

HOMES. STORIES. SURPRISES.

Positive news • local life • real estate • community

VILLAGE FLASH

• SPLASH PAD

41 Watson Cres. Posted hours 9 AM–9 PM, weather permitting — but it's October, so check before you walk over.

• GOLF COURSE

29A Hartford Trail. Public nine-hole tee times daily; clubhouse 6 AM–8 PM. The quiet weeks are here.

• TENNIS & PICKLEBALL

47 Watson Cres., daily 7 AM–11 PM. Lit until late, and empty most mornings.

• A LITTLE GOOD ENERGY

• FIRE

Aries • Leo • Sagittarius

Book the thing before the month gets away.

October fills up faster than September did.

• AIR

Gemini • Libra • Aquarius

Say the number out loud.

It's always smaller once it leaves your head.

• EARTH

Taurus • Virgo • Capricorn

One weekend on the gutters buys a quiet winter.

Ladders before leaves, not after.

• WATER

Cancer • Scorpio • Pisces

The dark comes early. Turn the lamp on at four.

Cosy is a decision, not a season.

GET THE NEXT ISSUE FIRST

November lands in inboxes before it hits mailboxes.

TEXT 'LIST'



JUST SOLD

383 Bartley Bull Parkway

SOLD • CORNER LOT

3+2 beds • 2 baths • finished lower level
In-law suite potential • garage

Sold

WHAT DID IT GET? • 647-571-9541

🕒 MARKET IN 30 SECONDS

PEEL VILLAGE

12

HOMES SOLD

31

FOR SALE NOW

34

AVG. DAYS ON MARKET

\$829K

AVG. SOLD PRICE

With 31 homes available and 12 sold, buyers have options. Worth noting: the two bungalows that sold on Bartley Bull Parkway both outperformed the two-storey sales around them.

Detached homes. Source: Jinder Atwal's TRREB MLS® snapshot. Sold prices and days on market reflect the 12 reported sales. Aggregate figures for information only — not an appraisal or an opinion of value for any specific property.

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

• AROUND THE NEIGHBOURHOOD

Every Sat
to Oct 10

Brampton Farmers' Market

8 AM–1 PM • Downtown Brampton

To Oct 4

Culture Days

Free arts and culture across Brampton

Oct 24

Fallen Oak Park Tree Planting

9:30 AM–12 PM • Fallen Oak Park

Oct 24

Brampton Traditional Pow Wow

12–8 PM • Brampton Soccer Centre

Oct 24

Boo Bash 2026

2–5 PM • Garden Square, Downtown

Oct 25

Diwali Glow Ride

6:15–9:15 PM • Ken Whillans Square

• LOCAL FAVOURITE

NOMINATED BY NEIGHBOURS

The Grainery Bakery & Deli

1 STAFFORD DRIVE • 905-457-7585

Randy and Cindy Burdick took over the old Buns Master in 1982 and renamed it The Grainery in 2003. Their daughters are still in the shop.

Fresh bread, soups, sandwiches, pastries — and a deli counter with more than forty meats. Open since 1982 and still family-run.

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. Back by popular demand — still the best greeter on the street.

NOMINATE A LOCAL PET

Send Jinder a photo + a fun fact.

• OVERHEARD IN THE VILLAGE

Someone's finally doing the hedge.

That's been four years.



Five. But who's counting.

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



WHAT'S IT WORTH?
peelvillagelife.ca/home-value

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

OCTOBER 2026
PEEL VILLAGE

• IN THE VILLAGE • DOWNTOWN BRAMPTON • SCHOOL & CIVIC • SEASONAL

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3 Farmers' Market 8 AM-1 PM • Downtown
4 Culture Days ends Final day across Brampton	5	6	7	8	9	10 Farmers' Market Last one of the season
11	12 Thanksgiving City facilities closed	13	14	15	16	17
18	19	20	21	22	23	24 Tree planting Pow Wow Boo Bash
25 Diwali Glow Ride 6:15 PM • Ken Whillans Sq.	26	27	28	29	30	31 Hallowe'en Village streets, after dark

• THEN & NOW

The golf course is older than the houses — by about forty years. Golf has been played on that land since 1921, when it opened as the Brampton Golf Club. Peel-Elder was formed in December 1959, and the houses came after.

In 1963 the club moved to the next parcel and built eighteen holes. The original nine stayed, and the City runs them today. The creek ravine is why that land was never built on — the houses sit on the tableland above it.

GOT AN OLD PHOTO OF THE VILLAGE?

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

Sources: City of Brampton, Stanley Thompson Society, peelvillagelife.ca/peel-village-golf-course.

• COMMUNITY BULLETIN BOARD

NEW — AND FREE

A classifieds page for the neighbourhood. No charge, no catch.

- 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
- Milestones & good news — a baby, a graduation, a kid who made the team

FIRST ENTRIES RUN THIS ISSUE

Text a line to 647-571-9541. Names only with your say-so.

• NEIGHBOURS AT WORK

PEEL VILLAGE COMMUNITY ASSOCIATION

The Great Fall-O-Ween Kickoff

SUNDAY, SEPT. 27 • 1-5 PM
BARTLEY BULL • TULLAMORE • HARPER

Three streets closed for the afternoon — free, rain or shine. Balloon twisting, psychic readings, face painting, rock painting, music and dance, kids' crafts and a long row of local vendors, with a costume contest at two.

A donation box on site collected non-perishables for **The Knights Table**. That is a lot of volunteer hours for one Sunday, and the whole Village got the benefit.



PHOTOS NEXT ISSUE

A proper spread in November. Send yours in and they'll run beside it.

FOLLOW THE ASSOCIATION

@PVASSOCIATION

• FROM CITY HALL

Leaf collection is scheduled, not on demand. Brampton runs loose-leaf pickup by zone and the dates move year to year. Rake to the boulevard, not the road, and check your zone's week first.

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 on land zoned floodplain, which here means the golf course valley, not the streets.

NOT SURE WHICH APPLIES TO YOUR LOT?

Ask me — I'll look it up. 647-571-9541. Questions for the City go to 311 or twounitzoning@brampton.ca.

• CHECK BEFORE YOU GO

Event details change. Scan for the latest City listings.



BRAMPTON.CA/EVENTS

• THE PEEL VILLAGE LIFE GUIDES

FOURTEEN OF THEM • WRITTEN FOR THIS NEIGHBOURHOOD • FREE TO READ

01

Your sixty-year-old house

What fails next in a 1960s house, and what to check first.

02

Second and third units

Up to three units since 2023 — and the registration rule.

03

What to fix before you sell

The short list that pays back, and the long list that doesn't.

04

Decks, pools and the creek

Etobicoke Creek, regulated areas, and building permits.

05

Who built Peel Village

Charles F. Watson, the 1959 plan, and why the streets curve.

06

What a realtor actually costs

How commission works, and why no rate is standard.



peelvillagelife.ca/guides

All fourteen guides, the verified local business directory and this month's **Peel Village puzzle**. Nothing to sign up for.