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www.bluemountainsreview.ca Vol 8 Issue 42

**NOVEMBER 22, 2022** 



## The Blue Mountains Council Sworn In for New Term

At the Inaugural Council Meeting held earlier today, Mayor Andrea Matrosovs, Deputy Mayor Peter Bordignon and Councillors Gail Ardiel, Paula Hope, Alex Maxwell, Shawn McKinlay, and June Porter completed the Oath of Office and were sworn in for the 2022 - 2026 Council term by Town Clerk Corrina Giles.

"I am excited to work with my colleagues on Council, members of the public and Town staff to continue the great momentum that has been built over the past four years", explained Mayor Andrea Matrosovs. "As a community, we have worked together to address issues, overcome challenges and to seize opportunities. The foundation has been established through the creation of various strategies, plans and policies, and I am looking forward to our continued and collective effort to strengthen our community, and to make The Blue Mountains the best that it can be."

Following the inauguration, Members of Council are scheduled to participate in orientation and onboarding sessions with the Town and Grey County. The sessions will cover various topics related to governance and meeting procedures, as well as introductions and overviews provided by each Town department related to key priorities, current issues, and ongoing and planned projects

"On behalf of Town Staff, I would like to welcome and congratulate the new term of Council," said Chief Administrative Officer, Shawn Everitt. "We're excited and committed to working together on a variety of important initiatives to continue to strengthen The Blue Mountains community."

A recording of the Inaugural Meeting is available online at www. bluemountains.ca

The next regularly scheduled Council meeting is Monday, November 28, 2022, at 9:00 a.m.

For more information, contact: Shawn Everitt Chief Administrative Officer 519-599-3131 ext. 234

## **BVO Survey**

As BVO celebrates its 40th Anniversary in 2023, we're reaching out to you to help us better understand the current and future needs of our community!

How much do you know about BVO programs and services? Any suggestions on how we can serve our community



#### Join the movement

It's a simple idea: a movement that encourages people to do good.

GivingTuesday is the. world's largest generosity movement.

GivingTuesdaywas created in 2012 as a simple idea: a day that encourages people to do good. The idea

November 29, 2022

caught on, and has grown around the world, inspiring hundreds of millions of people to give, collaborate, and celebrate generosity.

Whether it's making someone smile, helping a stranger, or giving to those who need our help, every act of generosity counts, and everyone has something to give. There are so many different ways to express generosity on GivingTuesday and every day!

GivingTuesday was founded in 2013 in Canada by CanadaHelps. org, GIV3 and several other founding partners. GivingTuesday has active movements in more than 80 countries, working year-round to inspire generosity around the world, with a common mission to create a world where giving is part of everyday life.

## Public Health Announces Launch of 'Home Takeover' Pilot Project

Home takeover is a situation that's happening in our communities. The Grey Bruce Health Unit is spearheading a pilot project to help raise awareness of this emerging issue and create important response tools.

A home takeover occurs when a vulnerable homeowner or tenant is forced to accommodate an unwanted guest in their home.

The perpetrator could be a relative, friend, or acquaintance of the home's legitimate occupant, who may have initially been invited to stay over - often to fulfil a personal, social, or economic need of the occupant. For example, the perpetrator may supply the occupant with drugs in order to stay in the home and then "take over" the home as a place to conduct illegal drug activity. The perpetrator may also be invited to stay in the home to help with rent or because the occupant is lonely.

The situation becomes a home takeover when the perpetrator refuses to leave and their actions or activities make the occupant feel unsafe, uncomfortable, or threatened in their own home. Threats, violence, manipulation, or financial exploitation are among the reasons the occupant may accommodate the perpetrator or the individual may have a drug dependency, mental health issues, or have experienced homelessness in the past.

"Through this pilot project, we hope to shine a light on the issue of home takeovers, which primarily affect our most vulnerable residents," says Grey Bruce Health Unit Public Health Nurse Lisa Alguire, co-lead of the pilot project.

"Our goal is to reduce the incidence of home takeovers in Grey-Bruce by building this community awareness and through the development of a multi-stakeholder response framework and other resources."

In the fall of 2021, Grey County Housing began seeing home takeovers happening in community housing neighbourhoods. Home takeovers negatively impact not only the tenant or homeowner, but also their families, neighbourhoods, and the individuals taking over the unit(s).

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## Blue Mountains Community Health Centre

Dr. Remillard 78 King St. E. (Hwy 26) Thornbury • 519-599-2732 WALK INS 8AM - 11AM

## Caregiver Available for Home Support, Overnight Stays, Errands

References available - Call Barbara 705-795-4571

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Physio Assistant and PSW with 20 years experience attending to my client's personal needs. I have a car for shopping, medical appointments and getting around. I cook, clean and cut the grass, just about anything my clients need. References available. Call Marg 519-373-4656.

#### Personal Aide Available.

Help with meal prep, home organization, and errands in the Clarksburg/Thornbury area Please email Margaretrnorcott@gmail.com



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**LETTERS TO THE EDITOR:** We ask that letters be no longer than 250 words, and adhere to standards of fairness, accuracy, legality and civility. Beyond that, we select letters on the basis of timeliness, relevance and diversity and reserve the right to not publish.

**ARTICLES** are from media releases or those that are submitted acknowledge the author.

#### **Continued from page 1**

To better understand the existing response and gaps in responding to a home takeover, 14 community partners came together to form an advisory committee, which includes housing organizations, mental health services, police, fire, and other community organizations. A survey found that half of the partners had not heard the term home takeover, but nearly all had dealt with a home takeover within the past 12 months.

A comprehensive plan was developed to reduce the incidence of home takeovers. Project working groups created several resources to raise awareness of the issue for organizations and the general public.

A literature review and interviews with people with lived experience were conducted to enhance local knowledge about home takeovers. This informed the development of an innovative multi-stakeholder Response Framework. The response to a home takeover requires all community partners and the public to work collaboratively.

"Your home should be a place you feel comfortable and safe. This Pilot Project has brought awareness to an issue in our community and collaboration towards solutions," says Sharon Irwin, Tenant Services Manager with Grey County. "If you are experiencing a home takeover, or are at risk of losing control of your home, there are resources to help you. Reach out to your housing provider or someone you trust for support."

It's important to recognize the signs that someone could be at risk of a home takeover. For example, you may notice a change in

the person's behaviour or appearance, increased activity happening around the home, or a sudden change in the person's financial situation. Targets of a home takeover are encouraged to talk to someone they trust. That might be a support worker, landlord, family member, neighbour, or friend.

Not sure whom to call? Call 211, press 1 for English and listen for the recorded message to reach their Housing Helpline.

"Community Navigators at 211 are available 24/7 to help people find local programs and services to help. This includes assisting individuals who may be experiencing a home takeover or loved ones of someone who is in a home takeover situation," says Pam Hillier, Executive Director of Community Connection/211 Central East Ontario, a key partner in the local home takeover pilot project.

The Grey Bruce Health Unit has created a Home Takeover Pilot Project webpage that contains information on home takeovers as well as project reports, and resources.

For More Information:

Denis Langlois, Communications Co-ordinator, Grey Bruce Health Unit,

519-376-9420 or 1-800-263-3456 ext. 1315, Communications@publichealthgreybruce.on.ca



## Pre-Approval of Funding within the 2023 Budget to Initiate a Municipal Service Delivery Review and Human Resources Master Plan

Committee of the Whole, November 29th - from staff report

In the 2022 approved Budget, staff had identified the Human Resources Master Plan as a project to be completed in 2023. Projects that are identified in the annual budget include those projects being proposed in future years for further consideration during annual budget deliberations. Projects that are identified in future years are not considered approved projects as they require additional Council consideration in the year that they are being proposed.

In preparation for this project, staff have been developing an implementation plan for the Human Resources Master Plan and suggest that if Council were to pre-approve this project, it could be fully completed by the 4th quarter of 2023. This would allow Council to approve an organizational structure that best suits its mandates and priorities early in its Term of Council. It would also allow Council to set the desired levels of service the Town provides while better positioning the Corporation for the future.

The proposed timing of this project also aligns well with the proposed updating of the Town's existing Corporate Strategic Plan which covered 2020 – 2024.

Staff also recommend that the development of the Corporate Structure include the development of a strategic succession plan program that will ensure the Corporation is positioned well to transition staff while retaining Corporate and community knowledge and relationships. This succession planning would consider a period of 10+ years to effectively navigate the ever-changing environment and landscape municipal government often faces through uppertier downloading while also being nimble enough to ensure the Corporation is being an effective champion for our community.

Staff believe that retaining the services of an outside Consultant is extremely important not only to retain the services of an expert in the field of municipal structures and service delivery but also because an external Consultant provides a neutral perspective of the organization.

As an organization, we have learned a lot about our structure through the pandemic and throughout this past Term of Council. In 2018, there was a shift toward having projects completed by internal staff instead of having external services retained through the use of consultants.

The question of whether the Town continues to use more of an "Internal Resource" process or considers alternatives of the "External Resources/Use of Consultants" would be a key aspect for review through this proposed project to ensure that the Organization reflects the desired style of doing business.

In addition, staff recommend that a review of the existing Employee Performance Management and Bonus Program be performed. This program was implemented through the previous Term of Council and should be reviewed and considered by the new Council. The proposed timeline allows for the 2023 Performance Management Program to be completed while allowing for a fulsome review of the program and communication plan to be executed regarding how the Organization could proceed in the future.

Staff have also identified that it is critically important for individual, confidential interviews to be completed with each member of Council and a fulsome range of management and staff.

In preparing this report, a Request for Proposal (RFP) was drafted and is ready for release pending Council approval either as a preapproved project or through the deliberation of the 2023 Budget. Staff have also taken the opportunity to develop two project timelines for Council consideration that reflect both a pre-approved timeline and a typical budget deliberation timeline. The review would be considered on the simplest of basis being:

- What services are currently being provided by the Town of The Blue
- What services have been historically provided by the Town



- What services are currently being provided by the County of Grey
- What services have been historically provided by County of Grey
- What services "Must" or "Shall" be provided by municipalities
- What services "have been" or "often are" provided by municipalities
- What services are offered by "others" but could be provided by a municipality
- What services are not typically offered by a municipality but could be offered by a municipality

In addition to many of these points above, the review should include identifying the levels of service, and the standard of these services based on what is a legislatively required standard "Must Do" or what is Council approved but not legislatively required. Staff have included a budget of \$300,000 for the completion of the Human Resources Master Plan (Corporate Structure Review).

- \$105,000 from General Government Development Charges
- \$105,000 from Taxation
- \$30,000 from Planning Studies Reserves
- \$30,000 from Building Rate Stabilization Reserve Fund
- \$30,000 from Development Engineering Reserve

Complete staff report can be found on the town's website <u>www.</u> <u>thebluemountains.ca</u> under Committee of the Whole agenda for November 29th.





## Big Brothers Big Sisters Grey Bruce Thanks Participants, Donors And Sponsors For Their Support In This Year's Coins 4 Kids Sake Fundraiser

This Halloween, children and youth across Grey and Bruce collected coin and bill donations while trick or treating. Some youth utilized our online donation form to raise additional funds. After counting all the change, we can say that, "a little change adds up" and will make a BIG difference for our mentoring programs. This year's campaign was a great success, raising over \$2,890!

Local businesses also participated in our fundraiser for the month of October. Congratulations to Big Cheese Pizza in Markdale, for collecting over \$160 in change.

Thank you to all who participated and everyone who donated!

Big Brothers Big Sisters of Grey Bruce wants to give a big "THANK YOU!" to all the participants and everyone who donated. We also want to thank our sponsor PEAK Point Real Estate Brokerage and our donors, Smith & Hladil Home Hardware Building Centre and Scenic City Games Emporium.

With your support we are able to continue to provide meaningful relationships to youth in our community who are in need of our services. Thank you!

Emma Martin, BBBSGB President presgb@bigbrothersbigsisters.ca 519.376.4449



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# Making Dental Care More Affordable: The Canada Dental Benefit

Bill C-31, the Cost of Living Relief Act, No. 2 (Targeted Support for Households), received Royal Assent. This legislation delivers two targeted affordability measures for the Canadians who need it most: the Canada Dental Benefit and a one-time top-up to the Canada Housing Benefit.

The one-time top-up to the **Canada Housing Benefit** will provide a tax-free payment of \$500 to an estimated 1.8 million low-income renters who are struggling with the cost of housing. This top-up is available to applicants with an adjusted net income below \$35,000 for families, or below \$20,000 for single Canadians, who pay at least 30 per cent of their adjusted net income towards rent. The CRA will begin receiving applications and processing payments for this top-up starting December 12, 2022.

In addition to Bill C-31, the government is already delivering targeted and fiscally responsible measures to support Canadians, with particular emphasis on addressing the needs of low-income Canadians who are most exposed to inflation.

#### **The Canada Dental Benefit**

Seeing a dentist is important for our health, but it can be expensive. A third of Canadians currently do not have dental insurance, and in 2018, more than one in five Canadians reported avoiding dental care because of the cost.

For these reasons, the Canadian government has previously committed to providing dental care for uninsured Canadians with a family income of less than \$90,000 annually, starting with children under 12-years-old in 2022.

This is the first stage of the government's plan to deliver dental coverage for families with income under \$90,000, and will allow eligible children under 12 to get the dental care they need while a comprehensive national dental care program is developed.

The Canada Dental Benefit will provide eligible parents or guardians with direct, up-front tax-free payments to cover dental expenses for their children under 12-years-old.

The target implementation date for the Canada Dental Benefit is December 1, 2022, and the program would cover expenses retroactive to October 1, 2022.

The Canada Dental Benefit would provide payments up to \$650 per child per year for families with adjusted net income under \$90,000 per year and without dental coverage.

- \$650 would be provided for each eligible child if the family's adjusted net income is under \$70,000.
- \$390 would be provided for each eligible child if the family's adjusted net income is between \$70,000 and \$79,999.
- \$260 would be provided for each eligible child if the family's adjusted net income is between \$80,000 and \$89,999.

It is estimated that 500,000 Canadian children would benefit from this targeted investment of \$938 million.

To access the Benefit, parents or guardians of eligible children would need to apply through the Canada Revenue Agency (CRA). In addition, they would need to attest that:

- Their child does not have access to private dental care coverage;
- They will have out of pocket dental care expenses for which they will use the Benefit;
- They understand they will need to provide documentation to verify out of pocket expenses occurred (e.g. show receipts), if required.
- Health Canada and the CRA are collaborating closely on an application platform that would deliver payments in a timely fashion.

The Canada Dental Benefit would not reduce other federal incometested benefits such as the Canada Workers Benefit, the Canada Child Benefit, and the Goods and Services Tax Credit.

#### A long-term dental care program in Canada

The federal government remains committed to providing dental are to Canadians, and continues to take needed steps to build a

comprehensive national long-term dental care program. Provinces and territories and private industry have been engaged about the design and timelines of such a program. The federal government remains committed to full implementation of a dental care program for households with incomes under \$90,000 by 2025.

#### **Quick facts**

The measures in Bill C-31 and the recently adopted Bill C-30 represent a total of more than \$4.5 billion in targeted support for the Canadians who need it most.

The Canada Dental Benefit will benefit an estimated 500,000 children.

The one-time top-up to the Canada Housing Benefit will benefit an estimated 1.8 million low-income renters.

These new measures are in addition to other measures that will support Canadians this year, including:

- Doubling the GST Credit for six months to deliver \$2.5 billion in additional targeted support to roughly 11 million individuals and families. Most eligible Canadians received their additional payment starting November 4.
- Enhancing the Canada Workers Benefit at a cost of \$1.7 billion in new support for an estimated three million low-income workers this year, with a couple receiving up to \$2,400 more this year, and single workers receiving up to \$1,200 more. Most recipients first received this additional support through their 2021 tax return.
- Cutting regulated child care fees in half, on average, for Canadian families by the end of this year.
- Increasing by 10 per cent the Old Age Security (OAS) pension for seniors 75 years and older, which will provide more than \$800 in new support to full pensioners over the first year, and increase benefits for more than three million seniors.
- Providing more support for students by doubling the Canada Student Grant amount until July 2023 and by waiving interest on Canada Student Loans through to March 2023.
- Indexing important benefits to inflation, including the Canada Child Benefit, the Canada Pension Plan, Old Age Security, and the Guaranteed Income Supplement.

On November 3, the government released the 2022 Fall Economic Statement which proposed further measures to enhance Canada's social safety net and make life more affordable, including:

- Permanently eliminating interest on federal student and apprentice loans.
- Creating a new, quarterly Canada Workers Benefit with automatic advance payments for our lowest-paid workers.
- Delivering on key pillars of the government's plan to make housing more affordable, including the creation of a new Tax-Free First Home Savings Account, a doubling of the First-Time Home Buyers' Tax Credit, and ensuring that property flippers pay their fair share.
- · Lowering credit card transaction fees for small business.



JOIN THE VITAL CONVERSATION ON HOUSING

## Thursday, December 1

ONLINE FROM 4 - 6 PM





VitalConversation

ON HOUSING

## Poverty Task Force Response to Bill 23 More Homes Built Faster Act

On October 25th, the government introduced Bill 23 which according to Minister Clark is intended to contribute to the province's plan to build 1.5 million homes by 2031. The broad range of initiatives rolled into the bill include tax incentives and measures to deregulate and streamline development and planning processes.

A number of serious concerns with Bill 23 have been identified including:

- that the Bill gives the Minister the power to cancel rental housing protection programs that ensure that when apartment buildings are redeveloped, the affordable units are replaced at affordable prices;
- it proposes to cap the number of affordable units municipalities can request to be built as part of new developments at 5%;
- it proposes to set a limit to how long these units can be rented out at below-market rents of 25 years;
- that the Bill lacks specific initiatives to incentivize the construction of affordable rental housing, and in particular "deeply affordable" rental housing;
- that the Bill does not commit the Ontario government to any direct investment in the creation of deeply affordable public and non-profit housing;
- the Bill will override the Planning Act of Ontario with impunity and no right to appeal by municipalities or citizens;
- the Bill will decrease the preservation of and access to greenspace;
- by reducing affordable rental housing, decreasing preservation of and access to greenspace, and changing policies related to land use planning, the built environment, and climateresiliency, Bill 23 impacts disportionately on people affected by poverty and socio-economic marginalization.

#### **Taking Action**

**RentSafe:** The Bruce Grey Poverty Task Force supports the submission of the Canadian Partnership for Children's Health & Environment with whom we partner with in the RentSafe Owen Sound Collaborative to the Standing Committee on Heritage, Infrastructure and Cultural Policy.

**United Way of Bruce Grey:** The Bruce Grey Poverty Task Force will support the United Ways in its talks with the Minister of Infrastructure's staff.

#### **More Local Action**

**Grey County Planning Department** submitted its concerns to the Province and the associated consultations posted on the Environmental Registry and Ontario Regulatory Registry.

**Grey Bruce Climate Action Network** members have been working with local councils and staff in recent years to build resilience to climate impacts. They have written about the need for a "complete community" that protects "its wetlands and natural areas to reduce flooding, improve biodiversity, reduce greenhouse gas emission through energy efficiency, high density mixed housing and easy access to services.

#### **Other Action**

**Canadian Environmental Law Association:** urges the provincial government in their submission to pause the passage of Bill 23 to allow full consideration of all the public input and advice that is received.

**Consultation opportunities:** There are multiple ways to comment directly on changes to legislation and regulations via Bill 23 — for example, the Planning Act, A Place to Grow and the Provincial Policy Statement are all facing changes proposed in Bill 23. The Association of Municipalities of Ontario (AMO) has created a helpful list of all the dates for the numerous consultation deadlines in November and December 2022.

#### **Vital Conversation on Housing in Grey Bruce**

We welcome you to register and join us to learn and share your perspective on affordable and attainable housing in Grey Bruce. The Community Foundation Grey Bruce will be hosting an online interactive Vital Conversation on December 1, 2022 from 4 to 6 pm. Register at <a href="www.eventbrite.ca/e/vital-conversation-on-housing-tickets-469185134367">www.eventbrite.ca/e/vital-conversation-on-housing-tickets-469185134367</a>

Jill Umbach, Planning Network Coordinator Bruce Grey Poverty Task Force/United Way of Bruce Grey povertytaskforce@unitedwaybg.com 519-377-9406



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# **Town Planning & Development Services – Building Services -** *staff report*

The existing by-law for the appointment of a Chief Building Official and Inspectors is required to be updated due to staff changes and for emergency preparedness.

Subsection 3(2) of the Building Code Act requires the council of each municipality to appoint a Chief Building Official and such inspectors as are necessary for the enforcement of the Act in the areas in which the municipality has jurisdiction. The existing Bylaw 2022-25 is outdated and shall be updated since it no longer accurately contains the names of individuals providing the services as a building inspector for the Town.

#### By-law to be updated at the Council Meeting November 29

Being a By-law to appoint a Chief Building Official and Inspectors pursuant to the Building Code Act

Whereas Section 3(2) of the Building Code Act, S.O. 1992, c. 23, ("Act") requires that a council of a municipality appoint a chief building official and such inspectors as are necessary for the enforcement of the Act in areas in which the municipality has jurisdiction;

And Whereas Division C, Section 3.1 of the Ontario Building Code prescribes certain qualifications for a person to be appointed and to remain appointed under the Act as a chief building official or as an inspector;

And Whereas Council of the Town of The Blue Mountains deems it expedient to appoint a Chief Building Official and Inspectors for the purposes of enforcing the Building Code Act and the Ontario Building Code;

Now Therefore Council of The Corporation of the Town of The Blue Mountains hereby enacts as follows:

- 1. THAT Timothy Murawsky is hereby appointed as the Chief Building Official effective August 7, 2018, with such powers and duties as are prescribed by the Building Code Act
- 2. THAT Nancy Laythorpe is hereby appointed as the Deputy Chief Building Official, effective January 2, 2020, with such powers and duties as are prescribed by the Building Code Act
- 3. THAT Dylan Eaton is hereby appointed as an Inspector, effective January 30, 2019, for enforcement of the Building Code Act
- 4. THAT Ryley Plewes is hereby appointed as an Inspector, effective January 20, 2020, for enforcement of the Building Code Act
- 5. THAT Cat Cooper is hereby appointed as an Inspector, effective January 17, 2022, for enforcement of the Building Code Act
- 6. THAT Bill Plewes is hereby appointed as an Inspector, effective June 15, 2020, for enforcement of the Building Code Act
- 7. THAT Christophe Raffy is hereby appointed as an Inspector, effective July 11, 2022, for enforcement of the Building Code Act
- 8.THAT Dylan Hanson is hereby appointed as an Inspector, effective November 7, 2022, for enforcement of the Building Code Act
- 9. THAT Manish Kumar is hereby appointed as an Inspector, effective November 7, 2022, for enforcement of the Building Code Act
- 10. THAT RSM Building Consultants is hereby appointed as a Registered Code Agency, with such powers and duties for enforcement of the Building Code Act





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FRI. DEC. 2, 7:30 PM

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At 7 pm, meet at the Marsh Street Centre. Follow the Beaver Valley Pipe Band with a candle to the Church

Giant Tree Lighting
Santa and the Snow Queen
St. George's Choristers
Christmas Carol Song Books
Hot Chocolate \* Candy Canes





Saturday Dec. 3rd ~ 10-5pm

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SANTA'S GIFT SHOP FOR KIDS at St. Paul's, Thornbury

Sat. Dec.3, 11am-1pm

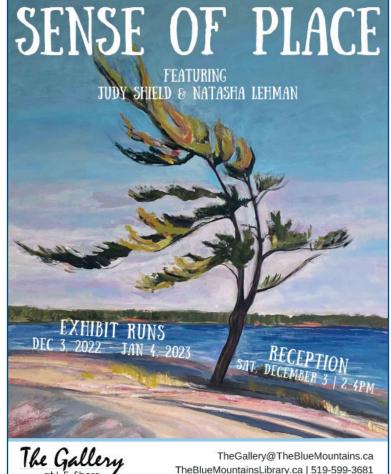
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AT THE L.E. SHORE LIBRARY

Create holiday ornaments, enjoy hot drinks, hear some classic carols, take part in Gingerbread Decorating (sponsored by Dave Dick Real Estate) and spend time with friends before heading down to the Olde Fashioned Christmas events downtown.







Youth in the Theatre presented by the Meaford Theatre Company

December 10th 1:00 pm December 11th 12:00 pm & 3:00 pm Woodford Hall, Woodford, ON

> Students \$5:00 Tickets: \$15.00

> > Available at

The Craig Gallery, 4 N Sykes St., Meaford Sheardown's, 82 N Sykes St., Meaford Or contact Kim Ransom

Phone: 226-662-0214 E-mail: lkransom@rogers.com

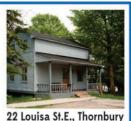




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**CLOUD** 

**ACCOUNTING** 

# Olde Fashioned Christmas

Join us on Saturday December 10th, 2022

10am-12pm: Crafts at L.E. Shore Library

**1-3pm, 5-8pm:** Carriage Rides at Sterlings

(15 Harbour Street)

5:30pm: Tree Lighting at Town Hall

1-4pm, 5-7pm: Live Music

5:30-7:30: Visit with Santa

5:30-8:30pm: Axed Throwing

Georgian Life Photo Booth

Collingwood Circus Company

**7-7:45pm:** Dance Party with Tyler Boyle

Bruce Street Thornbury











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TOP 2%
INDIVIDUALLY

National Gross Sales
Royal LePage - 2021
Top 2% National Gross Sales 2019-2021
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Let me advise you on buying and selling in the Georgian Triangle.