

**THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT**



DATE: February 8, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Application for Cannabis License Referral, Zoning Bylaw Amendment, and Temporary Use Permit, 15053 Marine Drive (LL/ZON/TUP 20-018)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis store) Bylaw, 2021, No. 2375;*”
2. Direct planning staff to obtain public input through a combined public hearing (license referral & rezoning applications) and public meeting (temporary use permit) conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
3. Direct planning staff to resolve the following issues prior to final adoption:
 - a) Ensure that all engineering requirements and issues are resolved to the satisfaction of the Director of Engineering and Municipal Operations including, but not limited to, the receipt of approval for the encroachment of buildings and structures within the City’s road right-of-way and confirmation of an agreement for the off-street loading of vehicles on a property generally being within 60 metres of the subject property (it may be required that the agreement be registered on title by way of a covenant); and
 - b) That the applicant provide confirmation from the RCMP, that the agency has undertaken a review of the design / programming of the rear portion of the property, taking into account the principles of Crime Prevention Through Environmental Design.
4. Authorize staff, pending the results of the electronic public hearing and public meeting, to forward a copy of this corporate report and the results of the public hearing to the Liquor and Cannabis Regulation Branch (LCRB) along with a resolution to advise that Council has considered the location of the proposed cannabis retail store and the potential for impacts to residents, and is in support of the cannabis license application at 15053 Marine Drive, subject to the inclusion of the following conditions within the license:
 - a) The hours of retail (cannabis) sale shall be limited to the following:

	Sun	Mon	Tues	Wed	Thurs	Fri	Sat
Open	09:00	09:00	09:00	09:00	09:00	09:00	09:00
Closed	23:00	23:00	23:00	23:00	23:00	23:00	23:00

- b) Customer (non-employee) access to the retail store shall be limited to the Marine Drive (south) side of the building.
 - c) The retail sale of cannabis and any related products shall be limited to a retail floor area of no greater than 62 square metres (667 square feet), being the space accessible via the Marine Drive (south) side of the property.
5. Pending the results of the electronic public meeting and final adoption of Zoning Amendment Bylaw No. 2375, approve of the issuance of Temporary Use Permit 20-018. The TUP shall include conditions as follows:
- a) Customer access to the retail store shall be limited to the Marine Drive (south) side of the building.
 - b) The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
 - c) The Permittee shall purchase one City of White Rock “Merchant” parking decal for the Waterfront Commercial area; and
 - d) The owner shall remove all structures which encroach into the City’s boulevard along Marine Drive save and except for those that are tied, structurally, to the principal building. An encroachment agreement shall be executed for any portion of the building that is to remain within the City boulevard.

EXECUTIVE SUMMARY

The City of White Rock has received concurrent applications for a zoning bylaw amendment, temporary use permit and a cannabis license referral (resolution) which, if approved, would enable the creation of a cannabis retail store at 15053 Marine Drive (the former “Giraffe” restaurant). City staff have reviewed the technical merits of the proposal and considered the overall appropriateness of the use having regard for the feedback received, to date, from the public, the results of site investigations, and an evaluation of the ability to control potential impacts through permitting and license conditions. Based on a review of these factors staff are recommending that the application be given initial bylaw readings and that the files be referred to a public hearing / meeting.

PREVIOUS COUNCIL DIRECTION

The motions noted below relate to the support of Council for advancing public consultation efforts using electronic / digital resources in light of the COVID-19 pandemic.

Motion # & Meeting Date	Motion Details
2020-344	THAT Council recommends Appendix B as appended to the corporate report dated June 15, 2020, titled “Planning Procedures Bylaw Amendment - Electronic Public Hearings for Liquor and Cannabis Licence Referrals and Delegation of Liquor Primary Club Licences” be referred for consideration of adoption under the Bylaws section of the June 15, 2020 regular Council meeting agenda.

2020-601	THAT Council direct staff to proceed with fully virtual public hearings / meetings for development applications, providing options for both written comments and verbal submissions via digital communication / phone-in access.
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INTRODUCTION/BACKGROUND

Seed & Stone (the ‘Applicant’) has applied to the Liquor and Cannabis Regulations Branch (LCRB) for a cannabis license to enable the sale of legally-sourced cannabis at 15053 Marine Drive (‘subject property’). In addition to the license referral request, the Applicant is seeking approval of a zoning bylaw amendment and a temporary use permit. The zoning amendment, if approved, would introduce reference to the subject property within section 4.1.3 of City of White Rock Zoning Bylaw, 2012, No. 2000 (‘Bylaw’). The noted section currently limits consideration for new cannabis retail stores to the City’s Town Centre, defined in the Bylaw as the area bounded by North Bluff Road, George Street; Thrift Avenue and Martin Street. Furthermore, the section requires that such stores be tied to a temporary use permit (TUP). As set out in Division 8, Section 497 of the *Local Government Act*, a TUP may be issued for a period of up to three (3) years plus an additional three (3) year period, subject to conditions that may be tied to the permit.

Staff have reviewed the proposal against the factors outlined in the *Cannabis Control and Licensing Act* and the *Cannabis Licensing Regulation*, and offer the following for Council’s consideration:

a) Location of the Establishment

The subject property is the site of former Giraffe Restaurant and is located roughly 20 metres east of the southerly end of Martin Street (see Appendix A – Location & Ortho Maps). Uses surrounding the property include a mix of commercial and residential uses fronting onto Marine Drive, located immediately east and west of the property, and residential uses immediately north of the property, opposite Marine Lane. The foot of White Rock Pier is located 45 metres south of the property, opposite Marine Drive and beside Memorial Park. The presence of the Pier, Memorial Park, restaurants and other attractions makes the area highly popular with visitors and residents. Several site photos are provided in Appendix B.

b) The Feedback from Residents and Method used to Gather Feedback:

On November 21, 2020, notice of the applications was circulated to 179 owners / occupants of land within 100 metres of the subject property. A Public Information Meeting (PIM) was held on December 2, 2020 to enable the proponent to present details of their project and to respond to comments and questions raised by participants; approximately 20 people attended the PIM. A digital feedback form was made available through the City’s webpage to allow interested stakeholders to formally voice their support or non-support for the proposal while also offering additional comments.

Prior to the PIM meeting, email correspondence pertaining to the proposal was received from 12 persons. The majority (10) of these emails communicated support for the proposal while two (2) emails presented concerns; these concerns are highlighted below. During the PIM, there was a mix of support and non-support expressed by participants. A total of 15 digital feedback forms were received with 11 of the respondents offering their support for the proposal and 4 expressing non-support (see Appendix C). A PIM Summary was provided by the Applicant in response to the comments and questions received. The Summary, included as Appendix D, identifies each of the issues raised by the public and

offers a response. Appendix E further highlights the key issues of concern raised by the public and offers a response on behalf of City staff and the Applicant, as appropriate. For ease of reference the key issues identified by the public are as follows:

- The potential for increased smoking of cannabis in public;
- The potential for increased driving while under the influence of cannabis;
- The limited supply of off-street (store) parking;
- Disruption of traffic along Marine Drive / Lane (loading activities);
- Disruption of pedestrian traffic along Marine Drive (long line ups);
- The potential for cannabis product litter / waste;
- Proximity of the use to homes / children / recreational / public areas;
- Potential loss of privacy due to security cameras;
- Potential impact of lighting, particularly at the back (north), side of the building;
- Lack of consultation with social service providers (i.e., Sources); and
- Hours of retail sale.

Notice of the application was circulated to the RCMP and School District No. 36 (Surrey). Responses from the two agencies are provided in Appendices F and G, respectively. The RCMP letter notes that “the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There has also been no reported vehicle / pedestrian issues with the relatively new cannabis shop on Johnston Road.” Further, the letter states “The proximity of the proposed cannabis retail store near the Pier may attract customers that choose to consume their cannabis products in this public area. The Provincial *Cannabis Control and Licensing Act*, section 63(1) makes consumption in certain public areas an offence. The spray pool / splash pad and the seating around these areas are directly identified in the *Provincial Cannabis Control and Licensing Act* as prohibited consumption areas. The Act also specifies a prohibition of consumption in *an outdoor area established by a local government for the purpose of community recreation*. Although the Act does not set out a definition for a *community recreation area*, a search of legal definitions does indicate that areas set aside for outdoor recreation, viewing, walking etc., meet the definition of an area established for community recreation. Enforcement of cannabis smoking on the Pier, Promenade and beach could be achieved under the Provincial *Cannabis Control and Licensing Act* or White Rock’s Public Health Smoking Protection Bylaw.” Finally, the letter provides that “In 2019 and 2020 the White Rock RCMP received approximately 12 *Cannabis Act* related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are too low to specify any issues or problem areas.” The letter from School District No. 36 provides that while the District expresses concern with businesses selling cannabis-containing products (particularly around school hours), the subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigate proximity related issues.

Appendix E outlines in greater detail the issues raised by the public and includes portions of the Applicant’s response, also detailed in their PIM Summary (Appendix D). City staff have also added a response or additional information where appropriate. The following points are offered as a summary of measures that staff believe will help to address the issues raised by the public:

- Both the City of White Rock Public Health Smoking Bylaw and the Provincial *Cannabis Control and Licensing Act* provide the City and the RCMP, with the ability to issue fines for offences (i.e., smoking cannabis in public).
- Staff note that the former restaurant use would have required two (2) parking spaces whereas zero exist and the proposed retail store use would require one (1) space, being less than that more recently required. The lack of parking is recognized as a continuation of a legal nonconforming situation, therefore relief from the parking standards of the City's Zoning Bylaw are not required. Further, the Applicant has offered to lease, annually, two parking spaces from within the Montecito Parkade, and will acquire a Merchant parking decal to offset the potential demand for parking generated by the cannabis retail store, and its employees. A condition to realize this outcome has been included in the recommendation.
- Regarding loading activities, the Applicant has offered four potential options. City staff are recommending, as a condition of the third reading of the amending zoning bylaw, that the Applicant provide proof of the execution of an agreement for the use of one off-street loading space, generally being within 60 metres of the subject property. The condition is written in a manner which would enable the Director of Engineering and Municipal Operations to require that the agreement be registered on title by way of a covenant. The Applicants have provided staff with a signed "letter of intent" from the owner of 15047 Marine Drive (Dolce Gelato), being immediately west of the subject property, to accommodate the loading space. This condition will help to ensure that loading activities do not disrupt traffic along either Marine Drive or Marine Lane.
- Customer access to the property / building will be limited to the Marine Drive (south) side. The entrance to the building will be separate from the exit and measures will be implemented to separate the stream of customers picking up a product purchased / ordered in advance from those making an in-store purchase. These measures are intended to help reduce potential customer queuing along Marine Drive and to support social distancing during the COVID pandemic. A Business Plan prepared by the Applicant is included in Appendix H. The Plan provides additional details regarding the proponents of the cannabis store in addition to measures to be employed to uphold government regulations.
- Garbage collection activities will occur, weekly, from Marine Lane and will be executed by a private collection company. The Applicant notes that they will execute a rigorous training program with emphasis on efforts to support the cleaning of the neighbourhood. The Applicant has also offered to provide the community with up to \$10,000 annually, to support community initiatives including pier upgrades.
- The Applicant has proposed a fence along the rear property line (Marine Lane) to screen views of the building from nearby residential uses. Further, lighting and security cameras will be downcast to provide security while avoiding the potential for spillover, which could cause nuisance or a loss of privacy. Crime Prevention Through Environmental Design (CPTED) principles will also be employed in advancing improvements to the rear portion of the property. A condition of third reading has been included to require consultation with the RCMP regarding the design of the rear portion of the property considering CPTED principles; the RCMP has provided input to the Applicant noting that they are prepared to offer this sort of peer review.

- One participant in the PIM and one respondent to the digital feedback form requested that the Applicant consult with Sources Community Resource Centre ('Sources') regarding the potential for increased use of cannabis by youth resulting from the establishment of the retail store. The Applicant's PIM Summary (Appendix D) outlines correspondence had with George Passmore, Manager of Counselling & Addition at Sources. City staff followed up with Mr. Passmore to validate the feedback provided. The following comments were offered to Staff by Mr. Passmore:
 - Legal government regulated cannabis retail is much more preferred over grey market stores;
 - Clean, well run stores that value social responsibility and are willing to initiate awareness strategies to reduce harm is preferred with a focus on education are preferred;
 - Smoking cannabis around White Rock beach has been a frequent occurrence long before legalization;
 - There is growing evidence that suggests that cannabis can play a beneficial role for some people with Opioid Use Disorder and has been an effective strategy for many of the people we serve at Sources Substance Use Services;
 - Keeping cannabis out of the hands of youth is top priority since cannabis has been shown to be highly problematic for healthy brain development;
 - British Columbia reported the highest incidence of youth cannabis use in the world over the decade preceding legalization. There is little evidence to suggest that cannabis use has increased since legalization.
- Stemming from their consultation with Mr. Passmore, the Applicant has offered to undertake the following measures:
 - Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories;
 - Remove the word "cannabis" from signage so exposure to youth will be negated;
 - Create a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain;
 - Implement CPTED principles with involvement of the RCMP;
 - Uniformed security in front of the building will be additional presence in pier area to discourage smoking;
- City Staff have confirmed with the LCRB their general recommendations regarding hours of sale. The Branch has provided that cannabis should only be sold between the hours of 9:00 a.m. and 11:00 p.m. The applicant has proposed to uphold these hours. With the aforementioned limitations noted staff are supportive of these hours.

Staff have undertaken a comprehensive review of the issues presented by the public and the Applicant's response to those issues. With the recommended conditions incorporated into both the cannabis retail license and the temporary use permit, staff are supportive of the proposal moving forward for a public meeting / hearing and obtaining additional public feedback.

Future Applications Involving Cannabis Retail

For Land Use and Planning Committee’s awareness, the Applicant (‘Seed and Stone’) has also secured commercial space at the Miramar Village development. To date, they have not applied for a business licence or other application in this location. Further, the City is now in receipt of a similarly-scoped application to enable the establishment of a cannabis retail store at 1489 Stayte Road. This application will be subject of a future initial rezoning report to Land Use and Planning Committee.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

As outlined above, notice of the applications and the PIM were provided to 179 owners / occupants of properties within 100 metres of the subject property. A total of 12 email responses were received and roughly 20 people attended the PIM. Further, 15 digital feedback forms were received with 11 of those forms offering support for the project and 4 offering opposition. Allowing the application to proceed to Public Hearing/Meeting will provide an additional opportunity for the public to provide input on the proposal.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The applications have been circulated through a process of interdepartmental review. The Applicant has addressed the issues raised by City staff. The Applicant obtained a building location survey in order to identify existing structures which encroach within the City’s road right of way, and may have existed in this location since the building was constructed in approximately 1950. These portions of the building, except for those that are tied, structurally, to the principal building will need to be removed prior to the issuance of a permit to enable the use, if supported by Council. Any portions of these structures to remain in place would require an encroachment agreement.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

Council’s strategic priorities regarding “Our Waterfront” seek to “enhance, promote and share our regional, premier, seaside experience.” Objectives include attracting visitors and residents to the Waterfront and supporting a vibrant, year-round environment where businesses can thrive. The proposed cannabis store use will help to diversify the businesses along the waterfront and will fill a vacant commercial space. The PIM Summary provided by the Applicant notes that the White Rock Business Improvement Association (BIA) has offered support for the business noting that it will help to create a greater mix of uses on Marine Drive.

OPTIONS / RISKS / ALTERNATIVES

The following alternatives are available for Land Use and Planning Committee's consideration:

1. Recommend that Council deny the rezoning and temporary use permit and recommend that staff provide a resolution of non-support for the cannabis retail license to the LCRB;
2. Recommend that Council provide alternative conditions in the draft Temporary Use Permit, as identified by the LUPC, prior to proceeding with a public hearing/meeting; or
3. Council could choose to defer the scheduling of a public hearing/meeting pending additional due diligence into areas of interest as expressed during this meeting.

CONCLUSION

The City has received concurrent applications for a cannabis license referral, a zoning bylaw amendment and a temporary use permit which, if approved, would enable the establishment of a cannabis store in a vacant commercial space at 15053 Marine Drive (previously the location of the "Giraffe" restaurant). Staff and the Applicant have considered the feedback received from the public, and internal department / agency representatives, and are supportive of the proposal subject to the satisfaction of conditions to be tied to both the Provincial cannabis license and the temporary use permit. A draft copy of the amending Zoning Bylaw and the Temporary Use Permit are included as Appendices I and J, respectively. At this point, staff recommend that the proposal proceed to a public hearing / public meeting.

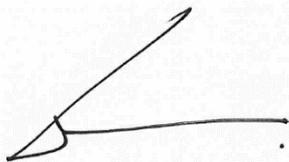
Respectfully submitted,



Carl Isaak, MCIP, RPP
Director, Planning & Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

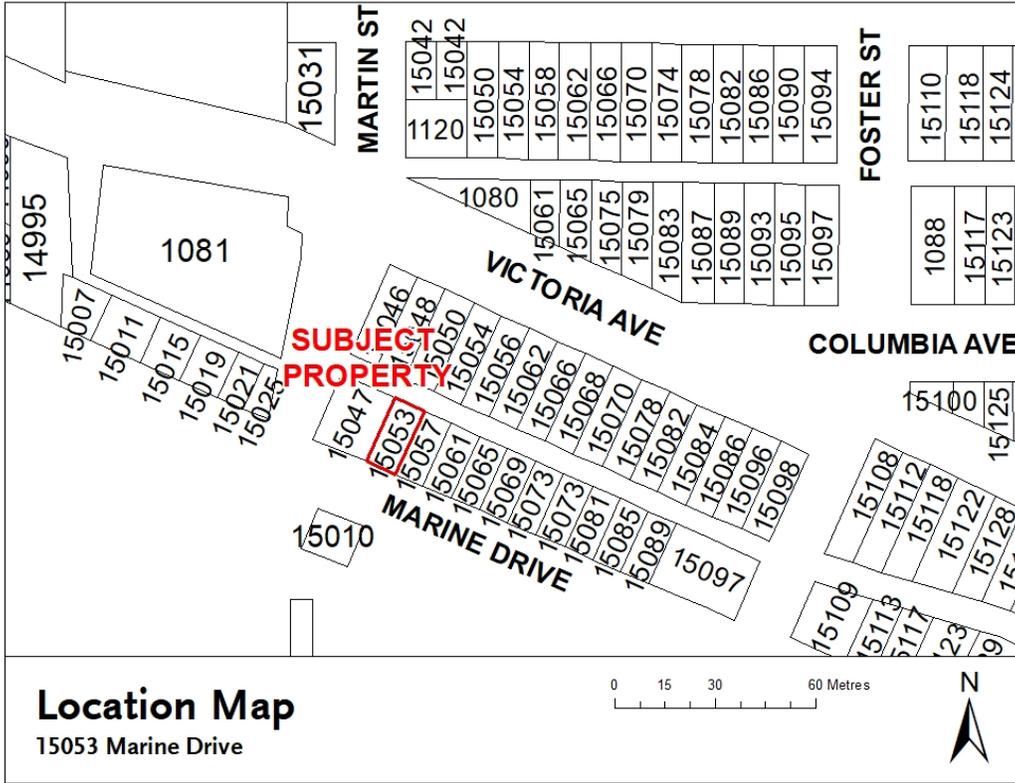


Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Location & Ortho Maps
- Appendix B: Site Photos
- Appendix C: Digital Feedback Forms

- Appendix D: Applicant's PIM Summary
- Appendix E: Community Concerns & Response (Information)
- Appendix F: Feedback from the RCMP
- Appendix G: Feedback from School District No. 36 (Surrey)
- Appendix H: Applicant's Business Plan
- Appendix I: Draft Zoning Bylaw No. 2375
- Appendix J: Draft Temporary Use Permit 20-018

APPENDIX A



APPENDIX B

Site Photos



Photo 1: Front (Marine Drive) Facade



Photo 2: Rear (Marine Lane) Façade [Source: Google Street View, July 2019]



15053 Marine Drive FEEDBACK FORM Public Information Meeting

15

Responses

58:23

Average time to complete

Closed

Status

1. Please provide your name:

15

Responses

Latest Responses

"May Nazair"

"Monty Sikka"

"Susan Douglas"

2. Please provide your address:

14

Responses

Latest Responses

"601-1580 Martin Street, White Rock, BC, V4B5M3"

"13660 Marine Drive, White Rock"

"1278 Everall St"

3. Do you support the proposed development application?

● Yes	11
● No	4
● Undecided	0



4. Please provide your comments on the application:

15
Responses

Latest Responses

- "I think it is critical that residents of White Rock have access to safe, re...*
- "We need access to legalized cannabis in White Rock and South Surrey...*
- "No parking in that area. Too close to family area of beach and pier N...*

Respondent



1

Anonymous



01:36
Time to complete



15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.

1

Please provide your name: *

Gnanesh Renukappa

2

Please provide your address:

405-13228 Old yale road, Surrey

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

help eliminate the black market

Respondent



2

Anonymous



04:11
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Naomi Low

2

Please provide your address:

307-15621 Marine Drive, White Rock BC, V4B1E1

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

Our community would benefit so much from having a licensed cannabis retailer in this area. Currently there is an illegal one down the street (Indigenous Bloom), it would be great to have an option to purchase from a licensed retailer that's close to home. I fully support this and having been in the Seed and Stone in Chilliwack they are professional, courteous and a great team. Job creation is at an all time low so this would be great for our economy.

Respondent



3

Anonymous



04:38
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

davin robitaille

2

Please provide your address:

8511 ackroyd rd richmond bc

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

It is needed, it is legal, why are we turning away any business right now? it is ridiculous they even need to go through this process. why create hurdles for small business trying to contribute to the community. The system is not fair, does each bar that opens and sells alcohol have to do this process. What happens to a free market?

Respondent



4

Anonymous



00:50
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Abdulrahman Wazzan

2

Please provide your address:

1 15123 Marine Drive, White Rock

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

help keep the area clean and safe

Respondent



5

Anonymous



10:13
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Michelle

2

Please provide your address:

13812 Malabar Ave

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

Personally I think opening up this store will provide a safe way to purchase government regulated and tested CBD. CBD has seriously helped me to manage my anxiety that can be debilitating. I don't know any other ways to get it other than in store from someone I trust. Opening up this location will bring life and business back to the White Rock boardwalk along with clearing out the homeless that are clearly set up around that vacant spot. This is a great opportunity to educate the public in a clean, safe and trustworthy environment.

Respondent



6

Anonymous



02:53
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Justin Hagberg

2

Please provide your address:

Justin Hagberg 303-1390 Merklin St White Rock, BC V4B 4C1

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I think this would be great for the economy, and would attract more people to White Rock and the pier etc.

Respondent



7

Anonymous



36:23
Time to complete



15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: *

Simon Bergen-Henengouwen

2

Please provide your address:

602-15015 Victoria Ave, White Rock

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I sent an earlier email to Greg listing the favorable issues that apply to this application. FYI, I asked for comments on this application on Facebook on the site "Grapevine Mobile White Rock" run by Garry Wolgemuth. This site takes a very critical personal bias to the goings on in White Rock so I thought it would be interesting to see the reaction of those readers. The post as of today was seen by 135 people and received over 10 positive comments with no one opposing this application. I counted 16 different people liking the positive comments. It is clear from this that at least for those visiting that FB site there was no negative reaction. There was only concern and that was the smoking issue. I submit that the City could pass a similar bylaw that the Vancouver Parks Board has that prohibits smoking on the beach, seawalls, park areas, and buildings. My other suggestion would be to recommend to the applicant that they provide two lines, one for quick online order pick-up and one for in-store purchases. Perhaps a separate access way at the rear of the store. If they are going to be competitive you can rest assured that there will be line-ups. And this location does not lend itself well to that.

Respondent



8

Anonymous



710:16
Time to complete



15053 Marine Drive (File No. 20-018)



A zoning amendment, temporary use permit, and a liquor (cannabis) license referral application has been submitted to enable the establishment of a cannabis retail store at 15053 Marine Drive. The rezoning application would add reference to the property within Section 4.1.3 of Zoning Bylaw No. 2000 allowing a temporary use permit to be issued for the store. The permit, if issued, would limit the cannabis retail store use to a period of three years, with an opportunity to renew the permit for another three years. The proposal does not seek to enlarge the existing structure but rather seeks to allow a new land use within the existing floor area of the building (approx. 110 square metres).

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1

Please provide your name: *

Christa Kucey

2

Please provide your address:

15046 Victoria Ave

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

This is ridiculous. Putting a marijuana dispensary in the heart of White Rock is a terrible plan. It will negatively impact the community, the heart of white rock, it's appeal as a family oriented tourist destination. I was not impressed with the presentation during last nights meeting. The presenters made several contradictions in the things they spoke about. For example, they said they spent days in the area and distributed letters and knocked on doors of the neighbours...well I live behind the proposed pot dispensary and nobody made any effort to speak with me or to give me a letter. Later in the discussion he denied going to knock on doors despite clearly making this statement in his presentation. I believe it was recorded and If so how can we trust people who outright lie to us about the efforts they made and the support they got -They also noted that they had no problems with the neighbours in chilliwack yet their shop is in an industrial area there. It's not in a family neighbourhood in the heart of a tourist community. In the presentation they stated they spoke to people including construction workers and everyone was in support of this business yet they didn't speak to any of the people who live behind the proposed site and the construction workers do not necessarily live in the community. -They noted that all workers didn't smoke yet they said they would create jobs and hire people to work here so how do they know if they smoke or not when they haven't yet met them? -They noted that bringing this increased traffic of pot buyers to the neighbourhood would improve the white rock businesses. They also stated that all of these people buy the pot and go home to consume it so they would not be in the area supporting local businesses. -The impact of having a pot dispensary is detrimental to the community. They recognize the risks

and the type of clientele the place would bring thus making security a big part of their presentation. If this amped up security is required and it's at the risk of my life and home life stability I do not want it. I don't want to be afraid to be outside or unable to go out because I have asthma and I can't be outside since I can't breathe around smoke. A poster won't stop ppl from consuming pot nearby. Other people made some good points last night with the questions. -slamming car doors all day and night -parking. The building doesn't have two spots behind it. If somehow those were created it would disrupt traffic flow in and out of the alley which is already a problem. -people will be running their cars and lined up in the alley to wait for parking. This causes pollution and will affect the air quality -people will double park as to "just run in for pick up" and they will park illegally, not pay for parking or use the alley or peoples driveways -putting posters up isn't going to change anyone's behaviour. they will go around the corner or in the alley and loiter and smoke pot and affect what we should legally have - the right to enjoy our own properties without disruption -I live on the corner and I already have people sitting on my steps and leaving cigarette butts and smoking pot outside my home. I ask they leave, have posted no smoking signs yet the signs get stolen and they feel they have the right to linger on my property. This is only going to get worse with all day traffic with a pot dispensary. It's violating my human rights. And it's ruining my ability to live in peace without added pollution. -lights and cameras- I don't need bright lights, cameras and security walking and driving around my house all day for 7 days a week. The lights will shine in my windows, the increase in traffic walking and driving by my house will be annoying, it makes me feel unsafe. -The increased traffic in the alley causes a major problem not only with pollution, but with safety and bringing crime to the area, loitering and these problems will demand an increase in police resources.

Respondent



9

Anonymous



01:35
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Michael Khara

2

Please provide your address:

66845 Marine

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

We need to rejuvenate the strip and bring a new demographic shopping in the area. Cannabis is LEGALIZED so lets get on board!

Respondent



10

Anonymous



04:02

Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

steve

2

Please provide your address:

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I sat in and watched yesterdays meeting and I want to state how upset I was by the behavior of a few of the commenters. It seemed like there was an agenda at play, someone trying to sabotage the presentation. keyboard warriors posting anonymously and repeatedly is unacceptable. I appreciate the concerns around covid but these events should only be held in person where it can be moderated

Respondent



11

Anonymous



21:31
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Harry Schreier

2

Please provide your address:

1120 Martin Street, White Rock, BC V4B3V7

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I feel that with the efforts (and money) put into trying to draw young families with children to the waterfront in White Rock, that making a cannabis retail location on the waterfront will push families away. Also, customers will purchase product and smoke it all along the promenade and very likely on the pier which defines the White Rock waterfront. Fire on the pier would shut it down (again). Residents and users of the promenade do not want to walk through clouds of pot smoke as we try to maintain our health and wellbeing. There will be trash resulting from the packaging, and I've already seen it laying on the train tracks at West beach. We don't need more of this. It's nice that the store would post a security guard at the front of this building, but is this really for the residents here, or for the store? Perhaps look into the number of times that police have been called to the bottom of Martin Street between the ice cream store and Uli's restaurant to see if this is already a problem area. In my opinion, this would not improve but would degrade the safety in the area, even with a security guard standing on Marine drive in front of the store. It would be a responsible move to consult with Sources substance use/abuse to see how they weigh in on a other source for cannabis in White Rock, given that the number of kids smoking pot has increased and Sources as well as the kids' parents are left to deal with the lasting effects of making this very available on our beautiful waterfront. Just as we see people with ice cream cones walking along the waterfront, we will see people buying and smoking along the waterfront, dropping their litter, and exposing residents and visitors to unwanted pot smoke. Sure there is a rule that users cannot smoke within a certain number of feet from the storefront, but it would not stop users from exposing residents visitors all along

Marine drive from East to West Beach on the Promenade or the pier? No it would not. Finally, the restaurants are struggling on Marine drive already. What kind of restaurant or business would want to open with a cannabis store with people lining up to get in and blocking the entrance? Maybe a second cannabis store? Given the demographics of the the residents of White Rock and the opinion of myself and neighbors, I request that this application not be accepted. I've spoken with neighbors on either side of my house as well as across the street (corner of Victoria and Martin), and all are against this application.

Respondent



12

Anonymous



65:15
Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

James and Susan Shumka

2

Please provide your address:

1080 Martin Street

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

We are strongly opposed to the application for a number of reasons. Under existing zoning, the City had already decided to only allow a limited number of these establishments and only in the City Centre. This is another example of spot zoning that is simply not called for. There are numerous commercial areas in the City Centre that are much more appropriate for this type of establishment. The proposed location is a family/tourist zone which is immediately adjacent to a single-family residential area and all of which is adjacent to a City Park and public promenade. The applicant's other Chilliwack location is in an industrial area a considerable distance from any residential use, which is a far more appropriate type of location. We are not sure why White Rock would see any need to even entertain a rezoning to put this type of use in West Beach, particularly where the proposed location actually shares a laneway with single-family homes and is across the street from a City Park. The applicant speaks of enhanced security personnel, security cameras and lighting etc. being put in place. The mere fact such measures are required tells you all you need to know as to whether this is an appropriate use for the area. It clearly isn't. As noted above, single-family residential homes (some with young children residing there) are immediately adjacent and should not be exposed to these types of security concerns. There is already one such operation at Indigenous Bloom at East Beach. There are very long lines regularly outside that establishment and considerable use of the parking spaces in the area (and there are many more adjacent spaces there than at West Beach). That location is not adjacent to residential housing. Those same conditions would also be a challenge to the outside patios at restaurants at West Beach and to the very limited parking adjacent to the

proposed location. We personally would not frequent the restaurant patios as we have done in the past if there are long lines of people outside of them, or if there is increased cannabis consumption and associated smell in the area (which there of course will be despite how much the applicants may deny it). There is no compelling case that has been made as to how this particular use could lead to any improvement to a tourist/family/residential area or why any rezoning would be appropriate to permit it. This particular area of Marine Drive has been made the focal point for family events such as parades, festivals of light, concerts, Sea Festival, the Tour de White Rock and the like. This proposed rezoning and use definitely runs counter to the years of hard work and money that has gone in to developing all of that and would undoubtedly change the nature of the area. The City quite simply needs to not be sidetracked by spot zoning requests and instead continue to show foresight in sticking to its existing zoning by-laws and continuing to develop the vision of what this area of West Beach can and will be. Thank you for your consideration of our comments.

Respondent



13

Anonymous



04:06

Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Susan Douglas

2

Please provide your address:

1278 Everall St

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

No parking in that area. Too close to family area of beach and pier No room on sidewalks for extra traffic or line ups

Respondent



14

Anonymous



03:59

Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

Monty Sikka

2

Please provide your address:

13660 Marine Drive, White Rock

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

We need access to legalized cannabis in White Rock and South Surrey in order to squeeze out the illegal market. Seed & Stone offers low prices, have a beautiful esthetic store front, well educated staff, and are very corporately responsible via their flagship store in Chilliwack. We need to bring life back to Marine drive and support our local economy.

Respondent



15

Anonymous



04:26

Time to complete



15053 Marine Drive (File No. 20-018)



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1

Please provide your name: *

May Nazair

2

Please provide your address:

601-1580 Martin Street, White Rock, BC, V4B5M3

3

Do you support the proposed development application?

- Yes
- No
- Undecided

4

Please provide your comments on the application:

I think it is critical that residents of White Rock have access to safe, regulated cannabis. It is important for us also to see more legal establishments selling cannabis, and not grey/black market retailers selling product from unknown sources.

Greg,

Thank you for your continued support.

Community feedback was overwhelmingly in favor of our application for cannabis retail at 15053 Marine Drive in White Rock.

Consistently, comments focused on providing safe and regulated cannabis, eliminating the traffic caused by grey market dispensaries, additional competition to bring prices down, Seed & Stones warm yet elegant design and bringing business back to the pier.

3. Do you support the proposed development application?

● Yes	11
● No	4
● Undecided	0



We appreciate the feedback and wish to address additional topics of concern.

Respondent 8-

In regard to cameras and lighting disrupting the quality of life for community members, all rear cameras will be facing down, capturing the ally and store loading area. The additional soft lighting, as suggested by the RCMP will in no way hinder community members and will be motion activated. On a recent visit to clean up the surrounding area, we noticed the biggest issue, especially on Marine Lane, is the empty beer cans and not roaches or cannabis packaging.

(photos to follow)

Seed & Stone will continue its clean up efforts around this location and have hired a landscaping company to assist.

No additional traffic will be drawn to the back ally.

Bill c46¹, which came into force in June 2018 is additional layers to impaired driving to include cannabis. New bars in the 15000 block of Marine drive have potential to be louder, with more lineups and more likely to cause incidents.

Seed & Stone hires from within the community and all new hires are put through rigorous training including all retail cannabis regulations. Additional topics covered include cleaning of the neighborhood, dealing with difficult customers and no smoking in the area surrounding the storefront.

Seed & Stone reached out to the White Rock BIA² who stated, “We are happy for a more diverse business mix on Marine Drive and look forward to supporting Seed & Stone if their application is successful” The BIA has heard of no objections from businesses regarding this Cannabis Retail Application

Respondent 11-

We spoke at length with George Passmore, Manager of Counselling & Addiction at Sources³ and it was a pleasure speaking to someone so rational. George made multiple points.

- Legal government regulated cannabis retail is much more preferred over grey market stores
- Clean, well run stores with a focus on education are preferred
- Smoking cannabis on the pier has been going on long before legalization
- Cannabis use is commonly used to help with serious addiction issues.
- Keeping cannabis out of the hands of youth is top priority.
- There is no record of increases in addiction of cannabis since legalization

Although George said support is for politics and he will not get into that, he would say he does not object to this application.

Taking all of George's comments to heart, Seed & Stone will

- Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories
- Remove the word cannabis from our signage so exposure to youth will be negated.
- Put together a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain.
- Implement CPTED in conjunction with the RCMP⁴ to keep the neighborhood safe
- Uniformed security will be additional presence in pier area to limit smoking

Seed and Stone has a recycling, garbage, and graffiti removal program to keep the community safe and clean.

Click and collect service, multiple POS stations and separate lines for pick up will eliminate unnecessary traffic on the city sidewalk. Having a separate entrance and exit doors with a corridor that can accommodate any potential lineup will mitigate any traffic issues and help keep to COVID distance regulations.

Seed and stone do pledge to donate 1% of their sales, up to \$10,000 a year to community initiatives including pier upgrades

Respondent 12-

Seed & Stone supports cameras and lighting. There is absolutely no connection between cannabis retail and crime, in fact, in Colorado⁵, where cannabis has been legal since 2014, a study in the journal Regional Science and Urban Economics, showed that crime rates dropped “substantially” in the areas around Denver dispensaries.

On June 19, 2018, the Senate passed Bill C45 and the Prime Minister announced the effective legalization of Cannabis date as October 17, 2018. The Canadian Government⁶ emphasized three key goals of regulation: the protection of public health; the protection of young people; and the reduction in criminality associated with the illegal market. The reform was built on years of evidence demonstrating that the illegal status of cannabis did not prevent rising consumption and was associated with a range of other risks, from increased potency to the empowerment of criminal gangs. The provincial government stated⁷ “Economic development is a guiding principle of B.C.’s regulated approach to cannabis. In addition to protecting public health and safety,”

The RCMP has stated that the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There have also been no reported vehicle/pedestrian issues with the relatively new cannabis shop on Johnston Rd. the White Rock RCMP received approximately 12 Cannabis Act related complaints on all Marine Drive, and in total, 36 complaints in all White Rock in 2019 and 2020. The numbers are too low to specify any issues or problem areas.

The Surrey School District⁸ raised concerns about cannabis in close proximity to the school but commented “The subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigating the friction between the use with the elementary school”

Respondent 13-

I am pleased to announce that Seed & Stone will rent 2 parking spots from the city. We have reached out to neighboring businesses and if additional parking is necessary, we will gladly rent additional spots.

With COVID, concern of line ups is understandable. Seed and Stone is offering a click and collect service so customers can order online and pick up in store. This will cut down on time spent in and around our storefront. With multiple POS systems and many White Rock residents employed we can reduce time to under 5 minutes which will also cut down on potential lines. Currently many businesses are closed permanently in the 15000 block of Marine Drive.

Seed & Stone chose this location because there was already a cannabis retail storefront in the City Center and a grey market dispensary on East Beach. Support from neighboring businesses looking for a boost in economy was a key factor.

A location on west beach means less travel for the community, spreading out the traffic amongst retail locations. Additionally, 15053 Marine Drive is a standalone building and has no rental units above.

We look forward to working with The City and its departments to resolve any concerns on an ongoing and continuous basis.

Vikram Sachdeva
Founder & CEO
Seed & Stone

References

- 1) Bill C46 - [Bill C-46 - Legislative Background: reforms to the Transportation Provisions of the Criminal Code \(Bill C-46\) \(justice.gc.ca\)](#)
- 2) White Rock BIA- <https://whiterockbia.com/>
- 3) Sources White Rock- [Substance Use Services – Sources Community Resource Centres \(sourcesbc.ca\)](#)
- 4) RCMP CPTED - [Crime Prevention Through Environmental Design \(CPTED\) \(rcmp-grc.gc.ca\)](#)
- 5) Cannabis & Crime [Are Cannabis Dispensaries and Crime Linked? | cannabisMD](#)
- 6) Surrey School District - [Home - Surrey Schools](#)
- 7) Government of Canada - [A Framework for the Legalization and Regulation of Cannabis in Canada - Canada.ca](#)
- 8) Province of BC - [Learn about B.C.'s Cannabis Sector - Province of British Columbia \(gov.bc.ca\)](#)



Litter and empty beer cans/bottles found on Marine Lane

APPENDIX E – Community Concerns & Response (Information)

Interest / Concern	Response Additional Information
<p>Smoking of Cannabis in Public</p> <ul style="list-style-type: none"> • Deterrent to Tourists and Families • Impacts to those with asthma • Driving while under the influence 	<ul style="list-style-type: none"> • [City Response] City of White Rock Public Health Smoking Protection Bylaw, 2018, No. 1858, prohibits smoking (the definition of which includes cannabis) “in any outdoor gathering place under the jurisdiction of the City of White Rock including parks, sports fields, playgrounds, the promenade, the pier and the beach”. Fines tied to infractions against the Bylaw range between \$100 and \$2,000. The City’s Bylaw Enforcement Officers regularly monitor activities along the waterfront, particularly in the busy summer months, and generally look for voluntary compliance with smoking restrictions through dialogue and education. • [City Response] The RCMP was circulated notice of the application and has provided a response. The response from the RCMP acknowledges the potential for customers to consume their cannabis products in the public areas near the Pier and further identifies that in addition to the above-described White Rock Smoking Bylaw, the <i>Provincial Cannabis Control and Licensing Act</i> (Section 63) prohibits outdoor smoking in “an outdoor area established by a local government for the purposes of community recreation”. Offenses tied to the outdoor smoking of cannabis in a public place may result in fines of, for a first offence, up to \$5,000 or imprisonment of not more than 3 months (or both), and for a subsequent offence, a fine of up to \$10,000 or imprisonment of not more than six months (or both). The RCMP feedback notes that in 2019 and 2020 the White Rock RCMP received approximately 12 Cannabis Act-related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are reportedly too low to specify any issues or problem areas. • [Applicant Response] Bill C-46 introduced reforms to the Transportation Provisions of the Criminal Code to strengthen drug-impaired driving laws. Penalties for offenses are tied to the level of THC (being the main psychoactive compound in cannabis) found present in someone driving under the influence. In addition to relying on the controls of the law, the Applicant notes that their staff, hired from within the community, would be “put through rigorous training”, which would include raising awareness of retail cannabis regulations, dealing with difficult customers, and helping to deter smoking in the area surrounding the storefront.
<p>Limited Parking</p>	<ul style="list-style-type: none"> • [City Response] The proposed cannabis retail store would, if approved, be established within the 111.5 square metre (1,200 square foot) building which formerly housed the “Giraffe Restaurant”. The store would have a retail floor area of approximately 62 square metres (667 square feet), being the space accessible to customers. With respect to parking, the former and proposed use of the property are both considered a “commercial – retail” use. The now vacant restaurant use had 38 seats which, per the Bylaw, would have required a total of 2 parking spaces (1 space per 16 seats) whereas the subject property has zero. This lacking of supply is viewed as a legal non-conformity that would be extended to the proposed cannabis retail store use, recognizing that the use would not

Interest / Concern	Response Additional Information
	<p>further the extent of non-conformity with the Bylaw. Specifically, the retail cannabis store would require 1 space whereas the restaurant required 2 spaces.</p> <ul style="list-style-type: none"> • [Applicant Response] In order to address the concerns raised by the public, the Applicant has agreed to lease, annually, two parking spaces from the Montecito Parkade and to purchase “Marine Green” parking decals. Conditions to implement these measures would be incorporated into the Temporary Use Permit (TUP).
<p>Disruption to Traffic along Marine Drive and Marine Lane</p> <ul style="list-style-type: none"> • Loading Activities • Long Line Ups along Marine Drive 	<ul style="list-style-type: none"> • [City Response] During the Public Information Meeting a number of concerns were expressed about the potential for customers to access the cannabis retail store from Marine Lane (north side). To address this matter, staff are recommending that the license from the LCRB and the temporary use permit include conditions limiting customer access to the Marine Drive (south) side of the building. • [Applicant Response] With respect to concerns regarding loading activities, which may disrupt traffic along Marine Drive and/or Marine Lane, the applicant has offered four potential options: <ol style="list-style-type: none"> 1. Share use of the loading area tied to a neighbouring business; 2. Acquire loading space next to store; 3. Use of a public 15-minute loading space on Marine Drive; or 4. Use of street at the end of Martin Drive to enable loading off Marine Lane. • [City Response] City staff are recommending that the owner provide confirmation of the execution of a legal agreement which would confirm the availability of an off-street loading space within 50 metres of the property subject to the permit (this takes from option 1 or 2 above). The term of this agreement would need to be aligned with the term of the temporary use permit (3 years) and any potential 3-year extension of the permit. • [Applicant Response] The Applicant has noted there will be separate lines for in store purchases and pre-order pick-ups which should reportedly help to mitigate pedestrian traffic issues, particularly in light of COVID and efforts to support social distancing; there would also be a separate entrance and exit to avoid potential for contact. Further, unlike the composition of neighbouring properties, the subject property would be a stand-alone retail store without any residential use above. This would help to lessen the potential for conflict between customers and tenants wanting to access the building.
<p>Litter / Waste</p>	<ul style="list-style-type: none"> • [Applicant Response] Staff will be provided training regarding neighbourhood cleaning. Further, Ronald’s Rubbish has been retained to provide weekly garbage pickup, which will occur from the Lane. The Applicant has also pledged to donate up to one (1) percent of their sales, up to \$10,000 annually, to support community initiatives including pier upgrades.
<p>Lighting / Cameras</p>	<ul style="list-style-type: none"> • [Applicant Response] Crime Prevention Through Environmental Design (CPTED) measures will be used to improve the overall safety of the rear portion of the property. Motion activated lighting at the rear (Marine Lane

Interest / Concern	Response Additional Information
<ul style="list-style-type: none"> Spillover onto neighbouring properties 	<p>side) will be directed downward and scoped to capture the alley and store loading area only. Security cameras will similarly be focused on the rear façade of the building, and lands within the boundaries of the property,</p>
<p>Compatibility with Residential Community</p> <ul style="list-style-type: none"> Spot Zoning Proximity of use to homes with children Proximity to City spaces for gathering 	<ul style="list-style-type: none"> [City Response] The proposed property-specific rezoning would enable a cannabis retail store outside of the Town Centre where the current standards of the Zoning Bylaw allow for up to three stores subject to a Temporary Use Permit (TUP). In reviewing the proposal with the Applicant, staff identified that there may be merit to presenting the proposal as a rezoning application (to enable the cannabis retail store use) concurrent with a TUP application (to limit the initial duration of the use). Linking the introduction of the use to a TUP would allow the City to deny the continuation of the use, following the three year term of the permit, if it is determined that the use is undesirable. Tying the use to a TUP also gives Council the ability to extend the duration of the use for an additional period of three years. Following a potential six year period of operation, the cannabis retail store, if approved, would need to apply for a zoning bylaw amendment that would permit the use in perpetuity. It is not uncommon for unique land uses, such as a cannabis retail store, to be introduced through a property-specific (spot) zone. In this case, if the rezoning were approved the subject property would remain in the existing CR-3 Zone with the ability to introduce a “cannabis retail store” being enabled by amendments to the General Provisions & Regulations Section of the Bylaw (Section 4.1.3). [Applicant Response] In addition to employing CPTED principles in the design / improvement of the rear (north) portion of the property, the Applicant has noted that they will install a fence with a locking mechanism along the rear property line. This, in addition to limiting customer access to the front (south) side of the building, will limit the potential for disruption to neighbouring property owners/users.
<p>Need to Consult with Sources (social service provider)</p>	<ul style="list-style-type: none"> [Applicant Response] One member of the public expressed a need for the Applicant to consult with Sources Community Resource Centres (Sources) to see how they weigh in on cannabis retail and the potential for increased use of cannabis amongst kids. The Applicant’s PIM Summary outlines feedback from George Passmore, Manager of Counselling & Addition at Sources. City Staff have reached out to Mr. Passmore to confirm his feedback. Mr. Passmore noted general support for legal government regulated cannabis, clean stores which focus on customer education, and efforts to ensure cannabis is kept out of the hands of youth. The Applicant has offered to undertake the following in light of the feedback from the public and Mr. Passmore, specifically: <ul style="list-style-type: none"> Implement storefront design that will prevent youth of White Rock from seeing any cannabis or accessories Remove the word cannabis from our signage so exposure to youth will be negated. Put together a marketing campaign with the help of Sources to warn of the dangers of cannabis in youth with a focus on effects of cannabis on the growing brain.

Interest / Concern	Response Additional Information
	<ul style="list-style-type: none"> ○ Implement CPTED in conjunction with the RCMP4 to keep the neighborhood safe ○ Uniformed security will be additional presence in pier area to limit smoking
Hours of Retail Sale	<ul style="list-style-type: none"> ● The Liquor and Cannabis Regulation Branch (LCBR) provides general guidance on the hours of cannabis retail sale, supporting hours of between 9am and 11pm. The Applicant has noted that their retail store in Chilliwack, for which a license has been granted by the LCRB, has store hours aligned with that recommended by the Branch. Similar store hours are being sought for this store. City Staff do not have any concerns with the store hours considering the location of the property and the restrictions on customer access, to be limited to the south (Marine Drive) side of the property.

DEVELOPMENT PROPOSAL APPLICATION – COMMENT SHEET

The City of White Rock has received a development proposal application for the below-listed property. An information sheet, along with all applicable submission material, is attached in the relevant Project Folder on Tempest. Each department is requested to review the development proposal application request and provide written comment based on their department's responsibility. If no comments are received, it will be assumed that your department's interests are unaffected.

PROJECT NAME	CANNABIS RETAIL STORE (SEED & STONE)
PROJECT NUMBER	PRJ-000303
REFERENCE NO.	20-018
COMMENTS DUE	OCT 19, 2020

PROPOSAL	The subject application proposes an amendment to Section 4.1.3 of the City of White Rock Zoning Bylaw to allow for a Temporary Use Permit to be issued for a cannabis retail store outside of the Town Centre. The applications tied to the proposal include a rezoning application, a temporary use permit application (assuming the rezoning is approved) and a Liquor (Cannabis) License Referral application. The subject property does not currently contain any off-street parking and the proposal, as presented, does not propose any change to the site save for interior improvements and exterior (façade) signage.
CIVIC ADDRESS	15053 MARINE DRIVE

DEPARTMENT	White Rock RCMP (S/Sgt. Kale Pauls)
COMMENTS:	
<p>The RCMP has no position on a cannabis retail business situated in White Rock.</p> <p>I will provide some observations and considerations for this particular location at 15053 Marine Drive. The volume of vehicle and pedestrian traffic observed at Indigenous Bloom on East Marine Drive during the summer of 2020 generated an elevated number of complaints. That being said, the proposed location in the 15000 block of Marine is normally congested during the summer months, so an increase in short visit pedestrian and vehicle traffic may not be noticed as much. There has also been no reported vehicle/pedestrian issues with the relatively new cannabis shop on Johnston Rd.</p> <p>The proximity of the proposed cannabis retail store near the Pier may attract customers that choose to consume their cannabis products in this public area. The Provincial Cannabis Control and Licensing Act, section 63(1) makes consumption in certain public areas an offence. The spray pool/splash pad and the seating around these areas are directly identified in the Provincial Cannabis Control and Licensing Act as prohibited consumption areas. The Act also specifies a prohibition of consumption in <i>an outdoor area established by a local government for the purpose of community recreation</i>. Although the Act</p>	

does not set out a definition for a *community recreation area*, a search of legal definitions does indicate that areas set aside for outdoor recreation, viewing, walking etc meet the definition of an area established for community recreation. Enforcement of cannabis smoking on the Pier, Promenade and beach could be achieved under the Provincial Cannabis Control and Licensing Act or White Rock's Public Health Smoking Protection Bylaw.

There is not enough information or precedent to know if there will be increased use of cannabis in the area around the proposed cannabis retail store.

In 2019 and 2020 the White Rock RCMP received approximately 12 Cannabis Act related complaints on all of Marine Drive, and in total, 36 complaints in all of White Rock. The numbers are too low to specify any issues or problem areas.

07 December 2020

Attention: Greg Newman
Manager

City of White Rock
Planning Department
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

Dear Greg,

RE: Development Application No. PRJ-000303

Thank you for the opportunity to provide written comment on file PRJ-00303 15053 Marine Drive on the application for a cannabis retail Store.

The subject property at 15053 Marine Drive is located within the White Rock Elementary catchment. The Surrey School District expresses general concern with any business selling cannabis containing products (particularly in and around school hours) in close proximity to any of our schools. The subject property and White Rock Elementary are separated by two major street thoroughfares, and therefore, mitigating the friction between the use with the elementary school.

Thank you for the opportunity to comment on this application and we trust that our concerns will be considered as part of this application.

Kind Regards.



Kelly Isford-Saxon
Manager, Demographics & Facilities Planning
School District No. 36 (Surrey)



SEED & STONE BUSINESS PLAN

Proposed Location –
15053 Marine Drive, White Rock, BC V4B1C3

CITY OF WHITE ROCK

From Seed & Stone (non-medical cannabis retail brand) for the Mayor and Council of the City of White Rock

Vikram Sachdeva

Founder & CEO – Seed & Stone

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Letter of Intent

August 17, 2020

The City of White Rock
15322 Buena Vista
White Rock BC V4B 1Y6

The Honorable Mayor and Councillors,

Subject: Application for non-medical cannabis retail store

I, Vikram Sachdeva, on behalf of Seed & Stone, have entered an application to operate a non-medical cannabis retail store at **15053 Marine Drive**. Seed & Stone has received support from the property owner to proceed with the rezoning application and supporting documents.

About Seed & Stone

Seed & Stone is an owner operated small scale non-medical cannabis retail brand. Currently operating one store in Chilliwack and focussed on expanding its retail network throughout British Columbia.

Owner Vikram Sachdeva has over twenty years of experience in the retail space. He has served as a board member for Subway's Advertising Trust Fund for 2 consecutive terms, has a proven track record, successfully owning and operating 3 Subway franchise stores in Chilliwack, BC. He has also managed operations for BC Liquor store in lower mainland, BC, where he was leading the inventory management and customer success teams.

Location of proposed Seed & Stone Store

Seed & Stone is proposing to open a non-medical cannabis retail store at **15053 Marine Drive White Rock BC V4B 1C3**. This location was chosen for multiple reasons –

- The property is free standing and located along Marine Drive in a non-residential neighborhood
- Is easily accessible with parking and on a public transit route
- The store is compliant with current policy framework recommended by the provincial and city government, including distance from schools

The size of the proposed non-medical cannabis retail store is approximately 1,150 square feet. We envision 50% of the space to be utilised for retail and remainder to be utilized for loading, office, storage, and administration.



Executive Summary

Seed & Stone is looking to expand their footprint in the British Columbia cannabis industry. Seed & Stone plans to operate an adult-use, recreational cannabis retail store at 15053 Marine Drive White Rock BC V4B 1C3. The facility will solely operate as a retail cannabis store, there will be no cultivation, consumption or manufacturing taking place.

Seed & Stone is a state-of-the-art cannabis retail brand bringing a carefully curated collection of cannabis to our customers. We seek to redefine the cannabis retail experience by offering a unique and inviting take on cannabis education and retail. Embracing these core concepts allows Seed & Stone to establish trust and a deeper connection to our communities and their values. Seed & Stone looks to have a positive impact on our customers by encouraging them to discover “The Journey Within”.

Our retail cannabis locations are being developed to incorporate state-of-the art technology combined with green practices that are innovative and futuristic. Compliance and the safety of our customers, employees and the community are key components of our operations. This includes offering a comprehensive plan incorporating the RCMP “Crime prevention through environmental design” program. To summarize these efforts and others, Seed & Stone has assembled a business plan to outline key company objectives and missions that are critical to the core of our business.

Mission, Vision and Values

Mission Statement

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

Vision

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

Values

Employees, Education, Customers and Products:

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



Company Objectives

Seed & Stone's key objectives are:

- To obtain approval from the City of White Rock to open a cannabis retail store
- To serve the growing demand for clean and safe cannabis in the White Rock community
- To become the preferred cannabis retail location among patrons and visitors within the City of White Rock
- To educate recreational cannabis users, allowing them to make informed decisions on their purchases
- To showcase our compliance with municipal, provincial and federal government regulations
- Create a welcoming environment that caters to the recreational Cannabis user by providing exceptional customer service
- To create a professional brand image, to earn trust and respect within the communities we serve

To keep cannabis away from the youth of White Rock, and adhere to all municipal and provincial laws and regulations

Curriculum Vitae

Strategic Advisory Team

[Christina Clark](#) | [First Nation Relations Advisor](#)

CEO for Songhees Nation responsible for Operations, Governance, Financial Management, Policy and Law Development, Intergovernmental Affairs and Economic Development. She has previously held positions of Finance Manager and Property Tax Administrator.

[Mark Catroppa](#) | [Strategic Business Advisor](#)

Mark Catroppa is the Executive Vice President and co-founder of the Monark Group. He has many years of management experience with federal government regulatory bodies. At Seed & Stone, he is consulting on matters pertaining to strategic business activities to help us succeed in a meaningful way.

[Brig. Satbir Sachdeva](#) | [Compliance Advisor](#)

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



Management Team

Vikram Sachdeva | Founder & CEO

Vikram Sachdeva is an enthusiastic, thoughtful, and determined entrepreneur with 20+ years of experience in the retail space. At a young age Vikram took to the path of becoming a leader in the Quick Service industry. He has been at the forefront of setting up a chain of Subway franchises in the community of Chilliwack and employs more than 30 community members. He holds an Associate degree in Hospitality and Retail Management from Douglas College. His background and experience in working with the BC Liquor Distribution branch at the retail level for over 7 years, makes him an ideal candidate to help the Legal cannabis market in BC grow responsibly. Vikram is a family man with an 11-year old son and understands the responsibility of regulating and distributing cannabis under the current regulations and help the communities understand the cannabis retail market. This is evident in how his brand Seed & Stone operates in Chilliwack and intends to bring their best practices to the municipality of White Rock.

Christoph Grzywacz | VP of Corporate Development

Chris is a highly experienced professional who possesses the required level of management know-how to inspire, lead, develop and motivate staff. A result-driven, hardworking, self-motivated individual who has the right qualifications along with 15 years of work experience in project management, working to the highest standards. He holds an associate degree in Hospitality and Retail Management from Douglas College and a BBA in Business in Entrepreneurial Leadership from Kwantlen Polytechnic University. Chris has owned and operated a Lotto Ticket center for the highly regulated BC Lottery Corporation for over 18 years. He understands regulations, standards and strives to help guide the Seed & Stone brand in the right direction

Samir Chaudhary | Head of Procurement

Samir is an international businessman with over 25 years of experience running a successful business in the automobile industry. As the leader of his organization, Samir was responsible for over 300 employees. Here, team building, technology up-gradation, production, procurement at the right price to be competitive in the market was his forte. At Seed & Stone he is responsible of branded accessories procurement from Canada, India, China, and the US.

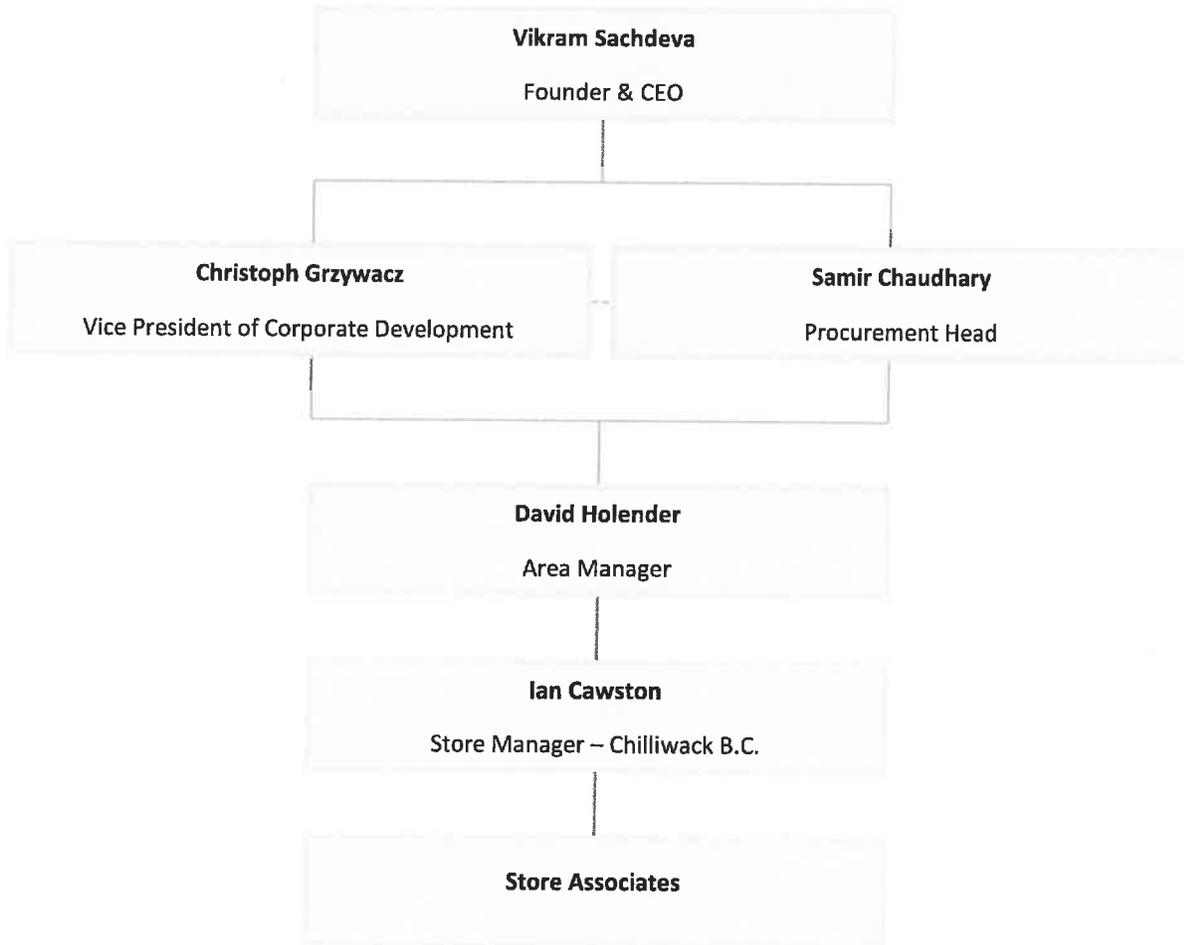
David Holender | Area Manager

David is friendly and technical savvy graphic designer, office, and cannabis expert with over a decade experience from coast to coast of Canada. He has successfully opened multiple retail stores for other cannabis brands in British Columbia.



Organization Structure

Seed & Stone is currently operating with a strength of thirteen employees, of which four are in corporate management and others in store operations. Highlighted below the current organisation structure –



Proposed timeframe for commencing retail sales of Cannabis

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



Compliance with Government regulations

Aesthetics

Seed & Stone focusses on maintaining the decorum and avoids having detrimental effect on the area. The goal is to make the site look like any other retail store and to ensure that the planned site does not draw any unintended attention. No signs may include any logos or information defining, advertisement, or listing services or products.

Sidewalk Safekeeping

Through the retail store team, Seed & Stone will maintain the sidewalk for cleanliness and limit any loitering. The security staff will have a highly visible presence and only allow adults aged 19 and older to enter and browse premises. This team will also be alert about any suspicious behavior outside the premises and intoxicated patrons. A neighborhood cleaning program will be implemented throughout the working day with regular checks.

Noise Management

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

Odor Management

A carbon filter will be added to all rooms in our store that contain cannabis products. These filters are highly successful in eliminating the odor caused by the permeation of our cannabis products. The filters have a strong ventilator, which pushes the air from the room and pushes it through the odor eliminator and brings cleaner air back into the room.

Environmental Plan

Seed & Stone is environmentally friendly, from energy consumption, water usage and waste generation, Seed & stone shall consult and retain an Environmental or Architectural Engineer. To optimize energy consumption, Seed & Stone will implement the following measures –

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



Good Neighborhood Agreement

Seed & Stone implements forward thinking practices and focuses on its impact on neighboring businesses. For this reason, we fully support a neighborhood agreement.

Seed & Stone will augment the value and integrity of the neighborhood through our welcoming yet elegant branding. Local business will see an increase in traffic with Seed & Stone driving new customers to the community.

In addition,

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

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

- The company has no tolerance for criminal activities within or adjacent the store premises at any time of the day
- Entry of minors, i.e., below 19 years of age is prohibited in the store. They would not be allowed to stay within the premises even if accompanied by adults
- All potential employees must first complete a police information, as per the cannabis control and licensing act
- Promptly bring to the attention of the RCMP any criminal charges brought against the license holder or any employees of the licensed business
- Prohibit banners, flags, string lighting, or similar advertisement methods and display on the exterior of the store premises at any time
- Notify the business contractor of the city about any change in contract information for any responsible persons
- Prohibit the consumption of alcohol and cannabis products within and near the store premises
- Restrict smoking/ vaping of products within or near the store premises
- Discourage the use of cannabis products immediately after the purchase of product, or outside the immediate premises.
- Minimize the impact to pedestrians and the neighborhood, and to comply with the provincial health act, WorkSafeBC, and city bylaws regarding consumption of cannabis
- To ensure that all persons working in the store are at least 19 years old and have a valid sell safe license
- To make sure that all employees and staff members have read the provincial worker qualification guidebook and understand the intent of the work qualification regulation
- Actively participate in community activities initiated by the city or RCMP to monitor and coordinate non-medical cannabis retail activities within the community



- Designate a staff member to inspect the outside of the premises daily to ensure there is no garbage, litter, or any other general objects associated with the business disturbing the surroundings of the premises

Proposed Education Initiatives

Seed and stone places emphasis on education, not just for its employees but for the surrounding community. All employees must complete their selling it right training along with receiving their cannabis workers clearance, but seed and stone does not stop there. Seed and Stone promotes and encourages the use of Canada's "Lower-Risk Cannabis Use Guidelines", an evidence-based tool used to guide choices and improve the health of Canadian cannabis users. (referenced in **Appendix 5**)



Seed and stone have partnered with Leafly to provide up to date training for all employees. This training includes but is not limited to, identifying, and refusing service to minors and dealing with intoxicated patrons.

Seed and stone will plan and present community events to inform and educate the on safe cannabis use, the negative effects of cannabis in youth as well as understanding THC, CBD, and other cannabinoids along with different consumption options. These events will be available to all community members through our seed and stone newsletter, webpage, and social media. Throughout COVID, Seed and Stone plans to use remote technology such as "Zoom" to reach the community.

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

Community

Education is the backbone of our value system. With not much awareness around usage of non-medical cannabis products, the corporate development team is focussed on engaging patrons and retail associates in training programs to expand their knowledge on products, Terpenes, endocannabinoids plus THC and CBD ratios. The firm is also dedicated in uplifting internal well being by conducting monthly yoga classes conducted by professional instructors open for locals of the city.

Employees

Seed & Stone invests in the professional development and education of its personnel to uphold a standard of excellence and provide customers a comprehensive product knowledge when selecting their cannabis products. We will require all employees to participate in the assigned education and training programs. Any employees that fail to pass the education and testing requirements may experience disciplinary action and/or termination.

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



Operation Details

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

Our location will have frosted windows to align with federal and provincial laws requiring that cannabis not be visible from outside the store. Seed & Stone is willing to work with the City of White Rock to ensure that the aesthetics of the store exterior suits the design character of the surrounding community.

Seed & Stone will employ up to 12 staff members, including a Store Manager and at least one Assistant Store Manager. At no time will a staff member be required to work alone. Seed & Stone will offer a living wage and all employees will be found through our community hiring fair. Our focus is to bring in upstanding members of the White Rock community to join our team. Seed and stone will offer competitive benefits to all employees immediately following a 90-day probation period.

Seed and Stone is currently operating 7 days a week from 9am – 11pm. We understand the importance of hours being consistent with the White Rock community and we will consult with local government before finalizing any hours.

Location

Current Location

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

Retail location summary –

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

Store View –





Store Design

The store layout is created to provide an inviting, clean, and professional environment for our customers. Structured in a way to provide a seamless retail and educational experience allowing Seed & Stone to help reduce the stigma surrounding the use of cannabis.

Transactions are smooth and seamless as all products are displayed on a wall to ceiling product display, right behind the POS station.

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



Proposed Location

Address: 15053 Marine Drive, White Rock, BC V4B1C3

Proposed store location summary –

The rationale behind shortlisting this store location on Marine Drive was as follows:

- To serve the community in City of White Rock with legalised cannabis products
- All zoning guideline set by the City of White Rock without any need for any variances will be met
- Currently hold the lease for the shortlisted location with landlord support
- This proposed cannabis retail location also abides by the criteria laid out by the City of White Rock stating any cannabis retail location must be:
 - 250m from school, community center, sports field, or playground
 - 150m another lot where a cannabis retailer is permitted



Community Engagement

Safeguarding the community is a priority for Seed & Stone. The corporate team has been reaching out to residents and businesses to assess acceptance of non-medical cannabis in the community. Keeping in mind the various risks involved with teenagers and young adults, we have been taking certain measures to create a safe cannabis retail experience. The activities incorporated in store operations for community engagement are mentioned below.

Social Well Being

According to statistics, approximately 17% (675,000 people) of British Columbians accepted the use of cannabis before legalization, of which 23% fell under the age group of 15 to 24. Keeping cannabis away from the outreach of youth, i.e., below 19 years of age, it is vital to have at least 1 legal non-medical cannabis store in each district of BC.

Economic Growth

According to our primary and secondary research campaigns, having a non-medical cannabis retail store in local business marketplace helps boost the local economy in many ways. With greater foot traffic in the area, the neighborhood businesses are positively impacted with greater outreach and eyeballs to their brands. We are also focussed on hiring local talent for retail store associates and believe in paying higher wages than minimum wage offered by the provincial government. With growth in number of retail stores for Seed & Stone, opportunities at retail store operations are rising simultaneously.

Community Safety & Security

Following the mandate outlined by the British Columbia government, our retail network is equipped with high-end technology equipment which helps in reduction of potential crime in the locality. Some measures we have taken to maintain a safe, secure environment:

- 24x7 surveillance within and without the stores, security alarm system, a permanent security personnel safeguarding the store and ample artificial lighting outside the store premises.

Corporate Social Responsibility Activities

Aimed towards contributing to societal goals and volunteering to partner with nongovernment organizations for causes which impact the society. Seed & Stone has partnered with MADD (Mothers against Drunk Driving) to empower their activities of supporting victims to road crimes or tragedies through monetary and volunteer support. The corporate management team also has a proven track record of supporting local communities engaged in sports activities and city councils engaged in development of the district through annual economic support. **On top of this, Seed and Stone pledges to donate up to \$10,000 or 1% of annual sales to causes linked with development strategies of White Rock.**

Refer **Appendix 1** for an elaborate community engagement plan



Hiring and remuneration policies

Seed & Stone is committed to the recruitment of only qualified applicants. At the same time, preference will be given to applicants who are based out of the City of White Rock. We will do this recruitment through local job fairs and other recruitment activities. Our employees will be paid a wage which is significantly higher than the minimum wage. Before starting their new job, they will have a criminal record check successfully carried out.

Local hiring preferences

The minimum wage set by the government of British Columbia is \$14.60 (as of June 1, 2020). All Seed & Stone employees will be paid a living wage which is more than British Columbia's minimum wage with an average hourly rate starting at \$17.84

Here is a summary of the minimum salaries paid to Seed & Stone's retail store employees:

Designation	Seed & Stone wage	BC minimum wage	Variance
Retail Store Associates	\$16.50	\$14.60	+13%
Security	\$16.00	\$14.60	+9.6%
Store Manager	\$21.00	\$14.60	+43.8%
Average	\$17.84	\$14.60	+22.2%

Seed & Stone will also conduct annual employee assessments where pay raises will be given based on their annual performance

Diversity Plan

Seed & Stone is fully committed to be an equal opportunity employer and is opposed to all forms of unlawful and unfair discrimination.

Anti-harassment policy

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

Employee well-being

Employee Manual and Handbook

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

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



- Anti-Harassment Policy

Personnel Training

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

Personnel Background Screening

We will perform background checks on all employees, volunteers, principals, directors, and board members. We will also perform background checks on any contractors or vendors who regularly work within the facility or will be employed there for an extended time. Copies of any public records obtained through the background check process will be provided to the individuals concerned. To ensure transparency, the entire background checking process will be conducted by a third-party

- Seed & Stone will ask applicants to submit a piece of ID to obtain their age
- A criminal background check will be run and any applicant not meeting the criteria will be immediately disqualified for the position

Personnel Records

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

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

Security Measures

Workforce Security

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

Store Premises Security

We will have a state-of-the-art security system with over 12 HD remote monitoring cameras which are backed up remotely and kept for up to 6 months. Over 10 motion sensors, protected walls, steel vault for inventory, 24/7 monitoring and alarm system with 30 days of recording capability of DVR. is also in place. We will adhere by any requirements of the City of White Rock to ensure security is a top priority.

Fire and Safety plan

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



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

Refer **Appendix 2** for the security plan at the proposed location.

Insurance

A commercial insurance will be arranged after the license for operations is approved by the city. The current store at Chilliwack is insured with CANSURE insurance with general liability at \$5,00,000. A similar insurance policy will be implemented at the proposed store.

Refer **Appendix 3** for Insurance document for our current location at Chilliwack, BC.



As a part of the community engagement plan, the brand will be reaching out to locals and patrons of the White Rock community to seek their acceptance and consent for a non-medical cannabis retail store at the proposed location.

We want to showcase our previous efforts in community engagement of reaching out to locals of district of mission. The document contains the following forms –

1. A consumer handout with an introduction about Seed & Stone, knowledge about cannabis consumption and proposed store location
2. The petition which will be used to get signatures from the community
3. Signed petition from patrons in District of Mission
4. Petition signed by patrons through online modes
5. The community engagement letter shared with the Mayor and The Council of District of Mission, highlighting our efforts

GET CANNABIS CLARITY

19+

SEED & STONE

15053 Marine Drive, White Rock BC V4B1C3



Vikram Sachdeva

Founder & CEO

Ph: 778-895-7192

E: VikramS@seedandstone.com

Christoph Grzywacz

VP of Corporate Development

Ph: 604-779-8918

E: ChrisG@seedandstone.com



A licensed cannabis brand, focused on providing an exceptional retail experience.

We require your support in creating a safe and convenient community in White Rock.

Seed & Stone will create a storefront that is appealing and compatible with the city's architecture. To achieve this, Seed & Stone will get in touch with White Rock's council members and discuss various storefront ideas to align with city's vision.



WE ARE HERE FOR YOU

Seed and Stone is committed to the social and economic development of its community



Committed to be a good neighbour



Corporate sponsorships and events

- We commit to donate \$10,000 from our annual net profits to the Parks and Recreational Department of Langley to support family-friendly programs organised by the city
- Free meditation and yoga classes on 4th Sunday of each month by professional instructors for our patrons
- Partners with Mothers Against Drunk Driving (MADD) and law enforcement to create awareness on safety and security related to cannabis
- Clean White Rock Campaign: Seed and Stone is committed to keeping the environment clean and tidy. We'll be organizing a clean up drive once a month and offering cannabis recycling solutions at our store





YOUR BENEFITS MATTER THE MOST

Cannabis in your community :

- With LCRB being the sole distributor, all products are licensed and safe for consumption
- An increase in foot traffic will help growth of other businesses in the community
- Abiding by the law, we double check identification and prohibit sales of cannabis products to minors.
- We believe in fair pay; our basic wage is higher than minimum wage of the province

**Your Safety and Security is of utmost importance to us.
Share in our dreams by scanning the appended QR code
and signing the petition.**



- 1. Open the camera app on your phone and scan the code**
- 2. Sign the petition for Cannabis in Langley**

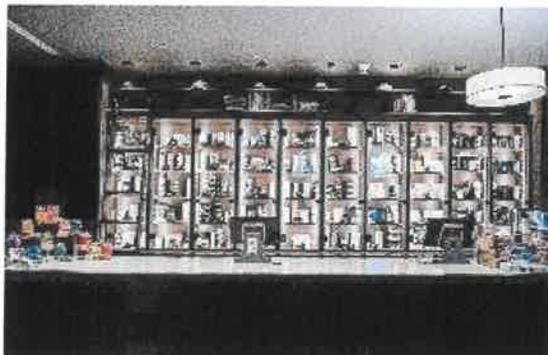
Visit our website for further details: <https://seedandstone.com/>



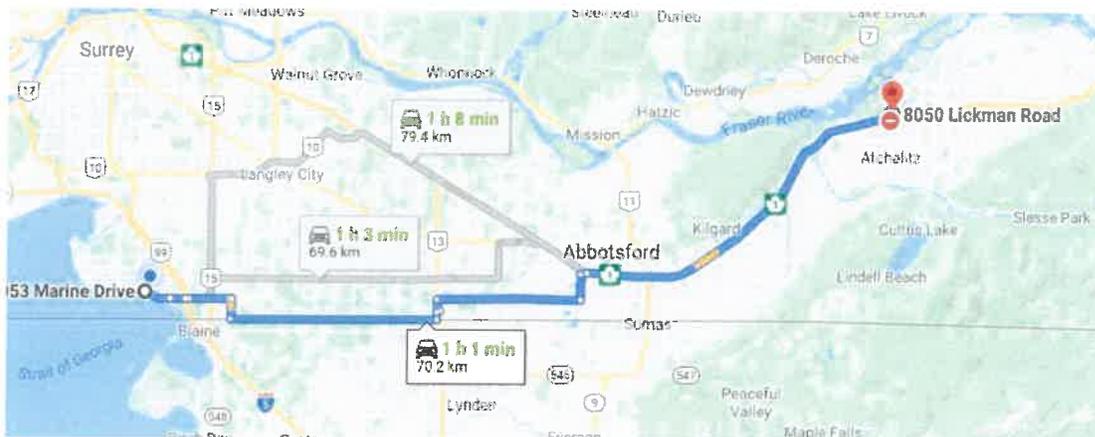
SEED & STONE



Experience Seed & Stone at Chilliwack –
8050 Lickman Rd #103, Chilliwack, BC V2R 0Y3



Directions for Seed & Stone store from White Rock to
Chilliwack –



SEED & STONE IN Stone Petition.



Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Kem Jut	Deroche	Yes	
	Parson Horton	Prest Rd	yes	
	Travis MOORE	24032 66 AVE Langley BC	YES	
	BRANDON BOWEN	4263 Stearnwater Drive	Yes	
	Ray Alpe	2330 Beven CI	yes	
	TRISH WATKINS	CHUNK BC,	YES	
	Rya Owen	Agossiz	yes	

§

SEED & STONE

In Stone Petition



Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Matthew Ross	#309 45555 Ydca Chilliwack, BC.	Yes!!!!!!	
	Eliz AdKirchner	33204 ROSE AVE	Yes	
	Rylie Eisen	45410 Westview Ave	Yes	
	Pan Vithoi	15091 Pake Restaurant	yes	
	Chloe Pius	45190 South Sung Road	Yes	
	Randy Marcell	8049 Lickman	yes	
	Kyle Todd	8049 Lickman	Yes	
	Amber Triantafyllidis	9238 211B st.	Yes	
	Charity Ciszek	7504 200st Langley	yes	

8



Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Josann Wilson	8761 Baker Dr. Chilliwack BC	Yes	
	Kaid Armstrong	8761 Baker Dr Chilliwack BC	Yes	
	Jovan Dillon	31352 Ardour Pl	Yes	
	Lewis Mace	7902 Hurd Mission	Yes	
	Dwaine Jenkins	6113 146 th 524	Yes	
	Jahbaz Grewal	1938 Edinburgh New West	Yes	
	Dennis Maurice	33707 General 72	Yes	
	Manderwan	45643 Fernway Abbotsford	FOR SORE	
		22970 Gilby Ave Maple Ridge	Yes	



**Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC**

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Rebecca Tripp	7756 Kite St	Yes	
	Mary Watson	32536 Redcat Drive Mission BC	Yes	
	Cindy Tass	7863 Eider St Mission BC	Yes	
	Joe Karkos	33071 1st Ave	yes	
	Dan D, Jr	33075 1st	yes	
	Chung, Gui	33079 1st	Yes	
	Cindy Chae	33085 1st	Yes	
	Stella Ngieng	33089 1st Ave	Yes	





Community engagement petition for –
Downtown Mission. #101, 33025 First Ave, Mission, BC

By signing this petition, you declare that you are 19 years and older date 5th June 2020

In case of queries, please contact Vikram Sachdeva by email at vikrams@seedandstone.com

S. No.	Name	Address	Consent (Yes/ No)	Signature
	Marilyn Fraser	#8 32821 6th Area.	Yes	<i>M. Fraser</i>
	H Johnson	Burn Avenue Mission	Yes	<i>H. Johnson</i>
	T Sellner	33025 1st Ave.	Yes	<i>T. Sellner</i>



To,

The Mayor, Council and Staff

District of Mission, BC

Subject: Submission of Seed & Stone community engagement package and community Support for proposed application for non-medical cannabis retail store #RC20-004.

Respected Sir/ Ma'am,

We at Seed & Stone want to update you on our efforts to consult and engage with the community in the District of Mission. As you are aware, we have applied to open in the Downtown area and we have been pleasantly surprised with citizen feedback.

The store at #101, 33025 First Ave, Mission, BC will be compliant with the rules and regulations set up by the District of Mission. Based upon our experience in Chilliwack, we believe that the public will respond well to the aesthetics of our Store. Our goal is to make the store look and feel like a boutique store that is consistent with the downtown development action plan. We have designed the site to ensure that it does not draw any unintended attention and is secured by a High-tech Security system. We believe we have addressed all criteria put forth by the District of Mission. We have sought the opinion and support from residents, surrounding businesses, and workers within Mission. Mentioned below are the efforts that Seed & Stone has gathered –

- Our CEO and Founder Vikram Sachdeva has personally visited the neighboring businesses on 1st Ave and provided them with an information flyer and answered questions and secured their support on a physical petition (attached). Local businesses are highly supportive of Seed and Stone becoming a part of the Downtown core.
- We distributed leaflets raising awareness about cannabis in the local community and displayed it on the storefront window with a QR code and link to our online petition for Seed and stone to open a retail cannabis store on 1st Ave (Attached)
- We also have an online petition on our Web page Seedandstone.com
- We have already submitted several support letters from members of the community in our previous submission
- Seed and Stone Chilliwack location was also gathering Mission community support as we have regular Mission patrons that visit our store in Chilliwack, as there is no access to legal cannabis in Mission currently. Our Mission customers would like to see similar prices, service, and ambiance available closer to them
- Our corporate social responsibility policies are designed to advance local community objectives, which is why we commit to donate a minimum of \$10,000 or 1% of annual net profits, whichever is greater (Every year for the duration of the Lease which is 5 years with two additional terms) to the District of Mission for growth and development of the recreational centers, parks or any other purpose the district desires.

- We plan to partner with non-profit organizations like Mothers Against Drunk Driving (“MADD”) to create awareness about cannabis and its effects on the community. Additionally, we plan to arrange yoga classes on 4th – last Sunday of every month for our patrons to promote the social wellbeing of the community. Our staff will be required during their shift to keep the surrounding area of the store on 1st Ave clean
- As we have previous experience and understand the need for a legal cannabis store in Mission to serve the growing demand, Seed & Stone will strive to have the store open within 90 days of getting the approval by the District of Mission
- We would like to invite the council and Mayor to come visit our store in Chilliwack to personally experience what Seed and Stone has to offer. We would like to showcase the value our store will be bringing to the downtown core of District of Mission
- Seed & Stone currently has a rating of 4.8 out of 5 on Google. With over 25 reviews
- We have and will continue to take precautions to keep our customers safe during these unprecedented times by having protective glass between the bud tenders and valued patrons
- Seed and stone will offer pricing that is affordable and provide Seniors of Mission a 10% discount. We very much seek to have our Seniors feel comfortable within our Store and retain knowledgeable staff who can advise them on the benefits both THC and CBD products.

Please find attached the following documents with this letter to support our application –

1. Seed and Stone Public information Pamphlet
2. Online petition Data (QR code and Online petition). Over 130 supporting signatures with address.
3. In person petition signed by Mission residents, workers and customers from other regions that are travelling to seed and Stone to meet their legal Cannabis needs. And would like to see S&S in Mission. (approx. 25 signature)
4. Physical in person petition signed by staff and owners of neighboring businesses on 1st Ave Mission , BC . (approx. 15 signatures).

Our goal is to be an integral member of the Mission community and be a responsible non-medical cannabis retailer. We will abide by all guidelines set by the District and help in growing the economy by adding value to the downtown community.



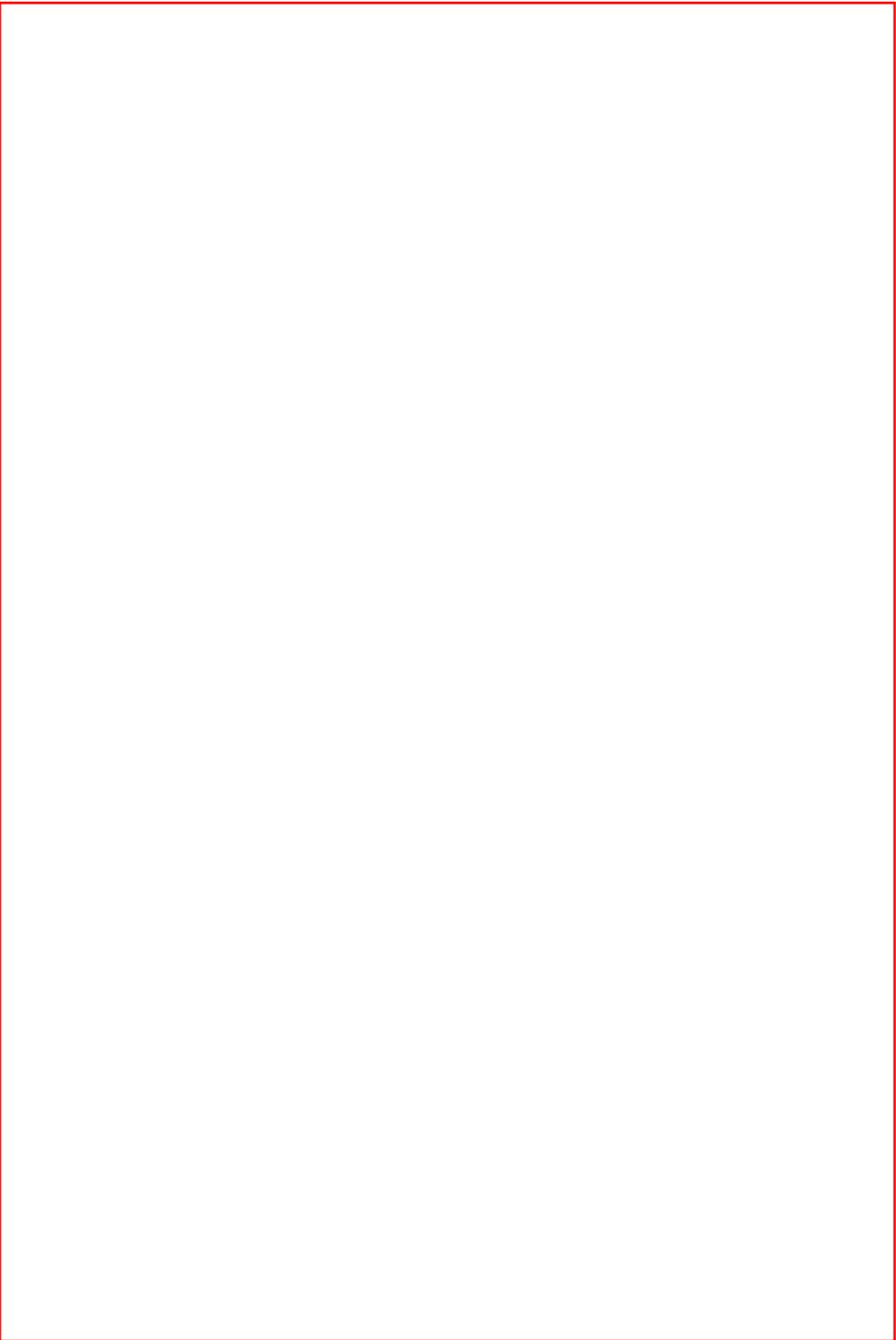
Regards,

Vikram Sachdeva

Founder/CEO | Seed & Stone

Email: vikrams@seedandstone.com

Phone: +1 778-895-7192



CONSTRUCTION NORTH



NOTES/REVISIONS:

SECURITY LAYOUT

- Dome camera x 8
- NVR
- 360 Fisheye x 2
- Intruder system control panel
- Siren
- Keypad x 1
- Wireless panic button x 1
- Motion Detector x 7
- Door contact x 5
- Gasdetekt x 2
- GSM cellular module

ISSUED FOR:	DATE:
REZONING	AUG 26, 2020

PROJECT:
SEED & STONE
 15053 MARINE DRIVE
 WHITE ROCK, BC
 DRAWINGS:
 FLOOR PLAN
 SCALE:

DATE: **ID1.00**
 AUG 26, 2020

CERTIFICATE OF INSURANCE

This is to certify to: Lickman Road Development Ltd.
8050 Lickman Road, Chilliwack, BC, V2R 3Z9

that policies of insurance as herein described have been issued to the Insured named below and are in force at this date.

NAMED INSURED: 1186354 B.C. Ltd D/B/A
Seed And Stone

MAILING ADDRESS: #57-14952 58 Ave, Chilliwack, BC, V3S 9J2

OPERATIONS / LOCATION TO WHICH THIS CERTIFICATE APPLIES:
Location Address: #103 - 8050 Lickman Road, Chilliwack BC V2R 3Z9
Liability is Restricted to Premises

COVERAGE	POLICY NO.	LIMITS OF LIABILITY
Commercial General Liability (CGL) - Including: 3rd Party Bodily Injury/Property Damage/Personal Injury Products & Completed Operations Tenants Legal Liability Deductible: \$2,500	WIP1273206	\$2,000,000 per occurrence \$5,000,000 general aggregate \$2,000,000 aggregate \$500,000
Non-Owned Automobile Liability (NOA)	WIP1273206	\$2,000,000

INSURER(S):
Northbridge General Insurance Corporation (10%) & SGI 100% CGL, NOA
CANADA Insurance Services Ltd.(20%) & Non-Marine
Underwriters At Lloyd's - Agreement#B1306C501421800 (30%) &
Temple Insurance Company (40%)

EFFECTIVE DATE: 11Dec2019 EXPIRY DATE: 11Dec2020

SPECIAL CONDITIONS & CLAUSES

This certificate is issued as a matter of information only and confers no rights upon the Certificate Holder other than those provided by these policies. The certificate does not amend, extend or alter the coverage afforded by these policies.

It is hereby understood and agreed that Lickman Road Development Ltd. is added as an Additional Insured but only insofar as the legal liability arises out of the operations of the Named Insured.

Should any of the above policies be cancelled before the expiration date thereof, the issuing company will endeavour to mail 30 days written notice to the additional insured named on this certificate, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

The insurance afforded is subject to the terms, conditions and exclusions of the applicable policy.

E&OE

DATE: 11Dec2019


Authorized Representative

THIS POLICY(S) CONTAINS A CLAUSE OR CLAUSES WHICH MAY LIMIT THE AMOUNT PAYABLE

SEED & STONE

corporate
profile



GAMMABIS

RETAIL

the
journey
within'

Seed & Stone is **redefining the cannabis retail experience**, by offering a **unique and personalized** take on wellness. In the new world of legalized cannabis, their vision is to establish trust and a deeper connection with their customers, community, and what matters to them.

Creating **meaningful experiences** that impact and help guide consumers on their individualized journey.

GO CORPORATE PROFILE

Seed & Stone is a recreational cannabis retailer. Currently operating in Chilliwack, BC. Seed & Stone is looking to expand their brand to multiple retail stores by the end of 2020.

MISSION STATEMENT

Committed to bringing quality products and education to our communities.

VISION

Creating beautiful spaces with an exceptional customer experience, through product knowledge, innovation and expertise on everything cannabis

VALUES

Employees, Education, Customers and Products

PROGRESSES & BRAND

Seed & Stone operates one flagship store in Chilliwack, BC.

With an increase in sales by 30% month over month.



With plans to expand their retail locations exponentially, they have two applications under review with the council in Township of Langley and two upcoming stores in collaboration with the Songhees First Nations in Victoria.

The brand is targeting to have at least 1 store in the City of Burnaby, City of Delta, and City of Vancouver by the end of 2020.

The corporate governance team is leading the process of finding suitable locations and building the corporate structure. The operations team is spearheading activities related to store management, inventory expansion and building the pipeline of talented individuals to join salesforce for upcoming stores.

Founder and CEO Vikram Sachdev brings decades of experience running successful retail with his team of industry experts in real estate, branding and marketing. They are excited for the growth opportunity of Seed & Stone.



Keeping people safe at Seed & Stone during

COVID-19

wearing gloves, washing hands regularly and using hand sanitizer

increased cleaning of work surfaces including payment keypads and limited store capacity

Support systems in place to help anyone who becomes affected by the virus

Removed smell jars, installed safety screens at the till, applied strips on the floor with advisory notice across the store

HIGHLIGHTS



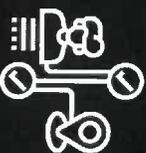
The Retail Space

We have re-imagined the typical retail environment of a cannabis store with an open space concept and a cannabis bar



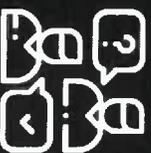
Extensive Product Portfolio

Offering a variety of products under six categories – Dried Cannabis, Inhalable Extracts, Edibles, Ingestible Extracts, Topicals and Accessories



The Retail Brand

Seed & Store stores offer an impressive collection of products, knowledgeable staff, and a welcoming environment for both beginners and experienced consumers

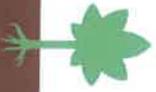


Premium Store Experience

Creating a memorable experience is what we do! It's all in the details. Customer experience is at the core of our brand

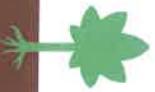
TIMELINE

FEBRUARY 2020



First Seed & Stone store in Chilliwack, BC

JULY 2020



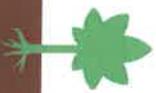
3 applications submitted for licenses in 3 cities

OCTOBER 2020



Opening 2 stores in Victoria – One on the First Nations land and one in Downtown

NOVEMBER 2020



License to operate expected from the Township of Langley and Aldergrove, BC

FEBRUARY 2021



Opening 1 store in Township of Langley, BC

CANADA'S NEW GROWTH INDUSTRY



^{*} Actual sales of cannabis through retail outlets

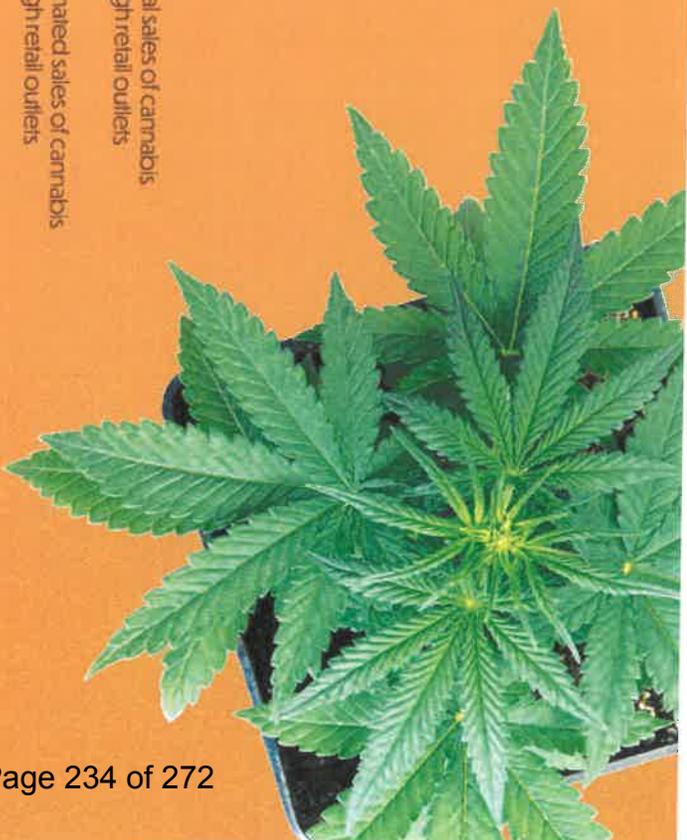
^{**} Estimated sales of cannabis through retail outlets

ONGOING SHIFT TOWARDS LEGAL RETAIL PURCHASE

- Consumers are buying almost two-thirds of products from legal retailers.
- Legalization has opened the market to a more sophisticated clientele along with various segments of consumers.
- Increased buying frequently since Covid-19
- Edibles, extracts and topicals entering market in 2020 are driving further demand

DEMAND FOR RETAIL EXPERIENCE

- Consumers are wanting more than just a transaction. They are looking for a retail experience. Whether online or offline.
- Consumers are demanding high-quality products at a range of competitive price points.
- Privacy and security when purchasing are key considerations for consumers.
- Increased interest in building brand loyalty with customers.



CORPORATE RESPONSIBILITY

Seed & Stone takes their environmental footprint seriously. Here are some of the ways they are making a difference



Usage of LED / fluorescent lighting in every part of the store



Use of low energy consumption HVAC products



Use of paper, plastic and other containers made using recycled materials, where appropriate



Employees will be trained in recycling programs by local waste and recycling providers



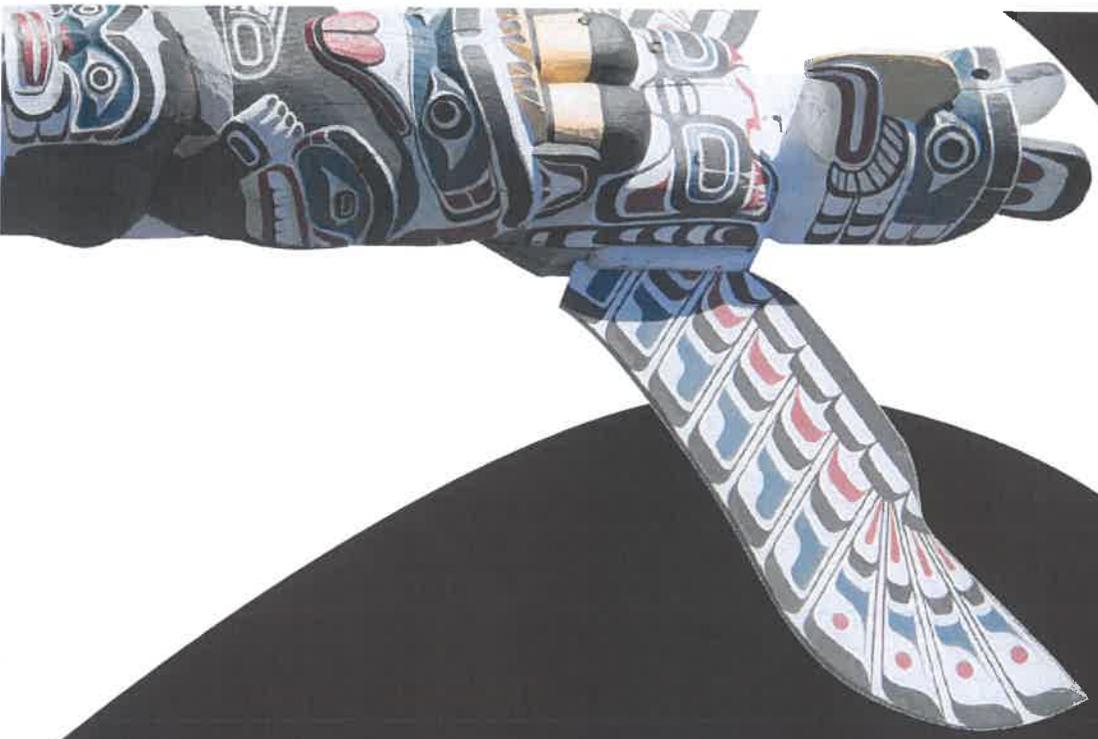
GO COMMUNITY ENGAGEMENT

*“Community is at the heart
of everything we do.”*

Seed & Stone are committed to donating 1% of their annual net profits or \$10,000 every year. This contribution goes towards the parks and recreational department of the city in which stores are operating.

They are also proud partners with Mothers Against Drunk Driving (MADD) which is a charitable organization that is committed to stopping impaired driving.

“It’s more than just building beautiful retail stores. It’s about being apart of our communities and making a positive contribution towards our neighbours and fellow business owners.” - Vikram



FIRST NATIONS PARTNERS

**Seed & Stone is proud to
partner with Songhees
First Nations Band**

*We share the same integrity and vision as Songhees and look
forward to thriving at their side*



VIKRAM SAGHDEVA

Founder & CEO

Vikram brings over 20 years of retail experience, having successfully operated a food service business with multiple brick/mortar locations. He has over 7 years' experience working for the BCLDB.



CHRIS GRZYWAGZ

VP of Corp. Development

Chris is head of development with over 20 years' experience managing commercial construction. He is a highly motivated and hardworking entrepreneur and is an asset to the Seed & Stone team.



SAMIR CHAUDHARY

Head of Procurement

Samir is a detail orientated global busnessman with over 20 years' experience running a successful business in the automobile industry.



DAVE HOLENDER

Operations Manager

Dave has spent the majority of his career in the Alcohol and Cannabis industry. From his start as operations manager for a cannabis genetics nursery to more recently being an integral part of the licensing and launch of multiple retail locations.



IAN CAWSTON

General Manager

As general manager, Ian leverages years of brand development experience turning growth into profits through creative engagement strategies. Ian, remains committed to actualizing Seed & Stone's vision to become largest, customer friendly cannabis brand in Canada.



JOIN US!

CONTACT

Vikram Sachdeva

Founder & CEO

vikrams@seedandstone.com

778-895-7192

HEADQUARTERS

8050 Lickman Rd #103
Chilliwack, British Columbia
V2R 0Y3



seedandstone.com

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



[Evidence Brief]

An evidence-based tool to guide choices and improve the health of Canadians who use cannabis



Reference

Fischer, B., Russell, C., Sobotnik, P., van den Brink, W., Le Foll, B., Hall, W., Rehm, J., & Room, R. (2017). Lower-Risk Cannabis Use Guidelines (LRCUG): An evidence-based update. *American Journal of Public Health*, 107(8), DOI: 10.2195/ajph.2017.303818.

Endorsements

The LRCUG have been endorsed by the following organizations:



Council of Chief Medical Officers of Health (in principle)

Acknowledgment

The Lower-Risk Cannabis Use Guidelines (LRCUG) are an evidence-based intervention initiative by the Canadian Research Initiative in Substance Misuse (CRISMU), funded by the Canadian Institutes of Health Research (CIHR). A briefer version of the LRCUG, mainly aimed at people who use cannabis, is available at camh.ca.

Cannabis use and health

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

Why Lower-Risk Cannabis Use Guidelines?

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

How were the LRCUG developed?

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

Who are the LRCUG for?

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

FAST FACTS

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

The LRCUG recommendations

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

Abstinence

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

• Recommendation 1

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

Age of initial use

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

• Recommendation 2

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

Choice of cannabis products

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

• Recommendation 3

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

• Recommendation 4

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

Cannabis use methods and practices

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

- **Recommendation 5**
Regular inhalation of combusted cannabis adversely affects respiratory health outcomes. While alternative delivery methods come with their own risks, it is generally preferable to avoid routes of administration that involve smoking

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

• Recommendation 6

Users should avoid practices such as 'deep-inhalation',⁴ breath-holding, or the Valsalva maneuver to increase psychoactive ingredient absorption when smoking cannabis, as these practices disproportionately increase the intake of toxic material into the pulmonary system.

Frequency and intensity of use

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

• Recommendation 7

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

Cannabis use and driving

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

• Recommendation 8

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

Special-risk populations

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

• Recommendation 9

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

Combining risks or risk behaviours

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

• Recommendation 10

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

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2375**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. That Section 4.1 "Uses Permitted/Not Permitted – General" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By adding a subsection "c)" to section 4.1.3 of the Bylaw, with the new subsection being written as follows:

"c) Notwithstanding Section 4.1.3.b) of this Bylaw to the contrary, a *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted at 15053 Marine Drive, in accordance with the following general conditions:

 - i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre*; a new *child care centre* shall not be limited by the distance to a *cannabis store*;
 - ii) the *cannabis store* must have a valid license issued in accordance with the Cannabis Control and Licensing Act, as amended; and
 - iii) the cannabis store shall not sell any goods or things until a valid business licence has been issued by the City of White Rock.
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (15053 Marine Drive – Cannabis Store) Bylaw, 2020, No. 2375".

RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

Mayor

Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK



TEMPORARY USE PERMIT NO. 20-018

1. This Temporary Use Permit No. 20-018 is issued to 1226161 B.C. LTD as the owner (hereinafter called the “Permittee”) and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

LOT 18, BLOCK 9, PLAN NWP525, PART SE1/4, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

PID: 011-635-576

(Civic: 15053 Marine Drive)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 20-018 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Zoning Bylaw, 2012, No. 2000” as amended; and in conformity with the procedure prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Use Permit:

a) Permitted Temporary Uses

- (i) *A cannabis store*

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the interior tenant improvements;
- c) The premises containing the *cannabis store* use must be no larger than 112 square metres and shall have a retail floor area of no larger than 62 square metres;
- d) The permittee must obtain a sign permit, and not have any signage promoting the business on the north side of the building, fronting Marine Lane;

- e) Customer access to the retail store shall be limited to the Marine Drive (south) side of the building;
 - f) The Permittee shall lease from the City a minimum of two (2) parking spaces from the Montecito Parkade for the duration of the temporary use permit;
 - g) The Permittee shall purchase one City of White Rock “Merchant” parking decal for the Waterfront Commercial area;
 - h) The Permittee shall provide the City of White Rock with confirmation of a legal agreement which confirms the availability of one off-street loading space being situated within 50 metres of the property subject to the permit;
 - i) The cannabis store shall not be open to customers prior to 9:00 AM on any day and shall be closed no later than 11:00 PM on any day;
 - j) The *cannabis store* shall not sell any goods or things until it has obtained a valid licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, and a valid business licence;
 - k) This temporary use permit is automatically revoked if the licence issued in accordance with the *Cannabis Control and Licensing Act*, as amended, is suspended or cancelled;
 - l) This temporary use permit is automatically revoked if the property is deemed a *nuisance* property under the White Rock Unsightly Premises and Graffiti Abatement Bylaw, 2013, No. 2019;
 - m) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Division 8 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
6. This Permit is valid for a period of three years less a day from the date of the authorizing resolution, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
7. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
8. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2021.

This Temporary Use Permit has been executed at White Rock, British Columbia on the _____ day of _____ 2021.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor - Authorized Signatory

Director of Corporate Administration - Authorized Signatory

Schedule A – Location Map

