



APPLICATION FORM



WHISTLER TEMPORARY USE PERMIT - CANNABIS RETAIL

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

RESORT MUNICIPALITY OF WHISTLER

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

Application Number

TUP 00107

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: 1 - 1050 Millar Creek Road Whistler BC V0N 1B1

Legal Description P.I.D. LOT 6 DISTRICT LOT 4119 PLAN 18715 007-108-591
(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: IS1 - Industrial Service One

Business Information:

Legal Name: A Little Bud Cannabis LTD

Doing Business As: A Little Bud

Mailing Address: 35073 Spencer St Abbotsford BC V3G 2E3

Provincial Application Reference Number: 070457

Name of Applicant/Agent: Randall Tingskou



Name of Registered Property Owner: BBKA Holdings LTD

Mailing Address: 13825 25 Ave

City: Surrey

Province: BC

Postal Code: V4P 2M1



WHISTLER: A PLACE WHERE OUR COMMUNITY THRIVES, NATURE IS PROTECTED AND GUESTS ARE INSPIRED.



AUTHORIZATIONS

I BBKA Holdings LTD authorize Randall Tingskou of A Little Bud Cannabis LTD
(PRINT NAME of registered property owner) (PRINT NAME of agent/person authorized to sign the application)

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

1 - 1050 Millar Creek Road Whistler BC V0N 1B1

(Civic address of property)

[Redacted Signature]

3/3/2023

Signature(s) of registered property owner(s)

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

[Redacted Signature]

3/3/2023

Signature of property owner

Date

DECLARATION

I Randall Tingskou, solemnly declare that the statements made
(PRINT NAME)

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

[Redacted Signature]

3/3/2023

Signature of applicant or agent

Date

FEE SCHEDULE

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



SUBMITTAL REQUIREMENTS – DOCUMENT CHECKLIST

Subject Property Civic Address: 1 - 1050 Millar Creek Road Whistler BC V0N 1B1

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.

Randall Tingskou

Full name of applicant or agent (Print)

[Redacted Signature]

3/3/2023

Date

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

Rev Jan 2023

THE PREMIER MOUNTAIN RESORT COMMUNITY | MOVING TOWARD A SUSTAINABLE FUTURE

THE PREMIER MOUNTAIN RESORT COMMUNITY | MOVING TOWARD A SUSTAINABLE FUTURE





TITLE SEARCH

TITLE SEARCH PRINT

2023-02-15, 09:09:00

File Reference:

Requestor: Jeremy Gabel

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

Land Title District VANCOUVER
 Land Title Office VANCOUVER

Title Number CB32395
 From Title Number CA9931267

Application Received 2022-06-27

Application Entered 2022-07-07

Registered Owner in Fee Simple
 Registered Owner/Mailing Address: BBKA HOLDINGS LTD., INC.NO. BC0992612
 13825 25 AVE
 SURREY, BC
 V4P 2M1

Taxation Authority Whistler, Resort Municipality of

Description of Land
 Parcel Identifier: 007-108-591
 Legal Description:
 LOT 6 DISTRICT LOT 4119 PLAN 18715

Legal Notations
 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB42042

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE MUNICIPAL ACT, SEE BP83079

SUBJECT TO PROVISOS, SEE CROWN GRANT J29841

Charges, Liens and Interests
 Nature: MORTGAGE
 Registration Number: CA9931279
 Registration Date and Time: 2022-05-16 15:04
 Registered Owner: ROYAL BANK OF CANADA



TITLE SEARCH PRINT

2023-02-15, 09:09:00

File Reference:

Requestor: Jeremy Gabel

Nature:	ASSIGNMENT OF RENTS
Registration Number:	CA9931280
Registration Date and Time:	2022-05-16 15:04
Registered Owner:	ROYAL BANK OF CANADA

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE





COMMUNITY IMPACT STATEMENT

The location we have chosen within Function Junction conforms to the location requirements within the Whistler Cannabis Retail Policy. This includes being within one of the five described zones, over 750 meters from other cannabis retail locations, and at least 300 meters from any parcel containing an elementary or high school or Meadow Park Recreation Centre while complying with all requirements of the Provincial Cannabis Licencing Regulation.

A Little Bud is a community-focused company that prides itself as a pillar of each municipality we operate in. In our previous years operating in resort-like areas, we have solidified ourselves as a benefit to the surrounding businesses and residents.

Local businesses appreciate having us as a neighbour for many factors, from the regular neighborhood cleanups to our self-funded recycling program to keep the streets clean from garbage and cannabis packaging. Keeping local streets clean is our priority, and we feel the responsibility to continue this with each new location under the A Little Bud umbrella. All cannabis products are shipped to us in smell-proof packaging. To ensure the possibility of any nuisance is reduced as much as possible, our locations have enhanced filters installed in our air circulation systems. Bear-proof trash receptacles will be installed and maintained in our parking lot. In-store garbage bins will be available for customers looking to dispose of the packaging before leaving. Regular parking lot checks reduce the likelihood of noise nuisance from customers and those that may loiter. All stores where A Little Bud operates are non-smoking locations, both in the parking lot and in our business vicinity.

The draw of a cannabis retail store has been shown to benefit surrounding businesses. A survey by BDSA showed that cannabis consumers meet or exceed the average household income. Twenty-five percent of cannabis users surveyed also attend bars or restaurants at least once per week, which exposes our customers to local businesses in Function Junction, such as Whistler Brewing Company, Functional Pie Pizzeria, and several Cafés.

A Little Bud prides itself on donations to local non-profits. We believe that a business that benefits from local clientele has a moral obligation to give back to the community it serves. In White Rock, we have had the privilege of giving back financially to the local Elks Club, Rotary Club, Sources Food Bank, UNITI, Alano Club, and Legion, among others. With each municipality we operate in, we seek guidance from the Council and residents regarding which local non-profits would benefit most from these charitable donations.

A Little Bud Whistler has preselected two local non-profits that align with our values and will benefit from additional support. The Whistler Community Services Society (WCSS) operates the Whistler Food Bank and Outreach Services, among many others. They support the mental and emotional well-being of those in need, including those struggling with addiction. Their programs and initiatives are similar to those we have supported since 2017. They understand that a community is only as strong as the support it can show for its most vulnerable members. The Howe Sound Women's Centre Society (HSWC) is dedicated to preventing violence against women and children and supporting those impacted by violence or abuse. They run the Pearl's Place Transition House in



Squamish which provides a safe and secure environment for women and children, the Whistler and Pemberton Safe Home for temporary emergency shelter for those at risk, operate the Homeless Prevention Program (HPP) to give rent supplements and support services to women and children fleeing violence, and offer short term affordable housing to assist those in need.

Since our inception, we have pledged a minimum of 2.5% of our profits back into each community we serve and local non-profit organizations. While this is the minimum, A Little Bud donations regularly surpass this 2.5%. In January 2023, we pledged \$48,000 to the White Rock Elks Club, UNIFI, Sources South Surrey and White Rock Food Bank, and the Abbotsford Alano Club. Each group will receive \$12,000 in 2023, along with our other charitable donations. We are overjoyed to be able to invest in our communities and cannot wait to bring this to Whistler!

During our time operating in White Rock, we strive to be ambassadors of cannabis and good cannabis practices. This includes in-store educational graphics, online initiatives, and in-store interactions. We have found that the most valuable and impactful of these to be the interactions our staff have with members of the community that visit our store. Being a budtender at A Little Bud requires continual growth and on-the-job training to provide the best customer service and instill our values and good cannabis practices in patrons of our store. White Rock staff have been trained in the Smoking Bylaw specific to the area, so we can best assist in where and where not to consume locally. A Little Bud Whistler staff will be similarly trained regarding the Whistler Smoking Regulation Bylaw No. 2136. Instructing customers on where they cannot consume is only as helpful as educating them on where they can consume.

At the time of writing, A Little Bud is actively working with a realtor to secure housing for six staff members. Once acquired, this staff housing will be fully funded by A Little Bud including rent, furnishings, and utilities. A cost-of-living subsidy will be provided to staff until living accommodations can be established. This includes a fuel subsidy for our employees that live in neighboring municipalities. We recognize that providing employee housing within the RMOW supports and enables the community to thrive. If you work in Whistler, you should be able to call Whistler “home.”



GOOD NEIGHBOUR AGREEMENT

A Little Bud is willing and enthusiastic to enter into a “Good Neighbor Agreement” with the RMOW and its neighbours of 1050 Millar Creek Road. We will continue engaging in good neighbour practices as we have done in each neighbourhood we have become a part of. This includes neighbourhood cleanups, our self-funded recycling program, and continued charitable donations to local non-profits. A Little Bud White Rock has operated since 2020 with zero nuisance issues or complaints. Still, we stand firm in our willingness and eagerness to address any and all concerns that our neighbours or governing municipality may have with our stores. A proactive, rather than reactive, approach is always taken to mitigate the possibility of nuisances. Local businesses will be given direct contact information for our senior management and business owners so potential issues may be addressed promptly.





BUSINESS PLAN

We were proud to be named the first licenced cannabis retail store within the municipality of White Rock. Since opening our doors in 2020, we have received accolades for our community involvement, charitable donations, and customer service excellence. These include the White Rock BIA Staff Excellence award for 2021 and 2022, Community Votes Platinum award for 2021 and 2022, as well as the White Rock BIA award for Customer Service in 2021.

Our flagship store in White Rock sees approximately 500 customers daily, with over 700 visitors on busy days. The unique design layout of our stores and the workflow of our budtenders allows us to give a consistently high standard of customer service with exceptional turnaround time. The Liquor Distribution Branch, which is responsible for cannabis product distribution to all licenced stores in B.C., has regularly recognized us as one of the top five busiest stores in the province by volume.

Much of the success of A Little Bud is due to our founder, owner, and operator, Randy Tingskou, along with his wife and co-owner, Kaleigh MacAlpine. Their vision for cannabis is to go beyond the stereotypes and demonstrate that cannabis retail can benefit the community. Customers are treated with compassion while interacting with our budtenders one-on-one. Employees are treated above industry standards with living wages, flexible scheduling, and full benefits for themselves and their loved ones. Randy and his managing partner Martin McCarthy regularly visit all our locations to ensure brand consistency and that our store managers are supported in running their stores the “A Little Bud” way.

Each A Little Bud location is staffed locally with caring individuals from all walks of life. The average age of our employees across all our stores is 32, with our eldest staff member at 68, who has been with us for over two-and-a-half years of employment. We are proud supporters of the LGBTQ+ community, with multiple staff members on board who have felt comfortable enough to come out while working with us. We aim to create a safe and inclusive working environment which includes registering our locations as Safe Spaces. We are proud to say that our employee retention since opening our first location is over 68%. Each store is staffed with an appropriate number of employees for the customer base and is always subject to revision.

With the amount of traffic we anticipate at our Function Junction location, we will hire and train fourteen employees prior to opening. This includes local managers, assistant managers, team leaders, budtenders, fulfillment staff, and delivery drivers. Open positions will be sent to the Skwxwú7mesh and Lilwat7úl people to be posted. Each hired member of the A Little Bud team will receive training prior to the store opening and will be paid to travel to our White Rock location for additional hands-on in-store training. This training includes proper customer identification verification procedure, acceptable cannabis practices in the RMOW (including wording from the Whistler Smoking Regulation Bylaw No. 2136), safety protocols, and product knowledge. Staff are required to participate in continual learning as cannabis rules continue to evolve and new products hit the market. To ensure the success of A Little Bud Whistler, our veteran staff from White Rock will be present to assist in the grand opening and aid in cross-training within the first few weeks of business.



The types of products sold at A Little Bud Whistler will align with provincial standards, but it is important to note that each community we serve has different needs that need to be met. Our highly skilled Procurement Manager is a specialist that tracks local trends while listening to customer requests and feedback. The Liquor Distribution Branch (which supplies the vast majority of retail products to licenced stores in the province) recently released its quarterly sales report for Q2 2022, which has been provided below.

Category	Percentage	Examples
Flower	38%	Dried cannabis
Inhalable Extracts	27%	Concentrates, vape products
Pre-Rolls	24%	Dried and prerolled cannabis
Edibles	6%	Baked goods, soft chewables, chocolate
Ingestible Extracts	4%	Capsules, oils
Beverages	2%	Carbonated drinks, drink mixes, tea, and coffee
Topicals	1%	Creams, lotions, bath products
Seeds	<1%	Prepackaged seeds for home cultivation

Total sales by product category from the Liquor Distribution Branch for Q2 2022

A Little Bud applauded the Liquor Distribution branch in January of 2022 when the B.C. Indigenous Cannabis Product (BCICP) program was launched. This program aims to support B.C.-based Indigenous cannabis producers’ participation in the non-medical cannabis retail market by highlighting cannabis products from cultivators and processors with 51% or more Indigenous ownership. We support this program and have ensured that a variety of these products have been carried in each of our stores since its inception. These products have unique identifying cards in-store and a section of our website dedicated to them. Products with the BCICP designation typically comprise 10-20% of our Craft selection. At the time of writing, our stores currently have pre-rolls and flower from All Nations and Lot420 in stock.



This logo is from the Liquor Distribution Branch, which marks products as part of the BCICP program

On April 27, 2022, a class action lawsuit was filed by a group of fourteen Okanagan-based non-medical cannabis retail stores against the province of British Columbia. The lawsuit seeks \$40 million in damages due to their stores being “negatively impacted by unlicensed stores on Indigenous lands that the B.C. government has allowed to continue operating.” A Little Bud operates two stores in the Okanagan, located in Penticton and Summerland, and we strongly disagreed with the lawsuit when we were approached for support in participating. We know the Indigenous community has a right to participate in cannabis retail sales in British Columbia.



Our target market is simple in notion but inspired in explanation. A Little Bud's target market are cannabis consumers aged nineteen and above. We have learned through practical experience that cannabis consumers come from all walks of life; high-income, low-income, highly experienced and educated in cannabis or just beginning, lawyers, doctors, veterinarians, fast food workers, retired, entrepreneurs, all sexes and genders, all ethnicities, members of the LGBTQ+ community, and members of all faiths. A Little Bud thrives in equality and acceptance, focusing on inclusion rather than exclusivity. We are continually surprised by the diversity and scope of our customers while we cultivate a safe and welcoming environment for them to educate themselves in all things cannabis related. A Little Bud is for cannabis consumers, the cannabis curious, cannabis accepters, and cannabis rejecters. We invite everyone, including those with negative impressions and opinions of cannabis, into our stores to learn, grow, and talk with us.

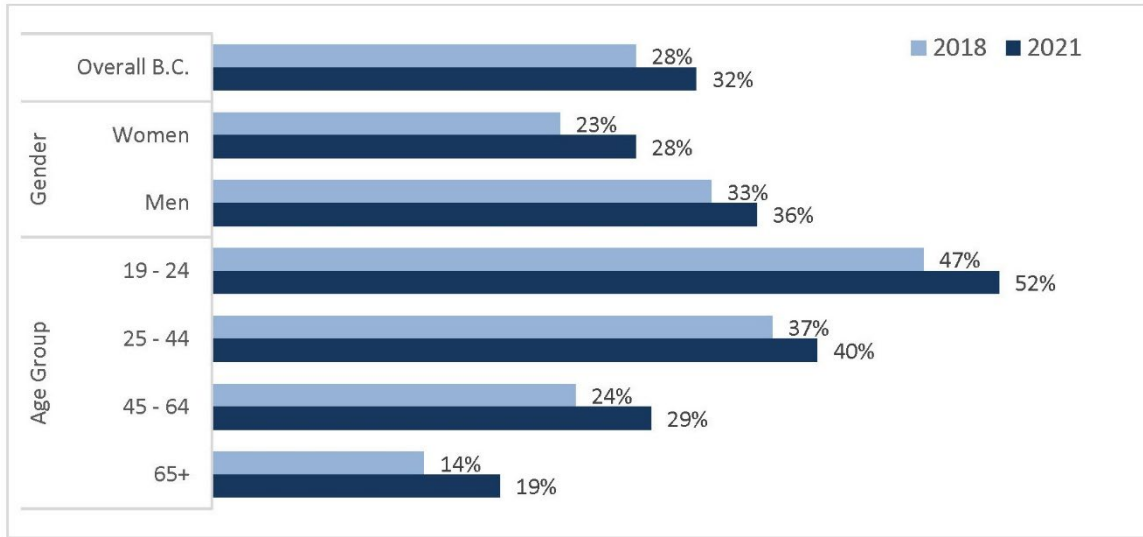
A BC Cannabis Use Report was prepared and presented by the BC Cannabis Secretariat and BC Stats in August 2022 based on results from the 2021 BC Cannabis Use Survey. This survey had nearly 25,000 respondents making it the most extensive survey on cannabis use among people living in British Columbia since before cannabis legalization in 2018. 32% of adults (19+) reported using cannabis at least once in the past year, and those using cannabis reported using it for either medical (24%), non-medical (37%), or both (39%). Around half (52%) of people who use cannabis for non-medical purposes use it weekly or daily, while 48% use it monthly or less often.

The BC Cannabis Use Report showed more than half (55%) of people in British Columbia buying cannabis from only legal sources, while few (8%) reported buying exclusively from illicit sources, and 19% buying from both legal and illicit sources. The remaining 18% of the sample only acquire cannabis from other sources which were not clearly defined as legal or illicit, such as from friends or by growing their own. Since legalization, fewer people report buying cannabis from an unlicensed store (from 56% to 17%) or dealer (from 16% to 9%). They explained that one in five (21%) people surveyed who use cannabis experience negative judgement or stigma about their use.

This report's sample closely reflected the gender and age distribution of adults in British Columbia, and respondents were widely sampled from each Health Authority. The sample included 7% who identified as Indigenous, 16% of respondents who identified as a visible minority other than Indigenous, and 26% who reported being born outside of Canada. The survey indicated that cannabis use has increased since the last survey in 2018, with 32% of all respondents having used cannabis within the previous 12 months. The percentage of individuals per age bracket that have confirmed consuming cannabis within the last 12 months can be seen below in Figure 3.

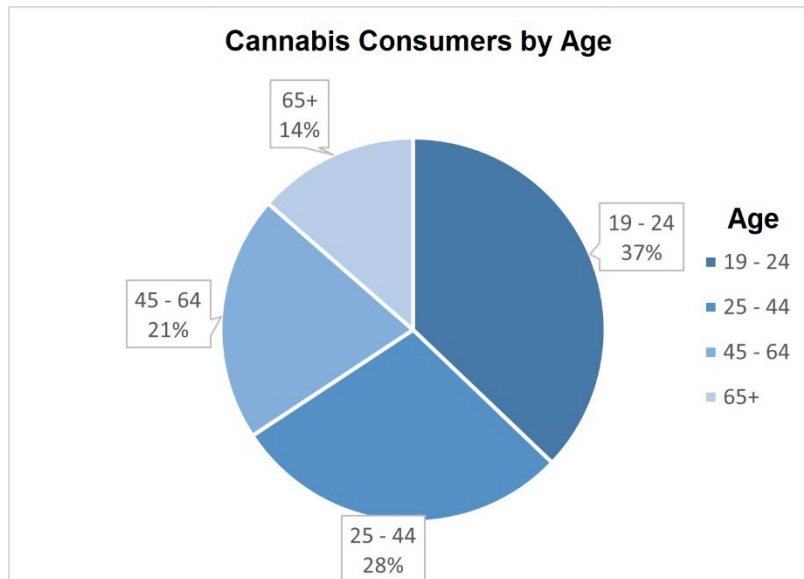


FIGURE 3: PAST 12-MONTH CANNABIS USE IN 2018 AND 2021



Cannabis users by age bracket from the 2021 BC Cannabis Use Survey

The breakdown of all cannabis consumers surveyed by age bracket can be inferred from Figure 3 (above). This shows us that 37% of the respondents who have consumed cannabis within the last 12 months are between the ages of nineteen and twenty-four across British Columbia.



Distribution of cannabis consumers by age bracket from the 2021 BC Cannabis Use Survey

From our previous experience, cannabis stores successfully operate with similar hours to liquor stores in the afternoons while having an increased early-morning draw. After reviewing the business hours of local liquor stores in Whistler, A Little Bud intends to operate from 9 A.M. – 9 P.M. Monday to Saturday, and 9 A.M. – 8 P.M. Sunday. This will allow adequate time for morning shoppers to pick up before the afternoon rush while allowing late-night shoppers to visit us at their leisure.



All A Little Bud locations are currently insured under a commercial insurance policy with Peace Hills Insurance. Our insurance policy has a \$5,000,000 aggregate liability limit, and no claims have been filed to date. A copy of our Certificate of Liability Insurance has been provided below from our broker Central Valley Insurance.

ALITT-1

OP ID: RD

CSIO		CERTIFICATE OF LIABILITY INSURANCE				
This certificate is issued as a matter of information only and confers no rights upon the certificate holder and imposes no liability on the insurer. This certificate does not amend, extend or alter the coverage afforded by the policies below.						
1. CERTIFICATE HOLDER - NAME AND MAILING ADDRESS			2. INSURED'S FULL NAME AND MAILING ADDRESS			
TO WHOM IT MAY CONCERN			A LITTLE BUD CANNABIS LTD.			
3. DESCRIPTION OF OPERATIONS/LOCATIONS/AUTOMOBILES/SPECIAL ITEMS TO WHICH THIS CERTIFICATE APPLIES (but only with respect to the operations of the Named Insured)						
Cannabis Store.						
4. COVERAGES						
This is to certify that the policies of insurance listed below have been issued to the insured named above for the policy period indicated notwithstanding any requirements, terms or conditions of any contract or other document with respect to which this certificate may be issued or may pertain. The insurance afforded by the policies described herein is subject to all terms, exclusions and conditions of such policies.						
LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS						
TYPE OF INSURANCE	INSURANCE COMPANY AND POLICY NUMBER	EFFECTIVE DATE YYYY/MM/DD	EXPIRY DATE YYYY/MM/DD	LIMITS OF LIABILITY (Canadian dollars unless indicated otherwise)		
				COVERAGE	DED.	AMOUNT OF INSURANCE
COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE OR <input checked="" type="checkbox"/> OCCURRENCE <input checked="" type="checkbox"/> PRODUCTS AND / OR COMPLETED OPERATIONS <input type="checkbox"/> EMPLOYER'S LIABILITY <input type="checkbox"/> CROSS LIABILITY <input checked="" type="checkbox"/> TENANTS LEGAL LIABILITY <input type="checkbox"/> POLLUTION LIABILITY EXTENSION <input type="checkbox"/> NON-OWNED AUTOMOBILES <input type="checkbox"/> HIRED AUTOMOBILES AUTOMOBILE LIABILITY <input type="checkbox"/> DESCRIBED AUTOMOBILES <input type="checkbox"/> ALL OWNED AUTOMOBILES <input type="checkbox"/> LEASED AUTOMOBILES ** <small>** ALL AUTOMOBILES LEASED IN EXCESS OF 30 DAYS WHERE THE INSURED IS REQUIRED TO PROVIDE INSURANCE</small> EXCESS LIABILITY <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER LIABILITY (SPECIFY) <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Peace Hills Insurance 727525	22/02/23	23/02/23	COMMERCIAL GENERAL LIABILITY		
				BODILY INJURY AND PROPERTY DAMAGE LIABILITY - GENERAL AGGREGATE		5000000
				- EACH OCCURRENCE		3000000
				PRODUCTS AND COMPLETED OPERATIONS AGGREGATE		3000000
				<input type="checkbox"/> PERSONAL INJURY LIABILITY		
				OR		
				<input checked="" type="checkbox"/> PERSONAL AND ADVERTISING INJURY LIABILITY		3000000
				MEDICAL PAYMENTS		5000
				TENANTS LEGAL LIABILITY		3000000
				POLLUTION LIABILITY EXTENSION		
NON OWNED AUTOMOBILE						
BODILY INJURY AND PROPERTY DAMAGE COMBINED						
BODILY INJURY (PER PERSON)						
BODILY INJURY (PER ACCIDENT)						
PROPERTY DAMAGE						
EACH OCCURRENCE						
AGGREGATE						
5. CANCELLATION						
Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail <u>30</u> days written notice to the certificate holder named above, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.						
6. BROKERAGE/AGENCY FULL NAME AND MAILING ADDRESS			7. ADDITIONAL INSURED NAME AND MAILING ADDRESS (but only with respect to the operations of the Named Insured)			
Central Valley Insurance						
160 - 32500 Fraser Way S						
Abbotsford, BC			POSTAL CODE	V2T 4W1		
BROKER CLIENT ID: ALITT-1			POSTAL CODE			
8. CERTIFICATE AUTHORIZATION						
ISSUER	CENTRAL VALLEY INSURANCE					
AUTHORIZED REPRESENTATIVE	RAVI DHALIWAL					
SIGNATURE OF AUTHORIZED REPRESENTATIVE						
CONTACT NUMBER(S)	TYPE Business NO 604-744-0999 TYPE Fax NO 604-744-0998					
DATE	23/01/24					
EMAIL ADDRESS	RDHALIWAL@INSUREBC.CA					

CSIO C0910ECL - CERTIFICATE OF LIABILITY INSURANCE - 2010/09

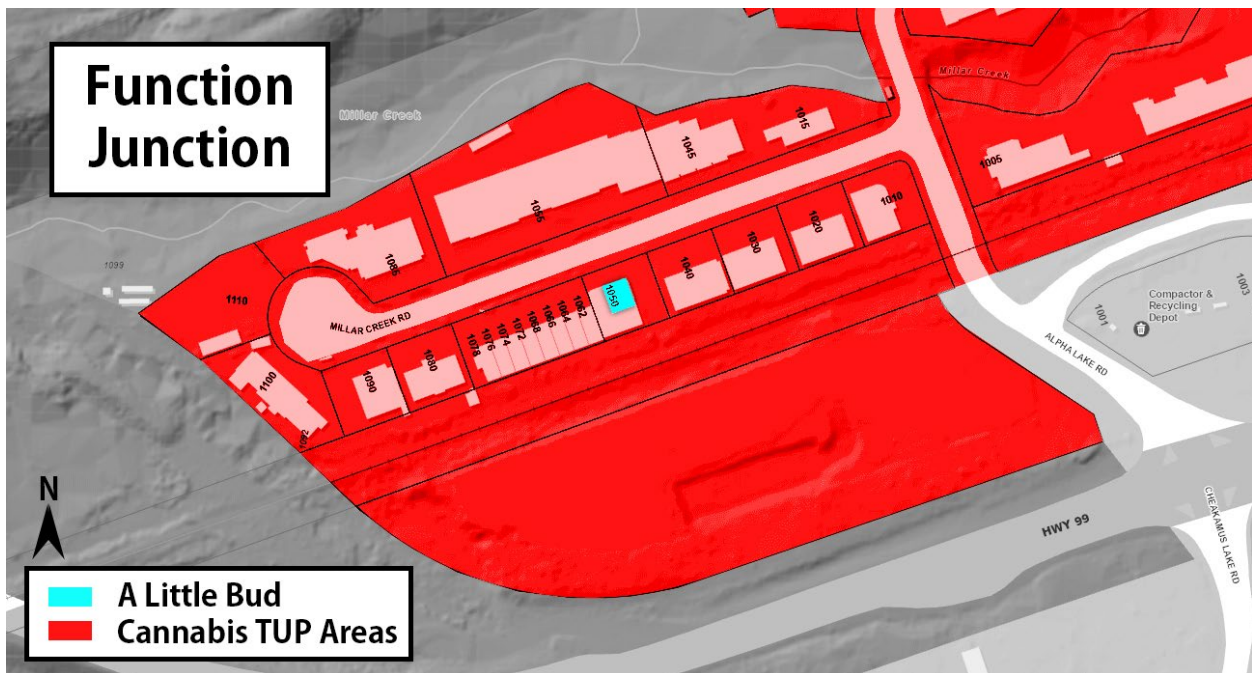
© 2010, Centre for Study of Insurance Operations. All rights reserved.





CONTEXT PLAN

The location we have selected for our proposed cannabis retail store is located at 1 – 1050 Millar Creek Road, Whistler. This unit is within the designated cannabis retail area in Function Junction and complies with all requirements of the Whistler Cannabis Retail Policy G-27 and Whistler Zoning and Parking Bylaw No. 303. It is one of the most recently constructed buildings in the area, making it one of the most presentable. Our cannabis retail store will be more than 300m away from any elementary or high school, and Meadow Park Recreation Centre, and does not have frontage on the Village Stroll. By Council’s decision, the store will be at least 750m from another cannabis retail location.



A Little Bud proposal located at 1 – 1050 Millar Creek Road within the designated cannabis retail area within Function Junction

The property at 1050 Millar Creek Road is currently zoned as IS1 (Industrial Service One), which allows for the sale and consumption of alcoholic beverages, as per point (2)(x) in the Whistler Zoning and Parking Bylaw No. 303 (2015 consolidation). This location, which is situated away from sensitive land uses, is located in a light industrial complex, making it an ideal candidate for a cannabis retail store.





SITE PLAN



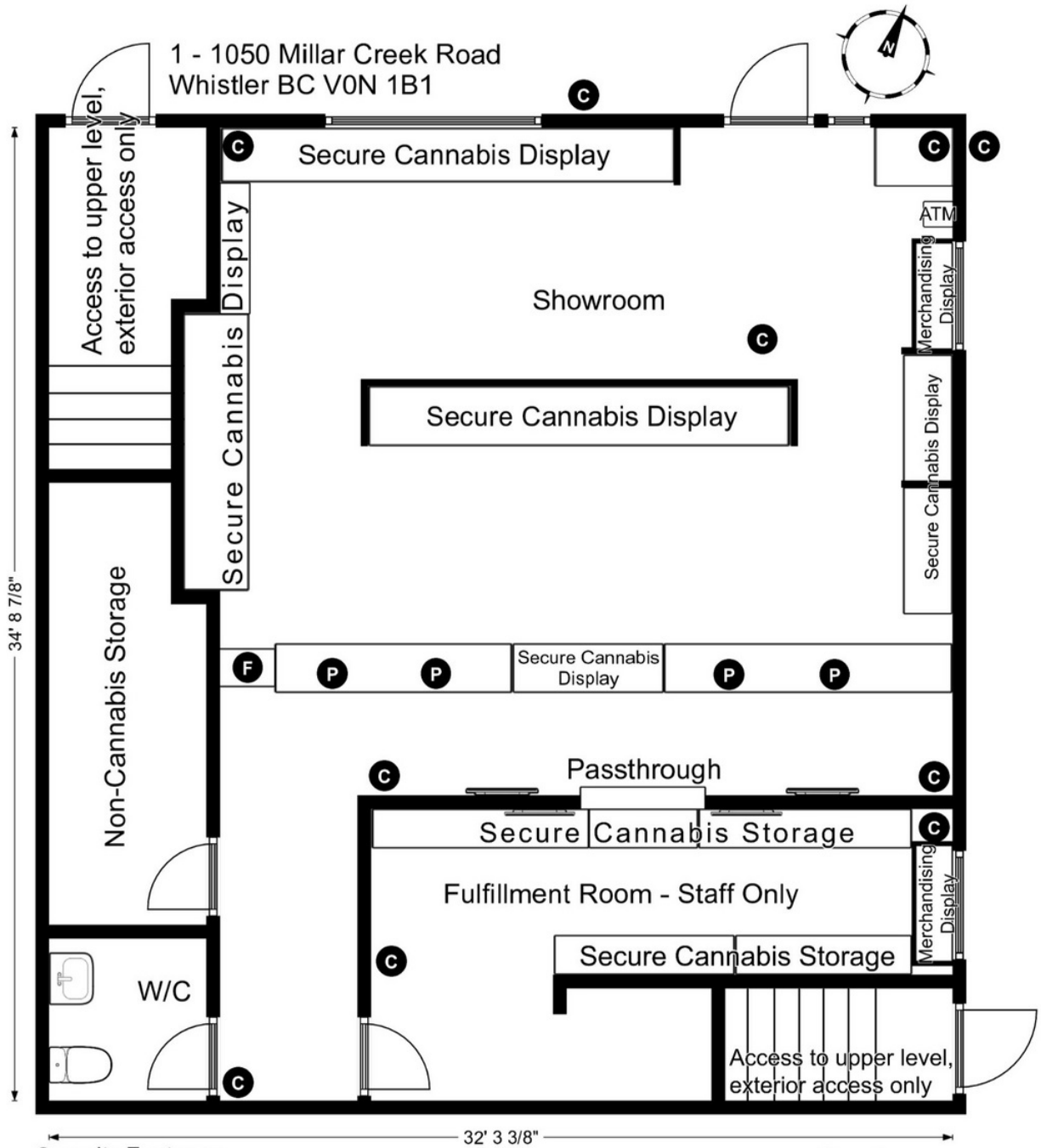
<p>UNIT 1</p> <p>Office 634 Warehouse 240 Mech. 77 WC 33</p> <p>TOTAL 984 sq.ft</p>	<p>UNIT 2</p> <p>Office 1,042 Mech. 20 Lndry/WC 80</p> <p>TOTAL 1,142 sq.ft</p>	<p>UNIT 3</p> <p>Showroom 429 Warehouse 1113 Mech. 40 WC 47</p> <p>TOTAL 1,629 sq.ft</p>	<p>Common Areas</p> <p>Stairs 97 Electrical 70</p> <p>TOTAL 167 sq.ft</p>
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0 FEET 5 10 15





FLOOR PLAN



Security Features:

- 4k High definition cameras
- 3M Safety and Security window film on all exterior glass (transparent)
- Third party monitored fire detection and intruder alarm system
- All Secure Cannabis Displays within view of exterior glass will have a visual barrier and/or 3M Privacy Film to prevent view of products



- C** - Camera
- P** - POS
- F** - Flipgate





INTERIOR RENDERING



A Little Bud Whistler will follow a similar formula that we have implemented at our other locations to great success, with a twist for Whistler. Our secure Fulfillment Room (as seen in our Floor Plan above) and passthrough will expedite the customer experience while allowing us to focus on customer service and interactions. The secure cannabis display in the center of our showroom will feature sealed “smell jars” which allow for sight and smell sensory display of in-stock cannabis flower. The patented “puffer pods” will dispense a small amount of cannabis scent at the push of a button without allowing for in-store odour build-up. The window-facing side of this display will feature works of art commissioned by A Little Bud from local Indigenous artist(s). We intend to bring in new artists and artworks as the seasons change, resulting in a new commission approximately four times per year. We are currently in talks with three artists for our first art piece commission.



Local themes will be embraced within the store, from wall art of the Blackcomb and Whistler Mountain ski runs, ski/snowboard accessories and apparel for decoration and sale, along with the rebranding of our “Fire Table.” Traditionally our stores have a display table that showcases the strongest, most flavourful, and highly sought-after cannabis strains we have in stock at the moment. For A Little Bud Whistler, this will be converted to the “Double Black Diamond” table, with appropriate Whistler warnings for consumers.

HIGH THC TERRAIN

STOP READ THIS

A LITTLE BUD CANNABIS

CANNABIS PRODUCTS CAN VARY IN POTENCY AND METHOD OF CONSUMPTION, AND IT IS IMPORTANT TO FAMILIARIZE YOURSELF WITH SAFE USAGE PRACTICES BEFORE PARTAKING. CONSUMPTION METHODS MAY INCLUDE SMOKING, VAPING, EDIBLES, TINCTURES, AND CONCENTRATES, AMONG OTHERS.

PRIOR TO USING ANY CANNABIS PRODUCT, IT IS YOUR RESPONSIBILITY TO EDUCATE YOURSELF ON ITS POTENTIAL EFFECTS, DOSAGE RECOMMENDATIONS, AND ANY WARNINGS OR INSTRUCTIONS PROVIDED BY THE MANUFACTURER OR DISPENSARY. ADDITIONALLY, IT IS IMPORTANT TO FOLLOW ALL LOCAL LAWS AND REGULATIONS REGARDING CANNABIS USE.

CANNABIS PRODUCTS CAN POSE VARYING DEGREES OF RISK DEPENDING ON THE USER'S EXPERIENCE LEVEL AND CONSUMPTION METHOD. IT IS IMPORTANT TO START WITH LOW DOSES AND GRADUALLY INCREASE AS NEEDED, WHILE ALSO BEING MINDFUL OF THE TIME IT TAKES FOR THE EFFECTS TO FULLY SET IN.

HELMETS ARE NOT NECESSARY FOR SAFE CANNABIS CONSUMPTION, BUT IT IS IMPORTANT TO AVOID DRIVING OR OPERATING HEAVY MACHINERY WHILE UNDER THE INFLUENCE. ONLY ONE PERSON SHOULD CONSUME CANNABIS AT A TIME AND IT IS IMPORTANT TO HAVE A SPOTTER OR FRIEND PRESENT IF ATTEMPTING A NEW CONSUMPTION METHOD.

AS WITH ANY ACTIVITY, IT IS IMPORTANT TO STAY WITHIN YOUR ABILITY LEVEL AND NOT ATTEMPT METHODS OF CONSUMPTION THAT ARE BEYOND YOUR EXPERIENCE LEVEL. DO NOT CONSUME CANNABIS PRODUCTS WHEN CLOSED OR IN AREAS WHERE USE IS PROHIBITED.

CANNABIS CONSUMPTION CARRIES INHERENT RISKS AND YOU ASSUME ALL RESPONSIBILITY FOR ANY INJURIES OR NEGATIVE EFFECTS THAT MAY OCCUR. BE SURE TO READ AND UNDERSTAND ALL WARNINGS AND INSTRUCTIONS PROVIDED BY THE MANUFACTURER OR RETAILER, AND ALWAYS CONSUME IN A SAFE AND RESPONSIBLE MANNER."

Example of the signage at our “Double Black Diamond” table



Our goal was to create a welcoming environment with uncovered windows that allow in natural light and increase the security of the space. Two vital products will be utilised to enable us to comply with all rules and regulations while providing an appealing aesthetic.

Transparent 3M Safety and Security film (anti-smash) will be applied to the inside of our windows. This allows an unobstructed view through exterior glass without needing bars or rolling shutters. 3M Vikuiti Advanced Light Control Film (ALCF), also known as 3M Privacy Filter, is a specialized film that limits the viewing angle to 60 degrees. This film will encapsulate all the glass of our secure cannabis displays, which have been strategically placed to take advantage of the reduced viewing angle and will prevent the view of cannabis products and accessories from outside the store. Edges of displays that directly face exterior glass will have an opaque visual barrier.



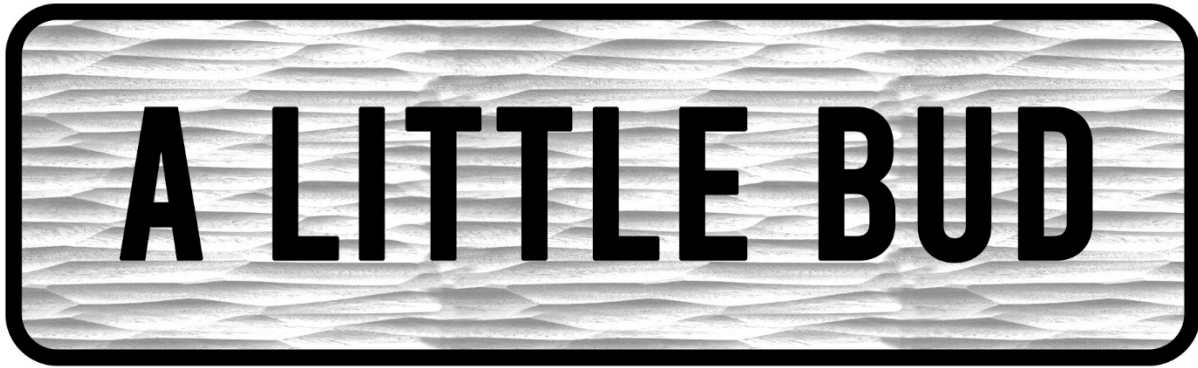
EXTERIOR RENDERING



Design considerations for the exterior of our store have been made to align with the OCP Development Permit Area guidelines for Commercial/Industrial areas. Warm lighting has been used with sufficient intensity to designate our business and provide safe pedestrian mobility without overpowering the nightscape. Light sources have been directed downward with fully shielded



fixtures to reduce glare. Our hanging sign has been designed with both the RMOW Sign Bylaw No. 558 and OCP in mind, while conforming to the character and feel of Whistler’s mountain resort character. A clean, monochromatic sign featuring a carved wood texture with raised lettering will hang directly above our entrance door. The glass entry door and exterior window will remain uncovered, allowing a complete view into the store. All design choices are compliant with the Cannabis Control and Licencing Act.



Our signature A Little Bud sign has been given a facelift to seamlessly mesh with the Whistler aesthetic.



SECURITY PLAN

As with all things A Little Bud does, we have gone above and beyond what is expected. The safety and security of our customers and staff is paramount. The provincial requirements set forth by the LCRB require that a cannabis retail store have the following:

- An audible intruder alarm system monitored by a third-party
- An audible fire alarm system monitored by a third-party
- Locked retail display cases
- Locked storage area
- Secure perimeter door locks
- Security cameras with a full, unobstructed view of:
 - The retail sales area
 - Any product storage area
 - Both the interior and exterior of all store entrances/exits

A Little Bud has exceeded these requirements by including the following:

- 3M Safety and Security window film on all exterior glass
- Glass break sensors
- Door contact sensors
- 4k High-Definition cameras with over 30 days of recorded footage
- Cannabis fulfillment center with secured access and locking cannabis storage



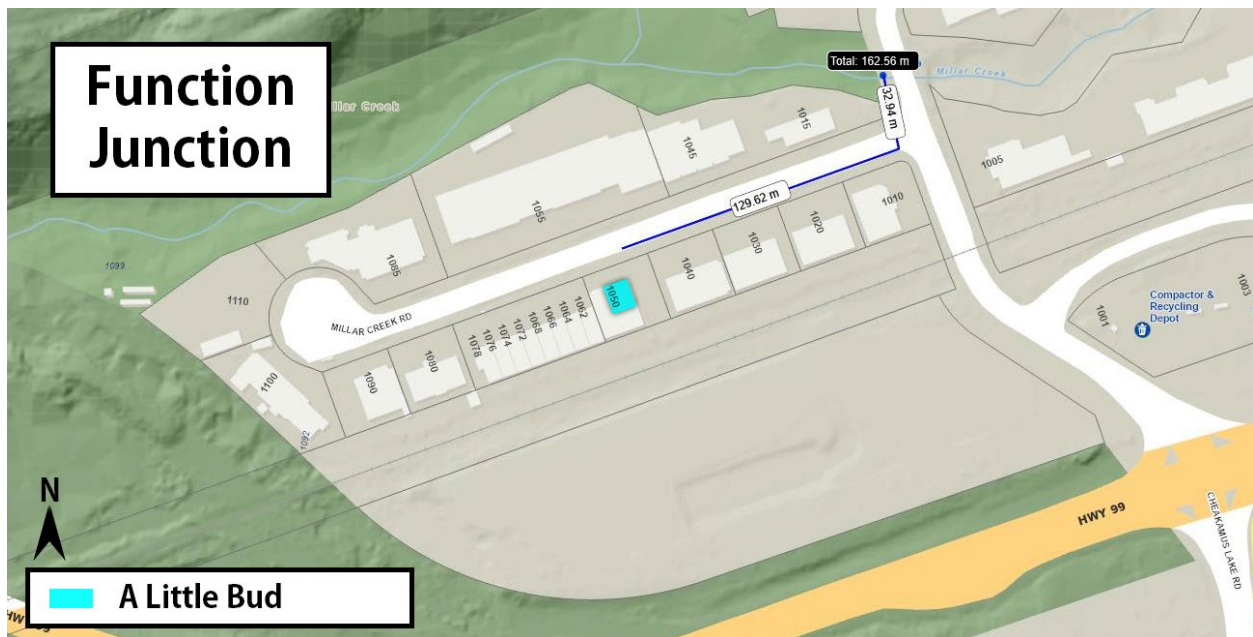
Our White Rock location has operated with similar security features and has had zero incidents and zero calls to authorities since opening in 2020.



PARKING PLAN

The 1050 Millar Creed Road complex will have six parking stalls dedicated to A Little Bud customers. This is in line with the Whistler Zoning and Parking Bylaw No. 303, as “Retail sales of groceries or foodstuffs or liquor” are required to have six parking spaces per 100 square meters of gross floor area. Our unique fulfillment center allows us a faster-than-average turnaround time for cannabis transactions. Customers spend less than five minutes per transaction on average due to this, and we will have a minimum of four point-of-sale stations in the store. We have employed this strategy at other locations, dramatically alleviating our customers' impact on the surrounding parking areas. Our free year-round delivery service will help reduce the amount of vehicle traffic to our store, and a bicycle lock-up area will be installed outside for use by cyclists.

The nearest bus stop to our location is approximately 162m, per the online Whistler Web Map. This stop is part of the Cheakamus 20 and 20X bus lines by BC Transit.



Distance of approximately 162m to nearest bus stop webmap.whistler.ca.



ODOUR CONTROL PLAN AND STORE VENTILATION

All cannabis products sold by licenced non-medical cannabis retail stores in the Province of B.C. must meet the packaging requirements set forth by the BC Liquor Distribution Branch (LDB) and Liquor and Cannabis Regulation Branch (LCRB). These guidelines go above and beyond those imposed by The Cannabis Act. Whether purchased through the LDB or directly from the Licenced Producer, these products are shipped to the cannabis retail store in smell-proof packaging. This



requirement has done volumes to reduce any nuisance that the odour of these products may have caused. A Little Bud takes this further by replacing the standard filters within our stores' Heating, Ventilation, and Air Conditioning (HVAC) systems with upgraded and enhanced filters to reduce the possibility of any cannabis-related odours causing a nuisance. A Little Bud White Rock is located in a dense urban environment, and we have received zero odour complaints since opening in 2020.

Cannabis in the store is displayed using sealed smell jars. These smell jars have security tethers mounted to the display counters and cannot be opened without a key. Each unit features a humidity control pack which extends the shelf life of the cannabis inside, allowing fewer product packages needing to be opened throughout the year and reducing waste. The design of these “puffer pods” allows no odour emissions unless the diaphragm on the backside is compressed, releasing a small amount of aroma-infused air directly out of the top.



An example of the type of smell jar used at A Little Bud.

A Little Bud locations are non-smoking and signage indicates this in-store as well as in our parking lots. The “No Smoking” signage in the parking lot of A Little Bud Whistler will be compliant with (Part 5: Sign Requirements) of the Smoking Regulation Bylaw No. 2136 and reference the 25m minimum distance requirement.

Direct customer interaction has been our most impactful educational initiative and has seen significant results. We look forward to engaging with customers and educating them on how to be responsible cannabis consumers. This includes our “no smoking on premises” policy and the 25m minimum distance requirement of the Smoking Regulation Bylaw No. 2136. It is essential that customers be informed not only on where they cannot consume within the RMOW but where they are able to consume as well.





LETTER OF INTENT

We are A Little Bud.

We proudly serve the municipalities we operate in as pillars of the community. We are ambassadors of cannabis and good cannabis practices. We strive to end the stigma surrounding cannabis and work every day to prove that cannabis retail can be good for the community. We donate a minimum of 2.5% of our profits to charitable organizations and not-for-profits that help those in need locally. We volunteer our time to clean the neighbourhoods where we live and work. We operate and self-fund a cannabis package recycling program to reduce the carbon footprint of the cannabis industry. We are inclusive, not exclusive, and our stores are registered as Safe Spaces with the cities we operate in. We lead with compassion and the understanding that nothing truly meaningful is accomplished alone.

We enter into Whistler with the foresight and understanding that it is a world-class destination community with unique needs and dynamics. We appreciate the passion, dedication, and attention to detail given to the Official Community Plan and intend to follow its guidance. We aim to add and enrich the overall character that promotes the four-season family-friendly nature of Whistler. We act to fight climate change and contribute to Whistler's *Climate Action Big Moves Strategy* and *Zero Waste Action Plan*. We support the reconciliation and economic opportunities with the Skwxwú7mesh and L'ífwat7úl people. We will show the residents, visitors, City staff, and Council that cannabis retail can benefit a community.

We are A Little Bud.



NAME & CONTACT INFORMATION

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