



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

411-102-4369 Whistler TEL 604-935-8170
Whistler B.C. V8E 1B7 TF 604-935-8170
www.whistler.ca FAX 604-935-8171

Application Number _____
TUP _____
Work Order: _____

Application Type: (check applicable boxes)

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

Please review the RMCOW Cannabis Retail Policy No. G-27 and ensure this application complies with requirements and stipulations of the policy.

Subject Property:

Street Address: 211 - 4368 Main St, V8E OW2

Legal Description P.I.D. 023-280-204

(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: CR1 (Commercial Residential 1)

Business Information:

Legal Name: _____

Doing Business As: Mountain High

Mailing Address: 4112 - 102 - 4369 Main St., Whistler B.C., V8E 1B7

Provincial Application Reference Number: _____

Name of Applicant/Agent: Donald Douglas / Charles Dube



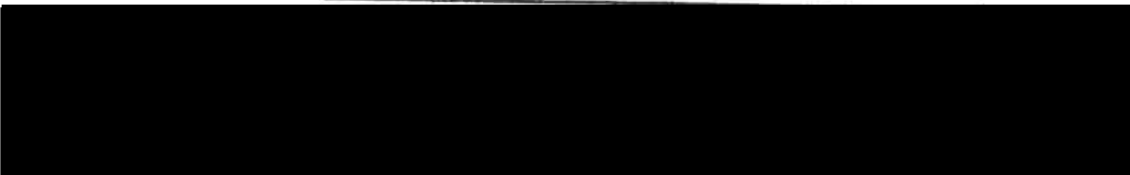
City: Whistler

Province: BC

Postal Code: _____



Name of Registered Property Owner: SHEA EL COLPITTS



AUTHORIZATIONS

I SHEA COLPITTS

(PRINT NAME of registered property owner)

authorize Shea Colpitts

(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

211 - 4368 Main St V8E 0W2



13 Mar 2023

Date

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.



13 Mar 2023

Date

DECLARATION

I Donald Douglas

(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.



3/13/23

Date

Signature of applicant or agent

FEE SCHEDULE

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

*per call w/ cannabis licensing agent whistler to be invoiced later

SUBMITTAL REQUIREMENTS – DOCUMENT CHECKLIST

Subject Property Civic Address: 211 - 4368 Main St, V8E OW2

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.

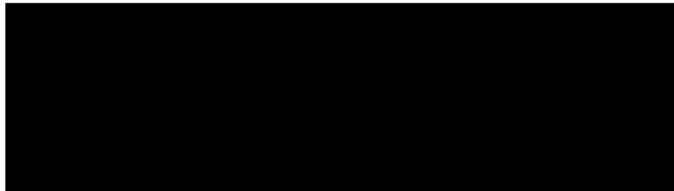
Every report and document submitted in support of an application must contain an express grant of permission to the Resort Municipality of Whistler to use, reproduce and publish the information contained in the report or document for non-commercial purposes.

REQ	N/A	SUBMISSION ITEMS CHECKLIST
<input type="checkbox"/>	<input type="checkbox"/>	1. Complete and signed Application Form, Document Checklist and application fee.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Title Search (issued not more than 30 days from the date application is received) OR a \$35.00 Title Search Fee in lieu (per PID).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Strata authorization on form attached for all proposals affecting common property on a strata plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Provincial Referral or Proof of Provincial Application. Application submitted to LCRB for municipal review and comment
PDF of the following submission items and plans as may be relevant to illustrate the proposal. All drawings must include a bar scale and a north arrow.		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	5. Community Impact Statement <ul style="list-style-type: none"> Must address the guiding principles, location guidelines and evaluation criteria in Cannabis Retail Policy G-27 Must outline how the business will address the relevant RMOW policies and contribute to Whistler’s priorities, goals and vision as outlined in Whistler’s Official Community Plan, including economic, social and environmental impacts the business may have on the surrounding neighbourhood and wider community, and strategies for mitigating potential negative impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6. Commitment to signing and adhering to a Good Neighbour Agreement <ul style="list-style-type: none"> Application should indicate the business’ commitment to addressing nuisance issues and working collaboratively
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7. Business Plan – Full description of the proposed business operation, including the following information: <ul style="list-style-type: none"> Past business experience Corporate structure Number of staff, products sold, target market, and hours of operation Any proposed educational initiatives and strategies regarding nuisance, consumption and cannabis-related issues Insurance coverage information
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Context Plan - Scale of 1:500 (minimum) or imperial equivalent. If imperial equivalent all dimensions must be labelled in both imperial and metric. Include: <ul style="list-style-type: none"> Location of property including adjacent streets. Distance to nearest property line of any parcel containing a school or the Meadow Park Recreation Centre. Photographs showing the subject property and all adjacent development. 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.



Signature of applicant or agent

3/13/23
Date

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

2023

APPLICATION PRESENTATION



Application For Cannabis Licence

Presented by: Mountain High

Introduction

BE LOCAL. SOURCE LOCAL. SERVE LOCAL & TOURISTS.

Mountain High ownership group is proud of its ski town roots, with a founder from Colorado ski - country (and longtime Whistler visitor and multi-year Whistler season living) and co-founder and Whistler local both grateful for the opportunity to develop a Whistler retail cannabis store with a focus on a local approach, in a Whistler neighbourhood compatible and community focused approach.



Our Story

DONNIE DOUGLAS + CHARLES DUBE

Donnie and Charles met on the Blackcomb Glacier in the summer of 2000 while enjoying the mountain during what would be Donnie's first of three consecutive summers attending Camp of Champion's, and the beginning of Charles tenure as a Whistler local.

Later Donnie moved to Seattle, for the ground floor of the cannabis industry, and reconnected with Charles, who has held positions in Whistler's hospitality institutions, and learned the workings of local businesses through a family business consultancy.



Community Impact Statement

“A place where our community thrives, nature is protected and guests are inspired” -Whistler Community Vision

Mountain High brings a positive and proactive enhancement to the community through its long background and depth of experience in compliant and regulated cannabis sales. The intent of legalization is the replacement of the black market, reduction of crime, and increased taxation while offsetting detrimental impacts. Whistler's foray into this updated policy comes after years of early experimentation, and this change can come as a responsible addition to the Whistler community, by following the guiding principals and vision of Whistler.

Mountain High's brings a long track record of compliant operations and consistent payment of cannabis excises taxes, while having a depth of knowledge and inherent understanding, with regard to areas important to Whistler's community. Our provincially licensed non-medical cannabis store's would immediately begin to displace the illicit market and reduce availability of black market cannabis to underage youth, as well as deterring criminal activity in the area.

The Mountain High brand, store infrastructure, and our team, interior design, and exterior cleanliness will attract new customers, and enhance business opportunities for nearby businesses. Our proposed location of 211 – 4368 Main Street, Whistler, BC V0N 1B4 is a second floor retail space above the main retail environment of the ground floor Marketplace and Main St. corridor.

Community Impact Statement

As a prospective cannabis retail business in Whistler, we are dedicated to *upholding the guiding principles, location guidelines, and evaluation criteria specified in the Cannabis Retail Policy G-27*. We also acknowledge the importance of supporting Whistler's priorities, goals, and vision, as outlined in the Official Community Plan.

Our aim is to help foster a thriving and varied economy, reinforce Whistler's unique 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 atmosphere, and support and advance reconciliation and economic opportunities with the Skwxwú7mesh and Łilwat7úl peoples.

Guiding Principles

Firstly, *our business will support a thriving and diverse economy in Whistler.* Our business will attract visitors and boost tourism, and provide new work opportunities, which will benefit local businesses and stimulate economic growth, and long-term sustainability of the community.

Secondly, we believe our business will promote community and social well-being by providing access to high-quality regulated and tested cannabis products to adults in a safe and informative environment. Our store will prioritize customer education, and we will work to establish a positive and inclusive environment that fosters social connections and supports well-being. We will strictly adhere to all local and provincial regulations regarding cannabis retail operations.



Guiding Principles

Third, we recognize the *importance of establishing a transparent and efficient process for our business*. We will work closely with local authorities and community members to ensure compliance with all regulations and policies and provide clear and open communication about our operations.

We are used to a regulated environment where we've have to keep three years of books and records available for inspection by local authorities and regulators.

Fourth, we understand the need to *balance community and visitor demand with community safety and Whistler's family-friendly environment*. Our business will implement responsible practices to ensure public safety, minimize any potential negative impacts on the community, and comply with all local bylaws and regulations.

And fifth, our company is committed to doing our part to *strengthen the relationships with both the Lil'wat and Squamish Nations*. We will work with both Nations and discuss creative and new ways our company can help advance and support reconciliation, and follow through on those commitments.

Alignment with Official Community Plan and Cannabis Retail Policy

i. *Location Guidelines and Evaluation Criteria:* Our location, 211 – 4368 Main Street, Whistler, BC V0N 1B4, meets and exceeds all location requirements outlined in the G-27 requirements.

- a. Our prospective location is within the North Village Temporary Use Permit area as designated in Schedule 1 of the G-27 requirements. Please see the Proximity Map section of this application.
- b. Our location is more than 300 meters away from the property line of an elementary or high school or Meadow Park Recreation Centre as confirmed by architects and land surveyors;
- c. Our location does not have any frontage on the Village stroll area.
- d. Our location enjoys unique advantages such as substantial street and parking lot parking on either side of our building, and easy pedestrian access - while being inconspicuous to families and children who frequent the Village Stroll and nearby playground.

Alignment with Official Community Plan and Cannabis Retail Policy

i. Location Guidelines and Evaluation Criteria:

Our location complies with the Provincial Cannabis Licensing Regulations, as well we'll ensure no packaged cannabis products, accessories, or labeling are visible from outside our store.

Our location goes farther than meeting just the regulatory requirements, and is compatible with the priorities, goals, and visions outlined in the OCP, as a second floor retail location that is less conspicuous to family and children that frequent the Village Stoll, and nearby Whistler Village playground.

A large part of our background, includes selecting locations for much more complex distancing regulations - as this is important to local communities. WA state distancing requirements (in Seattle) include: ~300m from schools and playgrounds, and ~165m from licensed daycares, community centers, parks, video game arcades, and libraries, among others.

Cannabis Retail Store **Terms and Conditions**

A handbook for the sale of
non-medical cannabis in
British Columbia

October 2022



ii. Economic Impacts: As a cannabis retail business, we recognize the potential economic benefits that we can bring to the community. We will provide job opportunities to residents and support local suppliers and service providers. We will also pay taxes to the RMOW, which will contribute to the provision of community services and infrastructure.

iii. Environmental Impacts: Our business will prioritize environmental sustainability by minimizing waste, conserving energy, and reducing our carbon footprint. We will use Whistler's Climate Action Big Moves Strategy and the Zero Waste Action Plan as guidelines for implementing best practices. Including reminding customers to recycle their packaging, and provide recycle containers where applicable. We will also work to promote environmentally responsible cannabis cultivation practices among our suppliers.

iv. Mitigating Potential Negative Impacts: We recognize that our business may have negative impacts on the surrounding neighborhood and wider community. Therefore, we will take measures to mitigate these impacts by minimizing noise and light pollution as appropriate, ensuring adequate security measures such as adequate camera coverage, and complying with all relevant regulations and bylaws of RMOW and LCRB.

v. Transparency and Efficiency:

We are committed to establishing a transparent and efficient process by providing clear and accurate information about our products and services, which we may do online as well as through in-store displays, handouts and signage. We maintain a visitor log, incident log (as required), and necessary records on site.

vi. Balancing Community and Visitor Demand with Safety:

We recognize the importance of balancing community and visitor demand with community safety and Whistler's family-friendly environment. We will work with local authorities and community leaders to implement policies to ensure that our business operations do not compromise public safety and take steps to ensure that our products do not end up in the hands of minors.

vii. Supporting Reconciliation and Economic Opportunities:

We recognize the significance of supporting and advancing reconciliation and economic opportunities with the Squamish and Lil'wat people. We will provide opportunities for economic participation and growth as outlined further. celebrating the traditions and culture of the nations, establishing and contributing to charity funds dedicated to the Nations, and prioritizing hiring and training of First Nations peoples to work at our store.

APPLICATION EVALUATION CRITERIA

i. Balancing resort and community needs

We understand the unique needs and issues facing Whistler, ranging from ever-increasing living, housing, and business costs, the pressures resulting from Whistler's physical size, climate change impacts, growing competition among tourism destinations, changing tourism patterns and changing demographics and population.

A part of our vision as a Whistler business is to be bold in addressing these needs and implement policies that work proactively and harmoniously with the guidelines and plans outlined in Whistler's Official Community Plan in order to maximize the benefit our business will have on all residents and businesses of the Whistler area.

We recognize the importance of balancing community and visitor demand with community safety and Whistler's family-friendly environment. We will work with local authorities to ensure that our business operations do not compromise public safety.

APPLICATION EVALUATION CRITERIA

ii. Provisions for Employee Housing

We understand the limitations on available housing for workers in Whistler and that Whistler is facing an affordable housing crisis. With this in mind, we will explore contributions to housing (offset costs), and have in fact we posted an inquiry and survey and in fact many interested in applying to work with us, already have employee housing.

iii. Commitment to a Living Wage

We are committed to providing all of our employees with a living wage of at least \$20.00 an hour, well-over the provincial minimum wage, coupled with opportunity for pay raises and bonuses. We will also offer paid-time off and vacation days for most employees.

APPLICATION EVALUATION CRITERIA

iv. Relationships with or support for community organizations

We will strive to create and grow relationships with a number of community organizations that address a wide array of community needs. Considering our shared love and appreciation for the outdoors, we understand the importance of providing backcountry rescue support. As such, we plan on partnering with and supporting the Whistler Search and Rescue Society.

To ensure food security for those in need, we plan on contributing a monthly donation to the Whistler Community Society food bank.

Additionally, we will continuously look to support programs of the Lil'wat Nation, such as the Lil'wat Thanksgiving Traditional Pow Wow, The Elders Programming, Youth Soccer Program, The Lillooet Lake Rodeo and the Christmas Hamper Project.



APPLICATION EVALUATION CRITERIA

v. Leadership on sustainability and climate action, with additional reference to Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan

We take climate change very seriously and are committed to play a leadership role on sustainability and climate action. We have reviewed and fully support the policy considerations and goals of Whistler's *Climate Action Big Moves Strategy* and the *Zero Waste Action Plan*. We intend to be proactive in our commitments to slow climate change and reduce our carbon footprint.

Our company will encourage and incentivize our employees to use environmentally-friendly ways of commuting to and from work, including walking, biking, using mass transit systems, and carpooling. We will also encourage our customers to bike to our store by providing easy access bicycle racks.. Additionally, our location is in close proximity to multiple bus stops, making it easy for customers and employees to utilize mass transit when traveling to our store.

We will have a recycling container available in our store or signage to the nearest street unit so customers do not litter. We will also train our employees on proper waste disposal. We will stay in communication with the RMOW to implement creative ways to move towards a more sustainable future, such as promoting and encouraging employees and customers to participate in smaller scale carbon-reducing initiatives like "Small Steps for Big Moves" and "Meatless Mondays"

APPLICATION EVALUATION CRITERIA

v. Leadership on sustainability and climate action, with additional reference to Whistler's Climate Action Big Moves Strategy, and Zero Waste Action Plan

Store policies will include specific actions our store can take in reducing carbon emissions such as using energy efficient fixtures and lighting that can reduce carbon output.

Importantly, it is also our intention to work only with suppliers who share this commitment to the environment by using packaging and cultivation practices that are less toxic, more natural, more local, more durable and reusable, recyclable, or compostable whenever possible.

Further, we are committed to supporting organic, chemical-free farming and processing practices whenever possible.

APPLICATION EVALUATION CRITERIA

vi. Contributions to local economic development and overall character that promote a four-season family-friendly resort destination

Our priority is to become a valued and generous member of the Whistler community. We understand that Whistler has a unique identity as one of the world's top resort destinations and we want to contribute to and maintain a family-friendly destination. This will be done in a number of ways. Our store design will comply with all bylaws and adhere to common color schemes to the area. We will hire and train local employees and ensure that they are working in a professional and friendly manner, welcoming all patrons, residents, and tourists alike. By committing to providing our employees a livable wage, above the provincial minimum, we will do our part to improve the economic circumstances and increase affordability for our employees and their families.

We understand the family-friendly nature of the Whistler area. A large part of our commitment to this, has been our work to secure the potential to open at our location - off of the groundfloor retail, away from the playground, and in a less conspicuous area. Which is nevertheless very convenient to adults who frequent the area and who are shopping in the Marketplace. We will work hard to alleviate the problems associated with illicit drug sales and provide a safe and regulated alternative and information available on our sWe will take measures to educate the public on the risks associated with cannabis use and work with local organizations to help develop ways to educate children and young adults on the danger of substance abuse. We will encourage safe and responsible cannabis consumption by providing detailed information on the effects of our products.

APPLICATION EVALUATION CRITERIA

vii. Commitment to Whistler's community health and social strategy goals

As a potential Whistler neighbor, we are committed to protecting and enhancing Whistler's character and sense of place. We will also work to promote and support connections to the natural environment, by sponsoring outdoor adventures for residents and tourists alike. We will do this by working with various organizations that promote outdoor activities such as AWARE's Whistler Nature Camp

We will actively engage with the community to participate and support various programs and initiatives that foster a greater sense of community and togetherness between residents, tourists, and members of the Squamish and Lil'wat Nations.

We understand the important role our company will have in ensuring that the youth are educated on substance use and abuse. We plan on working with the Whistler Community Services Society to further develop and understand the role our business can play in supporting the health and social needs of area youth.

APPLICATION EVALUATION CRITERIA

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

Our company is committed to doing our part to strengthen the relationships with both Nations. We will work with both Nations and discuss creative and new ways our company can help advance and support reconciliation with both the Lil'wat and Squamish Nations in Whistler.

Specifically, we will make all efforts to develop a strong First Nations cultural presence in our store. This will include, among other things, showcasing First Nations artwork at the store. We also plan to collaborate with the Nations to explore how we can help to share the Squamish and Lil'wat Nation's traditional languages. We are also exploring ways our company can support and provide opportunities to share each Nation's history and culture through events and gatherings for residents and tourists alike.

We are committed to reconcile and strengthen our relationship with the Nations by prioritizing the provision of employment opportunities for Squamish and Lil'wat members and collaborating with the Nations to discover and implement new ways to promote education and awareness of the history and culture of the Squamish and Lil'wat Nations. We also intend to explore ways we can contribute and donate a percentage of our profits to Squamish and Lil'wat charities and organizations and intend to do so in a formalized fashion.

APPLICATION EVALUATION CRITERIA

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

We will also work to implement a Young Professional Inclusion program for young adult Squamish and Lil'wat members. We will provide a paid training program to any individual from Lil'wat or Squamish who applies to us, and meets following criteria. They are older than 19 years old, pass a background check, with no issues in regard to criminal history that would not allow their work at an LCRB cannabis license, they have applied for or are involved with undergraduate studies, community college, or any vocational / trade school, that is formally recognized or licensed by a province.

We 'host' the student and provide reasonable accommodations either directly with or as a guest in the house of a manager or director of the company, or at offsite lodging. They are paid for the internship or work program (subject to employment attorney review of each case) whichever may be applicable. The candidate will engage in a 6 week study of our business and assist with our general business operations. Upon completion, we provide a letter of reference to them, as they may use at their disposal for any real-world employment application, they may pursue. Or, they are welcome to apply for an in-house position, if we have one available.

This will serve as a great training program for any Nations member who would like to have a future in business management and feel that it will have a positive impact on their lives.

Security Plan

We understand the importance of maintaining a strong and effective security system and are committed to fully comply with all LCRB security requirements. This will help to ensure a safe workplace, neighborhood, and community as a whole.

We plan to work with Sea to Sky Security Systems, a local company, to complete a security assessment of the premises and develop a full security plan that meets and exceeds all LCRB requirements. We will install cameras to ensure a continuous and unobstructed view of the retail sales area, all product storage areas, and both the interior and exterior of all entrances, exits and windows. We plan on going beyond these requirements to have motion sensors covering the entirety of the space, contact sensors on all doors and windows and glass-break sensors to detect attempted break-ins,

Additionally, we will have high-security locks on all perimeter doors, install an audible intruder alarm system and audible fire alarm systems which will both be monitored 24 hours a day by Sea to Sky Security Systems. We will also install locks on all retail display cases.

We will ensure that the video cameras will be operating and recording at all times, even when the store is not open for business. We will also ensure that all video storage is capable of recording and storing at least 30 days worth of video. These recordings will also be continuously uploaded to a cloud storage system to ensure its preservation.

We will also post written notices in conspicuous areas informing our patrons that surveillance is being used on the premises. We will ensure these notices are visible at all times.

We also understand that we will be required to provide a copy of security camera footage to the LCRB at any time for use in investigations into possible contraventions of the Cannabis Control and Licensing Act and its regulations. We also understand that security camera footage may also be used by LCRB at enforcement hearings held under the CCLA. We are committed to comply and exceed all security requirements and to fully cooperate with the LCRB at all times.

ii. Impact on visitors and neighbours including odour

It is a top priority of ours to minimize any negative impacts our business may create and we are committed to taking proactive measures to prevent and mitigate any potential nuisance resulting from the nature of our business. We plan to meet with all neighbouring businesses and residents to understand their concerns and how we can work together to create a positive and beneficial relationship with all.

Notably all of our product is pre-packaged off site and so less odourous.



ii. Impact on visitors and neighbours including odour

Odour Mitigation

We understand that cannabis odours may bother those who live or work close to commercial cannabis stores, despite the fact that our products will already arrive at the store prepackaged from the cultivators / manufacturers. As part of our commitment to reduce the impact of odours, we plan to take active measures to eliminate any odours that could potentially emanate from our store and to mitigate disturbances to surrounding businesses and residents. All of the products that we will carry with be prepacked and unopened in the shop, which will eliminate odour. Additionally, there are several industry best-practices that we will install into our facility to ensure that the air poses zero health risks or nuisance to any employee, visitor, surrounding business, or residents.

We will be using polarized media filters with activated carbon insert pads to provide a medical grade air quality to the facility. Polarized media filters utilize electromagnetic polarization to maximize the collection of dust and pollutants in the air which increases the effectiveness of air filtration and odour control. The carbon pads provide an additional layer of odour removal, providing maximum efficiency and benefit.



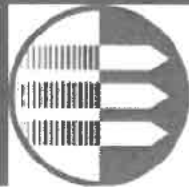
ii. Impact on visitors and neighbours including odour

Odour Mitigation

We will use activated carbon scrubbers in the storage rooms where the product will be stored. These filters use pelletized granule carbon to remove odour, dust, and other pollutants from the air and can be used as a stand alone unit and as an exhaust filter.

We will use highly efficient and effective MERV-16 rated HEPA air filters, which will provide the same air quality as in hospitals and research lab applications. Additionally, we will explore decorating our space air quality enhancing plants that have been shown to be natural air purifiers such as: aloe vera, bamboo palm, peace lily, and the spider plant.

We will also retain the services of a third party odour-management professional who will perform inspections to identify sanitation, structural, and storage efficiency options and make recommendations to our store for any adjustments or improvements we can make to eliminate any odour.



**Air Separation
Technologies Inc.**

ii. Impact on visitors and neighbours including odour and other potential impacts

Crowd Control and Responsible Consumption

We recognize a new cannabis retail shop may initially create high traffic and crowds in and around the store, which could be seen as a nuisance to neighboring businesses and residents - though we've learned over the years - our neighboring businesses learn to love us for the additional business from our customers stopping by. To mitigate traffic issues before, we've hired third party licensed security or trained doormen, as well as setup simple rope lines, and podiums with staff monitoring our door and customer count.

We also require signage on site plainly stating our no - open cannabis products, and no - consumption of cannabis products onsite, or in the area surrounding our premises. This coincides with our commitment to adhering to the Whistler Smoking Regulation Bylaw. We will display one Social Responsibility poster as required by LCRB in a prominent location in our service area, in addition to materials provided by LCRB for handout or that we develop for distribution to our customers.

We will provide visitors the information they might need regarding legal cannabis, we expect most of our visitors will have some product knowledge and will through our adherence to all security regulations, we expect our presence in the community will increase the safety and security of Whistler residents and guests and decrease crime in the area. Our security plan includes full video surveillance 24 hours a day. Additionally, our store will be equipped with motion sensors, audible intruder and fire alarm systems, and glass break detection sensors. During business hours, we plan to employ a security team to ensure the safety of our patrons and neighbors.

Adherence to Good Neighbor Agreements

We are fully committed to being a positive, accommodating, and friendly addition to the Whistler Community. We plan to actively engage with all neighbors, businesses and residents, to understand their concerns, to ensure adherence to all Good Neighbor Agreements, and to address and alleviate any potential issues that may arise. We understand the potential negative feelings neighbors may have for a cannabis store, so our top priority is to go above and beyond to ensure that our company will be a responsible and considerate member of the Whistler community.



Efforts to inform Customers of Smoking Regulation Bylaw No. 2136

In addition, we will fully comply with the Smoking Regulation Bylaw of Whistler No. 2136, including upholding the Duties of a Responsible Person and being fully compliant with No Smoking sign posting regulations.



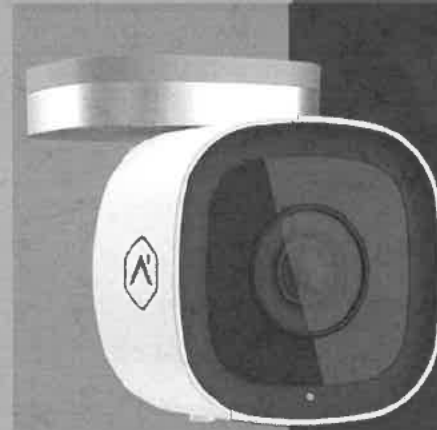
Surveillance and Security Plan



SEA TO SKY
SECURITY

Requirements & Our Best Practices

- An audible intruder alarm system monitored by a third-party (Sea To Sky Security)
- Lockable retail display cases
- Locked storage area
- Secure perimeter door locks
- 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
- **Additional Security measures** include motion sensors, contact sensors on all doors and windows, and glass-break sensors
- Our unique second floor retail location is an undesirable target for quick escape break-ins or robberies



Heat Mapping



Occupancy Tracking



Crowd Gathering



People Counting



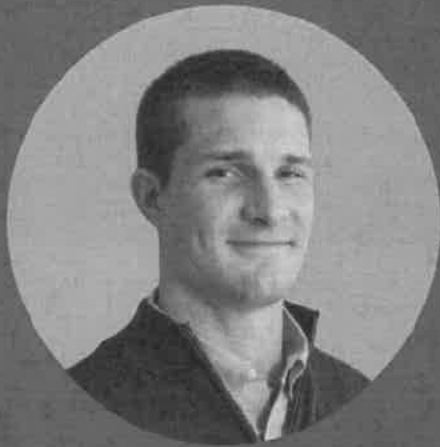
Queue Monitoring

COMPLIANCE WITH PARKING BYLAWS

We will ensure that we are fully compliant with the Parking Bylaw 303 and its relevant provisions. We will determine and designate an area for all delivery trucks that comply with the bylaw.

PROVIDING ACCESSIBILITY TO ALL

We will ensure that our store is accessible to people of all abilities and are working with architects to ensure that our store provides sufficient accommodations to all Patrons. We will also work to install more bicycle racks to increase access to cyclists. Additionally, our store location is in very close proximity to a number of local bus stops, making it easy for people to utilize mass transit when visiting our store.



DONNIE DOUGLAS

Experienced Owner / Operator

6+ years retail ownership

\$8m + cannabis excise taxes paid

Director Overview

Experience / Merit / Background

Open and operating

- Seattle, WA Retail Cannabis 321 NE 45th St WSLCB License 410332
- Seattle, WA Retail Cannabis 5300 17th Ave NW WSLCB License 420292
- Seattle, WA Retail Cannabis 2114 Western Ave, Ste B WSLCB License 431327
- Bellingham, WA Retail Cannabis 1215 N Lake Samish Dr WSLCB License 422930

In development

- Renton, WA Retail Cannabis 400 Olympia Ave WSLCB License 430622
 - Approved by WSLCB as a Financier and completing buyout

Partnerships and Collaborations

- Hayward, CA - initial Director of Retail, and license awarded (retail)
- Berkshire, MA - initial Chief Operating Officer, and license awarded (retail)

Involved in 10 Retail Tenant Improvements / Applications and Awarded Licenses





Director Overview

Charles's experience and focus is on working with small businesses to implement systems, and oversee training and efficiency.

He ran the sales department for a family zero-waste grocery store that focused on selling locally made and grown goods. He also has worked in the hospitality industry around Whistler. It's safe to say he definitely understands the tourist culture and believes that this will be one of his major contributions to retail store.

CHARLES DUBE

Charles has been working in his sister's consultancy business since 2019, building SOP's and automated workflow for a wide variety of businesses.

Strategic Partners & Providers



RANYA DUBE

Ranya runs an international consultancy company that focuses on building efficiency systems to increase profitability. She also built the world's first zero waste food delivery company and has an extensive Health & Safety background.



JAY BIAGI

Mr. Biagi has 30 years experience in corporate law and as a transnational attorney. He has extensive experience representing clients in all facets of corporate and securities law and has significant experience in commercial and tax litigation.



ROBERT LAURIE

Robert is an International cannabis and psychedelics lawyer, consultant, and trusted industry advisor. He lived in Whistler for part of his adult life as his father was director Whistler & Blackcomb under the ownership of Intrawest.



JULIE JORDAN

Julie is Director of Finance & Forecasting at Thyssenkrupp Aerospace. Julie is an innovative leader, excited about driving positive change through technology and continuous business optimization.

Full and Complete Compliance with BC Regulations and Guidelines

We are committed to ensuring that we operate our store with close adherence to all Provincial requirements for a retail cannabis store. We are extremely familiar with the contents of the Cannabis Retail Store Handbook and will ensure that our employees and managers are fully trained on all aspects of this Handbook.

Cannabis Retail Store Terms and Conditions

A handbook for the sale of
non-medical cannabis in
British Columbia

October 2022



Full and Complete Compliance with BC Regulations and Guidelines

LCRB Requirements we are committed to upholding include:

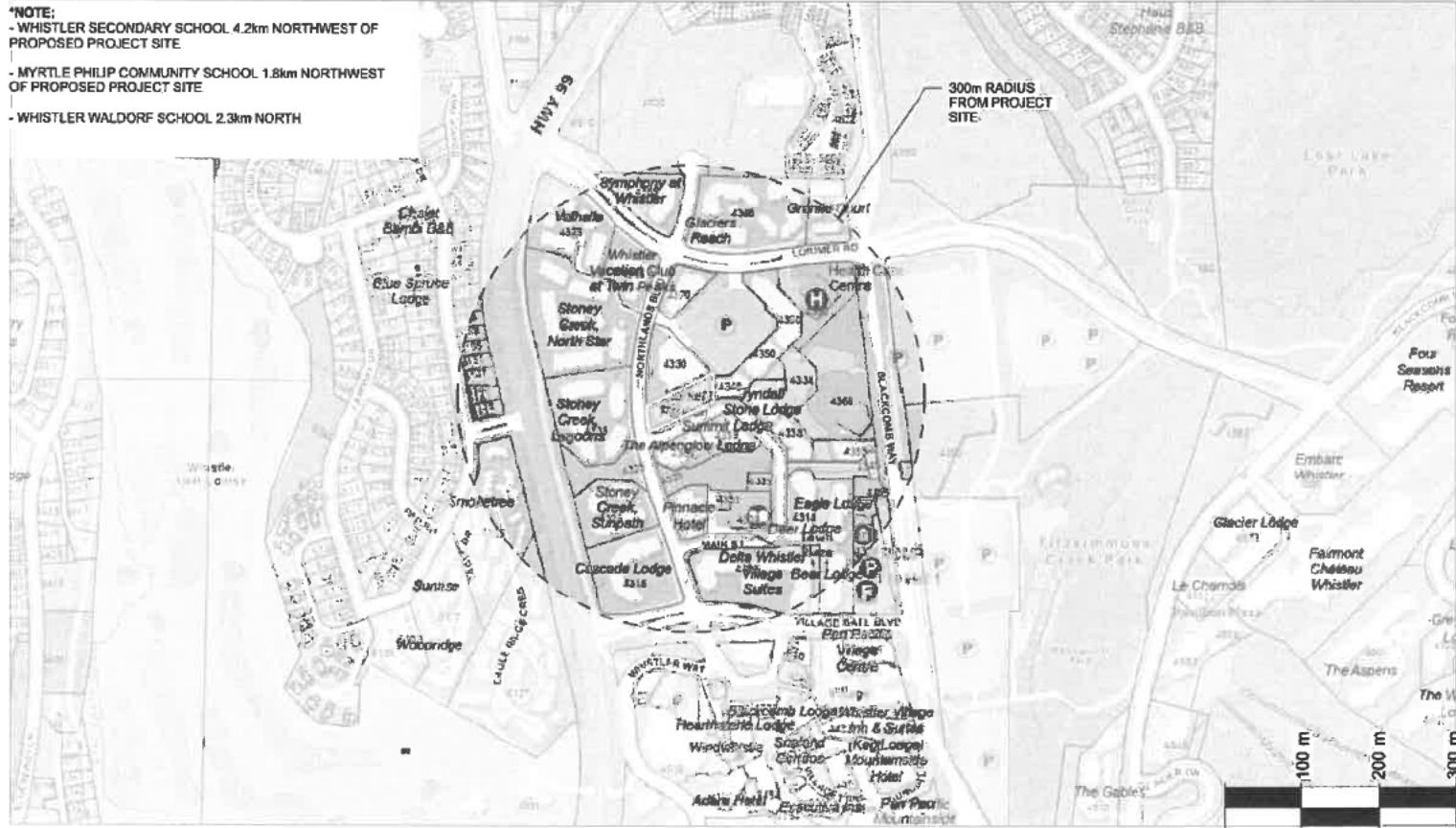
- Responsible Selling Training-We will require all sales associates and manager to successfully complete the mandatory Selling It Right training course before beginning employment.
- We will display one Social Responsibility poster as required by LCRB in a prominent location in our service area, in addition to materials provided by LCRB for handout or other materials that we develop for distribution to our customers.
- We will ensure that no weapons are brought into the store without lawful excuse (lawful excuse does not include having personal possession of a weapon for self-protection), and that no criminal activity takes place in the store. We understand that employees, patrons or members of the community have reason to be concerned that there is a threat to their safety, we will act on these concerns.
- We will train our employees that they must refuse the intoxicated person service, and request that they leave the store and ensure they depart safely.
- We will train our employees, including any security guards that we employ, on how to effectively take measures to prevent disturbances. Along with our security plan, we will ensure that there is adequate lighting outside the store, to regularly supervise any parking areas near the store, and to post signs asking patrons to do their part to not disturb the neighbouring businesses and residents.
- We will also maintain an activity log that documents any potential issues encountered during the business day and maintain those records for 6 years.

Full and Complete Compliance with BC Regulations and Guidelines

LCRB Requirements we are committed to upholding include:

- We understand that we may allow their patrons to touch the types of dried cannabis product they have available through the use of a jar. We understand that jars containing cannabis for touch must be kept behind the counter and must not be accessible to patrons without employee assistance, and patrons must be assisted by a store employee at all times when touching cannabis.
- We will also adhere to the permitted operating hours set by the LCRB, between 9:00 am and 11:00 pm. We will have a process in place to ensure all customers have left the premises before 11:00 pm
- We also understand that licensee must not sell, in one transaction, more than 30 grams of dried cannabis or its equivalent to a patron. Our employees and managers will be extensively trained to avoid any violations of these points. We will also implement within our POS program to block any attempts to sell above this legal limit.

- *NOTE:
 - WHISTLER SECONDARY SCHOOL 4.2km NORTHWEST OF PROPOSED PROJECT SITE
 - MYRTLE PHILIP COMMUNITY SCHOOL 1.8km NORTHWEST OF PROPOSED PROJECT SITE
 - WHISTLER WALDORF SCHOOL 2.3km NORTH

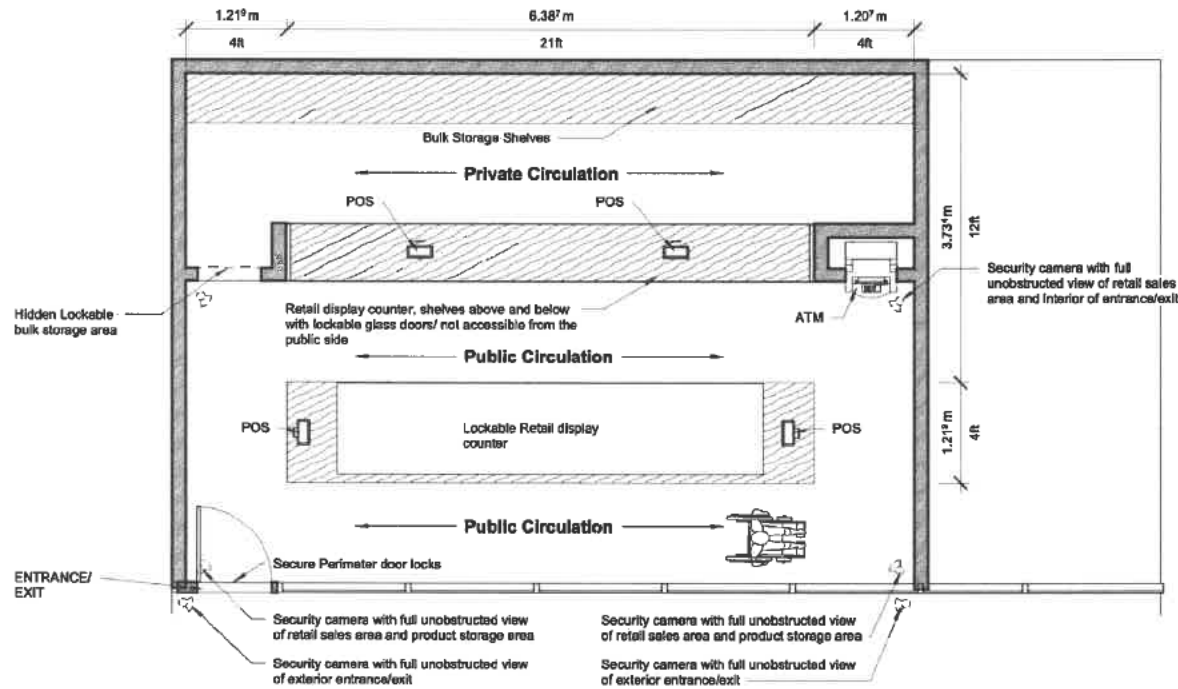


RETAIL CANNABIS PROPOSAL

4368 MAIN ST #211, WHISTLER, BC V8E 1B6

SITE PLAN

Project number	2225	1-1
Date	03.13.23	
Drawn by	JMA	
Checked by	VSF	
		Scale 1 : 5000



Security Requirements LCRB Cannabis Store Handbook

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 Locked storage area
4. Secure perimeter door locks
5. 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.



RETAIL CANNABIS PROPOSAL

4368 MAIN ST #211, WHISTLER, BC V8E 1B6

FLOOR PLAN

Project number 2225
 Date 03.13.23
 Drawn by Author
 Checked by VSF

1-2

Scale 1/4" = 1'-0"



SIGN REQUIREMENTS PER BYLAW NO. 558, 1987:

- MAXIMUM (1) SIGN PER BUSINESS FRONTAGE, TO BE LOCATED IN CENTRE ONE-THIRD OF BUSINESS FRONTAGE
- MAXIMUM SIGN AREA = 0.6m² PER SIDE, (2) SIDES PERMITTED
- MINIMUM 2.4m HEIGHT CLEARANCE FOR HANGING SIGNS
- MAXIMUM PERMITTED LETTERING = 300mm
- RAISED OR RECESSED LETTERS ARE STRONGLY ENCOURAGED
- SIGNS PERMITTED TO BE ANY MATERIAL WITH THE EXCEPTION OF PLASTIC, FIBERGLASS, PLYWOOD OR PARTICLEBOARD EITHER PAINTED OR UNFINISHED

PROPOSED HANGING SIGN:

- FINAL SHAPE TO BE COORDINATED WITH COMPREHENSIVE SIGN PLAN, SECTION 5 SIGN BYLAW 558, 1987
- SIGN AREA = 0.6m²
- NATURAL WOOD BACKGROUND, PAINTED
- RAISED LETTERING
- LETTERING MAX. 300mm



RETAIL CANNABIS PROPOSAL

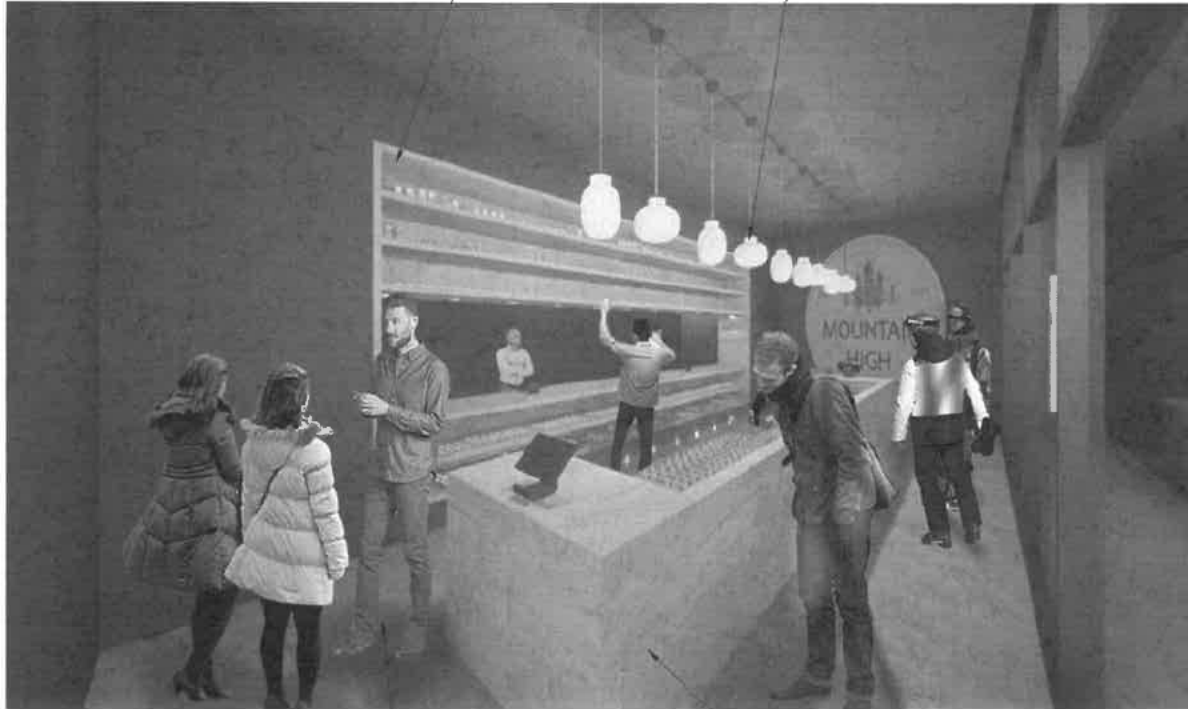
4368 MAIN ST #211, WHISTLER, BC V8E 1B6

EXTERIOR ELEVATION

Project number	2225	1-3
Date	03.13.23	
Drawn by	Author	
Checked by	VSF	
		Scale 1 : 10

Clean and Subtle.. not typical Cannabis retail

Wall and casework shown not actual, rendering to show brand and design goals



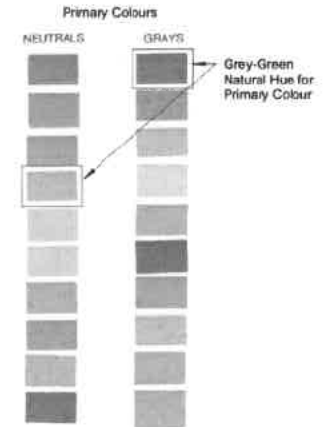
Classy merchandise organization provides a timeless experience

Simple and elegant fixtures allow for a clean and subtle presentation of merchandise.

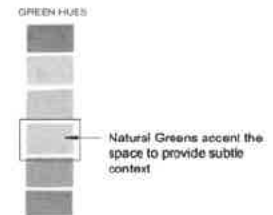
Intentional and controlled customer experience.

Natural wood casework and cabinetry. Wood is a light hue to bring brightness to the space, and to emulate the conifer wood species local to Whistler.

Whistler OCP Village Colour Palette



Secondary Colours



RETAIL CANNABIS PROPOSAL

4368 MAIN ST #211, WHISTLER, BC V8E 1B6

INTERIOR RENDERING

Project number	2225	1-4
Date	03.13.23	
Drawn by	Author	
Checked by	VBF	Scale

Business Plan

CORPORATE STRUCTURE - AN INCORPORATED BC COMPANY, ONE DIRECTOR
PARTNERSHIP VESTING AND EQUITY AGREEMENTS

NUMBER OF STAFF / HOURS OF OPERATION

We will hire approximately 6 employees. This may increase or decrease based on our sales. We plan on providing all employees with a livable wage. Our planned hours of operation are 9am-11pm. We will comply with all RMOW and LCRB regulations concerning hours of operation.

PRODUCTS SOLD

We will sell only cannabis products that are approved for sale and to only source from licensed cannabis producers. We envision selling a wide array of cannabis products, including flower, pre-rolls, concentrates and edibles along with paraphernalia and other cannabis-delivery devices.. We are considering also selling non-cannabis or cannabis accessory items that are permitted by the LCRB, such as books about cannabis and branded apparel.

TARGET MARKET

Our target market will consist of adults over the age of 19. We will implement strict ID checking policies to ensure that underage people are not permitted inside the premises. For potential cannabis delivery and curbside pickup services, we will fully adhere to all LCRB regulations that ensure properly delivery rules such as only delivering between the hours of 9 am and 11 pm, requiring the collecting of the name and signature of the individual who receives the cannabis during a curbside pick-up or delivery. We will promptly refuse service to anyone who refuses comply with these rules.

Cannabis Products



FLOWER

55% of products that are pre-packaged branded dried cannabis flower or pre-rolled.



CONCENTRATES

25% manufactured products (concentrates, extracts, vapes, preparations & topical)



EDIBLES

15% Processed and baked edibles and consumables



NON-CANNABIS

5% sales generated from paraphernalia and/ or cannabis delivery/ consumption devices



Educational Initiatives to Mitigate Nuisance, Consumption, and Other Cannabis Related Issues

We recognize that a cannabis shop may initially create excitement which may lead to excessive crowds. We plan to develop operating procedures that will not only educate our employees, but the public as well to ensure that we are mitigating nuisance, consumption issues and other issues specific to our industry.

We plan to employ a licensed security guard to mitigate these potential issues with crowds and customer flow. As mentioned before, all of our employees will be required to complete the Selling It Right training course.

We plan to employ state of the art odour elimination systems to prevent any nuisance to neighbouring businesses and residents. We will also have top notch ventilation systems to do the same. We will train employees and post information online about non-medical cannabis, what to do in the event of overconsumption. Our security plan shows our commitment to go above and beyond all security requirements to deter any crime that may be committed in the area.

We will train our employees on how to handle potential nuisances such as proper storage and handling of cannabis products, deterring and prohibiting consumption on the premises and surrounding areas and develop a policy on how to safely handle any criminal activities occurring on the premises. Along with the guidance from the LCRB, we will ensure adequate lighting outside the store, regularly monitor the surround area parking lots, and post signs requesting that patrons do not disturb the surrounding businesses. Additionally, we understand that licensees and employees must refuse the intoxicated person service, and request that they leave the store and ensure they depart safely. Anyone who has been asked to leave for disorderly conduct, will not be allowed to return within 24 hours, and if they do a peace officer will be notified, and we will update the incident log, as required per LCRB.

Health & Safety

We understand that for our business to be successful, we must prioritize our clientele's well being.

Health & Safety & Compliance are top priorities for legal cannabis businesses. With a background in lodging and hospitality Mr. Dube has dealt with a fair share of tourists who had unfortunate episodes with over-consumption. Mr. Douglas stores have SOP's covering what to do in the event of armed robbery, how to manage snow & ice on walkways and steps, in addition to discussions about safety at monthly team meetings.

With regard to compliance, our focus is on doing our job right - and making sure that each sale is compliant, and that all employees, and managers know how to regularly check the LCRB retail cannabis handbook, and other applicable rules.

With regard to product safety - our associates have familiar with various products, and will have a 'Know your dose' and 'Take it slow' reading materials available to customers.

Our Responsibility & Maintaining Culture

Having lived in and visited Whistler for the time we have, we understand what is at stake in opening the cannabis retail market to locals and tourists alike. We acknowledge that a part of our client base will be a wide variety of International tourists who will be new to cannabis tourism and we take this responsibility very seriously.

Having opened several cannabis stores in a newly legal market (Seattle) and being around Whistler tourists, Donnie & Charles have amassed the experience required to understand how to vet potential customers. We will pride ourselves in assuring that Whistler's reputation is maintained and that those who participate in the recreational market have a positive and safe experience, as they would when visiting any of our well reputed establishment around town.

Cash Management / Systems and SOP's

STEP ONE

CLIENT PREPARES
FOR DEPOSIT



STEP TWO

ARMORED SERVICE
PICKUP DEPOSITE



STEP THREE

ARMORED
SERVICE
PROCESSES
CASH



STEP FOUR

DELIVERY TO
COMMUNITY
SAVINGS
CREDIT UNION

merrco/payfirma



Community Savings
the unions' credit union

Local Impact

**NEIGHBORHOOD
INTEGRATION:
PROACTIVE
APPROACH &
ASSIMILATION
STRATEGY**

**GOOD
NEIGHBOUR:
POLICY &
NUISANCE
AVOIDANCE**

- Neighborhood Liaison
- Complaint Response Management
- Institute & train employees to embody "the Good Samaritan"
- Role train employees to contribute to neighborhood security
- Establish & introduce customers to our principles & community agreement
- Establish a community dispute resolution
- Vehicle & Pedestrian Access
- No traffic impact
- Sidewalk Security
- Discrete business operation
- Parking access
- Bicycle racks (if allowable)
- Aesthetic compatibility
- Waste management
- No loitering
- No On-site Consumption
- Odour Mitigation & Air Quality

Local Equity Commitment

Volunteer services, monetary donations to local non-profit organizations, financial support of City sponsored, activities or organizations, in kind donations, charitable contributions, and/or any other economic incentives.

ENVIRONMENTAL - we support Earth Day Meet up Clean Up
SPARK OF LOVE - Fire Department Toy Drive



**VOLUNTEER
EFFORT**

**ANNUAL
CHARITABLE
CONTRIBUTION**

**DIVERSE
LOCAL HIRE**

**ONE-TIME FUND
DONATION**

Labour & Employment

EMPLOYEE RETENTION

Mountain High intends to offer employee \$20 per hour, well over the provincial minimum wage. Additionally depending on local regulations our sales associates typically average tips of \$4-7 hr

HOUSING & EMPLOYEE RETENTION

We had a large initial response to a craigslist survey and believe that most of the interested candidates, and our prospective managers have established housing in Whistler.

Equality & inclusion policies| Social equity hires| Diversity| Non-Discrimination Policy Equal Opportunity Employment| Workers Compensation| Anti- Harassment Policy| accommodations

BENEFITS

Paid & Unpaid Leave
Monthly fully complaint operations bonuses
Other discretionary bonuses



DAY-TO-DAY

STANDARD OPERATING PROCEDURES

Sample SOP's we have and use already

SALESFLOOR & OPERATIONS

- Opening & Closing Procedures
- Customer Reception & Check-In
- Id Verification
- Sale Of Cannabis Products
- Customer Eduction
- Product Offerings
- Custmers Retail Experience
- Product Quality Control
- Delivery Service Producers
- Marketing Strategy
- Customer Relationship Management

PRODUCT & INVENTORY MANAGEMENT

- Product Procurement
- Product Deliveries & Intake Manifests
- Accepting Cannabis Goods
- Review Of Product Labels & Quality
- Limited Access Area
- Vendor/Distributor Qualifications
- Product Access Protocols
- Customers Product Handling

INVENTORY CONTROL

- Inventory records
- Record Retention
- Reporting & Monitoring
- Tax Payments
- Records software
- Private Medical Records
- Track-And-Trace
- "POS" Point Of Sales (COVA)
- Online Order Platform (DUTCHIE)

EMPLOYEE TRAINING

STEP ONE (1)
EMPLOYEE
HANDBOOK



STEP TWO (2)
SELLING IT
RIGHT Compliant
Sales Training
(LCRB required)



STEP THREE (3)
CANNABIS PRODUCTS &
INVENTORY EDUCATION



STEP SIX (6)
ACCOMPANIED SHIFTS



STEP FIVE (5)
REGULATORY COMPLIANCE &
BEST PRACTICES



STEP FOUR (4)
MOUNTAIN HIGH
HOSPITALITY STANDARDS



Thank You for the Opportunity!