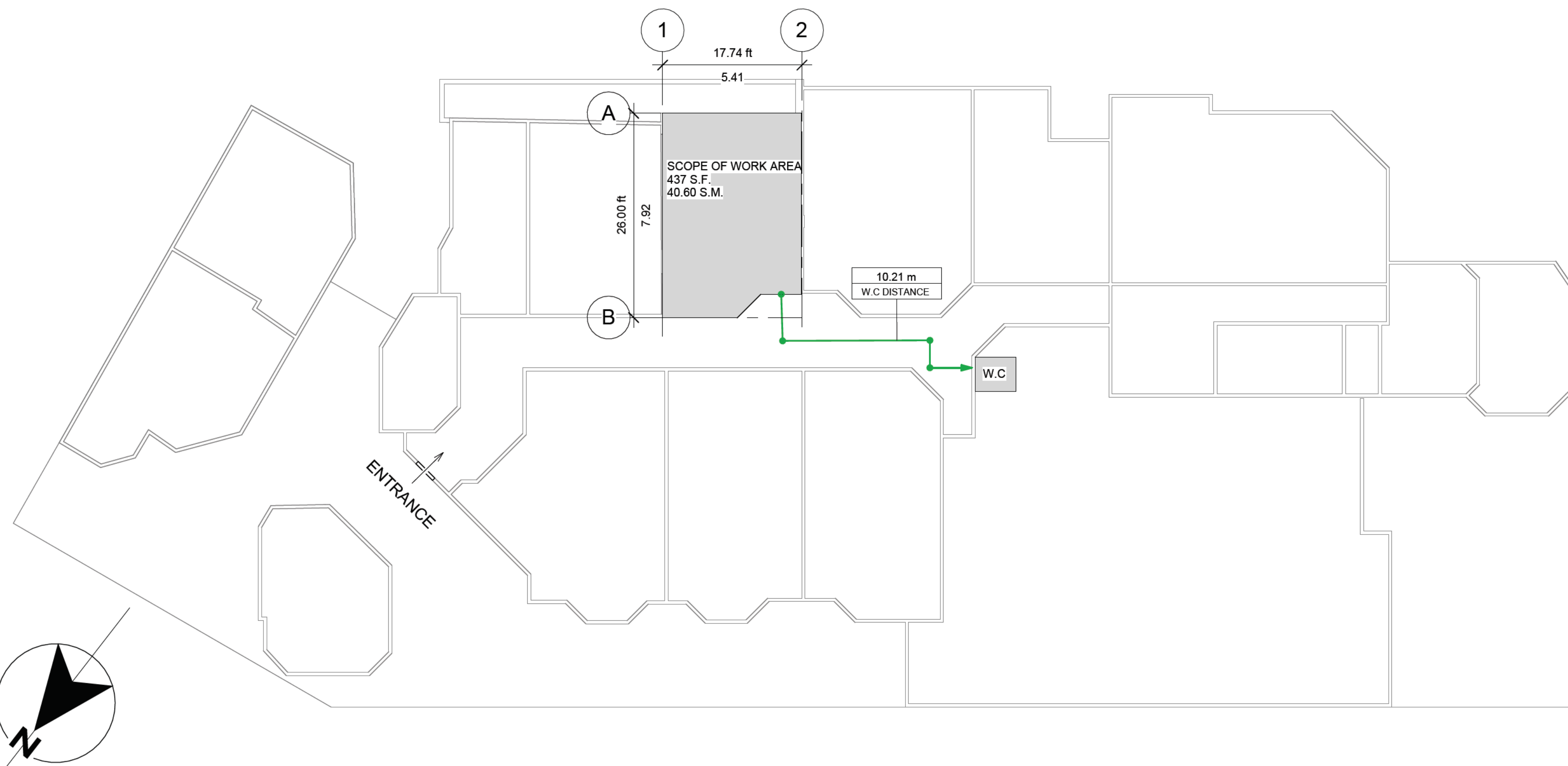
PID: 006-932-088
Plan: VAS1858
Unit Size: 40.60 SM. (437SF.)

CLIENT
SEED & STONE
Suite 300 - 1688 152nd Street, Surrey,
BC, 4A 4N2
Contact Name: Chris Grzywacz/Vice President
Telephone: 604-653-6559
Email: Chrisg@seedandstone.com

ARCHITECT
VIVID GREEN ARCHITECTURE INC.
1141-11871 Horseshoe Way
Richmond, B.C. V7A 5H5
Contact: Rosa Salcido, Architect AIBC
Tel: (778)389-4904
Email: rsalcido@vividgreenarchitecture.com



2 3D MODEL



1 Site Plan
3/32" = 1'-0"

REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

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PROJECT
SEED & STONE CANNABIS STORE
Unit 4 - 4122 village green,
Whistler, BC

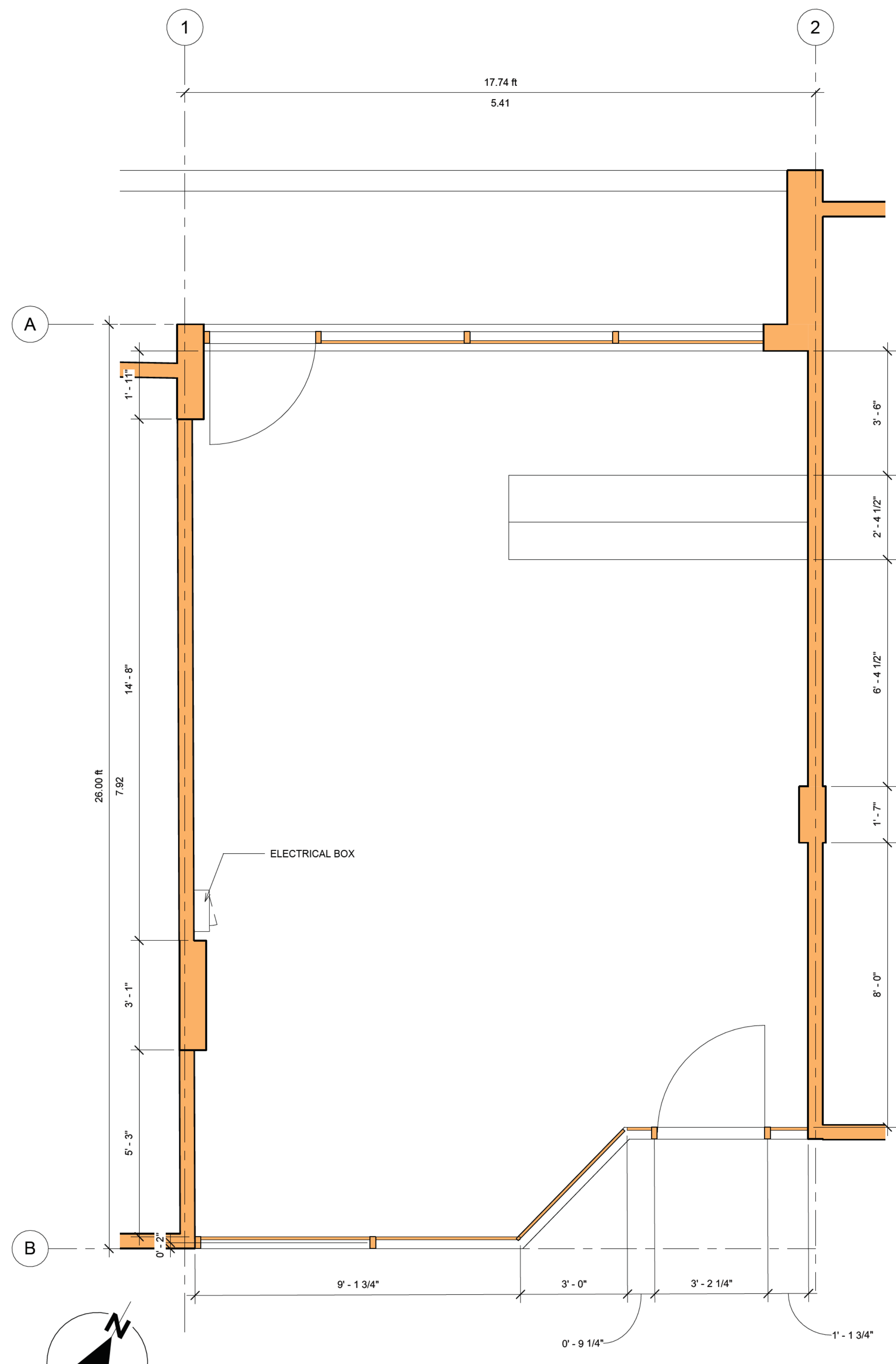
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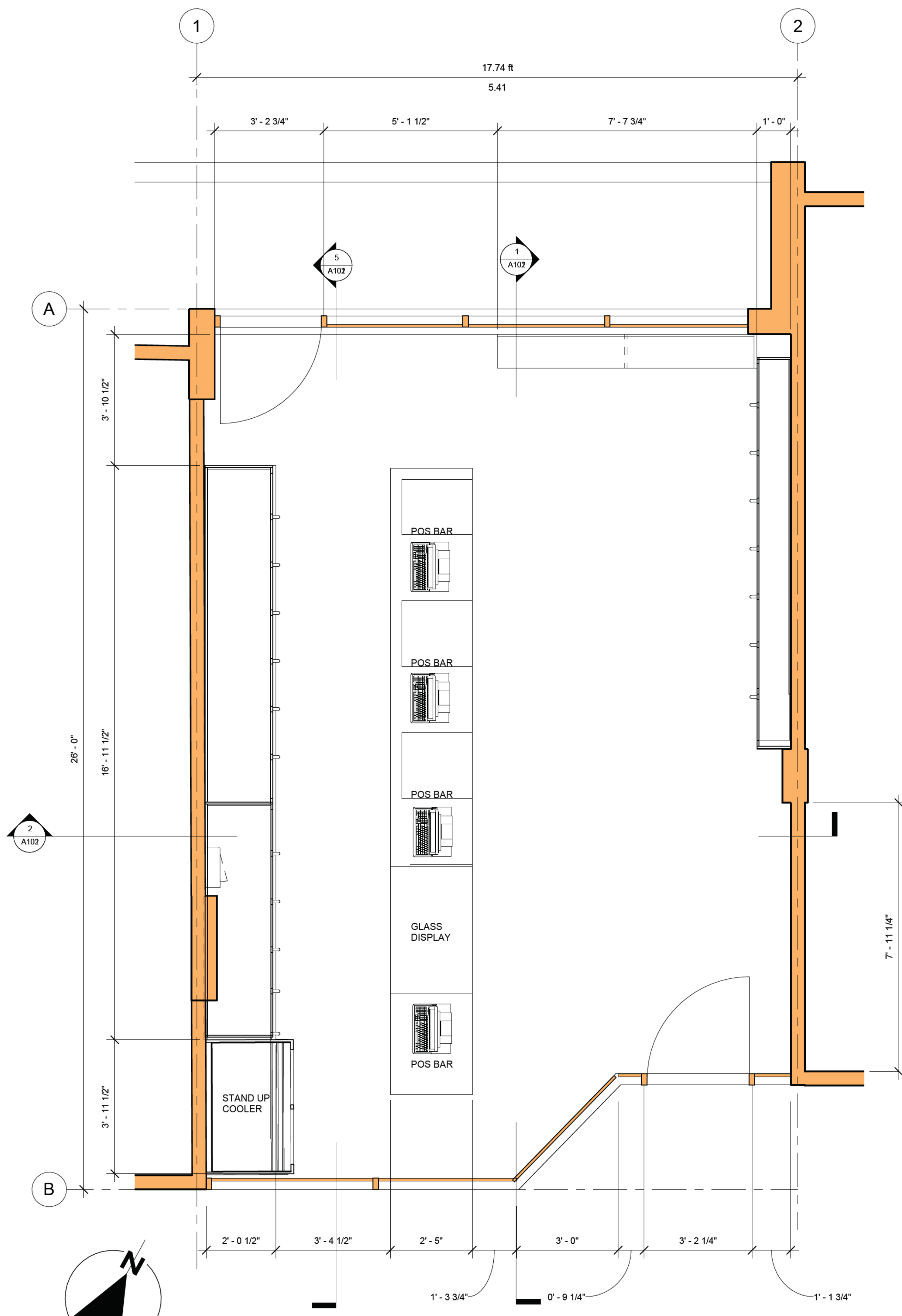
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THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

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1 LEVEL 1 - EXISTING - OPTION 1
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2 LEVEL 1 - PROPOSED - OPTION 1
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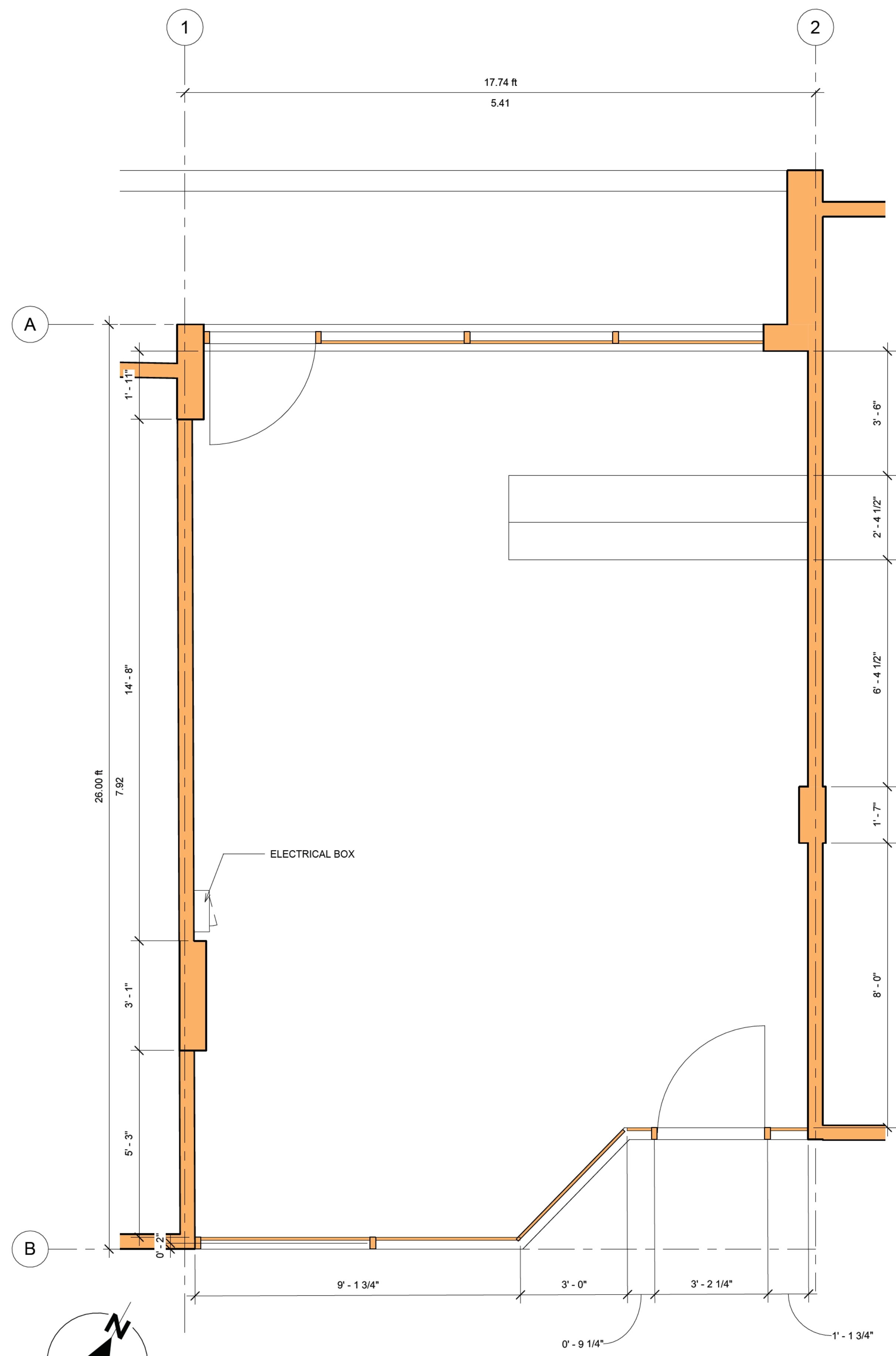
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SEED & STONE CANNABIS STORE
Unit 4 - 4122 village green,
Whistler, BC

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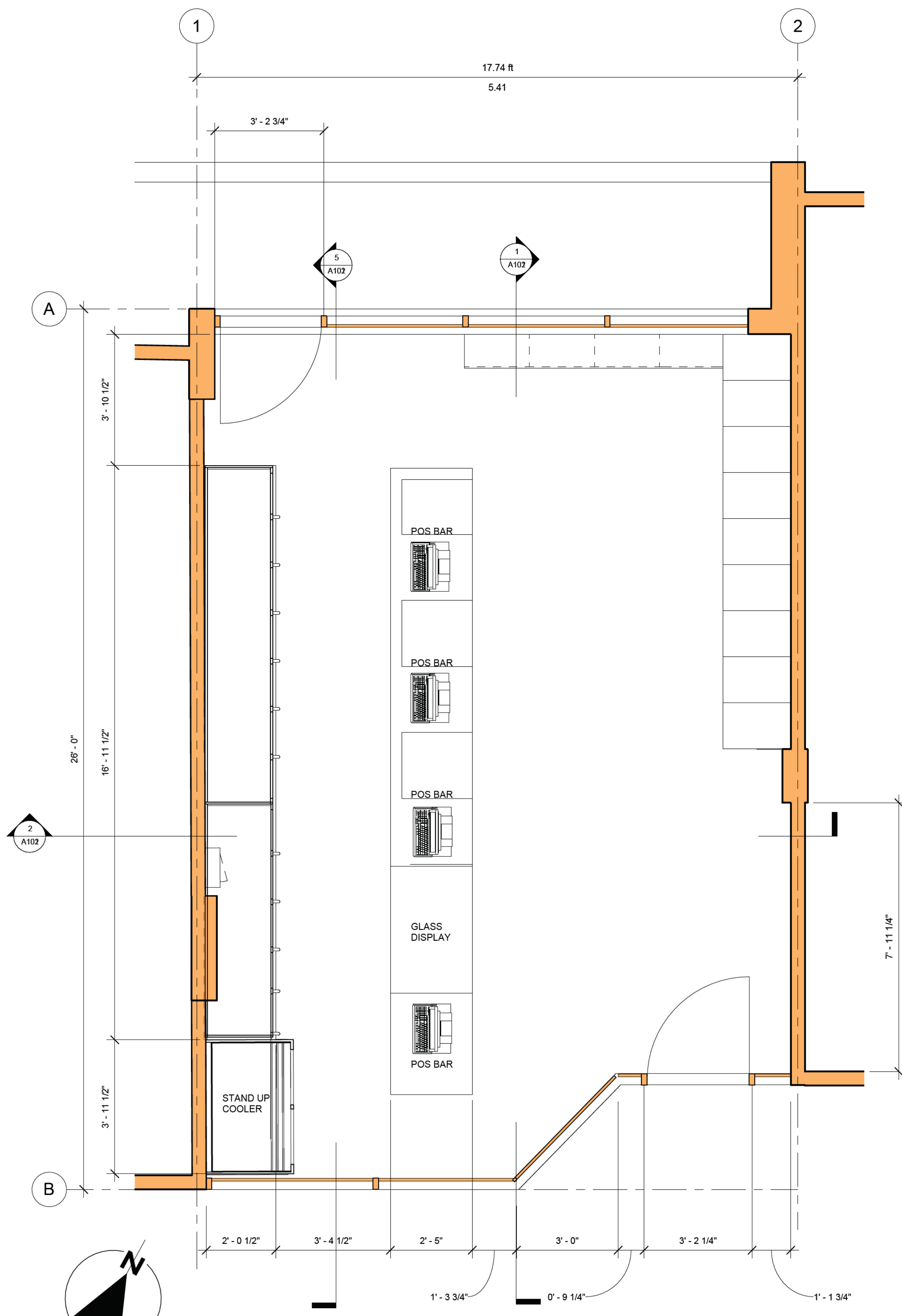
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2 LEVEL 1 - PROPOSED - OPTION 2
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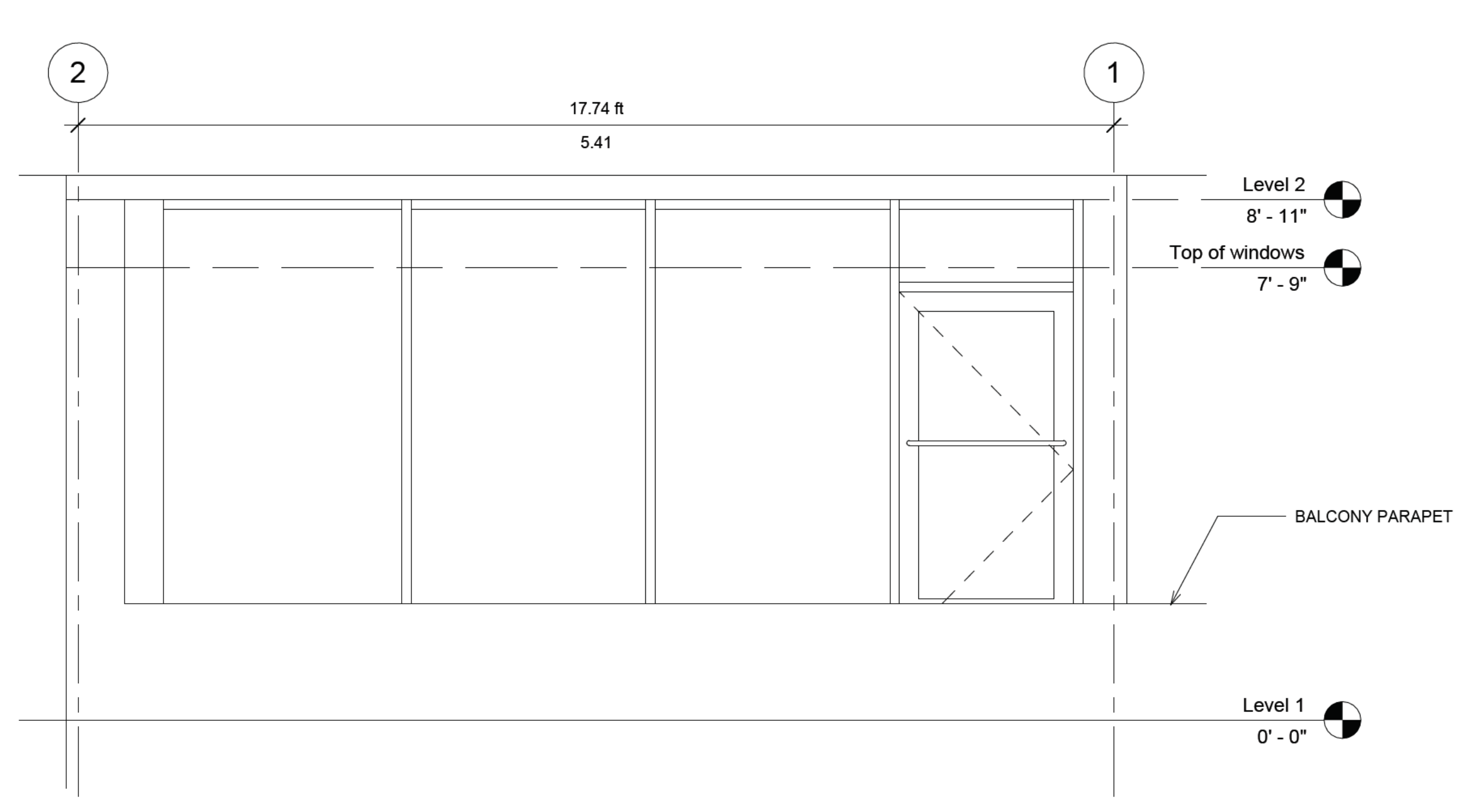
PROJECT
 SEED & STONE CANNABIS STORE
 Unit 4 - 4122 village green,
 Whistler, BC

ARCHITECTURAL
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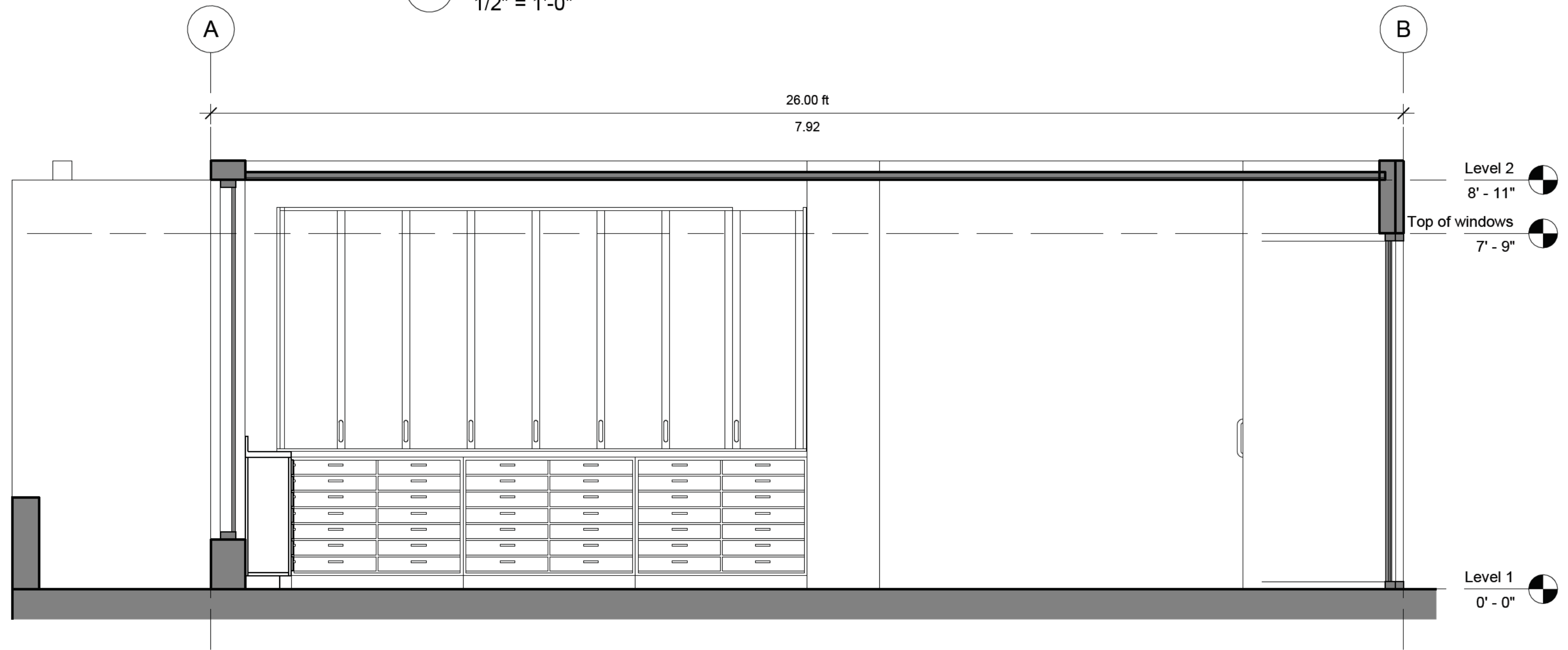
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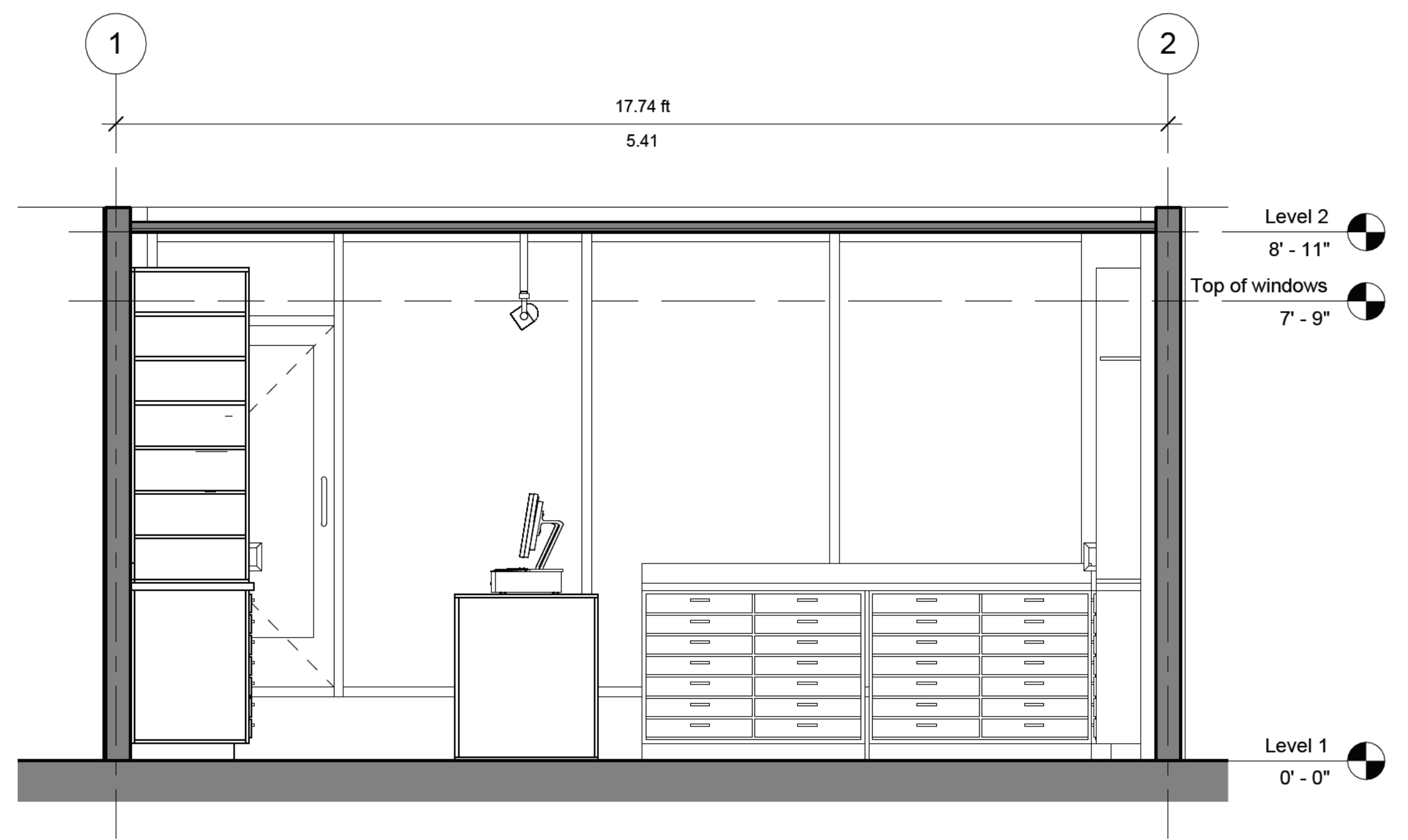
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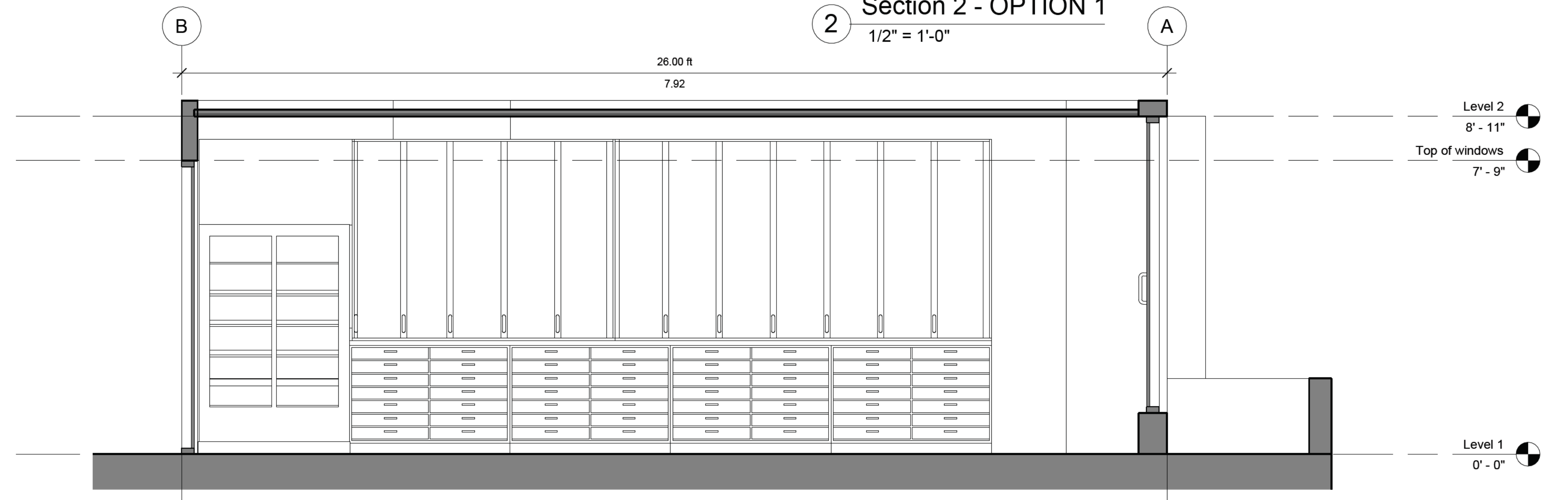
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1 Section 1 - OPTION 1
1/2" = 1'-0"



2 Section 2 - OPTION 1
1/2" = 1'-0"



5 Section - OPTION 1
1/2" = 1'-0"

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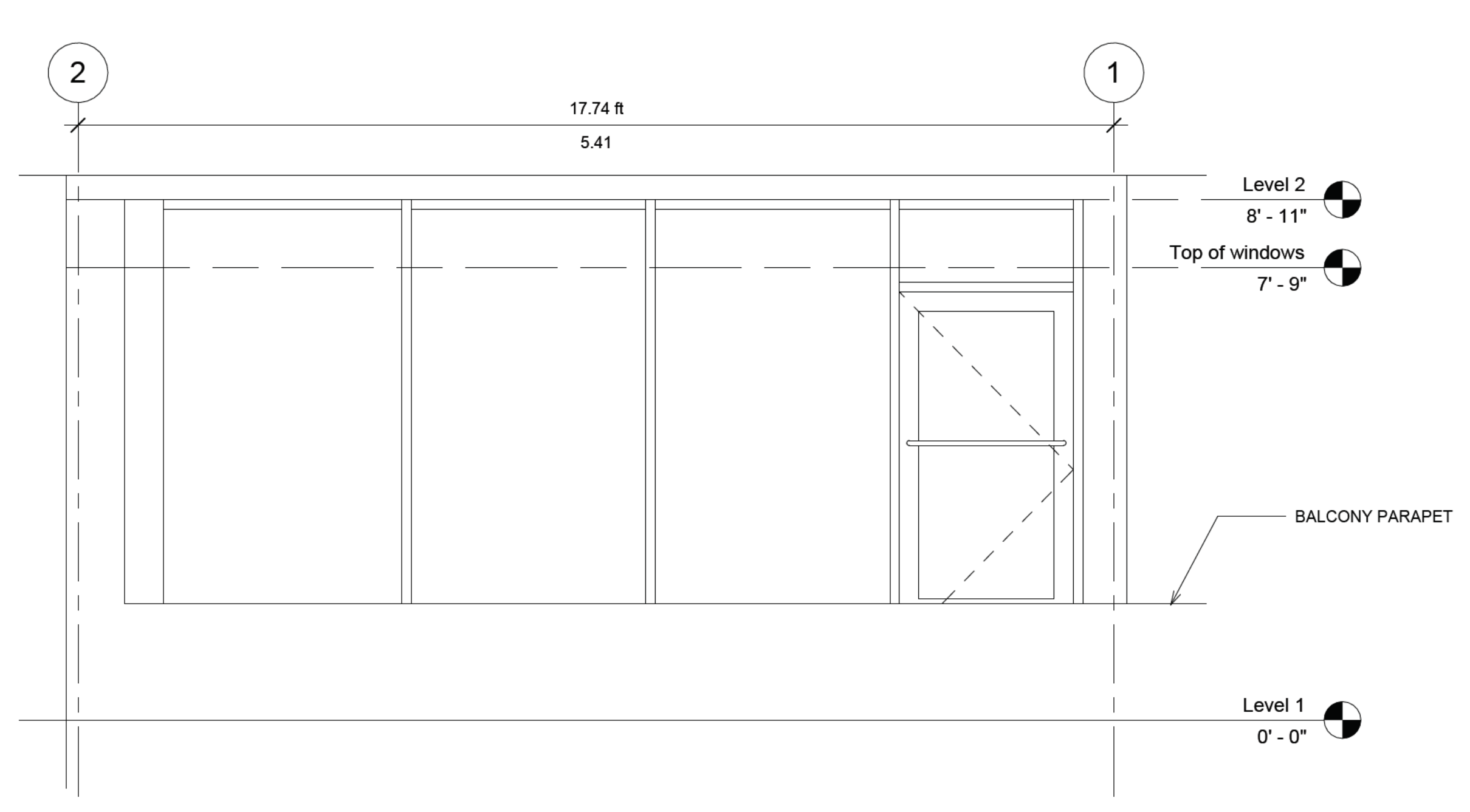
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PROJECT
SEED & STONE CANNABIS STORE
Unit 4 - 4122 village green,
Whistler, BC

ARCHITECTURAL
ELEVATIONS & SECTIONS -
OPTION 1

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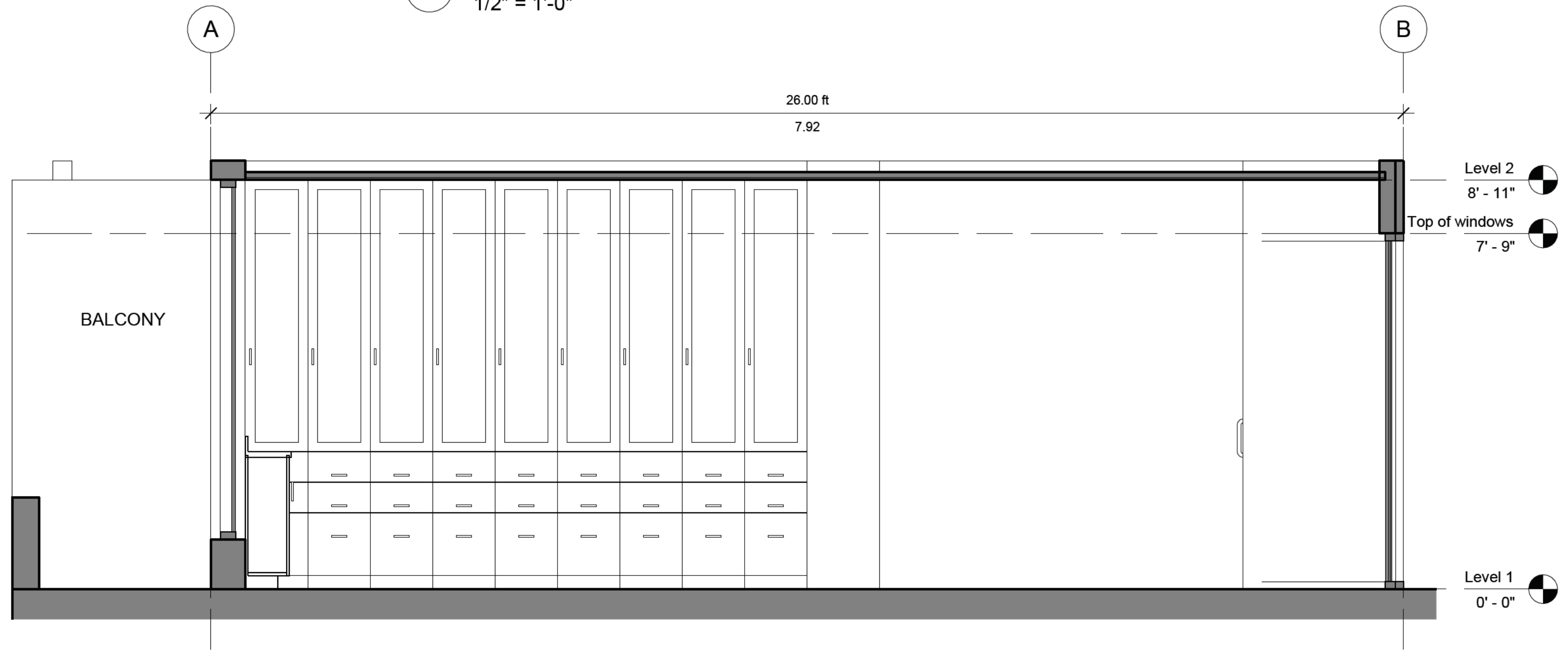
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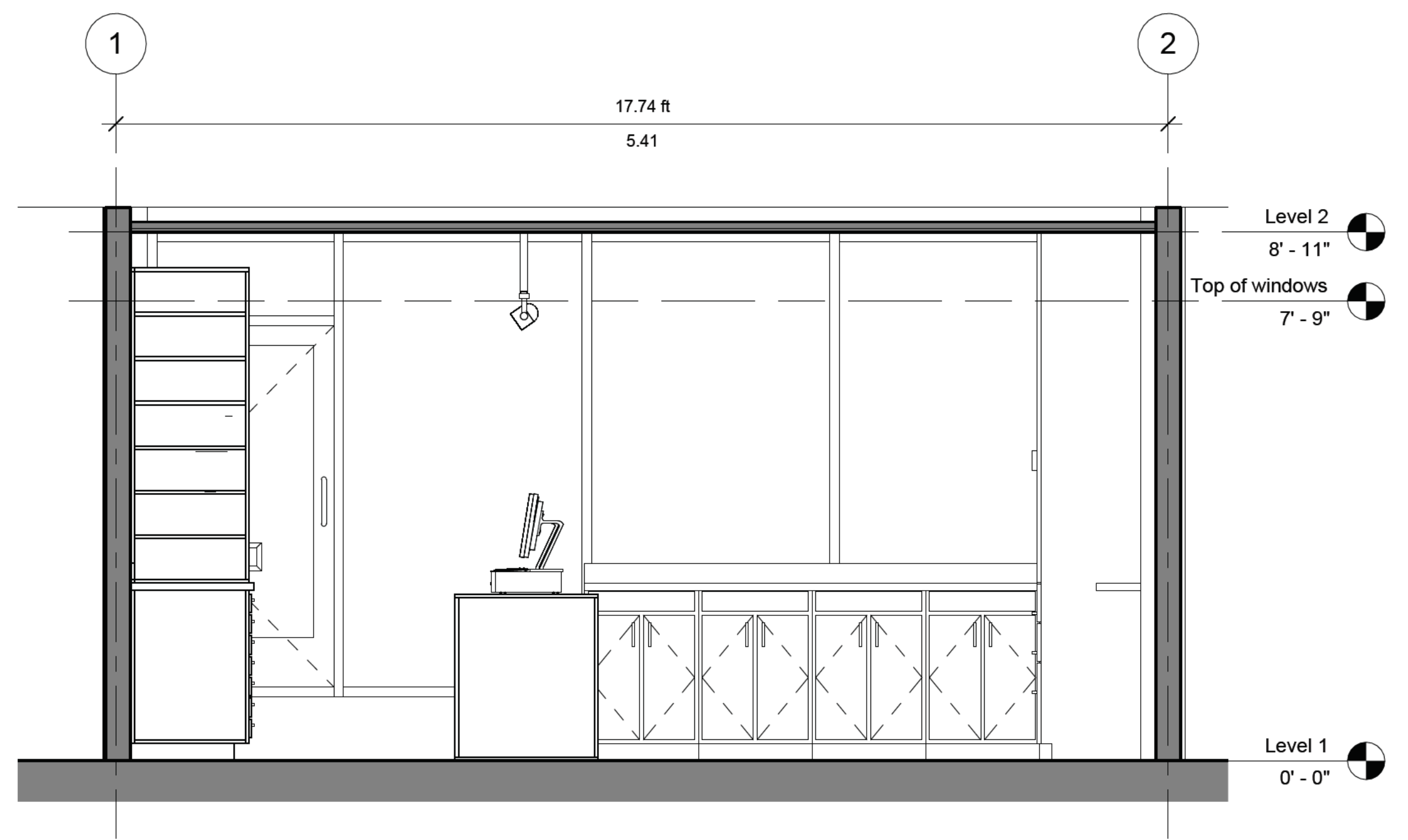
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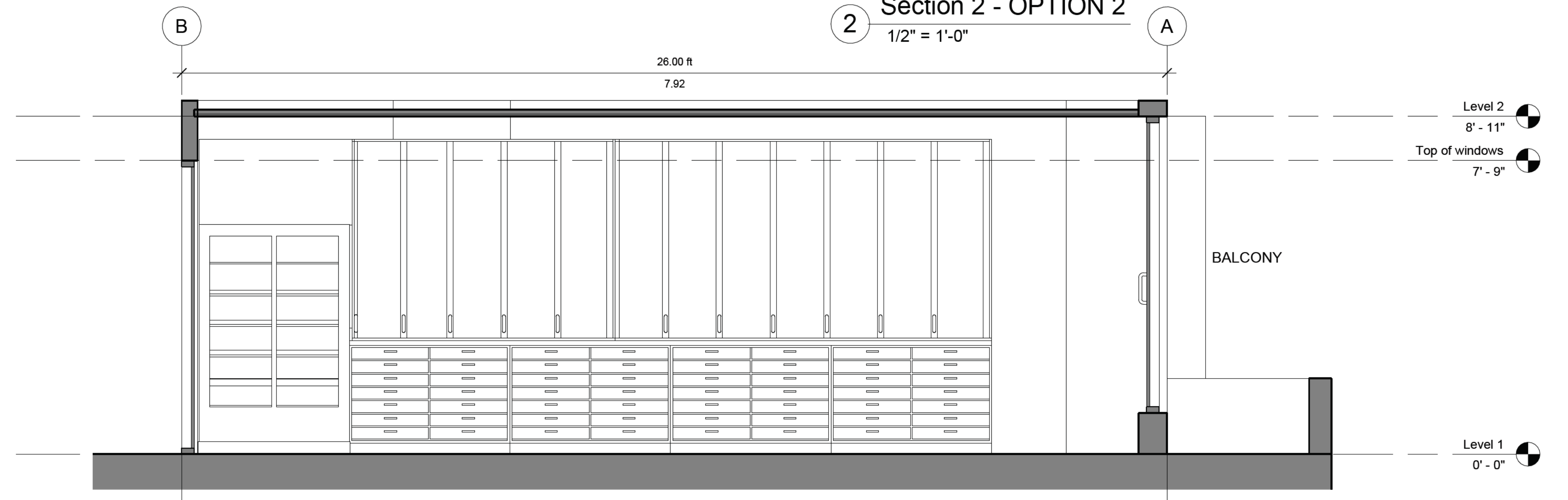
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1 Section 1 - OPTION 2
1/2" = 1'-0"



2 Section 2 - OPTION 2
1/2" = 1'-0"



5 Section 3 - OPTION 2
1/2" = 1'-0"

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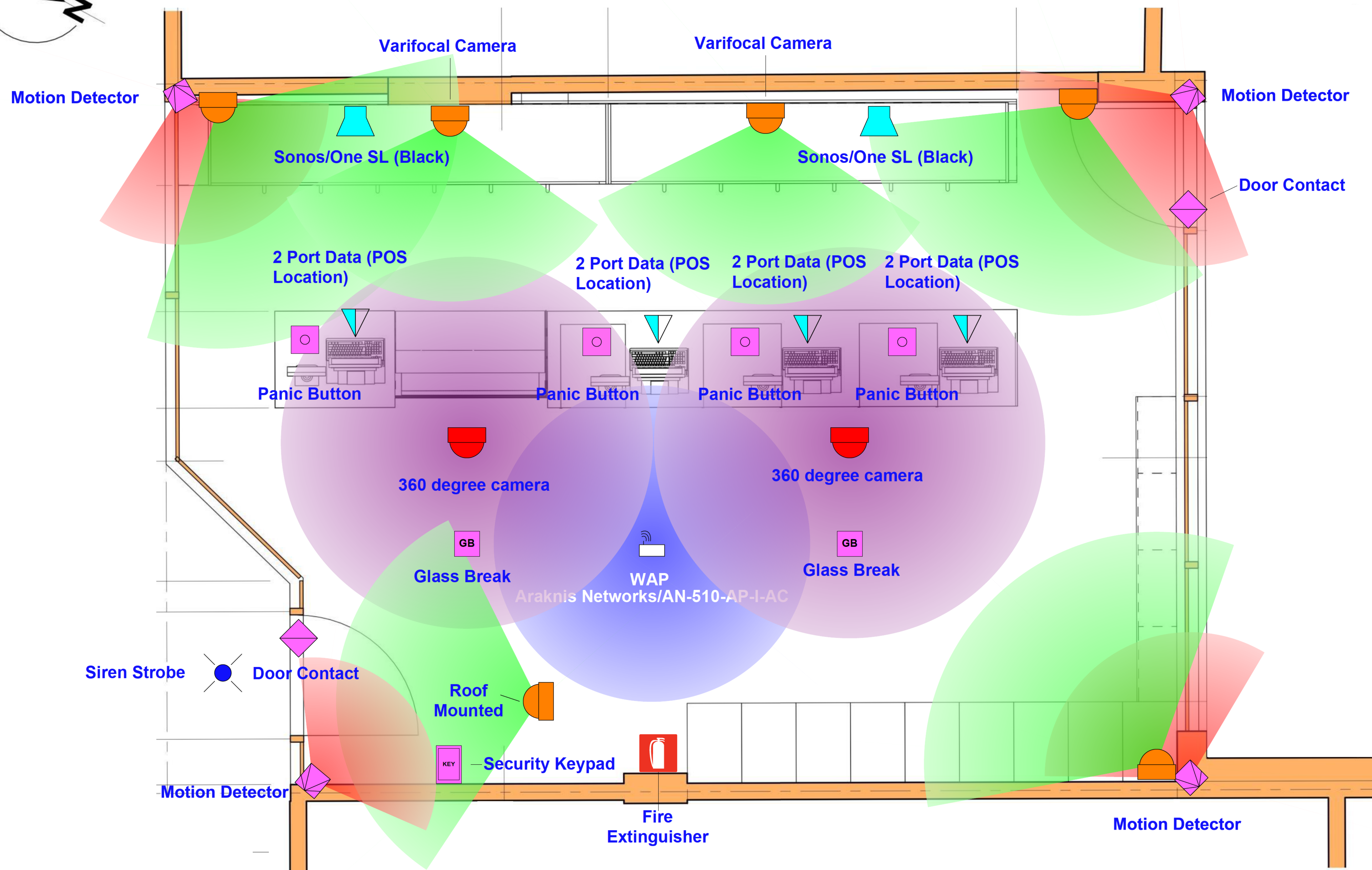
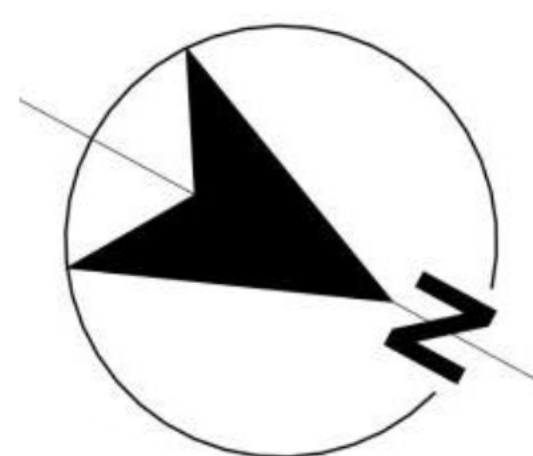
PROJECT
SEED & STONE CANNABIS STORE
Unit 4 - 4122 village green,
Whistler, BC

ARCHITECTURAL
ELEVATIONS & SECTIONS -
OPTION 2

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Created 2023-05-15
Modified 2023-05-15
Printed 2023-05-15

Seed & Stone - 4122 Village Green (Unit 4)
Dale Jarvis
4122 Village Green
Whistler, BC V0N 1B4

Main Level



SEED & STONE

Business Plan

RESORT MUNICIPALITY OF WHISTLER

Seed & Stone Business plan for the Mayor and The Council

Vikram Sachdeva

Founder & CEO

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Brig. Satbir Sachdeva Compliance Advisor	9
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Monty Sikka Executive Chairman	9
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Letter of Intent

May 10, 2023

Resort Municipality of Whistler,
Municipal Hall,
4325 Blackcomb Way,
Whistler, B.C. - V8E 0X5.

The Honorable Mayor and Councilors,

Subject: Application for non-medical cannabis retail store

I, Vikram Sachdeva, on behalf of Seed & Stone, a **business venture of Songhees Nation**, have entered an application to operate a non-medical cannabis retail store at **Unit 4, 4122 Village Green, Whistler, B.C.** Seed & Stone has received support with the rezoning application and supporting documents from the Landlord of the retail unit at the mentioned address, the public (same building), Songhees Nation and the Squamish Nation members in their personal capacity.

About Seed & Stone

Seed & Stone, a **business venture of Songhees Nation** is an independent and local cannabis retailer building a portfolio of consumer-centric and community-friendly branded retail stores in British Columbia. Seed & Stone currently has a portfolio of seven stores in B.C. – one store in Chilliwack, two stores in downtown Victoria in **partnership with Songhees First Nation**, one store in Delta (**the first cannabis store in Delta**), one store in Hope (**the first cannabis store in Hope**), one store under construction in Coquitlam (**among the first to get the license approval**) and one store licensed in **White Rock (opposite iconic pier)**. We are a responsible community partner and have a stellar operational record with no incident recorded to date. Our Chilliwack store receiving a Google review rating of 4.7 out of 5.0 from 124 reviews stands testimonial to our track record as a trusted partner and operator.

Founder Vikram Sachdeva is a local BC businessman who has over 22 years of experience in the retail space. He has served as a board member for Subway's Advertising Trust Fund which oversees the marketing spend for all subway franchises in B.C. with an annual budget of \$15M. He has a proven track record of successfully owning and operating three Subway franchise stores in Chilliwack, BC. Also, he has operational experience in regulated business with BC Liquor store in the lower mainland, where he was leading the customer success and inventory teams.

Seed & Stone Worked with the Community to Pick the Location

Seed & Stone **has two leases on hand in 4122 Village Green, Whistler, B.C. – Unit 4 and Unit 10 ('2 Guys With Pipes' location)**. The Unit 4 is further away from the village stroll compared to Unit 10. While Unit 10 received support

- a) In the public engagement carried out by RMOW. The location was suggested by the public.



- b) From the community members and neighbouring businesses. According to them, Unit 10 ('2 Guys With Pipes' location) needed 'Revitalization' (quoted word by community members).

We have submitted our application with Unit 4 after careful consideration and discussion with RMOW staff. Unit 4 aligns better with the criteria listed by RMOW and allows us to serve the community better. **It is just a few feet away from Unit 10** location which also received over 210 supports from the community (during our initial engagement).

Also, **the proposed location is away from sensitive areas** including distance from elementary and secondary schools, and other sensitive areas and addresses the concerns generally raised by the neighbourhood community and the strata. The community members suggested this location would be ideal for cannabis operations as it is at the corner of the retail area where there are already a number of 19+ retail services such as pubs and bars in operations.

We also engaged with the strata and we are planning to implement additional security measures in the strata over and above what is required as per the regulations to strengthen the security and enhance the safety of the community where we operate in.

The size of the proposed non-medical cannabis retail location in **Unit 4 is approximately 460 square feet** and this space would be utilized for retail, loading, storage and staff area and Unit 10 which is 662 Square Feet would be used for additional staff and office room.



Executive Summary

Seed & Stone is a local B.C. cannabis retailer exploring opportunities to serve the underserved/unserved communities in B.C. The brand plans to operate an adult-use, non-medical cannabis retail store at **Unit 4, 4122 Village Green, Whistler, B.C.**

This property is on the ground floor and is accessible by the adults and has ample space for parking in the surroundings as indicated in the detailed parking plan submitted in the application package. The location of the store is away from sensitive areas including distance from schools and any facility catering to vulnerable people. The facility will solely operate as a retail cannabis store, there will be no cultivation, consumption or manufacturing taking place on or around any Seed & Stone location. Social responsibility posters, including the risks of cannabis in youth, will be visible from all points of this location.

Seed & Stone takes the good neighbour agreement to heart and its focus is not just the store but the community surrounding the store. With that in mind, Seed & Stone will install carbon filters in the store to limit any potential odours, and state-of-the-art 24-hour security monitoring will keep the neighbouring area safe. All products arriving at the store will be pre-packaged and will be delivered to the receiving area; from there they will be moved to secured storage. Since the product is prepackaged and the cardboard it comes in is removed from the store once received, there is little to no noticeable odour emitted in or around the store. Also, our recycling and community cleaning programs will keep the area clean. Seed & Stone is fully prepared to operate seven days a week from 9:00 AM – 11:00 PM, with operational hours at the discretion of the community. Seed & Stone is a consumer-focused cannabis retail brand, bringing a carefully curated collection of cannabis to our customers. We seek to redefine the cannabis retail experience by offering a unique and inviting take on cannabis education and retail. All these core concepts allow Seed & Stone to establish trust and a deeper connection with our communities and their values.

Seed & Stone currently operates five stores in B.C. and two more stores are under construction and has an exemplary record in operating these stores working with six different local governments and a highly diversified community landscape (downtown, tourist, beach, industrial, travel and highway locations). Our retail experience does not stop there, CEO Vikram Sachdeva operates a chain of Subway franchises and employs more than 30 community members. Seed & Stone currently employs ~50 community members at the store level (excluding corporate employees) and its contribution to the economy and the community would increase significantly once the stores under construction open up. Our retail locations incorporate state-of-the-art technology combined with green practices that are innovative and futuristic with compliance and safety as the key pillars. This includes offering a comprehensive plan incorporating the RCMP “crime prevention through environmental design” program.

Seed & Stone recognizes its role as a responsible corporate citizen and neighbour within the community and agrees to work with City and its departments to resolve concerns on an ongoing and continuous basis. To summarize these efforts and others, Seed & Stone has prepared a business plan to outline key company objectives and missions that are critical to the core of our business. Seed & Stone looks to have a positive impact on our customers by encouraging them to discover “The Journey Within”.



About Seed & Stone

Founded in 2018, Seed & Stone is an independent and local cannabis retailer building a portfolio of consumer-centric and community-friendly branded retail stores in British Columbia. Seed & Stone currently has a portfolio of seven stores in B.C. – one store in Chilliwack, two stores in downtown Victoria in **partnership with Songhees First Nation**, one store in Delta (**the first cannabis store in Delta**), one store in Hope (**the first cannabis store in Hope**), one store under construction in Coquitlam (**among the first to get the license approval**) and one store licensed in **White Rock (opposite iconic pier)**.

Seed & Stone is a consumer-focused cannabis retail brand, bringing a carefully curated collection of cannabis to our customers. We seek to redefine the cannabis retail experience by offering a unique and inviting take on cannabis education and retail. All these core concepts allow Seed & Stone to establish trust and a deeper connection with our communities and their values. We are a responsible community partner and have a stellar operational record with no incident recorded to date. Our Chilliwack store receiving a Google review rating of 4.7 out of 5.0 from 124 reviews stands testimonial to our track record as a trusted partner and operator.

Mission, Vision and Values

Mission Statement

To provide our customers with an exceptional cannabis retail experience that speaks to local sensibilities. Through our community engagement, Seed & Stone is committed to creating a safe and convenient place to interact with cannabis products.

Vision

Seed & Stone is the foremost cannabis retail chain in Canada with a wide variety of products from all categories available for recreational purposes to consumers.

Values

Employees, Education, Customers and Products:

- Employees: Seed & Stone is focused on creating a conducive environment for its employees. We value their opinion and treat them with the utmost respect
- Education: We invest in expanding knowledge of cannabis usage amongst employees and customers. Encourage our patrons by keeping them engaged in creative programs
- Customers: We take care of our customers. Focussed on creating a customer-friendly store environment through which they can touch, smell, and feel the products
- Products: Offering curated, legal and safe products sourced from the Liquor and Cannabis Regulation Branch (LCRB) of the Province



Company Objectives for the Whistler Store

Seed & Stone's key objectives are:

- To obtain approval from RMOW to operate a cannabis retail store that fits well with RMOW's Official Community Plan (OCP)
- To serve the growing demand for regulated, clean and safe cannabis in the RMOW community
- To keep cannabis away from the youth of RMOW, and adhere to all municipal and provincial laws and regulations
- To reduce the illegal cannabis market and help reduce crime and other negative impacts associated with it
- To run cannabis operations with continued compliance with municipal, provincial, and federal government regulations
- To become the preferred cannabis retail location in RMOW
- Create a welcoming environment that caters to the recreational cannabis user above the legal age by providing exceptional customer service
- To educate recreational cannabis users, allowing them to make informed decisions on their purchases
- To contribute to the economy of the RMOW community with employment creation and taxes
- To create a professional brand image, to earn trust and respect within the communities we serve

Management and Advisory Team

Strategic Advisory Team

Chief Ronald Sam | Board Director

Chief Ron Sam has 12 years of experience as the **elected leader of the Songhees Nation** and serves as the chair of the Songhees Development Corporation. He is leading the Songhees Nation's pursuit of self-government, aiming to be out from under the Indian Act by 2027. Under his leadership, Songhees Nation has developed collaborative relationships with Local Governments in Lək'wəŋən territory and the provincial government. Chief Ron brings expertise in government and community relations, negotiation and conflict resolution and strategy development.

Christina Clarke | Advisor, Indigenous Relations

Christina Clarke is the Executive Director of the Indigenous Prosperity Centre (IPC), a not-for-profit committed to the self-directed economic vision of First Nations and Indigenous Peoples on Southern Vancouver Island. Prior to this, Christina served the Songhees Nation for 27 years including 6 years as the Nation's Executive Director and 3 years as CEO of the Songhees Development Corporation. Christina advises Seed & Stone on Songhees Nation partnership interests and provides direction on cannabis retail engagement with other First Nations.



Brig. Satbir Sachdeva | Compliance Advisor

Head of Compliance for Seed & Stone, Brig. Satbir is an Ex-General of the Indian Army. He is a professional and perfectionist who is well-versed in all operational compliance and standards for cannabis retail store operations. He is responsible for monthly compliance checks at Seed & Stone and maintains a tight check on all compliance and reporting.

Management Team

Our management team has over 40 years of combined experience in operating retail chains such as Subway, Pizza Hut, Taco Bell, Lotto Ticket Centre etc. and has over 20 years of combined experience in cannabis retail. We have a well-diversified corporate and operations team in terms of ethnicity, gender and industry experience – retail (food, liquor, lottery etc.), construction, pharmaceuticals and investment services.

Vikram Sachdeva | Founder & CEO

Vikram Sachdeva is an enthusiastic, thoughtful, and determined entrepreneur with 22+ years of experience in the retail space. At a young age, Vikram took to the path of becoming a leader in the Quick Service industry. He has been at the forefront of setting up a chain of Subway franchises in the community of Chilliwack and employs more than 30 community members. He holds an Associate degree in Hospitality and Retail Management from Douglas College. His background and experience in working with the BC Liquor Distribution branch at the retail level for over 7 years, makes him an ideal candidate to help the legal cannabis market in BC grow responsibly. Vikram is a family man with an 11-year old son and understands the responsibility of regulating and distributing cannabis under the current regulations and helps the communities understand the cannabis retail market. This is evident in how the brand Seed & Stone operates in Chilliwack and Victoria and engages with the communities in Delta and White Rock. Vikram is community-focused and truly values the concept of “Charity Starts at Home.” His staff are treated like family, he sponsors the local hockey and the football team, as well as the RAN Mission in Chilliwack, where his Subway restaurants and a Seed & Stone store are located. As a recognition of Vikram’s efforts in the cannabis industry, Vikram was awarded the 2021 Top 100 Innovation CEOs Award by World Biz Magazine¹. This selection follows a stringent process that evaluated over 40,000 nominees to select the exclusive list of 100 winners.

Monty Sikka | Executive Chairman

Monty offers over two decades of experience in the tech startup, e-commerce, and pharmacy industries. Monty is a proven successful serial entrepreneur with domestic and international experience in both startup and growth organizations. Monty co-founded Zenabis, a Canadian licensed cannabis producer, with an initial investment of \$17.0 million and took the company public in 2019. Zenabis was subsequently acquired by HEXO for \$235.0 million

¹ <https://www.einpresswire.com/article/555334961/vikram-sachdeva-ceo-of-seed-stone-honored-by-world-biz-magazine-awards-with-top-100-innovation-ceo-award>



Sriram Kumar, CFA | VP, Corporate Development & Strategy

Sriram is an MBA graduate and a CFA charterholder with eight years of experience in capital markets and corporate finance. He has a demonstrated track record in researching and analyzing industries and companies in Asia, Europe, and North America. Sriram is focused on facilitating Seed & Stone with strategic initiatives that encompass finance and operations to drive long-term growth and value.

Pooja Thapa, CPA, CGA | Controller

With over 15 years of experience in manufacturing, distribution, service and health care, Pooja leads the accounting and finance division in Seed & Stone. With experience in various industries, she has a proven track record of utilizing decisive and foresighted leadership skills to deliver quantifiable profitability through cost controls, streamlining operations and productivity improvement.

Marsha Johnson | Head of Operations

Marsha has over 26 years of experience in retail operations with 21 years in Subway including 17 years as the business consultant responsible for operational quality adherence and monthly audits for a portfolio of ~55 stores in BC. At Seed & Stone, Marsha spearheads the operations and is responsible for designing policies, overseeing customer services, managing product purchases, implementing productive measures and reviewing and improving the operations process to provide a high-quality customer experience.

Jess Ghag | Human Resources, Business Partner

Jess has 5+ years of experience in Human Resources, aligning business objectives with those of employees and management across business units. She has experience in implementing policies and systems that positively impact employee morale. At Seed & Stone, Jess is responsible for hiring and onboarding, managing employee benefits, performance management, maintaining HR records and ensuring statutory compliance.

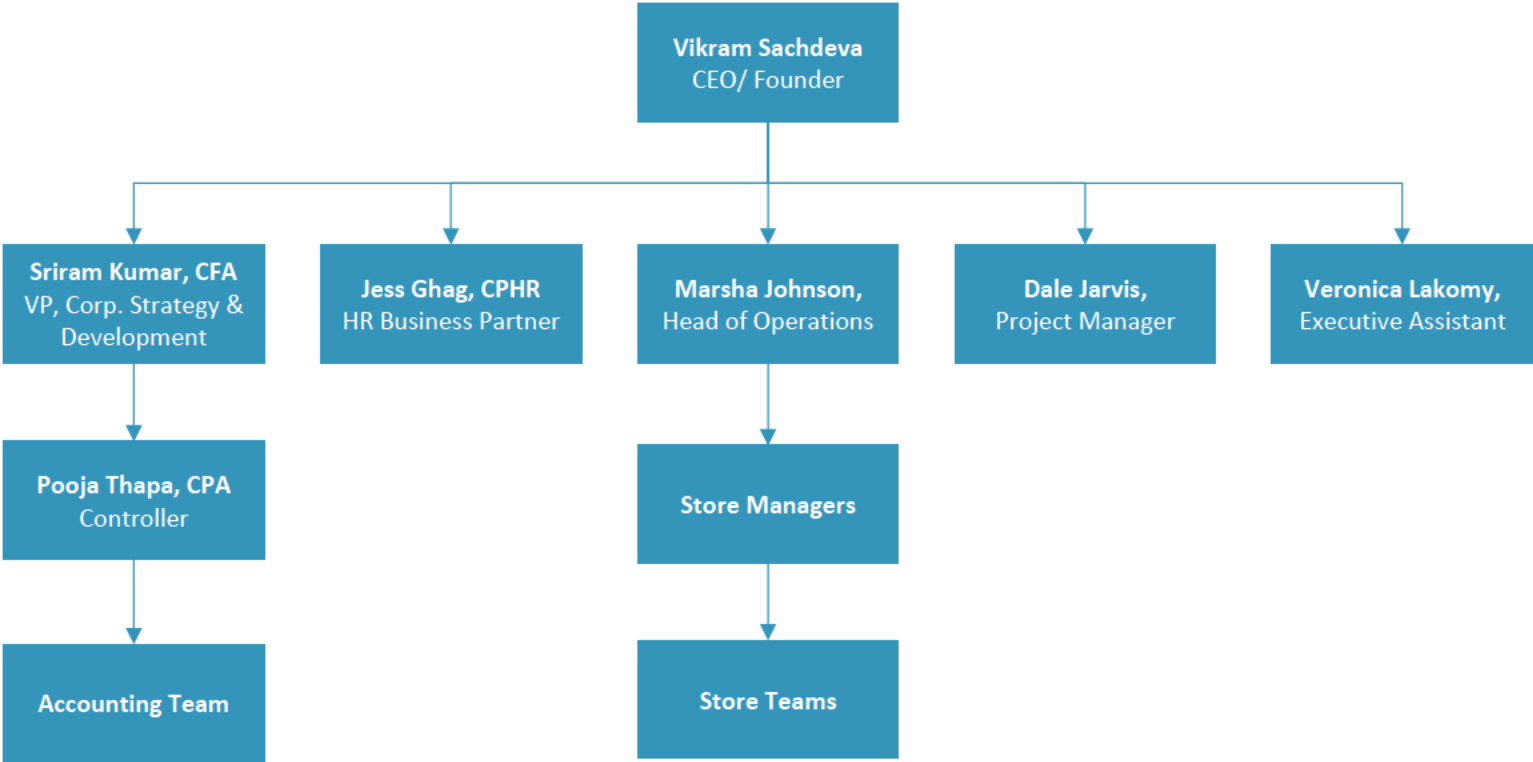
Dale Jarvis | General Operations Manager

Dale has 20 years of experience in retail project management. Dale was an integral part of the launch of Costco stores in Burnaby and Richmond. Post his association with Costco, Dale turned into a serial entrepreneur. Most recently, Dale was involved in a medical cannabis venture. Post his association with Costco, Dale turned into a serial entrepreneur. Most recently, Dale was involved in a medical cannabis venture. At Seed & Stone, Dale spearheads the store launch and operations and brings in the necessary systems and protocols to ensure effective retail operations.



Corporate Structure

Seed & Stone is currently operating with a strength of 17 employees at the corporate level and ~50 employees at the store level for the five stores and is expected to add at least another 20 employees in the two under-construction stores in Coquitlam and White Rock. Highlighted below is the current corporate structure –



Proposed Timeframe for Commencing Retail Sales of Cannabis

Upon issuance of any and all permits for both the cannabis licensing and the building, Seed & Stone estimates a maximum of 90 days to finalize all licensing requirements, hire and train staff, complete renovations, purchase and stock the store with cannabis and accessories plus integrate a compliant POS (Point of Sale) system

Operation Details

Seed & Stone is proud to offer the community a warm, clean, inviting yet professional storefront with the intent of creating a safe and comfortable alternative to purchasing non-medical cannabis from the legacy.

The store design would be such that cannabis would not be visible from outside the store. Seed & Stone is willing to work with RMOW to ensure that the aesthetics of the store exterior suits the design character of the surrounding community.

Seed & Stone will employ up to 12 staff members, including a store manager and at least one assistant store manager. Seed & Stone will offer industry-leading competitive wages and employees will be found through our community hiring fair. Seed & Stone also plans to implement additional incentive-based compensation to augment employee earnings and recognize their efforts in serving the RMOW community. Our focus is to bring in upstanding members of the RMOW community to join our team. Also, Seed & Stone offers additional health benefits to full-time employees immediately following a 90-day probation period.

Seed & Stone is proposing to operate seven days a week from 9:00 AM – 11:00 PM. We understand the importance of hours being consistent with the RMOW community and we will consult with the municipality before finalizing any hours.

Operational Compliance with Government Regulations

Storefront and Aesthetics

All Seed & Stone storefronts are visually appealing and fit within the neighbourhood context and the RMOW store would also have the same appeal. Further information is provided in the [store design](#) section. Seed & Stone focuses on maintaining decorum and avoids having a detrimental effect on the area. The goal is to make the site look like any other retail store and to ensure that the planned site does not draw any unintended attention. No signs may include any logos or information defining, advertisement, or listing services or products.

Sidewalk Safekeeping

Through the retail store team, Seed & Stone will maintain the sidewalk for cleanliness and limit any loitering. Given the 24x7 surveillance systems covering the sidewalks, the



team will be alert about any suspicious behaviour outside the premises and intoxicated patrons. A neighbourhood cleaning program will be implemented throughout the working day with regular checks.

Noise Management

Seed & Stone will aim to minimize any noise emissions from the premises and its immediate vicinity. Seed & Stone shall apply strict rules to maintain low noise emissions for employees, customers and visitors who enter and leave our building.

Odour Management

A carbon filter will be added to all rooms in our store that contain cannabis products. These filters are highly successful in eliminating the odour caused by the permeation of our cannabis products. The filters have a strong ventilator, which pushes the air from the room and pushes it through the odour eliminator and brings cleaner air back into the room. All products arriving at the store will be pre-packaged and will be delivered to the receiving area; from there they will be moved to secured storage. Since the product is prepackaged and the cardboard it comes in is removed from the store once received, there is little to no noticeable odour emitted in or around the store.

Environmental Plan

Seed & Stone is environment friendly, from energy consumption, water usage and waste generation, Seed & stone shall consult and retain an environmental or architectural engineer. To optimize energy consumption, Seed & Stone will implement the following measures –

- Usage of hybrid vehicles for delivery to minimize the environmental footprints
- Usage of LED / fluorescent lighting in every part of the store
- Use of low energy consumption HVAC products
- Seed & Stone will instruct, train, and educate its staff to adhere to water conservation measures
- Use of paper, plastic and other containers made using recycled materials, where appropriate
- Employees will be trained in recycling programs by local waste and recycling providers
- Recycling bins will be placed at the locations' entrance and any cannabis will be disposed of as per regulations that include information on:
 - Date of disposal
 - Type of cannabis disposed
 - Amount of cannabis disposed

Good Neighborhood Agreement

Seed & Stone implements forward-thinking practices and focuses on its impact on neighbouring businesses. For this reason, we fully support a good neighbourhood agreement. Seed & Stone will augment the value and integrity of the neighbourhood through our



welcoming yet elegant branding. Local businesses will see an increase in traffic with Seed & Stone driving new customers to the community. In addition,

- Seed & Stone will be following all bylaws laid out by the municipality council and governing bodies regarding non-medical cannabis retail.
- Seed & Stone is committed to improving the quality of life for residents and visitors. To do this, we have
 - Implemented a garbage and recycling program to keep the community clean
 - Bright and efficient lighting will be placed around the location to discourage theft
 - Cover any unwanted graffiti and replace it with a community commissioned mural
- Seed & Stone recognizes its role as a responsible corporate citizen and neighbor within the community and agrees to work with the municipality and its departments to resolve concerns on an ongoing and continuous basis

Seed & Stone promotes the following being included in a good neighborhood agreement:

- The company has no tolerance for criminal activities within or adjacent to the store premises at any time of the day
- Entry of minors, i.e., below 19 years of age is prohibited in the store. They would not be allowed to stay within the premises even if accompanied by adults
- Promptly bring to the attention of the RCMP any criminal charges brought against the licenseholder or any employees of the licensed business
- Prohibit banners, flags, string lighting, or similar advertisement methods and displays on the exterior of the store premises at any time
- Notify the business contractor of the city about any change in contact information for any responsible person
- Educate the consumers about the prohibition of consumption of cannabis within and near the store premises and also refer to municipal bylaws
- Restrict smoking/ vaping of products within or near the store premises and direct consumers to refer to the municipal bylaws
- Discourage the use of cannabis products immediately after the purchase of the product, or outside the immediate premises.
- Minimize the impact to pedestrians and the neighborhood, and comply with the provincial health act, WorkSafeBC, and city bylaws regarding cannabis consumption
- To ensure that all people working in the store are at least 19 years old and have a valid Selling It Right license
- To make sure that all employees and staff members have read the provincial worker qualification guidebook and understand the intent of the work qualification regulation



- Actively participate in community activities initiated by the municipality or RCMP to monitor and coordinate non-medical cannabis retail activities within the community
- Designate a staff member to inspect the outside of the premises daily to ensure there is no garbage, litter, or any other general objects associated with the business disturbing the surroundings of the premises

Current Locations and Proposed RMOW Location

Seed & Stone locations are picked to serve different communities based on the community's needs and the local government's mandate

Chilliwack Location

Address: 8050 Lickman Road #103, Chilliwack, BC - V2R 0Y3

Retail location summary

- The location is 500 meters away from Highway no. 1
- The store is in an industrial area which is away from schools and parks of the city
- Abiding by regulations, the location is away from the outreach of youth in the locality. Accessibility to youth is low.



Victoria Downtown Location 1 - Songhees Edition

Address: 901 Gordon St., Victoria, BC – V8W 3P9

Retail location summary

- The location is in the heart of the downtown area.
- The store is in the retail area near tourist attractions such as the iconic harbourfront and we abide by the regulations as the location is away from the sensitive areas as mandated by the City of Victoria



- This is a Songhees edition store and showcases Songhees art worth \$100,000 in its design
- The City of Victoria has trusted us to operate the store in a location where the majority of the city's 4.2 million tourist visits happen annually. We have the responsibility of being the face of the city's legal cannabis journey to the outside world and we have done that exceptionally well to date



Victoria Downtown Location 2 – The Bay Centre Mall

Address: 616 Fort St., Victoria, BC – V8W 3V2

Retail location summary

- The location is in the heart of the downtown area.
- The store is in the popular Bay Centre and is again close to tourist attractions such as the iconic harbourfront and we abide by the regulations as the location is away from the sensitive areas as mandated by the City of Victoria
- Again, the City of Victoria has trusted us to operate the store in a location where the majority of the city's 4.2 million tourist visits happen annually





Delta Location

Address: 616 Chester Road, Delta, BC – V3M 5V8

Retail location summary

- The City of Delta has been measured in their approach to allowing cannabis retail operations given the sensitive nature of the business
- Seed & Stone is the 1st retailer to work with the local government and has addressed all the concerns raised by the city and the community.
- The store is located on Annacis Island, an industrial area which is away from schools and parks of the city. The location is significantly away from the outreach of youth in the locality. Accessibility to youth is low.
- The location is 300 meters away from Highway no. 91 that connects Delta with Richmond, New Westminister and Burnaby



Hope Location

Address: Unit 300, 590 Old Hope Princeton Way, BC V0X 1L4

Retail location summary

- The City of Hope has been measured in their approach to allowing cannabis retail operations given the sensitive nature of the business
- Seed & Stone is the 1st retailer to work with the local government and has addressed all the concerns raised by the city and the community.
- The store is located closer to a highway in an retail area which is away from schools and parks of the city.



Coquitlam Location

Address: 512 Young Drive, Coquitlam

Retail location summary

- The City of Coquitlam was also measured in their approach to allowing cannabis retail operations and has issued only six cannabis retail licenses only in 2022
- Again, we are part of the six retailers who received the cannabis retail license and the only one in the Lougheed Neighbourhood
- The store is located in a high-density mixed-use development with easy accessibility and is significantly away from the sensitive areas
- Seed & Stone's application was rated as a high quality application among all the applications processed by the City Staff



White Rock Location – Marine Drive

Address: 15053 Marine Drive, White Rock, BC - V4B1C3

Retail location summary

- The location is straight opposite to the iconic White Rock pier which is a tourist attraction
- Again, the City of White Rock has trusted us to operate the store at a location that is literally the face of the city based on us being a responsible operator bringing diversity to the businesses currently operating on the marine drive
- We have abided by the regulations as the location is away from the sensitive areas as mandated by the City of White Rock

3D Renderings of the White Rock store



Proposed RMOW Location

Address: Unit 4, 4122 Village Green, Whistler, B.C.

Retail location summary

The proposed location of this Seed & Stone store is approximately 460 square feet space in Unit 4 this space would be utilized for retail, loading, storage and staff area and Unit 10 which is 662 Square Feet would be used for additional staff and office room.

This location is accessible and can serve the needs of the potential customers in Whistler village with minimal inconvenience to them and would add resilience and diversity to the local retail economy.

It is also important to mention that this application is located at an acceptable distance from sensitive areas such as schools and other businesses catering to at-risk and vulnerable people. There will be no cannabis icons, photos, or emblems on any exterior signage.

RMOW Location Store Design

The store layout has been created to provide a boutique-like experience with an inviting, clean, and professional environment for our customers. Store space is structured in a way to provide a seamless retail and educational experience allowing Seed & Stone to help reduce the stigma surrounding the use of cannabis.

Our location will have frosted windows to align with federal and provincial laws requiring that cannabis not be visible from outside the store. The floorplan concept aims to make the interior of the store discreet, preventing minors from viewing any cannabis products or accessories from outside. Transactions are smooth and seamless as products are displayed on a wall-to-ceiling product display, right behind the POS station.

With a knowledgeable staff and a passionate licensee, we have created a modern-day retail experience that allows every potential customer to become educated about recreational cannabis.



Hiring and Remuneration policies

Seed & Stone is committed to the recruitment of qualified applicants. At the same time, preference will be given to applicants who are based out of RMOW and to First Nation members. We will do this recruitment through local job fairs and other recruitment activities. Our employees will be paid a wage that is significantly higher than the minimum wage.

Local hiring preferences

Seed & Stone will employ up to 12 staff members, including a store manager and at least one assistant store manager. The employees will be found through our community hiring fair and online job boards. The minimum wage set by the government of British Columbia is \$15.65 (as of June 1, 2022) and going by the \$1 increase in the federal minimum wage for 2023 we expect the B.C. minimum wage to also increase by \$1 starting June 01, 2023, which would bring the minimum wage to \$16.65. All budtenders will be paid an average starting base hourly rate of \$20.00/ hour which is ~20% higher than British Columbia's expected minimum wage of \$16.65 for 2023-2024 and ~28% higher than the 2022-2023 minimum wage. Our assistant manager would be paid a starting wage of \$22/ hr and the manager \$26/ hr. We expect our wages to be ~\$350k/ annum (estimated) or more if the sales is more than our estimates.

Also, once the store reaches six months of operations, Seed & Stone has plans to incorporate comprehensive monthly and annual incentives based on a variety of criteria that includes all aspects of retail operations. We would enable the Tips mechanism on our POS systems. The tipping norm in the service industry is between 15-20% and we expect the same in our store too. We expect incentives along with Tips to ensure that the total earnings per hour would be higher than the Living Wage in Whistler. The total earnings/ hour for an employee is estimated to be \$7-9/ hr higher than the expected minimum wage of \$16.65 for the year 2023-2024. We also have an employee benefits program for full-time employees which covers 50% of dental and medical expenses.

In case the estimated wages/ hour fall short of living wage significantly, we would look to pay a housing allowance of up to \$1/hr if the company's operational and financial sustainability permits the same. Seed & Stone will also conduct annual employee assessments where pay raises, and promotions (if required) will be given based on their annual performance.

As a responsible and socially conscious business, we understand the importance of providing fair and equitable compensation to our employees. Therefore, we are committed to the concept of a living wage and aim to ensure that all of our employees receive a salary that meets their basic needs. However, we also understand this requires careful consideration and planning as it is a complex issue as indicated by the City of Vancouver (with its mighty resources) ending its six-year commitment to the living wage, a program it once championed. While we are committed to the living wage, if there is a



shortfall between our estimation of employee earnings vs living wage, it might be challenging for us to achieve this goal immediately without taking a hit on operational sustainability which would in turn have an impact on our operations and the local economy. We recognize that this is an ongoing process and are committed to making continuous improvements to ensure that our employees are fairly compensated for their work. We will work towards this goal by assessing our compensation policies, the cannabis industry happenings both in terms of business and regulations (the industry is in its infancy, just 4 years old) and exploring opportunities to increase compensation where possible. Currently, we are ahead of our competition in terms of the wage rates offered in our existing stores and we would continue to be the paymaster in the industry.

Diversity Plan

Seed & Stone is fully committed to being an equal-opportunity employer and is opposed to all forms of unlawful and unfair discrimination. We actively encourage women's representation in our organization, and we are proud to say that currently, women comprise of 53% of the total employees in Seed & Stone.

Anti-harassment policy

Every employee has the right to a work environment that provides respect for the individual and is free from personal or sexual harassment. Seed & Stone will take reasonable steps to provide such an environment where if an individual behaves in a manner not in accordance with this policy will be reprimanded as appropriate. Harassment is a form of discrimination and is therefore contrary to employment and/or human rights legislation.

Employee well-being

Employee Manual and Handbook

A comprehensive handbook has been created to provide information and guidance to employees. The manual addresses:

- Seed & Stone's Philosophy
- New employee onboarding procedures
- Attendance, tardiness, and uniform policy
- Safety/Security policies and guidelines
- Drug and Alcohol policy
- Anti-Discrimination Policy
- Anti-Harassment Policy

Personnel Training

All retail store employees will go through comprehensive training. The program incorporates provincial requirements and regulations, as well as new-hire training and continuing education protocol



Personnel Screening

We will screen all employees, volunteers, principals, directors, and board members. We will also perform checks on any contractors or vendors who regularly work within the facility or will be employed there for an extended time. Copies of any public records obtained through the screening process will be provided to the individuals concerned. Seed & Stone will ask applicants to submit a piece of ID for verification

Personnel Records

We will maintain personnel records for each employee, agent, or volunteer that includes:

- Employee application
- Documentation of all required training
- A signed statement from the individual indicating the date, time, and place that he or she received training and the topics discussed
- Record of any disciplinary action taken against an employee at any time during employment
- These personnel records will be maintained for a period of at least six months past the end of the individual's affiliation with us

Security Measures

Workforce Security

Security for Seed & Stone is about securing each of our retail locations and having emergency response protocols in place to ensure safe routine operations. Consistent, effective policies and procedures for organizational protection significantly reduce the possibility of emergencies.

Store Premises Security

We will have a state-of-the-art security system with over 12 HD remote monitoring cameras which are backed up remotely and kept for up to 90 days. Over 10 motion sensors, protected walls, a steel vault for inventory, 24/7 monitoring and an alarm system with 90 days of recording capability of DVR are also in place. We will adhere to any requirements of RMOW to ensure security is a top priority. We use Brinks' tech-enabled hardware to keep our employees safe and protect cash. Brinks is the global leader in private security services in handling cash and valuables-related operations.

Fire and Safety Plan

Seed & Stone will partner with a fire extinguisher sales and service company to evaluate our retail location and surroundings to assist us in crafting a comprehensive plan. We fully understand the importance of fire safety for operations. Seed & Stone will do its best to learn from other examples to prevent problems from occurring with our retail store. Below is a summary of preventive safety measures Seed & Stone is planning to put in our retail store:

- Customer service area



- Promulgation of strict no-smoking policy and other fire prevention rules to all members
- Clearly marked and illuminated exits and evacuation routes
- A store employee trained and routinely drilled in the proper procedures to evacuate members
- Fire Suppression
 - Seed & Stone will employ many techniques to mitigate and control fires if they occur. Smart mitigation techniques limit fire damage and danger, and they conserve the resources of the fire department by reducing the number of incidents that require a response from firefighters. These mitigation techniques include the following:
 - Fire Alarms
 - Sprinklers
 - Extinguishers
 - Monitoring Services
 - Fire Evacuation Plan
- Standard of procedures
 - Standardization of procedures is the only way to ensure accountability and comprehensive preparedness. Accordingly, Seed & Stone will develop a set of standardized forms and checklists to ensure that our safety procedures are correctly implemented and followed. In our Fire and Safety Plan, we will provide a sample of these safety procedure forms and checklists:
 - Fire Risk Survey
 - General Fire Prevention Checklist
 - Exits Checklist
 - Flammable and Combustible Material Checklist
- First Aid and Safety
 - A first aid kit will be provided to employees and customers in case of an emergency.

Insurance

Commercial insurance will be arranged after the license for operations is approved by the city. The current stores are insured with Hub insurance with general liability at \$5,000,000. A similar insurance policy will be implemented at the proposed store.

Refer to **Appendix 2** for the insurance documents for our current locations at Chilliwack, BC and Delta, BC.

Delivery Operations

The province of British Columbia allowed cannabis retailers to deliver non-medical cannabis to consumers starting July 15, 2021. Seed & Stone is among the first few to launch delivery



operations on the first day of delivery legalization with a full state-of-the-art technology suite that ensures the product is kept away from the reach of the vulnerable population.

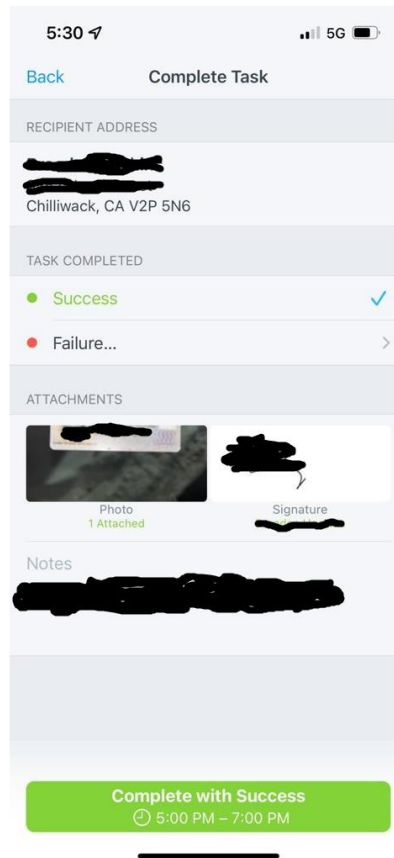
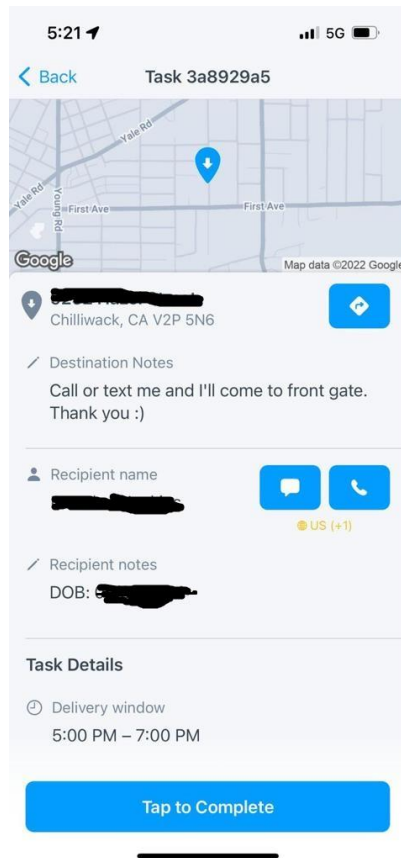
Seed & Stone intends to operate responsible delivery services from the proposed RMOW location as demonstrated from its history of running delivery operations in other stores. Seed & Stone intends to use the detailed Standard Operating Procedure (SOPs) developed for the delivery operations.

The following steps demonstrate how Seed & Stone runs safe and secure delivery operations

- 1) A customer enters Seed & Stone website to place a cannabis order. Seed & Stone uses Dutchie, a \$3.5B cannabis tech player, as its e-commerce partner
- 2) On both the shop and e-commerce cart page, we have provided information that a valid ID must be presented for verification upon delivery
- 3) Now, this order is accepted by the budtender in the Dutchie system in the store and the customer is automatically intimated that the order is accepted. Post this, the order is processed to our POS system which is COVA and to our delivery system which is Onfleet. Both COVA and Onfleet are linked to Dutchie.
- 4) A budtender then processes the order and packages it and assigns the order to the designated budtender delivery driver on the shift
- 5) The delivery driver has the Onfleet App installed on his mobile and he/ she gets the instructions for the tasks. Onfleet App notifies the driver about the details of the order and the location to be delivered. The Onfleet App is integrated with the map and enables seamless delivery for the delivery drivers
- 6) A customer would be automatically intimated once the order is a few minutes away from being delivered to them with a message.
- 7) Once the driver reaches the location, the customer would again be intimated with a message that the driver has arrived and is waiting near the curbside
- 8) Apart from that, the driver and the customer can message each other.
- 9) To complete the delivery, a signature is required, notes are required, and the ID needs to be verified and we take a pic of the ID or note the details in the notes section.
- 10) If the person receiving the order does not have a proper ID, Seed & Stone refuses delivery and brings the order back to the store. This way we ensure safe delivery both for the budtenders and for the customers and ensure that products do not fall into the hands of the vulnerable population.

Below are the sample images of the Onfleet driver app





Products to be sold in the Store

Seed & Stone plans to sell licensed cannabis and related products as allowed by the federal, provincial, and local governments. In B.C., BCLDB is the only licensed cannabis distributor. Seed & Stone purchases all its licensed cannabis products from BCLDB and purchases other accessories from trusted partners such as Humble + Fume, Infyniti Scales, etc.

Cannabis products sold in the store can be classified based on cannabinoids and terpenes content, product strain and product form.

Product Type based on Cannabinoids and Terpenes Content

The cannabis plant contains several chemical compounds called cannabinoids that may affect the brain and other parts of the body's nervous system. Cannabis can be used for medical and non-medical purposes. Tetrahydrocannabinol (THC) and cannabidiol (CBD) are two of the most studied and discussed elements, or cannabinoids, present in different strains of cannabis. However, researchers have identified at least 144 different cannabinoids so far. Seed & Stone intends to sell licensed products with various cannabinoid contents as approved by BCLDB.

Tetrahydrocannabinol (THC)

THC has psychoactive properties or in other words, THC is what produces the "high" effect that people tend to associate with using cannabis. However, it has many other effects that



may be helpful for people with pain, difficulty sleeping, and depression, though they can make some people anxious.

Cannabidiol (CBD)

CBD is a compound produced by the cannabis plant that will not make the consumer feel high when consumed. It is maybe helpful for people with pain, anxiety, seizures, and depression.

Terpenes

Terpenes are cannabis' scent compounds, giving the plant its complex aromas. Hundreds of terpenes are found in trace amounts in the plant, and there are eight main ones – Myrcene, Caryophyllene, Limonene, Pinene, Linalool, Terpinolene, Humulene and Ocimene.

Product Type based on Strain Type

Strains are different variations of the cannabis plant, much like there are different variations of tomatoes. There is a huge selection of strains available in the legal cannabis market. However, all these products are classified for simplicity based on the origin of the cannabis strain as Indica, Sativa or Hybrid.

Indica

The Cannabis Indica plant originated in the Middle East, in places such as Afghanistan, Pakistan, and Tibet. Indica has come to describe stout, broad-leaf plants, thought to deliver sedating effects. The general perception is that Indica is an effective pain reliever, with a flat and relaxing high.

Sativa

The term “Sativa” described hemp plants found in Europe and western Eurasia, where it was cultivated for its fibre and seeds. Sativa refers to tall, narrow-leaf varieties of cannabis, thought to induce energizing effects. Sativa can also be helpful for people with depression, headaches, nausea, and appetite loss.

Hybrid

Both growers and nature have created hybrid forms of both Cannabis Sativa and Cannabis Indica throughout the long history of humans' use of cannabis. Most products available with BCLDB are hybrids. The BCLDB products generally tend to indicate their dominant strain say for example product properties could display strain information as 60% Indica.

Product Type based on Product Form

Parts of the cannabis plant that may be consumed include the leaves, flowers, and buds. Cannabis can be consumed in several ways, including smoked, vaporized, applied to the skin, cooked in food, or brewed into tea. The cannabis product containing various strains and cannabinoids and terpenes profiles are available for sale in different forms for consumption. The description of the main category of products sold in the store is provided below



Flower

Dry flower refers to plant matter that has been cured and dried and is ready to be smoked or vaporized. Cannabis consumers grind the dry flower to roll a pre-roll for smoking. The most common available SKU units in dried flower are 1.0g, 3.5g, 7.0g, 14.0g and 28.0g.

Pre-rolls

Pre-rolls, as the name suggests, are previously rolled or assembled by the licensed producer. Pre-rolls purchased at cannabis stores are either hand-rolled or machine-rolled by licensed producers into a ready-to-use format, eliminating the need to buy dried flower, papers, and filters separately. The most commonly available SKUs are 1x0.5g, 2x0.5g, 3x0.5g, 5x0.5g, 7x0.5g, 10x0.5g, and 10x0.35g.

Vapes

Vapes are cannabis concentrates that are vaped or smoked in a smokeless process. This involves heating a concentrate to a temperature below combustion, usually in the range of 180 to 200°C (356 to 392°F). The heat releases active compounds, like cannabinoids and terpenes, and turns them into a vapour that can be inhaled.

Devices for vaporizing dry cannabis flowers have been available on Canada's medical market since long before adult recreational use was legalized. With Legalization 2.0, extract-filled vape pens have become popular for their ease of use, portability, and because they offer more consistent dosing than other methods of inhaling cannabis. The most commonly available vape SKUs are 0.5g and 1.0g.

Topicals

Topicals are cannabis-infused products intended for your skin. Common types of topicals include creams, lotions, balms, bath products, and transdermal patches. Apart from transdermal patches, which are designed to breach the bloodstream, topicals are valued for their potential to provide localized relief from pain and inflammation without a high.

Edibles

Cannabis-infused edibles are available for sale through licensed retailers in Canada, though there are strict rules around marketing and dosing, including a limit of 10 mg of THC per packaged item. Edibles in the form of food products, lozenges, and beverages can produce effective, long-lasting, and safe experiences.

Extracts

Extracts and concentrates are umbrella terms for a broad range of cannabis products regulated by Health Canada. Inclusive of cannabis oils (for both ingestion and inhalation), hash, tinctures, dabs, and vape cartridges, extracts are subject to a maximum of 1000 mg THC per package, and must be free of additives such as vitamins, minerals, caffeine, alcohol, sugars, sweeteners or colours.



Oils

Oils are products consisting of a cannabis extract, a carrier liquid, such as coconut-derived MCT (medium-chain triglycerides) oil, and sometimes terpenes. These products vary widely in their THC and CBD levels and reasons for use. Tinctures come in plastic or glass bottles with droppers and are administered under the tongue (sublingually).

Seeds

These are licensed Cannabis seeds available for sale to retailers. A customer who is interested in growing the cannabis plant for self-use can buy the seeds from the retail store. Growing cannabis plants at home is legal. Adults 19+ can grow up to four non-medical cannabis plants per household. These plants cannot be grown in a space that is visible from a public place, like parks, streets, sidewalks, sports fields, and K-12 school properties.

Accessories

Cannabis accessory means a thing, including rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers, that is represented to be used in the consumption of cannabis. Recently, B.C. Ministry of Public Safety and Solicitor General announced that retailers can sell ancillary items that have a clear link to cannabis including but not limited to books, clothing, artwork etc.

Market Analysis

Target Market and Demand for Legal Cannabis Products in RMOW

According to multiple CBC articles on illegal cannabis sales in B.C., there are hundreds of illegal cannabis dealers selling and delivering illegal and unsafe cannabis products in the market. The very presence of the illegal cannabis market signifies that there is substantial demand for cannabis products among the residents of RMOW.

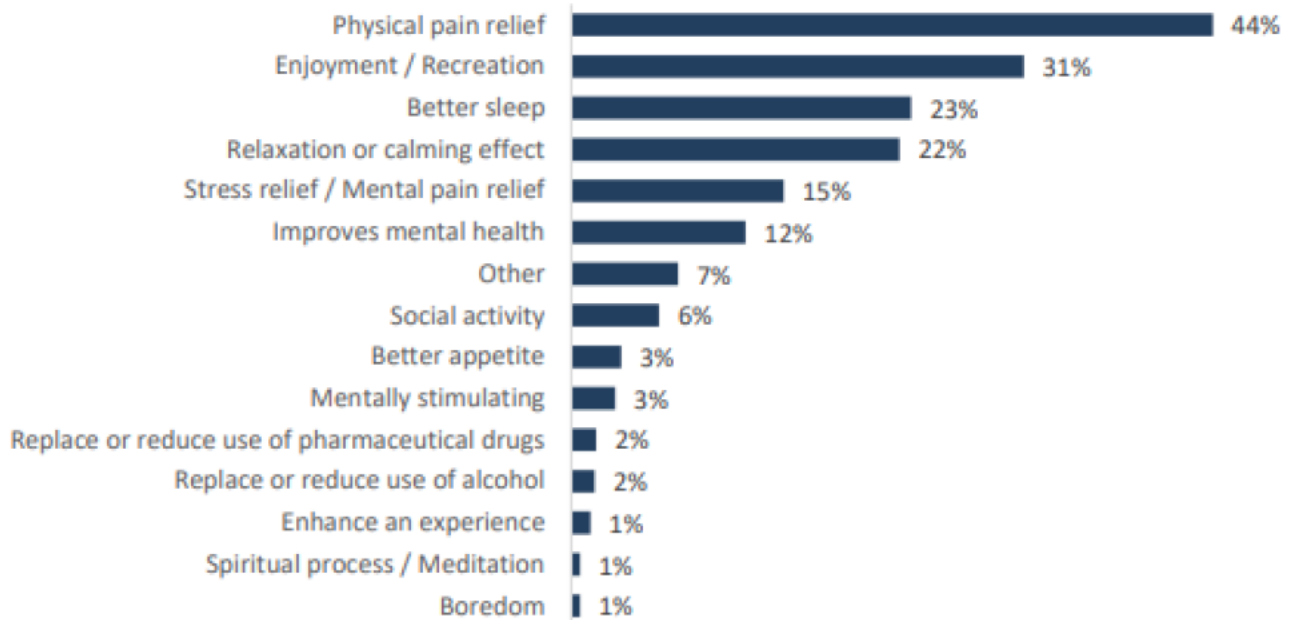
According to Statistics Canada, in 2019, almost 64% of cannabis users surveyed in B.C. said they acquired their cannabis from illegal sources. This is at the time when cannabis was legalized but the legal options were far and few and accessibility was an issue for the consumers.

According to Health Canada's 2022 Canadian Cannabis Survey, 33% of the cannabis users surveyed said they acquired cannabis from illegal sources. This has reduced from 64% in 2019, but we believe that this number is higher for Whistler due to a lack of legal options. This highlights why the locally accessible legal cannabis options are key to eliminating the illegal market and improving the safety of the community.

Our target market is cannabis consumers over 19 years of age irrespective of whether they have been consuming it legally or illegally, for wellness or recreational purposes. As per the 2022 BC government survey, 44% of the users consumed it for physical pain relief.

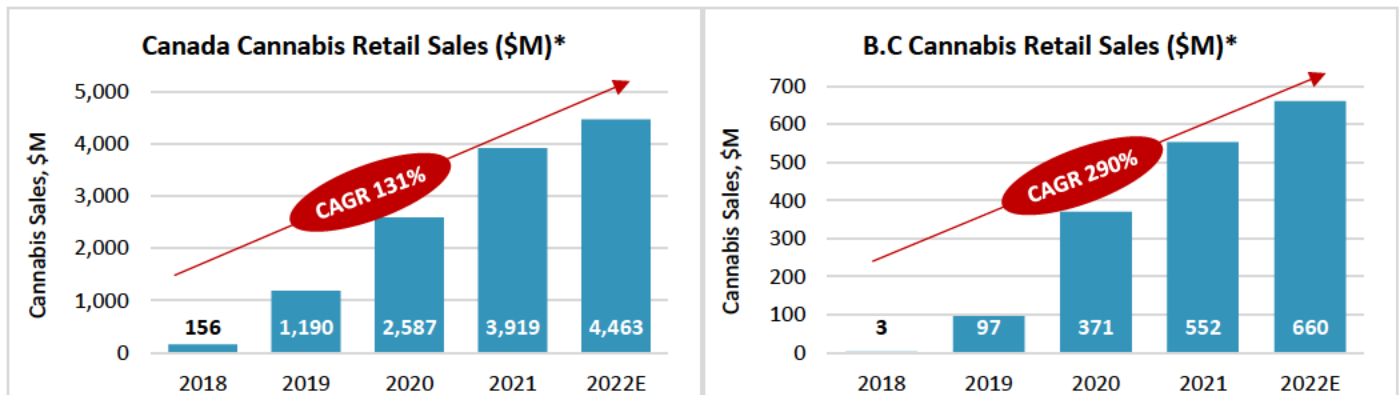


REASONS FOR USING CANNABIS



Canada and B.C. Cannabis Market Size

According to various research and Statistics Canada, 2022 retail cannabis market excl. accessories is expected to be ~\$4.5B and \$660M for Canada and British Columbia respectively. According to Statistics Canada, in 4Q2020, the prevalence of cannabis use among the eligible cannabis-consuming population in Canada and B.C. is 20% and 24.8% respectively. This illustrates the substantial demand for cannabis products in Canada and B.C. The below charts illustrate the retail cannabis sales trends in Canada and B.C.

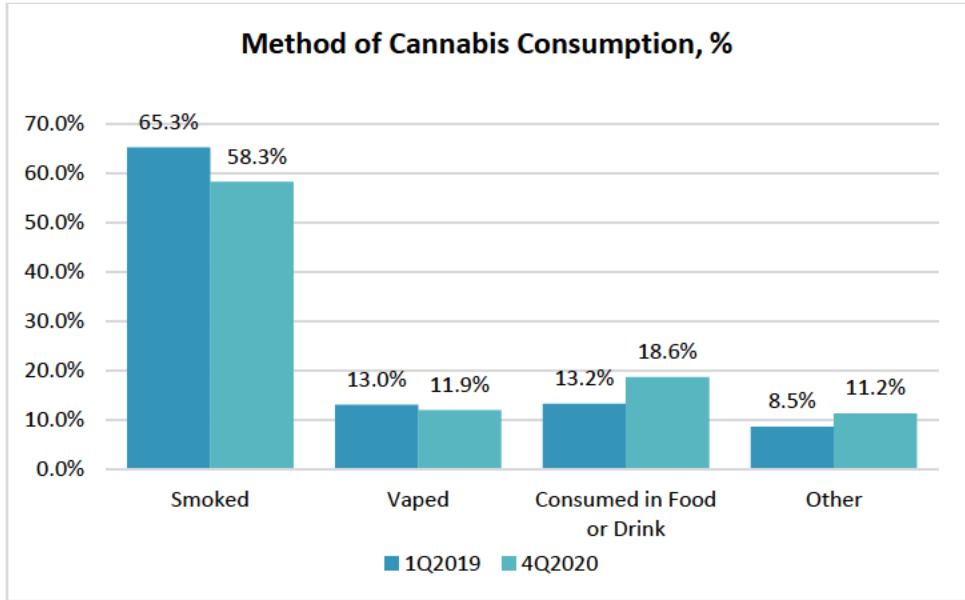


Cannabis Products Consumption Trends

During the first year of cannabis legalization, a limited number of products such as combustible cannabis and cannabis oils were available for sale. Post-legalization of cannabis



2.0 products, sales have picked up in other product categories and this trend is expected to continue as new products are launched. According to the Statistics Canada Survey, % of people who prefer to smoke cannabis has fallen in the second year of legalization and this number is further expected to go down in the future.



Also, according to Headset, only 23% of sales in Canada are in the form of pre-rolls. This means that most people prefer to smoke in private spaces rather than public spaces. This to a large extent addresses the concern about smoking in public spaces.

Proposed Education & Training Initiatives

Seed & Stone places emphasis on education, not just for its employees but for the surrounding community. All employees must complete their selling-it-right training, but Seed & Stone does not stop there. Seed & Stone promotes and encourages the use of Canada's "Lower-Risk Cannabis Use Guidelines", an evidence-based tool used to guide choices and improve the health of Canadian cannabis users. (Referenced in **Appendix 1**)

Seed & Stone with its service partners such as Dutchie, Cova, SpringBig, Onfleet and CTC (Cannabis Training Canada) provides up-to-date training for all employees. This training includes but is not limited to identifying and refusing service to minors and dealing with intoxicated patrons.



Seed & Stone will plan and present community events to inform and educate the community on safe cannabis use, the negative effects of cannabis in youth as well as understanding THC, CBD, and other cannabinoids along with different consumption options. These events will be available to all community members through our Seed & Stone newsletter, webpage, and social media.



In-store signage will be prominent and cover the dangers of intoxicated driving and consuming cannabis while pregnant.

Community

Education is the backbone of our value system. With not much awareness around the usage of non-medical cannabis products, the corporate development team is focused on engaging patrons and retail associates in training programs to expand their knowledge on products, terpenes, endocannabinoids plus THC and CBD ratios.

Employees

Seed & Stone invests in the professional development and education of its personnel to uphold a standard of excellence and provide customers with comprehensive product knowledge when selecting their cannabis products. We will require all employees to participate in the assigned education and training programs and pass the requirements. Also, all new employees would be given the required training support and would be monitored for performance to clear the probationary period to best serve the community. The program incorporates provincial requirements and regulations including background checks. Seed & Stone takes pride in their employees being one of the best in the industry serving the communities we are located in. A look at the extraordinary Google review rating of 4.7 out of 5.0 received from 124 reviews for the Chilliwack store which has been in operation for almost three years would confirm the same. Please [click here](#)² to see the review comments.

Community Engagement

Safeguarding the community is a priority for Seed & Stone. The Seed & Stone team has been reaching out to residents and businesses to assess the acceptance of non-medical cannabis in the community. Keeping in mind the various risks involved with teenagers and young adults, we have been taking certain measures to create a safe cannabis retail experience. Some of the ways by which Seed & Stone engages with the community as a responsible operator are mentioned below.

Social Well Being

According to statistics, approximately 32% of Canadians under the age group of 15 to 24 accepted the use of cannabis before legalization. To keep cannabis away from the outreach of youth, i.e., below 19 years of age, it is vital to have access to the legal non-medical cannabis store for the community. Seed & Stone's locations have been catering to the social well-being needs of the communities it has been operating and we are confident of carrying out the same in RMOW.

² A web search in Google for "Seed & Stone Chilliwack" would indicate the review



Positive Economic Impact and Career Growth

According to our primary and secondary research, having a non-medical cannabis retail store in the local business marketplace helps boost the local economy in many ways. With greater foot traffic in the area, the neighbourhood businesses are positively impacted with greater outreach and eyeballs to their brands. We are also focused on hiring local talent for retail store associates and believe in paying higher wages than the minimum wage offered by the provincial government. With the growth in the number of retail stores for Seed & Stone, opportunities for the RMOW-based employees for career growth both in retail stores and at the corporate level is high. We have a track record of providing growth opportunities for our performers in the retail store.

Community Safety & Security

Following the mandate outlined by the British Columbia government, our retail network is equipped with high-end technology equipment which helps in the reduction of potential crime in the locality. Measures we have taken to maintain a safe, secure environment – access control to secured storage, lockable displays and cabinets, 24x7 surveillance within and outside the stores, security alarm system, and ample artificial lighting outside the store premises.

Corporate Social Responsibility Activities

Aimed towards contributing to societal goals and volunteering to partner with non-government organizations for causes that impact society. Previously, Vikram has partnered with MADD to empower their activities of supporting victims of road crimes or tragedies through monetary and volunteer support. The corporate management team also has a proven track record of supporting local communities engaged in sports activities and city councils engaged in the development of the city through annual economic support. Seed & Stone actively undertakes neighbourhood clean-up initiatives. Also, Seed & Stone has a 10% discount program for local Seniors and First Responders in the community to cater to their wellness requirements. Also, Seed & Stone is looking to donate 5% of the annual profits from the Whistler store to the Squamish Lil'wat Cultural Centre and Whistler Blackcomb foundation.



Seed & Stone - A Trusted Community Partner for Songhees First Nation

Songhees Nation partnered with Seed & Stone to open two Cannabis stores in downtown Victoria, on the traditional territory of Songhees Nation. Songhees Nation partnered with Seed & Stone based on key values – Honesty, Trust and Forgiveness. Currently, Songhees Nation deepened the partnership by investing in Seed & Stone and become a major shareholder in Seed & Stone.

Seed & Stone's flagship store in Victoria is designed to showcase Songhees culture to the world. The stores have furthered the economic interests of Songhees First Nation by generating employment opportunities and as an attractive investment option to serve the community better in the long term.

Seed & Stone is committed to the Songhees partnership and is working to further the development interests of Songhees by exploring future opportunities in cannabis farmgate and micro-cultivation licensing.

We are creating a pathway for all First Nations to participate in the legal cannabis industry in the name of reconciliation and contributing to the economic development of their community. Our association with Songhees First Nation exemplifies our strong commitment to our partners and the community we operate in.



Canada's Lower-Risk Cannabis Use Guidelines (LRCUG)



Reference

Fischer, B., Russell, C., Sabioni, P., van den Brink, W., Le Foll, B., Hall, W., Rehm, J. & Room, R. (2017). Lower-Risk Cannabis Use Guidelines (LRCUG): An evidence-based update. *American Journal of Public Health*, 107(8). DOI: 10.2105/AJPH.2017.303818.

Endorsements

The LRCUG have been endorsed by the following organizations:



Council of Chief Medical Officers of Health (in principle)

Acknowledgment

The Lower-Risk Cannabis Use Guidelines (LRCUG) are an evidence-based intervention initiative by the Canadian Research Initiative in Substance Misuse (CRISM), funded by the Canadian Institutes of Health Research (CIHR).

A briefer version of the LRCUG, mainly aimed at people who use cannabis, is available at camh.ca.

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Cannabis use and health

Cannabis use is common, especially among adolescents and young adults. There are well-documented risks from cannabis use to both immediate and long-term health. The main risks include cognitive, psychomotor and memory impairments; hallucinations and impaired perception; impaired driving and injuries (including fatalities); mental health problems (including psychosis); dependence; pulmonary/bronchial problems; and reproductive problems.

Why Lower-Risk Cannabis Use Guidelines?

Cannabis has been illegal for decades, but Canada is moving toward legalizing and regulating use and supply. The main goals of this policy are to protect public health and public safety. Towards that end, education, prevention and guidance on cannabis use and health are key elements for reducing cannabis use-related harms and problems in the population. Extensive data show that cannabis use has inherent health risks, but users can make choices as to how and what they use to modify their own risks. The main objective of Canada's Lower-Risk Cannabis Use Guidelines (LRCUG) is to provide science-based recommendations to enable people to reduce their health risks associated with cannabis use, similar to the intent of health-oriented guidelines for low-risk drinking, nutrition or sexual behavior.

How were the LRCUG developed?

The scientific version of the Lower-Risk Cannabis Use Guidelines was published in the *American Journal of Public Health* in 2017 (see "Reference" on back), where all data and sources can be found. The original LRCUG had been tabled in 2011; the current version has been updated by an international team of addiction and health experts.

Who are the LRCUG for?

The LRCUG are a health education and prevention tool for:

- anyone who is considering using cannabis or has made the choice to use, as well as their family, friends and peers.
- any professional, organization or government aiming to improve the health of Canadians who use cannabis through evidence-based information and education.

FAST FACTS

- Canada has among the highest cannabis use rates in the world.
- Fatal and non-fatal injuries from motor-vehicle accidents, as well as dependence and other mental health problems, are the most common cannabis-related harms negatively impacting public health.
- About 1 in 5 people seeking substance use treatment have cannabis-related problems.

The LRCUG recommendations

The following section presents context and evidence summaries, as well as the LRCUG's 10 recommendations for people who use cannabis. Note that these recommendations are mainly aimed at non-medical cannabis use.

Abstinence

As with any risky behaviour, the safest way to reduce risks is to avoid the behaviour altogether. The same is true for cannabis use.

• Recommendation 1

The most effective way to avoid any risks of cannabis use is to abstain from use. Those who decide to use need to recognize that they incur risks of a variety of – acute and/or long-term – adverse health and social outcomes. These risks will vary in their likelihood and severity with user characteristics, use patterns and product qualities, and so may not be the same from user to user or use episode to another.

Age of initial use

Studies show that initiating cannabis at a young age—primarily before age 16—increases the risks for a variety of adverse health outcomes. For example, users who start young are more likely to develop related mental health and education problems, or to experience injuries or other substance use problems. A contributing factor may be the impact of cannabis use on brain development, which is not completed until the mid-20s. The younger a person is when starting cannabis use, the greater the likelihood of developing health problems that are also more severe. Therefore, deferring cannabis use at least until after adolescence is advised.

• Recommendation 2

Early initiation of cannabis use (i.e., most clearly that which begins before age 16) is associated with multiple subsequent adverse health and social effects in young adult life. These effects are particularly pronounced in early-onset users who also engage in intensive/frequent use. This may be in part because frequent cannabis use affects the developing brain. Prevention messages should emphasize that, the later cannabis use is initiated, the lower the risks will be for adverse effects on the user's general health and welfare throughout later life.

Choice of cannabis products

Cannabis products vary greatly in cannabis' main psychoactive ingredient, tetrahydrocannabinol (THC). Higher THC potency is strongly related to increased acute and long-term problems, such as mental health problems, dependence or injuries. In particular, cannabis extract or concentrate products contain extremely high THC levels. Yet evidence suggests that other cannabinoid components, including cannabidiol (CBD), attenuate some of THC's effects. Using cannabis products with high CBD:THC ratios typically carries less severe health risks. Synthetic cannabinoids (e.g., K2, Spice) are a relatively new class of products. Synthetics generally have more severe psychoactive impacts and health risks, including cases of death.

• Recommendation 3

High THC-content products are generally associated with higher risks for various (acute and chronic) mental and behavioural problem outcomes. Users should know the nature and composition of the cannabis products that they use, and ideally use cannabis products with low THC content. Given the evidence of CBD's attenuating effects on some THC-related outcomes, it is advisable to use cannabis containing high CBD:THC ratios.

• Recommendation 4

Recent reviews on synthetic cannabinoids indicate markedly more acute and severe adverse health effects from the use of these products (including instances of death). The use of these products should be avoided.

Cannabis use methods and practices

Many alternative methods for consuming cannabis now exist. Evidence suggests that smoking combusted cannabis, especially combined with tobacco, results in various pulmonary-bronchial problems, possibly including lung cancer. In fact, smoking is likely the most hazardous method of cannabis use. The risks are exacerbated by practices such as deep inhalation. Alternative inhalation methods include vaporizers and e-cigarette devices. While these reduce key risks to health, they are not entirely risk-free alternatives. However, rigorous studies on health outcomes are largely lacking. Ingested or "edible" cannabis products bypass inhalation-related risks but delay the onset of psychoactive effects and may lead to use of higher doses. If accompanied by adequate cannabis product labeling and warnings, edibles may offer the safest method of cannabis use.

• Recommendation 5

Regular inhalation of combusted cannabis adversely affects respiratory health outcomes. While alternative delivery methods come with their own risks, it is generally preferable to avoid routes of administration that involve smoking

combusted cannabis material, e.g., by using vaporizers or edibles. Use of edibles eliminates respiratory risks, but the delayed onset of psychoactive effect may result in the use of larger than intended doses and subsequently increased (mainly acute, e.g., from impairment) adverse effects.

• Recommendation 6

Users should avoid practices such as "deep-inhalation," breath-holding, or the Valsalva maneuver to increase psychoactive ingredient absorption when smoking cannabis, as these practices disproportionately increase the intake of toxic material into the pulmonary system.

Frequency and intensity of use

Frequent or intensive patterns of use increase the likelihood of developing multiple health problems, including changes in brain development or functioning (especially at a younger age), mental health problems, cannabis dependence, impaired driving and related injuries, educational outcomes and suicidality. Overall, based on scientific evidence, frequency and intensity are among the strongest and most consistent predictors of severe and/or long-term cannabis-related health problems.

• Recommendation 7

Frequent or intensive (e.g., daily or near-daily) cannabis use is strongly associated with higher risks of experiencing adverse health and social outcomes related to cannabis use. Users should be aware and vigilant to keep their own cannabis use—and that of friends, peers or fellow users—occasional (e.g., use only on one day/week, weekend use only, etc.) at most.

Cannabis use and driving

Cannabis impairs cognition, attention, reaction and psychomotor control—all of which are critical skills for driving or operating machinery. Numerous studies have shown that the risk of accident involvement and driving-related injuries, both non-fatal and fatal, is two to three times higher among cannabis-impaired compared with non-impaired drivers. Acute impairments set in shortly after use and persist for up to about 6 hours, but they vary depending on the individual's characteristics and constitution, as well as on the potency and type of cannabis used. There is no evidence for safe levels of cannabis use for driving. Irrespective of legal stipulations, users should refrain from driving during the period of acute psychoactive effects from cannabis. The risk of an accident is even higher when cannabis and alcohol are used together, since these drugs result in multiplicative impairment effects.

• Recommendation 8

Driving while impaired from cannabis is associated with an increased risk of involvement in motor-vehicle accidents. It is recommended that users categorically refrain from driving (or operating other machinery or mobility devices) for at least 6 hours after using cannabis. This wait time may need to be longer, depending on the user and the properties of the specific cannabis product used. Besides these behavioural recommendations, users are bound by locally applicable legal limits concerning cannabis impairment and driving. The use of both cannabis and alcohol results in multiply increased impairment and risks for driving, and categorically should be avoided.

Special-risk populations

Studies have identified subgroups of people who have higher or distinct risks for cannabis-related health problems. For example, a substantial proportion of cannabis-related psychosis, and possibly other mental health problems (especially cannabis use disorders), occurs among users who have their own or a family history of such problems. Furthermore, cannabis use during pregnancy increases the risk of adverse maternal and neonatal health outcomes, including low birthweight and growth reduction. These high-risk groups are advised to abstain from cannabis use altogether.

• Recommendation 9

There are some populations at probable higher risk for cannabis-related adverse effects who should refrain from using cannabis. These include: individuals with predisposition for, or a first-degree family history of, psychosis and substance use disorders, as well as pregnant women (primarily to avoid adverse effects on the fetus or newborn). These recommendations, in part, are based on precautionary principles.

Combining risks or risk behaviours

Combining any of the higher-risk behaviours described above is likely to further increase and amplify the risks of adverse health outcomes from cannabis use.

• Recommendation 10

While data are sparse, it is likely that the combination of some of the risk behaviours listed above will magnify the risk of adverse outcomes from cannabis use. For example, early-onset use involving frequent use of high-potency cannabis is likely to disproportionately increase the risks of experiencing acute and/or chronic problems. Preventing these combined high-risk patterns of use should be avoided by the user and a policy focus.



Certificate of Liability Insurance

This certificate of Insurance neither affirmatively nor negatively amends, extends or alters the coverage afforded by the policies scheduled herein. It is furnished as a matter of information only, confers no rights upon the holder and is issued with the understanding that the rights and liabilities of the parties will be governed by the original policy or policies as they may be lawfully amended by endorsement.

Certificate Holder Water Leaf Management Inc.	Name and address of Insured 1186354 BC Ltd 103-8050 Lickman Road Chilliwack, BC V2R 0Y3
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Type of Insurance	Insurer	Policy Number	Deductible	Limits of Liability
Commercial General Liability	Northbridge Commercial Insurance	[REDACTED]	\$2,500 Bodily Injury/Property Damage Deductible	\$5,000,000 Bodily Injury & Property Damage – Each Occurrence \$5,000,000 Products Completed Operations – Aggregate \$5,000,000 Personal and Advertising Injury – Aggregate \$5,000,000 General Aggregate \$5,000,000 Non-Owned Automobile Liability \$500,000 Tenants Legal Liability – Any One Premises

Policy Effective Date: February 21, 2023 to Policy Expiry Date: February 21, 2024

Operations Covered: Cannabis Retailer

Additional Insured(s): Water Leaf Management

It is hereby understood and agreed that Water Leaf Management are added as Additional Insureds to the above noted policy with respect to Commercial General Liability – but only with respect to the operations of the Named Insured. Policy limits are not increased by such addition.

CANCELLATION NOTICE:
Should the above described policy be cancelled before the expiration date thereof, the Insurer will endeavour to mail 30 days written notice to the Certificate Holder, but failure to mail such notice shall impose no obligation or liability of any kind upon either the Insurer or HUB International Insurance Brokers.

Issued at: Victoria, BC

HUB International Insurance Brokers

Date: February 21, 2023



Authorized Representative



SEED & STONE

Community Impact Statement

RESORT MUNICIPALITY OF WHISTLER

Seed & Stone Community Impact Statement for
the Mayor and The Council

Vikram Sachdeva

Founder & CEO

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Appendix 2 – Online Community Engagement Poster24

Introduction

Seed & Stone, a business venture of Songhees Nation is an independent and local cannabis retailer building a portfolio of consumer-centric and community-friendly branded retail stores in British Columbia. Seed & Stone currently has a portfolio of seven stores in B.C. – one store in Chilliwack, two stores in downtown Victoria in *partnership with Songhees First Nation*, one store in Delta (**the first cannabis store in Delta**), one store in Hope (**the first cannabis store in Hope**), one store under construction in Coquitlam (**among the first to get the license approval**) and one store licensed in **White Rock (opposite iconic pier)**. We are a responsible community partner and have a stellar operational record with no incident recorded to date. Our Chilliwack store receiving a Google review rating of 4.7 out of 5.0 from 124 reviews stands testimonial to our track record as a trusted partner and operator.

Seed & Stone is proposing to open a Cannabis retail location at **Unit 4, 4122 Village Green, Whistler, B.C.** The location has been proposed keeping in mind community and compliance as the top priorities to address the RMOW’s guiding principles, location guidelines and evaluation criteria. We have summarized below the proposed project details and its benefits to the community and how it will address RMOW’s policies and contribute to Whistler’s priorities, goals and vision.

On the same note, we have summarized below the proposed project details.

Key Project Parameters	Description
Location	Unit 4, 4122 Village Green, Whistler, B.C.
Location Selection Process	Based on multiple engagements with community members
Store Operator	Seed & Stone
Operator Contact Details	A: Suite 300, 1688 152nd Street, Surrey, B.C., V4A 4N2 email: vikrams@seedandstone.com chrisg@seedandstone.com phone: 778-895-7192, 604-779-8918
Landlord	Roti Industries Ltd.
Cannabis Policy Compliance	Completely in compliance with City's Policy
Distance from sensitive areas	Significantly away from all sensitive areas
Project Accessibility	Easily accessible on a public transit route and has ample parking facilities
Impact on Traffic	Minimum impact as parking facilities are available
Project Design	A high-end welcoming design concept that fits with the neighbourhood
Operator Experience	Has five locations in operation and two stores are under construction. Three of these locations are in the travel & tourists community

Operational Hours	9:00 AM to 11:00 PM on all days or as allowed by RMOW
Products Sold	Cannabis and related products as allowed by federal, provincial and local government
Odour Management	Addressed with the operations protocol and installation of carbon filters
Security	Comprehensive security plan. No incident recorded to date in other stores in operation
Community	Community is at the heart of this project

We believe that our proposed project is equipped to serve the RMOW well. We are looking forward to working with RMOW and incorporating RMOW’s suggestion to improve the project wherever necessary to serve the community well.

Seed & Stone - A Perfect fit for Whistler Mountain Resort Character

Seed & Stone is a cannabis retail brand that was founded with a deep appreciation for nature and the mountainous landscape of British Columbia. The name of the brand itself is inspired by the rugged beauty of the mountainous landscape, with "Seed" representing the idea of life and growth, and "Stone" representing strength and resilience.

Seed & Stone is passionate about creating a brand experience that would celebrate the unique qualities of British Columbia's natural environment, while also promoting a healthy and sustainable lifestyle. To that effect, Seed & Stone offers quality Health Canada regulated cannabis products that were carefully curated to appeal to a broad range of consumers.

The Seed & Stone brand has become known for its commitment to quality, social responsibility and sustainability, and has embraced these qualities in the business model and operations.

The store layout has been created to provide a boutique-like experience with an inviting, clean, and professional environment for our customers. Store space is structured in a way to provide a seamless retail and educational experience allowing Seed & Stone to help reduce the stigma surrounding the use of cannabis. The floorplan concept aims to make the interior of the store discreet, preventing minors from viewing any cannabis products or accessories from outside, while keeping sightlines into and out of the store. With a knowledgeable staff and a passionate licensee, we have created a modern-day retail experience that allows every potential customer to become educated about recreational cannabis.



Seed & Stone addresses the Challenges outlined in RMOW's OCP

When RMOW announced its plans for the Cannabis Retail framework. We went to our drawing board to look into how we could benefit RMOW with our presence in the community. We started with RMOW's Official Community Plan (OCP). We identified through OCP the challenges in RMOW and went about addressing them. We started with the location which was beneficial to the neighbourhood community. We have mapped below the challenges faced by RMOW and how we have addressed and will be addressing those challenges.

Attract Favourable Demography

- Our employees are relatively younger - the demography which would play a key role in the economy in 2041
- We pay a higher starting wage than traditional retail services and this will help the younger employees to settle down in Whistler and this will provide demographic dividends in the future

We help create a resilient economy by diversifying the offerings to the tourists

- A growing industry that RMOW has so far not participated in and would add to the mix of uses and density of jobs
- We diversify the services being offered in Whistler which would act as a global attraction as other global competing mountain resorts would not offer this service
- We increase the wallet spend per visitor which is an addition to the economy with the same amount of visitors. Currently, this is a lost opportunity.
- We attract additional footfalls to the neighbourhood businesses

We Commit To Living Wage in a Sustainable way

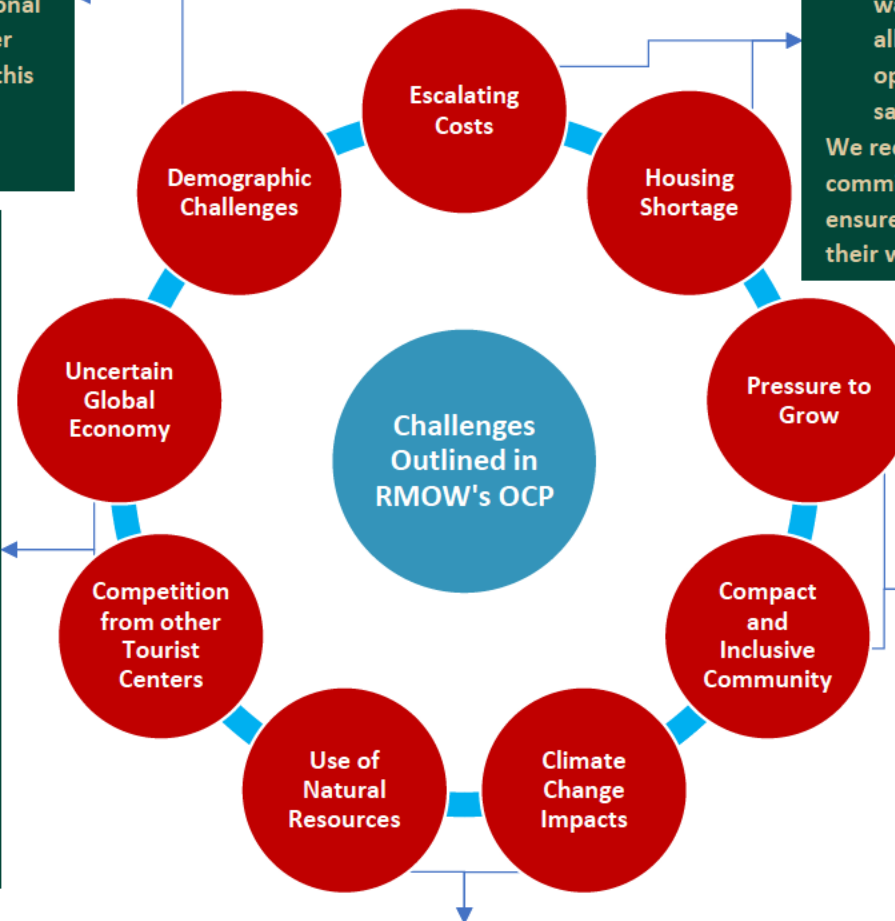
- We expect our employee earnings (wage, incentives and tips) to be higher than the living wage
 - In case the estimated wages/ hour fall short of living wage significantly, we would look to pay a housing allowance of up to \$1/hr if the company's operational and financial sustainability permits the same.
- We recognize that this is an ongoing process and are committed to making continuous improvements to ensure that our employees are fairly compensated for their work.

Replacing a business with a new service and hence minimal growth pressure from our presence

- Our location is replacing a business and is offering a retail service that is not available in RMOW yet and is not an existing service. Hence, our additional footprints are minimal
- We address the wellness requirements of seniors and other community members in need
- We provide access to safe Health Canada regulated products
- Our legal presence results in safer communities

Our Operations are Green and have reduced footprints

- We have five stores in operation and this is the smallest retail area we are going to operate. Because we pride ourselves in aligning with the goals of the community and have a minimum footprint in RMOW
- We use programs and facilities which reduce, reuse and recycle waste. Air filters are installed in all our stores.
- Our stores are designed beautifully and incorporate design elements from nature
- We use LED lighting and have been using Hybrid cars for delivery services



Balancing Resort and Community Needs

Seed & Stone has two leases on hand in 4122 Village Green, Whistler, B.C. – Unit 4 and Unit 10 ('2 Guys With Pipes' location). The Unit 4 is further away from the village stroll compared to Unit 10. While Unit 10 received support

- In the public engagement carried out by RMOW. The location was suggested by the public.
- From the community members and neighbouring businesses. According to them, Unit 10 ('2 Guys With Pipes' location) needed 'Revitalization' (quoted word by community members).

We have submitted our application with Unit 4 after careful consideration and discussion with RMOW staff. Unit 4 aligns better with the criteria listed by RMOW and allows us to serve the community better. **It is just a few feet away from Unit 10 location** which also received over 210 supports from the community (during our initial engagement).

Also, the proposed location is away from sensitive areas including distance from elementary and secondary schools, and other sensitive areas and addresses the concerns generally raised by the neighbourhood community and the strata. The community members suggested this location would be ideal for cannabis operations as it is at the corner of the retail area where there are already a number of 19+ retail services such as pubs and bars in operations..

Employee Housing and Commitment to Living Wage

Seed & Stone will employ up to 12 staff members, including a store manager and at least one assistant store manager. The employees will be found through our community hiring fair and online job boards. The minimum wage set by the government of British Columbia is \$15.65 (as of June 1, 2022) and going by the \$1 increase in the federal minimum wage for 2023 we expect the B.C. minimum wage to also increase by \$1 starting June 01, 2023, which would bring the minimum wage to \$16.65. All budtenders will be paid an average starting base hourly rate of \$20.00/ hour which is ~20% higher than British Columbia's expected minimum wage of \$16.65 for 2023-2024 and ~28% higher than the 2022-2023 minimum wage. Our assistant manager would be paid a starting wage of \$22/ hr and the manager \$26/ hr.

Also, once the store reaches six months of operations, Seed & Stone has plans to incorporate comprehensive monthly and annual incentives based on a variety of criteria that includes all aspects of retail operations. We would enable the Tips mechanism on our POS systems. The tipping norm in the service industry is between 15-20% and we expect the same in our store too. We expect incentives along with Tips to ensure that the total earnings per hour would be higher than the Living Wage in Whistler. The total earnings/ hour for an employee is estimated to be \$7-9/ hr higher than the expected minimum wage of \$16.65 for the year 2023-2024. We also have an employee benefits program for full-

time employees which covers 50% of dental and medical expenses.

In case the estimated wages/ hour fall short of living wage significantly, we would look to pay a housing allowance of up to \$1/hr if the company's operational and financial sustainability permits the same. Seed & Stone will also conduct annual employee assessments where pay raises, and promotions (if required) will be given based on their annual performance.

As a responsible and socially conscious business, we understand the importance of providing fair and equitable compensation to our employees. Therefore, we are committed to the concept of a living wage and aim to ensure that all of our employees receive a salary that meets their basic needs. However, we also understand this requires careful consideration and planning as it is a complex issue as indicated by the City of Vancouver (with its mighty resources) ending its six-year commitment to the living wage, a program it once championed. While we are committed to the living wage, if there is a shortfall between our estimation of employee earnings vs living wage, it might be challenging for us to achieve this goal immediately without taking a hit on operational sustainability which would in turn have an impact on our operations and the local economy. We recognize that this is an ongoing process and are committed to making continuous improvements to ensure that our employees are fairly compensated for their work. We will work towards this goal by assessing our compensation policies, and the cannabis industry happenings both in terms of business and regulations (the industry is in its infancy, just 4 years old) and exploring opportunities to increase compensation where possible. Currently, we are ahead of our competition in terms of the wage rates offered in our existing stores and we would continue to be the paymaster in the industry.

Relationships with or Support for Community Organizations

The corporate management team also has a proven track record of supporting local communities engaged in sports activities and city councils engaged in the development of the city through annual economic support. **Seed & Stone is looking to donate 5% of the annual profits from the Whistler store to the Squamish Lil'wat Cultural Centre and Whistler Blackcomb foundation.**

Leadership in Sustainability and Climate Action

We have five stores in operation and this is the smallest retail area we are going to operate. We pride ourselves in aligning with the goals of the community and have minimized our footprint in Whistler. We use programs and facilities which reduce, reuse and recycle waste. Air filters are installed in all our stores. Our stores are designed beautifully and incorporate design elements from nature. We use LED lighting, and programmable thermostats and optimize the heating and cooling systems.

We are committed to Whistler Zero Waste Action Plan and Climate Action Big Moves Strategy and would be the early adopter of any sustainable policies and solutions available. On the same note we commit to the following activities and any other activities suggested by RMOW

- We have been using Hybrid cars for delivery services. We will explore electric delivery vehicle options once we mapped out the demand cycle. Also, we will be looking to work with 3rd party delivery aggregators which would minimize the footprints.
- Employees will be trained in recycling programs by local waste and recycling providers
- We will encourage the employees to use sustainable modes of transportation such as biking, walking, or carpooling
- We also plan to have regular community clean-up initiatives

Contributions to local economic development

Cannabis retail is a growing industry that RMOW has so far not participated in and would add to the mix of uses and density of jobs. According to various research reports, cannabis retail is projected to grow at 10-15% per annum which is significantly higher than the projected Canada GDP growth rate of 1.7% per annum over 2022-2030E. This growth is driven by the expected increase in consumption rate due to lower societal stigma, a switch from the illicit market to the legal market, increase in the frequency of consumption for both recreational and wellness reasons.

We diversify the services being offered in Whistler which would act as a global attraction as other global competing mountain resorts would not offer this service. We believe that we would increase the wallet spend per visitor which is an addition to the economy with the same amount of visitors. Currently, this is a lost opportunity.

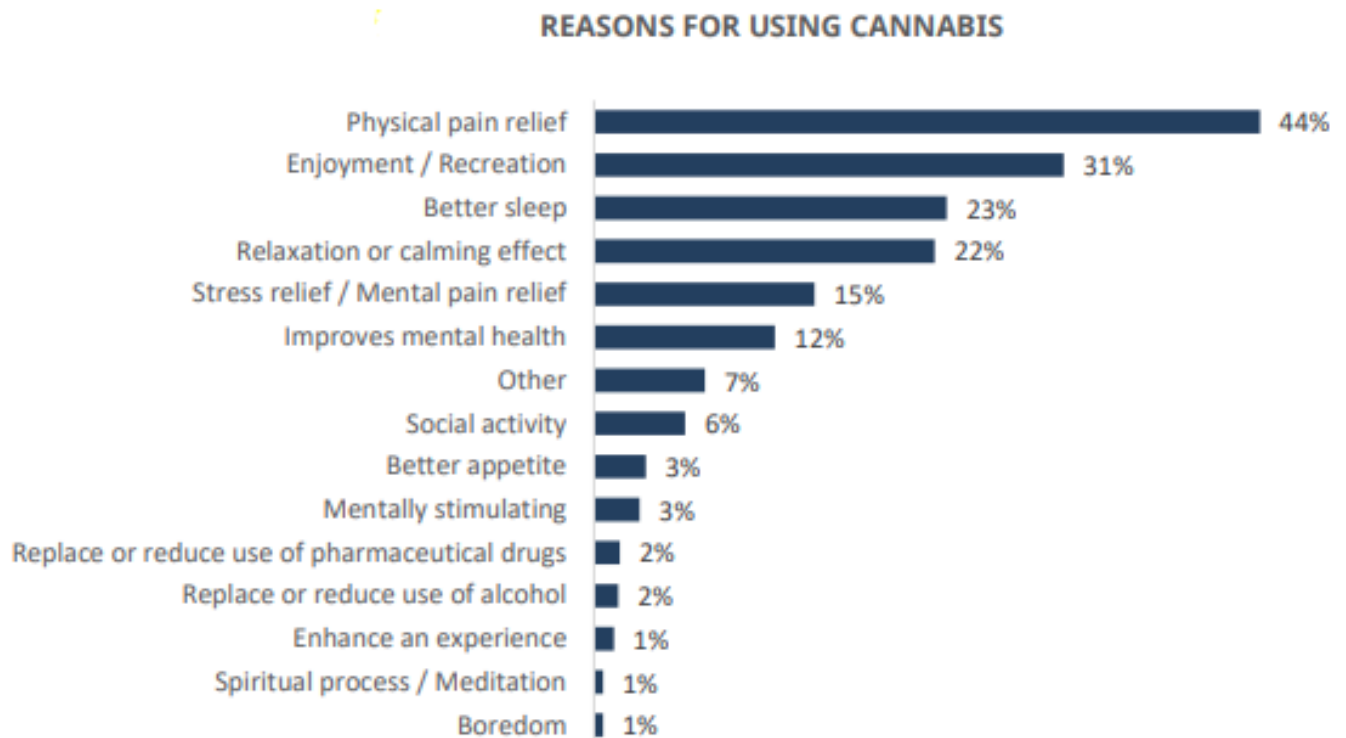
We attract additional footfalls to the neighbourhood businesses. Our Chilliwack store, a standalone retail store located away from the retail area, attracts on average 100+ invoices in a day. Going by the above invoices count, Seed & Stone could attract ~100 customers per day to the local retail area with its presence. These customers could shop in the neighbouring businesses benefitting the local business and economy. According to MJBiz Factbook published by [MJBiz Daily](#), a leading news and research institution in the Cannabis industry, the cannabis industry's economic multiplier is 3.5x.

With our operations, we plan to contribute to the local economy with employment generation of ~\$350k/ annum (estimated) in wages or more if the sales are more than our estimates. These wages again are going to be spent in the local economy which in turn would strengthen the local economy.

Commitment to Whistler’s community health and social strategy goals

We expect to contribute to the community’s health and social strategy by

- 1) Prohibiting sales to minors – product sales would not be made if the youth does not have IDs to show that they are 19+.
- 2) Providing access to safe Health Canada-regulated products for wellness needs
- 3) Diverting revenue from the illicit markets and generating tax revenue and employment
- 4) Addressing wellness requirements of the community – 44% of the users consumed it for physical pain relief as per the 2022 BC government survey



- 5) Offering 10% discounts to local seniors and first responders
- 6) Lowering crime rates - studies show that legal cannabis retail lowers crime rates - [Multiple Studies](#)
- 7) Incorporates CPTED (Crime Prevention Through Environmental Design) measures which have proven effective in preventing crimes and would enhance the security in the surrounding areas
- 8) Seed & Stone places emphasis on education, not just for its employees but for the surrounding community. All employees must complete their selling-it-right training, but Seed & Stone does not stop there. Seed & Stone promotes and encourages the use of Canada's "Lower-Risk Cannabis Use Guidelines", an evidence-based tool used to guide choices and improve the health of Canadian cannabis users

- 9) Seed & Stone with its service partners such as Dutchie, Cova, SpringBig, Onfleet and CTC (Cannabis Training Canada) provides up-to-date training for all employees. This training includes but is not limited to identifying and refusing service to minors and dealing with intoxicated patrons
- 10) In-store signage will be prominent and cover the dangers of intoxicated driving and consuming cannabis while pregnant
- 11) Seed & Stone invests in the professional development and education of its personnel to uphold a standard of excellence and provide customers with comprehensive product knowledge when selecting their cannabis products. We will require all employees to participate in the assigned education and training programs and pass the requirements. Also, all new employees would be given the required training support and would be monitored for performance to clear the probationary period to best serve the community.

We have plans to continue to actively be engaged with the community and look forward to contributing and addressing the health and social needs.

Commitments to reconciliation and providing economic opportunities for the Lil'wat Nation and Squamish Nation

Songhees Nation partnered with Seed & Stone to open two Cannabis stores in downtown Victoria, on the traditional territory of Songhees Nation, based on key values – Honesty, Trust and Forgiveness. Currently, Songhees Nation has deepened the partnership to invest in Seed & Stone and become a major shareholder in Seed & Stone. Seed & Stone is now a business venture of Songhees Nation.

Songhees Nation chose to invest in Seed & Stone cannabis retail boutique to create employment opportunities and generate surplus income for community priorities. This initiative is a significant part of the economic reconciliation efforts carried out by the Songhees Nation and would benefit both the Songhees Nation and the community where the stores are operating in.

The Seed & Stone Whistler store would provide employment opportunities with a preference for the Squamish Nation and Lil'wat Nation members. We will be rolling out a First Nations cannabis retail training program at the time of the store opening. Also, we are looking to donate 5% of the annual profits from the Whistler store to the Squamish Lil'wat Cultural Centre and Whistler Blackcomb foundation. This donation is also expected to benefit the Squamish and Lil'wat members.

Seed & Stone has created a pathway for all First Nations to participate in the legal cannabis industry in the name of reconciliation and contributing to the economic development of their community. We have reached out to various First Nations to help further their interests in the cannabis space.

Security and Nuisance Mitigation Plans

Our philosophy is to conduct our operations that would maximize security and minimize the nuisance and integrate the specialized measures undertaken for enhancing security and mitigating nuisance. Below are various operational measures we have undertaken for the same

- We will have a state-of-the-art security system with over 12 HD remote monitoring cameras which are backed up remotely and kept for up to 90 days. Over 10 motion sensors, protected walls, a steel vault for inventory, 24/7 monitoring and an alarm system with 90 days of recording capability of DVR are also in place. We will adhere to any requirements of RMOW to ensure security is a top priority.
- We use Brinks' tech-enabled hardware to keep our employees safe and protect cash. Brinks is the global leader in private security services in handling cash and valuables-related operations.
- Measures we have taken to maintain a safe, secure environment – access control to secured storage, lockable displays and cabinets, security alarm system, and ample artificial lighting outside the store premises.
- Seed & Stone is currently operating seven days a week from 9:00 AM – 11:00 PM. We understand the importance of hours being consistent with the community and we will consult with the local government and the community before finalizing the hours.
- Consumption of cannabis products will not be permitted, within the store or directly outside of the store
- All products arriving at the store will be pre-packaged and will be delivered to the receiving area; from there they will be moved to a secured storage. Since the product is prepackaged and the cardboard it comes in is removed from the store once received, there is little to no noticeable odour emitted in or around the store.
- A carbon filter will be added to all rooms in our store that contain cannabis products. These filters are highly successful in eliminating the odour caused by the permeation of our cannabis products. The filters have a strong ventilator, which pushes the air from the room and pushes it through the odour eliminator and brings cleaner air back into the room.
- Seed & Stone has comprehensive security measures in place that covers workforce security, store premises security, and a fire and safety plan. We haven't recorded an incident to date on any of our stores in operation.
- Seed & Stone has installed a state-of-the-art technology suite to run the delivery services. Our delivery protocols ensure a safe and secure delivery for both our customers and our employees.
- We have also submitted a Good Neighbour Agreement and would adhere to it
- Posters on social responsibility and Smoking Regulations Bylaw would be pasted in prominently visible areas of the store. Pls. refer **Appendix 1** below for the sample poster we have created to depict RMOW's smoking bylaw

Community Engagement - Support and Feedback Received

Our team visited multiple times to RMOW to engage with the community and also met with the strata council virtually. Cumulatively, our team spent more than 20 hours just interacting with the community members without including the time we spent in preparation, travel and research. We received over 210 support signatures from the community. We observed that many community members had strong reasons for Seed & Stone to operate the legal cannabis store at Unit 10, 4122 Village Green, Whistler, B.C. ('2 Guys with Pipes' location). **This location is just a few feet away from Unit 4, our proposed location which complies better with RMOW criteria.**

We have summarized below the observations of Seed & Stone employees who were involved in the community engagement process and have also attached the signature petition forms.

- Overwhelmingly positive support for Seed & Stone brand opening a cannabis retail store in RMOW from various community members - tourists, business owners, locals and people working in the village
- Many couldn't believe Whistler doesn't have any Cannabis stores yet and can't wait until we open
- Non-users have also been supportive of cannabis retail in a controlled environment and its potential to limit Illicit cannabis crimes
- Different users (wellness and recreational consumers) currently drive outside of Whistler to purchase the product and would love to support the local community by purchasing these products locally
- The community engagement generated high level enthusiasm to the extent that a particular group within the community reached out to other community members and friends to sign the petition
- Common comments received were - "Why don't we have a shop here already?", "When are you opening?", "Will you deliver?", "Will you be hiring soon?", "How else can we support your potential opening?", "That's a great location."

We also engaged with the RMOW community online to gather their support and received 12 supports for our application. We have attached the online support communication reach out poster in the Appendix 2.



SEED & STONE

Community Engagement

February 4th, 2023



NEW DEVELOPMENT OF RETAIL CANNABIS BOUTIQUE

PROJECT: SEED & STONE

UNIT 10 – 4122 VILLAGE GREEN, WHISTLER BC – V0N 1B4

NOTE: By signing this petition, you declare that you are 19 years or older and are voting on the proposed new development of a retail cannabis boutique at the premises mentioned above.

Table with 6 columns: S.No, First name, Last name, Address AND/OR Postal Code, In support (circle the choice), Signature. Contains 30 rows of handwritten entries.



SEED & STONE

Community Engagement

March 7, 2023



NEW DEVELOPMENT OF RETAIL CANNABIS BOUTIQUE

PROJECT: SEED & STONE

UNIT 10 – 4122 VILLAGE GREEN, WHISTLER BC – V0N 1B4

NOTE: By signing this petition, you declare that you are **19 years or older** and are voting on the proposed new development of a retail cannabis boutique at the premises mentioned above.

S.No	First name	Last name	Address AND/OR Postal Code	In support (circle the choice)	Signature
1	Tara	Kerr	V8E 0A8	Yes No	
2	Janet	mehra	50510	Yes No	
3	Tom	Bell	8329 (Hotel Du	Yes No	
4	SABINE	ABRAHAM	V8E 0Z1 TreeLine	Yes No	
5	Sam	Dick	1136 F	Yes No	
6	Dougi	McGill	V805121	Yes No	
7	Alexa	Pennel	VON 1B7	Yes No	
8	Ally	Poll	VON 1B1	Yes No	
9	OSCAR	Downie	V8E0C5	Yes No	
10	Ronan	McGill	V8E0C5	Yes No	
11	TOM	Picard	1111	Yes No	
12	isabella	Black	V8E 0C2	Yes No	
13	Daisy	Kemp	V8E 044	Yes No	
14	Kristen	McKain	V8E 074	Yes No	
15	Eric & Limbo	Limbo	V8E 0L2	Yes No	
16	BIANCA	Amis	V8E 0L2	Yes No	
17	ADAM	HALL	V8E 0L2	Yes No	
18	Dave	Roche	V8E 0L2	Yes No	
19	KORA	RHODES	V8E 0L2	Yes No	
20	WILL	MARSHALL	VON 1B8	Yes No	
21	Gabe	MORETTI	VON 1B8	Yes No	
22	Chloe	Dennis	VON 1B8	Yes No	
23	Jack	Alexson	VON 1B7	Yes No	
24	Alex	JUPP	V8E0C2	Yes No	
25	Stefan	Di Antonio	V8E 0L2	Yes No	
26	Nick	Burrell	V8E0C2	Yes No	
27	Brodie	Chiddy	V8F012	Yes No	
28	Lashie	Burrell	V8F012	Yes No	
29	MICHELLE	Tubaro	V8F012	Yes No	
30	MARK	TWADDELL	V80652	Yes No	

S.No	First name	Last name	Address AND/OR Postal Code	In support (circle the choice)	Signature
31	Jessica	TAKAIS	VEE 052	Yes No	
32	HOLLY	WALL	8188 ALPINE WAY	Yes No	
33	OLI	PASSAU	2747 Grandvoile way	Yes No	
34	BLAIR			Yes No	
35	Gene	Julian	Connecticut	Yes No	
36	Ned	Aylward	8297 Rainbow Dr	Yes No	
37	JAMES	WHITAKER	8297 Rainbow dr	Yes No	
38	Leo	Baker	4812 Glacier Ln	Yes No	
39	Hugh	Parrott	4812 Glacier Ln	Yes No	
40	Andy	Swann	216 2007 Nordic	Yes No	
41	Tara	Bennett	4802 Glacier lane	Yes No	
42	James	Paton	26-1245 Mount Fee, Rd	Yes No	
43	Ben	Smith	7300 Kempton-Cornell	Yes No	
44	Lochlan	Gunn	4814 Glacier lane	Yes No	
45	Karen	Woolhouse et		Yes No	
46	Kris	Hawk	310 West Dick	Yes No	
47	Tom	Chidley	5013 Panorama Ridge	Yes No	
48	Tyson	Roberts	Glacier lane	Yes No	
49	Jacob	B. P.	20 Denmark Crescent	Yes No	
50	Isla	Hunter	18 Minnehaha Ave, Tihway	Yes No	
51	Haron	Raulin	15 Broad Street NYC	Yes No	
52	Mihaila Idri		415 4th Ave, New York	Yes No	
53	Jack	M. Standish	4810 Glacier lane	Yes No	
54	George	Standish	604-4814 Glacier Lane	Yes No	
55	Brandon	Stan	2262 Brandywine way	Yes No	
56	Saxon	McHutchison	2101 castle drive	Yes No	
57				Yes No	
58				Yes No	
59				Yes No	
60				Yes No	
61				Yes No	
62				Yes No	
63				Yes No	
64				Yes No	
65				Yes No	
66				Yes No	
67				Yes No	
68				Yes No	
69				Yes No	
70				Yes No	
71				Yes No	
72				Yes No	
73				Yes No	
74				Yes No	
75				Yes No	
76				Yes No	
77				Yes No	
78				Yes No	



SEED & STONE

Community Engagement

March 7, 2023



NEW DEVELOPMENT OF RETAIL CANNABIS BOUTIQUE

PROJECT: SEED & STONE

UNIT 10 – 4122 VILLAGE GREEN, WHISTLER BC – V0N 1B4

NOTE: By signing this petition, you declare that you are **19 years or older** and are voting on the proposed new development of a retail cannabis boutique at the premises mentioned above.

S.No	First name	Last name	Address AND/OR Postal Code	In support (circle the choice)	Signature
1	Camrin	Guarino	97129	Yes No	
2	Simon	Vedder	48307	Yes No	
3	Chris	hord	8017	Yes No	
4	ADAM	SURFBER	0792	Yes No	
5	Steven	Ryll	04315	Yes No	
6	Chesha Chern		V8E 1P1	Yes No	
7	Adam Horror		V8E 1P1	Yes No	
8	Meghan	Platt	V0N 1B2	Yes No	
9	Maggie	MacKenzie	V0N 1B2	Yes No	
10	Higgo	Higgins	V0N 1B3	Yes No	
11	Amani	Datt	V0N 1B2	Yes No	
12	Jennifer	Wooler	V0N 1B2	Yes No	
13	FRÉDÉRIQUE	LAVALLÉE	V8E 0B3	Yes No	
14	Darnell	Marks	V8E 1B4	Yes No	
15	Sillie	Littleton	V8E 602	Yes No	
16	Gabe Gage	Barron	84401	Yes No	
17	Nicholas	Huber	V8E 0J6	Yes No	
18	Paige	Michelmore	V8E 0B8	Yes No	
19	Leah	Campbell	V8E 0E8	Yes No	
20	Holly	BLOWER	V8E 0B5	Yes No	
21	Emile	Leves	J3V 343	Yes No	
22	Sasha	Stater	V8E 0G1	Yes No	
23	Juan	Morales	01610	Yes No	
24	Elmer	Wilson	V8E 0B8	Yes No	
25	Fred			Yes No	
26	Lucan	Faces		Yes No	
27	SAMUEL	Touss	V8E 0D3	Yes No	
28	NATHAN	Quinn-Stanbury	V8E 0N8	Yes No	
29				Yes No	
30				Yes No	

S.No	First name	Last name	Address AND/OR Postal Code	In support (circle the choice)	Signature
31	Tim	Breeze	3/0222 Kaurum Rd V8E 0V3	<input checked="" type="radio"/> Yes No	
32	Robin	Donnelly	8464 Matterhorn Dr	<input checked="" type="radio"/> Yes No	
33	Callum	Anderson	2705 Sproutt Drive	<input checked="" type="radio"/> Yes No	
34	Dylan	Morris	1400 Alta Lake Rd	<input checked="" type="radio"/> Yes No	
35	Enright	Airagh-Leon	7354 Tow Sailer	<input checked="" type="radio"/> Yes No	
36	Cooper	Phillips	2240 Grandola Way	<input checked="" type="radio"/> Yes No	
37	PHILIP	Duncan.	2026x NORNIC DRIVE	<input checked="" type="radio"/> Yes No	
38	ROSS	JOSE	2026x NORNIC DRIVE	<input checked="" type="radio"/> Yes No	
39	Fredie	Katis	4355 Northlands Boulevard	<input checked="" type="radio"/> Yes No	
40	uan	Judge	1510 Alta lake road	<input checked="" type="radio"/> Yes No	
41	Aran	McLonnell	628x Palmer Drive	<input checked="" type="radio"/> Yes No	
42	Lenox	Duvics	7447 Vreal Road	<input checked="" type="radio"/> Yes No	
43	Ciarra	Torrance	4637 Blackcomb Way	<input checked="" type="radio"/> Yes No	
44	Megan	Clerke	7350 Crabapple Cst	<input checked="" type="radio"/> Yes No	
45	DAVID	COSGROVE	7354 TOW SAILER LN	<input checked="" type="radio"/> Yes No	
46	Olve	Clifford Bomer	6125 eagle lake	<input checked="" type="radio"/> Yes No	
47	Hannah	Clinton	6147 Eagle Drive	<input checked="" type="radio"/> Yes No	
48	Eddy Colin	Edwards	209-3078 Hillcrest Dr.	<input checked="" type="radio"/> Yes No	
49	Kierra	WELSH	6850 Crabapple dr	<input checked="" type="radio"/> Yes No	
50	Garrit	Setia	250 9752125	<input checked="" type="radio"/> Yes No	
51	Lynne	Cribnoul	4325 Northlands Blvd	<input checked="" type="radio"/> Yes No	
52	Elizabeth	Boyes	V8E 1A5	<input checked="" type="radio"/> Yes No	
53	Maja	Eskelinen	V8E 1A5	<input checked="" type="radio"/> Yes No	
54				Yes No	
55				Yes No	
56				Yes No	
57				Yes No	
58				Yes No	
59				Yes No	
60				Yes No	
61				Yes No	
62				Yes No	
63				Yes No	
64				Yes No	
65				Yes No	
66				Yes No	
67				Yes No	
68				Yes No	
69				Yes No	
70				Yes No	
71				Yes No	
72				Yes No	
73				Yes No	
74				Yes No	
75				Yes No	
76				Yes No	
77				Yes No	
8				Yes No	



Community Engagement

March 7, 2023



SEED & STONE

NEW DEVELOPMENT OF RETAIL CANNABIS BOUTIQUE

PROJECT: SEED & STONE

UNIT 10 – 4122 VILLAGE GREEN, WHISTLER BC – V0N 1B4

NOTE: By signing this petition, you declare that you are **19 years or older** and are voting on the proposed new development of a retail cannabis boutique at the premises mentioned above.

S.No	First name	Last name	Address AND/OR Postal Code	In support (circle the choice)	Signature
1	Joe	Woodhall	2104 Nordic drive	Yes No	
2	Paul	McCrank	1910 Poplar St	Yes No	
3	Darren	Whitford	56 Seymour rd.	Yes No	
4	William	Peters	15141 creekside RD	Yes No	
5	Steve	Giarino	16024 NW Bauman St 202	Yes No	
6	Ben	Terrien	1793 Ring Neck	Yes No	
7	Michael	Amore	8017 Nicklaus North Ave	Yes No	
8	Brad	Kee	263 Ellis Ave	Yes No	
9	Alexandra	Schaller	Schultr. St, 22683 Berlin	Yes No	
10	Kendra	Nimchuk	1400- Alta lake Rd	Yes No	
11	Brin	Alexander	7236 Fitzsimmons	Yes No	
12	Christina	Brown	3213 Arbutus Drive	Yes No	
13	Dean	Davidson	303-4814 Glacier Lane	Yes No	
14	Kenneth	Perchet	4399 PAINTED CLIFF RD	Yes No	
15	Filippa	Juserius	4090 Whistler way	Yes No	
16	Charlotte	Liler	4090 Whistler way	Yes No	
17	Jeremy	Peterson	#21-4314 Main St	Yes No	
18	Mark	Lammamaya	P.O. 415 Whistler	Yes No	
19	Erin	Airagh	Toni Sailer 7354	Yes No	
20	Emily	Cyr	8214 Rainbow drive	Yes No	
21	ADAM	JACKSON	3242 Juniper Pl.	Yes No	
22	Ludo	Ranieri	8219 rainbow dr.	Yes No	
23	Stannan	George	58759 8112	Yes No	
24	Bella	Hyatt	807 215004	Yes No	
25	Aleksander	Eversheds	236 788 5969	Yes No	
26	Julie	Schmitt	785-220-4146	Yes No	
27	Lex	EDWARDS	V8E 0J6	Yes No	
28	Emilie	CHARKER	V8E 0G1	Yes No	
29	Evan	Fitzpatrick	V8E 0B1	Yes No	
30	Sophie	MCDOWELL	V8E 0C2	Yes No	

S.No	First name	Last name	Address AND/OR Postal Code	In support (circle the choice)	Signature
31	Leif	Rishod	39767 Gnd rd.	<input checked="" type="radio"/> Yes <input type="radio"/> No	
32	Sophie	Lane	4804 Glacier Ln	<input checked="" type="radio"/> Yes <input type="radio"/> No	
33	Wally Tom	Wegs	2417 Dora Murray Place	<input checked="" type="radio"/> Yes <input type="radio"/> No	
34	Michelle	Buller	82001 Dawn Way	<input checked="" type="radio"/> Yes <input type="radio"/> No	
35	Sophie	Thornton	1200 Alta Lake Rd	<input checked="" type="radio"/> Yes <input type="radio"/> No	
36	Anna	Sumner	1200 Alta Lake rd.	<input checked="" type="radio"/> Yes <input type="radio"/> No	
37	Melodie	LeFontaine	1200 Alta Lake rd	<input checked="" type="radio"/> Yes <input type="radio"/> No	
38	Petal	Escholes	1200 Alta Lake rd	<input checked="" type="radio"/> Yes <input type="radio"/> No	
39	Ren	McClatchey	1200 Alta Lake rd	<input checked="" type="radio"/> Yes <input type="radio"/> No	
40	Sian	Herbert	1200 Alta Lake Rd	<input checked="" type="radio"/> Yes <input type="radio"/> No	
41	Elise	Lepore	1200 Alta Lake rd	<input checked="" type="radio"/> Yes <input type="radio"/> No	
42	Alex	Harrison	140 Asanti St	<input checked="" type="radio"/> Yes <input type="radio"/> No	
43	Sarah	Lawrence	V8E 0B8	<input checked="" type="radio"/> Yes <input type="radio"/> No	
44	MADDIE	SMITH	5716 DYLWOOD	<input checked="" type="radio"/> Yes <input type="radio"/> No	
45	Jennice	Verbaet	1040 Cayuga Way	<input checked="" type="radio"/> Yes <input type="radio"/> No	
46	Anna	Graham	3362 Panorama Ridge	<input checked="" type="radio"/> Yes <input type="radio"/> No	
47	Ignacio	Concepcion	7251 Fitzsimmons	<input checked="" type="radio"/> Yes <input type="radio"/> No	
48	Kyle	Lau	4806 Glacier Lane	<input checked="" type="radio"/> Yes <input type="radio"/> No	
49	LACHING	LAGEA	" " "	<input checked="" type="radio"/> Yes <input type="radio"/> No	
50	JOSH	CUFF	4808 Glacier Lane	<input checked="" type="radio"/> Yes <input type="radio"/> No	
51	Kirsten	ROBINSON	7457 Ambassador	<input checked="" type="radio"/> Yes <input type="radio"/> No	
52	Jordan	Roy Sun	5001 Alpin Crest	<input checked="" type="radio"/> Yes <input type="radio"/> No	
53	LEON	SEWERS	3813 Panorama	<input checked="" type="radio"/> Yes <input type="radio"/> No	
54	WITTE	BRN	5414 94th	<input checked="" type="radio"/> Yes <input type="radio"/> No	
55				Yes No	
56				Yes No	
57				Yes No	
58				Yes No	
59				Yes No	
60				Yes No	
61				Yes No	
62				Yes No	
63				Yes No	
64				Yes No	
65				Yes No	
66				Yes No	
67				Yes No	
68				Yes No	
69				Yes No	
70				Yes No	
71				Yes No	
72				Yes No	
73				Yes No	
74				Yes No	
75				Yes No	
76				Yes No	
77				Yes No	
78				Yes No	



SEED & STONE

Community Engagement

March 7, 2023



NEW DEVELOPMENT OF RETAIL CANNABIS BOUTIQUE

PROJECT: SEED & STONE

UNIT 10 – 4122 VILLAGE GREEN, WHISTLER BC – V0N 1B4

NOTE: By signing this petition, you declare that you are **19 years or older** and are voting on the proposed new development of a retail cannabis boutique at the premises mentioned above.

S.No	First name	Last name	Address AND/OR Postal Code	In support (circle the choice)	Signature
1	Ryoma	Chiyesu	4557-10 Blackcomb way	Yes No	[Redacted]
2	Blair	Dominique	1122 Plateau L-	Yes No	
3	Wout	Weghorst	1146 Beaver Road	Yes No	
4	Holly	R	Pemberton	Yes No	
5	Henry	Webb	V8E 0G9	Yes No	
6	Emily	Halfyard	V8E 0C2	Yes No	
7	Emma	DAVIDSON	V8E0C2	Yes No	
8	Claire	McPherson	V8E0C2	Yes No	
9	Aisha	McLroy	V0N2L4	Yes No	
10	Brian	McArthur	4661 Blackcomb way	Yes No	
11	Yoni	Krohnman	4661 Blackcomb way	Yes No	
12	Karissa	Jones	V8E0G3	Yes No	
13	Shelley	Lidell	medo per te	Yes No	
14	Najade	Lamontagna	2110 Whistler Rd	Yes No	
15	Sarah	Mohr	2117 Nordic Drive	Yes No	
16	Erica	Cleghorn	V8E 0C2	Yes No	
17	Charisma	Stewart	V8E 0B8	Yes No	
18	Brian	Smu	V8E 0P6	Yes No	
19				Yes No	
20				Yes No	
21				Yes No	
22				Yes No	
23				Yes No	
24				Yes No	
25				Yes No	
26				Yes No	
27				Yes No	
28				Yes No	
29				Yes No	
30				Yes No	



SEED & STONE

Community Engagement

March 7, 2023



NEW DEVELOPMENT OF RETAIL CANNABIS BOUTIQUE

PROJECT: SEED & STONE

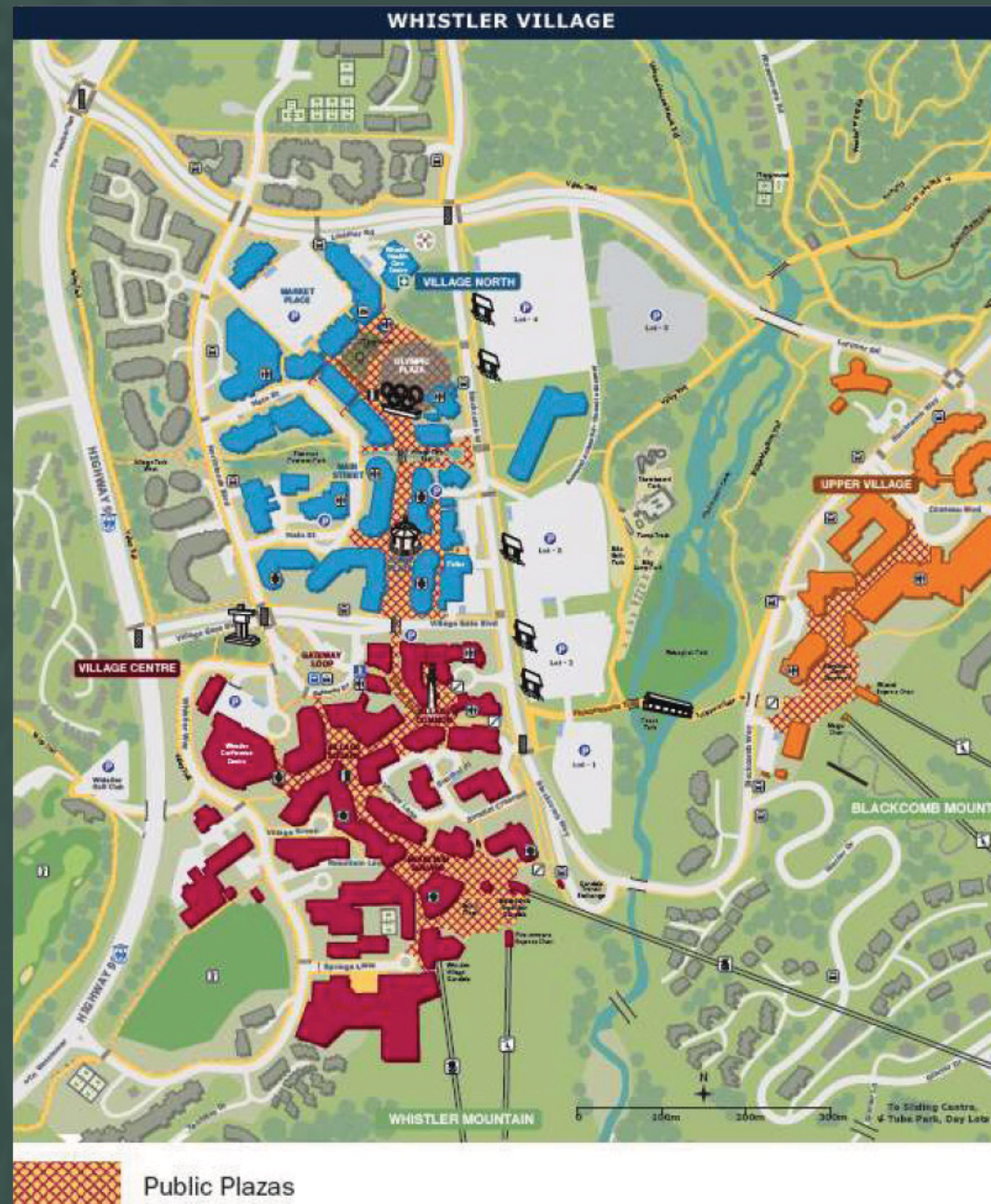
UNIT 10 – 4122 VILLAGE GREEN, WHISTLER BC – V0N 1B4

NOTE: By signing this petition, you declare that you are **19 years or older** and are voting on the proposed new development of a retail cannabis boutique at the premises mentioned above.

S.No	First name	Last name	Address AND/OR Postal Code	In support (circle the choice)	Signature
1	Daniel	Grimes	V8E 0A8	<input checked="" type="radio"/> Yes <input type="radio"/> No	[Redacted Signature]
2	Jenny-Lee	Caruana	L7E-3Z4	<input checked="" type="radio"/> Yes <input type="radio"/> No	
3	Robert	Caruana	L7E-3Z4	<input checked="" type="radio"/> Yes <input type="radio"/> No	
4				Yes No	
5				Yes No	
6				Yes No	
7				Yes No	
8				Yes No	
9				Yes No	
10				Yes No	
11				Yes No	
12				Yes No	
13				Yes No	
14				Yes No	
15				Yes No	
16				Yes No	
17				Yes No	
18				Yes No	
19				Yes No	
20				Yes No	
21				Yes No	
22				Yes No	
23				Yes No	
24				Yes No	
25				Yes No	
26				Yes No	
27				Yes No	
28				Yes No	
29				Yes No	
30				Yes No	



SCAN TO SEE
WHISTLER
 SMOKING REGULATION BYLAW



SMOKING REGULATION BYLAW

GENERAL SMOKING RESTRICTIONS

A person must not Smoke within:

- A Building, except in:
 1. Enclosed Premises that are not open to the public;
 2. A private dwelling
- A Vehicle for Hire;
- Any public transit vehicle, including a school bus, or passenger bus
- 10 meters of the perimeter of an Outdoor Customer Service Area
- 10 meters measured on the ground from a point directly below any opening into any Building including any door or window that opens or any air intake
- The Village Stroll, including all public plazas identified in Schedule "A"

SMOKING IN PARKS AND OTHER PUBLIC PROPERTY

A person must not Smoke in or within 25 meters of:

- Children's play equipment (unless located on a legal parcel on which a private dwelling is situated), or a playground, playing field, Beach, food concession, picnic area, skateboard park, in a Park or a Valley Trail
- Any part of a Park or other municipal property that is being used for any public event or activity that the Municipality has authorized by the issuance of a permit
- The grounds of any municipal Building used for public recreation
- School property

For more information: hello@seedandstone.com

seedandstone.com

19+



SEED & STONE

— Cannabis Boutique —

SUPPORT OUR
CANNABIS RETAIL
APPLICATION

UNIT 10, 4122 VILLAGE GREEN, WHISTLER, BC. V0N 1B4

SIGN OUR PETITION HERE:

