



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 604 832 5535
Whistler, BC Canada V8E 0X5 TF 1 866 932 5535
whistler.ca FAX 604 935 8109

Application Number

TUP 00114

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: #115 - 4368 Main Street, Whistler BC V8E 1B6

023-280-026

Legal Description P.I.D. _____
(On Land Title Certificate)

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

- Creekside Function Junction Nesters Plaza
 The Village Village North

Property Zoning: CR-1

Business Information:

Legal Name: Main St. THC Canada Ltd.

Doing Business As: THC Canada

Mailing Address: 6416 Main Street Vancouver, BC V5W 2V4

Provincial Application Reference Number: CRS001 - THC Canada - 075191

Name of Applicant/Agent: Andrew Gordon



Name of Registered Property Owner: ROJAM HOLDINGS LTD.

Mailing Address: 124 - 8600 GENERAL CURRIE ROAD

City: Richmond Province: BC Postal Code: V6Y 3V6

Phone: _____ Cell: 778938384 Email: pratts55@hotmail.com

AUTHORIZATIONS

I ROJAM Holdings (Ralph Pratt)

(PRINT NAME of registered property owner)

authorize Andrew Gordon

(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 #115-4368 Main St Whistler BC V8E 1B6

(Civil address of property)

[Redacted Signature]

3/1/2023

Signature(s) of registered property owner(s)

Date

3/1/2023

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]

3/1/2023

Signature of property owner

Date

DECLARATION

I Andrew Gordon

(PRINT NAME)

, solemnly declare that the statements made

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]

2023-03-01

Signature of applicant or agent

Date

FEE SCHEDULE

TEMPORARY USE PERMITS	Fees	Select
Temporary Use Permit – requiring Council consideration of issuance	\$4,700.00	<input checked="" type="checkbox"/>
Temporary Use Permit – amendments or renewals	\$3,525.00	<input 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

#115 - 4368 Main Street, Whistler BC V8E 1B6

Subject Property Civic Address: _____

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 indicating the business’ commitment to addressing nuisance issues and working collaboratively
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Business Plan – Full description of the proposed business operation, including the following information: <ul style="list-style-type: none"> • Past business experience • Corporate structure • Number of staff, products sold, target market, and hours of operation • Any proposed educational initiatives and strategies regarding nuisance, consumption and cannabis-related issues • Insurance coverage information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Context Plan - Scale of 1:500 (minimum) or imperial equivalent. If imperial equivalent all dimensions must be labelled in both imperial and metric. Include: <ul style="list-style-type: none"> • Location of property including adjacent streets. • Distance to nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. • Photographs showing the subject property and all adjacent development. Note: (a) A cannabis retail store shall not be permitted within 300 metres of the nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. (b) A cannabis retail store shall not be permitted to have frontage on the Village Stroll
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Design Proposal <ul style="list-style-type: none"> • Site Plan • Dimensioned floor plans showing all doors, exits/entrances, cash registers, location of fixed shelving or displays, and location of all areas open to the public, space designated for staff and storage areas. • Exterior elevations/sections clearly illustrating and labelling exterior building materials, finishes and colors; signage location and size; and lighting • Demonstrate security measures in compliance with or exceed LCRB requirements • Parking plan, if applicable

	Odour control and store ventilation details
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Additional Information

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

Andrew Gordon

Full name of applicant or agent (Print)

[Redacted]

2023-03-01

Signature of applicant or agent



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.

Name and Contact Information of Applicants

- Applicant: Main St. THC Canada Ltd. dba THC Canada
- Proposed Location: #115 – 4368 Main Street, Whistler, BC V8E 1B6

Agent

Andrew Gordon
Chief Growth Officer | THC Canada

E: business@thccanada.ca
T: 778.835.0501

Founder & President


Spencer Sangara
President & Director | THC Canada

E: spensir@thccanada.ca
T: 604.417.4427

THC Canada Headquarters


6416 Main Street
Vancouver, BC V5W 2V4

E: info@thccanada.ca
T: 604.499.8420

[\(http://www2.gov.bc.ca/\)](http://www2.gov.bc.ca/)Spencer Sangara
MAIN ST. THC CANADA LTD. 

Liquor and Cannabis Licensing

Payment Approved

 [Print Page](#)

Card Type	MasterCard
Date/Time	3/13/2023 1:57:51 PM
Invoice Number	INV-168401-R9B7L8
Transaction ID	10010112
Authorization	02246J
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 (<mailto: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](https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/cannabis-regulation/associate-forms) (<https://www2.gov.bc.ca/gov/content/employment-business/business/liquor-regulation-licensing/cannabis-regulation/associate-forms>) page, which contains the instructions and required forms for associates.

Please save this receipt for your records.

[← Return to Dashboard \(/lcrb/dashboard\)](/lcrb/dashboard)

TITLE SEARCH PRINT

2023-03-08, 10:59:34

File Reference: Jimmy Simpson

Requestor: Reception WREC

****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 BB113445
From Title Number BA524517

Application Received 2007-08-09

Application Entered 2007-08-16

Registered Owner in Fee Simple
Registered Owner/Mailing Address: ROJAM HOLDINGS LTD., INC.NO. 0383824
124 - 8600 GENERAL CURRIE ROAD
RICHMOND, BC
V6Y 3V6

Taxation Authority Whistler, Resort Municipality of

Description of Land
Parcel Identifier: 023-280-026
Legal Description:
STRATA LOT 44 DISTRICT LOTS 5275 AND 7310 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN LMS2229
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
HERETO IS ANNEXED EASEMENT BJ128113 OVER LOT C AND PART OF
LOT E REFERENCE PLAN 13047

HERETO IS ANNEXED EASEMENT BJ128114 OVER PART OF LOT C PLAN 9181

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 29 OF THE MUNICIPAL
ACT, SEE BJ155992

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 14 OF THE LOCAL
GOVERNMENT ACT, SEE CA9971905

TITLE SEARCH PRINT

2023-03-08, 10:59:34

File Reference: Jimmy Simpson

Requestor: Reception WREC

SUBJECT TO PROVISOS, SEE CROWN GRANT GC148886

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 SOCIETY ACT, SEE DF GD59015

SUBJECT TO PROVISOS, SEE CROWN GRANT K15573

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 SOCIETY ACT, SEE DF K28435

HERETO IS ANNEXED EASEMENT BG72359 OVER PART OF LOT 15 PLAN LMP219 IN EXPLANATORY PLAN LMP9181

HERETO IS ANNEXED EASEMENT BG72357 OVER PORTIONS OF LOT 13 PLAN LMP219 IN EXPLANATORY PLAN LMP9181

Charges, Liens and Interests

Nature:	UNDERSURFACE AND OTHER EXC & RES
Registration Number:	GC148889
Registration Date and Time:	1989-11-22 10:31
Remarks:	INTER ALIA SECTION 47, LAND ACT SEE CROWN GRANT GC148886

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	GD5158
Registration Date and Time:	1990-01-11 14:11
Registered Owner:	RESORT MUNICIPALITY OF WHISTLER
Remarks:	INTER ALIA MODIFIED AND EXTENDED BY GD43841, 30/03/1990 EXTENDED BY BP83103

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	GD43841
Registration Date and Time:	1990-03-30 14:56
Remarks:	INTER ALIA MODIFICATION AND EXTENSION OF STATUTORY RIGHT OF WAY GD5158;

TITLE SEARCH PRINT

2023-03-08, 10:59:34

File Reference: Jimmy Simpson

Requestor: Reception WREC

Nature: COVENANT
Registration Number: BE49956
Registration Date and Time: 1991-05-09 11:26
Registered Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA
RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA
SECTION 215, L.T.A.
INCLUDES INDEMNITY UNDER SECTION 215(2)(A), L.T.A.

Nature: STATUTORY RIGHT OF WAY
Registration Number: BE50042
Registration Date and Time: 1991-05-09 11:46
Registered Owner: RESORT MUNICIPALITY OF WHISTLER
Remarks: INTER ALIA
PART IN EXPLANATORY PLAN LMP222

Nature: STATUTORY RIGHT OF WAY
Registration Number: BF191327
Registration Date and Time: 1992-05-22 14:52
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
Remarks: INTER ALIA
PART SHOWN IN EXPLANATORY PLAN LMP4764

Nature: STATUTORY RIGHT OF WAY
Registration Number: BF260655
Registration Date and Time: 1992-07-09 11:42
Registered Owner: BRITISH COLUMBIA TELEPHONE COMPANY
Remarks: INTER ALIA
PART IN EXPLANATORY PLAN LMP5520

Nature: EASEMENT
Registration Number: BG72362
Registration Date and Time: 1993-03-02 13:49
Remarks: INTER ALIA
PART IN EXPLANATORY PLAN LMP9182
APPURTENANT TO LOTS 11, 12, 14, 15 AND 16
PLAN LMP219
PARTIAL RELEASE, AS TO STRATA LOTS 1 - 130
STRATA PLAN LMS 1148, BG459814, 21/12/1993
PARTIAL RELEASE, AS TO STRATA LOTS 1 -18
STRATA PLAN LMS 1245 BH108144 30 03 1994
@ 11 46

TITLE SEARCH PRINT

2023-03-08, 10:59:34

File Reference: Jimmy Simpson

Requestor: Reception WREC

Nature: STATUTORY RIGHT OF WAY
 Registration Number: BG72363
 Registration Date and Time: 1993-03-02 13:49
 Registered Owner: RESORT MUNICIPALITY OF WHISTLER
 Remarks: INTER ALIA
 SEE BG72362, PARAGRAPH 18
 PART IN EXPLANATORY PLAN LMP9182

Nature: COVENANT
 Registration Number: BG128361
 Registration Date and Time: 1993-04-20 14:37
 Registered Owner: RESORT MUNICIPALITY OF WHISTLER
 Remarks: INTER ALIA
 SECTION 215, LAND TITLE ACT

Nature: COVENANT
 Registration Number: BJ128111
 Registration Date and Time: 1995-04-28 15:01
 Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
 Remarks: INTER ALIA
 LAND TITLE ACT SECTION 215

Nature: EASEMENT
 Registration Number: BJ128115
 Registration Date and Time: 1995-04-28 15:02
 Remarks: INTER ALIA
 APPURTENANT TO LOT C AND PART OF LOT E
 REFERENCE PLAN 13047

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE



CONTEXT PLAN

THCCANADA.CA

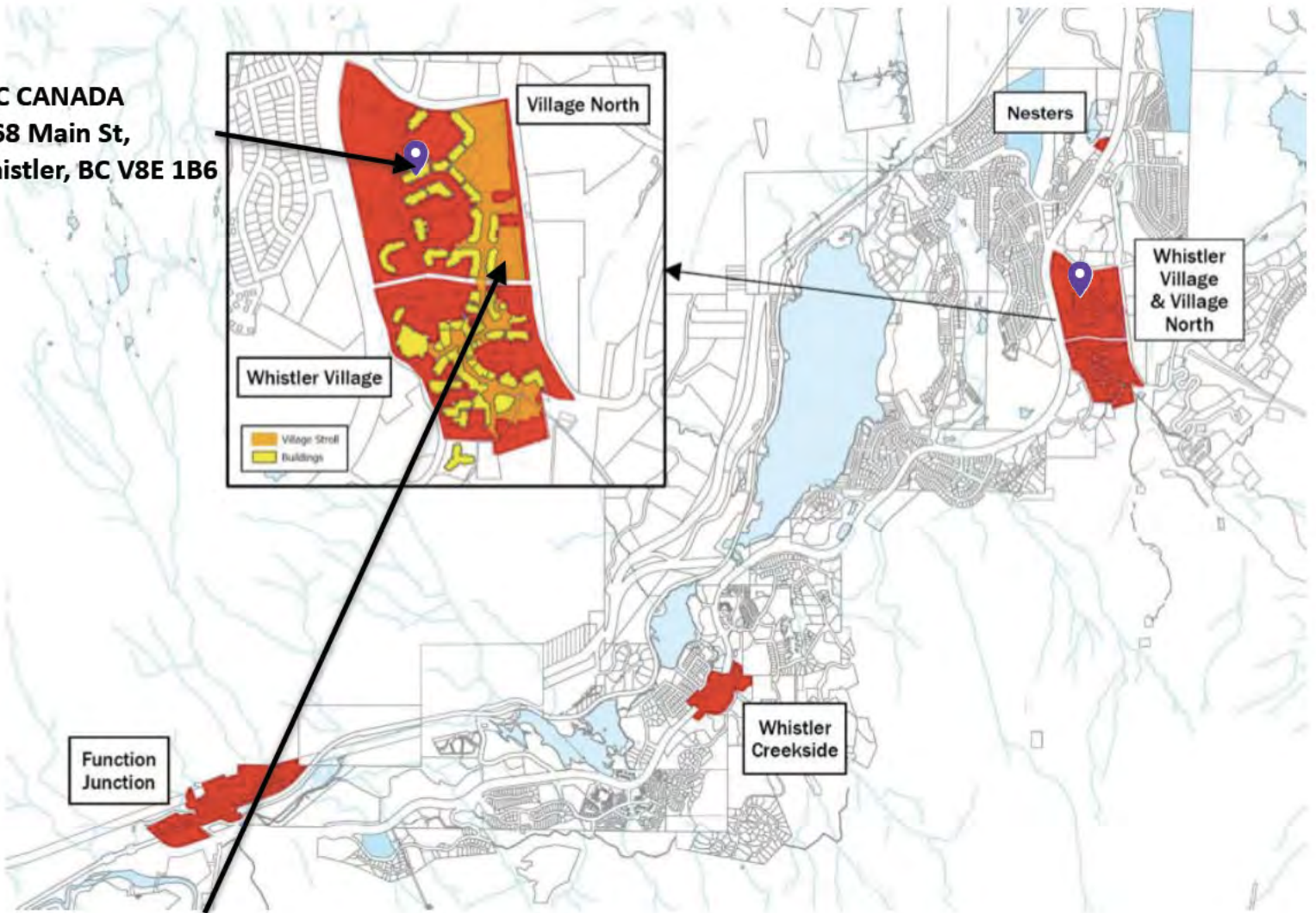
Context plan, showing the Geographical location of the proposed Cannabis retail store **THC CANADA UNIT 115, 4368 Main St, Whistler, BC V8E 1B6** is compliant with the requirements of the *Provincial Cannabis Licensing Regulation*.

The proposed location of **THC CANADA** at unit 115 4368 Main St, Whistler does not have frontage on the Village Stroll as shown in Schedule 1.

All map images and documentation were generated using webmap.whistler.ca

GEOGRAPHICAL MAP

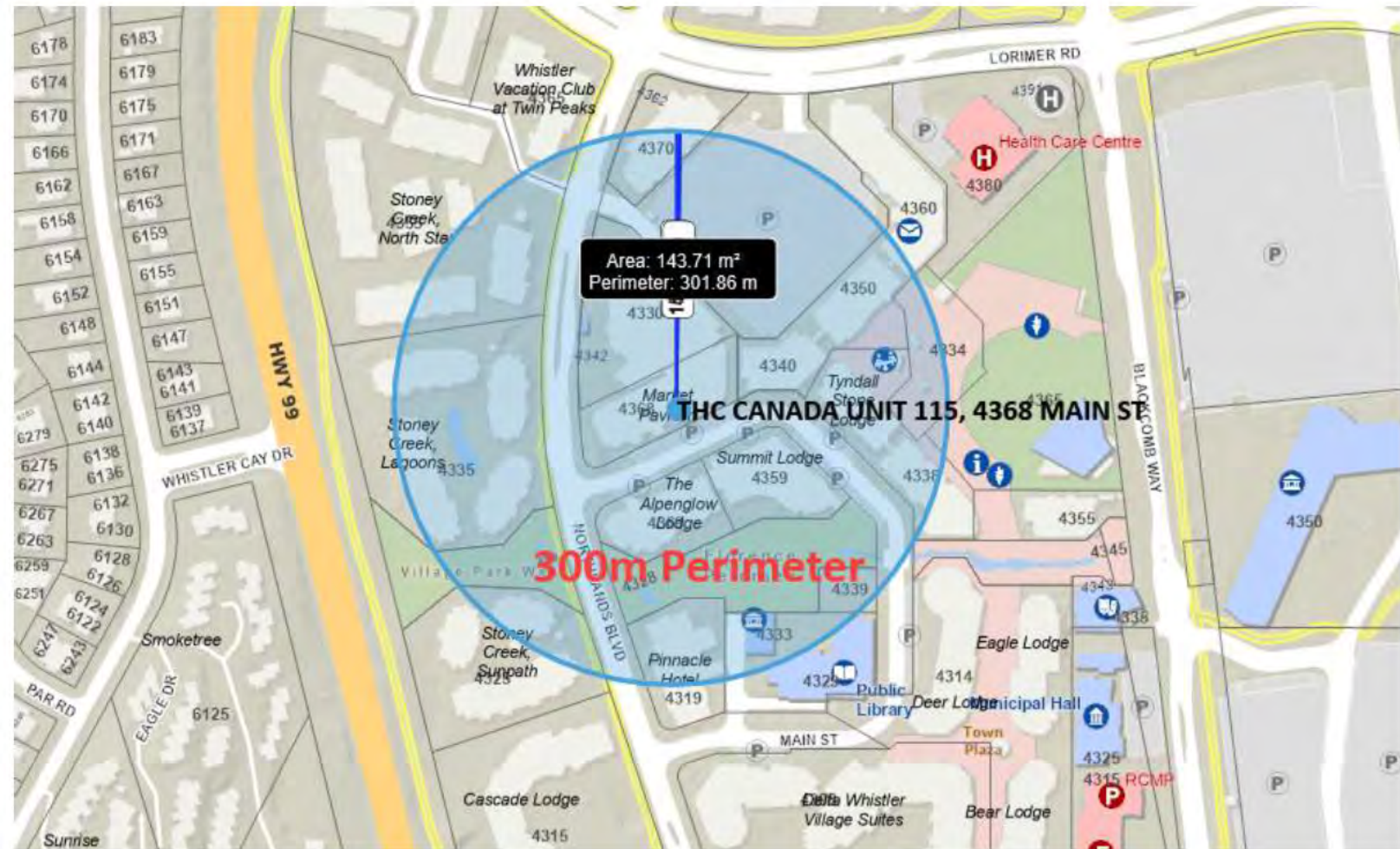
THC CANADA
4368 Main St,
Whistler, BC V8E 1B6



Village Stroll (orange area)

The proposed location of **THC CANADA** at 4368 Main St, Whistler does not have frontage on the Village Stroll as shown in Schedule 1.

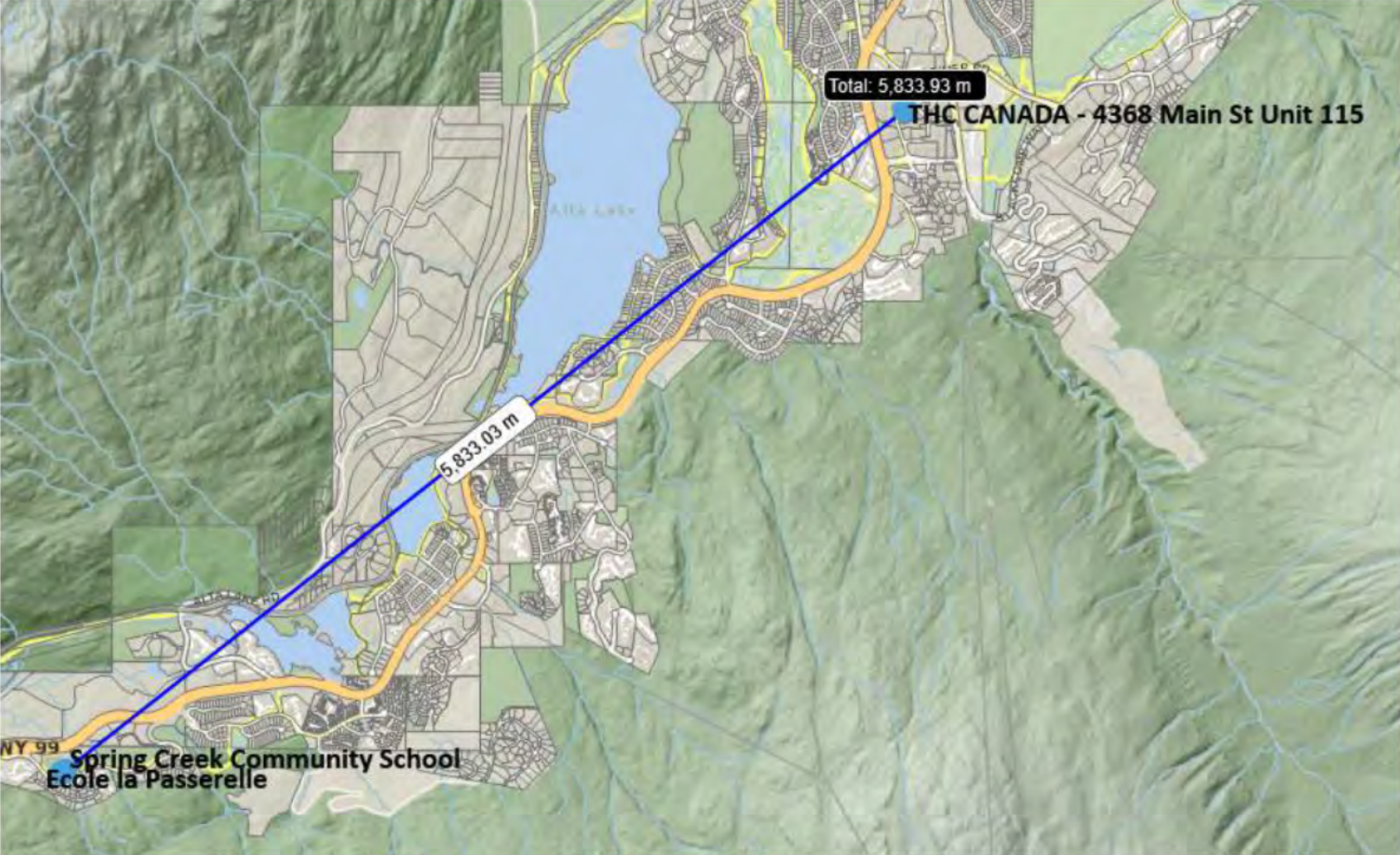
300m PROXIMITY MAP



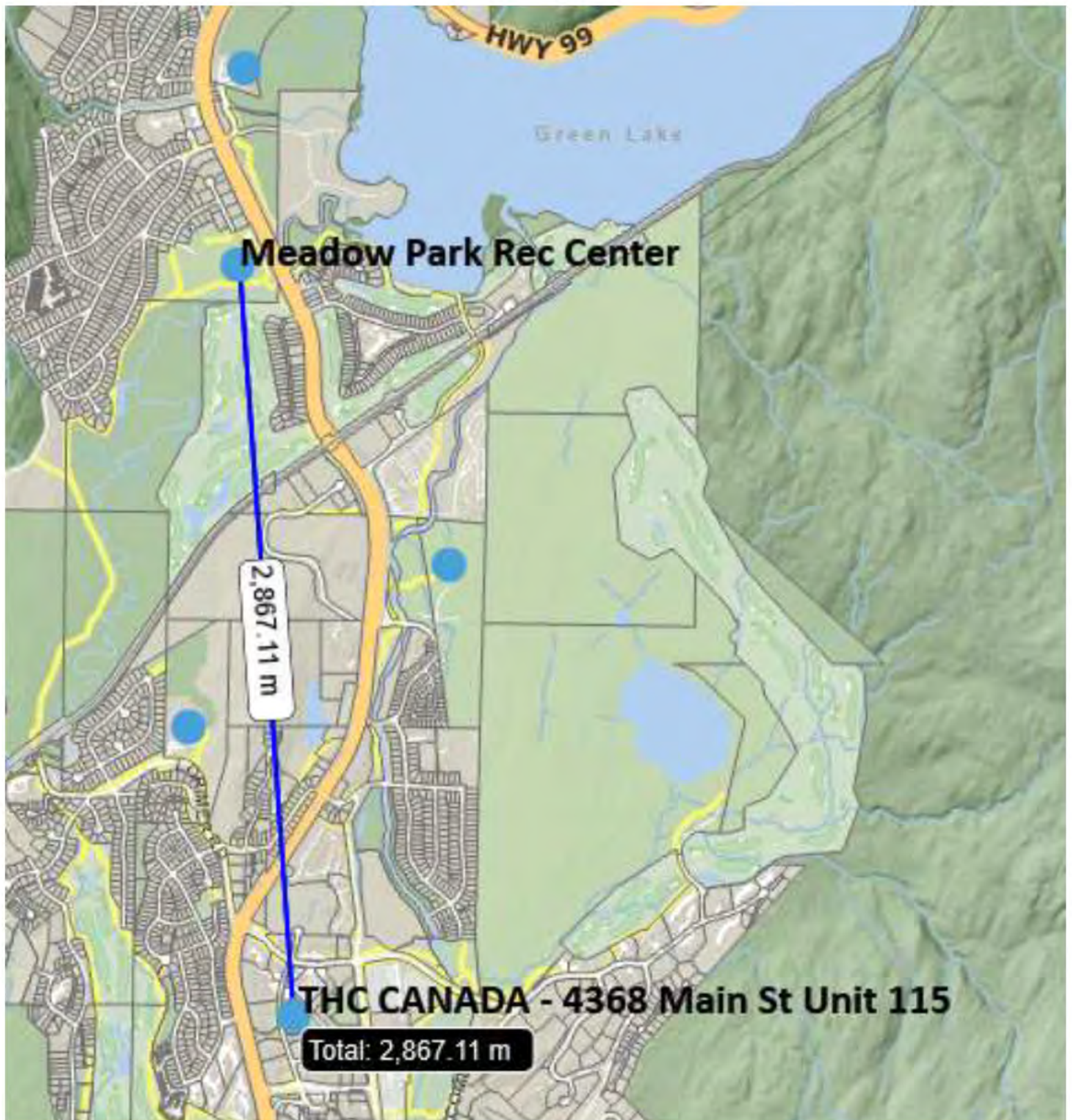
SCHOOL PROXIMITY MAP



SCHOOL PROXIMITY MAP



SCHOOL PROXIMITY MAP



PHOTOS OF ADJACENCIES



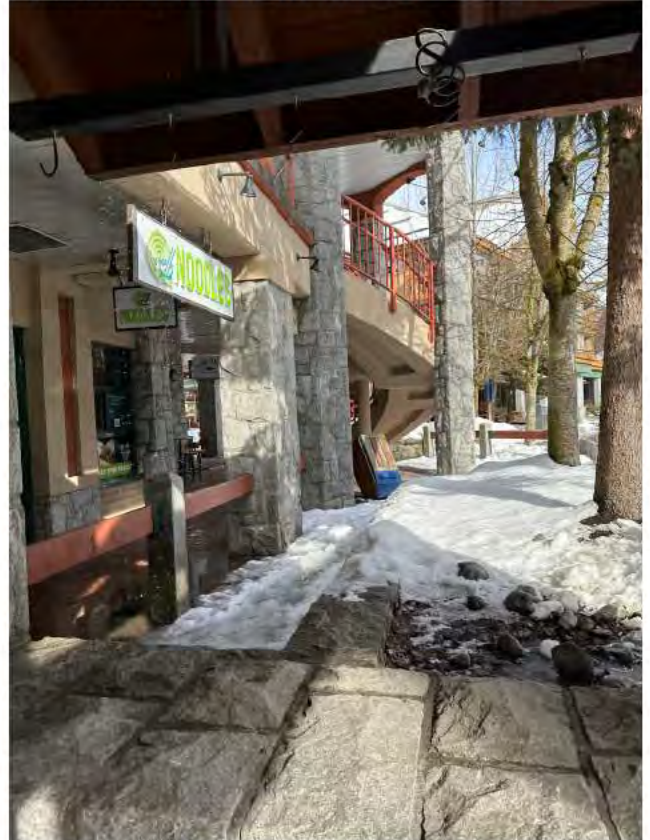
UNIT 115 PROPOSED THC CANADA



FRONT VIEW OF MARKET PAVILION



UNITS TO THE LEFT OF UNIT 115



UNITS TO THE RIGHT OF UNIT 115

PHOTOS OF ADJACENCIES



UNITS TO THE LEFT OF UNIT 115



UNITS TO THE RIGHT OF UNIT 115



MARKET PAVILION MAIN ENTRANCE



RIGHT FRONT OF PAVILION SIDEWALK VIEW

PHOTOS OF ADJACENCIES



BUILDING ACROSS THE STREET



PARKING VIEW



PARKING VIEWS

MARKET PAVILION LEGEND



4368 MAIN STREET

101 Hunter Gather

107 Mountain Psychology & Neurofeedback Centre Interior

110 KFC

111 Senka Florist

112

113 The Corner Deli

114 Main St Noodles

115 Dual Mountain Fabriccleaners

116 Crêpe Montagne

117 The Circle

118 Back In Action

120 Domino's Pizza

121 Pasta Lupino Gourmet

201 Tandoori Grill Restaurant

205 Blue Highways Shiatsu & Massage Interior

206 Interior

207A Gershon Chartered Professional Accountant Ltd. Interior

207B Mountain Skills Academy & Adventures Interior

208 Whistler Integrative Wellness Centre Interior

210 Be Beauty Spa & Tanning Lounge Interior

211 The Loft Hair Salon Interior

212 Whistler Eye Clinic

214 Shaw Cable systems

216 Mountain View Dental Hygiene Interior

217 Double Diamond Law Corporation Interior

218 Interior

RESIDENTIAL SUITES AVAILABLE FOR RENT
PROPERTY PROFESSIONALLY MANAGED BY:
WHISTLER RESORT MANAGEMENT 932-2972

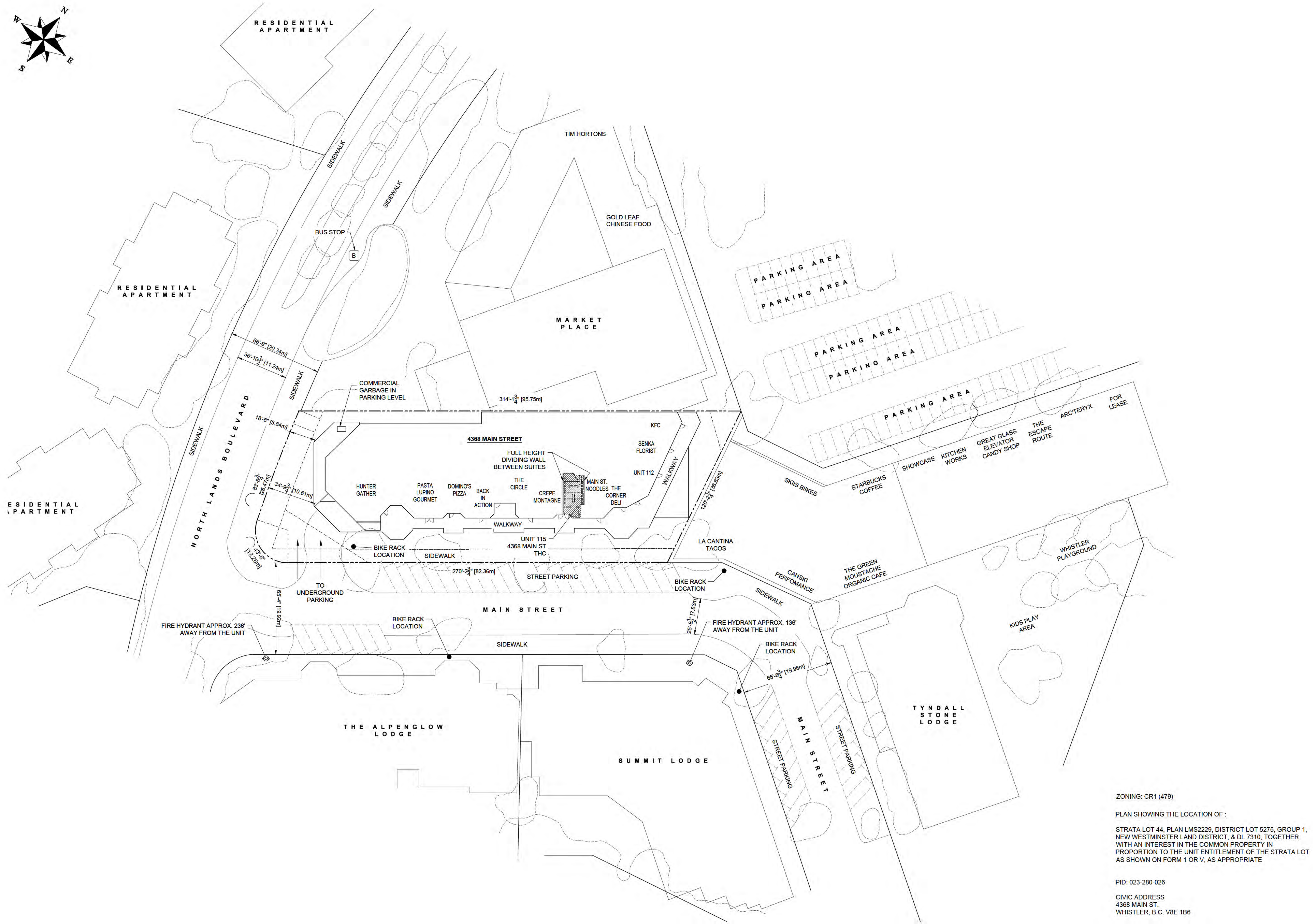


DESIGN PROPOSAL

THCCANADA.CA



DO NOT SCALE DRAWINGS. CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.



REVISION	DESCRIPTION	DATE

PROJECT:
THC
UNIT 115 - 4368 MAIN ST.
WHISTLER, BC

DRAWING TITLE:
GENERAL SITE PLAN

SHEET SCALE:
1/32"=1'-0"

DRAWING DATE:
MAR 10, 2023

DRAWING IN COMPLIANCE TO THE
BRITISH COLUMBIA BUILDING CODE 2018

DRAWN BY:
 WestCAD Services Ltd.
Tel: 604-421-3808
INFO@WESTCAD.COM

SHEET: **1** OF **6**

REVISION: -

ZONING: CR1 (479)

PLAN SHOWING THE LOCATION OF :

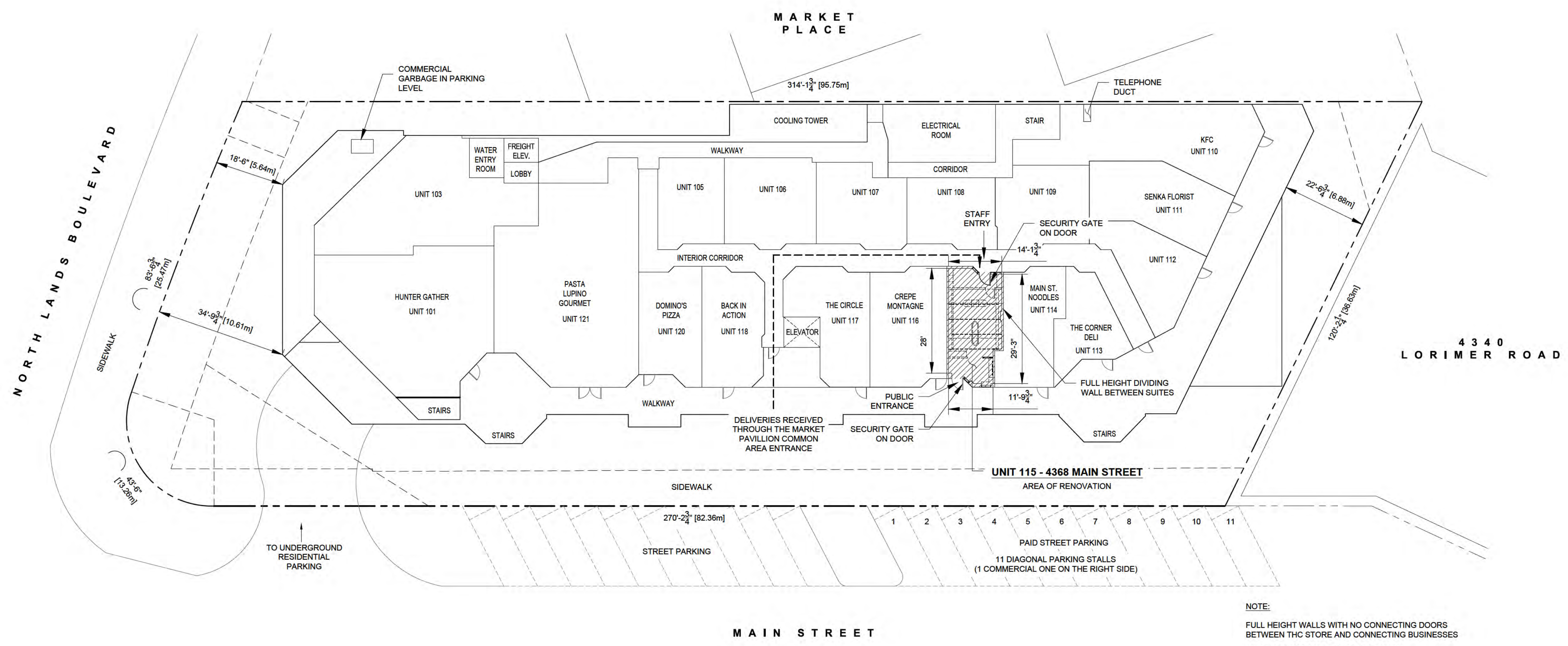
STRATA LOT 44, PLAN LMS2229, DISTRICT LOT 5275, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 7310, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 023-280-026

CIVIC ADDRESS
4368 MAIN ST.
WHISTLER, B.C. V8E 1B6



DO NOT SCALE DRAWINGS. CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.



SITE PLAN
SCALE: 1/16" = 1'-0"

CLIMATIC DESIGN DATA: RESORT MUNICIPALITY OF WHISTLER

1. 2.5% JANUARY DESIGN TEMPERATURE	-17°C
2. 1% JANUARY DESIGN TEMPERATURE	-20°C
3. 2.5% JULY DESIGN DRYBULB TEMPERATURE	30°C
4. 2.5% JULY DESIGN WETBULB TEMPERATURE	20°C
5. ANNUAL TOTAL DEGREE DAYS BELOW 18°C	4180
6. 15 MIN. RAINFALL	10mm
7. ONE DAY RAINFALL (1/50)	85mm
8. ANNUAL RAINFALL	845mm
9. MOISTURE INDEX	0.99mm
10. ANNUAL TOTAL PRICIPITATION	1215mm
11. DRIVING RAIN AND WIND PRESSURE (1/5)	160Pa
12. GROUND SNOW LOAD, Ss (1/50)	9.5kPa
13. ASSOCIATED RAIN LOAD, Sr (1/50)	0.9 kPa
14. HOURLY WIND PRESSURES:	
PROBABILITY 1/10	0.25 kPa
PROBABILITY 1/50	0.32

15. SEISMIC DATA:	
Sa (0.2)	0.44
Sa (0.5)	0.36
Sa (1.0)	0.23
Sa (2.0)	0.15
PGA	0.20

NOTE:

FULL HEIGHT WALLS WITH NO CONNECTING DOORS BETWEEN THC STORE AND CONNECTING BUSINESSES
ALL GLASS HAS 3M BREAK PROOF VINYL
INSIDE WINDOWS WILL BE COVERED WITH MESH TO OBSCURE VIEW OF PREMISE FROM STREET
NO ACCESS TO PRIVATE RESIDENTIAL APARTMENTS ABOVE

PARKING CALCULATIONS

AREA	UNIT	TYPE OF USE	TENANT	CODE	REQ'D PARKING SPOT
sq.ft.	m ²			4 SPACES PER 100m ²	
392	36.4	115	RETAIL	THC	0.36 1 SPOT

ZONING AND PARKING BYLAW NO. 303
Table 6-A (Bylaw No. 733)

FOOT PRINTS: EXISTING

TENANT SPACE AREA 392 SQ.FT.
LOT SIZE 33200.71 SQ.FT.

ZONING: CR1 (479)

PLAN SHOWING THE LOCATION OF :

STRATA LOT 44, PLAN LMS2229, DISTRICT LOT 5275, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 7310, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.

PID: 023-280-026

CIVIC ADDRESS
4368 MAIN ST.
WHISTLER, B.C. V8E 1B6

REVISION	DESCRIPTION	DATE

PROJECT:

THC
UNIT 115 - 4368 MAIN ST.
WHISTLER, BC

DRAWING TITLE:

SITE PLAN

SHEET SCALE: 1/16"=1'-0"	DRAWING DATE: MAR 10, 2023
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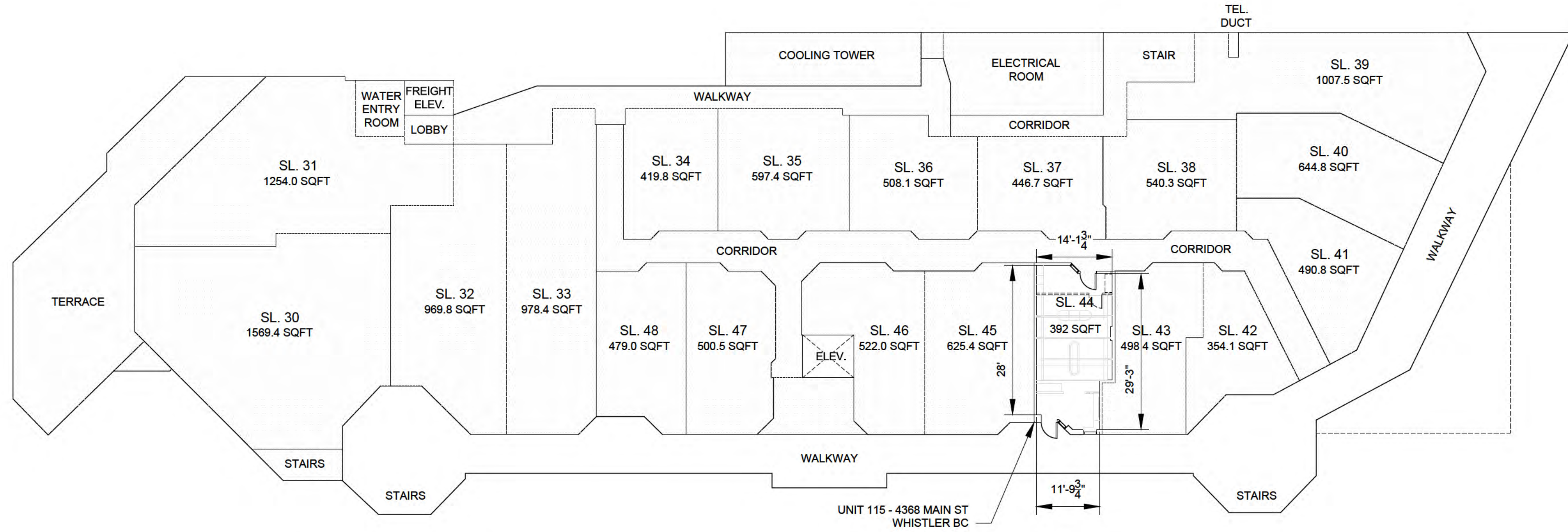
DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018

DRAWN BY:
 WestCAD Services Ltd.
Tel. 604-421-3808
INFO@WESTCAD.COM

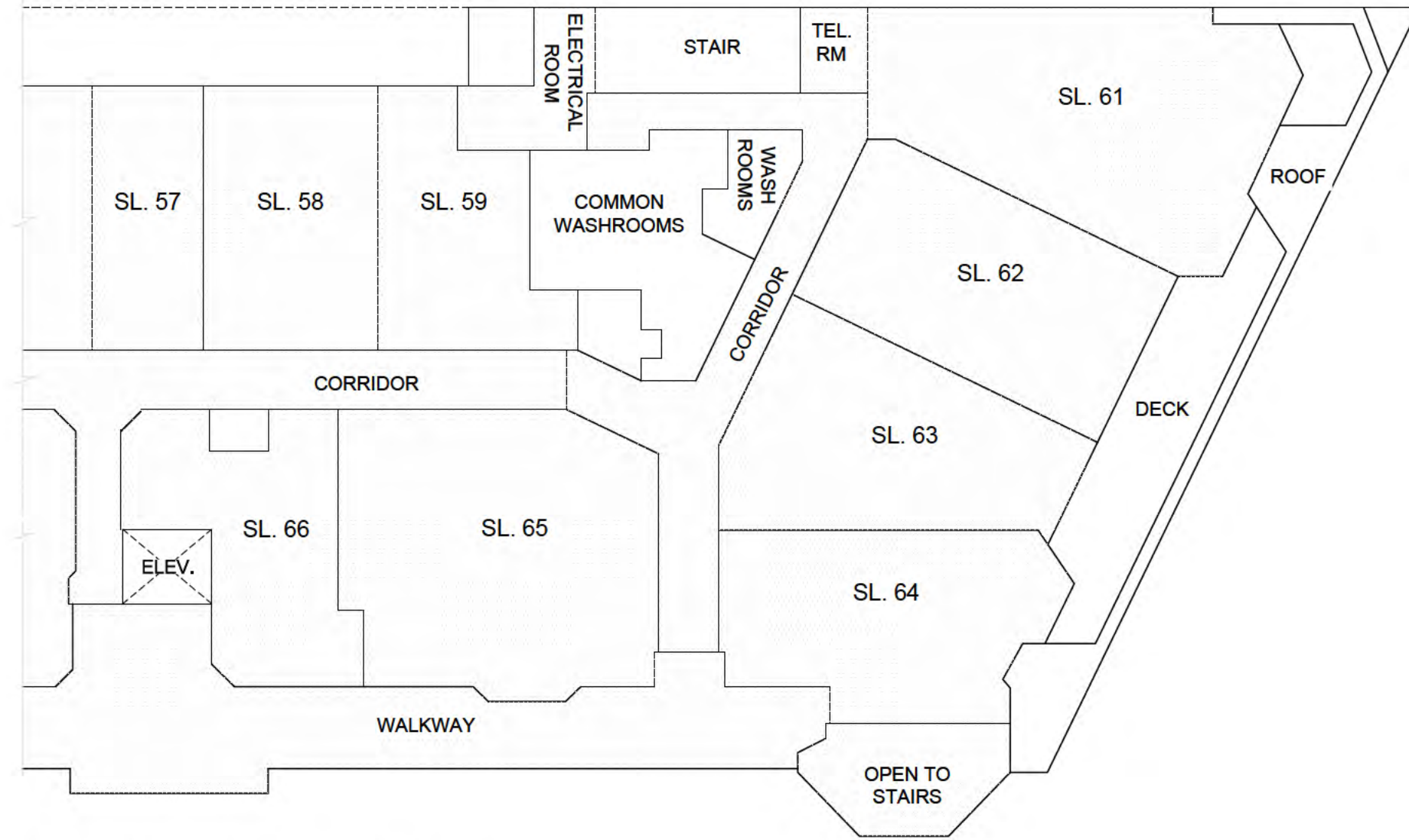
SHEET: 2 OF 6	REVISION: -
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DO NOT SCALE DRAWINGS. CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.



KEY PLAN - GROUND FLOOR
SCALE: 1/16" = 1'-0"



PARTIAL KEY PLAN - SECOND FLOOR
SCALE: 1/16" = 1'-0"

PUBLIC WASHROOMS CALCULATIONS

UNIT	AREA m ²	TENANT	OCCUPANCY	OCCUPANCY DENSITY AREA PER PERSON	OCCUPANCY LOAD NO. PER PERSON
115	36.4	THC	RETAIL	3.7	9

RETAIL	OCCUPANTS		WASHROOM	
	TOTAL	50%	MALE	FEMALE
	9	5	1	1

REVISION	DESCRIPTION	DATE

PROJECT:
THC
UNIT 115 - 4368 MAIN ST.
WHISTLER, BC

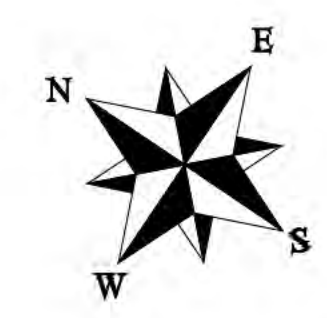
DRAWING TITLE:
KEY PLAN

SHEET SCALE: 1/16"=1'-0"
DRAWING DATE: MAR 10, 2023

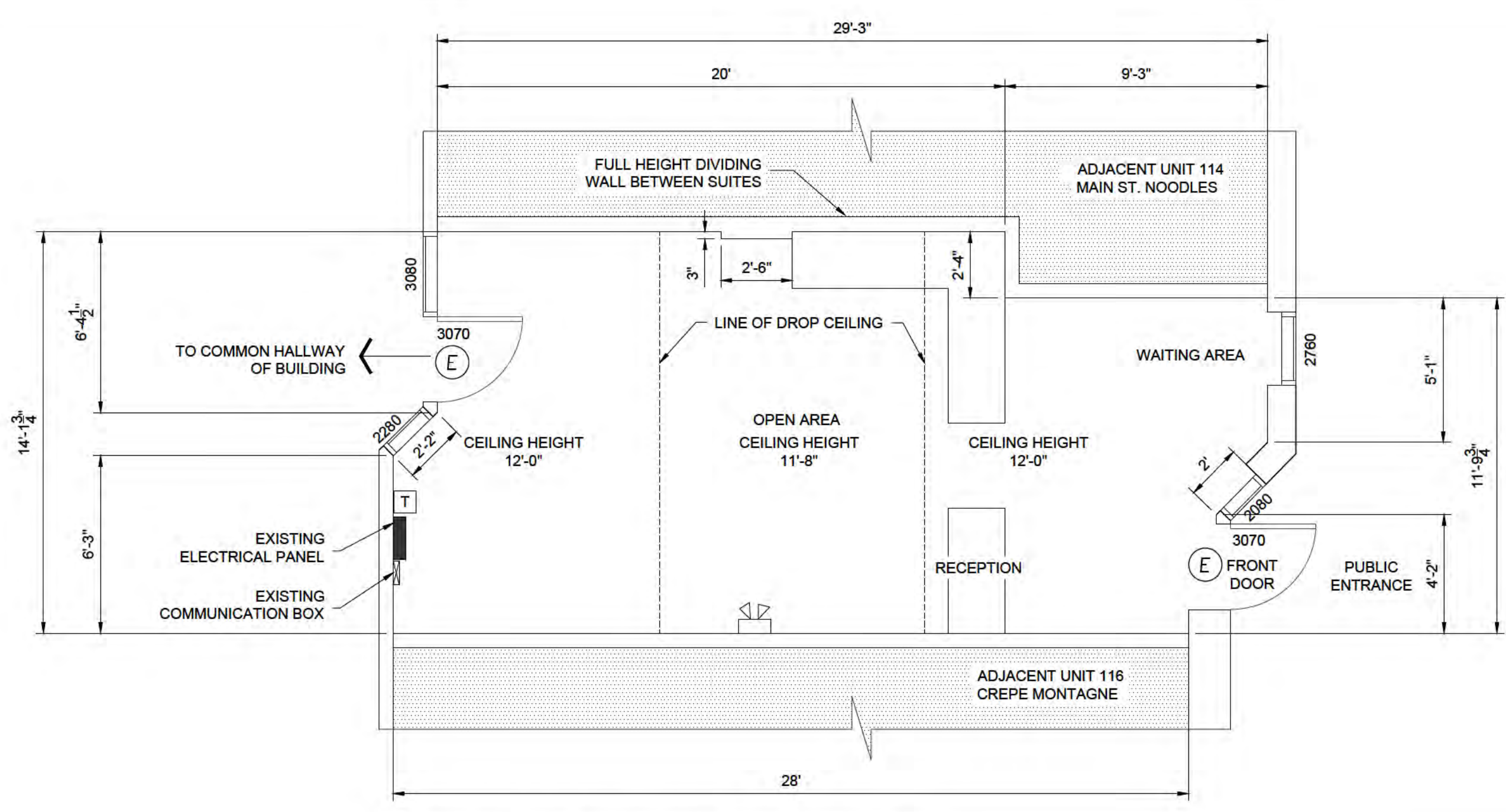
DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018

DRAWN BY: **WestCAD Services Ltd.**
Tel: 604-421-3808
INFO@WESTCAD.COM

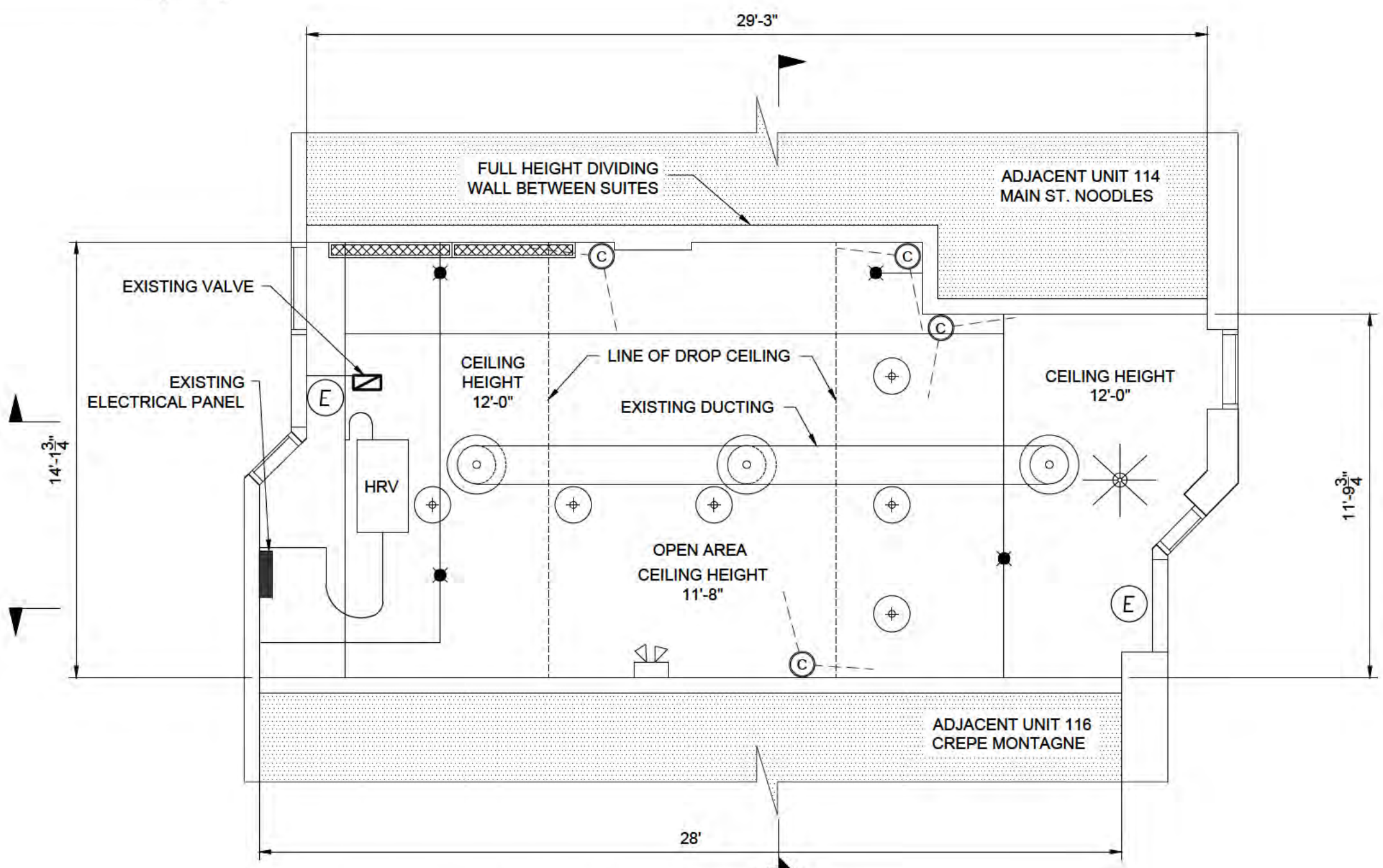
SHEET: **3** OF **6**
REVISION: -



DO NOT SCALE DRAWINGS. CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.



- LEGEND**
- EXISTING WALL
 - (E) EXISTING EXIT SIGN
 - ⬇ EMERGENCY LIGHT
 - (T) THERMOSTAT



- LEGEND**
- ⊠ VALVE
 - ⬇ EMERGENCY LIGHT
 - (E) EXIT LIGHT
 - SPRINKLER HEADS
 - ⊙ CEILING FAN
 - ⊕ PENDANT LIGHT
 - (C) SECURITY CAMERA
 - ▨ WALL MOUNTED FLUORESCENT LIGHT
 - HRV

HEAT RECOVERY VENTILATION, ALSO KNOWN AS MECHANICAL VENTILATION HEAT RECOVERY, IS AN ENERGY RECOVERY VENTILATION SYSTEM WHICH WORKS BETWEEN TWO AIR SOURCES AT DIFFERENT TEMPERATURES. HEAT RECOVERY IS A METHOD THAT IS USED TO REDUCE THE HEATING AND COOLING DEMANDS OF BUILDINGS) AND IDENTIFY IT UNDER THE STORE VENTILATION HEADING, SIMILAR TO WHAT YOU DID WITH THE ODOR CONTROL PLAN.

GENERAL NOTES:

1. ELECTRICAL CONTRACTOR TO DETERMINE LOCATION AND QUANTITY OF EMERGENCY "NIGHT LIGHTS", PROVIDE AS REQUIRED.
2. UNLESS OTHERWISE NOTED, NEW SWITCHES ARE TO BE LOCATED AS CLOSE TO THE DOOR FRAME AS POSSIBLE, AND MOUNTED 48" AFF.
3. INSTALL NEW FIRE EXIT LIGHTS AND DEVICES AS REQUIRED BY MOST RECENT CODE.
4. ALL SUPPLIED AND INSTALL LIGHTS THROUGH OUT PREMISES, COMPLY WITH ASHRAE 90.1-2016 STANDARDS.

REVISION	DESCRIPTION	DATE

PROJECT:
THC
UNIT 115 - 4368 MAIN ST.
WHISTLER, BC

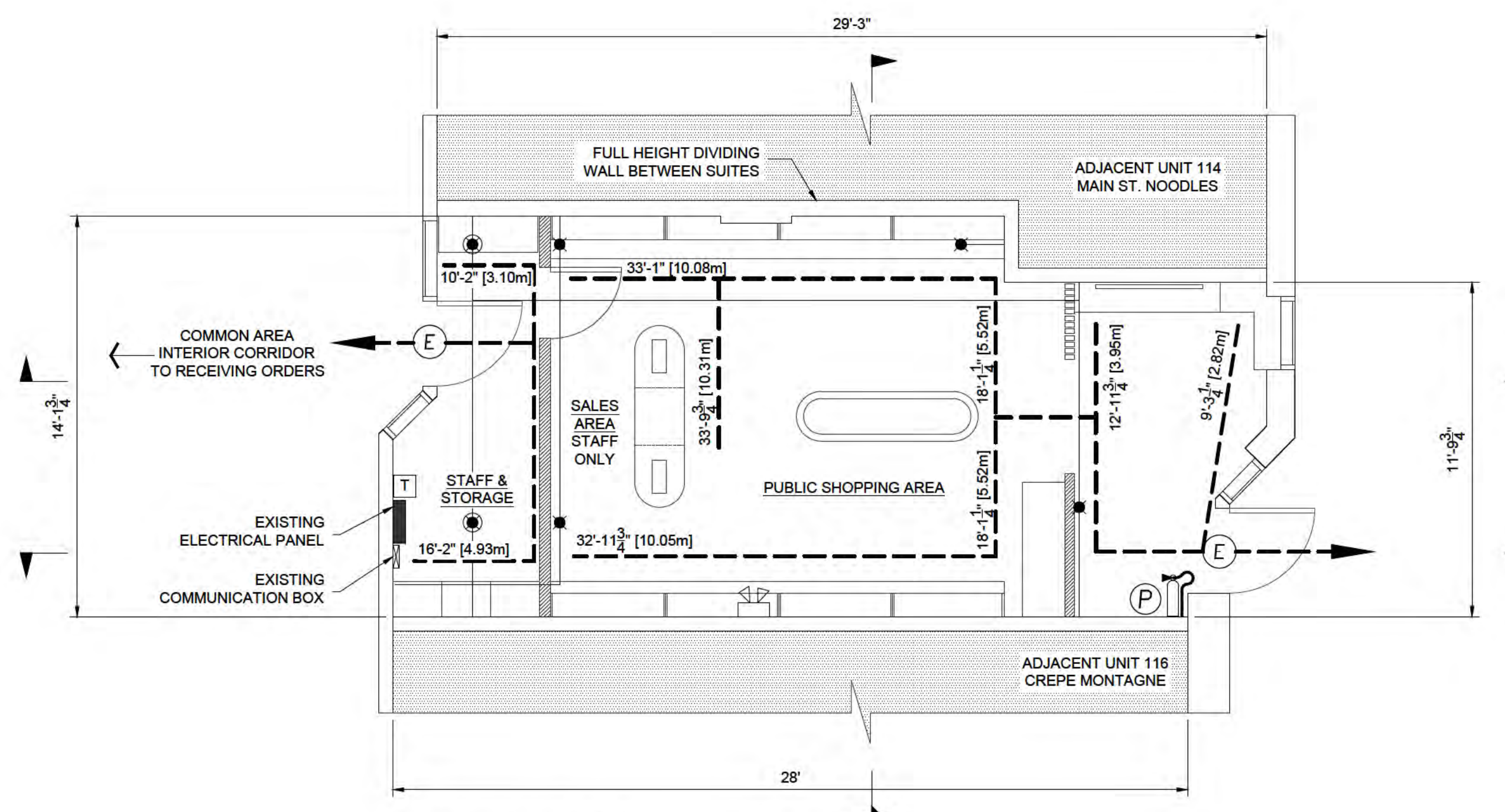
DRAWING TITLE:
**EXISTING FLOOR PLAN
EXISTING RCF PLAN
PROPOSED FIRE PLAN**

SHEET SCALE: 1/4"=1'-0"	DRAWING DATE: MAR 10, 2023
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DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018

DRAWN BY:
WestCAD Services Ltd.
Tel. 604-421-3808
INFO@WESTCAD.COM

SHEET: 4 OF 6	REVISION: -
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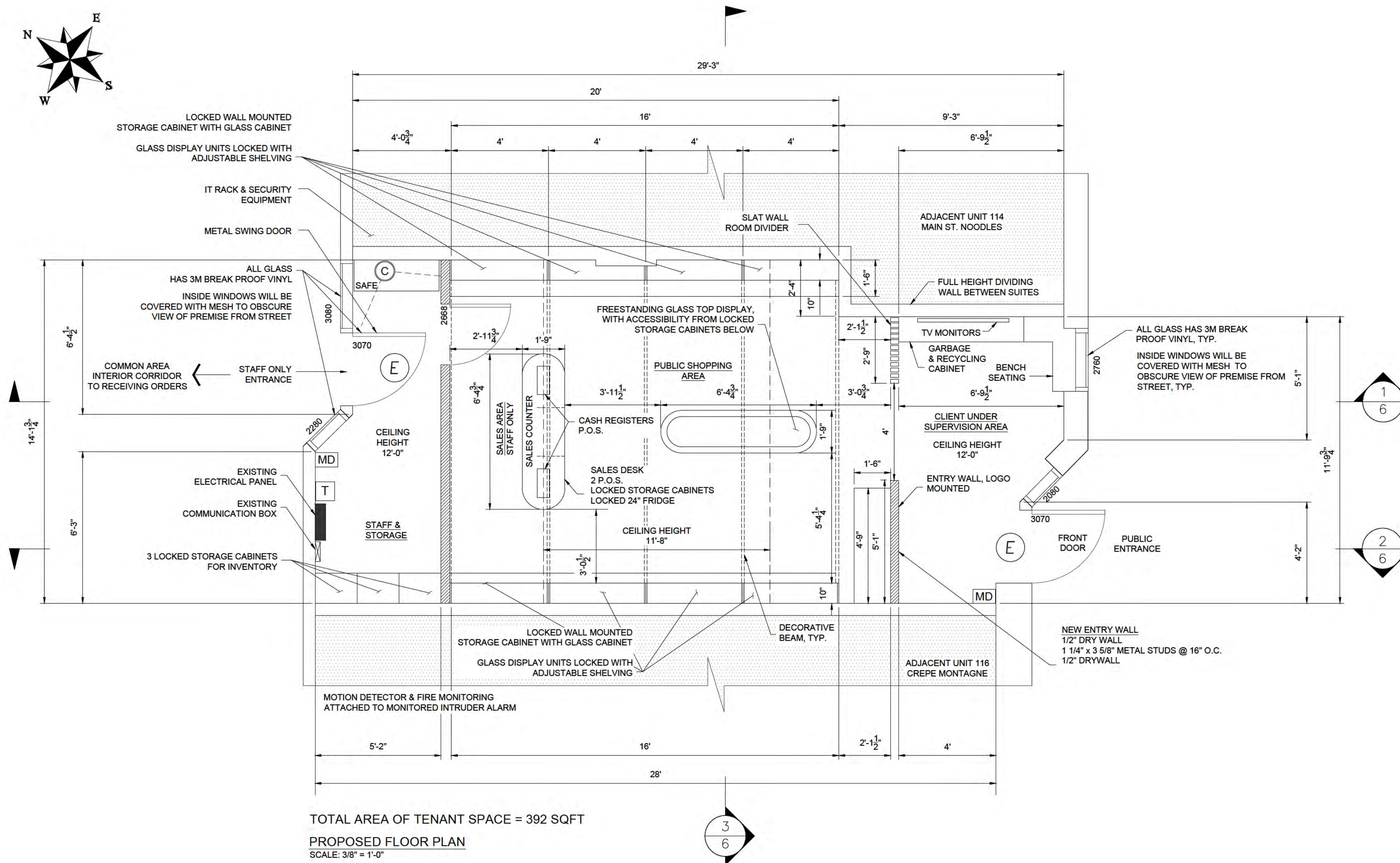


- LEGEND**
- EXISTING WALL
 - ▨ NEW WALL:
1/2" DRY WALL
1 1/4" x 3 5/8" METAL STUDS @ 16" O.C.
1/2" DRYWALL
 - (E) EXIT SIGN
 - - - EXIT ROUTE
 - ⬇ EMERGENCY LIGHT
 - 🔥 FIRE EXTINGUISHER
FINAL LOCATION TO BE CONFIRMED ON SITE
 - (P) FIRE ALARM PULL STATIONS
 - EXISTING PENDANT SPRINKLER HEAD
SHOWN ON REFLECTED CEILING PLAN
 - NEW PENDANT SPRINKLER HEAD
SHOWN ON REFLECTED CEILING PLAN

BUILDING CODE ANALYSIS

1. SEPARATION BETWEEN SUITE AND PUBLIC CORRIDOR:
- 1HR. FIRE SEPARATION WALL BETWEEN SUITE AND PUBLIC CORRIDOR IN SPRINKLER BUILDING
2. MINIMUM NUMBER OF SUITE EGRESS:
- MINIMUM 2 EGRESS REQUIRED FOR SUITE OVER 2,152 SQ.FT. (OR 82' MAX. TRAVEL DISTANCE)
3. EGRESS DOOR SWING:
- EGRESS DOORS TO SWING IN THE DIRECTION OF TRAVEL TO EXIT.

DO NOT SCALE DRAWINGS. CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.



LEGEND

- EXISTING WALL
- NEW WALL:
1/2" DRY WALL
1 1/4" x 3 5/8" METAL STUDS @ 16" O.C.
1/2" DRYWALL
- THERMOSTAT
- EXIT SIGN
- NEW MOTION DETECTOR & FIRE MONITORING ATTACHED TO MONITORED INTRUDER ALARM

GENERAL NOTES:

1. SUPPLY AND INSTALL WALLS IN THE LOCATIONS IDENTIFIED.
2. RETAIL AREA 392 SQ.FT. USEABLE
3. SHUT DOWNS FOR POWER, WATER, ETC. MUST BE ARRANGED WITH STRATA AND OTHER TENANTS IN ADVANCE.
4. PROVIDE SEISMIC RESTRAINTS ON ALL NEW CONSTRUCTION.
5. ALL WORK TO BE PERFORMED BY EXPERIENCED & QUALIFIED TRADES IN ORDER TO PRODUCE WORK OF A HIGH QUALITY COMMERCIAL STANDARD. ALL WORK TO MEET REQUIRED BUILDING AND MUNICIPAL CODES/ REGULATIONS.
6. MISC. TEL/POWER OUTLETS, HVAC, LIGHTING & SWITCHING MODIFICATIONS AS REQUIRED TO SUIT ALTERATION.
7. CONTRACTORS TO CONFIRM ALL DETAILS AND DIMENSIONS ON SITE AND WITH THE TENANT.
8. CONTRACTOR TO ENSURE GENERAL AMBIANT LIGHTING TO SUIT NEW LAYOUT

NOTE:
FULL HEIGHT WALLS WITH NO CONNECTING DOORS BETWEEN THC STORE AND CONNECTING BUSINESSES
NO ACCESS TO PRIVATE RESIDENTIAL APARTMENTS ABOVE
SPRINKLERED BUILDING SEE FIRE PLAN FOR LOCATIONS
SECURITY IS MONITORED BY A THIRD-PARTY WITH 24 HOUR AVAILABILITY

TOTAL AREA OF TENANT SPACE = 392 SQFT
PROPOSED FLOOR PLAN
SCALE: 3/8" = 1'-0"

STANDARD PLANNING POINTS:

- MINIMIZING ODOURS
LEGAL CANNABIS PRODUCTS IN CANADA ARE PACKAGED IN SMELL PROOF AND CHILDPROOF CONTAINERS WHICH ARE SEALED AT THE MANUFACTURER AND WILL NOT BE OPENED IN THE RETAIL STORE. THE PRODUCT MAY ALSO NOT BE CONSUMED ON THE PREMISES OR IN THE IMMEDIATE VICINITY OF THE STORE. THESE REQUIREMENTS MEAN THAT THERE SHOULD BE NO POSSIBILITY OF ODOUR ISSUES FROM THE STORE. HOWEVER, IF THERE WAS EVER A PROBLEM IDENTIFIED, WE WOULD IMMEDIATELY TAKE MEASURES TO ADDRESS IT. THC IS COMMITTED TO CONSISTENTLY ENGAGING WITH OUR LOCAL COMMUNITY OF BUSINESS NEIGHBOURS AND RESIDENTS TO ENSURE COMPLIANCE, AND TO WORK TOWARDS COLLECTIVE SOLUTIONS SHOULD ANY ISSUES ARISE.
- PREVENTING SMOKING OR CANNABIS CONSUMPTION
"NO SMOKING" AND "NO CONSUMPTION" SIGNS WILL BE POSTED INSIDE AND OUTSIDE OF THE STORE. THE SIGNS WILL BE COMPLIANT WITH PROVINCIAL REGULATIONS AND MUNICIPAL BY-LAWS THAT RESTRICT SMOKING. ANYONE FOUND TO BE SMOKING OR OTHERWISE CONSUMING CANNABIS PRODUCTS IN OR NEAR THE STORE WILL BE ASKED TO LEAVE IMMEDIATELY. WE WILL ALSO KEEP ENGAGED WITH THE LOCAL BUSINESS COMMUNITY, AND RESIDENTS IN THE AREA TO ENSURE WE ARE MEETING COMMUNITY EXPECTATIONS, AND WORKING TOWARDS COLLECTIVE SOLUTIONS IF ANY ISSUES ARISE.

OVERVIEW AND KEY ACTIONS:

- WE ARE CONFIDENT THC WILL NOT ONLY MEET BUT EXCEED THE COMMUNITY'S EXPECTATIONS FOR A RETAIL CANNABIS STORE. WE ARE AWARE OF POTENTIAL NEGATIVE IMPACTS OF THE PROPOSED CRS ON THE COMMUNITY, AND AS A RESULT, THC HAS IDENTIFIED THE SPECIFIC MEASURES TO MINIMIZE OR PREVENT THESE IMPACTS FROM OCCURRING BY ENSURING COMPLIANCE THROUGH:
- ONGOING STAFF TRAINING, COMPLIANCE TRAINING AND STAFF MEETINGS TO REVIEW GOVERNMENT POLICY BULLETINS AND REGULATORY CHANGES. THIS IS OVER AND ABOVE ALL MANDATORY GOVERNMENT TRAINING
 - STORE DESIGN AND OPERATING PROTOCOLS THAT ENSURE NO MINORS ENTER THE PREMISES
 - ENSURING THAT OUR STAFF ARE ASKING FOR TWO (2) PIECES OF IDENTIFICATION, INCLUDING ONE WITH A PICTURE TO CONFIRM BOTH AGE AND IDENTITY. THC COMMITS TO ADHERENCE TO ALL FEDERAL AND PROVINCIAL LAWS AND REGULATIONS, AND WILL CONSISTENTLY IMPLEMENT COMPLIANCE TO THE HIGHEST OPERATIONAL STANDARDS BY ONLY ACCEPTING THE PRESCRIBED FORMS OF PRIMARY AND SECONDARY ID OPTIONS, AND VERIFYING THE ID OF EVERY PATRON THAT ENTERS THE STORE; BY CLEARLY AND REGULARLY UPDATING OUR STAFF ON HOW TO VERIFY VARIOUS KINDS OF ID FROM ACROSS THE GLOBE
 - SECURITY CAMERAS WILL BE ACTIVE AND RECORDING AT ALL TIMES, INCLUDING WHEN THE STORE IS NOT OPEN FOR BUSINESS
 - SECURITY CAMERA RECORDINGS WILL BE TURNED OVER THE B.C. LIQUOR AND CANNABIS LICENSING BRANCH OR LAW ENFORCEMENT AS REQUIRED
 - THE STORE LAYOUT WILL ENSURE THAT NO CANNABIS PRODUCTS ARE VISIBLE FROM THE STREET, AND THERE WILL BE NO OFFSITE STORAGE OF CANNABIS PRODUCTS TO IMPROVE SECURITY AND SAFETY
 - STRICT INVENTORY MANAGEMENT AND SALES RECORDS WILL BE MAINTAINED AND MADE AVAILABLE TO PROVINCIAL GOVERNMENT INSPECTORS UPON REQUEST
 - PATRONS INTOXICATED BY ALCOHOL OR DRUGS WILL BE REFUSED SERVICE AND ASKED TO LEAVE THE STORE IMMEDIATELY
 - PATRON CAUSING A DISTURBANCE WILL BE ADDRESSED PROMPTLY BY STAFF AND IF BEHAVIOUR IS NOT IMMEDIATELY ADDRESSED, THEY WILL BE ASKED TO LEAVE THE STORE

- AN INCIDENT LOG WILL BE MAINTAINED TO REPORT PROBLEMATIC PATRONS, ACCIDENTS OR INJURY IN THE STORE. ANY ILLEGAL ACTS, OR NEED TO CALL EMERGENCY PERSONNEL. WE WILL ENSURE THAT STAFF LEARNINGS ARE SHARED THROUGH REVIEW OF THE LOGBOOK AND AT REGULAR STAFF MEETINGS
- STAFF WILL COOPERATE AT ALL TIMES WITH LAW ENFORCEMENT OR INSPECTORS
- ALL CANNABIS PRODUCTS WILL REMAIN IN SEALED CONTAINERS, AND NO CANNABIS PRODUCTS WILL BE OPENED IN THE STORE TO PREVENT SMELLS FROM IMPACTING THE COMMUNITY. WE WILL ALSO EDUCATE STAFF AND CUSTOMERS THAT THE EXCISE TAX LABEL AND OTHER SEALS ON CANNABIS PRODUCT CONTAINERS MUST REMAIN INTACT WHILE THEY ARE IN TRANSPORT TO PREVENT SMELLS AND IMPROVE SAFETY.
- CANNABIS PRODUCTS WILL NOT BE ACCESSIBLE TO CUSTOMERS OTHER THAN AT THE POINT OF SALE AND WILL OTHERWISE BE STORED IN THE BACK ROOM OR IN LOCKED DISPLAY CABINETS WHICH WILL FURTHER PREVENT SMELLS AND IMPROVE SAFETY
- NO CANNABIS SMELL JARS WILL NOT BE INCLUDED
- DISPLAY OF SOCIAL RESPONSIBILITY MATERIALS REGARDING HEALTH AND SAFETY IMPACTS PROVIDED BY GOVERNMENT; AND WE WILL PROVIDE OUR OWN INFORMATION IN COMPLIANCE WITH GOVERNMENT REQUIREMENTS
- ALL CUSTOMERS WILL BE PROVIDED A SHOPPING BAG THAT COMPLIES WITH THE ADVERTISING AND PROMOTIONAL RESTRICTS IN THE FEDERAL CANNABIS ACT.
- THERE WILL BE NO ONLINE SALES FROM THE STORE OR BY KIARO IN B.C, NO SALES OF GIFT CARDS AND NO DELIVERY SERVICES TO ENSURE COMPLIANCE WITH PROVINCIAL REGULATIONS

purAir SOLUTION - MESSAGE FROM GREENTECH ENVIRONMENTAL CANADA:

OUR PURIFIERS ARE SPECIFICALLY DESIGNED TO ELIMINATE ODOURS AND HAVE BEEN USED AT SEVERAL SITES SUCCESSFULLY THUS FAR.
OUR PUREAIR 3000 MERV+ IS IDEAL FOR THE SPACE FOR YOUR STORE AND WILL CONTROL SMELL DURING THE LIFECYCLE OF THE STORE WHEN USED AS DIRECTED.
THE OVERNIGHT AWAY MODE WILL BE ABLE TO PURGE ANY LINGERING SMELLS (8 HOURS) AND IS PROVEN TO ELIMINATE CANNABIS SMELLS IN RETAIL STORES, GROWING AREAS, AND CONSUMPTION LOUNGES.
OUR PLAN IS TO SET UP ONE UNIT IN THE STORE AND SET THEM ALL ON LEVEL 500 THROUGHOUT THE DAY AND AT THE END WHEN CLOSING UP, THE UNITS ARE SET ON AWAY MODE (MAX LEVEL FOR UP TO 3000 FT2) FOR 8 HOURS TO FULLY ELIMINATE ODOURS FROM ANY FABRICS OR FURNITURE. THESE PURIFICATION SETTINGS ARE CONTROLLED VIA REMOTE WHICH COMES WITH THE UNITS. OUR UNITS USE ACTIVE RADIANT CATALYSIS (PO), IONIZATION, LOW LEVEL O3, AND ODOGARD FILTRATION TO ACTIVELY AND PASSIVELY ELIMINATE SMOKE & ODOURS FROM THE AIR.
WE WILL ALSO USE LIQUID SPRAY AND ODOUGARD PRODUCTS TO HELP ELIMINATE OTHER ENVIRONMENTAL ODOURS, AND ISSUES.
ALL TOGETHER OUR SOLUTIONS ARE CAPABLE OF CONTROLLING THE TERPENES AND OTHER ODOURS ASSOCIATED WITH CANNABIS OPERATIONS.

REVISION	DESCRIPTION	DATE

PROJECT:
THC
UNIT 115 - 4368 MAIN ST.
WHISTLER, BC

DRAWING TITLE:
PROPOSED FLOOR PLAN

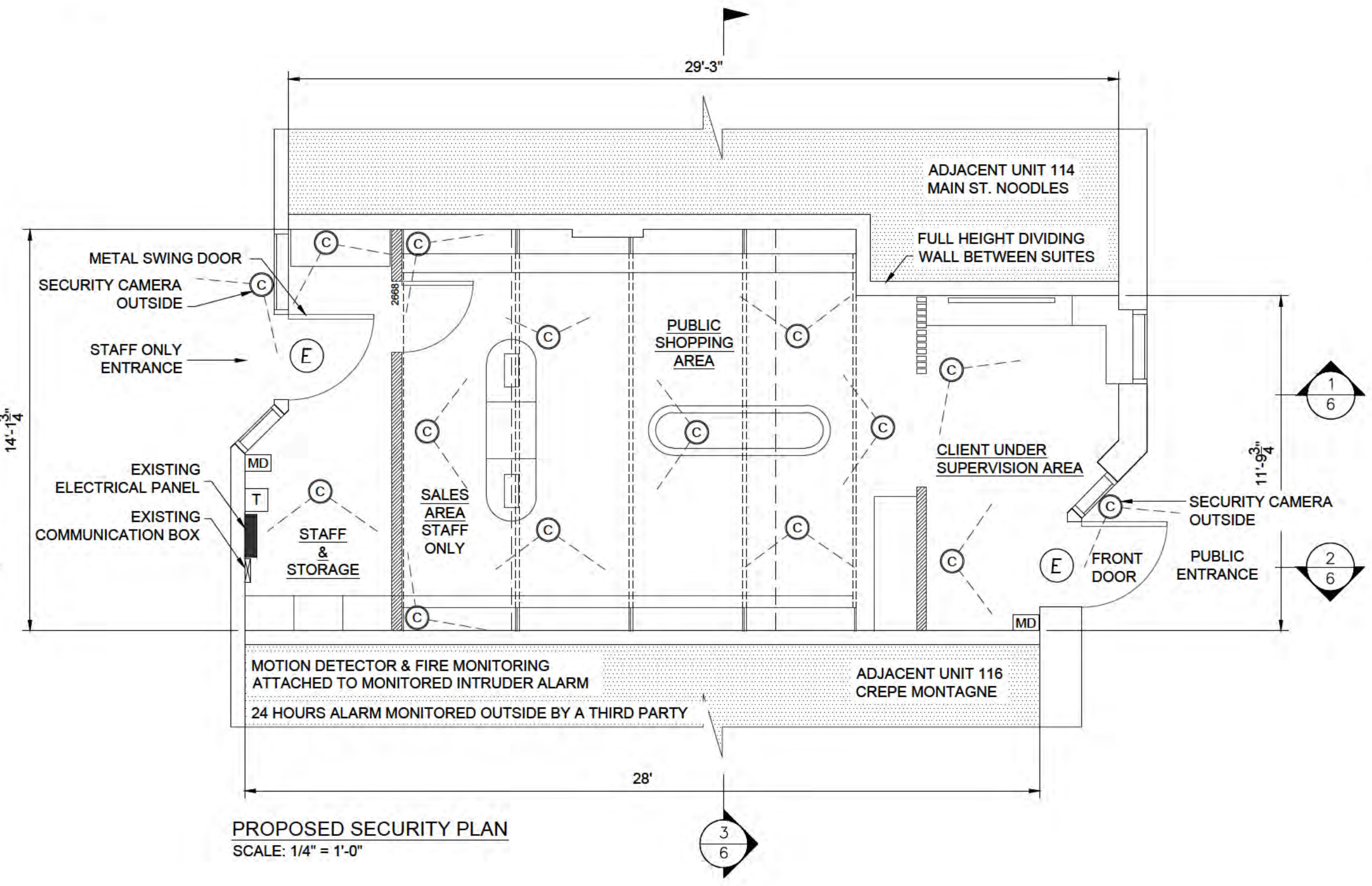
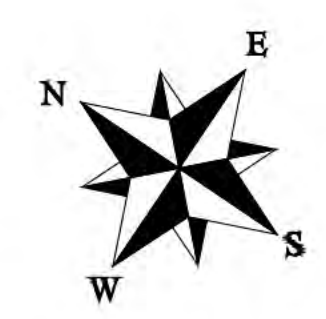
SHEET SCALE: 3/8"=1'-0"
DRAWING DATE: MAR 10, 2023

DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018

DRAWN BY: WestCAD Services Ltd.
Tel. 604-421-3808
INFO@WESTCAD.COM

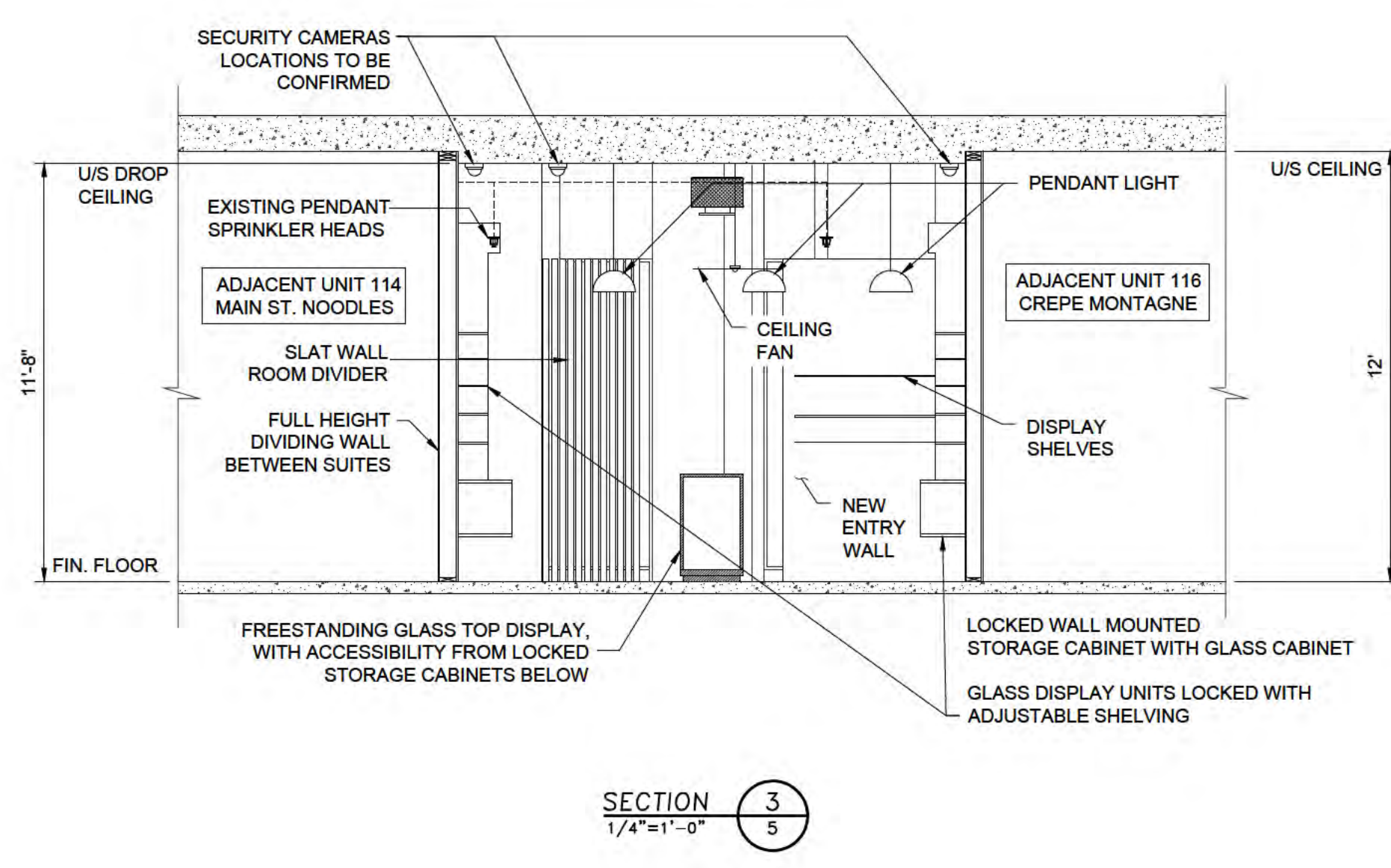
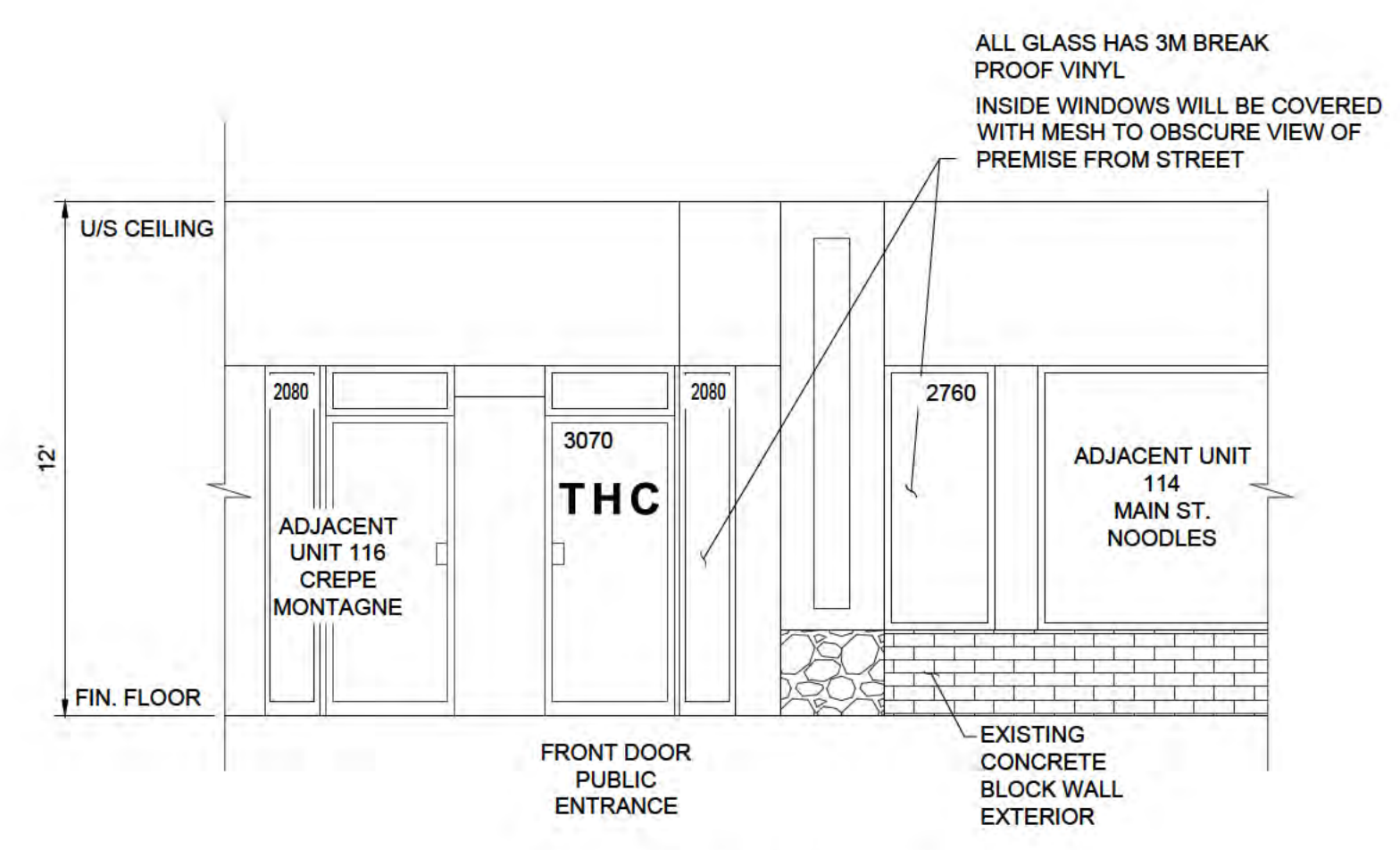
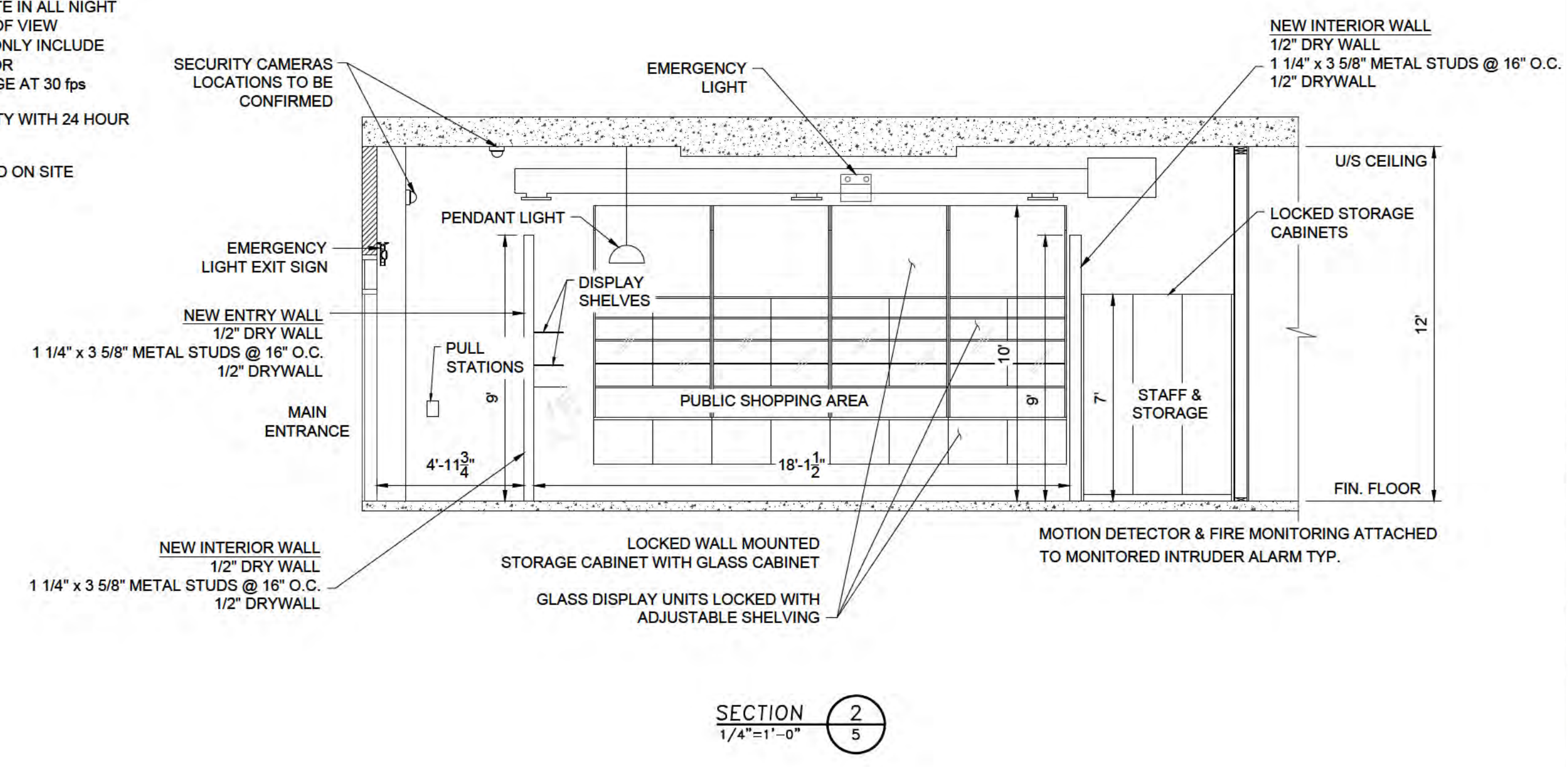
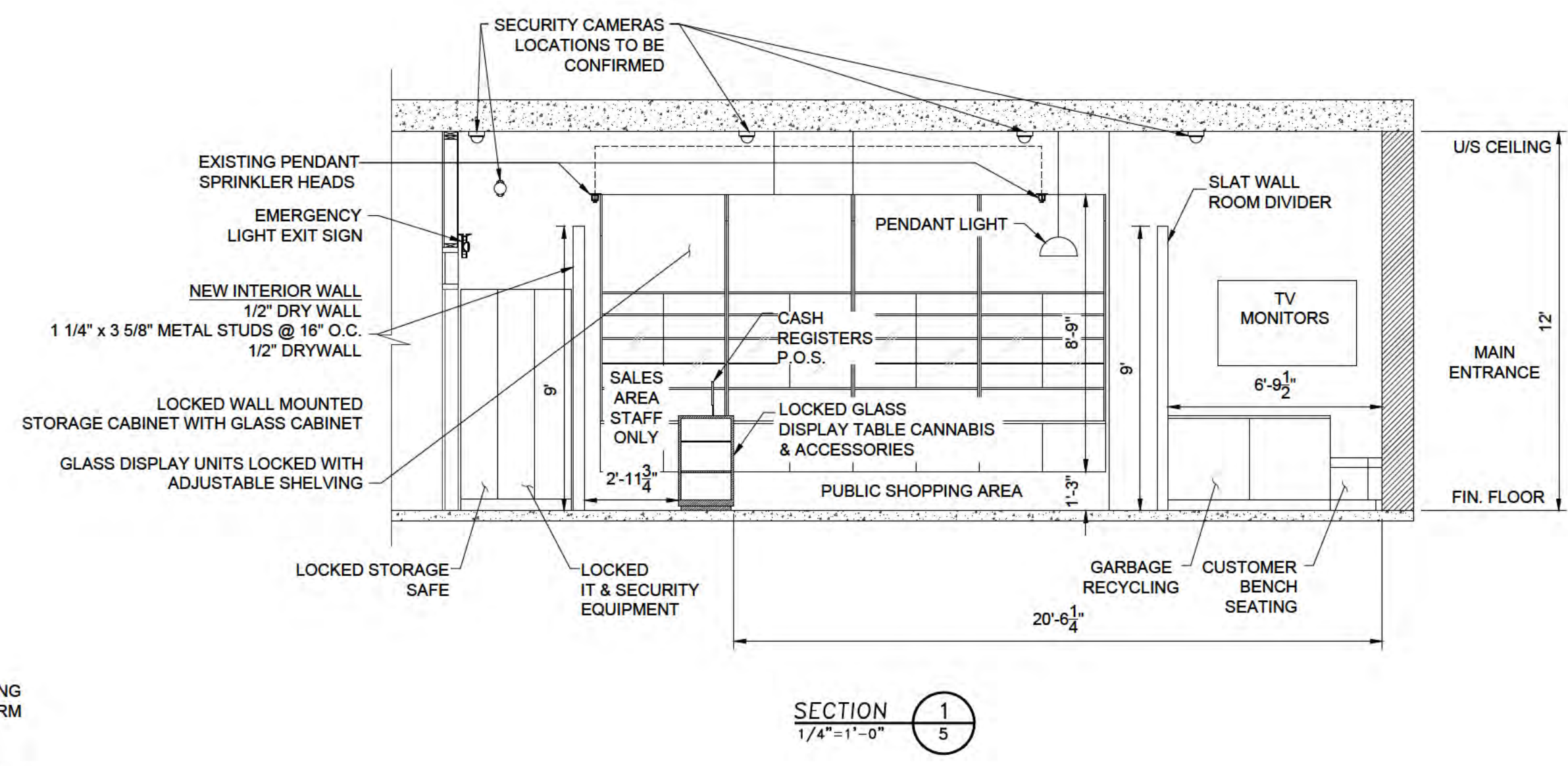
SHEET: 5 OF 6
REVISION: -

DO NOT SCALE DRAWINGS. CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.



LEGEND

- EXISTING WALL
 - ▨ NEW WALL:
1/2" DRY WALL
1 1/4" x 3 5/8" METAL STUDS @ 16" O.C.
1/2" DRY WALL
 - (E) EXIT SIGN
 - (MD) NEW MOTION DETECTOR & FIRE MONITORING ATTACHED TO MONITORED INTRUDER ALARM
 - (C) SECURITY DOME CAMERA WITH IR ASSIST
 - 1080p HD VIDEO
 - 108° FIELD OF VIEW
 - 220 PPM RESOLUTION AT DOOR ENTRANCES TO OPERATIONS AREA
 - 80 PPM MINIMUM RESOLUTION FOR ALL OTHER AREAS
 - CAMERA IR ASSIST TO OPERATE IN ALL NIGHT CONDITIONS FOR FULL FIELD OF VIEW
 - EXTERIOR FIELD OF VIEW TO ONLY INCLUDE AREA IMMEDIATELY NEAR DOOR
 - 30 DAYS CONTINUOUS STORAGE AT 30 fps
- SECURITY IS MONITORED BY A THIRD-PARTY WITH 24 HOUR AVAILABILITY
NOTE: FINAL LOCATIONS TO BE CONFIRMED ON SITE



REVISION	DESCRIPTION	DATE

PROJECT:
THC
UNIT 115 - 4368 MAIN ST.
WHISTLER, BC

DRAWING TITLE:
PROPOSED SECURITY PLAN SECTIONS ELEVATIONS

SHEET SCALE: 1/4" = 1'-0"
DRAWING DATE: MAR 10, 2023

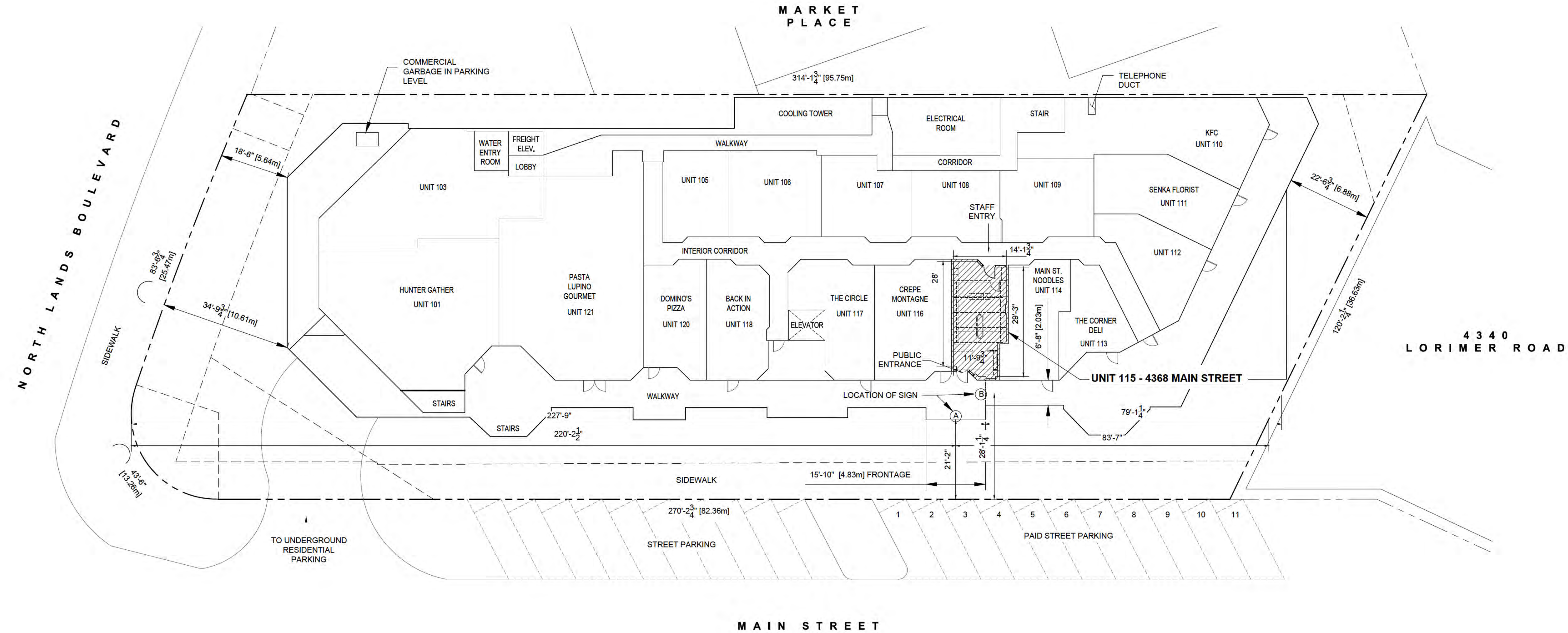
DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018

DRAWN BY: **WestCAD Services Ltd.**
Tel: 604-421-3808
INFO@WESTCAD.COM

SHEET: **6 OF 6**
REVISION: -



DO NOT SCALE DRAWINGS. CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.



CLIMATIC DESIGN DATA: RESORT MUNICIPALITY OF WHISTLER

1. 2.5% JANUARY DESIGN TEMPERATURE	-17°C
2. 1% JANUARY DESIGN TEMPERATURE	-20°C
3. 2.5% JULY DESIGN DRYBULB TEMPERATURE	30°C
4. 2.5% JULY DESIGN WETBULB TEMPERATURE	20°C
5. ANNUAL TOTAL DEGREE DAYS BELOW 18°C	4180
6. 15 MIN. RAINFALL	10mm
7. ONE DAY RAINFALL (1/50)	85mm
8. ANNUAL RAINFALL	845mm
9. MOISTURE INDEX	0.99mm
10. ANNUAL TOTAL PRICIPITATION	1215mm
11. DRIVING RAIN AND WIND PRESSURE (1/5)	160Pa
12. GROUND SNOW LOAD, Ss (1/50)	9.5kPa
13. ASSOCIATED RAIN LOAD, Sr (1/50)	0.9 kPa
14. HOURLY WIND PRESSURES:	
PROBABILITY 1/10	0.25 kPa
PROBABILITY 1/50	0.32
15. SEISMIC DATA:	
Sa (0.2)	0.44
Sa (0.5)	0.36
Sa (1.0)	0.23
Sa (2.0)	0.15
PGA	0.20

FOOT PRINTS: EXISTING
TENANT SPACE AREA 392 SQ.FT.
LOT SIZE 33200.71 SQ.FT.

ZONING: CR1 (479)

PLAN SHOWING THE LOCATION OF :

STRATA LOT 44, PLAN LMS2229, DISTRICT LOT 5275, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 7310, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

PID: 023-280-026
CIVIC ADDRESS
4368 MAIN ST.
WHISTLER, B.C. V8E 1B6

REVISION	DESCRIPTION	DATE

PROJECT:
THC SIGNAGE
UNIT 115 - 4368 MAIN ST.
WHISTLER, BC

DRAWING TITLE:
SITE PLAN

SHEET SCALE: 1/16"=1'-0"	DRAWING DATE: MAR 11, 2023
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DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018

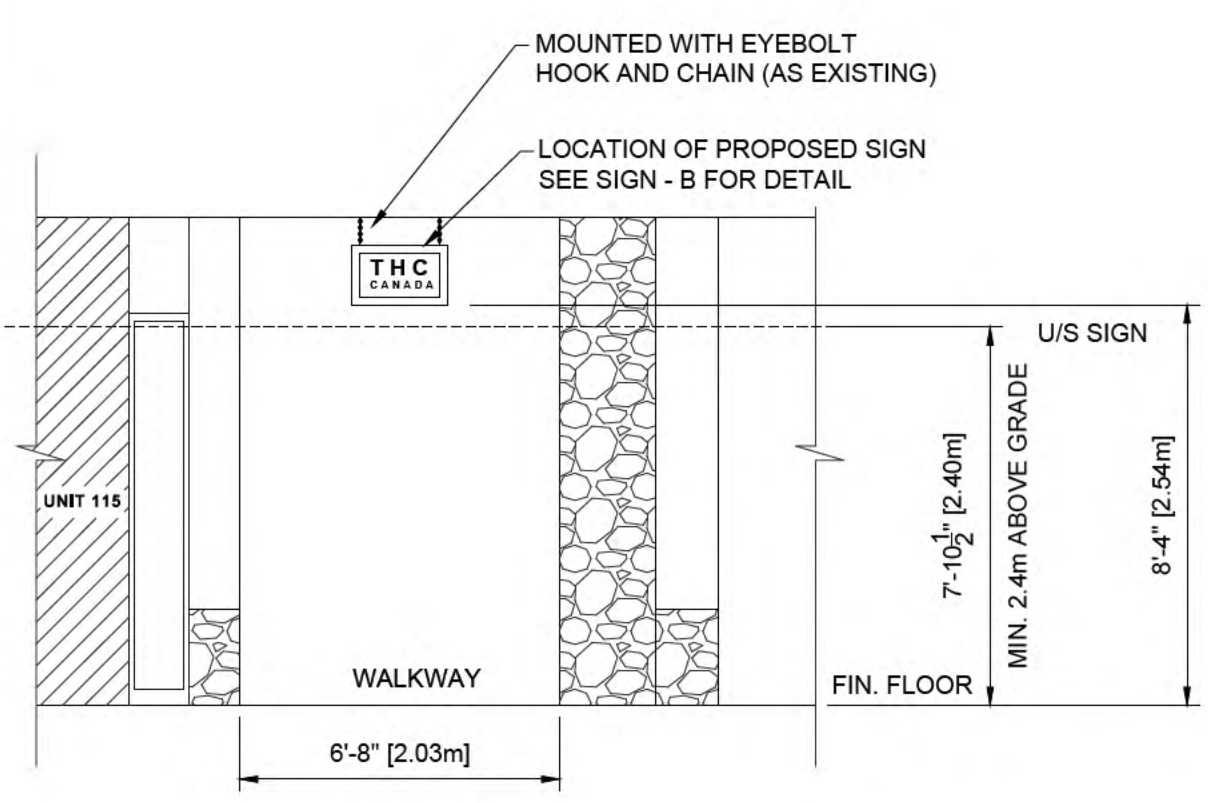
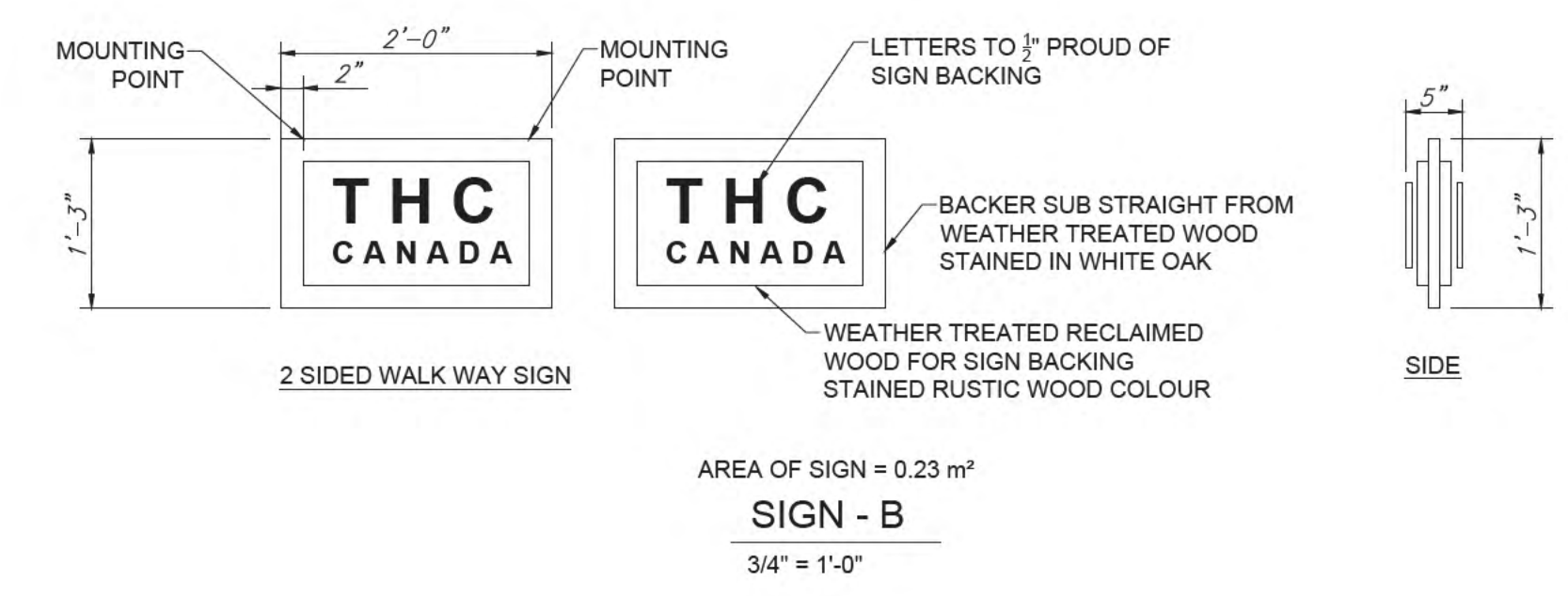
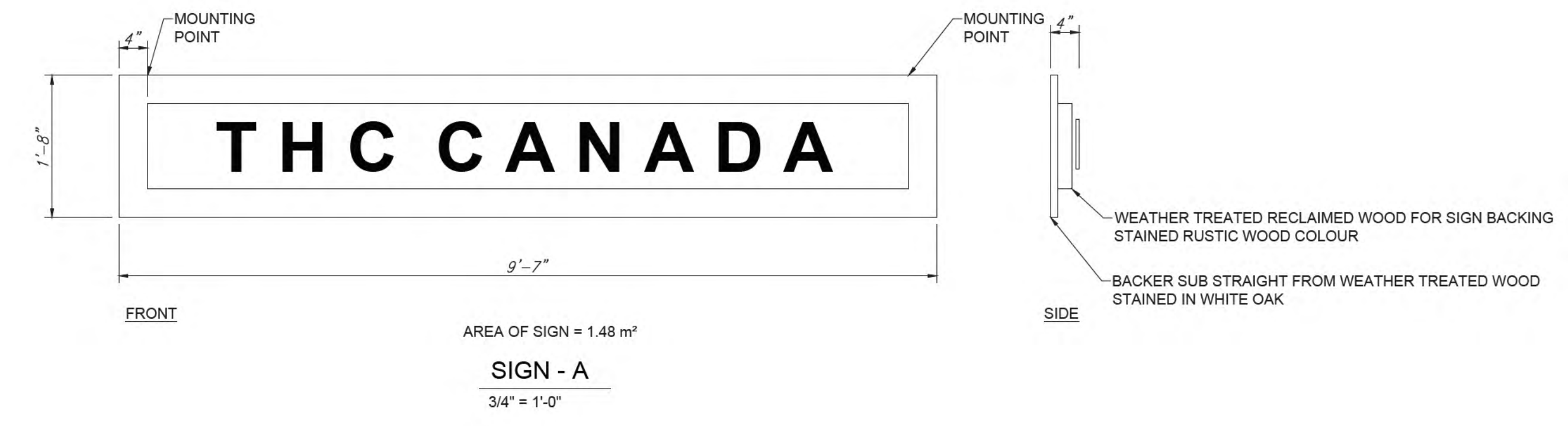
DRAWN BY:
 WestCAD Services Ltd.
Tel. 604-421-3808
INFO@WESTCAD.COM

SHEET: 1 OF 2	REVISION: -
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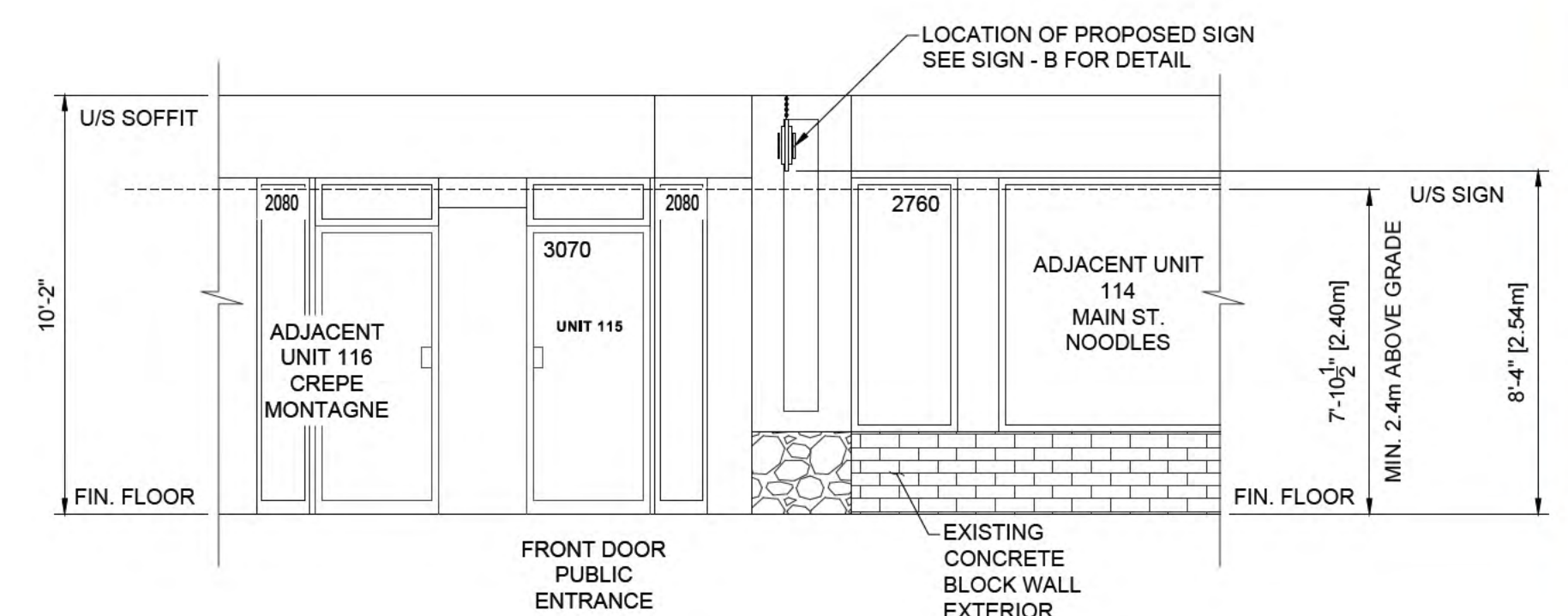
DO NOT SCALE DRAWINGS. CONTRACTORS MUST VERIFY DIMENSIONS PRIOR TO CONSTRUCTION.

GENERAL NOTES:

1. PROPOSED SIGN TO BE A LIKE FOR LIKE REPLACEMENT OF EXISTING SIGN.
2. THE REPLACEMENT SIGN TO BE MOUNTED AT MINIMUM 2.4M ABOVE GRADE.
3. NEW SIGN TO BE THE SAME DIMENSIONS OF EXISTING SIGN AND STYLE.
4. SIGN CONSTRUCTED OF RECLAIMED WOOD AND WEATHER RESISTANT STAINS TO PRESERVE THE SIGN FROM DETERIORATION



NORTH - EAST ELEVATION (2 SIDED WALK WAY SIGN)
SCALE: 1/4" = 1'-0"



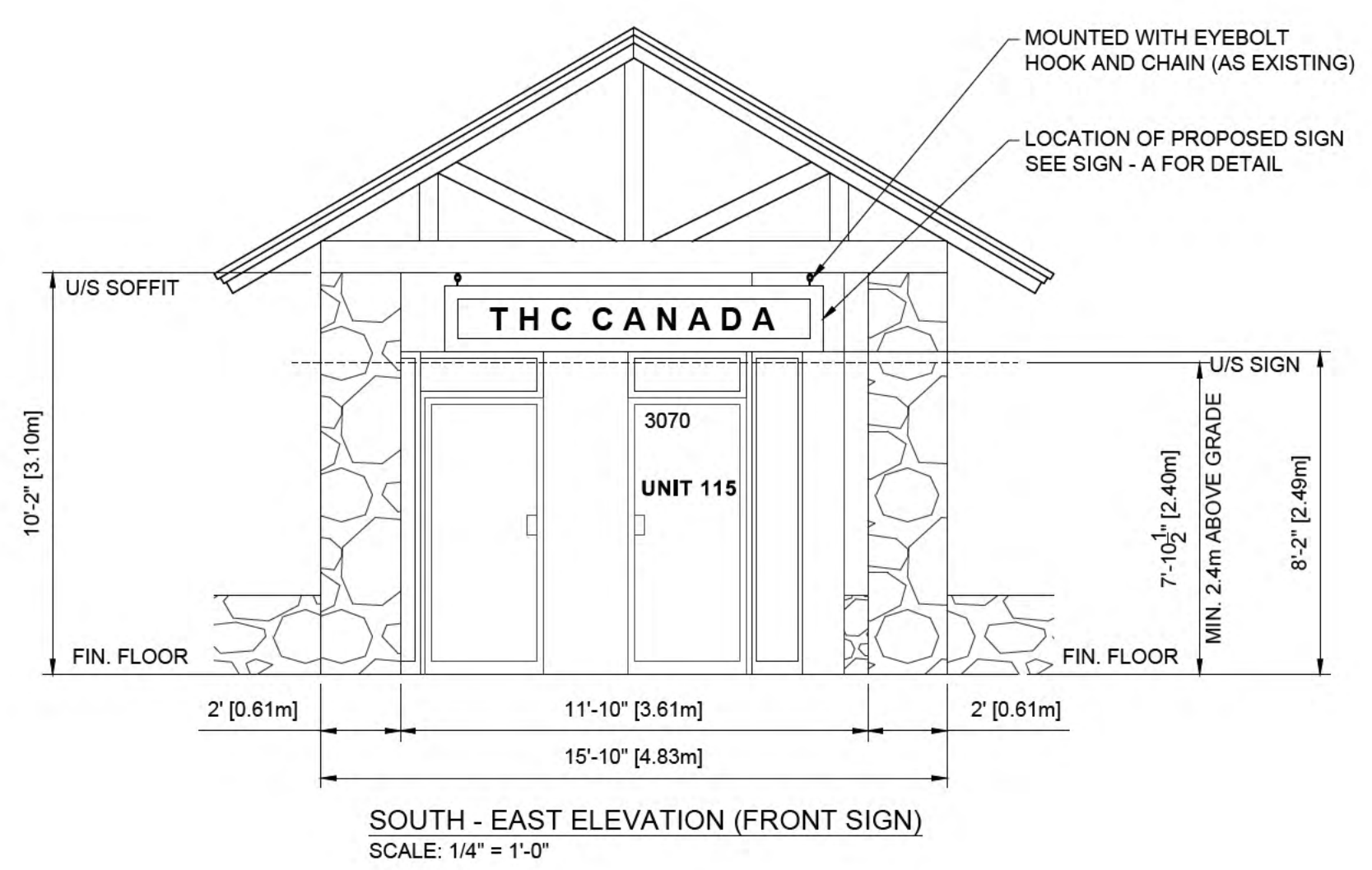
SOUTH - EAST ELEVATION (2 SIDED WALK WAY SIGN)
SCALE: 1/4" = 1'-0"



CONCEPTUAL SIGN - B
DOUBLE - SIDED WALK WAY SIGN



EXISTING DOUBLE - SIDED WALK WAY SIGN



SOUTH - EAST ELEVATION (FRONT SIGN)
SCALE: 1/4" = 1'-0"



CONCEPTUAL SIGN - A
FRONT SIGN



EXISTING FRONT SIGN

REVISION	DESCRIPTION	DATE

PROJECT:
THC SIGNAGE
UNIT 115 - 4368 MAIN ST.
WHISTLER, BC

DRAWING TITLE:
SIGN DETAIL ELEVATIONS PHOTOS

SHEET SCALE: AS SHOWN
DRAWING DATE: MAR 11, 2023

DRAWING IN COMPLIANCE TO THE BRITISH COLUMBIA BUILDING CODE 2018

DRAWN BY: WestCAD Services Ltd.
Tel. 604-421-3806
INFO@WESTCAD.COM

SHEET: 2 OF 2
REVISION: -



PROPOSED FRONT SIGN (LIKE FOR LIKE REPLACEMENT)



PROPOSED DOUBLE SIDED WALK WAY SIGN (LIKE FOR LIKE REPLACEMENT)



EXISTING FRONT SIGN



EXISTING DOUBLE SIDED WALK WAY SIGN



PROPOSED FRONT SIGNAGE



PROPOSED WALKWAY SIGNAGE



STORE ENTRANCE LOBBY AREA



STORE ENTRANCE LOBBY AREA



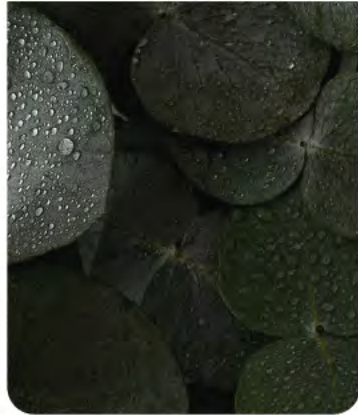
STORE SALES FLOOR



STORE SALES FLOOR



LOCKED STORAGE AREA, STAFF BREAK ROOM



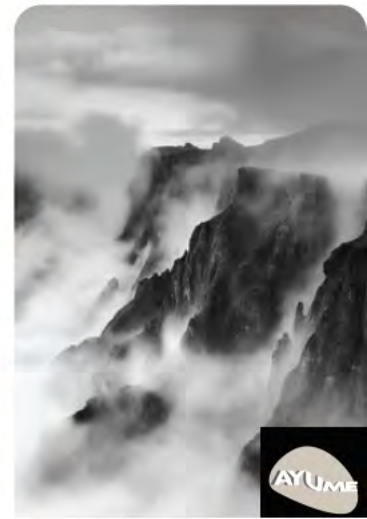
Calm
 Unity
 Diversity
 Tranquility



MOOD

-
-
-

Setting the standard since day one





INTERIOR MOOD

Design elements to achieve a safe, wellness-focused environment connected to nature in the mountains will include:

- Natural materials such as wood, stone, and metal to bring in the elements of the natural landscapes.
- Soft wood tones, such as light-stained wood for cabinetry and decorative millwork details. Preserved moss and ferns for greenery.
- Soft, fluid shapes like curves to bring in a sense of softness and flow reminiscent of snow.
- Bold rock formations incorporated into the design, such as a stone accent wall, countertops and flooring
- The use of **sustainable materials and energy-efficient** features to support eco-friendliness and environmental responsibility.

Design Proposal

Odour Control Plan

THC only provides legally sourced, provincially excised stamped cannabis products, and approved cannabis accessories and merchandise. In Canada, all legal cannabis products are packaged in smell proof and childproof containers sealed at the manufacturer. These products will not be opened in the retail store. The products will also not be consumed on the premises or in immediate vicinity of the proposed retail store.

- These requirements mean that there should be no possibility of odour issues from cannabis products procured from the proposed retail store; however, if there was ever a problem identified, we would immediately take measures to address it. THC is committed to consistently engaging with our local community of business neighbours and residents to ensure compliance, and to work towards collective solutions should any issues arise.
- THC will also provide security plans and nuisance mitigation plans that will meet or exceed provincial requirements; and will account for any impacts on visitors and neighbours. We have also committed to abide by the terms of a Good Neighbour Agreement, and we will make every effort to address disturbances resulting directly or indirectly from our operations, and will be diligent to inform customers regularly about the Smoking Regulation Bylaw No. 2136, 2017 through our signage, staff training and community communications activities.

Store Ventilation

- The proposed location has an existing Water Source Heat Pump with the HVAC to improve indoor air quality by keeping the store supplied with an efficient and steady flow of fresh outdoor air. WSHPs are efficient solutions that have been effectively deployed in commercial buildings. They are especially effective in reducing energy consumption where there is diversity in energy demand, resulting in smaller sizes of cooling towers and boilers
- We have also invested in industry leading technology within our retail stores to maintain a continuously fresh and clean environment, free from any odours, and airborne pollutants by partnering with Greentech Environmental Canada and activating the PureAir 3000 Merv+ unit with our proposed RMOW retail location
- Using a powerful fusion of technologies including photocatalytic oxidation, bipolar ionization, and ODOGard®-coated MERV filtration, the pureAir 3000MERV+ has proven to be effective in reducing volatile organic compounds (VOCs), allergens such as pet dander and dust, and odors caused by mold, bacteria, cannabis and other pollutants
- The 3000 MERV+ with Ozone is proven to deactivate 99.98% of SARS-CoV-2, the virus that causes Covid-19, from the air. Solution overview attached here as an Appendix



March 10, 2023

By EMAIL

The Resort Municipality of Whistler
4325 Blackcomb Way,
Whistler BC

Re: Security Outline, Non-Medical Cannabis Retail Store – THC Canada Whistler
Address: Unit 115 - 4368 Main St Whistler BC

SUMMARY

The Resort Municipality of Whistler (RMOW) issued policy G-27, Cannabis Retail Policy. As part of the municipality's approach to permit cannabis retail stores within Whistler, this security outline addresses the requirements of proposed licensees. Specifically, the licensees are required to outline their security plans per section 5.2b. of the Evaluation Criteria as well demonstrate security compliance with respect to the Liquor Cannabis Regulation Branch (LCRB) requirements per the Temporary Use Permit Checklist, noted in Schedule 2 of the RMOWs policy.

BACKGROUND

THC Canada has retained Thrive Liquor & Cannabis Advisors to review floor plans and prepare this report to address the RMOW's issued policy under G-27 that demonstrates how THC Canada will meet or exceed the LCRB security requirements. Thrive Advisors has been working within the hospitality industry since 2003 and specializes in strategic consulting with licensee retail store operators, agents, and manufacturers for the purposes of liquor and cannabis licensing. We work on behalf of our clients to facilitate the licensing process with both local governments and provincial regulatory bodies, across Canada and into some US states. ¹

¹ www.thriveadvisors.ca

PROVINCE REQUIREMENTS

As outlined within the LCRB Terms and Conditions Manual for non-medical cannabis retail store operators² the licensee will be required, at minimum, to implement the following security requirements once approved:

- An audible intruder alarm system monitored by a third-party
- An audible fire alarm system monitored by a third-party
- Lockable retail display cases
- Locked storage area
- Secured perimeter door locks.
- No cannabis and/or accessories are permitted to be seen from the exterior.
- Security cameras with full unobstructed view of:
 - the retail sales area
 - any product storage area
 - both the interior and exterior of all store entrances/exits.
- Must post a written notice in the retail sales area informing their patrons that video surveillance is being used on the premises. This notice must be visible at all times.
- The video surveillance camera(s) must be active and recording at all times, including when your store is not open for business.
- Licensees must store security camera footage for at least 30 days after recording.

As part of the municipal submission, detailed drawings have been included that highlight the above key features. These drawings were also provided to the LCRB within the cannabis application.

When final inspection occurs by the provincial cannabis inspector, these details will be verified as implemented prior to issuing a non-medical cannabis retail license.

SECURITY & DESIGN

THC Canada has secured 392 square feet of space located at 115-4368 Main Street. Upon receiving an approval in principal letter from the LCRB, the proposed licensee will undertake a purpose-built renovation for a non-medical cannabis retail store. As part of this renovation, THC will be building key elements into their space that either meet or exceed the LCRB provincial requirements as well as contemplate design and aesthetic that is in keeping with the expectations of the community and the RMOW.

² [LCRB Terms and Conditions Manual – Security Requirements Page 14](#)

AUDIBLE ALARM

THC Canada has a pending security contract in place Alarm Max.³ Upon receiving a success approval, the third-party security monitoring company will be responsible for round the clock site monitoring for both intruder and fire safety, per the province requirements. Additionally, the third-party monitoring company will be able to detect motion/ intruders and glass breaks. The company is available to assist staff during an emergency.

LOCKS

All exterior doors will have three-point locking mechanisms in place. There will be a security gate door installed at the main entrance. Additionally, there will be security mesh built into the glass to enhance security measures and to mitigate glass breaks and ultimately theft. The mesh is being proposed so as not to detract from the visual aesthetic of the property but continue to promote the Whistler community aesthetic while adhering to the protocols required of a licensee by the province.

All interior product cases will be secured and locked at all times. These locks are accessible by staff only, and must be unlocked by a team member in order to gain access to products. When not in use the cabinetry always remains locked.

STORAGE

In addition to the product cases as noted above, THC Canada will have product inventory located within the back secured storage room. This is an employee only area and always remains locked. When the licensee receives deliveries from the province, the new inventory will be immediately placed within the secured storage room. Staff will then manage and distribute the inventory from this area as needed.

SIGNAGE

The LCRB requires licensees to post a public awareness poster. This mandatory poster highlights cannabis safety and brings awareness to those shopping within the store. It must be posted within a prominent location. ⁴ THC Canada will be at minimum placing the mandatory poster within their establishment. They have a designated foyer with bench seating and information television area that welcomes guests. Within this area they envision placing the mandatory poster. In addition to this minimum requirement, they will have additional signage. Specifically,

³ [Security company website](#)

⁴ [Mandatory posters and signage visual](#)

- 19 years signage: posted on the main access door, this sign will outline no guests under the age of 19 will be permitted
- Security Camera signage: Upon guest entry, it will be indicated to guests there are security cameras recording on the premises
- 2 pieces of ID signage: Located at the main service area, if ID is being requested, guest must show at minimum 2 pieces of ID. If a guest can not produce the ID, they will not be permitted to remain.

Signage is just one factor used to communicate with guests. THC Canada also prides itself on its enhanced policy and procedure protocols. THC trains their team to communicate direct one on one with guests. This allows for further security with respect to age verification requirements when shopping within the store and intoxicated patrons who are not permitted to remain. These are key security protocols are in place to ensure no minors gain access to cannabis products.

SECURITY CAMERAS

THC Canada has made provisions to install security cameras throughout the business. Specifically, and as outlined within the detailed floor plans, ten cameras will be located within the interior service area to ensure all aspects of the space have coverage. There will be two cameras positioned on the exterior. One at the main public entrance as well as one via the rear door exterior per LCRB requirements. For a total of total of thirteen cameras.

The main security system will be located within the back staff / storage area. The equipment will store footage for a 30-day period.

Staff will be able to view the security footage in real time from the TV monitor located within the staff area. This will assist staff with understanding who is in the store at any given period and will support the LCRB criteria for visual sight lines from retail service area where guests pay.

SUMMARY

Per this overview THC Canada has clearly demonstrated their commitment to construct a robust commercial retail unit that far exceeds the provincial security requirements.

Security features are being proposed to be built into the space in a thoughtful and non-intrusive way, where guests should feel welcomed and safe. Focused on community, social wellbeing and providing an enhanced shopping experience for guests, THC Canada has adapted the strict underlying provincial security criteria into a fit and finish that will feel open, warm and inviting to its shoppers.



BUSINESS PLAN

THCCANADA.CA

Land Acknowledgement | RMOW

We respectfully acknowledge that the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Lil'wat7úl, and the Squamish People, known in their language as Sk̓wx̓wú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

Why THC Canada

THC represents an independently owned, internationally recognized, and well renowned retail model that strives to deliver a legendary customer experience that has been setting the standard since day one.

Positive Impacts for the RMOW		
<p>Supporting a Thriving and Diverse Economy in RMOW:</p> <ul style="list-style-type: none"> • \$30,000 in committed contributions to local community orgs. • 140 hrs of community volunteering • New jobs, increased local tax revenue, and improved foot-traffic in Village North 	<p>Employees housing and earning (+) Living Wage:</p> <ul style="list-style-type: none"> • Housing Secured or \$500 Monthly Stipend • \$27 to \$38 per hour • Extended health benefits • Performance bonuses 	<p>Reconciliation & Eco.Dev with Lil'wat and Squamish Nations:</p> <ul style="list-style-type: none"> • Should the Nations accept it - THC will contribute 2% of our top-line revenue from our Whistler location to the SLCC or the Nations themselves

- We are professionals with a sustainable plan for local market growth based on a balanced commitment to our people, operations, and community
- We offer a multi-channel experience online, in-store or through delivery that is inviting, eco-friendly and convenient by allowing consumers to choose safe and reputable products for their well-being
- We achieve this through dedicated staff training, strong product knowledge, active community leadership, and on-going educational programming

We seek to create a true and long-lasting partnership with the RMOW and look forward to supporting and advancing reconciliation and economic opportunities with the Skwxwú7mesh and L'ílwat7úl people. Thank you for considering our application.

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Business Operations

THC Canada | Introduction

THC Canada is pleased to submit a Temporary Use Permit (“TUP”) application for approval from the Resort Municipality of Whistler (“RMOW”) to open a licensed cannabis retail store located in the Village North, at Unit 115 – 4368 Main Street. We believe our selected location and submitted application documents conform and comply with all of the requirements set out in the Cannabis Retail Policy G-27. We look forward to your feedback and engagement, and welcome any questions that staff, Council or the local First Nations governments from Lil’wat and Squamish Nations may have.

THC Canada | Executive Summary

THC Canada is an independent retailer with existing storefronts in Vancouver and Toronto, with plans for expansion into Whistler, New York, and Los Angeles. THC represents a proven and profitable retail operation that strives to deliver a legendary customer experience that has been setting the standard since day one. THC's leadership team is comprised of professionals from across a variety of industries who have a track record of success, and a sustainable plan for market growth based on a balanced commitment to our people, operations, and community.

As a licensed, non-medical retailer since 2020, we specialize in curating a variety of cannabis products, accessories and merchandise appealing to individuals 19 years and older who wish to improve their well-being through responsible cannabis use. We offer a multi-channel experience that is inviting, convenient and appealing, by allowing consumers to choose safe and reputable products.

We achieve this through best-in-class staff training, strong product knowledge, active community leadership and on-going educational programming. We seek to create a true and long-lasting partnership with the RMOW and look forward to supporting and advancing reconciliation and economic opportunities with the Skwxwú7mesh and Łil'wat7úl people.

Past Business Experience | Overview

THC is a private, independently owned, cannabis retailer headquartered in Vancouver, British Columbia. We represent a community minded, culture-driven retail model focused on creating a Legendary retail experience. THC believes in partnering with our community and is committed to active and ongoing consultation to ensure we are aligned with the values of our stakeholders. THC puts its people first and strives to create a supportive working environment by investing in employee education initiatives, professional development programs, and good management practices.

Throughout its history, THC has demonstrated a strong commitment to creating positive social impact by operationalizing a best-in-class retail experience to help destigmatize the retail cannabis sector. We know that knowledgeable, well trained and community-minded staff are the cornerstone of a successful cannabis retail store.

In support of creating positive outcomes for the people and communities in which THC operates, we have committed to:

- Inclusive hiring practices with living wages, strong salaries and robust benefits packages
- Positive company culture and work/life balance
- Ongoing products, systems and compliance training
- Advancing local community involvement and promoting active volunteering

Past Business Experience | Highlights

- Licensed by the Province of British Columbia 2020 to Present
- Licensed by the City of Vancouver 2020 to Present
- ADCANN National Independent Retail Brand of the Year 2021 & 2022

Past Business Experience | Management Team

Spencer Sangara | Founder & President

- Spencer is an award-winning multi-passionate entrepreneur with a commitment to setting high standards in the direct to consumer space. These values have led him to build a profitable and iconic retail blueprint that was recently recognized as the back-to-back Best Independent Cannabis Retail Store in Canada (Adcann, 2021 & 2022). As the founder of THC and Co-Founder of Dank Mart (exotic snacks and drinks), Spencer works hard to create profitable cultural hot spots that exceed community expectations.

Andrew Gordon | Growth

- Andrew serves as THC's growth and development officer, leading the company's strategic planning, public relations, and key partnership initiatives. His wealth of industry experience and compassionate approach have made him a well-known and respected industry professional. Andrew co-founded what became a publicly-traded retailer (TSXV:KO) in 2018, and currently serves as Vice President of the BC Craft Farmers Coop, and Director of the Retail Cannabis Council of BC.

Santana McElroy | Human Resources

- Santana draws from a strong background in hospitality, sales and human resources to coordinate THC's most valuable resource – its people! Whether it's attracting and recruiting top-tier talent from across the industry; developing and implementing training resources and performance metrics, or administering key programs and benefits. A true industry OG, Santana has been a passionate cannabis advocate since 2014.

Past Business Experience | Operations Team

Renan Petri | General Manager

- Renan, born in Brazil came to Canada in 2016 to follow his passion and pursue his dream of working in the Cannabis industry. Renan is the general manager and procurement lead for THC, in Vancouver, drawing on his strong background in business, market research, and operations. Renan has been proudly working with THC since our opening as a licensed retailer in 2020.

Teija Gladson | Training

- With over fifteen years of customer service experience Teija brings gold standard customer relations to the team. A passionate cannabis advocate since 2012, Teija uses her extensive product knowledge and customer service background to lead training programs and integrate new hires.

Nick Naresh | Community

- Nick is a key member of the THC family as THC's Community Director and has been in the industry since its medical era. Nick takes deep pride in educating consumers about cannabis at a scholarly level with a focus on the aspects of solventless extraction.

Past Business Experience | Setting the Standard

THC Canada is widely known as the most iconic cannabis store in the country and was recently awarded Best Independent Retail Brand in Canada for the second year in a row (ADCANN, 2021 & 2022). Our retail design and services provide an unparalleled shopping experience in a stunning modern environment, with knowledgeable staff, and an expertly curated craft cannabis menu.

Our Mission

- THC strives to deliver carefully curated cannabis products and events to communities we serve through a customer experience that has been setting the standard since day one.

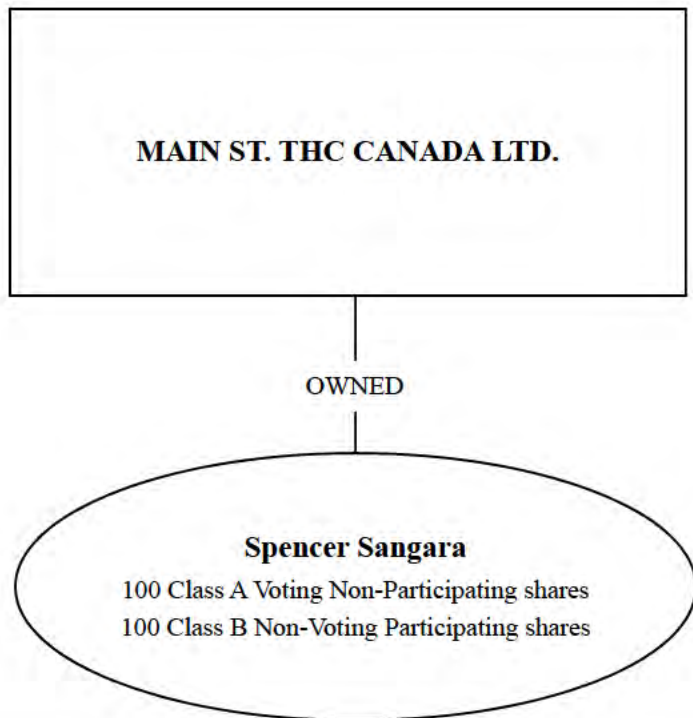
Our Vision

- Setting the global standard of cannabis retail through community-focused and brand-centric collaborations that drive a legendary customer experience.

Our Values

- Hustle - Our team members set the standard every day to ensure a legendary experience for themselves, their teammates and their community. At THC we celebrate our team's individuality and hustle so they can be the best possible version of themselves.
- Adapt - Adaptation is at the root of our hustle. Being a part of the cannabis industry requires constant adjustments to navigate through the social stigma and sudden regulatory changes. Our openness to change helps us thrive through every circumstance.
- Set the Standard - Committing ourselves to setting the standard for experience, service and quality is what has bred us be Legendary since day one. We've stayed true to our standards through everything we faced, and we believe it's the key to sustainable, long-term success.

RMOW Retail Store Corporate Structure



Number of Staff

During the Winter and Summer parts of the season in the RMOW, THC Canada will employ 10 provincially certified staff members in the following roles and employment categories:

- 1 x Full-Time Store Manager
- 1 x Full-Time Assistance Store Manager
- 1 x Full-Time Team Lead
- 5 x Part-Time Sales Associates
- 1 x Full-Time Delivery Lead Driver
- 1x Part-Time Delivery Driver

During the Spring and Fall parts of the season in the RMOW, THC Canada will employ 7 provincially certified staff members in the following roles and employment categories:

- 1 x Full-Time Store Manager
- 1 x Full-Time Assistance Store Manager
- 1 x Full-Time Team Lead
- 3 x Part-Time Sales Associates
- 1 x Full-Time Delivery Lead Driver
- 1x Part-Time Delivery Driver

Products Sold

THC only provides legally sourced, provincially excised cannabis products, and approved cannabis accessories and branded merchandise. In Canada, all legal cannabis products are packaged in smell proof and childproof containers sealed at the manufacturer.

THC is committed to consistently engaging with our local community of consumers, business neighbours and residents to ensure our product curation balances resort and community needs to ensure social well-being, environmental sustainability, compliance, and affordability.

As part of our commitment to advance waste reduction and improve opportunities for sustainable consumption, THC encourages patrons and staff to participate in our in-house recycling programs for used vape pens, cannabis containers and master case packaging.

Cannabis Products:

- Dried flower
- Pre-Rolls
- Extracts & Concentrates
- Infused Beverages
- Edibles & Capsules
- Topicals & Salves

Cannabis Accessories:

- Approved items used in direct and indirect consumption of cannabis, such as rolling papers, lighters, and gummy-making kits.

Cannabis-Related Items:

- Products that have a clear link to cannabis, such as cannabis books, apparel or artwork featuring cannabis motifs, but are not used in direct or indirect consumption of cannabis and are not consumable.

Shopping bags:

- THC is permitted to provide or sell shopping bags (i.e. paper, plastic or re-useable bags) to our patrons. THC ensures that the bags we provide or sell comply with advertising and promotional requirements.
- THC will offer re-usable bags that are seasonable, affordable and compliant that promote community and reinforce Whistler's mountain character.
- THC is committed to only using paper delivery bags approved by Forest Stewardship Council® (FSC®). This certifies that a paper is made of responsibly sourced wood fiber.

Target Market

Market Segments

All marketing and branding efforts will be undertaken in compliance with the marketing and advertising restrictions in the federal Cannabis Act and the provincial Cannabis Control and Licensing Act, as well as any additional restrictions put in place by the RMOW.

THC's target demographics for the proposed cannabis retail store in the RMOW are set out as:

- Young professionals, entrepreneurs, and creatives; along with casual and competing athletes from across a variety of sports and disciplines
- Aged 21 – 45 years old representing 70% Male and 30% Female
- Strong social connections with friends, family, and local community
- Active lifestyles and open-minded, interested in exploration such as travel, personal development, health & wellness and community volunteering
- Educated and experienced consumers with an annual expenditure on cannabis products that is 3x the national average

Hours of Operation

According to provincial regulations, a licensed cannabis retail store may only be open to patrons between the hours of 9:00am and 11:00pm, unless hours are further restricted by the LCRB general manager, or by local government and/or Indigenous Nation(s) for the area in which the store is located.

Patrons are not permitted to enter the retail store outside of the operating hours. If there are patrons in the store at the time the store is required to close who have not yet made their purchase, our trained store staff will politely encourage these patrons to make their purchases as quickly as possible. THC has clear policies in place to clear the store quickly. Hours of sale do not apply to sales through a licensee's online system; however, online purchases that are required to be picked up at the establishment must be picked up only during the retail store's hours of sale.

THC is proposing to be open 7 days a week during the hours indicated below. Should the RMOW wish to amend or attenuate our proposed store hours, THC would be happy to follow all guidelines and policies as directed in order to be in alignment with the best interests of our business neighbours, local residents, and the Lil'wat and Squamish Nations.

Proposed Hours of Operation (Winter & Summer)	Proposed Hours of Operation (Fall & Spring)
<ul style="list-style-type: none">• Sunday 10am to 10pm• Monday 10am to 10pm• Tuesday 10am to 10pm• Wednesday 10am to 10pm• Thursday 10am to 10pm• Friday 10am to 11pm• Saturday 10am to 11pm	<ul style="list-style-type: none">• Sunday 10am to 9pm• Monday 10am to 9pm• Tuesday 10am to 9pm• Wednesday 10am to 9pm• Thursday 10am to 9pm• Friday 10am to 10pm• Saturday 10am to 10pm

Educational Initiatives: Management & Staff

- Scheduling weekly staff meetings to review any community impact reporting, and to provide updates on local bylaws, and any relevant provincial or federal regulatory developments
- Hosting monthly management and staff training sessions to assess and improve our leadership on sustainability and climate action, and to review the goals, objectives and targets of Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan
- Hosting quarterly management meetings to further our commitments to reconciliation and providing economic development opportunities for the Lil'wat Nation and Squamish Nation; and to providing staff education sessions focused on cultural competency training, including sessions on the history of Aboriginal peoples and the history and legacy of residential schools.
- Ensuring all retail staff members receive responsible selling training through the Province's Selling It Right certification program. The online course provides education for non-medical cannabis licensees and employees on applicable laws and how to sell cannabis in a socially responsible manner. The training certificate is valid for two years.
- Designating key staff members to receive Standard First Aid CPR-C & AED training, and providing comprehensive information on First Aid and CPR within the workplace. Certifying is valid for 3 years.
- Partnering with the Whistler Community Services Society, and actively participating in Mental Health & Wellness Services programming by providing paid time for our management and staff to attend the following education initiatives:
 - Workplace Wellness Workshop (2-Hours)
 - Harm Reduction Training (30mins)

- THC will remain an active member of the Retail Cannabis Council of BC, and working towards positive regulatory reforms that improve sustainable business practices, and advance social destigmatization. Please see attached letter of support from RCCBC Executive Director, Jaclynn Pehota in Appendix A

Educational Initiatives: Customers & Community

- Providing on-site educational resources and in-house expertise to our patrons and to members of the RMOW community through quarterly open houses events, and other approved community engagement opportunities in collaboration with our business neighbours, regulators and other key stakeholders, including the Lil'wat Nation and Squamish Nation
- Joining the Whistler Chamber of Commerce to support the community's greater business development goals and social well-being.
- Making ourselves available to local residents, business community members, and the Lil'wat and Squamish Nations to advance initiatives that support a thriving and diverse economy and reinforce Whistler's mountain character.
- Partnering with local thought leaders and non-profit organizations to provide education resources to promote community and social well-being
- Presenting to regulators and community stakeholders when requested about our operations, impacts or industry standards

- Providing educational information in-store and online, through signage and creative content that supports consumer education, responsible consumption, waste reduction, and good neighbour practices

Responsible Corporate Citizenship

As a licensed retailer and a responsible corporate citizen, THC recognizes the guiding principles of the RMOW's Cannabis Retail Policy and is committed to employing sustainable strategies to mitigate nuisances, improve compliance and reduce the impact of potential cannabis-related issues.

THC acknowledges the Guiding Principles of the Cannabis Retail Policy and agrees to:

- Support a thriving and diverse economy
- Reinforce Whistler's mountain community character
- Promote community and social well-being
- Establish a transparent and efficient process
- Balance community and visitor demand with community safety and Whistler's family friendly environment
- Support and advance reconciliation and economic opportunities with the Skwxwú7mesh and Ł'íl'wat7úl people.

THC is committed to ensuring our retail cannabis stores not only meet but exceed the regulations set by the federal government, provinces and municipalities. We see our role as crucial to:

- Protecting young Canadians by keeping cannabis out of hands of children and youth
- Enhancing public awareness about responsible use
- Improving public understanding about social and legal issues
- Offering only legally sourced, federally approved, analytically tested products acquired from regulated distributors.

Integration of Cannabis Retail into the Establish Business Community

Prior to submission of THC's application for a TUP in the RMOW, we undertook engagement with the local business community, specifically Whistler Chamber of Commerce, the Whistler Community Services Society and Squamish Lil'wat Cultural Centre to discuss local community impact and business concerns related to the opening and operations of a cannabis retail store.

THC's engagement with local businesses and community stakeholders is a cornerstone of the work we undertake both prior to and following opening of any of our locations. We are committed to ensuring we integrate with the established business community by:

- Joining local business associations and boards to support the community's greater business development goals
- Providing educational resources through open house and community events
- Executing a clean, modern design that balances resort and local needs while reinforcing Whistler's mountain community character
- Providing a refined retail experience to destigmatize cannabis in the community
- Educating staff and providing high-quality, analytically tested products
- Making ourselves available for additional consultation with the local business community

Community Notification and Engagement

In addition to the ongoing engagement with the local business community, and prior to our application submission, we directly engaged with and notified all neighbouring property owners within 50m of the proposed location, and have provided a copy of the letter and Community Presentation for your review as part of the attached Appendix B. Moreover, THC is committed to ongoing community consultation, education and engagement events. Part of these detailed plans include:

Strategies Regarding Nuisance, Consumption and Cannabis-Related Issues

We are confident THC will not only meet but exceed the RMOW's requirements and expectations for a retail cannabis store. We are aware of potential negative impacts on the community, and as a result, THC has identified the specific measures to minimize or prevent these impacts from occurring by ensuring compliance through:

- Ongoing staff training, compliance training and staff meetings to review government policy bulletins and regulatory changes. This is over and above all mandatory government training
- Store design and operating protocols that ensure no minors enter the premises
- Ensuring that our staff are asking for two (2) pieces of identification, including one with a picture to confirm both age and identity. THC commits to adherence to all federal and provincial laws and regulations, and will consistently implement compliance to the highest operational standards by only accepting the prescribed forms of primary and secondary ID options, and verifying the ID of every patron that enters the store; by clearly and regularly updating our staff on how to verify various kinds of ID from across the globe
- Security cameras will be active and recording at all times, including when the store is not open for business. Security camera recordings will be turned over the B.C. Liquor and Cannabis Licensing Branch or law enforcement as required
- The store layout will ensure that no cannabis products are visible from the street, and there will be no offsite storage of cannabis products to improve security and safety

- Strict inventory management and sales records will be maintained and made available to provincial government inspectors upon request
- Patrons intoxicated by alcohol or drugs will be refused service and asked to leave the store immediately. Patrons causing a disturbance will be addressed promptly by staff and if behaviour is not immediately addressed, they will be asked to leave the store
- An incident log will be maintained to report problematic patrons, accident or injury in the store, any illegal acts, or need to call emergency personnel. We will ensure that staff learnings are shared through review of the logbook and at regular staff meetings
- Staff will cooperate at all times with law enforcement or inspectors
- All cannabis products will remain in sealed containers, and no cannabis products will be opened in the store to prevent smells from impacting the community. We will also educate staff and customers that the excise tax label and other seals on cannabis product containers must remain intact while they are in transport to prevent smells and improve safety and compliance
- Cannabis products will not be accessible to customers other than at the point of sale and will otherwise be stored in the back room or in locked display cabinets which will further prevent smells and improve safety
- Display of social responsibility materials regarding health and safety impacts provided by government; and we will provide our own information in compliance with government requirements in order to promote community and social well-being
- All customers will be provided a shopping bag option that complies with the advertising and promotional restricts in the federal Cannabis Act.

Addressing Product Impacts & Odours

THC only provides legally sourced, provincially excised stamped cannabis products, and approved cannabis accessories and merchandise. In Canada, all legal cannabis products are packaged in smell proof and childproof containers sealed at the manufacturer. These products will not be opened in the retail store. The products will also not be consumed on the premises or in immediate vicinity of the proposed retail store.

- These requirements mean that there should be no possibility of odour issues from cannabis products procured from the proposed retail store; however, if there was ever a problem identified, we would immediately take measures to address it.
- THC is committed to consistently engaging with our local community of business neighbours and residents to ensure compliance, and to work towards collective solutions should any issues arise.

We have also invested in industry leading technology within our retail stores to maintain a continuously fresh and clean environment, free from any odours, and airborne pollutants by partnering with Greentech Environmental Canada and activating the PureAir 3000 Merv+ unit with our proposed RMOW retail location.

- Using a powerful fusion of technologies including photocatalytic oxidation, bipolar ionization, and ODOGard®-coated MERV filtration, the pureAir 3000MERV+ has proven to be effective in reducing volatile organic compounds (VOCs), allergens such as pet dander and dust, and odors caused by mold, bacteria and other pollutants
- The 3000 MERV+ with Ozone is proven to deactivate 99.98% of SARS-CoV-2, the virus that causes Covid-19, from the air.
- Solution overview attached here as Appendix C

Moreover, as part of THC's commitment to leadership on sustainability and climate action, we work diligently to educate our staff, and empower our consumers to adopt best-practices with respect to recycling and reusing cannabis packaging, product containers, and shopping bags; and advance advocacy opportunities at the federal, provincial and municipal levels to help improve cannabis packaging regulations and recycling opportunities. THC also encourages patrons and staff to participate in our in-house recycling programs for used vape pens, cannabis containers and master case packaging. These strategic actions and operational activities are intended to advance waste reduction and improve opportunities for sustainable consumption.

We are committed to actively advocating for regulatory reforms that reduce the impact of packaging on our natural environments, and will align our operations with the goals, objectives and targets set out in Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan:

- Big Moves #3 - Reduce visitor travel emissions By 2030, Whistler demonstrates leadership in redefining tourism in a low carbon world

- Big Moves #6 - Close the loop and shift toward lower carbon consumption By 2030, reduce waste sector emissions by 95% and reduce embodied emissions from products and services.

- Zero Waste Action Plan:
 - Programs: Consumer products and packaging materials
 - Strategy: Develop and implement retail sector-specific strategies to reduce products and packaging
 - Potential Actions/ Initiatives: Capture single use items by implementing product reuse programs

Insurance Coverage Information

We have engaged HUB International Insurance Brokers to provide comprehensive commercial and property insurance coverage. We have included a Comfort Letter from HUB International Insurance Brokers as part of our submission, attached here as Appendix D

The scope 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 (the lease states \$2MM)
- Non- Owned Automobile Liability
- Severability of Interest Clause
- Cross Liability Clause
- 30 days written notice of material change
- Waiver of Subrogation in favour of landlord

Should we be approved for a TUP, and THC take possession of the proposed location, we will provide the landlord with a Certificate of Insurance outlining these coverages and should the RMOW have an alternative requirement for insurance coverage, THC will be happy to adjust accordingly, and as directed.

Conclusion

THC Canada is pleased to submit this Business Plan in support of its application for a Cannabis Retail Temporary Use Permit (TUP) in the Resort Municipality of Whistler (RMOW) at #115 – 4368 Main Street in the Village North.

If you have any further questions or need any additional information, please feel free to reach out to us directly. Thank you in advance for your time and consideration in reviewing our application.



Andrew Gordon

Chief Growth Officer | THC Canada
E: business@thccanada.ca | T: 778.835.0501

Appendix A

(Document to Follow)



Greetings Mayor and Council,

I'm writing to you today in my capacity as the Executive Director of the Retail Cannabis Council of BC (RCCBC), to offer an endorsement for the application of THC Canada to municipality of Whistler. RCCBC is a non-profit industry association that represents 147 licensed cannabis retailers.

THC been members of our association, the Retail Cannabis Council of BC (RCCBC) for over three years; their Chief Growth Officer is a volunteer Director of our association, working countless unpaid hours advancing the cause of legal cannabis, including working with provincial and federal cannabis regulators and government officials on policy relating to our file.

I know that THC have also forged excellent ties in their local community and are seen as both an anchor business that is active in their BIA and drives significant economic activity in their block, but also major funders of arts and cultural activities in the neighborhood as well.


Aside from the fact that I can vouch for THC as a reputable business, I can also personally attest to my belief that THC are a uniquely good fit for Whistler. I have known the founder of THC for several years and can attest to the work he has put into establishing their brand as one of the premier retail destinations in Vancouver.

THC have created a brand with international recognition and curb appeal that are very often cited in our industry as being one of the pinnacle expressions of a cannabis retail environment in Canada, and I believe they would be an ideal fit for a sophisticated destination environment like Whistler Village.

During the difficult transitional period post-legalization where our industry has fought to capture market share from unregulated providers, THC are demonstrating both an intimate understanding of the cannabis marketplace, as well as a sophisticated approach to retail, giving them both credibility with cannabis connoisseurs as well as broad appeal with the public who are new to legal cannabis.

I believe THC would be an excellent partner for Whistler and would be the ideal vehicle to provide guests with access to safe, tested, and high-quality cannabis products, curated by product experts.

Regards,


Execuve Director
Retail Cannabis Council of BC

P:778-772-4343

Appendix B

(Documents to Follow)



6416 MAIN ST
VANCOUVER, BC V5W 2V4
778-835-0501 📞
BUSINESS@THCCANADA.CA ✉️
WWW.THCCANADA.CA 🌐

March 2nd, 2023

Dear Neighbour,

THC Canada is connecting with the community in advance of opening a proposed retail cannabis store at #115 - 4368 Main Street in the Village North. As a local BC cannabis company, we wanted to ensure we are actively engaging our community in the vicinity of the proposed store before proceeding.

About THC Canada

THC is a BC based cannabis retail company currently operating in Vancouver, that puts social responsibility, environmental stewardship, and legal compliance front and centre in everything we do. Our leadership team is comprised of professionals across a variety of industries who have a track record of success based on a strong commitment to our people, our community, and to compliant operations.

Our Commitment

We believe in partnering with communities and commit to engaging in active and ongoing consultation to ensure we continue to educate and involve the local stakeholders, and the First Nations communities we proudly serve. As many of our employees will come from Whistler, we believe in putting people first and in creating a supportive working environment by investing in employee housing, professional development opportunities, and good management practices. We know that knowledgeable, well-trained and community-minded staff are the cornerstone of a successful cannabis retail store. In support of creating positive outcomes for the people and communities in which THC operates, we are committed to inclusive hiring practices, living wages and strong benefits packages, as well as ongoing products, systems and compliance training.

Proposed Store Information

THC represents a community-minded, full-service health & wellness model focused on ensuring a legendary retail experience. Our proposed store located #115 - 4368 Main Street will feature a clean, modern design that will complement the surrounding local businesses, and reinforce Whistler's mountain community character. Safety and regulatory compliance are important to the success of a cannabis retail store, and we design our operations to the strictest standards of the *Cannabis Act* and Cannabis Control and Licensing Regulations. THC is committed to ensuring our retail cannabis stores not only meet but exceed the regulations set by the federal government, the province and the municipality.

We believe THC will also create a number of positive outcomes for the community. Financial impacts in the local area will be realized through our commitment to sourcing out local service providers to help build and operationalize the proposed retail store; as well as through contributions by way of property taxes and licensing fees which will help strengthen local economic development and commercial diversity.

To find out more about THC and the values that drive us, visit thccanada.ca. We appreciate your feedback, and if you have any questions or comments, please contact us at business@thccanada.ca

Sincerely,

Andrew Gordon

Chief Growth Officer | THC Canada | business@thccanada.ca



THC CANADA

Community Presentation



LAND ACKNOWLEDGEMENT

OUR COMMITMENT

THC is a private cannabis retailer headquartered in Vancouver, British Columbia.

We represent a community minded, culture-driven retail model focused on creating a Legendary retail experience.

THC believes in partnering with our community, and is committed to active and ongoing consultation to ensure we are aligned with the values of our stakeholders.

THC believes in putting people first and strives to create a supportive working environment by investing in employee education, professional development and good management practices.





COMPANY SNAPSHOT

THC Canada is an independent retailer with existing storefronts in BC and ONT, and plans for expansion into New York and Los Angeles.

THC represents a proven and profitable retail blueprint that strives to deliver a legendary customer experience that has been setting the standard since day one.



MARK MCMORRIS

CANADIAN PROFESSIONAL SNOWBOARDER

MESSAGE FROM MARK:

"It's awesome to see Whistler taking steps towards creating a responsible and eco-friendly system for cannabis sales in town!

Major policy changes like these will not only give locals access to trustworthy, safe and tested products, but also help diminish the negative impact of the illegal market. It will generate new jobs, revenue from taxes, and contribute to the community's well-being.

Having known Spencer for almost a decade now, I have no doubt that he and his team will be a fantastic addition to Whistler's business landscape!"



SUPPORTING COMMUNITY HEALTH & WELLNESS

THC supports the health and well-being of our customers and our community members.

True to our roots:

- THC was originally conceived as The Healing Centre, and served thousands of medical patients pre-legalization by supporting access to a variety of medical cannabis products, and holistic consultations.
- While THC has transitioned into the regulated environment as a non-medical retailer, we are still committed to our roots, and continue to carry a comprehensive array of low-THC and CBD focused products to promote health and healing for community members seeking natural, plant-based alternatives.
- THC is an active member of the Retail Cannabis Council of BC, and works towards positive regulatory reforms that improve sustainable business practices, and advance social destigmatization.



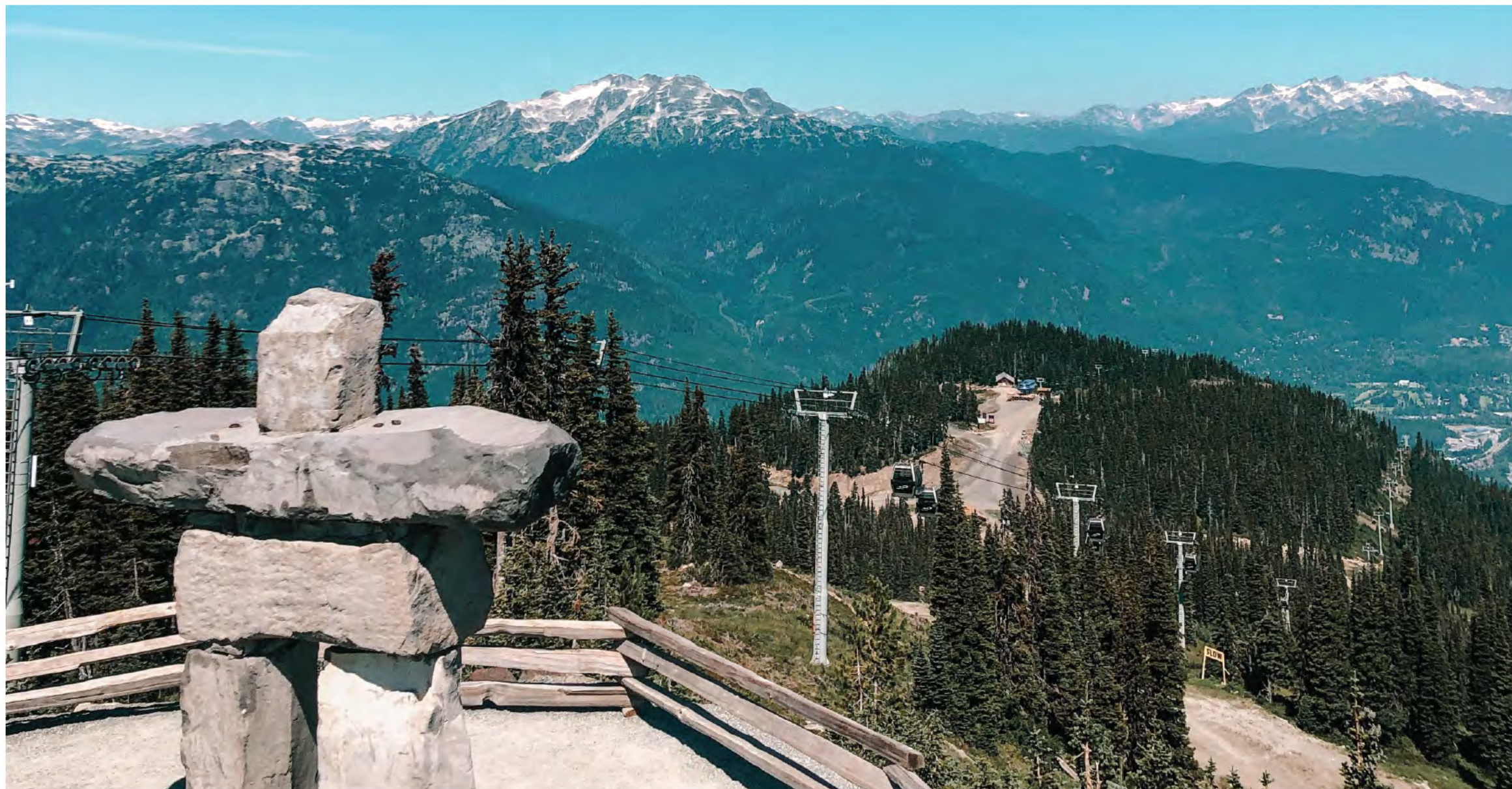
PROMOTING CANNABIS ACT & LICENSING REGULATIONS

THC is committed to ensuring our retail cannabis stores not only meet but exceed the regulations set by the federal government, provinces and municipalities.

We see our role as crucial to:

- Keeping cannabis out of the hands of children and youth by verifying the ID's of every patron to ensure no minors enter the premises.
- Only offering legally sourced, federally approved, and analytically tested products acquired from regulated distributors.
- Removing odor by only offering products that are fully sealed in compliant containers, and posting signs to ensure no smoking or consumption occurs on-site
- Enhancing public awareness about responsible use & safe storage
- Providing educational resources through open houses and community events





COMMUNITY IMPACT

Goals & Objectives

- Prioritizing resort & community needs through site security, public health and social impact programs.
- Commitment to a living wage, strong benefits programs and provisions for employee housing.
- Annual contributions in support of local community organizations, social services and local First Nations communities.
- Encouraging full-time employment opportunities for Lil'wat Nation and Squamish Nation members with an active in-store feature of local Indigenous craft producers.
- Community leadership on sustainability and climate action initiatives that are aligned with Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan.



RETAIL APPROACH

THC Canada is widely known as the most iconic cannabis store in the country, and was recently awarded Best Independent Retail Brand in Canada for the second year in a row (ADCANN, 2021 & 2022). Our retail design and services provide an unparalleled shopping experience in a stunning modern environment, with knowledgeable staff, and an expertly curated craft cannabis menu.



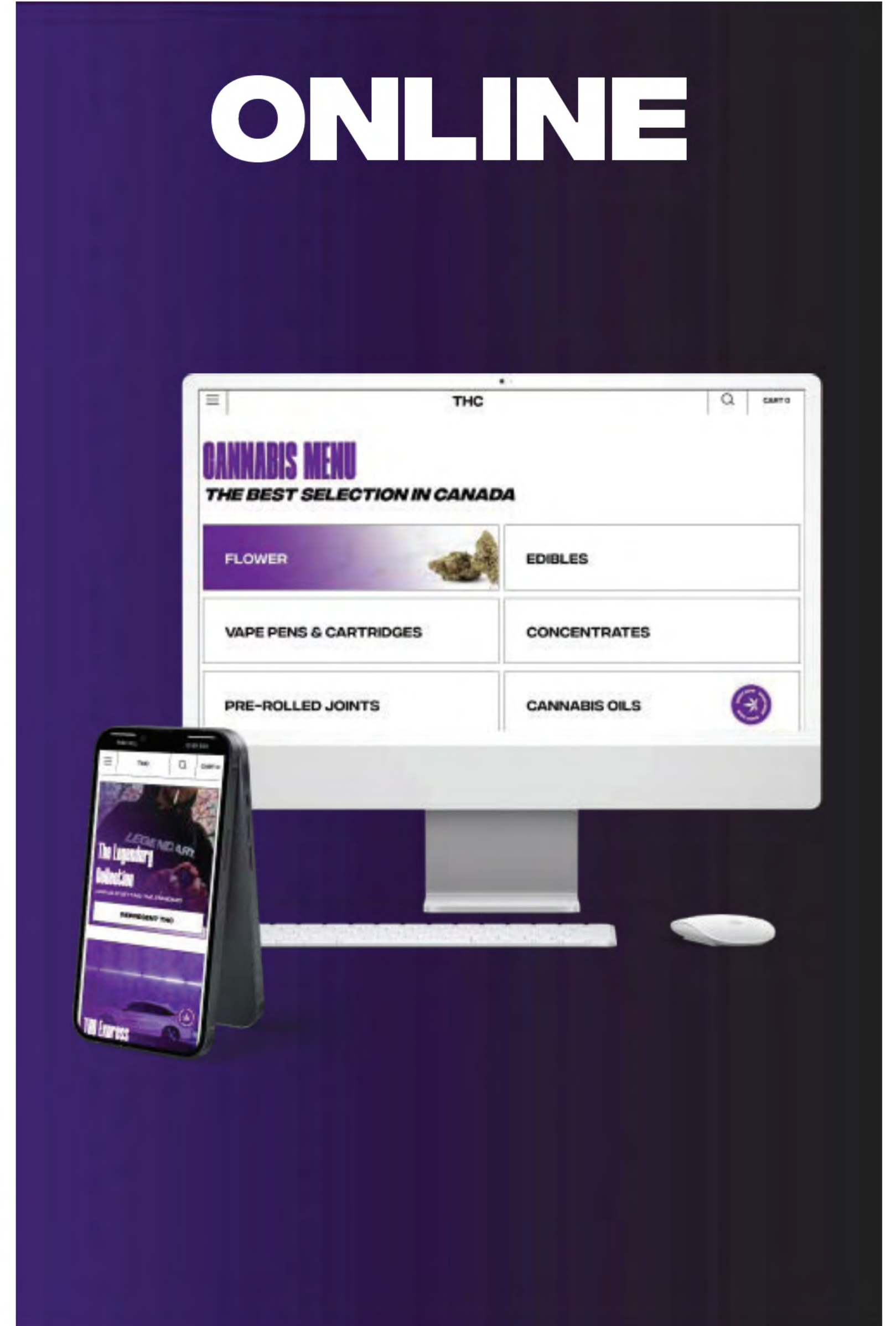
DELIVERY



RETAIL



ONLINE





TARGET DEMOGRAPHIC

AGES 21-40 YRS

30% FEMALE



70% MALE



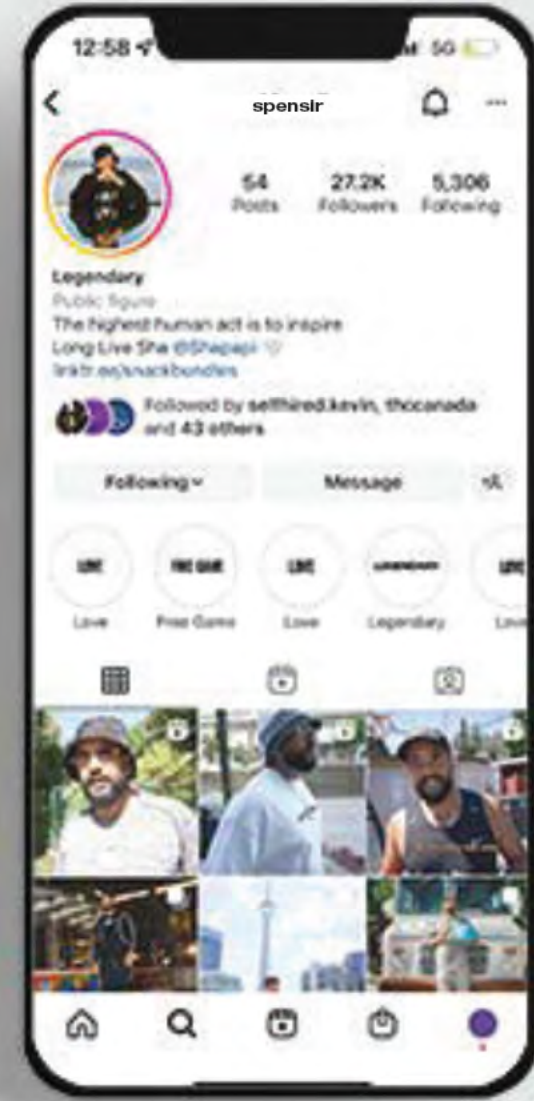
PROFILE:

- Young professionals, entrepreneurs, and creatives.
- Annual expenditure on cannabis products three times national average.
- Involved and interested in hip-hop culture.
- Have been consuming cannabis prior to recreational legalization.

+40K FOLLOWERS ON INSTAGRAM

ORGANIC MAINSTREAM MEDIA & PRESS

COMPOUND TV + THC TV



CHOSEN BY INDUSTRY INFLUENCERS:

@TYDOLLASIGN

6.4M FOLLOWERS

@AMINE

1.6M FOLLOWERS

@GUAPDAD4000

490K FOLLOWERS

@BLXST

480K FOLLOWERS

@AJTRACEY

1.1M FOLLOWERS

@MARKMCMORRIS

822K FOLLOWERS





SETTING THE STANDARD

MISSION

THC strives to deliver carefully curated cannabis products and events to communities we serve through a customer experience that has been setting the standard since day one.

VISION

Setting the global standard of cannabis retail through community-focused and brand-centric collaborations that drive a legendary customer experience.

VALUES

HUSTLE

Our team members set the standard every day to ensure a legendary experience for themselves, their teammates and their community. At THC we celebrate our team's individuality and hustle so they can be the best possible version of themselves.

ADAPT

Adaptation is at the root of our hustle. Being a part of the cannabis industry requires constant adjustments to navigate through the social stigma and sudden regulatory changes. Our openness to change helps us thrive through every circumstance.

SET THE STANDARD

Committing ourselves to setting the standard for experience, service and quality is what has bred us be Legendary since day one. We've stayed true to our standards through everything we faced, and we believe it's the key to sustainable, long-term success.



LEADERSHIP TEAM – MANAGEMENT

Founder

SPENSIR SANGARA



Spensir is an award-winning multi-passionate entrepreneur with a commitment to setting high standards in the direct to consumer space. These values have led him to build a profitable and iconic retail blueprint that was recently recognized as the Best Independent Cannabis Retail Store in Canada (Adcann, 2021). As the founder of THC and Co-Founder of Dank Mart (exotic snacks and drinks), Spensir works hard to create profitable cultural hot spots that exceed expectations.

Growth

ANDREW GORDON



Andrew serves as THC's growth and development officer, leading the company's strategic planning, public relations, and key partnership initiatives. His wealth of industry experience and compassionate approach have made him a well-known and respected industry professional. Andrew co-founded a publicly-traded retailer in 2018, and currently serves as Vice President of the BC Craft Farmers Coop.

Human Resources

SANTANA MARIE MCELROY



Santana draws from a strong background in hospitality, sales and human resources to coordinate THC's most valuable resource – its people! Whether it's attracting and recruiting top-tier talent from across the industry; developing and implementing training resources and performance metrics, or administrating key programs and benefits. A true industry OG, Santana has been a passionate cannabis advocate since 2014.

LEADERSHIP TEAM – OPERATIONS

General Manager **RENAN PETRI**



Renan, born in Brazil came to Canada in 2016 to follow his passion and pursue his dream of working in the Cannabis industry. Renan is the general manager and procurement lead for THC, in Vancouver, drawing on his strong background in business, market research, and operations. Renan has been proudly working with THC since our opening as a licensed retailer in 2020.

Training **TEIJA GLADSON**



With over fifteen years of customer service experience Teija brings gold standard customer relations to the team. A passionate cannabis advocate since 2012, Teija uses her extensive product knowledge and customer service background to lead training programs and integrate new hires.

Community **NICK NARESH**



Nick Naresh is a key member of the THC family as THC's Community Director and has been in the industry since its medical era. Nick takes deep pride in educating consumers about cannabis at a scholarly level with a focus on the aspects of solventless extraction.



THANK YOU

 **thccanada**

thccanada.ca

FLAGSHIP STORE:

6416 MAIN STREET
VANCOUVER, BC
V5W 2V4

SPENSIR - FOUNDER & PRESIDENT

SPENSIR@THCCANADA.CA

ANDREW - BUSINESS DEVELOPMENT

BUSINESS@THCCANADA.CA

Appendix C

(Document to Follow)

pureAir 3000 **MERV+**



pureAir **3000 MERV+**
Active Air Purifier with ODOGard®

We measure success in microns.

The **pureAir 3000 MERV+** transforms your space into a continuously fresh and clean environment, removing airborne pollutants and significantly reducing odors with a deep-cleaning ozone mode.

What's in the Plus?

Only Greentech has the filters with the plus. Our MERV-rated pleated filters are treated with ODOGard® coating traps and inactivates pathogens and allergens. ODOGard instantly bonds to odor molecules, completely clearing rooms of odors in under 10 minutes.

*Laboratory tests prove to inactivate over 99.98% of SARS CoV 2 in the air within 10 air exchanges in a controlled environment.

Benefits of pureAir 3000+



Adjustable Purification



Reduces Odors from Smoke and More



Neutralizes Tough Odors



Reduce Allergens from Your Breathing Space



Ultra Quiet Five Speed Fan



MERV Filtration

Effectively Reduces VOCs



Using a powerful fusion of technologies including photocatalytic oxidation, bipolar ionization, and ODOGard®-coated MERV filtration, the pureAir 3000MERV+ has proven to be effective in reducing volatile organic compounds (VOCs), allergens such as pet dander and dust, and odors caused by mold, bacteria and other pollutants.



Unlike passive filters that affect only air that passes through them, pureAir 3000 MERV+ projects purifying solutions to the sources of pollution inside your home, continuously removing odors and airborne particles. Set your desired level of cleaning for while you are home or run a deep clean while you are away and come home to pure freshness!

Best of all, the 3000 MERV+ with Ozone is proven to deactivate 99.98% of SARS-CoV-2, the virus that causes Covid-19, from the air.*

Features and Specifications

UNIT

- Model: pureAir 300 MERV + O3
- Dimensions: 12.25" H x 8.88" W x 10.75" D
- Metric: 31.12cm H x 22.55cm W x 27.31cm D
- Weight: 11 lbs (5kg)
- Warranty: 1 Year Manufacturer's Warranty

POWER

- Power Input: 100-240 VAC 50/60Hz 2.5A Power
- Usage: 22 Watts (Normal) 38 Watts (High)

PACKAGING

- Dimensions: 16.54" H x 13.39" W (340mm) x 11.62" D
- Metric: 420mm H x 340mm W x 295MM D
- * Weight: 11.47 lb (5.2kg)

TECHNOLOGIES

- Photocatalytic Oxidation (PCO)
- Bipolar Ionization
- Activated oxygen (ozone)
- ODOGard-coated MERV Filtration

To Use This Product Correctly

- 1 Read All Instructions Carefully in User Manual Before Operating Purifier.
- 2 DO NOT Adjust the Square Footage Setting to Exceed the Square Footage of the Space Being Treated.
- 3 DO NOT Use AWAY MODE in Spaces Occupied by Human Beings or Pets. Allow 2 Hours Following Treatment in AWAY MODE Prior to Re-Entering.

Appendix D

(Document to Follow)

March 10, 2023

THC Canada

RE: Suite 115-4368 Main Street, Whistler, BC V8E 1B6

This letter is our confirmation that insurance will be placed in compliance with the lease on behalf of THC Canada. 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 (the lease states \$2MM)
- Non- Owned Automobile Liability
- Severability of Interest Clause
- Cross Liability Clause
- 30 days written notice of material change
- Waiver of Subrogation in favour of landlord

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

If you have any questions, you can contact me at Leslie.ducommun@hubinternational.com or by phone at 778.792.0052.

Sincerely,



Leslie Ducommun
Vice President, Complex Risk
Leslie.ducommun@hubinternational.com
778.792.0052



COMMUNITY IMPACT STATEMENT

THCCANADA.CA

Land Acknowledgement | RMOW

We respectfully acknowledge that the Resort Municipality of Whistler is grateful to be on the shared, unceded territory of the Lil'wat People, known in their language as Liłwat7úl, and the Squamish People, known in their language as Sk̓w̓x̓wú7mesh. We respect and commit to a deep consideration of their history, culture, stewardship and voice.

Why THC Canada

THC represents an independently owned, internationally recognized, and well renowned retail model that strives to deliver a legendary customer experience that has been setting the standard since day one.

Positive Impacts for the RMOW		
<p>Supporting a Thriving and Diverse Economy in RMOW:</p> <ul style="list-style-type: none"> • \$30,000 in committed contributions to local community orgs. • 140 hrs of community volunteering • New jobs, increased local tax revenue, and improved foot-traffic in Village North 	<p>Employees housing and earning (+) Living Wage:</p> <ul style="list-style-type: none"> • Housing Secured or \$500 Monthly Stipend • \$27 to \$38 per hour • Extended health benefits • Performance bonuses 	<p>Reconciliation & Eco.Dev with Lil'wat and Squamish Nations:</p> <ul style="list-style-type: none"> • Should the Nations accept it - THC will contribute 2% of our top-line revenue from our Whistler location to the SLCC or the Nations themselves

- We are professionals with a sustainable plan for local market growth based on a balanced commitment to our people, operations, and community
- We offer a multi-channel experience online, in-store or through delivery that is inviting, eco-friendly and convenient by allowing consumers to choose safe and reputable products for their well-being
- We achieve this through dedicated staff training, strong product knowledge, active community leadership, and on-going educational programming

We seek to create a true and long-lasting partnership with the RMOW and look forward to supporting and advancing reconciliation and economic opportunities with the Skwxwú7mesh and L'ílwat7úl people. Thank you for considering our application.



COMMUNITY IMPACT STATEMENT

THCCANADA.CA

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Introduction

THC Canada is pleased to submit this Community Impact Statement in support of its application for a Cannabis Retail Temporary Use Permit (TUP) in the Resort Municipality of Whistler (RMOW) at #115 – 4368 Main Street in the Village North. We have thoroughly reviewed the criteria required by the RMOW and acknowledge that this application will be assessed against the Guiding Principles, Location Guidelines and Evaluation Criteria outlined in the adopted policy sections 4.0, 5.1 and 5.2 of the Cannabis Retail Policy G-27. THC is committed to following all RMOW zoning processes, and to adhering to all bylaw requirements; as well as working with federal and provincial regulators, along with law enforcement agencies to maintain public health and safety for all community stakeholders.

About THC Canada

THC Canada is an independent retailer with existing storefronts in Vancouver and Toronto, and plans for expansion into Whistler, New York, and Los Angeles. THC represents a proven and profitable retail operation that strives to deliver a legendary customer experience that has been setting the standard since day one.

THC's leadership team is comprised of professionals from across a variety of industries who have a track record of success, and a sustainable plan for market growth based on a balanced commitment to our people, operations, and community.

As a provincially licensed retailer since 2020, we specialize in curating a variety of cannabis products, accessories and merchandise appealing to individuals 19 years and older who wish to improve their well-being through responsible cannabis use. We offer an experience that is inviting, convenient and appealing, by allowing consumers to choose safe and reputable products that promote wellness, and advance public health and safety.

We achieve this through industry leading staff training, strong product knowledge, active community leadership and on-going educational programming. We seek to create a true and long-lasting partnership with the RMOW and look forward to supporting and advancing reconciliation and economic opportunities with the Skwxwú7mesh and Ł'íl'wat7úl people.

Guiding Principles | Section 4.0 Cannabis Retail Policy G-27

THC has a strong track record of being a responsible community member that supports sustainable business practices and advances public health and safety initiatives. We recognize the guiding principles of the RMOW's Cannabis Retail Policy, and are committed to employing operational practices that:

- Support a thriving and diverse economy
- Reinforce Whistler's mountain community character
- Promote community and social well-being
- Establish a transparent and efficient process
- Balance community and visitor demand with community safety and Whistler's family friendly environment
- Support and advance reconciliation and economic opportunities with the Skwxwú7mesh and Líl'wat7úl people.

THC will integrate the Guiding Principles into every aspect of our strategic planning, business operations, employment policies and community engagement initiatives.

Support a Thriving and Diverse Economy

THC recognizes Whistler as a bustling resort destination with year-round visitation, and a vibrant business community. We are committed to supporting a thriving and diverse economy within the RMOW, and have established SOPs, policies and good neighbour practices that will protect, preserve and advance economic opportunities within the local business eco-system; while also mitigating potential negative impacts on our neighbours, residents, visitors, and the Lil'wat and Squamish Nations. We believe THC's construction process and operational impacts will create a number of positive outcomes for the community. Financial impacts in the local area will be realized through our commitment to sourcing out local materials and service providers to help build and operationalize the proposed location in Village North; and through contributions by way of property taxes and licensing fees which will help strengthen local economic development and commercial diversity.

THC is committed to creating positive social impacts by operationalizing a legendary retail experience to help destigmatize the retail cannabis sector; and by partnering with the RMOW, and with the Lil'wat and Squamish Nations by engaging in active and ongoing consultation to ensure we continue to educate, empower and inform key local stakeholders and the public.

We believe supporting a thriving and diverse economy means putting people first, and in creating an attractive working environment by investing in employee education and good management practices. We know that knowledgeable, well trained and community-minded staff are the cornerstone of a successful cannabis retail store, and so in support of creating positive economic outcomes we are committed to:

- Inclusive hiring practices for employment opportunities that offer living wages, housing provisions, strong salaries and robust benefits packages in recognition of the important roles Whistler's workforce plays in the success of its thriving and diverse economy
- Positive company culture, work/life balance, and professional development opportunities to encourage recruitment and retention in order to attract and retain skilled workers
- Ongoing product, systems, compliance, and cultural training for all management and staff in order to provide a high-level of customer service, and to support and advance reconciliation with the Skwxwú7mesh and Lil'wat people
- Supporting local community involvement via active volunteering and financial investment to deliver an unparalleled arrival experience for Whistler's resort guests

We see these actions as a means to adopt and contribute to Whistler's priorities, goals and vision for Economic Viability, as identified in the following OCP objectives and policies:

6.2. Goal - Support a stable Whistler workforce that contributes to a superior quality of experience for our visitors and residents and helps maintain Whistler's competitive position:

6.2.1. Objective - Support Whistler's workforce by encouraging employee-focused initiatives related to customer service, affordable housing, living wages and resident retention.

- 6.2.1.1. Policy - Recognize the important roles Whistler's workforce play in the success of Whistler's tourism economy and encourage appropriate training initiatives related to providing a high level of customer service.
- 6.2.1.2. Policy - Encourage recruitment and retention strategies to attract and maintain an appropriate supply of labour and mix of skills needed in the resort commensurate with sustainable and balanced resort community capacity.
- 6.2.1.3. Policy - Recognize that the availability of appropriate labour supply is linked to business success and as such businesses play a key role in enabling the workforce to live and prosper in the community.
- 6.2.1.4. Policy - Recognize Whistler's living wage and communicate with resort partners about opportunities for using the range of living wage concepts.
- 6.2.1.5. Policy - Support housing initiatives that address Whistler's employee housing needs and provide for a stable workforce, supporting business operations with a high level of service, while retaining consistency with planning and land use policies.

6.5. Goal - Support sustainable diversification compatible with the tourism economy:

6.5.1. Objective - Support the commercial sectors through economic diversification compatible with Whistler's four-season tourism economy.

- 6.5.1.1. Policy - Support increased cultural, education and learning, arts, entertainment, events, sport tourism, and health and wellness opportunities that diversify our tourism-based economy using existing infrastructure.

- 6.5.1.2. Policy - Work with resort stakeholders to pursue diversification opportunities that are appropriate and complementary to our infrastructure.
- 6.5.1.4. Policy - Develop and support strategies and technologies that reduce energy consumption and emissions by focusing on local sourcing, waste reduction, energy and land conservation, and low-carbon emissions that connect sustainability to our tourism economy.
- 6.5.1.5. Policy - Provide leadership in sustainability and a progressively sustainable tourism-based economy.

6.6. Goal - Support a vibrant, growing and successful local business community:

6.6.1. Objective - Strengthen support for local business.

- 6.6.1.2. Policy - Work with resort partners to deliver an unparalleled arrival experience for our resort guests.
- 6.6.1.4. Policy - Explore opportunities to incorporate Squamish Nation and Lil'wat Nation owned and operated businesses into the local business economy.
- 6.6.2.1. Policy - Support and encourage community-based businesses that enhance Whistler's character and authenticity.

Reinforce Whistler's Mountain Community Character

We recognize the value of reinforcing Whistler's unique and celebrated mountain community character. We have designed our operations to create beneficial outcomes that will allow local businesses to flourish and generate a sustainable economy for residents, and visitors throughout the year.

Our unique store design, tailored operational model, and strategic community contributions aim to work in concert to promote vibrant experiences and service offerings that represent the vision and the values expressed through Whistler's mountain culture. Community involvement and

financial investments in meaningful local programming are also important factors in maintaining the authentic mountain experience.

We look forward to the privilege and opportunity of being a part of Whistler's vibrant year-round mountain resort culture; and we accept the responsibility of taking on a leadership role in the community to support sustainability initiatives by adopting strategies and practices outlined in Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan to ensure this celebrated culture remains preserved for generations to come.

THC is sensitive to the careful balance that must be maintained between the interests of the resorts and the needs of the natural environment, and we are committed to sustainable waste management strategies during the entire cycle of our construction process and operational activities in order to reduce impacts on local landfills, and mitigate GHG emissions to help meeting Whistler's Climate Action goals and Zero Waste Action Plan targets.

We value the protection of wetlands, forests and other natural areas, and seek to conserve Whistler's natural resources throughout our tenure as part of the business community. We understand THC's fundamental dependence on the environment, especially as it relates to our stakeholder's health and well-being, and for the success of Whistler's tourism-based economy.

We see these acknowledgments and activities as a means to adopt and contribute to Whistler's Community vision, as identified in the following OCP Statement and Characteristics:

Vision Statement:
Whistler: A place where our community thrives, nature is protected, and guests are inspired.
<ul style="list-style-type: none">• Our resort community thrives on mountain culture and the nature that surrounds us.• We protect the land – the forests, the lakes and the rivers, and all that they sustain.• We enjoy a high quality of life in balance with our prosperous tourism economy.• We seek opportunities for innovation and renewal.• We recognize the value of our history and the foundations of our resort community.• We honour those who came before us and respect those who will come after us.• We move forward with the Lil'wat Nation and Squamish Nation and reconcile with the past.• We value our relationships and work together as partners and community members.

Vision Characteristics

Sense of Place

- **CULTURE:** Our genuine mountain culture pervades the community and is celebrated. It is enhanced by the rich heritage and culture of the Squamish Nation and Lil'wat Nation, on whose unceded traditional lands our community sits.
- **BALANCE:** Community life and resort visitation are balanced, both occurring within the carrying capacity of our developed and natural environments.

Environment

- **RESPECT:** We understand, respect and steward natural areas as the foundation of our community, our tourism-based economy and overall human health.
- **PROTECTION:** Our development footprint is limited: sensitive ecosystems, wildlife habitat and indigenous biodiversity are healthy, protected and where necessary restored. We support the protection of regional ecosystems, wildlife habitat and agricultural land.
- **RESOURCES:** Natural resources and energy are conserved, and we have achieved zero waste. Water sources are protected. Natural materials are selected, and synthetic substances and emissions are managed to protect human well-being and ecosystem health.
- **CLIMATE:** Greenhouse gas (GHG) emissions are being systematically eliminated, all energy is derived from renewable sources and we are increasing our resilience to a changing climate.

Community

- **QUALITY OF LIFE:** We enjoy good health and high quality of life. Affordable housing and other essentials allow us to meet our needs and participate in Whistler's lifestyle through all stages of life.

- **INCLUSIVE:** Residents and visitors of all ages, identities, abilities and incomes are welcome, included, and share our love for nature, active recreation, human connections and innovation.
- **CONNECTED:** Community connections are strong and interactions with visitors are valued as an extension of the community.
- **CONDUCT:** Everyone is treated with fairness, respect and care, and as a result we enjoy high levels of mutual trust and safety.
- **PARTNERSHIPS:** We have established strong partnerships with the Squamish Nation, Lil'wat Nation, other levels of government and community stakeholders based on open dialogue, honesty, respect and collaboration, resulting in the achievement of mutual goals and shared benefits.

Tourism-based Economy

- **RESILIENT:** Our tourism-based economy is strong, diverse and resilient. Economic opportunities and employment support high quality of life.
- **EXPERIENCE:** Whistler offers diverse, year-round and authentic experiences that offer exceptional value and sustain visitation.
- **DEPENDENCE:** Economic activity depends on and respects the natural environment, our unique mountain culture and the people of our community.
- **LOCAL:** Locally owned businesses are essential and thrive.
- **RENEWAL:** Innovation, renewal and reinvestment in Whistler's infrastructure and offerings support livelihoods, quality of life and the visitor experience.

Promote Community and Social Well-Being

THC is committed to ensuring its operations in Whistler help maintain strong community connections and well-being in recognition of the unique social experience that binds together the residents, visitors and the Lil'wat and Squamish Nations.

In order for THC to be successful in promoting community and social well-being, we believe it will be important to be an active, contributing member of the vibrant and diverse retail sector within the Village North, and particularly the Market Pavilion complex. Our operational model and on-going training programs will ensure our team members are welcoming and inclusive of all cultures, ages, religions, abilities and identities.

Our active involvement with the Whistler Chamber of Commerce, and local community organizations like the Whistler Animal Shelter and Whistler Community Services Society, along with regular engagement with the Lil'wat and Squamish Nations, will ensure we have a clear sightline on the impacts, opportunities and shared interests of RMOW's unique and valued stakeholder base.

Our hiring and screening practices will ensure that the team members we select are drawn to serve Whistler through a shared love of nature, active recreation, human connection, innovation and economic opportunity. We will adopt and protect a culture of sustainability and environmental protection to support the well-being of Whistler's residents and visitors. THC is also dedicated to integrating the goals and objectives of the OCP, Climate Action Big Moves Strategy and Zero Waste Action Plan into our planning, actions and community involvement initiatives. As a regulated cannabis retailer, with a strong focus on delivering value for our stakeholders, we are proud to be able to further promote community and social well-being by:

- Providing local residents and visitors 19 years or older with responsible access to safe, tested products, and support services
- Prohibiting the sale of cannabis to minors by verifying at least 2 pieces of government-issued ID
- Eroding revenues and market share from local illicit market operators
- Increasing foot traffic within our area by serving as a celebrated destination experience
- Generating additional tax revenues and local employment opportunities to drive economic growth and sustainability
- Informing customers about the Smoking Regulation Bylaw No. 2136, 2017 through our on-site signage and communications to ensure a positive experience for all local residents, business owners and visitors

Establish a Transparent and Efficient Process

As an experienced licensed retailer with a strong track record of transparency, and responsible corporate citizenship, we support the efforts the RMOW has demonstrated to establish a transparent and efficient process for licensed operators to apply for a Cannabis Retail TUP.

THC recognizes the guiding principles of the RMOW's Cannabis Retail Policy and is committed to employing operational strategies and retail protocols to ensure the Council's vision to establish a transparent and efficient process is maintained with all local stakeholders, and with the Lil'wat and Squamish Nations.

THC has integrated this Guiding Principle into every aspect of our strategic planning, business disclosures, and community engagement initiatives; and we acknowledge that the Cannabis Retail Policy G-27, outlines a clear and efficient approach to the regulation of cannabis retail that has been developed through an extensive engagement process with local stakeholders to express the community's values and policies as identified in:

- Official Community Plan (OCP)
- Climate Action Big Moves Strategy
- Zero Waste Action Plan

The criteria and considerations include a transparent and efficient overview of how cannabis retail TUP applicants must uphold the resort experience, while balancing community and guest demand with community safety and Whistler's family-friendly environment. THC also recognizes that this policy clarifies the RMOW's application intake, review, and approval process to permit new cannabis retail stores by outlining application requirements, location guidelines and evaluation criteria. We agree that the application guidelines and criteria set clear expectations and have established a fair and transparent process. Moreover, THC is committed to providing accurate and timely disclosures throughout the TUP process, and the LCRB application review.

As part of the review, THC will have to pass another rigorous assessment and screening process in order to receive a licence from the Province. Through this process, THC will undergo a robust 'fit and proper' assessment to determine whether it is again qualified and cleared to hold a cannabis store licence. The assessment includes security screenings and financial integrity checks.

Security screenings and financial integrity checks are conducted for all of our directors and senior level officers; our associates, and other persons connected to the any of our senior level team members and their associates. Moreover, the Terms and Conditions for non-medical cannabis retail operations, further substantiate transparency with regulators and local stakeholders by mandating strict record keeping, responsible selling training, inventory management protocols, and store security requirements.

As an additional demonstration of our commitment to establishing a transparent and efficient process with the RMOW's staff and Council, local residents, visitors, the Lil'wat and Squamish Nations, THC fulfilled the recommendation to notify all neighbouring property owners around the proposed site, by providing each business with a letter of introduction regarding our operational model, and outlining our commitment to responsible and sustainable business practices. THC has developed a healthy and ongoing community consultation strategy which includes the following initiatives and activities:

- Scheduling staff meetings to review any community impact reporting, and to provide updates on local bylaws, and any relevant provincial or federal regulatory developments
- Hosting staff education sessions to further our commitments to reconciliation and providing economic development opportunities for the Lil'wat Nation and Squamish Nation
- Presenting to regulators and community stakeholder groups when asked or required
- Ensuring there are multiple pathways for the community to provide feedback to THC's staff and management team
- Engaging in a dialogue with the community members through open houses events, and age-gated online forums

- Hosting regular management and staff training sessions to assess and improve our leadership on sustainability and climate action, and to review the goals, objectives and targets of Whistler’s Climate Action Big Moves Strategy, and Zero Waste Action Plan

We see these actions as a means to contribute to Whistler’s priorities, goals and vision for supporting Health, Safety and Community Well-Being through an efficient and transparent process, as outlined in the following OCP objectives and policies:

<p>8.6. Goal - Create and embed effective governance mechanisms and partnerships to create trust, responsibility and accountability.</p>
<p>8.6.1. Objective Implement leading practices for good governance.</p> <ul style="list-style-type: none"> • 8.6.1.2. Policy - Ensure planning and decision-making is aligned with the community’s articulated Community Vision and OCP goals. • 8.6.1.4. Policy - Continue to monitor, evaluate and report on progress relative to the Community Vision and OCP goals. <p>8.6.2. Objective - Work with partners to achieve mutual benefits.</p> <ul style="list-style-type: none"> • 8.6.2.1. Policy - Collaborate with community and regional partners wherever possible and practical.

Balance Community and Visitor Demand with Community Safety and Whistler’s Family Friendly Environment

THC believes in creating a sustainable equilibrium with its key stakeholders by partnering with the community, and we are committed to active and ongoing consultation to ensure we are aligned with the vision, values, and safety needs of local residents, visitors and with the Lil’wat and Squamish Nations.

THC puts people first and strives to create a supportive operational environment by investing in employee education and good management practices. We are proud of our track record and have demonstrated a strong commitment to creating positive social impact, improving safety, and operationalizing a best-in-class retail experience to help improve sustainable outcomes, mitigate potential negative impacts, destigmatize the retail cannabis sector.

THC is committed to ensuring our retail cannabis stores not only meet but exceed the regulations set by the federal government, provinces and the RMOW. Our business operations and store design will contribute to community safety and Whistler's family-friendly environment by complying with applicable bylaws, plans, and policies, including:

- Establishing a storefront design compliance with relevant OCP Development Permit area guidelines, RMOW Sign Bylaw No. 558, 1987, and the CCLA
- Ensuring proximity and availability of parking, and providing an outline of potential vehicle traffic impacts in compliance with Zoning and Parking Bylaw No. 303, 2015
- Providing access for pedestrians of all abilities, accommodating cyclists, and including information in our communications regarding proximity to public transit.

THC will also provide security plans and nuisance mitigation plans that will meet or exceed provincial requirements; and will account for any impacts on visitors and neighbours. We have also commitment to abide by the terms of our Good Neighbour Agreement that was submitted as part of this application, and we will make every effort to inform customers about the Smoking Regulation Bylaw No. 2136, 2017 through our signage, staff training and community communications activities.

We are sensitive to the potential negative impacts on community safety, and on Whistler's family friendly environment, and as a result, THC has identified the following measures to minimize or prevent these impacts by ensuring:

- A store design and operating protocols that ensure no minors enter the premises
- Ensuring that our staff are asking for two (2) pieces of identification, including one with a picture to confirm both age and identity; verifying the ID of every patron that enters the store; and by regularly updating our staff on how to verify various kinds of ID from across the globe
- Security cameras will be active and recording at all times, including when the store is not open for business. Security camera recordings will be turned over the B.C. Liquor and Cannabis Licensing Branch or law enforcement as required
- The store layout will ensure that no cannabis products are visible from the street
- Patrons intoxicated by alcohol or drugs will be refused service and asked to leave the store immediately
- Patron causing a disturbance will be addressed promptly by staff and if behaviour is not immediately addressed, they will be asked to leave the store
- An incident log will be maintained to report problematic patrons, accidents or injuries in the store, any illegal acts, or need to call emergency personnel. We will ensure that staff learnings are shared through review of the logbook and at regular staff meetings
- Staff will cooperate at all times with law enforcement or inspectors
- All cannabis products will remain in sealed containers, and no cannabis products will be opened in the store to prevent smells from impacting Whistler's family-friendly environment.

- We will educate staff and customers that the excise tax label and other seals on cannabis product containers must remain intact while they are in transport to prevent smells and to improve safety and compliance within the community
- Cannabis products will not be accessible to customers other than at the point of sale and will otherwise be stored in the back room or in locked display cabinets which will further prevent smells and improve safety
- We will display social responsibility materials regarding health and safety impacts provided by government; and we will provide our own information in compliance with government requirements in order to promote community and social well-being

THC is committed to consistently engaging with our local community of business neighbours and residents to ensure compliance, and to work towards collective solutions to protect the safety and preserve Whistler's family-friendly environment.

Support and Advance Reconciliation and Economic Opportunities with the Skwxwú7mesh and L'il'wat7úl People

We acknowledge that our proposed location within the RMOW is located within the unceded traditional territories of the Lil'wat Nation and Squamish Nation, and should we be successful in our application, we intend to engage regularly with each Nation to discuss issues of mutual interest through open, respectful and constructive dialogue.

THC is committed to Working with Skwxwú7mesh Úxwumixw (Squamish Nation) and L'il'wat7úl (Lil'wat Nation) to create a long-term and authentic relationship through the establishment of collaborative processes to achieve shared objectives, and to advance reconciliation and economic opportunities with the Skwxwú7mesh and L'il'wat7úl people.

We acknowledge that reconciliation is an ongoing process, and that we will need to demonstrate a strong commitment to establishing and maintaining a mutually respectful relationship; and so we will work to establish operational practices and corporate policies that ensure our management and staff acknowledge, understand and appreciate the rich historical and cultural traditions of both Nations; and that our commitment to this is clearly demonstrated to Whistler's residents, visitors and regulators.

THC will design its planning and implementation activities to ensure that both Whistler and the Nations benefit from its job's creation initiatives, public health and safety protocols, and community development programs as part of our activation and operational commitments. We will look to connect directly with each Nation's Economic Development Committees, and to familiarize our management and staff with the processes established through the Protocol Committee; as well as the mission, vision and activities of the Squamish Lil'wat Cultural Centre.

THC is committed to the following actions and activities:

- Including a local Land Acknowledgment in store, and in all written and digital communications; and prior to the start of any staff meeting or community engagement events
- Ensuring our staff training, corporate policies, and local communications initiatives acknowledge and advance understanding about the Truth and Reconciliation Commission's (TRC) Report from 2015
- Expressing full support for the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)
- Hosting regular management meetings to further our commitments to reconciliation and providing economic development opportunities for the Lil'wat Nation and Squamish Nation; and providing staff education sessions focused on cultural competency training, including sessions on the history of Aboriginal peoples and the history and legacy of residential schools.

- Encouraging full-time employment opportunities at our proposed site in Village North for Lil'wat Nation and Squamish Nation members seeking roles in the regulated retail industry
- Implementing an active in-store feature for local Indigenous craft cannabis producers to help increase awareness and profile amongst our customers and the public for Indigenous producers, processors and brands
- Mandate guided tours of the Squamish Lil'wat Cultural Centre (SLCC) for new staff and management team members as part of THC's onboarding process. THC is also committed to offering up to 10 free passes per month to our valued customers so they too can experience the guided tour at SLCC, and learn about the rich history of the First Nations communities that lived in the Whistler area
- Should the Nations accept it, THC will be contributing 2% of our top-line revenue from our Whistler location to the SLCC or the Nations themselves.
- Engaging Greg Hopf from Moccasin Trails Consulting to co-develop our long-term planning and outreach activities with the Lil'wat Nation and Squamish Nation to support economic development - specifically in Indigenous tourism, and partnership building between Indigenous and non-Indigenous organizations.

THC recognizes the important role and responsibility it holds as a prospective member of the local business community, and will strive to establish and implement honourable, effective and respectful relationships with the Squamish Nation and Lil'wat Nation.

Location Guidelines | Section 5.0 Cannabis Retail Policy G-27

The location of the proposed Cannabis Retail TUP is in Village North at #115 – 4368 Main Street. The proposed site has been carefully chosen to take into consideration the criteria outlined in Cannabis Retail Policy G-27, and identified in section 5.0 Policies, and 5.1 Location Guidelines.

- Please also refer to our Design Proposal and Context Plan as confirmation that the proposed location complies with all locational requirements as per the Cannabis Retail Policy G-27, and Whistler's Zoning and Parking Bylaws.

The proposed Cannabis Retail TUP site meets the required location criteria by:

- Being located within the Village North, which is an area described as a Temporary Use Permit area shown in Schedule 1
- Selecting a location that is at least 300m from the property line of any parcel containing an elementary or high school or Meadow Park Recreation Centre, as indicated in the required Context Plan that was submitted with this TUP application. The Context Plan is an aerial map showing the location of the proposed cannabis retail store, and confirms that the proposed location complies with all locations requirements per this policy and Whistler's Zoning and Parking Bylaw NO. 303, 2015
- The proposed location does not have frontage on the Village Stroll as shown in Schedule 1, and as indicated on the Context Plan submitted as part of this application.
- While we are currently unaware of any competing applications in the Village North, we acknowledge that the front entrance of the proposed location cannabis retail must be further than 750 metres from the front entrance of another cannabis retail location; and that in the Village, this distancing requirement will be revised to 150 metres from the front entrance of another cannabis retail location. We accept that this will be measured in a straight line from the closest part of front entrance to closest part of front entrance.

- The proposed cannabis retail TUP location agrees to comply with the requirements of the Provincial Cannabis Licensing Regulation, and we have included Proof of Provincial Application that identifies the proposed location cited in this application (#115 – 4368 Main Street, Whistler, BC V8E 1B6).

Application Evaluation Criteria | Section 5.2 Cannabis Retail Policy G-27

We have thoroughly reviewed the criteria required by the RMOW and recognize that our application will be assessed against the evaluation criteria outlined below from section 5.2 of the Cannabis Retail Policy G-27.

- Balancing resort and community needs
- Provisions for employee housing
- Commitment to a Living Wage
- Relationships with or support for community organizations
- Leadership on sustainability and climate action, with additional reference to Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan
- Contributions to local economic development and overall character that promote a four-season family-friendly resort destination
- Commitment to Whistler's community health and social strategy goals
- Commitments to reconciliation and providing economic opportunities for the the Lil'wat Nation and Squamish Nation.

THC will integrate the Evaluation Criteria into every aspect of our strategic planning, business operations, employment policies and community engagement initiatives.

Balancing Resort and Community Needs

THC recognizes that Whistler is a celebrated and sought-after resort destination with year-round visitation and a bustling business community. We are committed to advancing a thriving and diverse economy within the RMOW and will work diligently to balance resort and community needs. THC has established SOPs, policies and Good Neighbour practices that will preserve and advance economic opportunities within the local business community; while also mitigating potential negative impacts on our business neighbours, local residents, visitors, and the Lil'wat and Squamish Nations.

THC is committed to creating positive social impacts by operationalizing a legendary retail experience to help destigmatize the retail cannabis sector; and will regularly engage with the RMOW, and with the Lil'wat and Squamish Nations to ensure we continue to educate and inform key local stakeholders about the advantages of regulated cannabis retail, as well as the social and economic benefits of legalization in Canada.

We believe balancing resort and community needs means ensuring our operations are effectively managed in order to reinforce a sense of place, protect the natural environment, provide a high quality of life and provide exceptional experiences for visitors. We are excited at the prospect of creating an attractive retail experience that reinforces Whistler's mountain community character and promotes social well-being.

In support of creating balance and positive economic outcomes for the community we are committed to:

- Joining local business associations and community organizations to support Whistler's greater business development opportunities, and public health & safety goals
- Providing educational resources in-store regarding local smoking bylaws, parking bylaws, safe consumption practices, and waste management best-practices
- Encouraging our staff to attend local community events and governance sessions to learn more about the community, and to stay apprised of any local feedback, bylaw changes or policy advances

- Hosting monthly round-table discussions with our management and staff to assess feedback from the community, and to work towards improving our leadership on sustainability and climate action by review the goals, objectives and targets of Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan
- Providing a refined retail experience that destigmatizes cannabis in the community by executing a clean, modern design that balances resort and local needs while reinforcing Whistler's mountain community character
- Making ourselves available for additional consultation with the business community, local residents, and the Skwxwú7mesh and Ł'íl'wat7úl people throughout the term of our TUP to address any feedback or explore mutually beneficial collaboration opportunities
- Establishing positive company culture, work/life balance, and professional development opportunities to encourage recruitment and improve retention for skilled staff and working professionals
- Inclusive hiring practices for employment opportunities that offer living wages, housing provisions, strong salaries and robust benefits packages in recognition of the important roles Whistler's workforce plays in the success of its thriving and diverse economy
- Organizing active products, services and compliance training for all management and staff in order to provide a high-level of customer service; and integrating meaningful cultural learnings sessions for our team members to help advance reconciliation with the Skwxwú7mesh and Ł'íl'wat7úl people
- Supporting our staff with paid-time initiatives to get involved with our local community, and through direct financial investment in community-driven programs and services to deliver an unparalleled arrival experience for Whistler's resort guests

THC is fully committed to ensuring our retail cannabis stores not only meet but exceed the regulations set by the federal government, provinces and the RMOW. Our business operations and store design will contribute to promoting tourism, community safety and Whistler's family-friendly environment by complying with all applicable bylaws, plans, and policies, including:

- Establishing a storefront design compliance with relevant OCP Development Permit area guidelines, RMOW Sign Bylaw No. 558, 1987, and the CCLA
- Ensuring proximity and availability of parking, and providing an outline of potential vehicle traffic impacts in compliance with Zoning and Parking Bylaw No. 303, 2015
- Providing access for pedestrians of all abilities, accommodating cyclists, and including information in our communications regarding proximity to public transit.

THC will also provide security plans and nuisance mitigation plans that will meet or exceed provincial requirements; and will account for any impacts on visitors and neighbours. We have also committed to abide by the terms of a Good Neighbour Agreement, and we will make every effort to address disturbances resulting directly or indirectly from our operations, and will be diligent to inform customers regularly about the Smoking Regulation Bylaw No. 2136, 2017 through our signage, staff training and community communications activities.

We see these actions as a means to acknowledge and contribute to Whistler's priorities, goals and vision for Growth Management, as identified in the following OCP objectives and policies:

4.1. Goal - Land use and development are effectively managed to maintain Whistler's unique sense of place, protect Whistler's natural environment, provide a high quality of life for residents and provide exceptional experiences for our visitors.

4.1.1. Objective - Reinforce and enhance Whistler's mountain community character.

(i) maintain a high quality of urban design, architecture and landscape architecture that are complementary to the mountain environment;

(j) strive for high standards of green building with efficient use of resources and renewable energies

- 4.1.1.4. Policy - Recognize and reinforce the importance of the history and cultural character of Whistler associated with the authentic place of Whistler, including the rich history, culture and spiritual

4.1.2. Objective - Strive to achieve and maintain a comfortable, balanced resort and community capacity, supporting a progressive sustainable tourism-based economy while protecting the natural environment and reinforcing Whistler's mountain community character.

- 4.1.2.1. Policy - Recognize the need for a balanced and integrated resort and community capacity that includes physical, social and environmental considerations.
- 4.1.2.2. Policy - Recognize and understand the importance of the Whistler experience to the success of the tourism economy, and the interplay of the natural environment, history, regional culture, shopping, architecture, arts and culture, food, sport, recreation, leisure, group and family experience, with a strong and vibrant community.
- 4.1.2.3. Policy - Work collaboratively towards both Whistler and the Lil'wat and Squamish Nations benefitting from the local tourism economy and complementary economic development and capacity building opportunities.
- 4.1.2.7. Policy - Seek to instill an appreciation and respect for Whistler's mountain environment and community culture.

Provisions for Employee Housing

THC is committed to supporting Whistler's unique mountain character, and to investing in meaningful community and social well-being initiatives. Establishing sustainable and appealing housing solutions for our team members will be a big part of that investment for us.

THC wants to attract and retain the best and brightest talent the employment market has to offer, and so THC will devote significant resources to integrating inclusive hiring practices, and in creating employment opportunities that offer attractive housing provisions, resources and support services. We recognize the important role Whistler's workforce plays in the success of its thriving and diverse economy.

We see securing sustainable solutions for employee housing as a vital contribution to the local economy; and an important driver to ensuring stable year-round tourism and commercial activity across the resort. Employee rental house waitlists in 2022, were over 2 years long, and significantly impacted employers finding qualified team members.

By providing provisions for employee housing in and near Village North, we can achieve better work-life balance, improve social well-being, and reduce environmental impacts associated with commuter related emissions. Since engaging in the application process for a cannabis retail TUP, we have been diligently engaged in establishing the following initiatives to ensure we can deliver provisions for employee housing for the long-term:

1. Engaging Mountain Country Property Management and budgeting up to \$5550 monthly to secure attractive long-term rental solutions in Whistler or Squamish for all of our full-time employees
2. Actively participating in the Whistler Housing Authority's Home Run program which works to match business owners with property owners to establish sustainable housing solutions for their workforce. We have budgeted up to \$5550 monthly to secure attractive long-term rental solutions in Whistler or Squamish for all of our full-time employees. This will further the positive economic impact we can have in the community by giving local homeowners a streamlined, low risk option to earn rental income from their vacant properties.

3. We have also budgeted for up to a \$500 monthly stipend for our part-time employees, in addition to their hourly wages and benefits, to offset living expenses related to housing in and around the Village. The housing stipend may also be used to pay for food, convert towards more sustainable commuting options, and to manage other living expenses.

We see these investments as a means to acknowledge and contribute to Whistler's priorities, goals and vision for Economic Viability, as identified in the following OCP objectives and policies:

6.2. Goal - Support a stable Whistler workforce that contributes to a superior quality of experience for our visitors and residents and helps maintain Whistler's competitive position.

6.2.1. Objective Support Whistler's workforce by encouraging employee-focused initiatives related to customer service, affordable housing, living wages and resident retention.

- 6.2.1.1. Policy - Recognize the important roles Whistler's workforce play in the success of Whistler's tourism economy and encourage appropriate training initiatives related to providing a high level of customer service.
- 6.2.1.2. Policy - Encourage recruitment and retention strategies to attract and maintain an appropriate supply of labour and mix of skills needed in the resort commensurate with sustainable and balanced resort community capacity.
- 6.2.1.3. Policy - Recognize that the availability of appropriate labour supply is linked to business success and as such businesses play a key role in enabling the workforce to live and prosper in the community.
- 6.2.1.4. Policy - Recognize Whistler's living wage and communicate with resort partners about opportunities for using the range of living wage concepts.
- 6.2.1.5. Policy - Support housing initiatives that address Whistler's employee housing needs and provide for a stable workforce, supporting business operations with a high level of service, while retaining consistency with planning and land use policies.

Commitment to a Living Wage

THC will deliver a legendary retail experience for the guests and residents of Whistler, and so we are allocating substantial resources towards establishing employment opportunities that offer above living hourly-wages, strong salaries, robust benefits packages, and opportunities for gratuities, and performance bonuses. In our mind, Whistler's workforce plays an essential and evolving role in the success of its bustling economy. For us, a living wage represents a necessary investment in the long-term prosperity of the community by helping to establish and maintain a dedicated and deeply rooted workforce.

THC is committed to socially responsible business practices and is looking to establish itself as a certified Living Wage Employer in order to demonstrate leadership in the industry, and to be more attractive to our potential employees and patrons who will see the value we are bringing into the community.

As a small, independent company, our commitment to our people is critical for our success. We see the investment in a living wage as a proactive measure that will decrease employee turnover, and improve retention, well-being and productivity. We want to see the people who work in the Village serving their community throughout the year, be able to actually afford to live there, and enjoy the quality of life it affords its residents.

Along with an above living hourly-wage, or strong salaried position, we will ensure all eligible employees are able to participate in our extended health benefits and performance bonus programs.

- On average, with gratuities, extended health rolled in, and performance targets achieved, our team members will earn between \$27 to \$38 per hour which is above the living wage thresholds set out by the Province, and various independent reporting agencies

We see these actions as a means to contribute to Whistler's priorities, goals and vision for Economic Viability, as identified in the OCP 6.2.1 objective and associated 6.2.1.4. policy that recognizes Whistler's living wage goals.

Relationships with or Support for Community Organizations

THC seeks to create an authentic and long-lasting partnership with the RMOW, and we look forward to supporting and advancing social development initiatives with the Skwxwú7mesh and Łil'wat7úl people. It is our desire and goal to participate in local business associations, and to develop meaningful relationships with community organizations that are aligned with our vision and values in order to support Whistler's greater business development targets, social well-being initiatives, and public health & safety goals. We intend to support the following organizations through annual contributions, dedicated community volunteer time, as well as any appropriate in-kind support and services to advance their respective missions in the community:

1. Whistler Community Services Society

- \$2500 annual donation for three years
- Plus at least 24 hours of committed annual volunteer time for three years

2. Whistler Chamber of Commerce

- \$2500 annual contribution for three years
- Funds will be directed towards annual membership fee, courses for our team members, event sponsorships, and advocacy initiatives

3. Whistler Animal Shelter

- \$2500 annual donation for three years
- Along with a min. of 24 hours of committed volunteer time per year for three years

4. Squamish Lil'wat Cultural Centre (SLCC)

- Should the Nations accept it, THC will contribute 2% of our top-line revenue from our Whistler location to the SLCC or the Nations themselves.
- We will also dedicate an additional \$2500 annually via 10 passes per month to give out free to our valued customers, friends and family members, so they can experience the guided tour at the cultural centre to learn about the rich history of the First Nations communities that lived in the Whistler area.

We see these actions as a means to contribute to Whistler's priorities, goals and vision for supporting Health Safety and Well-Being, as identified in the following OCP objectives and policies:

8.4. Goal - Encourage and strengthen a culture of inclusion and diversity.
8.4.1. Objective - Encourage opportunities for interaction, understanding and sharing between residents and visitors.
<ul style="list-style-type: none">8.4.1.4. Policy - Work with the Lil'wat Nation and Squamish Nation to create activities and opportunities for sharing each Nation's history and culture with community members and visitors.8.4.1.5. Policy - Support the work of community-based service groups and organizations to bring community members and visitors together through arts, culture, festivals and events that enhance cross-cultural understanding with a focus on incorporating First Nations culture.

8.5. Goal - Provide and support meaningful opportunities for community engagement.
8.5.1. Objective - Encourage community engagement at all levels, from volunteerism to participation in municipal initiatives.
<ul style="list-style-type: none">8.5.1.2. Policy - Foster a culture of volunteerism, provide opportunities wherever possible and recognize volunteers' efforts.

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

THC Canada fully supports Whistler’s Climate Action Big Moves Strategy, and Zero Waste Action Plan, and will focus its strategic planning, design & construction activities, and operational modeling to prioritizing climate change mitigation and waste reduction initiatives.

THC strives to be a part of the collection solution building within the resort community and will partner with key stakeholders from within the RMOW and Lil-wat and Squamish Nations, to accelerate climate action outcomes in Whistler to achieve meaningful greenhouse gas (GHG) reductions, and actively improve waste management outcomes.

Climate Action Big Moves | Leadership Actions

Given that the Climate Action Big Moves are focused on the transportation, buildings and waste sectors, THC will ensure that we are demonstrating leadership in the community by providing education and training for our staff, and investing in emissions reductions solutions for our team members, and customers.

<p>#1 - Move beyond the car: By 2030, 50% of all trips in Whistler are by transit and active transport.</p>
<p>Key Actions:</p> <ul style="list-style-type: none">• As part of our onboarding process, we will work to educate management and staff on the impacts of Personal transport within Whistler, which accounts for 54% of total emissions (2019); and encourage the use of public transit and ride share programs to get to and from work.• We will work to actively to recognize and incentive our team members that support sustainable transport initiatives through social media profiles, rich-media content, and performance bonus criteria.

#2 - Decarbonize passenger and commercial transport:

By 2030, 50% of all vehicle km travelled are from zero-emission vehicles

Key Actions:

- All of our company delivery vehicles in Whistler will be fully electric, or hybrid, and we will facilitate short-distance deliveries within the Village via bicycle or EV scooters during the summer and fall months.
- We will also ensure that all of our logistics and service support vendors are committed to offering EV solutions, and have a plan in place to transition their fleets to meet regional climate change targets.

#3 - Reduce visitor travel emissions:

By 2030, Whistler demonstrates leadership in redefining tourism in a low carbon world

Key Actions:

- THC will work with local partners to advance awareness around low carbon tourism
- We will work with the Chamber of Commerce, the RMOW and Lil-wat and Squamish Nations to strengthen climate action partnerships with resort and tourism industry •
- Post information in-store and online about Whistler's Climate Action Big Moves to increase awareness and improve profile of the impacts with our team members and patrons.

#5 - Make existing buildings better:

By 2030, reduce emissions from residential buildings by 20% and from large commercial buildings by 40%

Key Actions:

- We will ensure that our construction trades and contractors are using sustainable materials, using as much locally sources materials and trades to help reduce the GHG emissions.
- We will select building and construction solution providers that have a strong track record of commitment to Climate Action initiatives
- We will share information in-store and online on the actions we took to reduce GHG during our construction phase, and as a part of our active operations. This could range from in-store signage that highlight unique materials, LED lighting, and other operational infrastructure and retail practices that help us ensure we are supporting Whistler's emission reduction targets.

#6 - Close the loop and shift toward lower carbon consumption:

By 2030, reduce waste sector emissions by 95% and reduce embodied emissions from products and services

Key Actions:

- THC is committed to increasing landfill diversion from both our commercial activities, and from the residential housing we invest in for our full-time staff by ensuring our store and team residences have ample waste separation, recycling and organic waste bins
- We will employ strategies to reduce reliance on printed materials, and when we do have to print something, we will ensure we are using plant-based ink and only using approved by Forest Stewardship Council® (FSC®) paper products in order to certify that paper is made of responsibly sourced wood fiber.
- We will also ensure our builders and trades divert construction waste appropriately
- We will actively profile, both in-store and online, waste reduction and sustainable consumption best-practices, and local success stories to increase awareness.

Zero Waste Action Plan | THC Key Actions

THC Canada will be an active participant and vocal advocate for Whistler's Zero Waste Action Plan, and will take on a leadership role within our local community. Our internal waste reduction programs will include recycling of paper, cardboard, plastics and recyclable containers for all cannabis and non-cannabis products. We have also decreased our reliance on printed materials for communications with both our internal and external stakeholders, and have instead opted to use various digital media and technology solutions for our menus, operational updates, and other communications with customers. In the limited cases where we still do need to use printed materials, we are committed to only using plant-based inks, and materials approved by the Forest Stewardship Council® (FSC®) in order to certify that the paper is made of responsibly sourced wood fiber.

It is evident that Whistler's Zero Waste Action Plan is an ambitious and vitally important program spanning over 5 years that identifies strategies and actions for practical waste reduction activities. We are committed to implementing meaningful education programs for our staff and customers to help raise awareness about best-practices with respect to waste reduction; and we will be actively tracking our waste mitigation efforts, and including the results in our updates to our team members, patrons, business neighbours and local governments.

We recognize that the Zero Waste Action Plan is organized into four material and product categories and we will ensure we are taking all actions possible to mitigate our waste impacts and manage our waste streams as it relates to our construction phases and operational cycles.

Category #1: <ul style="list-style-type: none">All materials and products
Education Strategy: <ul style="list-style-type: none">Implement organization-wide education and training programs to reduce waste
Key Actions: <ul style="list-style-type: none">Integrate Zero Waste policy into THC's corporate goals and actionsParticipate in opportunities to learn and share with other organizations

- Adopt sustainable purchasing practices by selecting vendors and products that align with the Zero Waste Action Plan's goals, objectives and targets

Education Strategy:

- Provide education to reduce waste in our commercial sector

Key Actions:

- Include zero waste as part of strategic/operational plans, job descriptions, employee performance reviews, leadership values, and the stories we share

Program Strategy:

- Provide alternatives to single-use items

Key Actions:

- THC will offer re-usable bags that are seasonable, affordable and compliant that promote the Zero Waste Action Plan and reinforce Whistler's mountain character.

Program Strategy:

- Increase waste reduction and diversion options

Key Actions:

- Identify how other jurisdictions collect and recycle items not currently recycled in Whistler, and reduce single use and offer programs if suitable
- Conduct semi-annual audits of waste separation practices and provide bins for separating waste for both staff and patrons
- Support car-free ways to move waste/recycling/compost

Infrastructure Strategy:

- Provide appropriate infrastructure for separation and reduction

Key Actions:

- Ensure enough collection space is provided to allow waste separation in-store.

Advocacy Strategy:

- Advocate to local Provincial MLA's and Federal MP's to increased support for zero waste initiatives

Key Actions:

- Advocate for Provincial and Federal zero waste strategies
- Advocate for better environmentally sustainable labelling on cannabis products
- Advocate to reduce the amount of different types of poorly recycled plastics entering the province from cannabis suppliers

Advocacy Strategy:

- Advocate to suppliers to reduce environmental impact of all packaging

Key Actions:

- Advocate to reduce unnecessary packaging and layers on cannabis products and master case packaging
- Advocate for lower GHG, energy use and environmental impact of all packaging materials

Category #2

- Built environment materials

Advocacy Strategy:

- Advocate to local Provincial MLA's and Federal MP's for better use of building materials

Key Actions:

- Lobby for increased recycled content, recyclability, end of life recovery in construction materials, and reduced planned obsolescence

Category #3

- Organics, food and packaging materials

Education Strategy:

- Increase community education for reducing food waste and packaging

Key Actions:

- Demonstrate safety and health compliance of using reusables to customers
- Raise awareness of non-"biodegradable plastic" bags (greenwashing)

Education Strategy:

- Continue to offer training and resources to reduce food waste and packaging through our internal training, and external professional development opportunities

Key Actions:

- Create a best practices document about our operational waste streams, and collect and share best practices among locally licensed cannabis retailers

- Assist in staff training on waste management in our cannabis retail store
- Encourage suppliers to use packaging that can be composted in the RMOW's systems
- Educate cannabis supply-chain partners to stop selling biodegradable and compostable plastic items that do not work in local systems
- Ensure clear and standard signage in store about Whistler's Zero Waste Action Plan

Program Strategy:

- Implement comprehensive programs to reduce cannabis packaging

Key Actions:

- Develop comprehensive waste reduction plans, including targets
- Create waste audits, including shrinkage reporting
- Appoint a waste reduction champion from the Whistler team to lead the program
- Install signage and digital prompts to remind customers about our reusable bags
- Provide reusable carry-out bags for purchase in-store
- Source and purchase supplies with packaging that is compostable, reusable or refillable

Infrastructure Strategy:

- Expand availability of composting bins

Key Actions:

- Ensure compost bins are always available in-store for staff and promote correct use of them
- Ensure the correct bins are available and that systems are put in place to decrease contamination

Infrastructure Strategy:

- Separate biosolids from organics/food scraps

Key Actions:

- Provide separate channels for biosolids with MSW organics and one for only MSW organics

Advocacy Strategy:

- Advocate to eliminate contamination of compostable materials

Key Actions:

- Set waste reduction targets
- Require all events we attend to have a waste plan that minimizes waste

Category #4

- Consumer Products and Packaging Materials

Education Strategy:

- Provide educational resources covering all parts of the product use journey

Key Actions:

- Implement educational campaign and provide information to staff and patrons on single use items, recycling and composting and where to find local facilities
- Identify items that can be reused/repurposed within the retail store and supply-chain
- Create educational materials targeted specifically at visitors of the resort

Education Strategy:

- Increase community awareness around waste and packaging

Key Actions:

- Use multilingual signage and pictures in-store and online

Program Strategy:

- Work with other local retailers and supply partners to develop and implement cannabis retail sector-specific strategies to reduce products and packaging

Key Actions:

- Capture single use items by implementing product reuse programs

Program Strategy:

- Promote and expand community sharing programs and re-use opportunities via reusable shopping bags and ride share programs for staff

Key Actions:

- Create a team working group to explore opportunities for sharing and communicating resources and information

Infrastructure Strategy:

- Provide additional infrastructure and space for recycling and reuse of items

Key Actions:

- Provide zero waste stations in-store

Advocacy Strategy:

- Through our work with RCCBC, advocate to provincial regulators, distributors and local MLA's for broader EPR programs

Key Actions:

- Advocate for recycling of all plastic materials regardless of what the product is

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

We look forward to the opportunity of being a part of Whistler's vibrant four-season, family-friendly, mountain resort culture; and we accept the responsibility of taking on a leadership role in the community to support economic development and sustainability initiatives.

THC recognizes the unique value of Whistler's celebrated mountain community character; and we have designed our operations to create beneficial economic and social outcomes that will allow local businesses to flourish and generate a sustainable economy for residents and visitors of the resort.

Our store design, compliant operational model, and meaningful community contributions aim to work in concert to promote vibrant experiences and value-add service offerings that represent the vision and the values associated with Whistler's family-friendly mountain culture. THC is dedicated to being a part of maintaining the careful balance that must be supported between the interests of the resorts and the needs of the natural environment.

We are committed to sustainable waste management strategies during the entire cycle of our construction process, and during active operations, in order to reduce impacts on local landfills, and mitigate GHG emissions to help meeting Whistler's Climate Action goals and Zero Waste Action Plan targets.

We value the protection of wetlands, forests and other natural areas, and seek to conserve Whistler's natural resources throughout the year as member of the business community. We understand THC's fundamental dependence on the environment, especially as it relates to our stakeholder's health and well-being, and for the success of Whistler's tourism-based economy.

We are committed to advancing a thriving and diverse economy within the RMOW and will work diligently to balance resort and community needs, especially when it comes to the families that live in and visit the resort. Our SOPs, policies and good neighbour practices that will preserve and protect economic opportunities within the local business community; while also mitigating potential negative impacts on our business neighbours, local residents, visitors, and the Lil'wat and Squamish Nations.

THC will create a number of positive social impacts by operationalizing a legendary retail experience that will help destigmatize the retail cannabis sector; and we will regularly engage with the RMOW, and with the Lil'wat and Squamish Nations to ensure we continue to educate and inform key local stakeholders about the advantages of regulated cannabis retail, as well as the social and economic benefits of legalization in Canada.

We believe balancing resort and community needs means ensuring our operations are effectively managed year-round in order to reinforce a sense of place, protect the natural environment, provide a high quality of life and ensure an exceptional experience for visitors. We are excited at the prospect of creating an attractive retail destination in Village North that reinforces Whistler's mountain community character and promotes social well-being.

As part of our efforts to contributions to local economic development and overall character that promote a four-season family-friendly resort destination, THC commits to:

- Providing educational resources in multiple languages in-store regarding local smoking bylaws, parking bylaws, safe consumption practices, and waste management best-practices
- Establishing store design and operating protocols that ensure no minors enter the premises, and ensuring that our staff are asking for two (2) pieces of government -issued identification, including one with a picture to confirm both age and identity; verifying the ID of every patron that enters the store; and by regularly updating our staff on how to verify various kinds of ID from across the globe
- Our store layout will ensure that no cannabis products are visible from the street; all cannabis products will remain in sealed containers, and no cannabis products will be opened in the store to prevent smells from impacting Whistler's family-friend environment.
- We will train our staff and education our customers that the excise tax label and other seals on cannabis product containers must remain intact while they are in transport to prevent smells, and to improve safety and compliance within the community

- We will display social responsibility materials in multiple languages regarding health and safety impacts provided by government; as well as provide our own information in compliance with government requirements in order to promote community and social well-being
- THC will establish provisions for employee housing to attract and retain top-tier service staff to the community, as well as will commit to strong salaries, and to exceeding the Living Wage standards addressed by the goals and objectives of the OCP.
- THC will be an active participant and vocal advocate for Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan, and will lead by example by establishing effective internal waste reduction programs that include recycling of paper, cardboard, plastics and recyclable containers for all cannabis and non-cannabis products.
- THC is committed to providing a refined, multi-lingual, retail experience that destigmatizes cannabis in the community by executing a clean, modern design that balances resort and local needs while reinforcing Whistler's mountain character, and social well-being objectives.
- We will make ourselves available for additional consultation with the business community, local residents, and the Skwxwú7mesh and Ł'íl'wat7úl people throughout the year to address any feedback or explore collaboration opportunities
- We will organize meaningful cultural learnings sessions for our team members to help advance reconciliation with the Skwxwú7mesh and Ł'íl'wat7úl people
- We will support our staff with paid-time initiatives to get involved with our local community, and make direct financial contributions to community-driven programs and services to deliver an unparalleled arrival experience for Whistler's resort guests

Commitment to Whistler's Community Health and Social Strategy Goals

THC is deep committed to promoting community and social well-being; and we recognize the need for us to be an active and participating member of the vibrant and diverse retail sector within the Market Pavilion complex in Village North.

Our operations and on-going training programs will ensure THC team members are welcoming and inclusive of all identities, religions, cultures, and abilities; and we will be active members with the Whistler Chamber of Commerce, and the Whistler Community Services Society to ensure we have a clear sightline on the impacts, opportunities and shared interests of the community as they pertain particularly to health and social well-being.

Our hiring and screening practices will ensure that the team members we select are drawn to serve Whistler through a shared love of nature, active recreation, human connection, innovation and economic opportunity. We will adopt and protect a culture of sustainability, inclusiveness and respect to support the well-being of Whistler's residents and guests.

After meeting many of the local business owners and residents as part of this application process, it is apparent that there is a strong sense of pride in community and many have established close social connections, and all that respect and synergy helps keep Whistler livable, united and focused on building a better future for everyone in the community.

We look forward to growing in this exchange, and in earning a valued place in the Village North so that we can become an authentic part of the continuity, and the rich expression of values, experiences and knowledge that the resort represents. We believe our role is crucial to:

- Enhancing public awareness about responsible use & safe storage
- Providing educational resources through open houses and community events
- Protecting public safety and keeping cannabis out of the hands of children and youth by verifying the ID's of every patron to ensure no minors enter the premises.

- Offering residents a viable alternative to the illegal market by providing legally sourced, federally approved, and analytically tested products acquired from regulated distributors that create jobs, provide data, and contribute tax revenue to local governments.
- Addressing potential nuisances by only offering products that are fully sealed in compliant containers; and by posting signs, and educating residents and visitors about local Smoking Regulation Bylaw No.2136, 2017 to ensure no consumption occurs on or near our proposed location in Village North

We see these actions as a means to adopt and contribute to Whistler's priorities, goals and vision for supporting Health Safety and Well-Being, as identified in the following OCP objectives and policies:

8.1. Goal - Promote, encourage and support initiatives that strengthen the community's sense of place and sense of belonging.

8.1.1. Objective - Protect and enhance Whistler's character and sense of place.

- 8.1.1.1. Policy - Support initiatives that preserve and celebrate Whistler's character, sense of place and unique, authentic mountain culture.
- 8.1.1.2. Policy - Support existing and new local, unique businesses that are essential to Whistler's sense of place, culture and product mix.
- 8.1.1.3. Policy - Encourage interaction between residents and visitors, so that residents can share their passion for the community.
- 8.1.2. Objective - Promote and support connections to the natural environment.
- 8.1.2.1. Policy - Create and promote ways for all community members to have access to the natural environment.
- 8.1.2.2. Policy - Promote and encourage a culture of environmental protection and sustainability and living and playing within the community's carrying capacity.

8.2. Goal - Promote efforts to enhance the quality of life for all residents and *employees*.

8.2.1. Objective - Strive to increase affordability for residents.

- 8.2.1.1. Policy - Create strategies and mechanisms to ensure basic needs, including housing, food, transportation, childcare, recreation and health care, are affordable for all who live and work in Whistler.
- 8.2.1.2. Policy - Work with resort partners and businesses to move towards a living wage for all employees.

8.3. Goal - Strengthen opportunities for social cohesion and connectedness for residents and visitors.

8.3.1. Objective - Support community initiatives that aim to create greater social connectedness.

- 8.3.1.1. Policy - Provide opportunities for residents to connect with each other during municipal initiatives, events and activities.

8.4. Goal - Encourage and strengthen a culture of inclusion and diversity.

8.4.1. Objective - Encourage opportunities for interaction, understanding and sharing between residents and visitors.

- 8.4.1.2. Policy - Provide opportunities to be welcoming, inclusive and supportive of all ages, genders, gender identities, abilities, cultures and religions at community events and activities.
- 8.4.1.4. Policy - Work with the Lil'wat Nation and Squamish Nation to create activities and opportunities for sharing each Nation's history and culture with community members and visitors.

- 8.4.1.5. Policy - Support the work of community-based service groups and organizations to bring community members and visitors together through arts, culture, festivals and events that enhance cross-cultural understanding with a focus on incorporating First Nations culture.

8.5. Goal - Provide and support meaningful opportunities for community engagement.

8.5.1. Objective - Encourage community engagement at all levels, from volunteerism to participation in municipal initiatives.

- 8.5.1.1. Policy - Provide appropriate and meaningful opportunities for community and partner engagement in policy-making and other decisions where relevant and appropriate.
- 8.5.1.2. Policy - Foster a culture of volunteerism, provide opportunities wherever possible and recognize volunteers' efforts.

8.7. Goal Ensure Whistler is a safe and secure resort community.

8.7.3. Objective - Maintain a safe and enjoyable community by encouraging compliance with bylaws.

- 8.7.3.3. Policy - Deliver effective education programs to promote and enhance bylaw compliance.

8.11. Goal - Strive to ensure community health and social services and facilities meet the physical, mental, spiritual and social needs of residents and visitors.

8.11.1. Objective - Engage with service providers and the community to maintain and coordinate high quality services with a particular focus on the needs of those who are most vulnerable.

- 8.11.1.10. Policy - Advocate for and support a strong, local mental health system adapted to Whistler's unique demographics and community needs.

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

THC recognizes the important role and responsibility it holds as a prospective member of the local business community, and will strive to establish and implement honourable, effective and respectful relationships with the Squamish Nation and Lil'wat Nation. In this spirit, we respectfully acknowledge that our proposed retail store location is situated on the unceded traditional territories of the Lil'wat Nation and Squamish Nation; and should we be successful in our TUP application, we intend to initiate constructive dialogue, and engagement practices to demonstrate our commitment to reconciliation and to providing meaningful economic development opportunities.

We recognize that reconciliation can be a challenging process, and so we will need to demonstrate a strong commitment to establishing and maintaining a mutually respectful relationship. THC is committed to working every day to establish operational practices and store policies that ensure our management and staff acknowledge, understand and appreciate the rich historical and cultural traditions of both Nations; and that our commitment to this is clearly demonstrated to Whistler's residents and visitors throughout the year.

We have designed our operational model to be of benefit to both Nations through focused vocational initiatives, strong public health and safety protocols, and targeted community development programs. We will familiarize our management team and staff members, as part of our onboarding and training sessions, with the efforts established through the Protocol Committee; as well as with the mission, vision and program offerings of the Squamish Lil'wat Cultural Centre (SLCC).

As part of our commitment to reconciliation and to providing economic opportunities for the Lil'wat Nation and Squamish Nation, we are committed to the following actions:

- Should the Nations accept it, THC will be contributing 2% of our top-line revenue from our Whistler location to the Squamish Lil'wat Cultural Centre (SLCC) or the Nations themselves.
- Dedicate \$2500 annually via 10 passes per month to give out free to our valued customers, friends and family members, so they can experience the guided tour at the cultural centre to learn about the rich history of the First Nations communities that lived in the Whistler area.
- Encouraging full-time employment opportunities at our proposed site in Village North for Lil'wat Nation and Squamish Nation members seeking roles in the regulated retail cannabis industry; as well as implementing an active in-store feature for local Indigenous craft cannabis producers to help increase awareness and profile amongst our customers and the public for Indigenous producers, processors and brands
- Sharing a local Land Acknowledgment in-store, and in all written and digital communications; and prior to the start of any staff meeting or community engagement events, when and where appropriate
- Ensuring our staff training, store policies, and local communications initiatives acknowledge and advance understanding about the Truth and Reconciliation Commission's (TRC) Report, while also expressing full support for the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP)
- Hosting regular management meetings to further our commitments to reconciliation and providing staff education sessions focused on cultural competency training, including sessions on the history of Aboriginal peoples and the history and legacy of residential schools.

- Provide cost-coverage for guided tours of The Squamish Lil'wat Cultural Centre (SLCC) for new team members as part of our onboarding process.
- Engaging Greg Hopf from Moccasin Trails Consulting to co-develop our long-term planning and outreach activities with the Lil'wat Nation and Squamish Nation to support economic development - specifically in Indigenous tourism, and partnership building between Indigenous and non-Indigenous organizations.

We see these actions and acknowledgements as essential to our ability to contribute to Whistler's priorities and vision for supporting Reconciliation with the Lil'wat Nation and Squamish Nation, as outlined in the following OCP goals, objectives and policies:

3.1. Goal - The municipality has initiated the ongoing process towards reconciliation with the Squamish Nation and Lil'wat Nation.

3.1.1. Objective - Strengthen the relationships with both Nations through initiatives and processes to advance and support reconciliation in Whistler.

- 3.1.1.1. Policy - Recognize the TRC Report and the UNDRIP signed by Canada.
- 3.1.1.2. Policy - Work with both Nations to identify opportunities to work towards reconciliation, such as community dialogue sessions on the TRC Report's findings to build awareness and understanding of the impacts of Canada's residential schools.
- 3.1.1.3. Policy - Provide cultural competency training for the municipality's senior management and other staff, including sessions on the history of Aboriginal peoples and the history and legacy of residential schools.

3.2. Goal - The Lil'wat Nation's and Squamish Nation's history, and the importance of Whistler to the Nations, is widely understood.

3.2.1. Objective - Increase opportunities to share the rich history and stories of each Nation with Whistler's community members and visitors.

- 3.2.1.1. Policy - Recognize each Nation's local traditions, knowledge, wisdom and governance within their shared traditional territory.
- 3.2.1.2. Policy - Celebrate the understanding that the people of the Lil'wat Nation and Squamish Nation and the land are one, and recognize the importance of the place of Whistler as part of this connection.
- 3.2.1.3. Policy - Promote awareness and cultural understanding of both Nations by sharing each Nation's stories and place names that tell of the rich history of the Nations and their traditional lands.

3.6. Goal - The Squamish Nation and Lil'wat Nation are successfully participating in Whistler's resort economy and regional economic growth.

3.6.1. Objective - Strengthen cooperation and coordination to realize economic benefits.

- 3.6.1.1. Policy - Work with both Nations and the Province to further develop relationships and to explore opportunities to work together on economic and tourism-related initiatives.
- 3.6.1.2. Policy - Pursue shared opportunities to participate in regional economic growth.
- 3.6.1.3. Policy - Explore opportunities for both Nations to be involved in events and activities that celebrate the authentic place of Whistler.

3.6.2. Objective - Support capacity building through economic opportunities.

- 3.6.2.2. Policy - Encourage opportunities for both Nations' members to build capacity of their communities through employment, training and skills development.

- 3.6.2.3. Policy - Recognize opportunities for cross-training and knowledge sharing between the municipality and the Nations.
- 3.6.2.4. Policy - Investigate other options for developing long-term benefits for both Nations from economic development projects.

Application Evaluation Criteria | Section 5.2 Cannabis Retail Policy G-27

- a. Demonstrating that our business operations and store design contribute to Whistler's mountain resort character and must comply with applicable bylaws, plans, and policies, including:

We believe THC's operational model at our proposed location at #115 – 4368 Main Street in Village North demonstrates a design that will contribute to Whistler's unique resort character, and comply with all applicable bylaws, plans and policies with respect to its storefront design being compliant with relevant OCP Development Permit area guidelines, RMOW Sign Bylaws No 558, 1987 and the requirements set out in the CCLA.

Storefront Design Compliance with Relevant OCP Development Permit Area Guidelines

We have thoroughly reviewed Chapter 13 of the Development Permit area guidelines for Whistler Village, and Schedule T from the OCP that outlines the Whistler Village Design Guidelines, and we recognize that they are in place to preserve and protect Whistler's unique character. And while our interior renovations appear to fall under the Exemption, pursuant to section 488(4) of the Local Government Act, where development permit is not required in respect of interior renovations, except renovations that impede views into a store per section 5.2.3. of Schedule T; we have identified a number of important and relevant design elements that we intend to align with in order to demonstrate that our design and operational model will meet and exceed the expectations of our local business community, residents and visitors.

THC Design Element Highlights:

- The use of sustainable materials and energy-efficient features to support environmental responsibility
- Large windows that will allow natural light and views of the surrounding business landscapes
- Natural materials such as wood and stone to bring in elements of the natural environment
- Soft woods tones, such as light-stained wood for cabinetry and decorative millwork details
- Soft, fluid shapes and curves to bring in a sense of flow reminiscent with snow
- Bold rock formations incorporated into the design, such as a stone accent wall, decorative features and countertops.

THC's believes our Design Proposal submitted as part of this application demonstrates a strong commitment to maintaining the high design standard that has become a trademark of the Village and the basis for its success with visitors from across Canada and around the world.

We have made every effort from a design and operations standpoint to be mindful of the broad range of needs and interests many of the residents and visitors will have as they visit our proposed location within the Village North Market Pavilion complex.

This will include site development considerations under the Guidelines that reference that requirements to be sure that construction and alterations will not inconvenience or jeopardize the use of public areas in Whistler Village by creating construction noise or the placement of construction materials or barriers in public areas; and that these developments not to be carried out between July 1 of any year and September 5 of the same year, except as may be specified in the development permit.

Our operations team will ensure we respond to the extreme climatic conditions by keeping our walk-ways clear of ice and snow and posting signs both inside and outside our proposed location for patrons to be aware of potentially slippery conditions.

Given our proposed location is a part of the Market Pavilion complex, our site benefits from ample parking availability, and we will be sure to remind patrons via in-store signage, online media, and direct communication from our staff that payment is required for utilizing any of the immediate 18 parking spots out front, as part of their shopping experience.

We have reviewed the zoning of our specific property, and consulted the GIS map details via the Parking Map, and will also be sure to communicate the via signage and direct communication from staff, which parking spots are available to be utilized in the immediate area, as well as the rates, max parking time and payment options as indicated from the Parking Map details included below, and in reference to Zoning and Parking Bylaw 303.

Main Street Parking

Rates & Payment	
Rate Class	Paid
Max Parking	2 Hours
Payment Required	10:00am-7:00pm
Payment Type(s)	Coin or CreditCard Pay by Phone 1-866-234-7275 #9088
Hourly Rate	\$2.00
Additional Hour(s) Rate	\$2.00
Day Rate	n/a
Evening Rate	n/a
24-Hour Rate	n/a
Lot Information	



We have also reviewed Design Guidelines section 4.4 Signage and we are confident that our proposed signage meets both the aims of the guidelines, and the requirements of RMOW Sign Bylaw No.558, 1987. We are planning to leverage the existing, and already approved signage infrastructure, to make modest and well-executed signage modifications for our proposed retail location that will be durable, made of high-quality materials, and will be harmonious in colour scheme to ensure the Village’s visual interest and character are maintained. We will also ensure the lighting fixtures are unobtrusive and high-quality and that the conduits continued to be concealed.

THC is also committed to ensuring that our design and construction teams adhere to the Building Renovation and Redevelopment Checklist identified in section 5.8 of the Design Guidelines in order to maintain opportunities for targeted improvements that improve was of access to the store for all visitors.

Storefront Design Compliance with RMOW Sign Bylaw No. 558, 1987

Given that we are only performing minor cosmetic changes to the existing signage infrastructure for both the awning and walk-way signs we are confident that our proposed design included in our Design Proposal submitted with our application will meet the criteria and requirements identified in Sections 4.1 – 4.4, and 4.7 – 4.9. If approved for a cannabis retail store TUP, we are prepared to arrange for a letter from the owner authorizing our sign plan, and preparing a Comprehensive Sign Plan for our Awning and Hanging Signs, as well as for any Window Signs and proposed revisions to the Building Directories, as outlined in Section 5 in the Sign Bylaw No. 558, 1987. Please refer to our Design Proposal for additional details.

Storefront Design Compliance with the CCLA

Throughout the design process, we have been mindful that our storefront design must remain in compliance with the requirements and considerations outlined by the CCLA and in the Cannabis Retail Store Terms and Conditions. We are committed to promoting the Cannabis Act and Cannabis Control and Licensing Regulations and to ensuring our retail cannabis store not only meets but exceeds the regulations set by the federal government, provinces and municipalities.

We see our role as critical to:

- Protecting young Canadians by keeping cannabis out of hands of children and youth
- Enhancing public awareness about responsible use
- Improving public understanding about social and legal issues
- Only offer legally sourced, federally approved, analytically tested products acquired from regulated distributors.

Commitment to Compliance with the CCLA:

- Ongoing staff training, compliance training and staff meetings to review government policy bulletins and regulatory changes. This is over and above all mandatory government training
- Store design and operating protocols that ensure no minors enter the premises
- Ensuring that our staff are asking for two (2) pieces of identification, including one with a picture to confirm both age and identity. THC commits to adherence to all federal and provincial laws and regulations, and will consistently implement compliance to the highest operational standards by only accepting the prescribed forms of primary and secondary ID options, and verifying the ID of every patron that enters the store; by clearly and regularly updating our staff on how to verify various kinds of ID from across the globe
- Security cameras will be active and recording at all times, including when the store is not open for business. Security camera recordings will be turned over the B.C. Liquor and Cannabis Licensing Branch or law enforcement as required
- The store layout will ensure that no cannabis products are visible from the street, and there will be no offsite storage of cannabis products to improve security and safety
- Strict inventory management and sales records will be maintained and made available to provincial government inspectors upon request
- Patrons intoxicated by alcohol or drugs will be refused service and asked to leave the store immediately. Patrons causing a disturbance will be addressed promptly by staff and if behaviour is not immediately addressed, they will be asked to leave the store

- An incident log will be maintained to report problematic patrons, accident or injury in the store, any illegal acts, or need to call emergency personnel. We will ensure that staff learnings are shared through review of the logbook and at regular staff meetings
- Staff will cooperate at all times with law enforcement or inspectors
- All cannabis products will remain in sealed containers, and no cannabis products will be opened in the store to prevent smells from impacting the community. We will also educate staff and customers that the excise tax label and other seals on cannabis product containers must remain intact while they are in transport to prevent smells and improve safety and compliance
- Cannabis products will not be accessible to customers other than at the point of sale and will otherwise be stored in the back room or in locked display cabinets which will further prevent smells and improve safety
- No drive-through sales will be permitted from a proposed retail store location
- Display of social responsibility materials regarding health and safety impacts provided by government; and we will provide our own information in compliance with government requirements in order to promote community and social well-being
- All customers will be provided a shopping bag option that complies with the advertising and promotional restricts in the federal Cannabis Act.
- Taking reasonable measures to preventing disturbances in the vicinity of the proposed store location by:

- Installing adequate lighting outside the store and in the parking lot
- Supervising parking areas
- Posting signs asking patrons not to disturb the neighbours

We will also be sure to post our non-medical cannabis retail licence in a prominent location in the sales area of their store and be prepared to make available for inspection by inspectors and peace officers our floor plans and inventory control records. THC will also demonstrate adherence to the CCLA Store Security Requirements by ensuring our proposed retail store is located in a permanent building or structure and has the following security requirements (please also see our Security Plan included with this application submission for additional details):

1. An audible intruder alarm system monitored by a third-party
2. An audible fire alarm system monitored by a third-party
3. Lockable retail display cases
4. Locked storage area
5. Secure perimeter door locks
6. Security cameras with full unobstructed view of:
 - a. the retail sales area
 - b. any product storage area
 - c. both the interior and exterior of all store entrances/exits.
7. Written notice in the retail sales area informing their patrons that video surveillance is being used on the premises that will be visible at all times.

Proximity and Availability of Parking and Potential Vehicle Traffic Impacts in Compliance with Zoning and Parking Bylaw No. 303, 2015

In order to facilitate ease of access, reduce congestion, and remain in compliance with Zoning and Parking Bylaw No. 303, 2015, THC intends to utilize the available hourly street parking out front of the proposed location, and within the Main Street Market Pavilion area. These available public parking spots also include designated handicap parking stalls directly across from the proposed location to increase accessibility and equitable access to the store.

Loading will be accommodated through the shared Market Pavilion corridor, and only brought in through the backside entrance of the unit. Loading will only be facilitated during hours that the store is closed in order to reduce impact on both foot and vehicle traffic in the area during business hours.

As mentioned above when addressing OCP Development Permit area guideline considerations, our proposed location benefits from ample parking availability, and we will be sure to remind patrons via in-store signage, online media, and direct communication from our staff that payment is required for utilizing any of the immediate 18 parking spots out front, as part of their shopping experience.

We reviewed the zoning of our specific property, and consulted the GIS map details via the Parking Map, and will also be sure to communicate which parking spots are available to be utilized in the immediate area, as well as the rates, max parking time and payment options as indicated from the Parking Map details included below, and in reference to Zoning and Parking Bylaw 303.

Main Street Parking

Rates & Payment

Rate Class	Paid
Max Parking	2 Hours
Payment Required	10:00am-7:00pm
Payment Type(s)	Coin or CreditCard Pay by Phone 1-866-234-7275 #9088
Hourly Rate	\$2.00
Additional Hour(s) Rate	\$2.00
Day Rate	n/a
Evening Rate	n/a
24-Hour Rate	n/a

Lot information



THC has thoroughly considered potential traffic volumes and on-street parking capacity, and we are committed to ensuring our proposed retail store complies with the relevant requirements, and community considerations. Projected traffic volumes and on-street parking demands associated with the proposed location's expected customer transaction time and frequency will not adversely impact the area, as the availability of hourly parking on Main Street, and around Market Pavilion area, is considered sufficient to meet expected traffic volumes. Moreover, all THC staff will be encouraged to seek out transportation alternatives, such as public transportation and cycling, so that that potential impact of our staff parking needs on nearby residential and commercial areas are minimized.

[Access for Pedestrians of All Abilities, Cyclists, Including Proximity to Public Transit](#)

Our proposed retail store is designed to accommodate access for pedestrians and patrons of all abilities, including the needs of disabled customers and wheelchair users. Our store layout and any in-store promotional displays or design features will only be implemented if full accessibility can be achieved. Given our small service area footprint, we will ensure the following actions and considerations to maintain a high-level of access for pedestrians of all abilities:

- Remove unnecessary features and other clutter from service area and doorways
- Keep walkways clear or clean year-round and in all seasonal conditions
- Train staff to develop the confidence and knowledge to engage with disabled customers
- Ensure we implement resources to improve visibility of hazards for the visually impaired

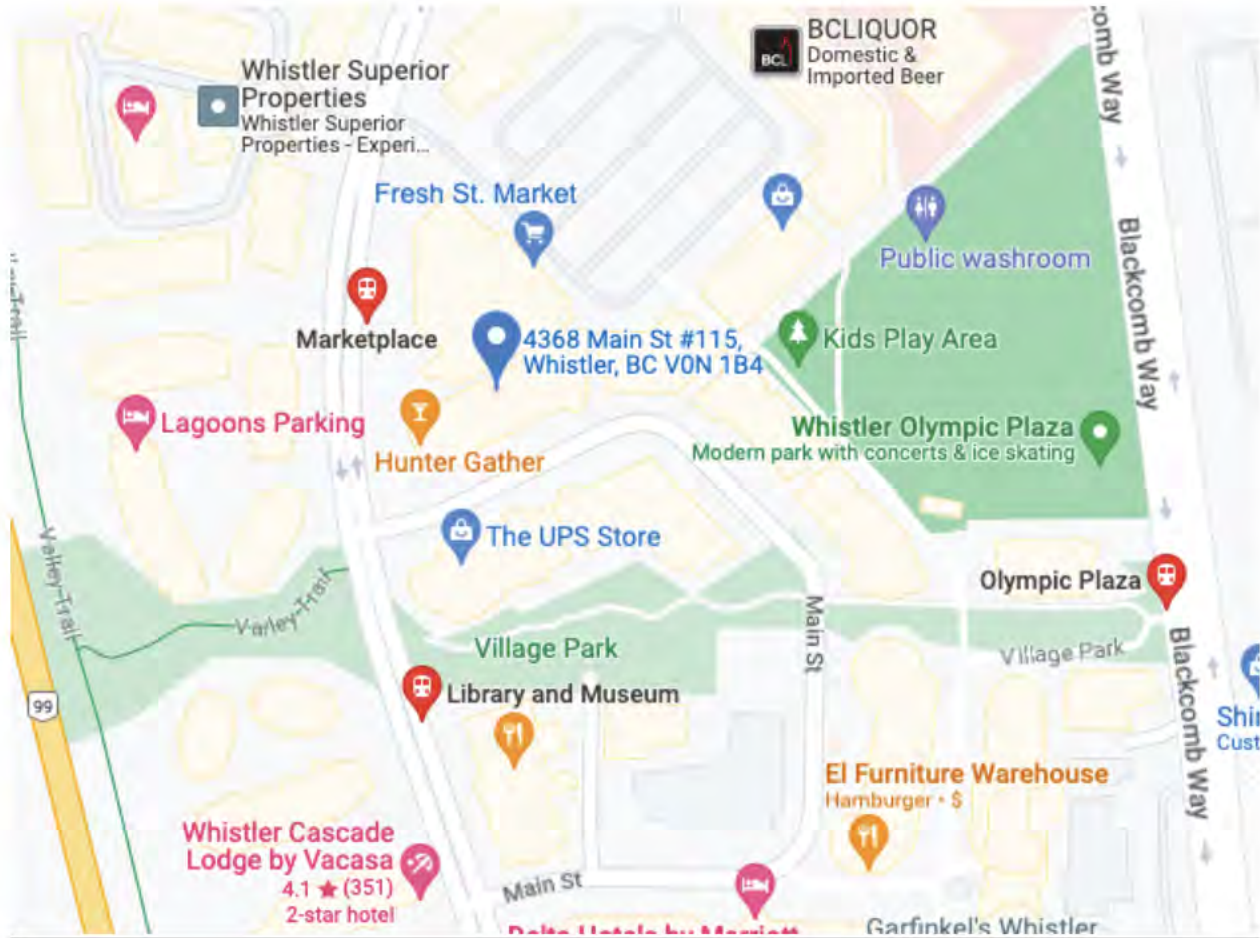
We are also mindful of the opportunity to enable unrestricted access and support for our patrons and staff that wish to use alternate, and sustainable modes of transportation, including bicycles, scooters, and any other authorized personal transportation options.

The Market Pavilion complex offers easy access to a number of secure bicycle racks throughout the year that we are committed to maintaining communications with our staff and patrons on the location and availability of securing bike storage in our area. The closest secure bike rack is within less than 25m from our proposed locations front door.

Encouraging the use of public transportation is also something we are committed to sharing with our staff and communicating to our patrons. Our proposed location on Main Street is endowed with easy and readily available access to a number of public transit bus stops, offering access to the 4, 6, 10, 30, 31 and 32 bus lines.

The three closest bus stops to our proposed location are as follows (aerial map included below):

- Marketplace Bus Stop (52m)
- Library and Museum Bus Stop (132m)
- Olympic Plaza (260m)



Application Evaluation Criteria | Section 5.2 Cannabis Retail Policy G-27

- b. Council may consider the applicant's security plans and nuisance mitigation plans including:

Security Plan and Monitoring Meeting or Exceeding Provincial Requirements

Please see our Security Overview plan prepared by Thrive Advisors and submitted as part of this application. It is their independent and professional opinion that THC Canada has clearly demonstrated a commitment to construct a robust commercial retail unit that far exceeds the

provincial security requirements. The security features being proposed are to be built into the space in a thoughtful and non-intrusive way, where guests should feel welcomed and safe. Focused on community, social wellbeing and providing an enhanced shopping experience for guests, THC Canada has adapted the strict underlying provincial security criteria into a fit and finish that will feel open, warm and inviting to its shoppers.

Impact on Visitors and Neighbours Including Odour

THC is very mindful of the potential impact of a cannabis retail store on visitors and neighbours with respect to public health and safety, as well as nuisances like odour. We are fully committed to adhering to the terms we put forward in our Good Neighbour Agreement, and to the actions we have outlined throughout this Community Impact Statement to protect and preserve the unique mountain character and safety of the resort's residents, visitors and of the Lil'wat and Squamish Nations.

Through posted signs and operational practices reinforced through staff training prohibit smoking or vaping of any substance within the business area in accordance with Smoking Regulation Bylaw No. 2136, 2017, and discourage patrons from smoking/vaping or consuming purchased product immediately outside the premises to minimize impacts to pedestrians and the neighbourhood, and to comply with the British Columbia Health Act and WorkSafe BC in regard to smoking laws.

We will actively undertake monitoring and promotion of the orderly conduct of patrons immediately outside the premises, including those congregating outside during open hours, and discourage patrons from engaging in behaviour that may disturb the peace, quiet, and enjoyment of the family-friendly neighbourhood, and business environment. We will also 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 business left within the general area of the Premises.

We will also work with the RMOW, its departments, the community, as well as Lil'wat Nation and Squamish Nation to promptly resolve any issues of concern; and are open to submitting to periodic full inspections of the Premises by various departments of the RMOW, Provincial Inspector, Federal regulators and law enforcement; as well as participating in any programs

initiated by the RMOW and/or RCMP to coordinate and monitor cannabis retail store TUP activities within the community.

Prior to our submission, we also directly engaged with and notified all neighbouring property owners within 50m of the proposed location, and have provided a copy of the letter with our application submission for your review as part of the attached Appendix A. We are confident THC will not only meet but exceed the RMOW's requirements and expectations for a retail cannabis store, and have identified specific measures and actions throughout our Community Impact Statement, our Design Proposal, our Security Plan, and our Good Neighbour Agreement to minimize or prevent these impacts from occurring; and have outlined many of them here below for your reference:

- Ongoing staff training, compliance training and staff meetings to review government policy bulletins and regulatory changes. This is over and above all mandatory government training
- Store design and operating protocols that ensure no minors enter the premises
- Ensuring that our staff are asking for two (2) pieces of identification, including one with a picture to confirm both age and identity. THC commits to adherence to all federal and provincial laws and regulations, and will consistently implement compliance to the highest operational standards by only accepting the prescribed forms of primary and secondary ID options, and verifying the ID of every patron that enters the store; by clearly and regularly updating our staff on how to verify various kinds of ID from across the globe
- Security cameras will be active and recording at all times, including when the store is not open for business. Security camera recordings will be turned over the B.C. Liquor and Cannabis Licensing Branch or law enforcement as required

- The store layout will ensure that no cannabis products are visible from the street, and there will be no offsite storage of cannabis products to improve security and safety
- Strict inventory management and sales records will be maintained and made available to provincial government inspectors upon request
- Patrons intoxicated by alcohol or drugs will be refused service and asked to leave the store immediately. Patrons causing a disturbance will be addressed promptly by staff and if behaviour is not immediately addressed, they will be asked to leave the store
- An incident log will be maintained to report problematic patrons, accident or injury in the store, any illegal acts, or need to call emergency personnel. We will ensure that staff learnings are shared through review of the logbook and at regular staff meetings
- Staff will cooperate at all times with law enforcement or inspectors
- All cannabis products will remain in sealed containers, and no cannabis products will be opened in the store to prevent smells from impacting the community. We will also educate staff and customers that the excise tax label and other seals on cannabis product containers must remain intact while they are in transport to prevent smells and improve safety and compliance
- Cannabis products will not be accessible to customers other than at the point of sale and will otherwise be stored in the back room or in locked display cabinets which will further prevent smells and improve safety
- Display of social responsibility materials regarding health and safety impacts provided by government; and we will provide our own information in compliance with government requirements in order to promote community and social well-being

- All customers will be provided a shopping bag option that complies with the advertising and promotional restricts in the federal Cannabis Act.

Addressing Product Impacts & Odours

THC only provides legally sourced, provincially excised stamped cannabis products, and approved cannabis accessories and merchandise. In Canada, all legal cannabis products are packaged in smell proof and childproof containers sealed at the manufacturer. These products will not be opened in the retail store. The products will also not be consumed on the premises or in immediate vicinity of the proposed retail store.

- These requirements mean that there should be no possibility of odour issues from cannabis products procured from the proposed retail store; however, if there was ever a problem identified, we would immediately take measures to address it.
- THC is committed to consistently engaging with our local community of business neighbours and residents to ensure compliance, and to work towards collective solutions should any issues arise.

We have also invested in industry leading technology within our retail stores to maintain a continuously fresh and clean environment, free from any odours, and airborne pollutants by partnering with Greentech Environmental Canada and activating the PureAir 3000 Merv+ unit with our proposed RMOW retail location.

- Using a powerful fusion of technologies including photocatalytic oxidation, bipolar ionization, and ODOGard®-coated MERV filtration, the pureAir 3000MERV+ has proven to be effective in reducing volatile organic compounds (VOCs), allergens such as pet dander and dust, and odors caused by mold, bacteria and other pollutants

- The 3000 MERV+ with Ozone is proven to deactivate 99.98% of SARS-CoV-2, the virus that causes Covid-19, from the air.

Moreover, as part of THC's commitment to leadership on sustainability and climate action, we work diligently to educate our staff, and empower our consumers to adopt best-practices with respect to recycling and reusing cannabis packaging, product containers, and shopping bags; and advance advocacy opportunities at the federal, provincial and municipal levels to help improve cannabis packaging regulations and recycling opportunities.

THC also encourages patrons and staff to participate in our in-house recycling programs for used vape pens, cannabis containers and master case packaging. These strategic actions and operational activities are intended to advance waste reduction and improve opportunities for sustainable consumption. We are committed to actively advocating for regulatory reforms that reduce the impact of packaging on our natural environments, and will align our operations with the goals, objectives and targets set out in Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan:

- Big Moves #3 - Reduce visitor travel emissions by 2030, Whistler demonstrates leadership in redefining tourism in a low carbon world
- Big Moves #6 - Close the loop and shift toward lower carbon consumption By 2030, reduce waste sector emissions by 95% and reduce embodied emissions from products and services.
- Zero Waste Action Plan:
 - Programs: Consumer products and packaging materials
 - Strategy: Develop and implement retail sector-specific strategies to reduce products and packaging
 - Potential Actions/ Initiatives: Capture single use items by implementing product reuse programs

The Applicant's Commitment to Abide by the Terms of Any Good Neighbour Agreement

The entire THC Canada team is fully committed to abiding by the terms of any Good Neighbour Agreement that the RMOW puts into effect as part of the issuance of a TUP. As part of the Schedule 2: Application Submission Requirements for Cannabis Retail TUP, we have submitted a version of a Good Neighbour Agreement for review and consideration by RMOW planning staff and Council. Schedule A is included here below for your reference.

The Temporary Permittee covenants and agrees with the RMOW to:

- 1) Ensure there will be no tolerance for criminal activity within or adjacent to the Premises.
- 2) Prohibit minors from entering or remaining on the Premises.
- 3) Ensure that any person working in the business is at least 19 years of age.
- 4) Not permit a person to work in the permitted business without having first submitted a valid Selling It Right training certificate for that employment, as per LCRB regulations.
- 5) When incidents occur that require RCMP involvement, co-operate and ensure that all permittee staff co-operate with RCMP members and not impede or obstruct an investigation in any way.
- 6) Promptly bring to the attention of the RCMP any criminal charges brought against the TUP holder or any employees of the permitted business.
- 7) Notify the RMOW's Licence Inspector within 24 hours of the change in contact information for responsible person or persons.
- 8) Prohibit banners, flags, string lighting, or similar means of advertising and display on the Premises at any time.
- 9) Prohibit the consumption of any alcoholic/cannabis products on the Premises.
- 10) Prohibit the sale of food products from the Premises, except for the sale of tinctures, capsules, edible oils, and other products permitted under the Cannabis Control and Licensing Act.
- 11) Prohibit smoking or vaping of any substance within the business area in accordance with Smoking Regulation Bylaw No. 2136, 2017.
- 12) Discourage patrons from smoking/vaping or consuming purchased product immediately outside the premises to minimize impacts to pedestrians and the neighbourhood, and to comply with the British Columbia Health Act and WorkSafe BC in regard to smoking laws.
- 13) Undertake monitoring and promotion of the orderly conduct of patrons immediately outside the premises, including those congregating outside during open hours, and discourage patrons from engaging in behaviour that may disturb the peace, quiet, and enjoyment of the family-friendly neighbourhood, and business environment.
- 14) 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 business left within the general area of the Premises.
- 15) Work with the RMOW, its departments, the community, as well as Lil'wat Nation and Squamish Nation to promptly resolve any issues of concern.
- 16) Submit to periodic full inspections of the Premises that will be carried out by various departments of the RMOW, Provincial Inspector, Federal regulators and law enforcement.
- 17) Participate in any programs initiated by the RMOW and/or RCMP to coordinate and monitor cannabis retail store TUP activities within the community.

The Applicant's Efforts to Inform Customers about the Smoking Regulation Bylaw No. 2136, 2017

THC is committed to informing customers about the Smoking Regulation Bylaw No. 2136, 2017 through our on-site signage and communications to ensure a positive experience for all local residents, business owners and visitors. There is currently an RMOW bylaw sign posted immediately out front of our proposed location, as well as throughout the Market Pavilion complex, and we will include additional signage in the store as well.

Conclusion

THC Canada is pleased to submit this Community Impact Statement in support of its application for a Cannabis Retail Temporary Use Permit (TUP) in the Resort Municipality of Whistler (RMOW) at #115 – 4368 Main Street in the Village North. We trust this document conveys our commitment to the RMOW, and thoughtfully demonstrates that we have thoroughly reviewed the criteria and RMOW zoning process, and that we will adhere to all bylaw requirements, as well as all federal and provincial regulations in order to maintain public health and safety for all community stakeholders in the RMOW.

If you have any further questions or need any additional information, please feel free to reach out to us directly. Thank you in advance for your time and consideration in reviewing our application.



--

Andrew Gordon

Chief Growth Officer | THC Canada
E: business@thccanada.ca | T: 778.835.0501

Schedule A

(Document to Follow)



6416 MAIN ST
VANCOUVER, BC V5W 2V4
778-835-0501 📞
BUSINESS@THCCANADA.CA ✉️
WWW.THCCANADA.CA 🌐

March 2nd, 2023

Dear Neighbour,

THC Canada is connecting with the community in advance of opening a proposed retail cannabis store at #115 - 4368 Main Street in the Village North. As a local BC cannabis company, we wanted to ensure we are actively engaging our community in the vicinity of the proposed store before proceeding.

About THC Canada

THC is a BC based cannabis retail company currently operating in Vancouver, that puts social responsibility, environmental stewardship, and legal compliance front and centre in everything we do. Our leadership team is comprised of professionals across a variety of industries who have a track record of success based on a strong commitment to our people, our community, and to compliant operations.

Our Commitment

We believe in partnering with communities and commit to engaging in active and ongoing consultation to ensure we continue to educate and involve the local stakeholders, and the First Nations communities we proudly serve. As many of our employees will come from Whistler, we believe in putting people first and in creating a supportive working environment by investing in employee housing, professional development opportunities, and good management practices. We know that knowledgeable, well-trained and community-minded staff are the cornerstone of a successful cannabis retail store. In support of creating positive outcomes for the people and communities in which THC operates, we are committed to inclusive hiring practices, living wages and strong benefits packages, as well as ongoing products, systems and compliance training.

Proposed Store Information

THC represents a community-minded, full-service health & wellness model focused on ensuring a legendary retail experience. Our proposed store located #115 - 4368 Main Street will feature a clean, modern design that will complement the surrounding local businesses, and reinforce Whistler's mountain community character. Safety and regulatory compliance are important to the success of a cannabis retail store, and we design our operations to the strictest standards of the *Cannabis Act* and Cannabis Control and Licensing Regulations. THC is committed to ensuring our retail cannabis stores not only meet but exceed the regulations set by the federal government, the province and the municipality.

We believe THC will also create a number of positive outcomes for the community. Financial impacts in the local area will be realized through our commitment to sourcing out local service providers to help build and operationalize the proposed retail store; as well as through contributions by way of property taxes and licensing fees which will help strengthen local economic development and commercial diversity.

To find out more about THC and the values that drive us, visit thccanada.ca. We appreciate your feedback, and if you have any questions or comments, please contact us at business@thccanada.ca

Sincerely,

Andrew Gordon

Chief Growth Officer | THC Canada | business@thccanada.ca

Schedule B

(Document to Follow)



March 10, 2023

By EMAIL

The Resort Municipality of Whistler
4325 Blackcomb Way,
Whistler BC

Re: Security Outline, Non-Medical Cannabis Retail Store – THC Canada Whistler
Address: Unit 115 - 4368 Main St Whistler BC

SUMMARY

The Resort Municipality of Whistler (RMOW) issued policy G-27, Cannabis Retail Policy. As part of the municipality's approach to permit cannabis retail stores within Whistler, this security outline addresses the requirements of proposed licensees. Specifically, the licensees are required to outline their security plans per section 5.2b. of the Evaluation Criteria as well demonstrate security compliance with respect to the Liquor Cannabis Regulation Branch (LCRB) requirements per the Temporary Use Permit Checklist, noted in Schedule 2 of the RMOWs policy.

BACKGROUND

THC Canada has retained Thrive Liquor & Cannabis Advisors to review floor plans and prepare this report to address the RMOW's issued policy under G-27 that demonstrates how THC Canada will meet or exceed the LCRB security requirements. Thrive Advisors has been working within the hospitality industry since 2003 and specializes in strategic consulting with licensee retail store operators, agents, and manufacturers for the purposes of liquor and cannabis licensing. We work on behalf of our clients to facilitate the licensing process with both local governments and provincial regulatory bodies, across Canada and into some US states. ¹

¹ www.thriveadvisors.ca

PROVINCE REQUIREMENTS

As outlined within the LCRB Terms and Conditions Manual for non-medical cannabis retail store operators² the licensee will be required, at minimum, to implement the following security requirements once approved:

- An audible intruder alarm system monitored by a third-party
- An audible fire alarm system monitored by a third-party
- Lockable retail display cases
- Locked storage area
- Secured perimeter door locks.
- No cannabis and/or accessories are permitted to be seen from the exterior.
- Security cameras with full unobstructed view of:
 - the retail sales area
 - any product storage area
 - both the interior and exterior of all store entrances/exits.
- Must post a written notice in the retail sales area informing their patrons that video surveillance is being used on the premises. This notice must be visible at all times.
- The video surveillance camera(s) must be active and recording at all times, including when your store is not open for business.
- Licensees must store security camera footage for at least 30 days after recording.

As part of the municipal submission, detailed drawings have been included that highlight the above key features. These drawings were also provided to the LCRB within the cannabis application.

When final inspection occurs by the provincial cannabis inspector, these details will be verified as implemented prior to issuing a non-medical cannabis retail license.

SECURITY & DESIGN

THC Canada has secured 392 square feet of space located at 115-4368 Main Street. Upon receiving an approval in principal letter from the LCRB, the proposed licensee will undertake a purpose-built renovation for a non-medical cannabis retail store. As part of this renovation, THC will be building key elements into their space that either meet or exceed the LCRB provincial requirements as well as contemplate design and aesthetic that is in keeping with the expectations of the community and the RMOW.

² [LCRB Terms and Conditions Manual – Security Requirements Page 14](#)

AUDIBLE ALARM

THC Canada has a pending security contract in place Alarm Max.³ Upon receiving a success approval, the third-party security monitoring company will be responsible for round the clock site monitoring for both intruder and fire safety, per the province requirements. Additionally, the third-party monitoring company will be able to detect motion/ intruders and glass breaks. The company is available to assist staff during an emergency.

LOCKS

All exterior doors will have three-point locking mechanisms in place. There will be a security gate door installed at the main entrance. Additionally, there will be security mesh built into the glass to enhance security measures and to mitigate glass breaks and ultimately theft. The mesh is being proposed so as not to detract from the visual aesthetic of the property but continue to promote the Whistler community aesthetic while adhering to the protocols required of a licensee by the province.

All interior product cases will be secured and locked at all times. These locks are accessible by staff only, and must be unlocked by a team member in order to gain access to products. When not in use the cabinetry always remains locked.

STORAGE

In addition to the product cases as noted above, THC Canada will have product inventory located within the back secured storage room. This is an employee only area and always remains locked. When the licensee receives deliveries from the province, the new inventory will be immediately placed within the secured storage room. Staff will then manage and distribute the inventory from this area as needed.

SIGNAGE

The LCRB requires licensees to post a public awareness poster. This mandatory poster highlights cannabis safety and brings awareness to those shopping within the store. It must be posted within a prominent location. ⁴ THC Canada will be at minimum placing the mandatory poster within their establishment. They have a designated foyer with bench seating and information television area that welcomes guests. Within this area they envision placing the mandatory poster. In addition to this minimum requirement, they will have additional signage. Specifically,

³ [Security company website](#)

⁴ [Mandatory posters and signage visual](#)

- 19 years signage: posted on the main access door, this sign will outline no guests under the age of 19 will be permitted
- Security Camera signage: Upon guest entry, it will be indicated to guests there are security cameras recording on the premises
- 2 pieces of ID signage: Located at the main service area, if ID is being requested, guest must show at minimum 2 pieces of ID. If a guest can not produce the ID, they will not be permitted to remain.

Signage is just one factor used to communicate with guests. THC Canada also prides itself on its enhanced policy and procedure protocols. THC trains their team to communicate direct one on one with guests. This allows for further security with respect to age verification requirements when shopping within the store and intoxicated patrons who are not permitted to remain. These are key security protocols are in place to ensure no minors gain access to cannabis products.

SECURITY CAMERAS

THC Canada has made provisions to install security cameras throughout the business. Specifically, and as outlined within the detailed floor plans, ten cameras will be located within the interior service area to ensure all aspects of the space have coverage. There will be two cameras positioned on the exterior. One at the main public entrance as well as one via the rear door exterior per LCRB requirements. For a total of total of thirteen cameras.

The main security system will be located within the back staff / storage area. The equipment will store footage for a 30-day period.

Staff will be able to view the security footage in real time from the TV monitor located within the staff area. This will assist staff with understanding who is in the store at any given period and will support the LCRB criteria for visual sight lines from retail service area where guests pay.

SUMMARY

Per this overview THC Canada has clearly demonstrated their commitment to construct a robust commercial retail unit that far exceeds the provincial security requirements.

Security features are being proposed to be built into the space in a thoughtful and non-intrusive way, where guests should feel welcomed and safe. Focused on community, social wellbeing and providing an enhanced shopping experience for guests, THC Canada has adapted the strict underlying provincial security criteria into a fit and finish that will feel open, warm and inviting to its shoppers.



GOOD NEIGHBOUR AGREEMENT

THCCANADA.CA

Good Neighbour Agreement

This agreement made this _____ day of _____, 2023.

WHEREAS (the "Temporary Use Permittee"):

Wishes to demonstrate to the Resort Municipality of Whistler (the "RMOW"), the RMOW affiliate associations, the citizens of the RMOW, as well as to Lil'wat Nation and Squamish Nation its efforts to be a responsible corporate citizen for the RMOW.

- a) Recognizes its role as a responsible corporate citizen and responsible neighbour within the community, and agrees to work with the RMOW, its departments, as well as Lil'wat Nation and Squamish Nation to resolve concerns, and to support a thriving and diverse economy in order to reinforce Whistler's mountain community character, and promote community and social well-being.
- b) Wishes to promote RMOW as a vibrant, safe, family-friendly and attractive community for the enjoyment of everyone, including residents, visitors, businesses, and their workers.
- c) Recognizes that RMOW Council has made Good Neighbour agreements mandatory on an annual basis as part of maintaining a cannabis retail store Temporary Use Permit (TUP), and that non-compliance with this agreement may be brought to the attention of the permit Inspector or RMOW Council, which may, in turn, require the business owner(s) to attend a TUP Suspension and/or Cancellation Hearing.
- d) Recognizes that Cannabis Retail License establishments have a civic responsibility beyond the legislated requirements of the Cannabis Control and Licensing Act to control the conduct of their patrons; and that the Cannabis Control and Licensing Act, the policies of the Liquor and Cannabis Regulation Branch, RMOW bylaws, plans, policies and other statutes and legislation shall, as the case may require, take precedence over this agreement.
- e) Recognizes that should the business' Provincial Business License be suspended or cancelled, its TUP will also be suspended or cancelled and that, should cannabis store TUP incidents occur and remain unresolved, the RMOW may exercise its power to place conditions on the associated TUP (e.g. regulating hours of operation).

AND WHEREAS the RMOW wishes to:

- f) Commend the Temporary Use Permittee for its recognition of its civic responsibilities and commitment to fostering a good working relationship with the RMOW and business neighbours.
- g) Demonstrate its commitment to early resolution of disputes with the Temporary Use Permittee in relation to this agreement whenever possible through a transparent and efficient process.

NOW THEREFORE in conjunction with and in consideration of obtaining, continuing to hold, or renewing a Temporary Use Permit, the Permittee covenants and agrees with the RMOW as set out in Schedule "A" attached to forming part of this Agreement.

IN WITNESS WHEREOF the parties have executed this agreement in the Resort Municipality of Whistler, Province of British Columbia, this _____ day of _____, _____.

The Temporary Use Permittee by its authorized signatory:

_____ Signature

_____ Print Name

On behalf of the Resort Municipality of Whistler by its Temporary Use Permit Inspector:

_____ Signature

_____ Print Name

(Schedule A to Follow)

SCHEDULE "A" to Good Neighbour Agreement (Cannabis Retail Store TUP)

The Temporary Permittee covenants and agrees with the RMOW to:

- 1) Ensure there will be no tolerance for criminal activity within or adjacent to the Premises.
- 2) Prohibit minors from entering or remaining on the Premises.
- 3) Ensure that any person working in the business is at least 19 years of age.
- 4) Not permit a person to work in the permitted business without having first submitted a valid Selling It Right training certificate for that employment, as per LCRB regulations.
- 5) When incidents occur that require RCMP involvement, co-operate and ensure that all permittee staff co-operate with RCMP members and not impede or obstruct an investigation in any way.
- 6) Promptly bring to the attention of the RCMP any criminal charges brought against the TUP holder or any employees of the permitted business.
- 7) Notify the RMOW's Licence Inspector within 24 hours of the change in contact information for responsible person or persons.
- 8) Prohibit banners, flags, string lighting, or similar means of advertising and display on the Premises at any time.
- 9) Prohibit the consumption of any alcoholic/cannabis products on the Premises.
- 10) Prohibit the sale of food products from the Premises, except for the sale of tinctures, capsules, edible oils, and other products permitted under the Cannabis Control and Licensing Act.
- 11) Prohibit smoking or vaping of any substance within the business area in accordance with Smoking Regulation Bylaw No. 2136, 2017.
- 12) Discourage patrons from smoking/vaping or consuming purchased product immediately outside the premises to minimize impacts to pedestrians and the neighbourhood, and to comply with the British Columbia Health Act and WorkSafe BC in regard to smoking laws.
- 13) Undertake monitoring and promotion of the orderly conduct of patrons immediately outside the premises, including those congregating outside during open hours, and discourage patrons from engaging in behaviour that may disturb the peace, quiet, and enjoyment of the family-friendly neighbourhood, and business environment.
- 14) 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 business left within the general area of the Premises.
- 15) Work with the RMOW, its departments, the community, as well as Lil'wat Nation and Squamish Nation to promptly resolve any issues of concern.
- 16) Submit to periodic full inspections of the Premises that will be carried out by various departments of the RMOW, Provincial Inspector, Federal regulators and law enforcement.
- 17) Participate in any programs initiated by the RMOW and/or RCMP to coordinate and monitor cannabis retail store TUP activities within the community.

March 7, 2023

1357456 B.C. Ltd.

Re: MAIN ST. THC CANADA LTD. AND #115-4368 MAIN ST., WHISTLER, B.C. ("the Building")

Further to our recent discussion regarding the subject property, the undersigned is prepared to lease space in the above-mentioned address on the following terms and conditions:

Landlord: 1357456 B.C. LTD.

Tenant: Main St. THC Canada Ltd.

Premises and Area: The Premises to be Leased, 115-4368 MAIN ST., WHISTLER, B.C. V8E 1B6 ("the Premises") comprise approximately six hundred (392) square feet, as shown outlined on the plan attached as Schedule "A" hereto.

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.")

Term: Three (3) years.

Minimum Rent: \$150.00 per square foot per annum for years 1 through 3

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 \$2,000,000 to a maximum Additional Percentage Rent amount equal to two (2) times Basic Rent. For clarity, maximum Basic Rent and Additional Percentage Rent to be paid will be \$300 during first Term, or [REDACTED] annually or [REDACTED] monthly.

Renewal Options: The Tenant shall have the option with a minimum of six (6) months written notice to the Landlord, prior the expiry of the Term, to extend the Lease for three (3) additional terms of five (5) years at Fair Market Rent. In the event the Landlord and Tenant cannot agree on market rent, the determination of rent will be subject to arbitration, costs to be paid at the Tenant's sole expense.

Landlord's

Work: Subject to as stated herein, the Landlord shall provide the Premises on an "as is, where is" basis, with the exception it shall be free of previous tenant's chattels, fixtures and rubbish. The Landlord will provide the Premises clean and broom swept.

Deposit:

The Deposit that is required is \$20,000 inclusive GST, to be paid by the Tenant to the Landlord within Five (5) calendar days of the removal of Tenant's Conditions (i) and Landlord's Conditions (i) and (ii). If the Tenant fails to waive Tenant's Conditions (ii), the full Deposit will be forfeited by the Tenant to the Landlord. Should the Tenant waive all its conditions, the Deposit will be applied towards month's one (1) and two (2) gross rent and the balance held by the Landlord as security deposit according to the terms of the Lease. The Deposit held is without interest.

**Access, Possession
Date & Construction
Schedule:**

The Landlord will deliver the Premises to the Tenant (the "Possession Date") on August 1st, 2023 which date may be extended by a maximum of thirty (30) days and which date may be earlier than August 1st, 2023 if mutually agreed upon by both the Tenant and the Landlord. Landlord shall give Tenant at least thirty (30) days advance written notice ("Delivery Notice") of the Possession Date. The Landlord shall not provide the Premises to the Tenant prior to the date as aforesaid, without the prior written consent of the Tenant in its sole and unfettered discretion.

Fixturing Period:

The Tenant shall be entitled to a fixed Fixturing Period of sixty (60) days immediately following the Possession Date. The Tenant shall pay no Minimum Rent but shall pay Operating Costs, Business and Realty Taxes during the Tenant's Fixturing Period, and shall be responsible for payment of its utilities.

**Commencement
Date:**

The Commencement Date shall be the day immediately following the expiration of the Fixturing Period.

**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 are estimated for 2023 to be \$25.00 per square foot. Operating Costs are to be adjusted to actual annually and further defined in the Lease. The Tenant shall only be required to pay either a management fee or an administrative fee, but not both, and it is included in the above quoted figure. 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 Building) of real property taxes attributable to the Building, taking Assessor's Notes into consideration.

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.

Signage: The Tenant shall be permitted maximum signage allowable by the applicable governmental authority on the building facades and subject to the Landlord's and strata approvals, such approval not to be unreasonably withheld by the Landlord.

The Landlord shall co-operate with the Tenant at all times with respect to all applications for approval of its signage requirements.

Construction Drawings:

Tenant will provide construction drawings only. Engineered and/or Architectural stamped drawings will only be provided when required by the relevant municipal authority.

Assignment & Subletting:

The Tenant shall not be permitted to assign the Lease or sublet the whole or a part of the Premises without the written consent of the Landlord.

Lease Form:

The Lease documentation shall be the Landlord's standard form of Lease and shall be delivered by the Landlord to the Tenant in executable form within seven (7) calendar days of the mutual signing of this Offer to Lease. 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.

Zoning:

The Tenant at its sole expense will be responsible for obtaining the required zoning variance and governmental approval to allow the Tenant's Use of the Premises.

Brokerage Disclosure:

The Landlord covenants and agrees that it shall be responsible for all brokerage commissions payable with respect to this transaction and indemnify and save harmless and defend the Tenant from all commissions payable to, or claims, proceedings or actions commenced by, any and all brokers

Tenant's

Conditions:

This Agreement and the Lease shall be conditional upon the Tenant advising the Landlord in writing on or before the expiry of the conditional periods below of the waiver or fulfilment of the following conditions:

- (i) IF necessary, The Tenant obtaining written support from the owners of Strata Plan within Fifteen (15) calendar days of execution of this Offer to Lease;
- (ii) The Tenant obtaining approval from the Liquor & Cannabis Regulation Branch and the Resort Municipality of Whistler by May 31, 2023.

The Tenant may, with Landlord agreement, extend Tenant's Conditions (ii) for Thirty (30) days by notifying the Landlord in writing that it wishes to exercise its right to extend, and confirming Tenant's Conditions (ii) as extended, on or before the then current Tenant's Conditions (ii) date.

(hereinafter collectively referred to as the "Tenant's Conditions")

The Tenant's Conditions are for the sole benefit of the Tenant. If the Tenant does not waive or remove any of the Tenant's Conditions in writing on or before the date as aforesaid, then this Offer to Lease shall be deemed to be null and void and of no further force or effect. Time shall be of the essence.

Landlord's Conditions:

This Agreement and any subsequent Lease shall be conditional upon the Landlord advising the Tenant in writing on or before the expiry of the conditional periods below of the waiver or fulfilment of the following conditions:

- (i) The Landlord obtaining Senior Management approval within ten (10) calendar days of execution of this Offer to Lease;
- (ii) The Landlord reviewing and approving the financial creditworthiness of the Tenant within ten (10) calendar days of execution of this Offer to Lease;
- (iii) The Landlord having satisfied itself of "THC" approval of retail cannabis store by RMOW, and in turn closing on it's Contract of Purchase on Property dated February 15, 2023

(hereinafter collectively referred to as the "Landlord's Conditions")

The Landlord's Conditions are for the sole benefit of the Landlord. If the Landlord does not waive or remove any of the Landlord's Conditions in writing on or before the date as aforesaid, then this Offer to Lease shall be deemed to be null and void and of no further force or effect. Time shall be of the essence.

Time of the Essence:

Time shall be of the essence of this Agreement and every part hereof.

Tenant will indemnify Landlord for any hazardous waste created by Tenant on the Premises.

**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.

Remainder of this page left intentionally blank

If the above terms and conditions are acceptable to you we would ask that you sign a copy of this letter and return same to the undersigned by no later than **March 13, 2023** in order to proceed to present this offer to our Executive Committee, failing which this Agreement shall become null and void and of no further force and effect,


The following schedules form a part of this Offer:

Addendum

Schedule "A" - Site Plan

DATED AT Vancouver THIS 12th DAY OF March, 2023.

MAIN ST. THC CANADA LTD.
(the "TENANT")

Per: 

The Landlord accepts the foregoing Offer and all its terms and conditions.

DATED AT Vancouver THIS 12th DAY OF March, 2023.

1357456 B.C. LTD.
(the "LANDLORD")

Per: 

Addendum

Notwithstanding any other provision of this Lease:

- (i) the Tenant shall not engage in any manner in the handling or sale of cannabis products at the Leased Premises until it has received all required federal, provincial and municipal governmental licenses, permits and approvals in respect thereof (the "Required Approvals") and has provided a copy of each to the Landlord. The Tenant covenants to comply at its own expense with all such Required Approvals and to keep such in good standing. The Tenant shall advise the Landlord immediately upon any cancellation, non-renewal or other change to any such Required Approvals that impact the Tenant's use of the Leased Premises;
- (ii) any signage and branding in respect of the Tenant's use within or on the exterior of the Leased Premises shall be mutually agreed upon by both parties. Without limitation the Landlord may limit such signage and branding to displaying the corporate branding of the Tenant and may prohibit any signage or branding containing cannabis or marijuana symbols, save and except for restricting the Tenants Use of its current logo which has a cannabis leaf symbol.;
- (iii) the Tenant shall ensure that odours associated with cannabis products do not escape from the Leased Premises;
- (iv) the Tenant shall not permit consumption of cannabis by employees, customers or other invitees in the Leased Premises and the Tenant shall use commercially reasonable efforts to prevent such consumption near the Leased Premises;
- (v) the Tenant shall not permit any loitering at the Leased Premises by customers or invitees, or any activity on the Leased Premises that might constitute a nuisance to other occupants of the Building or occupants of properties in the vicinity of the Building. The Tenant shall use commercially reasonable efforts to prevent such loitering or any such activity that might constitute a nuisance by customers or invitees in the Building or otherwise near the Leased Premises; and
- (vi) if the Landlord determines, acting reasonably, that additional security is required due to the sale of cannabis, the Landlord may provide, at the cost of the Tenant, such additional security as determined to be required by the Landlord, acting reasonably.

SCHEDULE "A"

SITE PLAN

Landlord to Insert.



March 10, 2023

By EMAIL

The Resort Municipality of Whistler
4325 Blackcomb Way,
Whistler BC

Re: Security Outline, Non-Medical Cannabis Retail Store – THC Canada Whistler
Address: Unit 115 - 4368 Main St Whistler BC

SUMMARY

The Resort Municipality of Whistler (RMOW) issued policy G-27, Cannabis Retail Policy. As part of the municipality's approach to permit cannabis retail stores within Whistler, this security outline addresses the requirements of proposed licensees. Specifically, the licensees are required to outline their security plans per section 5.2b. of the Evaluation Criteria as well demonstrate security compliance with respect to the Liquor Cannabis Regulation Branch (LCRB) requirements per the Temporary Use Permit Checklist, noted in Schedule 2 of the RMOWs policy.

BACKGROUND

THC Canada has retained Thrive Liquor & Cannabis Advisors to review floor plans and prepare this report to address the RMOW's issued policy under G-27 that demonstrates how THC Canada will meet or exceed the LCRB security requirements. Thrive Advisors has been working within the hospitality industry since 2003 and specializes in strategic consulting with licensee retail store operators, agents, and manufacturers for the purposes of liquor and cannabis licensing. We work on behalf of our clients to facilitate the licensing process with both local governments and provincial regulatory bodies, across Canada and into some US states. ¹

¹ www.thriveadvisors.ca

PROVINCE REQUIREMENTS

As outlined within the LCRB Terms and Conditions Manual for non-medical cannabis retail store operators² the licensee will be required, at minimum, to implement the following security requirements once approved:

- An audible intruder alarm system monitored by a third-party
- An audible fire alarm system monitored by a third-party
- Lockable retail display cases
- Locked storage area
- Secured perimeter door locks.
- No cannabis and/or accessories are permitted to be seen from the exterior.
- Security cameras with full unobstructed view of:
 - the retail sales area
 - any product storage area
 - both the interior and exterior of all store entrances/exits.
- Must post a written notice in the retail sales area informing their patrons that video surveillance is being used on the premises. This notice must be visible at all times.
- The video surveillance camera(s) must be active and recording at all times, including when your store is not open for business.
- Licensees must store security camera footage for at least 30 days after recording.

As part of the municipal submission, detailed drawings have been included that highlight the above key features. These drawings were also provided to the LCRB within the cannabis application.

When final inspection occurs by the provincial cannabis inspector, these details will be verified as implemented prior to issuing a non-medical cannabis retail license.

SECURITY & DESIGN

THC Canada has secured 392 square feet of space located at 115-4368 Main Street. Upon receiving an approval in principal letter from the LCRB, the proposed licensee will undertake a purpose-built renovation for a non-medical cannabis retail store. As part of this renovation, THC will be building key elements into their space that either meet or exceed the LCRB provincial requirements as well as contemplate design and aesthetic that is in keeping with the expectations of the community and the RMOW.

² [LCRB Terms and Conditions Manual – Security Requirements Page 14](#)

AUDIBLE ALARM

THC Canada has a pending security contract in place Alarm Max.³ Upon receiving a success approval, the third-party security monitoring company will be responsible for round the clock site monitoring for both intruder and fire safety, per the province requirements. Additionally, the third-party monitoring company will be able to detect motion/ intruders and glass breaks. The company is available to assist staff during an emergency.

LOCKS

All exterior doors will have three-point locking mechanisms in place. There will be a security gate door installed at the main entrance. Additionally, there will be security mesh built into the glass to enhance security measures and to mitigate glass breaks and ultimately theft. The mesh is being proposed so as not to detract from the visual aesthetic of the property but continue to promote the Whistler community aesthetic while adhering to the protocols required of a licensee by the province.

All interior product cases will be secured and locked at all times. These locks are accessible by staff only, and must be unlocked by a team member in order to gain access to products. When not in use the cabinetry always remains locked.

STORAGE

In addition to the product cases as noted above, THC Canada will have product inventory located within the back secured storage room. This is an employee only area and always remains locked. When the licensee receives deliveries from the province, the new inventory will be immediately placed within the secured storage room. Staff will then manage and distribute the inventory from this area as needed.

SIGNAGE

The LCRB requires licensees to post a public awareness poster. This mandatory poster highlights cannabis safety and brings awareness to those shopping within the store. It must be posted within a prominent location. ⁴ THC Canada will be at minimum placing the mandatory poster within their establishment. They have a designated foyer with bench seating and information television area that welcomes guests. Within this area they envision placing the mandatory poster. In addition to this minimum requirement, they will have additional signage. Specifically,

³ [Security company website](#)

⁴ [Mandatory posters and signage visual](#)

- 19 years signage: posted on the main access door, this sign will outline no guests under the age of 19 will be permitted
- Security Camera signage: Upon guest entry, it will be indicated to guests there are security cameras recording on the premises
- 2 pieces of ID signage: Located at the main service area, if ID is being requested, guest must show at minimum 2 pieces of ID. If a guest can not produce the ID, they will not be permitted to remain.

Signage is just one factor used to communicate with guests. THC Canada also prides itself on its enhanced policy and procedure protocols. THC trains their team to communicate direct one on one with guests. This allows for further security with respect to age verification requirements when shopping within the store and intoxicated patrons who are not permitted to remain. These are key security protocols are in place to ensure no minors gain access to cannabis products.

SECURITY CAMERAS

THC Canada has made provisions to install security cameras throughout the business. Specifically, and as outlined within the detailed floor plans, ten cameras will be located within the interior service area to ensure all aspects of the space have coverage. There will be two cameras positioned on the exterior. One at the main public entrance as well as one via the rear door exterior per LCRB requirements. For a total of total of thirteen cameras.

The main security system will be located within the back staff / storage area. The equipment will store footage for a 30-day period.

Staff will be able to view the security footage in real time from the TV monitor located within the staff area. This will assist staff with understanding who is in the store at any given period and will support the LCRB criteria for visual sight lines from retail service area where guests pay.

SUMMARY

Per this overview THC Canada has clearly demonstrated their commitment to construct a robust commercial retail unit that far exceeds the provincial security requirements.

Security features are being proposed to be built into the space in a thoughtful and non-intrusive way, where guests should feel welcomed and safe. Focused on community, social wellbeing and providing an enhanced shopping experience for guests, THC Canada has adapted the strict underlying provincial security criteria into a fit and finish that will feel open, warm and inviting to its shoppers.