



WHISTLER

TEMPORARY USE PERMIT - CANNABIS RETAIL

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

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 00113
Work Order:

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 5, 4122 Village Green

Legal Description P.I.D. (On Land Title Certificate) 006-932-096

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

- Creekside Function Junction Nesters Plaza
The Village Village North

Property Zoning: CCI

Business Information:

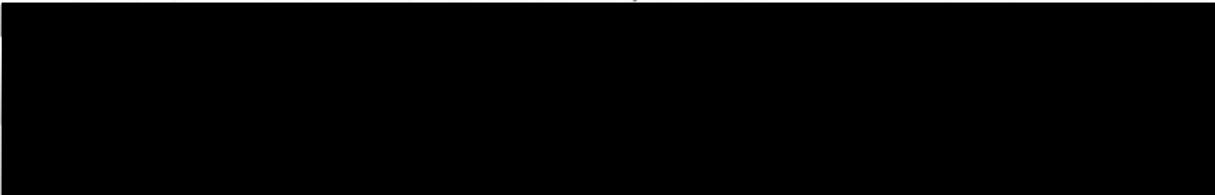
Legal Name: 1217024 BC Ltd.

Doing Business As: Inspired Cannabis Co

Mailing Address: 2003 Carnarvon Street

Provincial Application Reference Number: Job No 075165

Name of Applicant/Agent: Jesse Dharmi



Name of Registered Property Owner: J. Gibbons Real Estate Co Ltd

Mailing Address: 111 4090 Whistler Way

City: Whistler Province: BC Postal Code: V8E 1S3

Phone: 1-888-823-7932 Email: jgibbons@gibbonswhistler.com

AUTHORIZATIONS

I Joseph Gibbons authorize Jesse Dhomi
(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 5 - 4122 Village Green
(Civic address of property)

[Redacted Signature]

March 8, 2023
Date

Signature(s) of registered property owner(s)

Signature(s) of Signing Officer(s) of Corporation 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.

[Redacted Signature]

March 8, 2023
Date

Signature of property owner

DECLARATION

I Jesse Dhomi, 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.

[Redacted Signature]

3/8/23
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 type="checkbox"/>
Other Services By Request		
Land Title Search by Request	\$35.00	<input 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 5, 4122 Village Green

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 type="checkbox"/>	<input checked="" 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. <p>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</p>
<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
--	---

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 RMOW policies and bylaws.

Gospinder Jasje Dhoni
Full name of applicant or agent (Print)



3/8/23
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.

TITLE SEARCH PRINT

File Reference: Inspired
 Declared Value \$450000

2023-03-06, 14:45:43
 Requestor: Tyrol Russell

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under STRATA PROPERTY ACT (Section 249)

Land Title District VANCOUVER
 Land Title Office VANCOUVER

Title Number CA7722757
 From Title Number BN333194

Application Received 2019-08-30

Application Entered 2019-09-10

Registered Owner in Fee Simple
 Registered Owner/Mailing Address: J. GIBBONS REAL ESTATE CO. LTD., INC.NO. BC1070782
 111 4090 WHISTLER WAY
 WHISTLER, BC
 V8E 1J3

Taxation Authority Whistler, Resort Municipality of

Description of Land
 Parcel Identifier: 006-932-096
 Legal Description:
 STRATA LOT 5 DISTRICT LOT 1902 STRATA PLAN VR. 1858 TOGETHER WITH AN INTEREST
 IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
 LOT AS SHOWN ON FORM 1.

Legal Notations
 THIS LAND MAY BE SUBJECT TO SECTIONS 14 TO 22 OF THE RESORT
 MUNICIPALITY OF WHISTLER ACT AND THE BYLAWS OF THE WHISTLER
 RESORT ASSOCIATION FILED UNDER THE SOCIETIES ACT, SEE
 DF G87899
 MODIFIED BY DF BG106166 31/03/1993

Charges, Liens and Interests
 Nature: RESTRICTIVE COVENANT
 Registration Number: P32377
 Registration Date and Time: 1986-04-15 13:39
 Registered Owner: RESORT MUNICIPALITY OF WHISTLER
 Remarks: INTER ALIA
 L.T.A. SECTION 215

TITLE SEARCH PRINT

File Reference: Inspired
Declared Value \$450000

2023-03-06, 14:45:43
Requestor: Tyrol Russell

Nature:	MORTGAGE
Registration Number:	CA7722758
Registration Date and Time:	2019-08-30 12:05
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA7722759
Registration Date and Time:	2019-08-30 12:05
Registered Owner:	CANADIAN WESTERN BANK
Remarks:	INTER ALIA

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

PARCEL IDENTIFIER (PID): 006-932-096

SHORT LEGAL DESCRIPTION:S/VAS1858/////5

MARG:

TAXATION AUTHORITY:

1 Whistler, Resort Municipality of

FULL LEGAL DESCRIPTION: CURRENT

STRATA LOT 5 DISTRICT LOT 1902 STRATA PLAN VR. 1858 TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM 1.

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

STRATA PLAN VAS1858

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1



Payment Approved

[Print Page](#)

Card Type	American Express
Date/Time	3/12/2023 10:16:45 PM
Invoice Number	INV-168234-J9H0R1
Transaction ID	10010110
Authorization	209711
Amount	\$7,500.00
Application Type	Cannabis Retail Store

Applications cannot be processed until all required documentation is received. A list of applicable associates can be found on the application dashboard.

The applicant may be notified by the Liquor and Cannabis Regulation Branch if any information is missing, or if more information is required. If the applicant wishes to make any changes to the application, please contact the LCRB at LCRBCannabis@gov.bc.ca.

Applicants must provide associates with:

- The name of the applicant
- The job number (available on the dashboard, under "In Progress Applications")
- The address of the proposed cannabis retail store (if applicable)
- A link to the [Associate Forms](#) page, which contains the instructions and required forms for associates.

Please save this receipt for your records.

[« Return to Dashboard](#)

COMMON PROPERTY SEARCH PRINT

2023-03-06, 14:45:43

File Reference: Inspired

Requestor: Tyrol Russell

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District VANCOUVER
Land Title Office VANCOUVER

Common Property Strata Plan VAS1858

Transfers NONE

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB3016676

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB3026865

ACQUISITION OF LOT 70 DL 1902 PLAN 21430 (SEE R94965L) 1987/9/14

UNANIMOUS RESOLUTION REMOVING LIMITED COMMON PROPERTY; SEE AMENDED SHEET 5 OF 13 SHEETS AND BJ275205

SPECIAL RESOLUTION BJ280839 DESIGNATING LIMITED COMMON PROPERTY; DATE: 1995/09/19

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL ACT, SEE BM247938

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BV307060

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BX563944

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL GOVERNMENT ACT, SEE CA6247290

MISCELLANEOUS NOTES
SRW PLAN LMP31411

COMMON PROPERTY SEARCH PRINT

2023-03-06, 14:45:43

File Reference: Inspired

Requestor: Tyrol Russell

Charges, Liens and Interests

Nature: BY-LAWS
Registration Number: G87899
Registration Date and Time: 1979-11-08 10:00
Remarks: INTER ALIA
THIS LAND MAY BE SUBJECT TO SECTIONS 14 TO 22 OF THE RESORT MUNICIPALITY OF WHISTLER ACT AND THE BYLAWS OF THE WHISTLER RESORT ASSOCIATION FILED UNDER THE SOCIETIES ACT(SEE DF G87899)

Nature: STATUTORY RIGHT OF WAY
Registration Number: H5234
Registration Date and Time: 1980-01-29 11:38
Registered Owner: BRITISH COLUMBIA TELEPHONE COMPANY
Remarks: INTER ALIA
PART DERIVED FROM LOT 5, PLAN 17763

Nature: STATUTORY RIGHT OF WAY
Registration Number: M81168
Registration Date and Time: 1984-10-17 13:24
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA
PART IN REFERENCE PLAN 17242

Nature: RESTRICTIVE COVENANT
Registration Number: P32377
Registration Date and Time: 1986-04-15 13:39
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA
L.T.A. SECTION 215
MODIFIED BY R94954, 14/09/1987

Nature: MORTGAGE
Registration Number: R58505
Registration Date and Time: 1987-06-09 14:24
Registered Owner: MONTREAL TRUST COMPANY
(IN TRUST, SEE R58505)
Remarks: INTER ALIA
SUPPLEMENTAL TO MORTGAGE 63236M
MORTGAGE OF STATUTORY RIGHT OF WAY H17205

Nature: RESTRICTIVE COVENANT
Registration Number: R94954
Registration Date and Time: 1987-09-14 13:41
Remarks: MODIFICATION OF RESTRICTIVE COVENANT P32377
IN FAVOUR OF RESORT MUNICIPALITY OF WHISTLER

COMMON PROPERTY SEARCH PRINT

2023-03-06, 14:45:43
Requestor: Tyrol Russell

File Reference: Inspired

Nature: STATUTORY RIGHT OF WAY
Registration Number: R94957
Registration Date and Time: 1987-09-14 13:43
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: PART THEREIN DESCRIBED
CANCELLED AS TO ALL EXCEPT PART PLAN LMP28614
BY BK172241 05.06.1996

Nature: STATUTORY RIGHT OF WAY
Registration Number: R94958
Registration Date and Time: 1987-09-14 13:44
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: PART THEREIN DESCRIBED
CANCELLED BL8267 AS TO ALL EXCEPT
PART PLAN LMP31411

Nature: COVENANT
Registration Number: R94959
Registration Date and Time: 1987-09-14 13:44
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: SEC. 215 L.T.A.

Nature: EASEMENT
Registration Number: R94960
Registration Date and Time: 1987-09-14 13:45
Remarks: APPURTENANT TO LOT 40 PLAN 18662
PARTIAL RELEASE BK397801 1996.12.11 @ 10:01 AS TO
ALL EXCEPT PART ON PLAN LMP31170 AND PLAN LMP31171

Nature: RESTRICTIVE COVENANT
Registration Number: R94961
Registration Date and Time: 1987-09-14 13:45
Remarks: APPURTENANT TO LOT 40 PLAN 18662
PART THEREIN DESCRIBED

Nature: EASEMENT
Registration Number: R94962
Registration Date and Time: 1987-09-14 13:45
Remarks: APPURTENANT TO LOT 40 PLAN 18662
PART THEREIN DESCRIBED

COMMON PROPERTY SEARCH PRINT

2023-03-06, 14:45:43
Requestor: Tyrol Russell

File Reference: Inspired

Nature: SEE DOCUMENT FOR NATURE
Registration Number: R94963
Registration Date and Time: 1987-09-14 13:46
Remarks: APPURTENANT TO LOT 40 PLAN 18662
PART THEREIN DESCRIBED
PARTIAL RELEASE BK397798 1996.12.11 @ 10:00 AS TO
ALL EXCEPT PART ON PLAN LMP31169

Nature: COVENANT
Registration Number: R94964
Registration Date and Time: 1987-09-14 13:46
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: SEC. 215 L.T.A.
PART THEREIN DESCRIBED

Nature: STATUTORY RIGHT OF WAY
Registration Number: GB39202
Registration Date and Time: 1988-04-21 11:52
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: PART IN STATUTORY RIGHT OF WAY PLAN 18957

Nature: COVENANT
Registration Number: GB39203
Registration Date and Time: 1988-04-21 11:54
Remarks: LAND TITLE ACT SECTION 215
PART IN EXPLANATORY PLAN 18956

Nature: LEASE
Registration Number: BJ275204
Registration Date and Time: 1995-09-13 15:08
Registered Owner: HOSPITALITY INSS LTD.
INCORPORATION NO. 126472
Remarks: PART PLAN LMP25216, PLAN LMP25217 AND
PLAN LMP25218

Nature: EASEMENT
Registration Number: BJ335208
Registration Date and Time: 1995-11-01 15:07
Remarks: PART PLAN LMP25889
APPURTENANT TO STRATA LOT 13 STRATA PLAN VR1858

Miscellaneous Notes: NONE



be inspired

INSPIRED CANNABIS CO
TEMPORARY USE PERMIT APPLICATION (“TUP”)
Resort Municipality of Whistler (“RMOW”)
Unit 5 - 4122 Village Green
Whistler, BC V0N 1B4





We acknowledge, and are grateful, to operate on the unceded territory of the Skwxwú7mesh (Squamish) and Lilwat7úl (Lil'wat) Nations. We respect and honour their culture and traditions.

CONTENT

03

BUSINESS PLAN

- 4. Executive Summary**
- 5. Applicant Experience
- 7. Mission and Vision**
- 10. Purpose and Culture
- 11. Values**
- 12. Hours of Operation
- 13. Training**
- 14. Products
- 15. Target Market**
- 16. Education Initiatives

18

COMMUNITY IMPACT

- 19. Guiding Principals
- 20. Community Character**
- 21. Promote Community
- 22. Efficient Process**
- 24. Support
- 25. Good Neighbour Agreement**

26

OUR COMMITMENT

- 27. Section 5.2 - Application Evaluation Criteria
- 28. Employee Housing**
- 29. Living Wage Commitment
- 30. Relationship to Support Community**
- 31. Contributions
- 32. Commitment to Whistler**
- 35. Reconciliation Action Plan (RAP)

39

STRATEGIES

- 39. Mitigating Potential Negative Impacts**
- 40. Security Plan
- 41. Signage and Branding Compliance**
- 41. Smoking Bylaw

43

DESIGN PROPOSAL

- 44. Purposed Location**
- 46. Context Plan
- 47. Temporary use Permit Area**
- 48. Does Not Infringe
- 48. School Distance**
- 49. Public Transit
- 49. Parking**
- 50. Design Plan
- 53. Why Choose Inspired**
- 54. Appendix



EXECUTIVE SUMMARY

Executive Summary

Inspired Cannabis Co (“Inspired”) is submitting a Temporary Use Permit (“TUP”) application for approval from the Resort Municipality of Whistler (“RMOW”) for opening a legal Cannabis retail store located in Whistler Village, at Unit 5 – 4122 Village Green. A cannabis retail store at this location would conform and comply with all requirements of the location guidelines as set out in Policy Number G27: Cannabis Retail Policy.

Energized and excited to expand, grow and learn, the team at Inspired is ready to open a store in the Village at the RMOW. Independent and highly driven, the founders of Inspired are family, with ties that run deep. That particular kind of striving and competitive brotherly dynamic services as the powerful driving force behind it all. With every new location we open, we provide the community with more than quality cannabis products; we establish grassroots connections and partnerships that facilitate the enrichment of the local community. We showcase the neighbourhood talent and sponsor community events focusing on education, arts and enjoyment.

Inspired is a family run independent BC owned provincially regulated and approved retail cannabis license holder in British Columbia, Saskatchewan and Ontario. We believe we are the right operator to open a cannabis retail store in the Village based on the following:

1. **Experience:** Inspired has a proven track record of success in the cannabis and pharmacy industry. This experience is invaluable in retail operations, compliance with regulations and product knowledge.
2. **Reputation:** Inspired has a great reputation in the communities we operate in and the overall cannabis industry. Our integrity and strength has established a track record of opening 16 cannabis stores in BC and across Canada in a highly regulated and legal industry. As mentioned above, we are a BC based independently run family owned business. We are committed to responsible business practices, quality, customer service and community engagement.
3. **Financial Stability:** Inspired is an operator with the financial stability to establish and maintain a successful retail operation. This includes having a strong business plan and a history of financial responsibility.
4. **Understanding the Needs of the RMOW:** Inspired approach to open a retail cannabis store is consistent with the community’s values and policies expressed in the Official Community Plan (OCP), including upholding the resort experience, while balancing community and guest demand with community safety and a family friendly environment.

The RMOW is in a unique position to allow an experienced and established retail cannabis operator in the community. Inspired will be a leader in providing controlled, safe, secure, and responsible access to cannabis for the adult population of the RMOW.

Inspired would be honoured to be part of the RMOW today and in the future and thank the staff and council of the RMOW for reviewing our application.

APPLICANT EXPERIENCE

The founders experience in development, finance, retail, the cannabis and pharmaceutical industry will ensure that each and every Inspired Cannabis Co retail store will function safely and responsibly within the community.

Serge and Norma Biln

Serge Biln was born in Vancouver, BC. He obtained his Certified General Accountant designation through UBC in 1991, and had a progressive commercial banking career, ending at VP level with Canadian Western Bank in 2004.

Starting in 2005, Serge built and operated 7 high touch healthcare focused, community pharmacies, initially under the Pharmasave umbrella, where he also spent 2 years on their Board of Directors. In 2019, he switched his pharmacies to his own banner called "The Pharmacy", with locations across the lower mainland.

Norma Biln is a leading figure in the Biotechnology sector recently recognized as one of Canada's Most Powerful Women: Top 100 Award Winner in 2017, and BC Most Influential Women 2018: STEM Starts. Throughout her 24 years in the life sciences, she has worked along, built and led teams that have consistently exceeded corporate goals. Norma began her career in clinical research with Pfizer Pharmaceuticals after completing her Bachelor of Science in Physiology at McGill University. She is currently the CEO and Founder of a Bio-tech Company. She was also past Chair of the Kits Parent Advisory Committee. Norma holds a Master of Business Administration and is pursuing her Doctorate, part time at UBC's School of Population and Public Health.

Serge has been happily married to Norma for 21 years and have 2 children.

Jesse and Christina Dhami

Jesse graduated from Simon Fraser University with a degree in Business Administration and obtained his Chartered Accounting designation in 2004. He started his career at KPMG LLP where he became a senior manager. He then worked in various senior level corporate positions including the VP of Finance at several high-tech companies before joining JHD Developments Ltd.

In 2006, Jesse moved into real estate construction serving as Vice President of Operations for JHD Developments Ltd. working with various departments within municipalities, architects, engineers, suppliers, trades and real estate agents. Jesse has built strong relationships within the development community. After spending over a decade in real estate development, Jesse knows what truly drives a business forward; Its not mastering the design flavour of the week, its how well you connect with the countless number of people tirelessly working hard to turn your vision into reality.

When he isn't working, Jesse has a long and successful soccer career spanning over 20 years including becoming an academic all American playing varsity soccer at Simon Fraser University and in 2018 winning the Men's Amateur National Championship. Jesse resides in Vancouver with his loving wife, Christina, a mediator at the BC Labour Relations Board for the past 12 years. Happily, together for the last 15 years, they are devoted parents to their two young sons.

BUSINESS PLAN






MISSION

Working daily to inspire communities and provide access to quality cannabis products in a positive, relaxed and inclusive environment.

VISION

Inspired communities across the country, living free of stigma and united by a shared appreciation of cannabis and local arts & culture.



Inspired Cannabis Co is a family-run business that was founded and owned by Serge Biln and Jesse Dhani. The Company's mission is to plant roots in the communities we operate in and support local businesses and families whenever possible. Family is paramount; it is a priceless legacy of resources, inspiration and expertise. The depth of our roots allow us to look confidently to the future. Without this knowledge and understanding, it would not be possible to steer the company in the direction of our best future.

We are a licensed cannabis retail company with our first store opened in Courtenay, BC in May 2020. Since May 2020 we have opened 16 stores in BC, Saskatchewan and Ontario. In order to set a standard for cannabis retail, we have identified four main areas that we believe will help achieve this objective:

1. **Management Experience:** We have over 15 years of experience in starting up and operating a chain of 7 community pharmacies. Our pharmacies are operating in a highly regulated environment similar to the cannabis retail stores. We believe that having the skills in dealing with narcotics in the pharmacies are transferrable in ensuring that cannabis is sold as intended by the BCLRB.

We have 3 years of operating 16 retail cannabis stores in three provinces working with various municipalities. We place high priority in compliance processes ensuring that cannabis is sold and all of our stores comply with the requirements of the *Provincial Cannabis Licensing Regulations*.

2. **Store Design and Atmosphere:** We build our stores to be positive, open and welcoming. When you walk into an Inspired store, we want you to feel as welcome as you would in your family's home. The design will be engaging and includes many elements that showcases Whistler's mountain resort character. We have a history of positive shopping experiences based on our Google reviews and mystery shoppers evaluation as shown in appendix 64.
3. **Positive Shopping Experience:** We will offer a broad curated range of cannabis products to our seasoned connoisseur or a curious new-comer ensuring that we will help find or recommend the right cannabis product for each individual. Offering high quality cannabis products in an inviting and convenient location is an opportunity to establish the means towards responsible enjoyment of these products.
4. **Committed Member of the RMOW Community:** We will be a positive member of the RMOW community by ensuring our business will address goals and objectives of the OCP. This is further explained in our *Community Impact Statement*.

HELP

inspired FLOWER

inspired F



WITH
PURPOSE

PURPOSE

Inspired takes pride in maintaining an open, welcoming inclusive environment for anyone curious about cannabis.

We focus on education and support the responsible use of recreational cannabis, working to erase the stigma and undo the damage from generations of false information. More than anything else, this family-owned and operated business seeks to touch the hearts and expand the minds of the communities they gratefully inhabit.

CULTURE

**Life is short; enjoy it.
We like to say “live inspired.”**

We take pride in our work, and we are happy to see clients old and new when they turn up in our shop. We always greet them with a warm and friendly hello, or nice to see you again! We get to know our customers and their unique personal preferences. We ask questions and make suggestions, ensuring their experience consistently exceeds all expectations.

Whether new to cannabis, or a seasoned veteran of the herb, we are here to answer any questions and serve our customers their way. We are passionate about sharing our knowledge but wise enough to know the right time to offer it. We can talk you through choosing just the right type of product for any occasion or hook you up with your usual order real quick, with no fuss.

Our passion for art and creativity connect us to our communities, and we proudly display artwork from local artists, showcasing work that inspires us. We are committed to supporting the arts, regularly contributing to community events and celebrations—inspiring passion and appreciation for arts and culture in the community and beyond. It's all a part of celebrating the best in ourselves and each other.

VALUES:



INSPIRATION

BEGINS WITH
APPRECIATION AND

ENJOYMENT

EDUCATION

REMOVES STIGMA
AND CREATES

INCLUSION

CREATIVITY

IS CULTIVATED AND
SHARED WITH THE

COMMUNITY



Hours of Operations

Inspired is proposing to be open 7 days a week. Our proposed hours are as follows:

- **Sunday to Wednesday: 10am to 10pm**
- **Thursday to Saturday: 10am to 11pm**

These hours are set by the Liquor and Cannabis Regulation Branch (LCRB). However, should the RMOW have an alternative requirement for hours, Inspired will follow all guidelines as directed.

Product Procurement, Inventory Controls and Management

All non-medical cannabis products must be purchased through the BCLCRB regulations and requirements; the provincial body that vets and purchases products from licensed producers across the country to ensure all products offered wholesale to cannabis retailers in BC are in compliance with Health Canada. Any cannabis accessories (branded clothing, vaporizers, paper, etc) can and will be purchased through other suppliers.

All non-medical cannabis products will be stored in locked display cases or locked storage areas in our store that only management will have access to.

Training

All employees go through our internal training program and standard procedures to ensure each staff member are well versed in dealing with customers, non-medical cannabis and cannabis accessories, opening and closing procedures, and compliance.

Cannabis Product Knowledge:

Employees will have a good understanding of different types of cannabis products, such as flowers, oils, and edibles, as well as their effects and potential risks.

Responsible Sales Practices:

Employees will learn how to verify customers' age, recognize signs of intoxication, and prevent sales to minors and individuals who appear to be under the influence of drugs or alcohol.

Customer Service:

Employees will have excellent customer service skills and be able to provide accurate and helpful information to customers about cannabis products.

Safety and Security:

Employees will be trained in safety and security protocols, including how to store and handle cannabis products, and how to respond to emergencies such as theft or customer incidents.

Legal Requirements:

Employees will have a good understanding of relevant laws and regulations related to cannabis sales and consumption, including the Cannabis Act and provincial/territorial regulations.

Overall, comprehensive training is critical to ensuring that Inspired employees can provide high-quality service to customers while also promoting responsible use and complying with relevant laws and regulations.

Compliance Procedure

As a licensee, we are required to:

1. Comply with the Cannabis Control and Licensing Act, its Regulations and the terms and conditions in the BC LCRB Cannabis Handbook.
2. **Always allow LCRB inspectors and/or police officers to enter our establishment. We must never impede their entry in any way.**
3. Upon request, provide inspectors with any documents and/or records as outlined.
4. **Never draw attention to inspectors inside our establishment to not affect the inspector's safety.**

Number of Staff

Inspired will employ 7-15 employees at the store. It is Inspired's intent to staff its store with multiple employees per shift to ensure customers are personally attended one on one. This allows for customers to be educated as they shop in the store. Additionally, there will always be an in store Manager or Assistant Manager who will take the lead for security matters including store operations.





Products Sold

Inspired will offer a wide variety of products for customers across different categories:

1. **Dried Flower:** Cannabis flowers that have been dried and cured for smoking or vaporizing.
2. **Pre-Rolled Joints:** Pre-rolled cannabis joints that are ready to be smoked.
3. **Oils and Tinctures:** Cannabis extracts that can be ingested orally or added to food or beverages.
4. **Capsules:** Cannabis oil in capsule form that can be swallowed.
5. **Edibles:** Cannabis-infused food and beverage products, such as chocolates, gummies, and drinks.
6. **Concentrates:** Highly potent cannabis extracts, such as shatter, wax, and resin, that can be consumed through smoking, vaporizing, or dabbing.
7. **Topicals:** Cannabis-infused creams, lotions, and balms that can be applied to the skin for localized relief.

In addition, we will also carry a selection of accessory items such as rolling papers, grinders, vaporizers and storage containers.



Target Market

The target market for our store in the Village will be the following:

1. **Tourists:** Whistler is a popular tourist destination, and a significant portion of the potential market for our store will be made up of tourists who are interested in purchasing cannabis products during their visit.
2. **Younger Adults:** Cannabis use is more prevalent among younger adults, and a retail cannabis store in Whistler may attract a significant portion of this demographic.
3. **Outdoor Enthusiasts:** Whistler is known for its outdoor activities, including skiing, snowboarding, mountain biking, and hiking. Our store will attract outdoor enthusiasts who are interested in using cannabis products for recreational purposes or to help with relaxation after a long day of activity.
4. **Health and Wellness Consumers:** Cannabis products are increasingly being used for health and wellness purposes, such as pain relief, relaxation, and anxiety management. An Inspired store in Whistler will attract consumers who are interested in using cannabis for these purposes.

Educational Initiatives and Strategies

Educational initiatives and strategies are essential for promoting responsible use and providing accurate information to customers in our stores. These educational initiatives and strategies include:

1. **Staff Training:** As discussed earlier, comprehensive staff training is critical for ensuring that employees can provide accurate information about cannabis products and promote responsible use.
2. **Customer Education Materials:** Providing educational materials, such as brochures, flyers, and posters, can help customers learn more about the effects, risks, and proper usage of cannabis products.
3. **In-Store Events and Workshops:** Hosting in-store events and workshops, information sessions, and guest speakers, can help customers learn more about different cannabis products and how to use them safely and responsibly.
4. **Online Resources:** Providing online resources, such as a store website or social media channels, can help customers learn more about the products and services offered by the store and access educational content on cannabis use.
5. **Community Outreach:** Engaging with the local community through initiatives such as sponsorships, partnerships, and volunteer work can help the store promote responsible cannabis use and build trust with customers.
6. **Harm Reduction:** Promoting harm reduction strategies, such as avoiding driving or operating heavy machinery while under the influence of cannabis, can help customers use cannabis products safely and responsibly.

Overall, Inspired understands that we can play an important role in educating customers and promoting responsible use of cannabis products. By providing accurate information and resources, the store can help customers make informed decisions about their cannabis use and ensure that they are using products safely and responsibly.

COMMUNITY IMPACT STATEMENT



Inspired Cannabis Co works closely with the Liquor and Cannabis Regulation Branch (LCRB) and is committed to working in partnership with RMOW to ensure a smooth introduction of non-medical cannabis to the retail market in BC communities. We are committed to following all municipal zoning processes and meeting all bylaw requirements, as well as working with the local law enforcement agencies to maintain public safety.

As part of RMOW's Policy Number G-27 "Cannabis Retail Policy", Inspired will address how it will exceed the items noted in Section 4.0 – Guiding Principles; Section 5.1 – Location Guidelines; and Section 5.2 – Application Evaluation Criteria.

Section 4.0 – Guiding Principles

Inspired will support RMOW thriving and diverse economy through the following initiatives:

1. **Job Creation:** Opening a retail cannabis store in the RMOW can create jobs, including positions in retail sales, management, and marketing. These jobs can support local communities and provide employment opportunities for people with a range of skill sets and background.
2. **Increased Tax Revenue:** Retail cannabis stores can generate tax revenue for the RMOW through the payment of the business license and property taxes. This revenue can be used to support public services and infrastructure, such as schools, parks, and roads, as well as social programs like drug education and addiction treatment.
3. **Increased Tourism:** Inspired can attract tourists and help support local businesses such as hotels, restaurants and other retail stores. This can help stimulate the local economy and provide new opportunities for entrepreneurs and small business owners.
4. **Reduced Crime:** By providing a legal and regulated source of cannabis, our store can help reduce illegal drug activity and associated crime. This can help improve public safety and create a more stable and secure environment for businesses and residents.
5. **Improved Public Health:** Inspired can provide consumers with access to safe, regulated cannabis products, reducing the risk of exposure to harmful contaminants and promoting responsible use. This can help improve public health outcomes and reduce healthcare costs associated with drug-related illnesses and injuries.

Reinforce Whistler's Mountain Community Character:

Inspired will reinforce Whistler's mountain community character by ensuring we acknowledge in our store the rich heritage and culture of the Squamish Nation and Lil'wat Nation, on whose unceded traditional lands the community sits. We will be committed to displaying Local Indigenous Art in our store.

As outlined in RMOW Community Plan, we will ensure our store is vibrant and full of energy. Inspired is an inclusive employer and business operator. Customers and employees of all identities, abilities, and income will be welcome and included. We will ensure everyone is treated with fairness, respect and care. Moreover, we will be active members of the Community and pledge to establish a relationship with the Squamish Nation, Lil'wat Nation, and others levels of government and community stakeholders.

Whistler is the place that fosters cultural exchange. Inspired will be a place where visitors and locals come together to share their experiences and perspectives, promoting cultural exchange and fostering a sense of community. This can help reinforce the diverse and inclusive character of the Whistler mountain community.

Inspired is committed to partner with local organizations such as the Whistler Chamber of Commerce and the SLCC to support community building initiatives and promote social and environmental responsibility. This can help reinforce the values of priorities of the Whistler community and strengthen the community's relationships with local businesses and organizations.

Our store design will also reflect Whistler's mountain character. We will use local suppliers and local materials wherever possible. Wood and stone are local materials that naturally express the region and will be included in our store design. Moreover, Inspired is committed to showing local artists through the store. Our Art Program allows local artists to showcase their art in the store to build awareness and provide a conduit between our customers and the artist.



Promote Community and Social Well-Being:

Inspired will promote community and social well-being with the RMOW by the following:

1. **Providing Education and Resources:** Inspired will provide education and resources to consumers on safe and responsible cannabis use, as well as harm reduction strategies. We will host events and workshops that will educate the community about the benefits and safe use of cannabis. By promoting responsible use and reducing the risk of negative impacts on the community, Inspired can help support community wellbeing.
2. **Building Relationships with Local Organizations:** Inspired will build partnerships with local organizations and community groups to support community building initiatives and promote social and environmental responsibility. By aligning with the values and priorities of the communities, Inspired will contribute to the well-being of the community and strengthen relationships.
3. **Prioritize Sustainability:** Inspired will implement sustainable practices in the store, such as using eco-friendly packaging or reducing waste. This will show that our Company is committed to sustainability and the well being of the environment , which is important to many people in Whistler.
4. **Attend Community Events:** Inspired will be committed to attend community events and get involved in local activities to meet representation from local organizations and get a sense of their goals and priorities.



Establish a Transparent and Efficient Process:

Inspired will help establish a transparent and efficient process in the following ways:

1. **Clear Communication:** We will communicate clearly with customers about the process for purchasing and using cannabis. The will include explaining the different types of products available, dosage recommendations, and potential side effects.
2. **Standard Operating Procedures:** Inspired has developed SOP's for all aspects of our business, including inventory management, sales, and customer service. These procedures will help ensure consistency and efficiency in the process.
3. **Compliance with Regulations:** We will ensure that we are in compliance with all regulations and laws related to cannabis sales and use. This will help build trust with customers and regulators and ensure that the process is transparent and legal.
4. **Use of Technology:** Inspired will use technology to streamline the process, such as online ordering, electronic payment, and inventory tracking systems. This will help reduce wait times and errors in the process.
5. **Staff Training:** Management will provide training for staff on all aspects of the business, including product knowledge, customer service and compliance. This will help ensure that all employees are knowledgeable and able to provide consistent and efficient service to customers.
6. **Fit and Proper Assessment:** As owners of the Company , we will be required to go through a rigorous "fit and proper" assessment to determine that we are qualified and cleared to hold a cannabis store license. This assessment includes security screenings and financial integrity checks.

Establishing a transparent and efficient process is essential for the success of Inspired in the RMOW, as it will build trust with customers, regulators, and the community.

Balance Community and Visitor Demand with Community Safety and Whistler Family-Friendly Environment:

Balancing community and visitor demands with community safety and a family-friendly environment is a challenge in Whistler. Strategies that Inspired will utilize include the following:

1. **Developing a Clear Brand Identity:** As outlined in our Business Plan, we will communicate our values and mission to customers. This will help build trust with the community and ensure that visitors understand the store's commitment to safety and family-friendly values.
2. **Partner with Local Organizations:** Inspired will partner with local organizations such as the SLCC and Whistler Chamber of Commerce. Moreover we will partner with environmental and youth groups which will help building relationships with the community and demonstrate the store's commitment to supporting local causes.
3. **Educate Customers:** Inspired will educate customers about responsible cannabis use and the importance of respecting local laws and regulations. We will inform customers about the Smoking Regulation Bylaw No 2136. This will help ensure that customers understand the importance of safety and community values.
4. **Implement Safety Protocols:** Inspired will implement safety protocols, such as ID checks and security measures, to ensure that only adults are purchasing cannabis products and to prevent any illegal activity.
5. **Community Input:** Inspired will seek input from the community and local organizations on how to balance community and visitor demand with safety and family-friendly values. This will help ensure we are responsive to the needs of the community and working collaboratively to promote safety and well-being.

In order to ensure the continued safety of the Community, Inspired will utilize the following best practices to achieve crime prevention through environmental design.

- a. **Interior and Exterior Cameras:** Our location will be equipped with interior and exterior cameras with 24 hour update to a secure cloud server. Our support staff will have access to these cameras at all times through a internal website and mobile app.
- b. **Secured Cannabis Vault:** Cannabis will be stored in a secure vault to ensure the security of all cannabis products.
- c. **Restricted Access:** Secured access will be required in order to enter key areas of the store including back of house, the secure cannabis vault, the IT room and cash safe.
- d. **Locked Display Cases:** As required by LCRB regulations, display cabinets on the retail sales floor will be kept locked.
- e. **Clear Line of Sight:** Our point of sales counter is strategically placed to ensure a clear view of the retail sales floor.
- f. **No visibility of Product from Exterior:** LCRB regulations require that cannabis products cannot be seen from outside the store. We will ensure our build out will ensure that no cannabis products will be seen from the exterior.

Support and advance reconciliation and economic opportunities with the Squamish and Lil'wat Nation:

Inspired recognizes that the Squamish Nation and the Lil'wat Nation and the municipality are working together to create an ensuring relationship based on trust, honour and goodwill. Recognizing the reconciliation is an ongoing process, as corporate citizens of the RMOW, Inspired is working with the Squamish and Lil'wat Centre to explore opportunities for art and culture within the site.

Preliminary discussions have taken place with the Squamish and Lul'Wat Cultural Centre to seek opportunities to collaborate and celebrate Frist Nations culture. These opportunities have the potential to allow for customers to be educated on the rich and diverse histories of Squamish and Lil'Wat Nation.

Please refer to *"Commitment to Reconciliation and Providing Economic Opportunities for the Lil'wat Nation and Squamish Nation:"*





GOOD NEIGHBOUR AGREEMENT

Inspired is committed to being a good neighbour in the community. We recognize that certain businesses can have a detrimental effect on the neighbourhood and community. As such, we agree to uphold the following terms:

- A. No criminal activity will be tolerated on the premises;
- B. Consumption of alcoholic beverages or parties are not permitted on the premises;**
- C. No smoking is permitted on the premise;
- D. Inspired will take all reasonable steps to discourage patrons from smoking immediately outside the premises to minimize impacts to pedestrians and the neighbourhood;**
- E. Inspired will undertake to monitor and promote the orderly conduct of patrons immediately outside the premises, including those congregating outside during open hours, and to discourage patrons from engaging in behaviour that may disturb the peace, quiet and enjoyment of the neighbourhood;
- F. Inspired will assign staff to inspect the outside of the premises each day of operation to ensure that there is no litter, garbage or other foreign objects associated with the premises left within the general area of the business;**
- G. Inspired recognizes its role as a responsible corporate citizen and responsible neighbour within the community, and agrees to work with the RMOW, its departments and the community to promptly address any issues that arise.

By including this Good Neighbour Agreement, Inspired Cannabis Co. agrees to abide by these terms and work together with its neighbours and the local community to create a positive and sustainable environment for everyone.

WE ARE COMMITTED





5.2 – Application Evaluation Criteria

Inspired Cannabis will address goals and objectives of the OCP, particularly:

Balancing Resort and Community Needs:

Whistler’s ongoing evolution as a balanced resort community includes commitments to supporting community determined growth management measures while recognizing that the development and improvement of resort recreation and visitation are major contributors to Whistler’s success.

One of the objectives of cannabis legalization was to protect public health, in part by ensuring access to quality-controlled cannabis. Cannabis license holders are subject to strict regulatory oversight, including product testing, facility inspections, and compliant investigations. When an unsafe product or practice is discovered, steps are taken to ensure no undue risks are posed to customers.

These protections are entirely lacking in the unregulated market, which is concerning given that cannabis is a high-value crop for which the financial consequences of a pest infestation can be severe. Illicit production and sale without regulatory oversight or guidance on safe practices may result in consumers encountering a contaminated product.

The presence of a licensed cannabis store within the Village changes the way in which people access and relate to the use of cannabis. Legalized sale and consumption provides the community access to safe, tested and highly regulated products, while preventing diversion to minors. It also provides the community access to trained employees who are able to offer education about responsible usage and guidance to a broad selection of cannabis products available.

Provisions for employee housing:

Securing employee housing in Whistler is important to ensure stable year-round visitation and business activity. In 2022, the employee rental house waitlist time was approximately 2.5 years and severely impacts employers to find qualified employees. By providing employee housing units near the village allows for workers to live and work near, in walking distance, to employment opportunities in the Village and on site.

Inspired will Prioritize Helping our Employees Secure Housing in Whistler by the Following:

1. **Provide Information:** Inspired will provide information about affordable housing options, such as the Whistler Housing Authority's program. We are in the process of apply for the Home Run Program. The Home Run Program will allow Inspired to work with WHA to secure housing for our employees.
2. **Inspired-subsidized Housing:** We are currently in the process of identifying and securing rental housing where we can subsidize the cost of housing for our employees. This will allow our employees to rent at below-market rate. We would also consider a stipend for up to \$500 per employee per month to help with housing.
3. **Roommate Matching:** We will help our employees find suitable roommates through roommate-matching program. This will help our employees find affordable housing by sharing the cost of rent and utilities.
4. **Transportation:** Inspired will be looking at shared transportation options for our employees such as shuttle services to help them commute to and from work if they live outside of Whistler.

Overall, by helping our employees secure housing, we will create a more stable workforce and increase employee satisfaction and retention. **This will also help to mitigate the challenges associated with the shortage of affordable housing in Whistler.**

INSPIRED IS COMMITTED A LIVING WAGE:

Inspired is proud and committed to be a Living Wage employer. As a Living Wage employer, we believe minimum wage is not enough to meet the basic needs of a family. Living Wage is a standard that enables working families to have sufficient income to be lifted out of poverty and given a level of economic security. As a Living Wage Employer, we care about our employees and the community. We recognize that paying a living wage constitutes a critical investment in the long-term prosperity of the economy by fostering a dedicated, skilled and healthy workforce. **Moreover, Inspired is committed to being a Living Wage Employer as it provides the following benefits:**

1. **Improved Employee Morale and Retention:** Inspired understands that offering a living wage will help to improve employee morale, job satisfaction and retention rates. When our employees are paid a fair wage, they are more likely to feel valued and invested in their work, leading to higher levels of job satisfaction and loyalty.
2. **Reduced Employee Turnover:** High employee turnover rates can be costly for us, both in terms of recruiting and training new employees. Offering a living wage helps reduce employee turnover rates by improving job satisfaction and making it easier for employees to afford to live and work in Whistler.
3. **Increased Productivity:** When our employees are paid a living wage, they are less likely to be distracted by financial worries, enabling them to focus more on their work and be more productive and provide great service to our customers.
4. **Enhanced Reputation:** As a socially responsible employer, we understand that paying a living wage can help to attract and retain both employees and customers who value ethical business practices.
5. **Positive Impact on the Local Economy:** When our employees are paid a living wage, they have more disposable income to spend in the local economy, which can help to boost the local economy and support local businesses.

Being a Living Wage Employer means that the people who work in the RMOW serving the community can afford to live in it. As an independent private company, our commitment to our employees is critical to our success. Along, with a living wage, we want to ensure all eligible employees will be able to participate in our extended health benefits program. **On average, with gratuities and extended health included, our staff will earn about \$26 to \$35 per hour which is above the Living Wage set out by the Province.**

Inspired is currently in the process of applying to the Living Wage of Families BC for certification as a certified Living Wage Employer.

Relationship With or Support For Community Organizations: Inspired is very committed to supporting community organizations in the communities we operate in.

We are very supportive in initiatives that involve the environment, arts & culture, social service and education. Moreover, we are committed to donate to local non-profit organizations and sponsorships for events and programs. We will go above and beyond, dedicating time and resources to community projects we are passionate about.

Local Organizations That We Would Support Include:

- Whistler Community Services Society
- **Whistler Community Foundation**
- Zero Ceiling
- **Whistler Adaptive Sports**
- Community Foundation of Whistler
- **Squamish and Lil'wat Cultural Centre**

Inspired will commit to preserve a yearly budget for community based monetary donations and volunteer time within the RMOW. By building relationships with and supporting community organizations, Inspired will establish itself as a responsible and engaged member of the community. **This will help build trust and support along local residents, tourists and customers leading to increased business success and community goodwill.**

Leadership on Sustainability and Climate Action, with Additional Reference to Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan:


Inspired understands the importance of sustainability and climate action. Thus, we will implement environmentally responsible practices and promote sustainable behaviour to our customers.



We will align with Whistler's Climate Action Big Moves Strategy and Zero Waste Action Plan by the Following:

1. **Sustaining Packaging:** We will use sustainable packing material such as recycled paper and biodegradable plastics in our staff area to reduce waste and promote environmental sustainability.
2. **Energy-efficient Operations:** We will adopt energy-efficient lighting and hearing systems to reduce our carbon footprint and energy costs.
3. **Waste Reduction and Recycling:** We will implement a recycling program and encourage customers to bring their own bags or avoid providing bags to reduce waste.
4. **Carbon Offsets:** Inspired will engage with the Whistler Centre for Sustainability to support their mission of inspiring and facilitating effective conversations and planning for a better world. We will educate our staff on the importance of sustainability as a community.
5. **Education and Outreach:** Inspired will educate our customers on sustainable practices and promote environmentally responsible behaviour. We will partner with local organizations such as Whistler Centre for Sustainability to promote environmental sustainability and support the implementation of Whistler's Climate Action Big Moves Strategy and Zero Waste Action Plan.

By implementing these practices, Inspired prioritizes sustainability and climate action while also promoting environmentally responsible behaviour among our customers. **This will help to build a stronger and more sustainable community, while also contributing to the overall success of the resort as a four season destination.**



Contributions to Local Economic Development and Overall Character that Promotes a Four-Season Family Friendly Resort Destination:

Inspired will contribute to local economic development and promote the overall character of the resort as a family-friendly, four-season destination in the following ways:

1. **Job Creation:** Inspired will create job opportunities for local residents, providing employment and career advancement opportunities that will help to support the local economy.
2. **Increased Tourism:** Having a retail cannabis store in the Village will attract visitors who are interested in legal cannabis consumption, thereby boosting the local tourism industry and increasing revenue for local businesses.
3. **Sustainable Practices:** Inspired will adopt environmentally sustainable practices, such as using eco-friendly packaging, promoting responsible cannabis use, and partnering with local environmental organizations, which will contribute to the overall character of the resort as a sustainable, eco-friendly destination.
4. **Family-friendly Atmosphere:** Inspired will promote a family-friendly atmosphere by providing education on responsible cannabis use and promoting a safe and welcoming environment for all customers, contributing to the overall character of the resort as a family friendly destination.

By contributing to local economic development and promoting the overall character of the resort as a family friendly, four season destination, **Inspired will help build a strong and vibrant community while also providing an enjoyable and memorable experience for tourists and visitors.**





Commitment to Whistler's Community Health and Social Strategy Goals:

As mentioned in the OCP, residents of RMOW feel a strong sense of community and close connections to the place and people of Whistler. **Social connections, the unique culture of the community and its small town feel help to keep Whistler livable. Inspired will embrace community health and social strategy goals by the following:**

1. **Volunteer:**

Inspired will offer volunteer days to our employees. This not only builds camaraderie within our company, but it also helps build community between other businesses and residents within the RMOW.

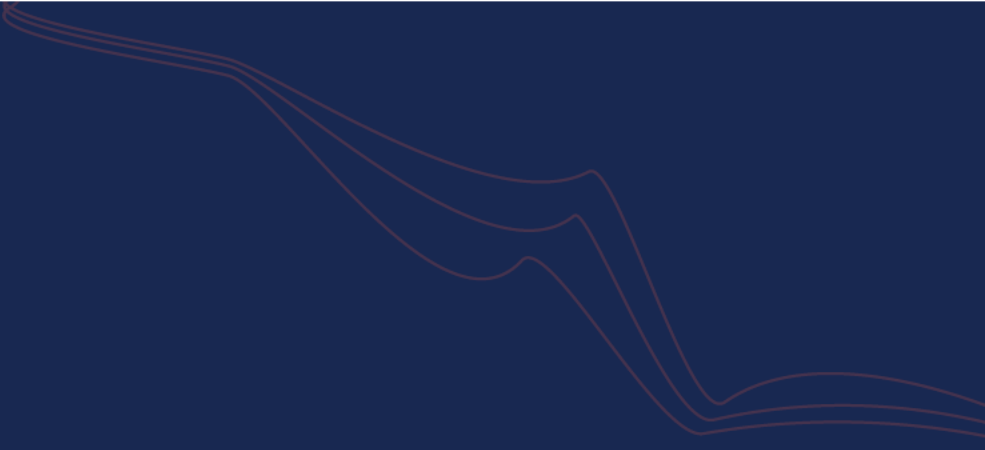
2. **Investing in Social and Environmental Initiatives:**

Inspired will support local organizations within the RMOW by donating directly and holding events. Inspired is committed to provide assistance to various charities and community services such as the Whistler Food Bank and Coats for Kids program.

3. **Support Local Businesses:**

Inspired will support small businesses and use locally sourced materials for its construction where possible.

By supporting locally owned businesses, we will support local job creation and keep more money circulating in the local economy. Small businesses tend to support other business owners, purchasing supplies, and partnering in marketing efforts and creating a cycle of support that helps locate economies to thrive.



Commitment to Reconciliation and Providing Economic Opportunities for the Lil'wat Nation and Squamish Nation:

Progress through reconciliation is the responsibility of all Canadians, their businesses and the government. Inspired takes guidance from the TRC 's Call to Action 92 which calls upon the corporate sector to recognize the United Nations Declaration on the Rights of Indigenous People (UNDRIP) as a framework for reconciliation.

Inspired knows that Indigenous peoples have a crucial role in building a more robust, interconnected economy, and we abide by principles of non-discrimination in our employment and business practices. Our success is anchored in relationships based on shared trust and mutual respect.

Through dialogue with Indigenous groups and feedback amongst our staff, we have developed our Reconciliation Action Plan (RAP). We will continue to periodically update and modify the RAP to align with the RMOW reconciliation plan.

Our RAP Consists of 3 Main Pillars:

1. **Building Awareness:** Building awareness amongst our employees, customers, suppliers on Indigenous history and current issues.

Awareness, Understanding and Respect

Awareness of First Nations peoples and their culture in Canada is the first step, and with understanding grows respect. Inspired will have ongoing dialogue with the Squamish Lil'wat Cultural Centre.

This will help us identify areas of improvement in our corporate and social lives as we mutually benefit from a respectful working environment. Inspired will help build awareness by the following actions:

Require every employee to have a guided tour at the Squamish Lil'wat Cultural Centre to learn about the history of the Indigenous peoples.

- Inspired will install a plaque in our store which will state:

“We gratefully and respectfully acknowledge that we work, learn and play on the shared unceded territory of the Skwxwú7mesh (Squamish) and Lilwat7ul (Lil'wat) Nations. We honour their language, culture and history”

Inspired will dedicate a section of the store to the Indigenous peoples. We will include Indigenous art, Indigenous produced cannabis, and information which will help our customers understand the **history of the Indigenous peoples.**

2. **Connectivity:** Collaborate with the Squamish Nations and Lil'wat Nation with an emphasis on enhancing relationships and deepening trust through economic development and Indigenous employment opportunities.

Importance of Attentive Communication

Having open lines of communication to diverse communities is essential. Inspired will connect with the Squamish Nation and Lil'wat Nation via the SLCC monthly to discuss new initiatives and listen to how Inspired can provide help and collaborate.

3. **Involving Indigenous Organizations and Programming**
Involving Indigenous organizations and programming in our store to strengthen the Squamish Nation and Lil'wat Nation relationship.

Clear Vision and Direction for All

Through active communication, learning and implementing respectful corporate policy, our goal is to create an organization that mutually benefits our communities.

We can achieve this by creating sustainable employment, a respectful work environment, and learning from and promotion different cultures and practices in our work both at the store level and corporate level.



Inspired is Committed to Advancing the Reconciliation Process of History, Culture, Community and Commerce Between our Organization and the Squamish Nation and Lil'wat Nation.

Inspired pledges to:

- Maintain a written Indigenous engagement policy, including Indigenous employment, use of Indigenous suppliers, support for training programs and other practical Indigenous engagement measures; with Squamish and Lil'wat Nation.
- **Organize community-building events such as visits to Squamish Lil'wat Cultural Centre, workshops, information sessions within our store.**
- Proactive outreach to the Squamish Nation and Lil'wat Nation to introduce potential avenues of scholarships and grants.
- **Attend, sponsor, or help organize Indigenous community events with the RMOW.**
- Identify and support business opportunities for Indigenous communities that can be mutually collaborated on.

Inspired understands that creating a reconciliation economy is critical to achieving reconciliation with the Indigenous community. We believe we will have reached a reconciliation economy where there is no longer a socio-economic gap between the wellbeing of Indigenous and non-Indigenous people. **As such, should the Squamish Nation and Lil'wat Nation agree, Inspired will pledge to give 2% of our annual revenues to the Squamish Lil'wat Culture Centre (SLCC) to support the Indigenous community.**

Business Operations and Store Front Design

Whistler is known for its mountain resort character and a place where communities come together. Our store will contribute to the mountain resort character of the town as our design will be in line with the overall aesthetics and vibe of the community.

This will be achieved by the following:

1. **Reflecting the Natural Environment:** Whistler is known for its beautiful natural environment and outdoor recreation opportunities. Inspired will reflect this by using natural materials and incorporating plants and greenery in our space. Please see Design Plan on page 50.
2. **Showcasing Local Culture:** Whistler has a rich cultural history and community, including the Lil'wat Nation and Squamish Nation. Inspired will showcase this culture through the use of art, design elements, and product offerings that reflect the local community.
3. **Creating a Welcoming Atmosphere:** Whistler is committed to sustainability, and Inspired will contribute to this by adopting sustainable practices such as using ecofriendly packaging, recycling and reducing waste.

By ensuring that our business operations and storefront design contribute to Whistler's mountain resort character, **Inspired will integrate into the community and become a positive addition to the Village's vibrant and welcoming atmosphere.**



STRATEGIES FOR MITIGATING POTENTIAL NEGATIVE IMPACTS:

Location and Limiting Exposure to Minors:

The proposed location for the store will have a minimal negative impact on the surrounding community. The location is hidden from the public. There is no street frontage or direct access from the village stroll. The proposed location entrance is inside a hallway which reduces the impact to surrounding businesses. Given that the location is hidden, minors will not be exposed to the store front. Moreover, our unit has front glazing which is not viewable from the outside. As such, any individuals will not see cannabis products from the exterior.

Odour Mitigation:

Products must be packaged and sold in accordance with Health Canada's packaging requirements, in a child-proof container. Since the product is prepackaged at the point of cultivation, there is little-to-no noticeable odor emitted from the store.

There will be a ventilation and filtration system in order to reduce or eliminate odors. In the event that neighbouring tenants or customers have any concern in this regard, Inspired will respond to these requests immediately. To date we have received no complaints regarding odors from any of our stores currently in operations.

TRAINING

Our Training Strategy Includes:

- **A mandatory full-day training program, for all staff. This program covers best practices for dealing with intoxicated customers, suspicious activities, and instances of violence, theft or nuisance. Additional topics covered include understanding cannabis related laws and strategies for maintaining a safe environment for employees and customers.**
- Implementation of procedures on how to deal with unruly customers, store safety, loitering and consumption outside the premises. Procedures are in place to ensure there are at least two employees in the store at all times and that stores are alarmed and locked outside business hours. For events that occur outside the store, staff are trained to call 911.
- **Training staff on how to verify a customer's age and to identify signs of fraudulent I.D.**
- Training staff how to dispose of expired or defective products which will reduce the risk that cannabis will fall into the hands of minors or the illicit market.

Security Plan

Inspired is committed to ensuring that our security systems will far exceed what is required for licensed cannabis stores in BC. The safety of our neighbours, customers, employees, deliveries and inventories is of utmost importance. Inspired endeavours to operate as an industry leader and takes steps and precautions necessary to mitigate exposure and run our business to the highest standard.

Our security plan is designed to protect both the business and our customer from any potential harm or loss. This plan covers all aspects of security, including physical security, personnel security and information security.

1. Physical Security:

- a. An audible intruder alarm system monitored by a third party
- b. An audible fire alarm system monitored by a third party**
- c. Enhanced exterior lighting and security monitors
- d. Secure entryway at store entrance to enhance security and perimeter doors**
- e. Security cameras with full unobstructed view of the retail sales area, any product storage, and the interior and exterior of all entrances and exits
- f. We will also consider working with a security company to ensure that our store is adequately protected**
- g. Glass break sensors
- h. Door contact sensors**
- i. 360-degree motion sensor cameras
- j. Security film on all windows and doors**
- k. Multiple panic buttons at the counter
- l. Signage at entrances and exits indicating age restrictions and use of closed-circuit television (CCTV)**

2. Personnel Security:

- a. Conducting background checks on employees and training them on security policies and procedures
- b. Ensuring our employees are aware of the importance of security and how to handle various security incidents**

3. Inventory Management:

- a. Implement a robust inventory management system to prevent theft
- b. Ensuring we track and account for all of our products**
- c. Locked and secured retail display cases, storage areas, and public access areas
- d. Vigilant for any signs of theft and tampering**

4. Information Security:

- a. Ensuring our point of sale is secure and our customer data is protected**
- b. Implementing a strong password policies
- c. Securing our Wi-Fi network**
- d. Limit access to sensitive data


5. Emergency Preparedness:

- a. Developed an emergency response plan in the event of an incident such as a robbery or natural disaster**
- b. Ensuring all employees are trained on the plan
- c. Conduct regular drills to ensure that everyone is prepared**

6. Compliance:

- a. Ensuring we are fully compliant with all applicable laws and regulations
- b. Ensuring we are keeping up to date with any changes to regulations and adjusting our security plan as needed**

By implementing a comprehensive retail cannabis security plan, our business, staff, and customers will be protected.



Please refer to our preliminary floor plan on page 52 to show the security systems. Inspired has engaged Burglar Busters Security to review our security plan to ensure that we are not only meeting and exceeding the requirements of the LCRB but also ensuring the RMOW, our staff and customers feel safe in our store.

The Burglar Buster letter is attached as an addendum in our report on page 59.

Signage and Branding Compliance

All business names and exterior signage must comply with provincial requirements and be approved by the Liquor and Cannabis Regulation Branch (BCLCRB). All names and signage must not mislead the public to what type of business we are operating and must comply with the advertising terms and conditions.

Our proposed signage will be in accordance with the RMOW Sign Bylaw No. 558 and the BCLCRB. Sample elevations with a sign plan that is discreet and tasteful has been attached for consideration and discussion.

Proximity and Availability of Parking and Access for Pedestrians

Please refer to the Context Plan which shows the proximity to parking and the nearest public transit. Our proposed store location is very close to a public parking lot and thus will have minimal vehicle traffic impact in the Village. Moreover, we are also extremely close to public transit making it easier for our customers to access our store. Finally we have a wheelchair ramp available to get into our store making it accessible to pedestrians of all abilities.

Smoking Regulations Bylaw No 2136 – 2017

As outlined in Smoking Regulation Bylaw No 2136:

A Responsible Person shall, in respect of the Building, Premises, Outdoor Customer Service Area, Common Area, Vehicle for Hire or outdoor public event which he or she owns, controls, manages or supervises, post a sign that:

- a. is prominently displayed and maintained at the applicable location;
- b. consists of at least two contrasting colours, except that if the lettering is on a clear panel then the lettering must contrast to the colour of the background;**
- c. displays the international symbol to designate “No Smoking”;
- d. is posted at each entrance to a Building, Premises and Outdoor Customer Service Area, at several prominent locations at an outdoor public event and in each Vehicle for Hire, stating: NO SMOKING IN THIS AREA in letters not less than 6 centimetres in height; and**
- e. includes the text “Resort Municipality of Whistler Smoking Regulation Bylaw” in letters not less than one centimetre in height.

Inspired will ensure that it complies with the above requirements. Moreover, we will ensure our staff reads the smoking regulation bylaw as part of its onboarding program to educate customers in our store.



DESIGN PROPOSAL

Proposed Location and Rationale

Given our commitment to service, this store will serve not only Whistler Village but the entire community of RMOW. As the RMOW continues to enhance the Village into a hub of public, economic and cultural life, Inspired hopes to add the vibrancy of the area and support the area retail sector.

From our past 15 years of experience in medical pharmacies and in cannabis retail in other communities, we are confident that this proposed retail store will be a good fit for the fabric of the Village and contribute to the economic vitality of the commercial area. Inspired will provide consumers with a boutique buying experience that is warm, professional, trustworthy and with a high level of service. We will ensure that our operation influences the Village community in a positive manner. The retail sector has faced many challenges in the past due to Covid, we believe our store will provide new options that will revitalize this commercial center with additional pedestrian/foot traffic.

The proposed store will provide safe, secure, responsible and controlled access to legal cannabis to every adult instead of relying on illicit means or having to commute outside of the community. From our experience, almost all patrons are thankful that there is a safe and legal alternative available in their community. No person in this community should turn to the illicit marketplace for a legal product available to all Canadians.

We commit to supporting the local businesses and ongoing collaboration with the RMOW and Community Policing to ensure a successful long-term relationship.

As part of the evaluation process, we would like staff and council to consider, the excellent site location, the store design, and our operational experience in its evaluation process.

As shown in Section 5.1, there are no sensitive land uses we are aware of that are located close to the proposed location.

The location of our store front is inside a vestibule and thus makes it very discreet and not accessible for youth as they are walking in the Village. This was one of the RMOW main requirements in not having exposure on the Village Stroll.

Please refer to the Section 5.1 - Location Guidelines for pictures of our proposed location.

Inspired Cannabis has the necessary experience as a licensed operator and will be a valuable addition to this center and to the community at large. Retail cannabis stores are a highly regulated business. We feel this negative perception is going to be a “thing of the past” as our stores operate at high aesthetic and service standards.

The Village is intended to be one of the premier communities in Canada. Inspired will provide safe access and create geographic equity to the legal, licensed and regulated cannabis retail market with its proposed location.

We do not consider this as a one-time transactional approval but a long-term commitment in the community. The hard work begins once approval is given to become a valuable addition to this community. In the spirit of being a community asset, we will take a strong role in participating and facilitating regular and ongoing dialogue with City staff, community stakeholders and community policing/business associations. This participation and dialogue will create an open channel for regular feedback and to work on any issues that may arise.

From a youth and educational perspective, we will work with and facilitate dialogue with the RCMP, Local Business Association, Squamish Nation, and Lil'wat Nation to bring about the correct messaging and appropriate educational awareness tailor made for the RMOW. We undertake to be committed and positive members of the community by supporting local businesses, community needs, awareness and education to youth.

Our core values of family, philanthropy and community will translate across the day-to-day operations and ongoing engagement with the Village and fit into the value of RMOW.

CONTEXT PLAN

SECTION 5.1

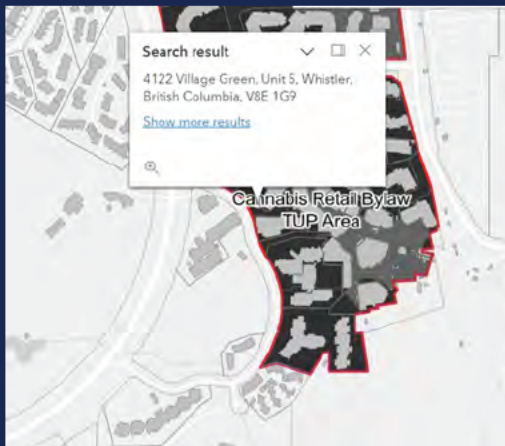
LOCATION GUIDELINES

The proposed retail cannabis store is located at:
Unit 5, 4122 Village Green, Whistler B.C.

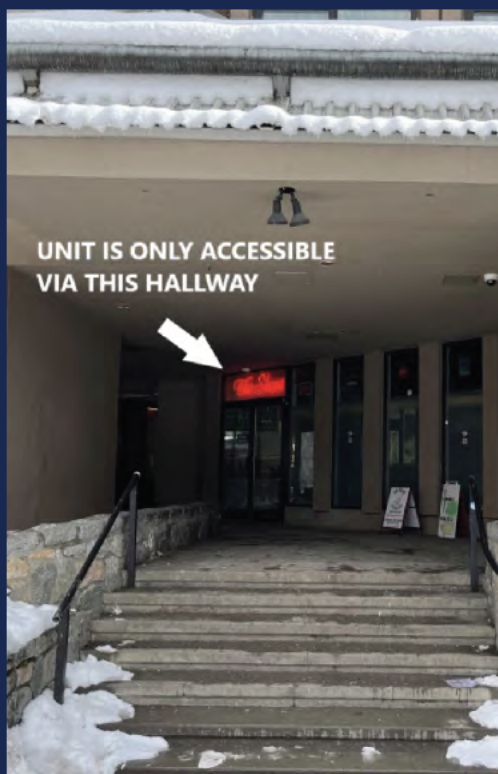


This location satisfies the location guidelines as follows:

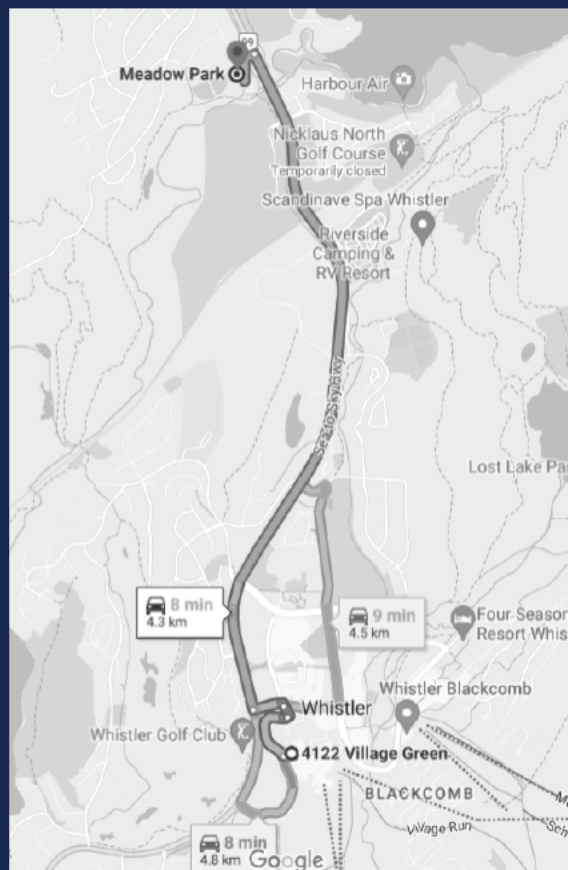
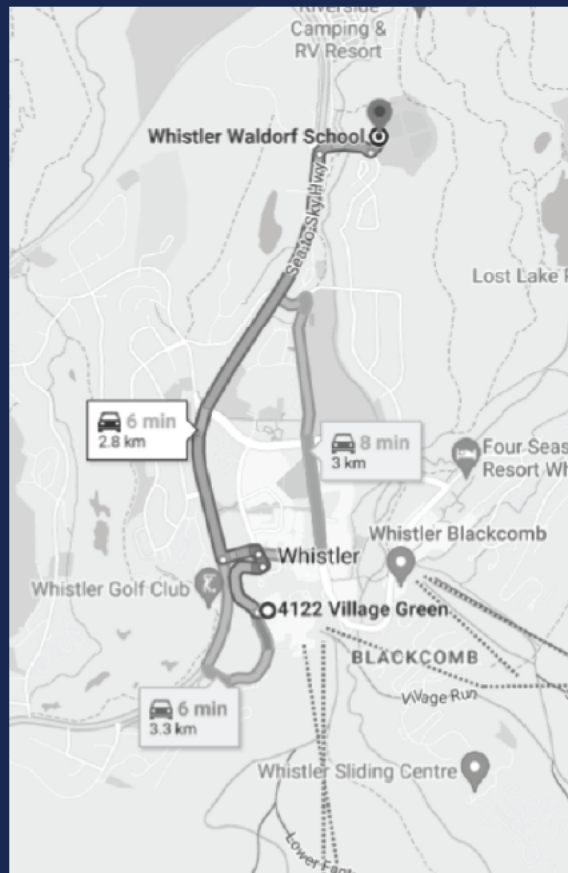
1. Within the area described as Temporary Use Permit area as shown below:



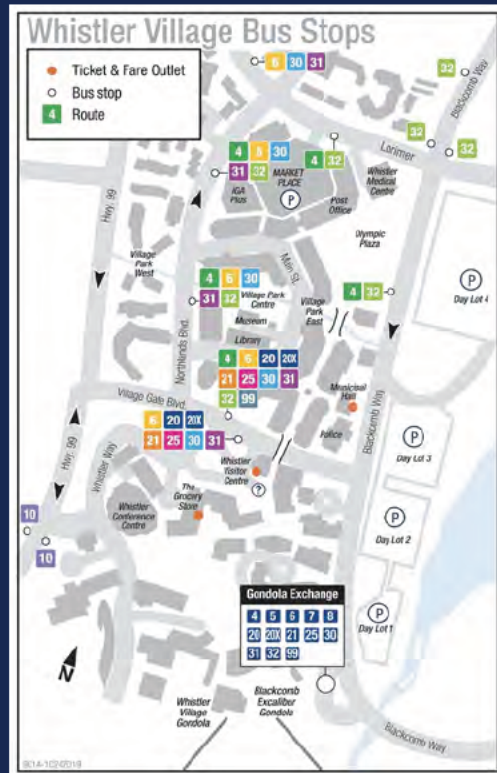
2. Does not have frontage on the Village Stroll:



3. Is that least 300 m from the property line of any parcel containing an elementary or high school or Meadow Park Recreation Centre;



4. Public Transit:



5. Available Public Parking:



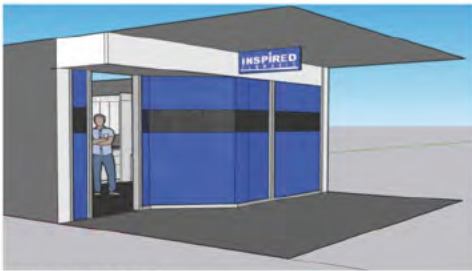
Inspired will ensure that our store will comply with the requirements of the Provincial Cannabis Licensing Regulation.

DESIGN PLAN

◆ **INSPIRED**CANNABIS

GAYLEDESIGNS INC.

INSPIRED CANNABIS



INSPIRED CANNABIS
#5 4122 Village Green, Whistler, BC



◆ **INSPIRED**CANNABIS

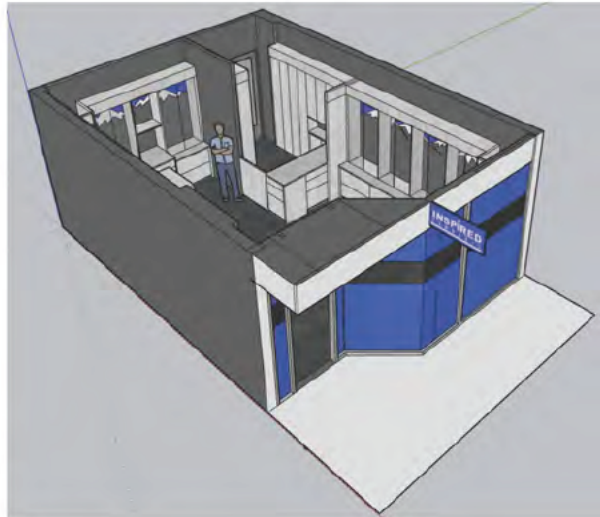
March 10, 2020

VILLAGE INSPIRED CANNABIS
WHISTLER VILLAGE, BC, CANADA

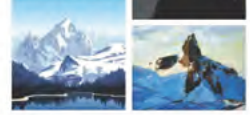
GAYLEDESIGNS INC.
1175 Columbia Valley Rd, Kamloops, BC V2C 1L9 | 250.860.8888 | www.gayle.com



CEILING MECHANICAL
PAINTED BRIGHT (SKY) BLUE



A STYLIZED LOCAL MOUNTAIN SCAPE
ACROSS ALL DISPLAY CABINETS.



LIGHT FIXTURE,
MOUNTAIN BIKE ELEMENT



NATURAL WOOD CABINETS



LOCAL BASALT FLOORING



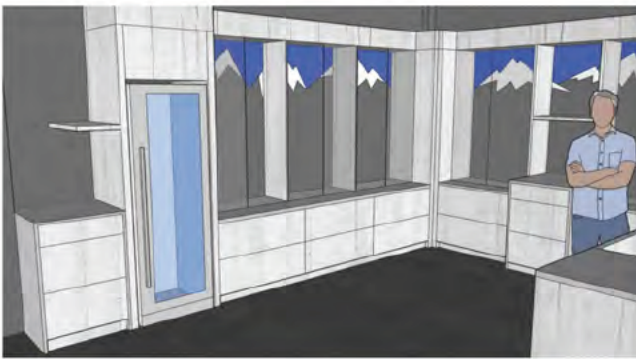
BLUEBIRD BLUE, AS IN THE
BLUEBIRD DAYS ENJOYED
ON WHISTLER.



BLACK DIAMOND = TOP RATED
DOUBLE BLACK IS THE EXTREME

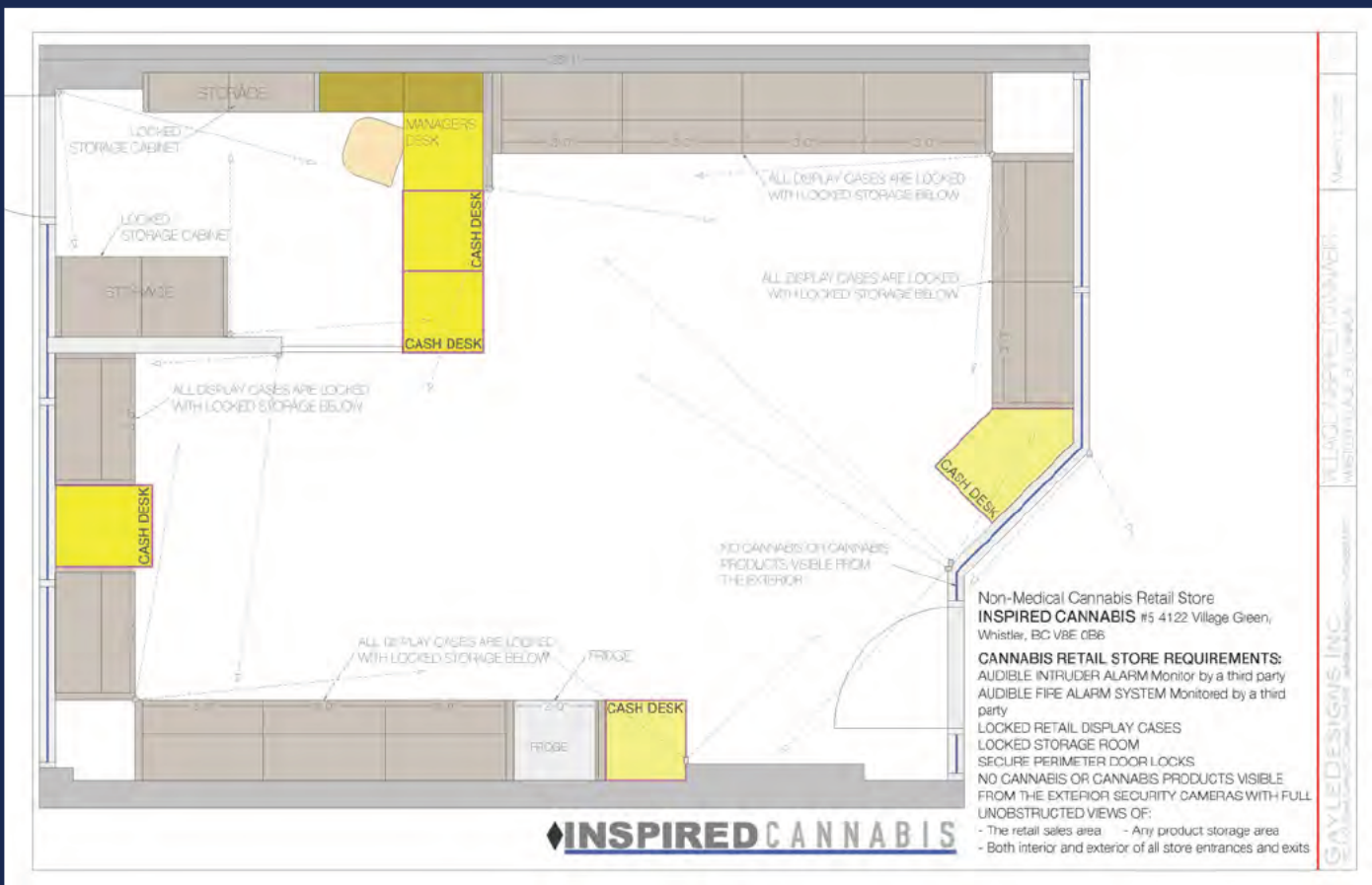
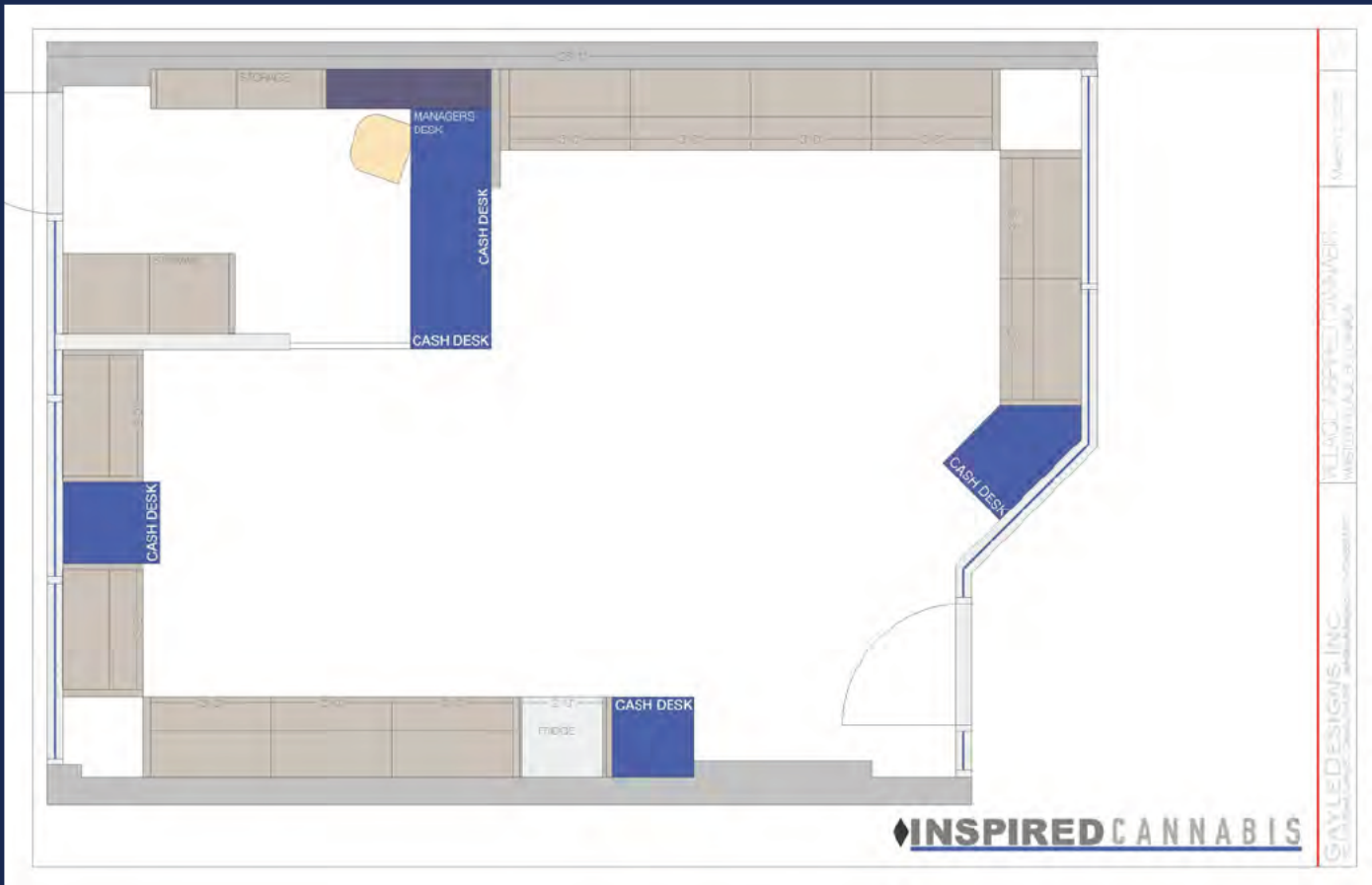
INSPIRED CANNABIS

GAYLEDESIGNS INC. 1000 10th Street, Suite 100, Whistler, BC, Canada V8E 1A1
 Main: 778.872.1000 | info@gayledesigns.com | www.gayledesigns.com



INSPIRED CANNABIS

GAYLEDESIGNS INC. 1000 10th Street, Suite 100, Whistler, BC, Canada V8E 1A1
 Main: 778.872.1000 | info@gayledesigns.com | www.gayledesigns.com





WHY CHOOSE INSPIRED

We believe Inspired is the best choice for a retail cannabis operator in the Village for the RMOW. Our belief is based on reviewing Policy Number G27 “Cannabis Retail Policy” and identifying the following:

1. Family Run Business:

We are a family run independently owned and operated business. The two founders are cousins who are hands-on operators and have demonstrated a commitment to ensuring they are actively involved in the operations of their stores and the communities in which they serve.

2. Experience and Expertise:

We have a strong track record of operating successful stores in our municipalities, as well as relevant experience and expertise in the retail industry. Moreover, we have 18 years of experience in operating pharmacies which is heavily regulated including controlled substances and narcotics.

3. Proposed Concept and Vision:

Our proposed store concept and vision align with the RMOW’s goals and values ensuring we are balancing resort and community needs.

4. Financial Stability:

We have demonstrated financial stability and the ability to invest in the store’s operations and growth.

5. Regulatory Compliance:

We have a good track record of complying with regulatory requirements related to the retail industry.

6. Local Partnerships:

We have established partnerships with local suppliers, vendors and community organizations that will help support the store’s success and contribute to the local economy.

7. Reconciliation with the Lil’wat Nation and Squamish Nations:

Should the Lil’wat Nation and Squamish Nation agree, we are committed to donating up to 2% of revenues to the Squamish Lil’wat Cultural Centre or the Nations directly to help support efforts of reconciliation.

Thank you for the opportunity to present our submission to the RMOW staff and council. We are confident that should we be selected the RMOW will be in safe hands with us to operate a successful retail cannabis store that will serve the community of Whistler.

APPENDIX

55.....	Insurance Coverage
56.....	Google Reviews and Mystery Shoppers
59.....	Burglar Systems Letter



March 1, 2023

Jesse Dhami

1217024 BC Ltd. dba Inspired Cannabis Co.
2883 Carnarvon Street
Vancouver, BC V6K 0B4

RE: Unit 5, 4122 Village Green, Whistler, BC

This letter is our confirmation that insurance will be placed in compliance with the lease on behalf of **1217024 BC Ltd. dba Inspired Cannabis Co.**

The coverage of insurance will include the following coverage per the lease:

- All Risk Property Insurance – including flood, sewer-back up and Earthquake
- Tenant Leasehold Improvements
- Business Interruption
- Commercial General Liability of \$5MM which will comply with the Provincial regulations
- Non- Owned Automobile Liability
- Severability of Interest Clause
- Cross Liability Clause
- 30 days written notice of material change
- Waiver of Subrogation in favor of landlord

Once the tenant takes possession, we will provide the landlord with a Certificate of Insurance outlining these coverages.

Let me know after review and thanks.

AXIS INSURANCE (PREVIOUSLY SHAW SABEY & ASSOCIATES LTD)

Sasha Spasojevic
sasha.spasojevic@axisinsurance.ca
604-782-0159

Vancouver Downtown
#400 - 555 Burrard Street, Box 275
Vancouver, BC V7X 1M8
Phone: (604) 731-5328
Fax: (604) 731-3137
TF: 1-800-690-7475

Kelowna
#200 – 2141 Springfield Road
Kelowna, BC V1Y 7X1
Phone: (236) 420-0387
Fax: 1-888-220-4225

Duncan (Landmark Building)
#200 - 2640 Beverly Street
Duncan, BC V9L 5C7
Phone: (250) 748-3200
Fax: (250) 748-3226
TF: 1-877-848-3232

Duncan (Trunk Road)
#1 - 380 Trunk Road
Duncan, BC V9L 2P6
Phone: (250) 748-3242
Fax: (250) 748-3212
TF: 1-877-848-3232

Google Reviews

Inspired Cannabis	Total Reviews	Score
Total / Average	1160	4.6

Zach Donohue
2 reviews
★★★★★ 3 months ago

The best and friendliest dispensary in town. The staff there make every visit a Blast, Brad and Jacob's customer service is unmatched. They know their products and always have answers to any questions

👍 Like

Response from the owner 2 months ago
Thanks for the kind words!

✎ Edit 🗑 Delete

Angela Kiesman
Local Guide · 19 reviews · 15 photos
★★★★★ 3 weeks ago · NEW

So happy to have found my local inspired. Shannon (I hopeully I've spelled your name correctly) is AMAZING. She is always so happy and knowledgeable. Always ready to help me find exactly what I'm looking for, and so far her suggestions have been stellar.

👍 Like

Response from the owner 2 weeks ago
Thanks Angela we look forward to having you back in the store.

Don Duthie
10 reviews
★★★★★ a month ago

The Inspired franchise played a part of my journey in Ottawa and I loved the vibe in this store as well. Always very helpful and I feel inspired when I go. Thank you for being part of my journey.

👍 Like

Response from the owner a month ago
Thanks for the kind words Don!

Google Reviews

Samantha Cadeau
9 reviews
★★★★★ 3 months ago

Went into Inspired Cannabis to find something to help with my grandma's chronic pain. The staff are very knowledgeable and took the time to explain everything in detail and answer all of our questions. Great customer service and we will be back. 10/10 Recommend

👍 Like

Response from the owner 3 months ago
Thanks for the kind words Samantha!

J Beert
9 reviews
★★★★★ 7 months ago

Just visited for the first time today. Wow! This place is fantastic! My first impression was of how clean and pretty it was inside. Well organized and they have prices displayed which is always nice. I was greeted immediately by a super friendly guy and I actually needed help and he was just amazing. So helpful and knowledgeable about the whole industry, as well as their product. His recommendation was stellar and it's working out really well. I will absolutely be going back, and hope he's there. I'll want another rec lol.

Super great and helpful staff, big selection of product, and decent range of prices... this shop is now forever my go-to.

👍 2

Response from the owner 7 months ago
Thanks for the stars JJ!

Sumaiyyah Adam
4 reviews
★★★★★ 2 weeks ago · NEW

I definitely would recommend visiting this location, you will not be disappointed. Every time I visit the store, the staff are incredibly friendly and are always willing to share information about the products. Never once am I left without assistance with my order!

👍 1

Response from the owner 2 weeks ago
Thanks for the stars!

Savanna Lawrence
2 reviews
★★★★★ a month ago

Every time I come in, I'm welcomed with such amazing, kind staff that are so eager to help you with your needs they are all so kind and happy to be at their job which makes the experience so much more enjoyable and you are talking to such wonderful people I love coming here I'm there multiple times a day and wouldn't want to go anywhere else great staff beautiful store and great location

👍 3

Response from the owner 3 weeks ago
Thanks for the kind words Savanna

Google Reviews

Maddie S
2 reviews

★★★★★ a week ago **NEW**

I had a lovely experience at the new downtown location about a week ago! The budtender Amber was so kind and helpful, they suggested a product for me that is just what I was hoping for! As someone who isn't knowledgeable when it comes to cannabis products, I really appreciated Amber spending the time working with me to find something that suits my needs. :)

Reply Like

Loren Bernazio (Lowrehr)
Local Guide · 48 reviews · 16 photos

★★★★★ 6 months ago

Friendly, Funky, Fresh.
When you walk into this shop you are immediately greeted with a friendly "Hello, how can I help you?". The staff are very helpful and informative which takes all the stress out of finding the product that is right for any occasion. This shop is clean and clutter free, well set up and comfortable. The amazing manager (Stephonia) is obviously committed to ensuring her staff and store are always at their best. Location, and staff make this shop quick and easy.

Like

Response from the owner 5 months ago
Thanks Loren!

Kathy Braaten
3 reviews

★★★★★ 7 months ago

This store is amazing. The staff goes above and beyond in helping and education you on products. The store is organizing, inviting and super clean. One of the best stores in town.

1 Like

Response from the owner 6 months ago
Thanks Kathy!

Sophie Smith
Local Guide · 20 reviews · 1 photo


★★★★★ 8 months ago

I don't buy a lot of cannabis products but there is one CBD hard candy that I like having around and I hadn't bought it for a while. Sadly it was discontinued but Sydney was super helpful in helping me pick a similar hard candy that I actually like even more than the old one! Already been back twice in a month to get more and will keep coming back for sure

Like

Response from the owner 3 months ago
Thanks for the stars!

Mystery Shop



Retail Cannabis Evaluation

Location: IC-004 - Inspired Cannabis, Nanaimo - 5785 Turner Road, Nanaimo, BC V9T 6L4
Date: 2023-03-08
Time In: 14:29
Time Out: 00:00

Survey Total: 100.00% (42 / 40)

EXPENDITURE	
Did you complete a purchase?	
Yes	
	Please enter the purchase amounts as per listed on your receipt. \$ sign not required e.g. XX.XX
Item Cost:	26.95
Tax:	3.24
Total Cost:	30.19

RECEIPT UPLOAD

Recommend	100.00% (4 / 4)
<p>43. Based on your experience, did you feel welcomed, cared for and appreciated by the Budtender?</p> <p>Yes</p> <p>Definitely. Sarah has a great attitude and it shows in her dealings with her customers. Her enthusiasm was evident</p>	1/1
<p>44. Did you feel as though your patronage was genuinely appreciated (not just another customer)?</p> <p>Yes</p> <p>We definitely did not feel as though Sarah was treating us as faceless numbers. She was very personable</p>	1/1
<p>45. Would you recommend the store based upon the service and product knowledge of the Budtender?</p> <p>Yes</p> <p>I would, yes. We had a very positive experience and there's a good selection of products there. I would certainly recommend it</p>	1/1
<p>46. Would you recommend this store based upon the quality and product options?</p> <p>Yes</p> <p>I haven't tried the product itself yet to speak to its quality, but there were plenty of options in many varieties, all clearly labeled</p>	1/1
<p>47. On a scale of 0-10, how likely are you to recommend this store to friends/family/colleagues? Why?</p> <p>10</p> <p>It has a convenient location, a large amount of what looked to be good quality product and plenty of options, and we had a very nice experience with our tender who seemed to genuinely like working there</p>	
Survey Total: 100.00% (42 / 40)	

Mystery Shop



Retail Cannabis Evaluation

Location: IC-014 - Inspired Cannabis, Cobourg - 1111 Elgin St W, Northumberland Mall, Cobourg, ON K9A 5H7
 Date: 2023-02-23
 Time In: 13:55
 Time Out: 00:00

Survey Total: 102.56% (40 / 39)

EXPENDITURE

Did you complete a purchase?

Yes

	Please enter the purchase amounts as per listed on your receipt. \$ sign not required e.g. XX.XX
Item Cost:	20.95
Tax:	2.72
Total Cost:	23.67

RECEIPT UPLOAD

Recommend 100.00% (4 / 4)

014

43. Based on your experience, did you feel welcomed, cared for and appreciated by the Budtender? 1/1

Yes

I felt that I was welcomed, educated, and well-cared for by the budtender. The questions she asked, and the products she recommended, were for my maximum benefit.

44. Did you feel as though your patronage was genuinely appreciated (not just another customer)? 1/1

Yes

I did really feel that I was genuinely appreciated. I was not rushed or pressured into any purchase. I was warmly thanked and walked to the door.

45. Would you recommend this store based upon the service and product knowledge of the Budtender? 1/1

Yes

I would definitely recommend this store based on my experience with the budtender — product knowledge, appropriate service, and always with my best interests in mind.

46. Would you recommend this store based upon the quality and product options? 1/1

Yes

The product options were clearly categorized and labelled. I felt that the "live menu" helped with my choice, as I could see what was in stock.

47. On a scale of 0-10, how likely are you to recommend this store to friends/family/colleagues? Why? 10

10

To recommend this store to my friends, I would definitely state that it was a high-class retail establishment with professional and helpful retail staff.

Survey Total: 102.56% (40 / 39)



**BURGLAR
BUSTERS**
4158 197A ST.
Langley BC V2A 1C3
1 888 484-8886

MARCH 14/2023

Re: Security Proposal

Resort Municipality of Whistler

Dear Sirs:

We are writing to provide you with a letter of comfort regarding the security plan that was submitted for Inspired Cannabis Co. at Unit 5 – 4122 Village Green, Whistler, BC. We have reviewed the security plan and the floor plan provided and are please to confirm that it meets and exceeds the required security standards for licensed cannabis retailers as set out by the LCRB.

The security plan includes a comprehensive approach to maintaining a safe and secure environment for their customers and employees. The plan includes an alarm system, locked storage and display cases and a cash management system to minimize the risk of theft.

In addition, we reviewed their employee training program on security protocols and procedures. This is an important component of maintaining a secure retail environment and ensuring that their employees are equipped to respond to security breaches.

We recognize that maintaining a secure retail environment is an ongoing process. We are confident that their commitment to security and adherence to the security standards for licensed cannabis retailers will ensure the safety and security of their store. Inspired Cannabis Co. has clearly demonstrated their commitment to safety and security that exceeds the requirements as set forth by the LCRB.

If you have any further questions feel free to contact me.

Yours very truly;

Bill Gall
President
Burglar Busters Alarm & Security Ltd.
778-888-3495

Live Inspired

INSPIRED CANNABIS CO
1217024 BC LTD.
Vancouver, B.C.



OFFER TO LEASE

Agreement made this 6th day of February, 2023

BETWEEN: **1217024 B.C. Ltd. O/A "Inspired Cannabis"**
(the "Tenant") **GST No. 780648879RT001**

AND **J. Gibbons Real Estate Ltd.**
(the "Landlord") **GST No. 776089898**

LOCATION: **#5-4122 Village Green, Whistler, B.C. V8E 1G9**
(the "Property")

The Tenant hereby offers to lease the Premises (defined in paragraph 1 below) from the Landlord, on the terms and conditions set out in this Offer to Lease (the "Offer"). This Offer shall be binding on both parties, unless otherwise terminated as per the terms and conditions herein.

1. PREMISES

The premises to which this Offer relates (the "Premises") comprise the space on the Property municipally known as **#5-4122 Village Green, Whistler, B.C. V8E 1G9**, that is shown on the plan attached as Schedule "A" to this Offer and consists of approximately 420 sq ft of ground floor Rentable Area, which will be subject to an independent surveyor's confirming the final measurement of the Premises, in accordance with BOMA Standards. The basis of the final measurement shall remain unchanged throughout the Term or any Extension(s) thereof.

2. TERM

The term of the Lease (defined herein), is three (3) years (the "Term")

3. POSSESSION DATE

The later of:

- (i) Sixty (60) Business Days following waiver of the Tenant's Condition (outlined below); or
- (ii) September 1, 2023

4. FIXTURING PERIOD

Three (3) months from the Possession Date, on the same terms and conditions of the Lease, other than the requirement to pay any Basic Rent or Additional Rent. The Tenant shall be responsible for the payment of any utilities used during this period.

The Landlord and Tenant agree that Covid-19 has created uncertainty with regard to the timing of obtaining certain requirements for the business that are not in the Tenant's control. These include the availability of construction personnel, the sourcing of materials to complete the buildout, and the ability to obtain the required government approvals, permits, authorizations, licenses, zoning, etc. ("Government Approvals"). The Tenant agrees to use commercially reasonable efforts, (i) to continue with its build out and fixturing, and (ii) to obtain all of the required Government Approvals. The Landlord agrees to work with the Tenant in good faith to extend the fixturing period timelines to enable the Tenant to open a fully fixtured retail outlet with all of the necessary Government Approvals in place. Notwithstanding the forgoing, the Tenant agrees that the fixturing period shall not extend beyond the opening of the business



5. COMMENCEMENT DATE

The Lease shall commence upon the later of:

- a) The day that the Tenant opens for business; or,
- b) The expiry of the Fixturing Period.

6. USE OF PREMISES

The Tenant shall occupy and use the Premises for the retail sale of cannabis (in various forms), related cannabis products and educational seminars (collectively, the "Tenant's Use.") The Tenant may operate during hours and days of its choosing, and shall not be required to open for business to the public until it has obtained all required licenses and permits for cannabis retail sales and had a reasonable time to complete all work required to open to the public, once such licenses and permits have been obtained.

No use or occupancy of the Leased Premises shall contravene any federal, provincial and/or municipal regulations or licensing requirements, or cause the Landlord to breach any obligations or covenant it has with its mortgagee or any other tenants of the Property, or as pursuant to any instrument registered on title to the lands.

7. BASIC RENT

The Landlord and the Tenant acknowledge and agree that the basic rent (the "Basic Rent") payable for the Premises from the end of the Fixturing Period (or Rent Free, as the case may be) until the end of the Term will be at the annual rate of: forty five dollars (\$45.00) per square foot of Rentable Area of plus applicable taxes for years 1-3.

8. ADDITIONAL PERCENTAGE RENT

In addition to Basic Rent, the Tenant agrees to pay Additional Percentage Rent equal to 5% of annual revenues in excess of \$400,000 to a maximum Additional Percentage Rent amount equal to three (3) times Basic Rent. For clarity, maximum Basic Rent and Additional Percentage Rent to be paid will be [REDACTED] during first Term, or [REDACTED] annually.

9. OPERATING COSTS, BUSINESS & REALTY TAXES

Business and Realty Taxes, and Common Area costs including Management fee, service charges, administrative fees or any other incidental related cost or charge shall be calculated and determined annually by the Landlord and charged to the Tenant as Additional Rent. Operating Costs are to be further defined in the Lease. The Tenant shall only be required to pay either a management fee or an administrative fee, but not both. The Tenant shall pay all realty and business taxes levied or assessed against the Premises calculated on the basis of a separate assessment if available. If a separate assessment is not available or determinable, then Tenant shall pay Tenant's proportionate share (Tenant Rentable Area over Total Rentable Area of the Property) of real property taxes attributable to the Property, taking Assessor's Notes into consideration. Operating Costs will exclude: all costs related to Landlord financing; all costs related to obtaining new tenants; Capital costs of the Building (but not equipment); any duplication, including costs covered otherwise such as by GST ITC's or by insurance coverage.

10. RENT FREE

Three (3) months free rent.



11. UTILITIES

The Tenant shall pay for actual utilities consumed, through separate metering of the Premises. Such separate meters to be at the Landlord's expense.

12. DEPOSIT

The Tenant will pay \$10,000 refundable deposit upon signing by Landlord, and within five (5) Business Days of waiver of the Tenant's Condition (below), the Tenant shall pay \$5,000 + GST to the Landlord, and the remainder upon unconditional acceptance of this Offer.

13. ADDITIONAL LANDLORD BONUS PAYABLE

The Tenant will pay the Landlord additional \$50,000 bonus within ten (10) days of municipal approval of Temporary Use Permit for Cannabis use, and additional \$50,000 bonus within ten (10) days of store opening.

14. LEASEHOLD IMPROVEMENT ALLOWANCE

Intentionally Deleted.

15. CONDITION OF PREMISES

The Tenant accepts the Premises in a "vanilla shell" condition, subject only to the completion by the Landlord of the Landlord's Work described herein.

16. LANDLORD'S WORK

Demolition and removal of existing fixtures and equipment any other upgrades and installations to be determined and agreed to between the Tenant and Landlord based on inspection of the Premises.

17. TENANT'S WORK

The Tenant shall be responsible for all work in the Premises required for operating the Tenant's Use at the Tenant's sole cost and expense and must obtain proper municipal permits..

18. ALTERATIONS

The Tenant may from time to time, make minor improvements or repairs to the interior of the Premises of a value less than one hundred thousand dollars (\$100,000.00) at its own discretion and without consent of the Landlord. All such alterations are however, to be approved by the Landlord, acting reasonably, in advance of the commencement of any such alteration.

19. RESTORATION

At the end of the Term or early termination thereof, the Tenant shall have the right to either remove or to abandon all leasehold improvements, installations, alterations, partitions and utility connections TSP cabling, wiring and related devices and equipment, and trade fixtures installed by or on behalf of the Tenant. Provided that to the extent that the Tenant elects to remove same, the Tenant shall repair any damage caused by such removal and leave the Premises in a clean, broom swept condition.

20. SIGNAGE



Commencing on the date of the execution and delivery of this Offer, the Tenant may install, at its expense, window and wall graphics and/or wrapping on, or visible from, at the exterior of the Premises indicating the Tenant's business. Throughout the Term, the Tenant shall be permitted to erect Tenant's corporate signage on the façade of the Premises including blade and/or fascia signage and signage on any other street-facing side of the building. Such signage to be subject to the applicable municipal approvals and provincial cannabis requirements.

The Tenant shall have the right to supply and install the maximum allowable exterior sign identification on multiple locations of the Property; the design and location(s) of which shall be subject to the approval of the Landlord and Tenant, which approval shall not be unreasonably withheld or delayed, and subject to Municipal by-laws and regulations. The Landlord shall co-operate with the Tenant at all times with respect to all applications for approval of its signage requirements.

21. OPTION TO EXTEND THE TERM

The Tenant shall have the option with no later than six (6) months written notice to the Landlord prior to the expiry of the Term, to extend the Lease for three (3) additional terms of five (5) years on the same terms and conditions described herein save and except for the Basic Rent. Basic Rent shall be the greater of fair market rent for comparable space in a comparable building or Current Basic Rent plus adjustments for inflation, specifically Consumer Price Index (CPI).

In the event the Landlord and Tenant cannot agree on market rent, the determination of rent will be subject to arbitration, costs to be shared equally

22. RESTRICTIVE COVENANT

The Landlord warrants and agrees that it will not lease during the Lease of the Term or any extension thereof, any part of the Property, or extension thereto, which is occupied by the Tenant throughout the Lease Term and any extension thereof, to any direct or indirect competitor to the Tenant, as defined by the Tenant, acting reasonably, nor shall any such tenants occupy any of the aforesaid space on a sublease or assignment basis without prior written consent of the Tenant.

23. ASSIGNMENT /TRANSFER

The Landlord shall not unreasonably withhold an assignment or transfer of the lease.

24. LEASE AGREEMENT

The Lease documentation shall be the Landlord's standard form of Lease, at the sole cost to the Landlord. The parties shall use reasonable diligent efforts to sign and execute the Lease, and the Lease shall contain amendments as requested by the Tenant's solicitor and agreed to by the Landlord's solicitor, with both parties acting reasonably.

The Tenant will not be required to indemnify the Landlord for damages resulting from the negligence or intentional acts of the Landlord or those for whom it is responsible.

The Tenant will not be required to provide a personal indemnity.

25. CONFIDENTIALITY



All information disclosed by Tenant, including the terms of this Offer are confidential. Landlord will not make any press releases or public announcements with respect to this Letter of Intent or the transactions contemplate herein without prior consent of Tenant.

26. COUNTERPARTS, FACSIMILE AND ELECTRONIC TRANSMISSION

This Agreement may be executed in any number of counterparts and executed copies may be sent via either facsimile transmission or as a PDF attachment via email transmission, and any such copy executed in counterpart or received via facsimile or email transmission as aforesaid shall be deemed to be an original execution copy of said Agreement and shall be read together with all other execution copies of the Agreement as if they were one and the same document. All copies transmitted via facsimile or email transmission shall, if so requested by the receiving party, be followed by an original signed copy of the Agreement delivered to the receiving party within five (5) business days of said request. However, failure to forward original signed copies as aforesaid shall not invalidate the facsimile or email copy and it shall still be deemed to be and relied upon as an original copy thereof.

Tenant Facsimile:	(604) 737-2885
Attention:	Serge Biln
Tenant Email:	serge@inspiredcannabis.ca
Tenant Address for notification:	2883 Carnarvon Street, Vancouver, B.C.
Attention:	Joey Gibbons and Lee Carroll
Landlord Email:	jgibbons@gibbonswhistler.com & lee@gibbonswhistler.com
Landlord Address for notification:	111-4090 Whistler Way PO BOX 65, Whistler BC V0N 1B0

27. TENANT CONDITION

This Offer to Lease is conditional for a period of **one hundred and twenty (120) days** from the day of mutual acceptance of this Offer (the "Condition Period") on:

- (a) The approval of any applicable Municipal by-laws, rules, regulations, or other applicable documentation, including any Provincial or Municipal Licensing.

If the Tenant's Conditions have not been waived within the Condition Period, then this Offer to Lease shall extend automatically for an additional sixty (60) days with payment of \$5,000 to the Landlord and without additional approval from the landlord.

The Landlord shall provide access to the Premises (with adequate notice, as required) for the Tenant to view the Premises.

If the Landlord is delayed in delivering any of the items under Landlord's Work, above, including the Lease incorporating all terms of this Offer, then the Condition Period shall be extended automatically to account for the period of such delay. If by the end of the Condition Period, as may be extended, the Tenant fails to advise the Landlord, by notice in writing, that the Tenant's Condition has been satisfied or waived by the Tenant, the Deposit shall be returned to the Tenant in full, without deduction, within five (5) business days and this Offer (and ensuing lease) shall be null and void and of no further force or effect without any recourse whatsoever by either party against the other.

28. NO REPRESENTATION

It is further understood that there are no covenants, representations, warranties, agreements or conditions expressed or implied relating to the Offer or to the Premises except as expressly set out in the Offer. The Offer may not be modified except by an agreement in writing executed by the Landlord and the Tenant.




This Offer to Lease is open for acceptance by the Landlord until 5 PM EST on February 22, 2022 after which if not accepted, it will become null and void, and of no further effect.

SIGNED, SEALED AND DELIVERED

) **1217024 B.C. Ltd.**
) **GST No. 780648879RT001**
)
)

) per:

) 
) **Serge Biln**
) *Chief Executive Officer*
)
)
)


We have the authority to bind the Corporation.

The Landlord hereby accepts the terms of this Offer on the 22 day of February, 2022.

SIGNED, SEALED AND DELIVERED

) **J. Gibbons Real Estate Ltd.**
) **GST No. 776089898**
) **(the "Landlord")**
)
)

) per:

) 
) Name: **Joseph Gibbons**
) Title: **Director**
)
)

/We have the authority to bind the Corporation.

The following schedules form a part of this Offer:

Schedule "A" - **Plan of Property.**