

HOMES. STORIES. SURPRISES.

Positive news • local life • real estate • community

VILLAGE FLASH

● SPLASH PAD

Open daily 9 AM–9 PM at 41 Watson Cres., weather permitting. Likely the last two weeks of the season.

● GOLF COURSE

Public nine-hole tee times daily; clubhouse 8 AM–8 PM. Weekday mornings are the quiet ones.

● LAST SPLASH

Free public swims continue at select Brampton recreation centres through Sept. 6.

● A LITTLE GOOD ENERGY

● FIRE

Aries • Leo • Sagittarius

Say yes to the brave idea.

The one you keep almost mentioning.

● EARTH

Taurus • Virgo • Capricorn

Small, steady steps are winning.

Finish the half-done thing.

● AIR

Gemini • Libra • Aquarius

A conversation opens a door.

Probably an awkward one.

● WATER

Cancer • Scorpio • Pisces

Trust what feels peaceful.

Peaceful isn't the same as easy.

GET THE NEXT ISSUE FIRST

October lands in inboxes before it hits mailboxes.

TEXT 'LIST'



COMING SOON

374 Bartley Bull Parkway

LAUNCHING SOON TO MLS®

3+2 beds • 1+1 kitchens • income potential
Separate entrance • single-car garage

GET EARLY DETAILS • 647-571-9541

🕒 MARKET IN 30 SECONDS

PEEL VILLAGE • JUL 26–AUG 26

12

HOMES SOLD

34

FOR SALE NOW

28

AVG. DAYS ON MARKET

\$769K

TYPICAL 3-BED

Twenty-one of the thirty-four homes for sale are three-bedrooms. In that segment, the price you pick in week one decides the outcome.

Detached homes, Peel Village. Source: Jinder Atwal's TRREB MLS® snapshot. Days on market is the Brampton average, TRREB July 2026.

ACTIVE HERE • THINKING OF SELLING? TEXT 'PV' TO 647-571-9541

● AROUND THE NEIGHBOURHOOD

EVERY SAT

Brampton Farmers' Market

8 AM–1 PM • Downtown Brampton

SEP 4

Picnic in Peel Village Park

10 AM–noon • 47 Watson Crescent

SEP 6

Witness Blanket — final day

PAMA • closed Sept. 7 for Labour Day

SEP 11–13

World of Jazz Festival

Gage Park, Downtown + The Rose

SEP 18–OCT 4

Culture Days

Free arts and culture across Brampton

SEP 19

One Big Downtown Saturday

Latin Festival + 20 Years in Bloom

SEP 26

Brampton Tough Run

Chinguacousy Park • 9:30 AM–noon

● LOCAL FAVOURITE

NOMINATED BY NEIGHBOURS

Peel Village Park

47 WATSON CRESCENT

Two playgrounds, a splash pad and two tennis courts, tucked behind the curve of Watson Crescent.

The courts sit empty most mornings before 9 — the best-kept secret on the street. It's also where the Sept. 4 picnic lands, 10 AM–noon, and where the wading pool stood before the splash pad replaced it.

NEXT ISSUE IS YOUR PICK

A shop, a patio, a person, a bench with a good view — anything you'd send a neighbour to. Text a name to 647-571-9541.

● PET OF THE MONTH



Meet Mocha!

Sweet, playful, and personally responsible for making a Peel Village walk more cheerful.

NOMINATE A LOCAL PET

Send Jinder a photo + a fun fact.

OVERHEARD IN THE VILLAGE

Word is 374 is going up for sale.

Sharon told me. Tuesday.



I told Sharon.

HEARD SOMETHING GOOD?

The hedge is always listening. 647-571-9541



Jinder Atwal

REALTOR® • PEEL VILLAGE LOCAL

Thinking about a move? Let's make a smart plan.

AS SEEN ON THE AMAZING RACE CANADA • CTV

647-571-9541

jinder@thefreshapproach.ca

@JinderAtwal



FOLLOW
@JINDERATWAL

PROUDLY PRESENTED WITH

THE FRESH
APPROACH
REAL ESTATE TEAM

REVEL.

REALTY INC., BROKERAGE

YOUR MONTH AT A GLANCE

Local dates • family plans • things worth leaving the house for

SEPTEMBER 2026
PEEL VILLAGE

IN THE VILLAGE DOWNTOWN BRAMPTON SCHOOL & CIVIC SEASONAL

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2	3	4 PEEL VILLAGE PICNIC 10 AM-noon • Watson Cres.	5 FARMERS' MARKET 8 AM-1 PM • Downtown
6 WITNESS BLANKET Final day • PAMA LAST FREE SWIMS Season ends today	7 LABOUR DAY PAMA closed	8 BACK TO SCHOOL First day • Peel boards	9	10	11 WORLD OF JAZZ Free shows • 7-9 PM	12 FARMERS' MARKET 8 AM-1 PM WORLD OF JAZZ Gage Park • from 1 PM
13 WORLD OF JAZZ GALA The Rose • 8 PM	14	15	16	17	18 CULTURE DAYS BEGINS Free arts • through Oct. 4	19 FARMERS' MARKET 8 AM-1 PM LATIN FESTIVAL Gage Park • noon-10 PM 20 YEARS IN BLOOM The Rose • 11 AM-6 PM
20	21	22 FIRST DAY OF FALL Fall home checklist inside	23	24	25	26 FARMERS' MARKET 8 AM-1 PM BRAMPTON TOUGH RUN Chinguacousy • 9:30-noon
27	28	29	30 TRUTH & RECONCILIATION Orange Shirt Day • PAMA closed			

THEN & NOW

Peel Village was built from the early 1960s by **Charles F. Watson** — the Watson in Watson Crescent — across roughly 1,100 acres and about 5,000 homes. It was the first fully planned community in the area to put housing, shops and industry together, and the first subdivision to bury every utility cable underground, television included.

The streets curve on purpose. It was a traffic-calming idea sixty years before anyone used the phrase. And the central park had a wading pool where the splash pad runs today.

GOT AN OLD PHOTO OF THE VILLAGE?

Send it in — the best one runs next issue, beside the same view today.

History from Doors Open Ontario and local archives.

COMMUNITY BULLETIN BOARD

NEW — AND FREE

A classifieds page for the neighbourhood. No charge, no catch. Send a line and it runs.

- Babysitting & dog walking
- Snow clearing, booked before winter
- Garage sales
- Lost & found
- Tools and gear to lend, sell or borrow
- A tradesperson you'd actually vouch for

FIRST ENTRIES RUN IN OCTOBER

Text a line to 647-571-9541.

MILESTONES & GOOD NEWS

A new baby. A graduation. A fiftieth anniversary. A kid who made the team. A neighbour who shovelled your driveway before you woke up.

If it's worth knowing about, it's worth a line in here. Names only with your say-so — just tell me what you're comfortable printing.

SEND IT IN

jinder@thefreshapproach.ca
or text 647-571-9541

FROM CITY HALL

Backing onto the creek or the course? Check before you dig. Etobicoke Creek runs through the Village, and the golf course sits on its floodplain. Properties inside a regulated area need TRCA approval *before* the City can issue a building permit — and that covers decks, pools, sheds and additions, not just big builds. TRCA's free Regulated Area Search Tool at trca.ca tells you in a minute which side of the line you're on.

Second units have to be registered. A basement apartment isn't legal in Brampton until it's registered with the City — one per property, smaller than the main unit, three parking spaces on your own lot, and registration completed within 18 months of the occupancy permit. They aren't permitted in floodplain-zoned areas, which matters more here than in most Brampton neighbourhoods. Questions go to 311 or twounit.zoning@brampton.ca.

NOT SURE WHICH APPLIES TO YOUR LOT?

Ask me — I'll look it up. 647-571-9541

CHECK BEFORE YOU GO

Event details change. Scan for the latest City of Brampton listings.



BRAMPTON.CA/EVENTS

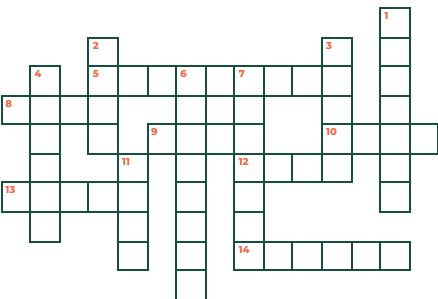
IN THE OCTOBER ISSUE

Your Local Favourite • the first bulletin board • Halloween on the Village streets • what sold, and what it tells you

TEXT 'LIST' TO 647-571-9541 FOR THE EARLY COPY

THE PEEL VILLAGE CROSSWORD

Fourteen answers, all of them from this neighbourhood. Solutions upside down at the bottom — no peeking.



ACROSS

- 5 The creek the golf course wraps around
8 ___ Park, downtown
9 Peel's art gallery, museum and archives
10 Nine public holes
12 The ___, downtown theatre
13 Our Pet of the Month
14 ___ pad, open until 9 PM

DOWN

- 1 ___ Bull Parkway
2 Our region, and half the Village's name
3 Village news source, apparently
4 The crescent by the park, and the man it honours
6 Our city
7 Mr. Watson's first name
11 Festival genre, Sept. 11-13

ANSWERS
ACROSS 5 ETOBICOKE, 8 GAGE, 9 PAMA, 10 GOLF, 12 ROSE, 13 MOCHA, 14 SPLASH
DOWN 1 BARTLEY, 2 PEEL, 3 HEDGE, 4 WATSON, 6 BRAMPTON, 7 CHARLES, 11 JAZZ