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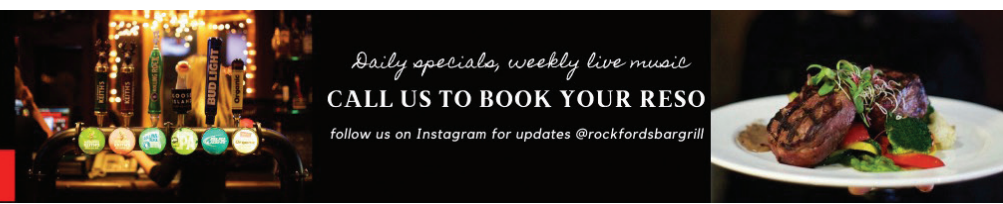
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King crews on watch

Snowplowing in King Township occurs in priority sequence – with major roads first, followed by neighbourhood roads, and cul-de-sacs last – to ensure that fire and emergency services are able to drive on the roads and respond to calls. Road clearing is typically completed within a 12-hour period after the snowfall is complete but can take longer during a Significant Weather Event. Learn more at king.ca/SnowRemoval.

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King creates new policy for public interaction

By **Mark Pavilons**
Editor
Local Journalism
Initiative Reporter

For the first time, King Township has created a policy to deal with potentially difficult situations with members of the public.

Council recently approved staff recommendations to create its Public Conduct and Video Surveillance Policies, which will help staff and councillors address “unreasonable behaviour and frivolous and vexatious requests.” The policy empowers senior staff to impose restrictions on people found in violation of the rules.

The Public Conduct Policy provides guidance for issu-

ing trespass notices under the Trespass to Property Act. The Video Surveillance Policy supports the use of security cameras in public locations to provide a safe and secure environment for customers, staff, and property while protecting the individual’s right to privacy.

Staff noted that as a public service provider, the Township must occasionally address difficult or inappropriate behavior from members of the public. Unwanted behaviour includes verbal or physical harassment, frivolous or vexatious requests, and vandalism or trespassing. Such behaviour may occur in multiple settings including in-person, electronically and by phone and, may target members of the public, members of council, Township staff or Township property.

See ‘Frequency’ on Page 3



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MPP helps mark a woman's 101st birthday.

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Officials visit York's MARS facility.

See Page 8



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Upcoming Meetings



COUNCIL MEETINGS

Monday, January 13
6 p.m. - Council Public Planning

Monday, January 27
6 p.m. - Council

Monday, February 03
6 p.m. - Council Public Planning

In-person at the King Township Municipal Centre and live streamed at king.ca/meetings

View full Council and Committee agendas at king.ca/meetings

Changes to pet licensing effective January 2, 2025

Pet owners can look forward to more efficient pet licensing with enhanced Animal Services Agreement with the City of Vaughan.

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Questions? Call 905-832-2281 or email animal.services@vaughan.ca

Existing pet owners will receive an email with more details.



king.ca/pets

New 2025 waste calendar is online now at king.ca/waste

The waste calendar is typically delivered to mailboxes in early December; however, due to the ongoing Canada Post strike, delivery will be delayed until further notice.

For questions about waste removal, contact GFL at 1-866-421-5625 or email WasteLine@gflenv.com.

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- Art Camp Program Coordinator
- Camp Counsellor
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- Outdoor Program Facilitator (6 month)

View job postings at king.ca/employment



Winter-ready: King is prepared for the snow removal season

Snowplowing occurs in priority sequence, with major roads first, followed by neighbourhood roads, and cul-de-sacs last - to ensure that fire and emergency services are able to drive on the roads and respond to calls. Road servicing is typically completed within a 12-hour period after the snowfall is complete but can take longer during a Significant Weather Event.

If your street is missed during snow clearing, call 905-833-5321 or email ServiceKING@king.ca.

View the new winter maintenance flyer king.ca/SnowRemoval



Season's Greetings

On behalf of Mayor Steve Pellegrini and members of Council, we wish all King residents and their families warm wishes for this holiday season.



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king.ca/RecPASS

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2051 Official Plan Review Shaping Our Future

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Questions? email policyplanning@king.ca

Join us! King Township is reviewing its Official Plan to guide growth to 2051, and we want your input. Attend one of three Public Open Houses to learn about the project, share your ideas, and help shape the future of our community.

Public Open Houses
From 6 p.m. to 8:30 p.m., with a presentation at 6:30 p.m.

Thursday, January 16
Trisan Centre
25 Dillane Drive, Schomberg

Wednesday, January 22
King Township Municipal Centre
2585 King Road, King City

Wednesday, January 29
Dr. William Lacey Community Centre & Arena
15 Old King Road, Nobleton




SCAN HERE to visit the Official Plan Review webpage



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Frequency of incidents sparked the new policy

From Front Page

The frequency of incidents has increased in the post-pandemic era causing interference in service delivery and increasing potential for threats to the safety and well-being of members of the public, council and Township staff.

Township Clerk Denny Timm noted these are part of a “suite” of tools staff can use. All of the details will be posted on the Township website for the public. It’s not likely severe restrictions will be made often and there is a process for review and appeal of decisions under the new policies.

Councillor Debbie Schaefer pointed out while she supports the move, it’s unfortunate that such policies are needed these days.

Following guidance from the Ontario Ombudsman, when municipalities face difficult or unreasonable conduct from members of the public, they can choose to restrict their access to municipal property or staff. Municipalities can respond to inappropriate conduct via a service restriction, such as limiting all communication to a particular staff person, or to writing only.

In addition to this guidance, the Township has a general duty under the Occupiers’ Liability Act to ensure that persons entering Township premises, are reasonably safe. The Township has further duties under the Occupational Health and Safety Act and the Criminal Code of Canada to address workplace violence and harassment.

One of the enforcement mechanisms which the Township may use as owner and occupier of premises, as well as an employer and a workplace, is to exclude persons from the premises. This would be done using a trespass to property notice in accordance with the Trespass to Property Act. This authority also extends to the King Township Public Library (KTPL) for the specific properties occupied by the KTPL.

At this point, there’s no process in place to issue trespass notices. Also, the Township does not have a policy to regulate and administer the use of surveillance cameras in its facilities. The use of surveillance cameras is critical in ensuring the safety of facility staff and attendees, and the security of property, while directly complementing any introduction of a policy regulating public conduct, staff says.

In 2023, the Ombudsman recommended that every municipality should develop and publicize a policy on service restrictions and trespass notices.

These should clearly spell out the expectations for the conduct of members of the public, and clear measures for the municipality’s response to problematic behaviour.

The Township owns or occupies a variety of different properties and buildings which members of the public or employees may access. These premises are accessed for a variety of purposes, including work, recreation and cultural activities, learning, and for accessing municipal and other programs and services, along with furthering public discourse and participating in democratic processes and values protected under the Charter of Rights and Freedoms.

Following the recommendation from the Ombudsman, staff have prepared a suite of policies and procedures to guide staff encountering unwanted behaviour and managing surveillance of Township properties. The proposed Public Conduct Policy enables staff to issue service restrictions and trespass notices while the proposed Surveillance Policy speaks to the use of surveillance cameras and footage in municipal facilities.

To determine the best solution for King, a comprehensive review of municipalities within York Region, including the Region itself, revealed that more than half have already introduced comparable programs including Aurora, Markham, Newmarket, Vaughan, Richmond Hill, and Georgina. A further scan of municipalities across the province yielded programs which have seen significant success in both implementation and enforcement. Municipalities view the program as essential for managing challenging situations.

The Clerk’s Division worked with the Community Services Department, Human Resources Division and Township Solicitor to draft the proposed policies, ensuring they bolster King’s commitment to service excellence and community safety in a manner that is fair and consistent. The Public Conduct Policy was also reviewed by King’s Integrity Commissioner. The King Township Public Library was also consulted to ensure similar policies can be implemented by the library that will compliment the proposed policies for the Township.

Under the rules, unreasonable behavior includes actions which unacceptably comprise the health, safety, or security of staff, other service users, or the individual themselves. Frivolous requests are those which have no serious purpose or value or are about a matter so trivial that investigation would be disproportionate in terms of time and costs. Vexatious requests are likely to embarrass or annoy the recipient or demonstrate a pattern of conduct by the complainant or requestor; that amounts to an abuse of the complaint process or request for Public Conduct and Video Surveillance Policies service.

Frivolous or vexatious requests may consume a disproportionate amount of council member and/or staff time/resources and can compromise their ability to provide assistance or deliver good customer service efficiently and effectively. Such requests may also impede staff from attending to other essential issues.

The proposed Public Conduct Policy applies to interactions including public meetings, written, phone and electron-

ic communications and any interactions on Township premises.

Where individuals are behaving in a manner that requires immediate expulsion from Township premises, they may be refused service and asked to leave the premises immediately. In this instance, a verbal notice of trespass is given, advising the individual they are trespassing and must leave the premises immediately.

The proposed policy requires such incidents to be reported, just as unreasonable behavior incidents would be reported. A staff member’s director will then review the incident and decide whether to issue a written trespass notice. This decision, as well as the length of the notice, will be made by staff in accordance with the Guidelines for Issuing a Trespass to Property Notice, to ensure consistency.

A \$200 appeal fee is being proposed to cover the expense of the appeal process associated with the policy. An amending Fees and Charges Bylaw 2024-096 has been prepared to include this additional fee to take effect January 1, 2025.

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Editorial, Letters & Opinion

"A newspaper is the center of a community, it's one of the tent poles of the community, and that's not going to be replaced by websites and blogs."

- Michael Connelly

I'm glad to bid good riddance to 2024

It's been said that time flies. Well, for yours truly, 2024 couldn't have flown by fast enough.

In my 61-plus years on the planet, I've enjoyed roughly 22,385 days. That's a lot of sunrises and sunsets, let me tell you.

Most of our days are gobbled up by routine, mundane tasks, chores and work-related duties. We spend the good part of our 16-hour waking days "tending to things." Just think about it - we spent roughly 1/3 of our lives sleeping; another few years stuck in traffic and a year or three waiting in line. To have just one of those years back.

Sure, there are a few hours each evening to enjoy a meal, exchange small talk with the family and watch the latest reality TV show. And, if you're a blessed dog owner, there's always time to wrestle and cuddle with the pooches.

A few times of the year we get to just chill and relax, soaking up the atmosphere of just doing nothing. If we're lucky, we get to leave our comfy homes and spend a week or so to enjoy the great outdoors, or sandy beaches.

But our summers are too short. Despite the fact the weather in 2024 was quite decent - with an extended fall - I didn't get to enjoy it much.

My wife and I had a new gazebo installed in our back yard, complete with propane fire pit, and yet we only enjoyed it once or twice. It was meant to bring us joy and share the outdoors, but my summer schedule messed things up.

There was the odd barbecue, but that was it. We added some nice outdoor lights around the back yard and had fun using the new power washer on the patio. If those were entries in my journal, it would be pretty boring.

If someone were to ask me what things, events or even small objects reflected 2024, I'd have to say chemo and my plastic hospital bracelets.

My six-session, four-and-a-half-months-long chemo regime sucked up my weeks from July through November. While I could have dashed off here and there to soak up the sun, it just wasn't in the cards.



Mark Pavilons

I also wasted a lot of time feeling sorry for myself, having my own lonely pity parties. They didn't even include beverages! Frosty, tasty beverages were off the table.

Treks to Southlake became my routine and I got to know the hospital very well. While I tolerated the chemo treatments very well, they came around every three weeks, preceded by blood work. When chemo ended in November, I enjoyed CT and bone scans, which revealed no progression.

Many said that was good news. Well, the ideal news would be a reduction in cancer cells, but alas, my type of cancer is something I will likely have to live alongside forever. Daily meds are currently keeping my PSA levels in check.

I'm currently trying to exercise a bit, drinking plenty of water and taking a handful of supplements aimed at keeping me well. My handy Vibe unit and tuning fork keep me company.

I only missed a handful of days, and went into the office daily.

I keep myself distracted because I have to. It's the only way to keep my

demons at bay. They're really good at constantly nagging me, pulling at the tiny hairs on the back of my neck.

So I spend my idle time playing video games on my phone and watching TV game shows (I'm still not sure what to make of Ryan on Wheel of Fortune). I do have a hobby of painting tiny model aircraft, but I put it on the back-burner lately. Just not "feeling it" even though it brought me a small amount of joy.

I will endeavor to get at it as soon as I can.

In 2024, I had a lot of time to reflect. While this is supposed to be a good thing, I'm not sure. Yes, I counted my blessings, over and over. I saw the beauty in some marvellous summer mornings. I enjoyed some great BBQ meals, a summer staple for our family.

I was open about my cancer with my children and had regular chats. Unfortunately, they did see me at my worst, something I just couldn't hide.

I cried a lot this year.

Someone once said that in our darkest moments, we don't need solutions or advice, but a human connection, a quiet presence and gentle touch.

For some of us, quiet can be dangerous. The gremlins mostly come out at this time, mostly. Being inside my own head proved problematic so this is one place I have to renovate, update and renew.

When I "gave my head a shake," and came around, I did laugh a bit more. I found the humour in life at almost every turn. I enjoyed seeing my kids laugh,

poke fun and exchange banter. They event sent some barbs in my direction, commenting on my bald head. Shrek, indeed! I'd say more like Telly Savalas.

There were many late-night conversations in my head, thoughts rolling around like a ball in a pinball machine. I had a few deep chats with the Almighty, in search of strength and guidance.

In 2024, I did learn more about myself. I realized just how frail we humans are and that we can be hit with something major at any time. Often there are no explanations or "whys," so there's no use spending a lot of time pondering "what ifs."

In taking stock of my life, I realized a few gaps - missed opportunities, regrets, lost connections, and a host of bad attitudes. I was overwhelmed with guilt from time to time, thinking about how I could have done better as a husband and a father.

Water under the bridge perhaps, but a current that brought me to where I am today.

I was quite preoccupied this past year, and I only hope that I helped more than I hindered. I wish that I encouraged more smiles than frowns.

Within my family, I really hope I fostered more love, less conflict and further open conversation.

Really, there's no value in looking backward and reliving past events and mistakes. I say if you must look back, keep one foot on the gas!

Let's hope 2025 brings us all some clarity, peace of mind and inner strength!

Province

Projects receive funding

The Ontario government is investing more than \$5.7 million in 85 projects that are helping create jobs and boost economic development in rural communities across the province.

The funding through the recent intake of the Rural Economic Development (RED) program supports projects that diversify and grow local economies, build community capacity and address barriers to economic development and labour force challenges.

"Our government values rural communities throughout the province and this program provides municipalities, Indigenous communities, and not-for-profits with essential funding for projects that contribute to local economic vitality," said Lisa Thompson, Minister of Rural Affairs. "The Rural Economic Development program is another example of how our government is ensuring small towns and communities across Ontario continue to share in the province's growth and economic prosperity."

The RED program provides cost-share funding support towards activities that create strong rural communities. This includes funding assistance to build local capacity and improve job prospects. The program aligns with the government's priorities of removing barriers to investment, opening doors to rural economic development, and creating good jobs.



Quote of the Week

"Don't define yourself by what you lost, but by what you do with what's left."

- Keanu Reeves

Trivia Tidbits

The Nanaimo Bar has three layers.

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Ontario makes history as one of first provinces in Canada to mobilize volunteer corps for emergencies

Premier Doug Ford announced the creation of Ontario Corps, a group of skilled professionals and volunteers that the province can deploy to help communities respond to natural disasters and other emergencies, while promoting civic engagement and community participation.

"I've seen firsthand the incredible community spirit and dedication to volunteerism that we share throughout Ontario," said Premier Doug Ford. "With the launch of Ontario Corps, we're harnessing the Ontario spirit to help communities and neighbours in need deal with natural disasters and other emergencies, while providing additional resources to keep our communities safe. I encourage everyone across Ontario who is interested and able to consider volunteering by signing up for Ontario Corps today!"

Inspired by successful models like AmeriCorps, Ontario Corps will work with non-governmental organizations and First Nations partners to help coordinate specialized personnel and volunteers to respond to emergencies. Ontario Corps can mobilize to provide on-the-ground assistance such as emergency shelter, debris management, food services and flood protection. Ontario Corps partner organizations include groups such as Feed Ontario, Ontario Search and Rescue Volunteer Association, Salvation Army, GlobalMedic and

Team Rubicon Canada.

To support Ontario Corps emergency response efforts, the province has procured flood mitigation barriers, drones, water pumps, chain saws, air purifiers and other supplies to support communities impacted by emergencies. All equipment and volunteers can be deployed anywhere across Ontario within 24 to 72 hours to help support community response efforts. Partner organizations could also help prepare the province by training volunteers and educating the public on how they can plan for and respond to emergencies.

"Being safe, practiced and prepared starts with having the resources, trained volunteers and specialized equipment ready when the next emergency impacts Ontario," said Trevor Jones, Associate Minister of Emergency Preparedness and Response. "Neighbours helping neighbours – that is the true essence of Ontario Corps, which will guide our efforts to ensure our province remains a leader in emergency management for decades to come."

People of all skill levels and professional backgrounds are encouraged to volunteer for Ontario Corps to help their communities during emergencies. Volunteers from all backgrounds and experience levels are welcome to apply. They will be provided with initial training and matched with partner organizations based on their skill levels,

interests and availability.

Earlier this month, after a significant amount of snow accumulated over a short period of time, the province piloted Ontario Corps in Gravenhurst. Ontario Corps partners the Salvation Army, GlobalMedic, Feed Ontario and the Ontario Search and Rescue Volunteer Association were deployed to help Gravenhurst conduct wellness checks on residents, provide food hampers and serve meals to the community, and support a municipal warming centre for community members who lost power or were stranded on motorways. In April, Team Rubicon Canada, an Ontario Corps partner, was deployed to French River after they requested support for flood mitigation, assisting locals with sandbagging efforts to avoid a flood of the area.

As a part of the plan to modernize emergency management across Ontario, the province is also establishing an Ontario Emergency Preparedness and Response Headquarters that will support a quicker and more coordinated response. Located on surplus government property on Disco Road in Etobicoke near Toronto Pearson International Airport, this state-of-the-art complex would be a multifaceted centre for coordinated and enhanced responses to emergencies. A secure facility with dedicated training rooms, storage, warehousing and aviation infrastructure, the new headquarters would be built to withstand all types of disasters including earthquakes, tornadoes and floods, capable of serving Ontario 24 hours a day, seven days a week, 365 days a year.

The government is also partnering with Northern College on a regional emergency hub in Timmins to bolster local on-the-ground response and enhance emergency readiness in northern Ontario. The hub, located at the college, could be set up to serve as an emergency operations centre, a meeting point for emergency partners to coordinate responses or a training centre for partners and volunteers in the north. Four additional emergency hubs

will be established at strategic locations in northeast, northwest, southwest and southeast Ontario. These new hubs will store equipment to help support local efforts, providing timelier support to areas affected by emergencies.

Ontario Corps is part of the government's \$110 million investment over three years to strengthen emergency preparedness and response in Ontario.

Communities in need of provincial assistance during an emergency are encouraged to contact Emergency Management Ontario by way of the Provincial Emergency Operations Centre. Staff will assess the situation and determine the best support to provide to the community—Ontario Corps partners, equipment, regional field services staff and/or more.

Ontario Corps is a key accomplishment of the Provincial Emergency Management Strategy and Action Plan, which highlights actions the province is taking to ensure that every community in Ontario is safe, practiced and prepared before, during and after emergencies.

"The Ontario Corps partnership has significantly increased The Salvation Army's capacity to respond during emergencies. With funding for a new canteen truck and essential supplies, we have been able to pre-position resources for faster responses to communities in northern Ontario. We are deeply grateful for this partnership," said Stephanie Couturier, Ontario Director, Emergency Disaster Services, The Salvation Army.

"We are thankful to partner with the province. We have thousands of volunteers who daily help their neighbours and want to do more. With financial support from the province we have bought and trained on emergency gear including flood barriers, field tents, trailer mounted generators and a laundry trailer. We have provided drones and training to four remote First Nations communities. We will keep responding to help the people of Ontario," added Rahul Singh, Executive Director, GlobalMedic.

Municipal code of conduct

The Ontario government introduced legislation that would, if passed, strengthen municipal governance and accountability as well as give Mississauga, Brampton and Caledon the tools they need to provide high-quality services to local taxpayers as these municipalities continue to grow.

Ontario is proposing changes through the Municipal Accountability Act, 2024 that, if passed, would enable the creation of a new, standardized municipal code of conduct, an integrity commissioner inquiry process that would be consistent throughout the province, and mandatory code of conduct training for members of council and certain local boards.

"We had to make sure we got this right, which is why we worked with Ontario's Integrity Commissioner to find the best path forward to create a standardized code of conduct process across the province," said Paul Calandra, Minister of Municipal Affairs and Housing. "This process will support consistent accountability across our municipalities."

If passed, the changes would include a penalty of removing and disqualifying a member from office if they are in serious violation of the proposed code. Removal and disqualification could only occur upon the recommendation of the municipal integrity commissioner, a concurring report from the Integrity Commissioner of Ontario and a unanimous vote of council, with the exception of the member who is the subject of the report, members whose absence is approved by council or members who have a financial conflict of interest under the Municipal Conflict of Interest Act.

The government also introduced the Peel Transition Implementation Act, 2024 which would, if passed, transfer the delivery of key public works services from the Region of Peel to Mississauga, Brampton and Caledon. The proposed changes, which would provide these municipalities with greater independence to meet the needs of their growing communities, include transferring jurisdiction and responsibility for the following services, effective July 1, 2026:

Regional roads and associated storm-water infrastructure, including ownership and maintenance responsibilities, from the Region of Peel to Mississauga, Brampton and Caledon.

Waste collection services and two community recycling centres located in Mississauga from the Region of Peel to the City of Mississauga.

These changes would build on the previously enacted transfer of land-use planning responsibilities to Mississauga, Brampton and Caledon on July 1, 2024.

To support the Region of Peel and the municipalities through this important transition, Ontario's Provincial Land and Development Facilitator (PLDF) advisory agency will work with the municipalities to facilitate the process for service transfers. The costs of the PLDF's services will be covered by the province.

The proposed changes in the Peel Transition Implementation Act, 2024

came through engagement with a wide range of stakeholders beginning in summer 2023, including the affected municipalities, provincial ministries, industry groups, community agencies and subject matter experts, led by the Peel Region Transition Board.

Transfer of waste collection services to Brampton and Caledon remains open for future consideration.

The government is continuing to explore potential options for the transfer of water/wastewater services from Peel Region with any future outcome maintaining public ownership.

The Peel Region Transition Board, which was appointed to make recommendations to the Minister of Municipal Affairs and Housing on the transfer of key public works services from the Region of Peel to Mississauga, Brampton and Caledon, will be dissolved effective Dec. 31, 2024.

Ontario is also supporting local planning priorities by transferring land-use planning responsibilities from Durham and Waterloo regions and giving primary responsibility to the local municipalities within these regions, effective January 1, 2025. Niagara Region would have these responsibilities transferred as of March 31, 2025.

"Municipal councils in Ontario have asked for legislation that holds elected officials to a higher standard of accountability. If passed, this bill would deliver on ensuring that as members of council, we are living up to the trust that residents put in us. We commend Minister Calandra for getting to this point," said Robin Jones, AMO President and Mayor of Westport.

These two pieces of legislation represent significant steps forward in strengthening municipal governance," said Aurora Mayor Tom Mrakas.

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Ontario lands new nuclear opportunities with Poland and Estonia

The Ontario government has concluded a successful trade mission to Poland and Estonia to strengthen existing relationships and showcase how Ontario and its nuclear supply chain can help countries around the world meet increasing energy demands. This mission, led by Stephen Lecce, Minister of Energy and Electrification, helped secure an up to \$40 million agreement between Laurentis Energy Partners, a subsidiary of Ontario Power Generation, and Orlen Synthos Green Energy (OSGE).

“The world is watching Ontario as we lead the largest expansion of nuclear energy on the continent to help meet surging demand for more energy,” said Minister Lecce. “Countries around

the world are looking to replicate this success story, including our affordable and reliable nuclear fleet. That’s why our government is exporting its world-class nuclear expertise to create jobs back home while supporting Europe’s energy security as we make the case to decouple dependence from the Putin regime. We have successfully signed deals that set the stage for Ontario’s nuclear expansion into Europe that will generate revenue and create new, good-paying jobs for Ontario workers.”

In Warsaw, Poland King-Vaughan’s MPP joined Rafal Kaspro, CEO for OSGE for the signing of a new agreement that will see Laurentis Energy Partners support the deployment of small modular reactors in Poland. Un-

der the agreement, which is valued at up to \$40 million, Laurentis will support the completion of a Preliminary Safety Analysis Report, a comprehensive study required by Poland’s National Atomic Energy Agency.

Minister Lecce also attended the ReBuild Ukraine Conference while in Poland. Minister Lecce shared that Ontario’s energy sector will be providing nearly \$5 million in energy equipment to Ukraine including critical equipment for the electrical grid itself, such as transformers and replacement materials.

In Tallinn, Estonia Minister Lecce joined Kalev Kallemets, CEO for Fermi Energia for the signing of a Memorandum of Understanding with Laurentis Energy Partners to explore opportunities relating to small modular reactor (SMR) development in Estonia.

Ontario’s delegation also met with other government representatives and energy companies to showcase the province’s strengths as a world-leader in nuclear energy. This included meetings with Marzena Czarnecka, Minister of Industry for Poland, Erkki Keldo, Minister of Economic and Industry for Estonia and Antti Tooming, Deputy Secretary General of the Ministry of

Climate and Energy for Estonia.

These opportunities are only possible because of projects underway as part of the government’s vision for meeting rising energy demand, Ontario’s Affordable Energy Future, which includes:

Starting pre-development work at Bruce Power to site the first large-scale nuclear build in over three decades which could power up to the equivalent of 4.8 million homes.

Conducting site preparation and planning for four small modular reactors as part of the Darlington New Nuclear Project, which could power the equivalent of 1.2 million homes.

Supporting OPG’s plan to proceed with the next steps towards refurbishing the Pickering Nuclear Generating Station, which could power the equivalent of two million homes.

Estonia’s Fermi Energia has also selected the BWRX-300 for potential deployment and specifically cited Ontario’s SMR project at Darlington as a factor in their decision.

In December 2021, BWXT Canada signed an agreement, valued at up to \$1 billion, to build key components in Ontario to support the deployment of Small Modular Reactors in Poland.



MPP celebrates woman’s 101st birthday

Stephen Lecce, MPP for King—Vaughan, congratulated Chartwell Valley Vista resident Michelina on her 101st birthday recently. “I am blessed to have gotten to know Michelina over the years – she is a strong, loving, and proud Nonna that inspires all of us to live with purpose and positivity,” said Lecce. “Join me in wishing a happy 101st birthday to the Queen of Chartwell Valley Vista!”

Region installs speed cameras

York Region is installing 20 Automated Speed Enforcement cameras in fixed locations across all nine local cities and towns, with three mobile cameras continuing to rotate every three months in select community safety zones. These cameras are an important tool to decrease collisions, reduce speeding and increase safety for pedestrians.

Automated speed enforcement (ASE) uses camera and speed measurements to enforce speed limits. If a vehicle exceeds the speed limit in an ASE-enforced area, the system captures the image and it is reviewed by a provincial offences officer. The penalty order, which contains a digitized copy of the image and an enlargement of the license plate, is sent only by mail to the registered plate holder.

From the Archives



Fifties’ Fashion (young women unknown)

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CPR Month highlights need for education, defibrillators

By Brock Weir

It was a sunny September Friday when Carmen Wong felt her heart start to race.

She wasn't under any particular amount of stress; indeed, she had just had what she described as a "happy conversation" with her boss as she had just passed the probationary period in her new job at an insurance company.

But, despite the calm of the situation, her heart continued to race and, a few seconds later, it stopped beating.

Barely a second passed, however, before her quick-thinking boss Brandon and co-worker Stephanie began to perform CPR on her.

"They saved my life, and also saved my family," says Wong.

Wong shared her story last week as the Region of York and York Region Paramedic Services held workshops to mark CPR Month.

Joining Wong in her advocacy was her hero colleague, Stephanie Ho, who credits swimming classes in her youth as equipping her with what she needed to know to save a life.

"My parents thought CPR and knowing how to swim are really important life skills to have and just feeling that,

in an emergency, you at least have someone to jump in and help because even with how fast the paramedics are, it still takes time to get a phone call in, getting people to help. You could be that person who gets to [the person in need] first and it really makes a difference," says Ho. "I feel like what happened with this incident shows how big and significant it is – knowing that because I did CPR first, that's what kept the oxygen flowing in her and it gave the paramedics more time when they came in to do everything. It's really important because you never know how long it is going to take and it's a good (skill) to have in case there is an emergency."

Carrie Harder, Deputy Chief of York Paramedic Services, says the importance of administering CPR right away, as soon as a person is seen as being in distress, can't be understated.

"The more people we can encourage to become trained out in the community the greater effect it can have on people's lives, especially like Carmen's – someone was there and was able to start CPR right away and it makes a huge difference. That's why we hold CPR Month (November) annually to reinforce the importance of it – getting some training and having the courage



to act as Stephanie did that day."

From the Heart & Stroke Foundation to St. John Ambulance and any number of swim schools, there is no shortage of ways to get trained. It's a myth, Harder notes, that CPR necessarily means mouth-to-mouth resuscitation – a factor she attributes to sometimes being a barrier between people and the CPR training they need.

"It was found through research that just doing the chest compressions alone can create that sustainable circulation of oxygen in time for emergency personnel to get there," she says. "You certainly can if you have the training – definitely if it is your family member or someone you know, it will make a huge difference; but if you can't, doing those chest compressions makes a big difference.

"[More training] will make a significant difference because more cardiac arrests occur in the home or workplace than when you're actually in the hospital, so just even having one person in your family that knows, one person in the business where you work, makes a huge difference, especially now that we have 1,000 automatic external defibrillators across York Region. Having folks that are there, trained and ready to use those AEDs in conjunction with CPR

can improve somebody's chances of survival by 25 per cent. When you call 911, the folks on the phone are able to give pre-arrival instructions as well, so even if you don't have a hard copy of a resource, the person on the other end of 911 can walk you through what to do. It's also very important to call 911, get that help started right away and you've got someone on the other end of the line to walk you through what needs to be done to help.

"It is really important to [highlight] how Stephanie's actions really contributed to why we're here – I just want to say thank you so much for your courage, because you have made a huge difference in the life of Carmen and her family."

Added Stephanie: "I feel good that I was able to help her in such a situation because I never knew me knowing CPR would have such a big impact and seeing [Carmen is] breathing, she's walking, and happily living her life makes me feel so happy that I got to be there to let this all happen and I feel really happy that she's still by my side, still my co-worker and just enjoying her life. Her being happy makes me really happy, too."

For more local resources on CPR, visit york.ca/CPR.

'Community scientists' wanted for bird counts

Ontario Nature convenes an incredible network of 150 nature groups in Ontario. These Nature Network groups do all kinds of wonderful things for nature. This holiday season, at least 67 of those groups are leading Christmas Bird Counts (CBCs).

The Christmas Bird Count began in 1900, and today it is North America's longest-running wildlife census. Bird lovers of all ages and skill levels are invited to celebrate the 125th CBC by joining one of the many counts happening across Ontario.

The CBC runs through Jan. 5, 2025. Visit the Ontario Nature website (ontariounature.org/cbc) to find a Nature Network count near you. For a comprehensive list of counts happening across Canada, visit the Birds Canada website (birdscanada.org/bird-science/christmas-bird-count).

The Nature Network group counts are a fun way to learn more about birds and support their conservation. Count leaders are friendly and inclusive. Whether you are new to birding or have years of experience, you'll be welcomed. When you join a count, you get outdoors, spend time with other nature lovers and collect data that informs bird conservation.

Scientists use the data collected to monitor the health and status of resident and migratory birds over time. Environmental groups use the data to develop conservation strategies for species in decline and their habitats. The CBC also teaches community scientists about the myriad bird species that live in, and migrate through, their communities.

There are also some CBCs geared towards kids that are a good way for budding nature lovers to become interested in birding.

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MPAC data reveals shifting housing trends across Ontario

Housing development across Ontario has undergone significant shifts in recent decades, reflecting an evolving economy, changing consumer preferences for housing type, and affordability considerations of current and prospective homeowners. According to new data released by MPAC (the Municipal Property Assessment Corporation), the types of homes and sizes have evolved across the province, highlighting regional variability in housing patterns.

While single-detached houses were once the dominant housing type in Ontario, comprising about 95 per cent of new homes built in the 1950s, mid- and high-rise condominium development activity began to rise starting in the 1960s and intensifying in the 1990s. By 2020, condo development had surpassed single-detached houses, with approximately 41 per cent of new residential builds being condos and around 38 per cent being single-detached.

“While new single-detached houses still make up a significant portion of new builds across Ontario, construction of this residential form has declined, especially in urban areas like the GTA,” said Greg Martino, Vice President and Chief Valuation and Standards Officer for MPAC. “This shift reflects evolving market dynamics, af-

fordability challenges and the rise of higher-density urban centers.”

The shift toward larger single-detached houses and smaller condos has become increasingly common. Single-detached houses have grown from a median size of 1,317 sq. ft. in the 1970s to 2,383 sq. ft. in the 2020s, providing for more spacious living. The most significant growth occurred between the 1970s and 1980s, with a 44 per cent increase, and continued steadily through the 2000s and 2010s. This trend highlights the ongoing desire for larger single-family homes over the decades.

On the other hand, the median condo size has decreased by 32 per cent, shrinking from 965 sq ft in the 1970s to 658 sq ft today. This consistent reduction of overall size reflects the rising costs of construction, land acquisition costs due to scarcity, and the appeal of condos as investment properties. As a result, modern condominiums are now significantly smaller than they were 50 years ago.

Semi-detached and townhouses have seen modest size increases, reflecting their role as a middle-ground housing option. Townhouses have steadily increased from 1,220 sq. ft. in the 1970s to 1,640 sq. ft. in the 2020s, a growth of about 35 per cent over five decades, while semi-detached houses have in-

creased by about 43 per cent over the same period.

When it comes to single-detached houses, King Township ranks at the top of the list for the largest new home builds from 2020 to 2024, boasting a median size of 4,716 sq ft. North York follows closely with a median size of 3,824 sq ft.

King Township leads the way in terms of size, with average homes in the 4,716-square-foot range. That’s way ahead of Toronto’s median square footage of 3,824 and Mississauga’s 3,680. In York, Richmond Hill (3,429) and Vaughan (3,382) follow.

A mix of large cities and smaller towns continues the trend of building smaller condos, which could be due to affordability and entry into home ownership. Some municipalities are defying this trend and are opting to build larger mid/high-rise condo units. These are primarily in smaller markets outside of the GTA.

The variability in housing development is driven by several factors, including market demand, affordability concerns and local planning policies.

“As Ontario continues to grow and evolve, it’s important to recognize how changing market factors and consum-

er preferences will impact housing needs,” says Martino. “Tracking housing trends helps municipalities create strategies that address both current and future demands.”

MPAC’s comprehensive property data offers valuable insights into Ontario’s housing landscape, helping municipalities, developers and residents make informed decisions. With a deep understanding of regional property trends, MPAC aims to support public awareness of how housing development shapes the future of communities across the province.

MPAC is an independent, not-for-profit corporation funded by all Ontario municipalities, accountable to the Province, municipalities and property taxpayers through its 13-member Board of Directors.

Their role is to accurately assess and classify all properties in Ontario in compliance with the Assessment Act and regulations set by the Government of Ontario. We are the largest assessment jurisdiction in North America, maintaining an inventory of more than 5.6 million properties with an estimated total value of more than \$3.1 trillion.

For additional information, visit mpac.ca.

Conservative Bill supporting fresh fruit and vegetable farmers to become law

Private Member’s Bill C-280, the Financial Protection for Fresh Fruit and Vegetable Farmers Act introduced by Scot Davidson, Conservative Shadow Minister for Red Tape Reduction, has passed third reading in the Senate and is now awaiting Royal Assent.

Bill C-280 establishes a financial protection mechanism for fresh fruit and vegetable growers and suppliers to protect them from losses from a bankrupt buyer. This mechanism accounts for the highly perishable nature of produce, and other unique aspects of the produce sector that were unaddressed in existing bankruptcy law.

“Not only does this measure support farmers and help them to be more competitive in the global market, but it will also enhance our country’s food security and improve Canadians’ access to safe, nutritious and affordable fresh fruits and vegetables,” said York-Simcoe MP Davidson.

Common Sense Bill C-280, which was sponsored by Conservative Senator Michael MacDonald, is one step further to bringing home lower prices for Canadians. Common sense Conservatives are standing up for the hard-working farmers who feed Canadians and feed the world, while bringing home lower food costs for all Canadians.

“For too long, Canada’s fresh fruit and vegetable farmers were going unpaid for the food they grew,” said MP Davidson, “but now, with the passage of this common sense bill into law, our produce farmers and suppliers will finally receive the support they deserve.”



York officials tour Mars facility

The team at Mars in Newmarket – including Site Director, Ronda Wright McKnight and Director of Corporate Affairs – Canada, Tamar Nersesian – hosted York Region Chairman & CEO Wayne Emmerson and the York Region Economic Development team for a tour of their impressive manufacturing plant in Newmarket.

The facility has 160 staff focused on the production of nut-free confectionary product brands including Mars, 3 Musketeers, Milky Way, and Maltesers. The plant uses a mix of skilled employees and advanced automation to keep the chocolates rolling efficiently off the lines 24 hours a day!

Companies like Mars are important contributors to the York food sector and the company is one of over 300 food and beverage manufacturers and processors in York Region. This makes it the fourth largest food and beverage sector in Canada.

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Ontario is the most expensive province for home buyers

Ontario is Canada's most expensive province for homeowners, with property prices rising by 203%, excluding inflation between 2006 and 2024.

The study, by calgaryhomes.ca, examined the average price of homes in each Canadian province to determine the best price for prospective homeowners.

On the other hand, the cost of buying a house in Alberta has risen by only 76%, excluding inflation, between 2006 and 2024.

The research, conducted by the real estate experts, examined data on the average price of composite properties, including one- and two-single-family homes, townhouses and apartments, from the Canadian Real Estate Association (CREA). The provinces with the lowest percentage increase, not including inflation, in average costs between 2006 and 2024 were named the best places for aspiring homeowners.

Alberta takes the crown as the best province for homeowners in Canada. According to the study, the province's average property price rose from

\$289,558 to \$509,100 between 2006 and 2024. In total, this is a 76% rise excluding inflation, or 19% including inflation, 50% below the national average of 151%. Alberta's apartments had the lowest price increase during this time, totalling 65% excluding inflation, or 12% including inflation.

Newfoundland and Labrador rank as Canada's second most affordable province for prospective homebuyers. The average price of composite homes – which include everything from single-family homes to townhouses – increased from \$137,033 to \$291,600. This is a \$154,567 rise, 113% excluding inflation, or 44% including inflation, and 25% below the national benchmark in Canada. The property type with the lowest increase in average pricing, totalling 111% excluding inflation, or 43% including inflation, is two-storey single-family homes.

In third place, with an average price increase of \$170,583, is New Brunswick. The study shows that the average cost to buy a composite home rose from \$129,817 to \$300,400 from 2006 to 2024.

As such, the province saw a 131% price increase excluding inflation, or 57% including inflation, which is 13% less than Canada's average. At 123% excluding inflation, and 58% including inflation, one-storey single-family homes saw the lowest percentage increase in price.

In contrast, Ontario is Canada's least desirable province for prospective homebuyers. The study has determined this based on the average price for composite housing increasing by \$582,567, or from \$286,333 to \$868,900, between 2006 and 2024. This equates to a 203% price increase excluding inflation, 105% including inflation, and 34% above the average across Canada's provinces. Ontario's townhouses display the highest price increase during this time at 243% excluding inflation, or 132% including inflation.

According to the study, Prince Edward Island is the second-worst province, with the price of housing soaring by 178% excluding inflation, or 88% including inflation. As such, the province's house prices are rising 18%

above the national average. Between 2006 and 2024, two-storey single-family homes saw the steepest increase, totalling 199% excluding inflation, or 102% including inflation. Moreover, the average price to buy a composite home rose from \$127,950 to \$355,900, which is a \$227,950 increase.

Nova Scotia follows in third place, with average property prices rising 169% excluding inflation between 2006 and 2024, or 82% including inflation, which is 12% above Canada's average. Overall, this is considered a rise from \$153,433 to \$412,900. The property type with the highest increase in average pricing, totalling 180% excluding inflation, or 90% including inflation, is one-storey single-family homes.

Canada's fourth least desirable province for future homeowners, with average property prices rising 165% excluding inflation, or 79% including inflation, is Saskatchewan. British Columbia follows in fifth with average property prices rising 164% excluding inflation between 2006 and 2024, or 79% including inflation.



MPs visit Schomberg farm

King-Vaughan MP Anna Roberts and MP for Lakeland, Alberta and Shadow Minister for Natural Resources visit the Antrim Equestrian Farm in Schomberg to see the wonderful horses train for their next competition. Shown are MP Shannon Stubbs, Cam Jobin, co-owner of Antrim Equestrian Farm, and Roberts (l-r).



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Arts & Entertainment

Dufferin Film Festival organizers win the 48-hour film competition, prepare for 2025 event

By Constance Scrafield

Congratulations to Rose Digital Media Group, co-producing with Filmmetry, winners of this year's 48-Hour Film Project Toronto "The Best Film of 2024" for their film, "Three Graves Deep." It is an amazingly created seven-minute film.

The competition required film teams to write, shoot, edit, music and conceptualize in just 48 hours from Oct. 19 to Oct. 20. On Sunday, Oct. 20 the cast were given their scripts in the morning for the first time and had to be ready for "Action!"

The film was competing against 130 other teams, likewise participating in the Toronto 48.

Kelly McDowell, Sam Asante and Reece Presley starred in the film, along with cameos by local stage actor Jack Brooks and local community stage manager Sarah Brooks. Peter Smits, Jonathan Clarke, Blake Frew, and Troy Leonard played additional roles. Behind the camera were cinematographer Angel Navarro III and co-directors Nick Rose and Alex Caucean.

"In one weekend," Kelly McDowell

said in a recent interview, "With a few rules, our team wrote, shot, did the music over two days of the entire weekend. We were a team of 30, all friends who worked for free. The film was shot locally at the Silver Fox Farm, just east of Orangeville.

"We had never won before," she said, adding, "We also won for Best Editing and Best Makeup."

The win means they will represent Toronto and by extension, Dufferin County, as their award qualifies "Three Graves Deep" for a spot at Filmaloosa in Seattle in March 2025. From 48 Hour Film competitions around the world, over 100 cities will bring their winning films. Of that collection, the top 10 will go on to screen their films at the Cannes International Film Festival. Thrilling possibilities.

McDowell was excited to talk about Rose Digital Media Group's upcoming, 2nd annual Dufferin Film Festival (DFF), on August 15, 16, and 17 in 2025. The call is out for Early Bird Submissions for short films, with a discount on the fees. The limit is 20 minutes but that would have to be extraordinary to excuse the probable need to cut out a

couple of other films.

Excellence has been the bar for the films submitted last year and McDowell is confident that the bar will still stand this year.

There will be no early showings. Last year's experience with early showings saw smaller audiences attend.

"Three days! Friday, Saturday, Sunday," exclaimed McDowell, the media person for the DFF. "Still focused on Canadian film makers, short films and workshops which were very well attended last year. Almost every event was sold out."

It was not only the film makers coming that was so wonderful but also the great partners, Bluebird Café and Grill and Greystones Restaurant, offering hospitality.

"The chef created a special menu for the Awards Night," she told us. "It was just a buzz of networking."

The attendance on the DFF weekend was around 50/50 between local and out-of-town attendees. People coming to Orangeville claimed they felt as though they were part of the community. They felt like stars, producing and seeing great Canadian films right here.

McDowell said, "We were looking for films. This year has a range of time. There are lots of film festivals but this event is not money based. It is to bring Canadian filmmakers to Dufferin."

Early Birds are called for submissions until Jan. 31. It is cheaper to enter the festival early but they are looking for "quality films from people serious about submitting to us."

The date of the DFF has been moved a weekend forward, in a sense of community with all the events that are in town. The Blues and Jazz are steady

from May 30 to June 1. Other festivals' altered dates ensure a flow of the festivals in town.

"Nice to be considered, to be included in that conversation," McDowell commented.

People loved the films, filmmaking is arts and culture. It is not all about money, she was determined to establish, emphasizing that Canadian film making should be celebrated.

"Why are we so involved with the Americans?" she asked.

This festival supports and encourages different filmmakers; collaborating with the growth of an arts and cultural community.

The reason everyone should come and support DFF, this is an actual festival that supports and honours the filmmakers that come to it. Two students last year were able to meet filmmakers from B.C.

McDowell was definite, "The only way to to grow is about networking; without that, you don't have the chance to let others know what you're doing. Really interesting conversations are happening about how things happen from meeting people. There are offers of discounts on early bird tickets, to be sure arts and culture is accessible."

The organizers, Rose Digital Media Group, are looking for even the smallest way as a donation; there is a crowd funder, along with the corporate sponsor Mono Centre Brewing. Applications are going to government arts councils.

"Our volunteers were fantastic," was her praise. "We couldn't do it without them."

The DFF is running the week of Aug. 15 to 17. Another fine celebration of the arts here in Dufferin County.

King MOSAIC

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Volunteer writers wanted for Arts Society King's quarterly MOSAIC magazine.

Join our Editorial Board!

Email our editor:
Barbara Maher-Erwin
editor@artssocietyking.ca

Arts & Culture,
Heritage, and Nature

KING

The best thing about King is its people!

CROSSWORD

Puzzle No. 24C410 • Solution in Classifieds

1	2	3			4	5	6	
7					8			9
10			11			12		
13					14	15		16
17			18		19		20	
21				22	23		24	
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							34	35
39	40				41		42	
43				44			45	
46			47				48	
49							50	
	51						52	

CLUES ACROSS

- Central processing unit
- Taxi
- Body part
- Papal court
- Young women making their public debuts
- Metal shackles
- Joseph's wife
- Licensed professional
- Partner to cheese
- Mild fruits
- File format
- Province of Indonesia
- Beloved grilled foods
- Bar bill
- Don't know when yet

CLUES DOWN

- Whale ship captain
- Touches softly
- Mock
- Red-brown Pacific sea bream
- Summer
- entertainment options
- Protective crust
- Cool!
- Behave in a way that belittles
- Denial
- A place to sleep
- Electronic counter-countermeasures
- Intestinal pouches
- SE Asia family of languages
- Sound
- Select
- Give the impression of dishonesty
- Witness

CLUES DOWN

- Of cadmium
- Deliver a sermon
- Inner regions of a riverboat shadow
- Aggressive dog
- Smells
- Twofold
- Former OSS
- Computer language
- Indian groom
- Automobile
- Hairstyle
- Atomic #76
- Guy (slang)
- Ladies'
- undergarments
- Furniture with open shelves
- Back-arc basin
- Partner to flow
- A type of horse
- Possesses system
- Split pulses
- Small amount
- Flat-bottomed riverboat
- Not good
- Atomic #31
- Assist in committing a crime
- Chauvinists
- Get away
- One of a people who speaks a Semitic language
- Civil rights college organization
- Combustible dark rocks
- Grocery container
- Central nervous system

No one has more self-confidence than the person who does a crossword puzzle with a pen.



On Now

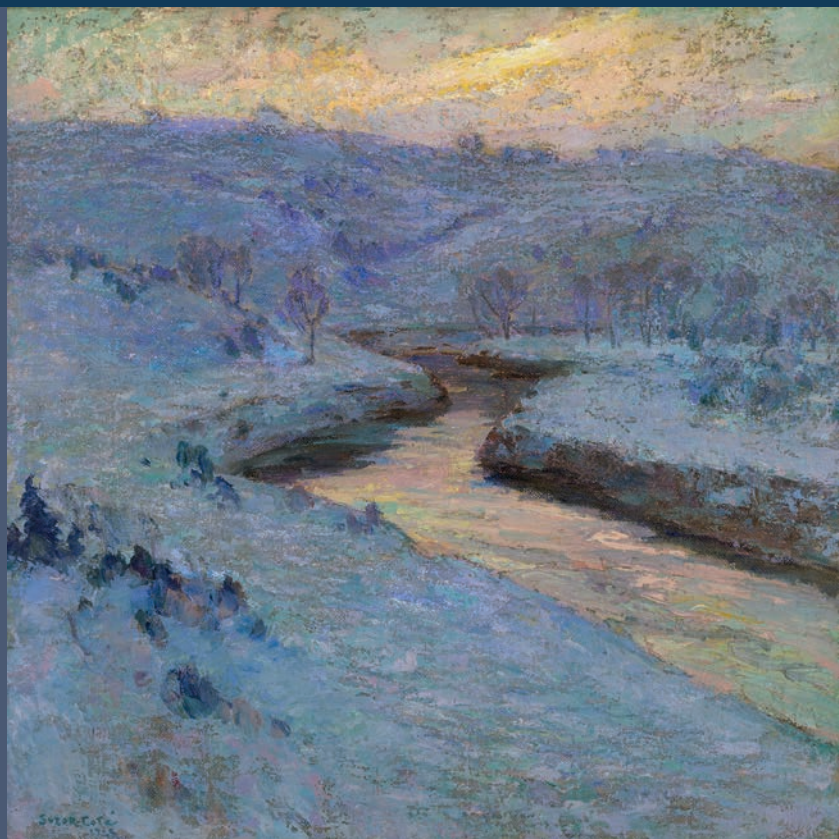
MARIA CHAPDELAINÉ CLARENCE GAGNON

Make us part of your holiday journey

Also On

RIVER OF DREAMS IMPRESSIONISM ON THE ST. LAWRENCE

Extended through February 17!



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The McMichael Canadian Art Collection is an Agency of the Government of Ontario

TOP: Clarence Gagnon (1881-1942), *Honfleur* (detail), 1928/1933, gouache over colour monotype on paper, 20.5 x 19.9 cm, Gift of Colonel R.S. McLaughlin, McMichael Canadian Art Collection; BOTTOM: Marc-Aurèle de Foy Suzor-Coté, *Sunset, Nicolet River* | *Coucher de soleil, rivière Nicolet*, 1925, oil on canvas, 116 x 116 cm, Collection of the Musée d'art de Joliette, Gift of the Clerics of St. Viator of Canada, 2012.043, Photo: Guy L'Heureux

Scoop from Schomberg

By Susan Heslop

A reminder King Townships winter parking restrictions which run until April 15. On-street Parking between 2 and 6 a.m. is prohibited to allow for snow clearing; even on-street parking permits are invalid, and the fine is \$100. Make sure you inform your family and any overnight guests.

Schomberg Euchre Club

The Euchre group is open to all, and is 7 to 9 on Friday nights, at the Trisan in Room A. The cost is \$10 for the evening or pay monthly for \$20. All welcome, all ages, men, women, all you need to know is how to play (no beginners please), how to laugh, enjoy an excellent group of people and not take the game or yourself too seriously.

Schomberg 55+



Thank you to our very own The Paint Lady Lisa Cole for helping our Schomberg 55+ club paint festive gnomes. Lisa is back with us on Jan. 15 for a Starry Night scene painting. If any seniors are interested in joining us, please reach out.

If you're interested in sponsoring one of our speakers or events, please reach out to me at sporter5952@gmail.com or Lynn Bird at klbird@hotmail.com. We are always looking for local sponsors.

Bridge will continue each Tuesday

at 1:30 p.m. at Schomberg Community Hall

Monday, January 6 – 10 a.m. – Bill Anderson, the Flagman. Bill's presentation will take you through the Mediterranean Sea, stopping at ports along the way. It is hoped that the script will remind you of your own experiences or what you know of the region.

Annual fee is \$15 for individuals/\$20 per couple or two people living at the same address for King residents. It's

\$20 and \$30 respectively for non-residents. To keep up to date with events, please check online at king.ca/seniors.

Again, if you find a lost dog or cat, please secure it and call Vaughan Animal Control at 905-832-2281, they are responsible for this area.

Please reach out with your events, stories of happenings or anything you would love to see here sporter5952@gmail.com or 416-460-5952.



RESALE HOMES COLLECTIONS



SEE THIS WEEK'S PAPER FOR YOUR ISSUE OF RESALE HOMES COLLECTIONS.

Nobleton & Schomberg United Churches

By Nancy Hopkinson

On Sunday, Dec. 29 at 10 a.m., we are having an ecumenical service at St. Mary Magdalene Church, Schomberg with our two congregations joining the two Anglican congregations. This service will welcome the new year of 2025!

The next Seniors' Lunch is Tuesday, Jan. 14 at Schomberg United. Please arrive at 11:15 a.m. so that the program can start at 11:30 a.m. The guest speaker is Schomberg's Jack Campbell. Jack will be speaking about Kim and Jack's Trip to Iceland (with lots of pictures). The meal will be "Breakfast for Lunch" with an egg dish, sausages, muffin, and fresh fruit salad. Please let Sheila Kelly know (905-939-2315) if you plan to attend, as space is limited. The meal can be delivered, if you prefer.

The next Messy Church is on Tuesday, Jan. 21 at 5 p.m. at Nobleton United.

Families are welcome to this free event. January's theme is "New Beginnings and God's Promise to Noah." One of the activities is always decorating cookies in the theme of the month. We always have at least 5 other optional activities. At 6 p.m., we talk about Noah, the Ark, and God's promise. At 6:15 p.m., we eat. Please contact me 416-316-5064 or nancykhopkinson@gmail.com to let me know that you intend to come or for more info. We need to know numbers to have enough crafts and food for all.

On Wednesday mornings, we have a Zoom Coffee chat (10 to 11 a.m.). The quilters join us! We talk on a huge variety of topics, mainly current events. You are welcome to join us. Just send me a message nancykhopkinson@gmail.com to request the link.

Schomberg United Church meets at St. Mary Magdalene Church, lower level, 116 Church St., Schomberg. It is accessible. Nobleton United Church meets 6076 King Rd., Nobleton. It has a wheelchair ramp and a chair lift to go up the 7 steps to the Sanctuary. The phone number for Rev. Richard and for our secretary Sharon is 905-859-3976.



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King Weekly Sentinel

Sports • News • Community Events
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Team Keon sweeps away the competition to capture the second Canadian Curling Club title in three years

By Jim Stewart

Team Keon – representing Ontario and skipped by Aurora resident Jordan Keon – captured the 2024 Everest Canadian Curling Club championship at the Barrie Curling Club recently. It was the second national championship in three years for the Ontario champs who were representing both the province and the Richmond Hill Curling Club.

Keon, Ryan Werenich, Curtis Savoy, and Trevor Talbott captured this year's national title in convincing fashion by winning all ten of their matches during the seven-day marathon. The quartet simply ran the table in Barrie and their consistently strong starts culminated in a 7-3 win over Team Waslylik of Manitoba in the matinee final.

The skip explained the key to victory over Manitoba: "We scored three points in our first end and got off to a quick start as we did throughout the tournament. We had a few hiccups along the way in the final, but we carried it through. The key was playing ahead for nine of our ten games, especially against Manitoba."

Team Keon advanced to the championship with a narrow 7-5 win over Northern Ontario in the Sunday morning semifinal. Keon acknowledged that "We played our weakest game versus Northern Ontario, but we felt in control despite not playing as well as we could."

The foursome's control of their opposition started with an emphatic 5-1 victory over Manitoba, which set the tone for the tournament and foreshadowed the championship final. Keon noted the circular nature of the tournament and the familiarity his team had with their finals opponent: "They were at the championship event we won in Edmonton on 2022. They're very good junior curlers. We matched up well with Manitoba in the opening game and we

expected to see them again in the final. It was a nice and fitting way to win this championship."

Team Keon steamrolled both its competitors on the Tuesday with a 9-5 win over the Yukon and a 9-4 win over Alberta. On Wednesday and Thursday of the event, the Ontario Curling Club champions defeated Newfoundland/Labrador 10-5 and New Brunswick 8-6, respectively.

Keon and his crew had their closest brush with defeat in Friday afternoon's tilt with PEI when they edged the islanders 4-3. The skip noted that "PEI might have been regarded as one of the weakest teams by record in the tournament, but their guys played really well against us. It turned out to be a defensive, low-scoring game. It was the only game where the other team scored against us in the opening end. We just missed scoring three in the opening end and ended up trailing 1-0."

He added that one of the keys to his team's dominance in the Barrie bonspiel was the series of quick starts they generated: "We outscored our competition 22-1 in the opening ends. Curling is much easier to play when you're ahead. There's less risk-taking."

The fierce foursome followed up their matinee victory over plucky PEI with a 7-5 win over British Columbia on the Friday evening to set the stage for a rematch with Alberta on Saturday morning. The sweepers from the Richmond Hill Curling Club left no doubt as to which team was surging to the semis when they trounced Alberta 11-5 to earn their showdown with Northern Ontario on Sunday morning.

During the seven-day endurance test at the Barrie Curling Club, Keon's team was able to recreate the magic of 2022 when it captured the Canadian championship at the West Edmonton Mall in scenic and dramatic fashion – surrounded by Black Friday shoppers and thousands of curling fans on



The 2024 Canadian Curling Club champions: Trevor Talbott, Curtis Savoy, Ryan Werenich, and Jordan Keon.

Photo by Arlene Keon

the famous landmark's giant skating rink.

The skip compared the victories: "The biggest difference personally was in Edmonton we had a different skip and I was playing third. In Barrie, I was the skip throwing the last shot. Having a great curler like Ryan (Werenich) on our team this year made a big difference, too. From a team point of view, it's nice to be considered one of the top curling teams in Canada after winning the championship two of the last three years. It was really satisfying for us to win as we did. We went 10-0 in Edmonton, too."

Hoot & Howl at Cold Creek

Whooo's up for some owl-tastic adventures? Get ready to Hoot & Howl with King Township and Toronto and Region Conservation Authority on Saturday, Jan. 18 from 6-7 p.m.

There will be a free presentation on owls and coyotes, followed by a trip into the woods at Cold Creek Conservation Area. Listen for nighttime predators and see whooo we can identify! It's designed for ages 6 and up.

For direct links to registration, visit king.ca/EnvironmentalEvents.



The Picklr launches premiere indoor pickleball franchise

The Picklr, North America's fastest-growing indoor pickleball franchise, announced its first international expansion into Canada through its Master Franchisee, Winnipeg based TPC Development Corporation (TPC).

This strategic partnership plans to open over 65 new indoor pickleball clubs in Canada to meet the needs of a rapidly growing pickleball community.

"With more than 400 Picklr locations already sold across nearly every state in the U.S., and with the sport's popularity continuing to explode on both sides of the border, expanding to Canada was a no-brainer," says Jonathan Fornaci, Utah-based president and chief operating officer at The Picklr. "Partnering with TPC brings a wealth of experience to the table. Led by a proven executive team, TPC recognized the adoption rate of pickleball in Canada was approaching the same accelerated trajectory as in the US. We are thrilled that Canadian players of all ages will soon benefit from the industry-leading premier indoor pickleball playing experience."

According to a recent report by the Sports & Fitness Industry Association (SFIA), pickleball has been the fastest-growing sport in the U.S. for the last three years, with nearly 40 million participants. Nearly 30 per cent of all players are now in the 18-34 age bracket. There are an estimated two million active picklers in Canada and while participation rates lag those in the U.S. by several years, the trend lines are moving along the same trajectory.

The first Picklr franchise in Canada will open in 2025 as interest in franchise opportunities across the country has far exceeded initial expectations. Over the next five years, it's expected The Picklr Canada franchisees will develop more than 500 courts at 65 facilities occupying more than two million

square feet of light industrial and retail space across the country.

The Canadian expansion is being facilitated by TPC Development Corp., the Master Franchisee of The Picklr in Canada. Bernie Plett, Winnipeg-based CEO of TPC, says the Picklr has established a clear "first mover advantage" in the fast-growing market. TPC recently acquired the exclusive rights to develop, open, operate and sub-franchise all of The Picklr Canada clubs from coast to coast, excluding Quebec. The plan is to open 65 locations across British Columbia, Alberta, Saskatchewan, Manitoba, Ontario, Atlantic and Northern Canada by 2030. A typical Picklr Club features between 8 and 14 indoor courts, dependent on real estate availability and lease rates for appropriate properties, size of the local pickleball community and several other factors.

A population of 100,000 that meets a threshold mean income level would normally support a Picklr Club. This proven franchise model unlocks exciting business opportunities for local sub-franchisees across over 50 Canadian cities with many larger metropolitan areas expected to support multiple Picklr locations.

The Picklr is now one of the largest tenants of commercial and retail space in the U.S., and Canadian franchisees are expected to consume over 2 million square feet of high quality industrial and retail space over the next 5 years. "Picklr Franchisees receive support identifying, leasing and constructing the finest indoor facilities on the market," commented Chris Walker, Chief Development Officer, Picklr Inc. "Our proprietary location selection tools, construction experience and partnerships with industry leading commercial real estate partners Colliers International and JLL help unlock locations

that others may not be able to access."

The Picklr Canada will deliver the most consistent high-end courts available in Canada and is planning to host top tier professional and amateur competitions across the country in partnership with the Canadian National Pickleball League and future events on the PPA Tour.

The Picklr is North America's fastest-growing network of premium indoor pickleball courts, offering an unparalleled experience for players of all skill levels. With more than 400 state-of-the-art clubs sold nationwide, The Picklr provides programs for beginners to pros, and a vibrant atmosphere. Membership to The Picklr includes access to all club locations nationwide, free court reservations, four clinics per month, and unlimited participation in leagues, competitive play/events and tournaments. Follow The Picklr and The Picklr Canada on Instagram, X, LinkedIn, Facebook, and TikTok for news on locations and tournaments, or visit <https://thepicklr.com/franchise/> to learn more about owning a franchise.



Coaches: We want to hear from you!

Send us your game reports, tournament results, etc. for Hockey, Figure Skating Skiing, Basketball, Volleyball, Gymnastics, Martial Arts, and anything else sports-related that's going on in your community.

Email Mark at editor@kingsentinel.com

King's Corners

King City United By Sheryl Sinka

Worship begins at 10 a.m. and all are welcome to join. Sunday School takes place during the same hour and for information on the Sunday School please contact Sheryl Sinka at 416-450-0140.

We encourage all this season to make an effort to contribute to the King Township Food Bank or their Christmas in King program. Information is available at kffb.ca

The donations to the King Township Food bank continue to be needed in greater quantities than ever before and the community can make a significant difference if it works together to continue to support the Food Bank and the families that access this much needed service.

If you have any questions please contact the church office at 905-833 5181.

King Bible Church

Join us on Sundays at 10:30 a.m. for our Sunday Worship service. Please visit our website for links and further information: www.kingbiblechurch.com

If you have any questions please email: Lisa Lethangue (lisa@kingbi-

blechurch.com), Administrative Assistant, King Bible Church, 1555 King Rd, King City, 905-833-5104.

King City Seniors (55+) By Carolyn Kanitz

Our regularly scheduled activities will resume the week of Monday, Jan. 6, 2025.

Upcoming in January, there will be a presentation by lawyer, David Struthers, on the importance of wills and estate planning. This will take place on Friday, Jan. 17, 2025 at 10 a.m.

May the upcoming holidays be a joyful celebration for you and yours.

The following activities are offered at the King City Seniors' Centre. If you see something that is of interest, please come out and join the group. All are welcome.

Monday mornings: 10 a.m., 11 a.m. – Mobility Matters.

Monday afternoons: 1 p.m. – Music and Movement/ Cribbage; 2 p.m. – Knitting/Crochet classes.

Tuesday mornings: 10 a.m. – Line Dancing.

Tuesday afternoons: 1 p.m. – Bid Euchre.

Wednesday mornings: 10 a.m., 11 a.m. – Mobility Matters.

Wednesday afternoons: 1 p.m. – Bridge.

Thursday mornings: 9:30 a.m. – Gen-

tle Motion (similar to Tai Chi).

Thursday afternoons; 1 p.m. – Carpet Bowling.

Friday mornings: 9:30 a.m. - Art Class (2nd & 4th Friday of the month unless otherwise noted).

Friday afternoons: 1 p.m. – Progressive Euchre.

You may contact KCSC at 905-833-6565 or kingcityseniors@gmail.com

York Pines United

On Fourth Advent this Sunday, we light the peace candle in the Advent wreath. The sanctuary is now decorated for Christmas season. Feel free to join us for coffee at noon.

On Dec. 29, the congregation will be wearing their Christmas sweaters and bringing in their Christmas leftovers (if there is such a thing).

Schomberg AA meetings

Alcoholics Anonymous meetings are held weekly at Suburban North at 116 Church St. They're held every Monday and Thursday in-person at 7:30 p.m.

Sacred Heart Church

Father John reminds us that the second Advent candle reminds us of Mary and Joseph's journey from Nazareth to Bethlehem before Mary gave birth to Jesus. Peace is the theme – let us pray for peace in our families and peace in

our world. Jesus is coming, and so is his Kingdom of Peace. Next weekend brings Gaudete or Bambinelli Sunday where we 'rejoice' in celebrating the coming of Jesus into the world. Join parishes around the world by bringing the figurine of Jesus from your family crib to next weekend masses to be blessed with Holy Water.

Confessions before Christmas: Friday, Dec. 20 7:30-8:30 p.m. following Mass at 7 p.m.

Website: sacredheartki.archtoronto.org. Email: sacredheartki@archtoronto.org. Facebook & Instagram: Sacred Heart Parish King City. Contact Rectory office at 905-833-1161.

St. Andrew's By Kathy Patterson

The Sunday services are recorded each week and posted on our website. Have a look. (standrews-kingcity.ca Click on the YouTube frame)

Donations for the King Township Food Bank are needed! Please call the office first if you wish to donate during the week call 905-833-2325 and visit the Food Bank's website at kffb.ca to determine which foods are needed. Also, look at christmasinking.ca if you would like to participate as a donor.

If you have any questions or if you need pastoral care or prayer, please call St. Andrew's, King City at 905-833-2325 for the Rev. Alison Agnew or phone one of the Elders.

From the Archives



Playing shinny on the Humber, late 1940s



Society hosts big band

The King Township Historical Society hosted The Borealis Big Band from Aurora at their annual Christmas Concert, held at Laskay Hall at the King Heritage and Cultural Centre. The 22-member band, including 2 vocalists, delighted members and guests for 2 hours with old Christmas classics and a few more contemporary pieces. Laskay Hall once again proved to be a lovely venue for this yearly gathering.



PLEASE RECYCLE THIS NEWSPAPER!

WE DON'T BREW OUR BEER FOR THE AWARDS.



BUT HE DOES!

Our brewmaster, Andrew Kohnen, threw away a successful career in logistics to pursue his dream of reconnecting with the brewing roots of his family. This carried him to the UK's prestigious Brewlab in Sunderland, England, where he procured the alchemy that would drive his signature brewing style.

He took what he could from there and ventured to Scotland, Cornwall, and ultimately to Krefeld, Germany, working in the same brewery that had belonged to his ancestors. He came home to Canada for Hockley.

You could call it dumb, but we call it destiny.

Andrew Kohnen
Brewmaster

Hockley

HOCKLEYBEER.CA

Nobleton Notes

By Angie Maccarone

St. Paul's Church
By Linda Blydorp

We invite you to join us in person for worship this Sunday at 10 a.m.

We offer children's ministry and nursery during the service. If you can't make it in person, our live-streamed broadcasts are available directly on stpaulsnobleton.ca or on our YouTube channel each Sunday at 10 a.m., or on demand at youtube.com/stpaulschurchnobleton.

Our Junction Ministries serve our children's and families each Sunday. FirstLink is our staffed ministry time with our youngest attendees, and Junction is an age appropriate time of teaching with our elementary aged children.

Our mid-week LifeConnect small groups are an opportunity to connect with others and grow in faith. Groups meet for discussion, study, and prayer throughout the week.

Students in Grade 7 to 12 are invited to our YouthConnect every other Friday. We will be taking a break over the

Christmas season and continue meeting on Jan. 10, 2025. Join us as we explore questions about life, faith, and Jesus with the youth Alpha program.

Need a morning out? We are inviting all women to join us for a morning of worship, prayer, conversation, and refreshments on Saturday, Nov. 30 from 9:30 to 11:30 a.m. Our theme will be "Refresh!"

St. Mary's Church

Browse our websites:
St. Patrick's Parish:
<https://stpatrikssc.archtoronto.org/>

St. Mary's Mission: <https://stmarysno.archtoronto.org/>

If there is anything we can do to support you, please call the parish office on 905-859-5522 or email us at: stpatandstmarysc@archtoronto.org

The Parish Office will remain open from Monday to Thursday, 9 a.m. to 4:30 p.m.

Nobleton Seniors (55+)
By Joanne Bailey

Please register for each program you plan to attend. Material and food is pur-

chased according to the number of people registered.

All Educational Thursdays are \$1 for members and \$2 for non-members.

January 9, 2025 - "One Year Older." Bring in your vintage piece, (jewellery, china, clothing, childhood toy etc.). Tell us the history of this special heirloom. Share your "treasured story" with the group.

January 16 - Heart to Home. Presented by Teri. An explanation of this service to seniors. Meal options will be explained. Sample foods will be provided to enjoy. Register by January 13, to be included in the food sampling.

January 23 - Nobleton Pharmasave. Learn about the services the pharmacy provides beside prescriptive drugs. Information hand-out will be prepared by the pharmacist Matt & presented by Joanne. Services available, blister packs for medication, medication review, blood pressure, compression stockings and more.

January 30 - HosPall Private Homecare. Presented by Michele Frauley CEO. "Coping with Loss & Embracing Change with Aging." Michelle will explore the stages of grief & practical self-care tips. Register by January 27.

Snacks & refreshments provided by HosPall.

Watson, Community Resilience Officer, King Fire & Emergency Services. Learn about escape planning, mobility concerns, accidents in the home, lithium & ion batteries & more.

February 13 Art with Angela. Learn the technique of painting a planter pot. Once painted you will take your pot home. Cost TBD, which include all materials and instructions. Register by February 10 so materials can be purchased.

February 20 - Osteoarthritis, presented by the Arthritis Society of Canada. Learn about the impact of OA if left unattended. Discuss the management of OA to improve your quality of life. This presentation will be done on zoom so come out and listen.

Nobleton Lions

The Lions promote local non-profit organizations with events publicity on the Upcoming Events page of our website. We would be happy to feature any events that qualify and also share them on Instagram. Please send requests to Club President Jerry MacBain at nobletonlionjerry@outlook.com

Classifieds

Phone 905-857-6626 or 1-888-557-6626
or email admin@caledoncitizen.com

ADVERTISING RULES OF THIS NEWSPAPER

The advertiser agrees that the publisher shall not be liable for damages arising out of errors in advertisements beyond the amount paid for the space actually occupied by the portion of the advertisement in which the error occurred, whether such error is due to the negligence of its servants or otherwise, and there shall be no liability for non-insertions of any advertisement beyond the amount paid for such advertisement. All advertisers are asked to check their advertisements after first insertion. We accept responsibility for only one incorrect insertion unless notified immediately after publication. Errors which do not lessen the value of the advertisement are not eligible for corrections by a make-good advertisement. There shall be no liability for non-insertion of any advertisement beyond the amount paid for such advertisement. We reserve the right to edit, revise, classify or reject any advertisement.

DEADLINES

Unfortunately deadlines do not allow us to take ads after 5:00 p.m. on Monday. When there is a holiday Monday, the deadlines will be Friday at 5:00 p.m. All ads must be paid in advance by deadline or the ad will not run. WE ACCEPT VISA, MASTERCARD, AND AMERICAN EXPRESS PAYMENTS OVER THE PHONE

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905-460-4662,
blackcow@sympatico.ca

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- Be part of an ever growing team, developing new verticals and supplements for new revenue and income opportunities

EXPECTATIONS:

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- Willing to work hard and enjoy rewards in a team environment
- Willing to take chances and learn from your peers

DESIRED SKILLS & EXPERIENCE:

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- Some Sales Skills Preferred but would be willing to train the right candidate
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Up Your Life guide re-published following pandemic pause

By Brock Weir

In the midst of an affordability crisis, a popular guide on how to navigate the local community on a budget has

been revised and re-issued for a very different world.

The Up Your Life Guide, an initiative of the Aurora-based Your Support Services Network (YSSN), a publication formally known as York Region on a Limited Budget, was updated and re-issued, providing a road map for local residents in need.

First published under its previous name in 1997, it was originally conceived by volunteers concerned about residents facing challenges putting food on their table and accessing necessities of life.

"They came together, they pooled their collective experience living on limited incomes and navigating community services, with the goal of sharing that knowledge with others," says Kim Thorn, Executive Director of YSSN. "The results of their efforts... close to 30 years later remains one of the most requested resources we have as an organization.

"Since the initial production, YSSN has facilitated ongoing efforts to update and reproduce revised editions of the guide, often with the help and input of

many of its users. Growing steadily in popularity over the years, this booklet has, at times, attracted the interest and general support of community partners and founders.

"Following a pause as we navigated the pandemic years, we are pleased to now share with the community the newest edition of this resource."

Leading up to this 2024 update, Thorn thanked members of YSSN's Peer & Family Advisory Committee, for keeping their fingers on the pulse of the communities they serve – and its needs.

YSSN's Gary Whetung said he joined the organization during the pandemic and, as soon as he walked through the door, he was immediately struck by the dedication of the committee.

"Some of the very first people that I met were the peers who were part of the advisory team that were revising the booklet and creating the Up Hub website that would feature all the great resources. Today, those resources are still available online and in booklet form. Many of those same peers are part of YSSN's Peer and Family

Advisory Committee. This Committee, now in its third year, has been a valuable source of input and feedback on our agency's many initiatives and programs including our Strategic Plan, our Accessibility Plan and Goals, our Diversity, Equity and Inclusion Strategies, and our Communications Efforts as an organization.

"What I really love about our Peer and Family Advisory Committee, apart from the people who have dedicated their time to it, is its very existence reinforces something fundamental about our agency. We are a team of people who see ourselves as companions walking alongside people who support their life journeys through good times, tough times, taking their lead in how we can support them and work towards the goals that they have set. Our sincere thanks to our peer and family advisory committee and more importantly for all the feedback and the ability to continually improve upon our service to the community. We couldn't do that without their support and efforts."

For more information about UpHub and Up Your Life, visit yssn.ca/uphub.



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For sale is a unique original painting by renowned floral artist, the late Helen Lucas. "Holy Spirit," is an original acrylic on wood frame piece that captures spirituality in a simple way, through a dove. Created in 2017. The small set of originals was meant to be printed as art cards for a church fundraiser. Only 5-6 of these doves exist (in different poses) so they are truly rare. This is the only one of its kind. Measures 19.5" by 23.5." Lucas originals are quite valuable and sought after. This is unlike anything else in her collection. "... the Holy Spirit descended in a bodily form, as a dove, upon him, and a voice came out of heaven, Thou art my beloved Son; in thee I am well pleased." Asking \$500. Email mpavilons@rogers.com for more.

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Original Arathoon canvas for sale

For sale is "Pine on the Ridge" (Small Study) by Canadian artist David Arathoon. It was created in the 1990s and sold at a Caledon-based charity auction. Frame measures 20" by 17.25" and canvas is 11.5" by 8.5". Valued at \$450. David Arathoon has achieved national success with numerous solo and group exhibitions in many private and public galleries, such as the Hummingbird Center for the Performing Arts, Toronto. Arathoon has been instrumental in successful fundraising efforts with his original art and limited edition prints. His prints have raised over \$100,000 for various charities. Asking \$300 obo. Email mpavilons@rogers.com

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I didn't really know what to expect from a hospice, but I quickly learned that Margaret Bahen Hospice was special.

The space was inviting, everybody was incredibly kind, and Lisa had what she needed to be comfortable. That gave us tremendous peace of mind.



Until we talked to the staff at Margaret Bahen Hospice, I had no idea how much the hospice relies on donor support. So many of the things that brought us comfort during Lisa's final days were there because of supporters like YOU, and we are so deeply appreciative!

I hope you'll consider making a donation to Margaret Bahen Hospice today so more families like ours can continue to benefit from their personalized approach. Community is powerful and, together, we can give more people the gift of exceptional end-of-life care.

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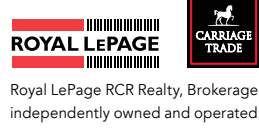
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DARYL KING TEAM

Giving back to the community during the holiday season

In the business world, it is always important to appreciate those people you are involved with, whether they are clients, co-workers, or people whose services you may require from time to time to help you operate successfully.

IN THE WORLD OF REAL ESTATE, it is the community at large that helps make you successful.

Realtor Daryl King, leads a team of over 70 real estate representatives that serve Toronto and the GTA with professionalism and an unwavering commitment to helping their clients achieve their real estate goals and dreams.

From first home buyers and those wanting to downsize, to clients who are relocating due to job commitments or retiring, Daryl and his team have helped thousands of clients through successful real estate transactions.

Over the years, Daryl has helped thousands of happy families buy or sell their home. With 35 years of ex-

perience in the industry and a team of trusted sales representatives, Daryl and his team have become the trusted agents for not only current clients, but newer clients who have been referred because of the satisfied results of family and friends.

Daryl now helps second and third generations of families who come to him when it's time to buy a home.

In the constantly evolving world of real estate where market trends are always changing, it is important to be involved, stay aware of the current trends, and continue to be educated about the way the industry is changing.

Daryl and his team look forward to helping potential buyers with their home buying dream and are encouraging people to take advantage of the current market.

Daryl has prepared a list for his clients called '27 Tips,' that are applicable for anyone who owns a property and is hoping to sell. The tips provide ways to prepare a home for sale to maximize profits.

"When you live in your home, you can live any way you want," Daryl explained. "However, when you want to sell it, it should be in a showcase presentation. There are things you can change, that are not that costly, but the return on the money you spent, is dramatic."

Throughout the year, Daryl and his team are engaged with the community that supports them. They have a commitment to give back to that community in various ways.

They support The Scott Mission in Toronto, which primarily helps men who are homeless or in need.

The Yellow Brick House helps women in transition or are in crisis, and the Daryl King team supports them as well.

"Now that we are coming down to the end of the year, we realize there are some ups and downs with everybody," Daryl said. "I'm very grateful myself. I'm thankful for what I have, I don't worry about what I don't have. I know that everybody in life needs a hug, I believe that. I just want to wish everyone, family and friends, peace, harmony, good health, good fortune, and lots of happiness going from 2024 into 2025. I want to thank our brokers, RE/MAX Hallmark, and all the other brokers for their cooperation when we work together, and of course our loyal clients."

Daryl's actions are more than just words.

"We also do sponsoring," Daryl explained. "We sponsor the Scott Mission and the Yellow Brick House. People can help them through volunteering, food donations and monetary donations. Every little bit helps. They can drop a donation off at our office or we can go and pick it up. We have a big Christmas

tree here and it is filled with new toys for the Yellow Brick House. This is a way to help a family in need, and we can't do it without everyone's support. We are always trying to be involved in the community. We are always trying to set an example. Giving back is key. There's always different charity events that we are involved in."

After more than three decades in the real estate industry, Daryl said he is still learning new things.

"If you don't learn more, you're not growing" Daryl said "I have dedicated buyer agents that are going to give one hundred and ten percent of their effort, and it's not their time and effort, it's the entire team."

Daryl's personal philosophy, is to always be 'humble and kind,' because 'you never know what someone else is facing.' He not only says the words, he lives his life by a philosophy of helping others and understanding that you may not know what your neighbour or friend is dealing with on a personal level.

It is this philosophy and way of dealing with clients that brings people back to the Daryl King team when it's time to sell a property, or when looking for a new home.

You can learn more about The Daryl King Team by visiting on-line at www.darylking.ca, or by calling at: 905-907-5464.

Written by Brian Lockhart

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SPECIAL ASSESSMENTS: The condo bill you didn't see coming

In Ontario, a special assessment can come as an unexpected financial burden for both new and existing condo owners.

While regular condo fees cover day-to-day maintenance, special assessments are additional charges levied by the condo corporation to cover unforeseen or substantial expenses. Buyers and owners should fully understand what these assessments are and how they work to avoid financial surprises.

WHAT IS A SPECIAL ASSESSMENT?

A special assessment is a one-time fee that condo owners must pay to cover significant, unbudgeted costs. These charges usually arise when the reserve fund, which is meant for long-term repairs (e.g., replacing roofs or repaving parking lots), is insufficient or when unexpected repairs are needed. For example, if a building's elevator system suddenly breaks down or major structural repairs are required, a special assessment may be imposed on all unit owners.

The total cost is typically divided among owners based on their unit's size or percentage of ownership. For instance, if a condo building requires \$500,000 in repairs, and an owner's unit represents 5% of the building's total size, they would pay \$25,000.

COMMON TRIGGERS FOR SPECIAL ASSESSMENTS

Special assessments are usually triggered by large, unexpected costs. The most common causes include:

- 1 EMERGENCY REPAIRS:** Unforeseen expenses such as structural damage or essential system failures (e.g., elevator breakdown).
- 2 UNDERFUNDED RESERVE FUNDS:** If the building's reserve fund is depleted or poorly managed, the condo board may levy a special assessment to cover the shortfall.
- 3 UPGRADES AND RENOVATIONS:** Significant improvements like upgrading the HVAC system or refurbishing the building's lobby may prompt a special assessment if these weren't planned for in the regular budget.
- 4 INSURANCE GAPS:** If the condo's insurance doesn't fully cover repair costs (due to high deductibles or inadequate coverage), a special assessment may be needed to cover the difference.

HOW ARE SPECIAL ASSESSMENTS CALCULATED?

Special assessments are typically calculated based on each unit's proportionate share of ownership in

the building. Larger units with a higher percentage of ownership generally pay more. For example, if a \$500,000 repair is needed and a unit is responsible for 5% of the building's total ownership, the owner would be liable for \$25,000.

While some assessments may be minor, others can reach tens of thousands of dollars. It's important for condo owners to be prepared for this possibility and consider the financial impact.

HOW BUYERS CAN PROTECT THEMSELVES

Before purchasing a condo, buyers should thoroughly investigate whether there are any ongoing or potential special assessments. Key documents to have a lawyer review include:

- 1 CONDO FINANCIAL STATEMENTS:** These provide insight into the condo corporation's financial health, including the balance in the reserve fund. A low or poorly managed reserve fund may signal an increased likelihood of special assessments.
- 2 STATUS CERTIFICATE:** This document outlines the condo's financial status, including any pending special assessments. It's essential for assessing potential costs.
- 3 RESERVE FUND STUDY:** Condo corporations in Ontario must conduct a reserve fund study every three years. This study forecasts future maintenance needs, helping buyers assess the likelihood of large assessments down the road.

IMPACT ON CURRENT CONDO OWNERS

For current condo owners, special assessments can be a significant financial strain. These charges are typically due within a short period (e.g., 30, 60, or 90 days), and failure to pay can result in penalties or even liens on the property. In extreme cases, the size of a special assessment can affect a condo's resale value or make it more difficult to secure financing.

If owners can't afford the assessment, some condo boards may allow a payment plan, but this varies. Legal action can also be taken if the assessment remains unpaid.

HOW TO HANDLE SPECIAL ASSESSMENTS

If you face a special assessment, it's important to address it promptly. Here are some strategies to manage the costs:

• **INQUIRE ABOUT PAYMENT PLANS:** If the amount is large, ask the condo board about the possibility of spreading the payment over several months or even years.

• **EXPLORE FINANCING OPTIONS:** Some financial institutions offer loans specifically for condo assessments. Be sure to review interest rates and terms before committing to this route.

• **COMMUNICATE WITH THE CONDO BOARD:** If you feel the assessment is unfair or excessive, reach out to the condo board for clarification and transparency.

With the right precautions, both buyers and current owners can minimize the financial impact of special assessments. Buyers should take the time to review a condo's financial health, including the status of its reserve fund and any potential assessments, before finalizing a purchase. For existing owners, understanding how to handle a special assessment—whether through payment plans or financing options—can ease the financial burden. Staying informed and proactive is key to navigating these unexpected costs.

At the Michele Denniston Real Estate Group, we are committed to helping you navigate the complexities of the Ontario real estate market. Whether you're buying or selling, we offer expert, reputable service to ensure your real estate transaction is smooth and successful. For personalized advice or assistance, contact Michele directly at (416) 433-8316 or michele@micheledenniston.com.



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By Julien Laurion
Real Estate

AH, CHRISTMAS. The time of year when homes are transformed into glowing, festive wonderlands and families make memories that last a lifetime. You know who else makes homes magical? Santa Claus, of course. But if you think about it, Santa's job is pretty easy—he works one night a year, slides down a few chimneys, drops off some gifts, and takes off before dawn.

The real magic happens long before the cookies are baked and the stockings are hung: it happens when a home becomes something more than walls and a roof. It happens when it's lovingly upgraded, beautifully staged, or expertly sold. That's where I come in.

My name is Julien Laurion, and while I don't ride a sleigh or have a team of reindeer (though that would help with winter traffic in Aurora), I bring my own brand of holiday magic to your home. Whether

you're dreaming of a new kitchen, finally finishing that basement for your holiday gatherings, or buying and selling for a fresh start, I'm your guy. My business? All About Homes.

A REAL ESTATE "WORKSHOP" LIKE NO OTHER

Picture Santa's workshop. There's hammering, crafting, and elves hard at work. Now replace the elves with my expert team of realtors and contractors, and you'll start to see how the magic happens.

Need to sell your home? We'll stage it with as much care as Santa wraps his gifts. Buying a home? Consider me your guide to finding the perfect spot to hang your stockings for years to come. Thinking of upgrading your space? My contracting team works harder than Rudolph leading the pack through a snowstorm.

And here's the best part: you don't have to wait until Christmas Eve to see results.

THE 'NICE LIST' FOR YOUR HOME

Now, let's get practical. Santa's got a list, and so do we. Whether you're buying, selling, or upgrading, here's what I'll deliver:

1 NO-PRESSURE EXPERTISE – Think of me as your holiday elf but without the pointy shoes. I'm here to offer guidance, advice, and expertise every step of the way.

2 ATTENTION TO DETAIL – Whether it's a real estate transaction or a renovation project, we treat every job with the care it deserves.

3 FAST TURNAROUND – Unlike Santa, who leaves you hanging all year, we're here when you need us. Real estate moves quickly, and so do we.

4 HOLIDAY CHEER – Okay, we might not sing carols (well, unless you ask), but we make the process stress-free and even fun.

MAKING SPIRITS (AND HOMES) BRIGHT

This season, while everyone else is fussing over tangled lights and burnt gingerbread cookies, why not focus on what truly matters? A beautiful, functional home where you can enjoy the holidays. Whether you need that dream renovation before the in-laws arrive or you're ready to find a new place to call home in 2025, I'm here to help make your season bright.

So while Santa works his magic on December 24th, let's start now.

At All About Homes, we're not just in the business of bricks, lumber, and drywall. We're in the business of transforming houses into homes and homes into havens.

YOUR CHRISTMAS MIRACLE STARTS HERE

This holiday season, give yourself the gift that keeps

on giving: a home you truly love. Ready to take the next step? Whether you're selling, buying, or transforming, I'll bring the tools, the team, and maybe even some holiday cookies.

Santa might take the credit for Christmas morning, but let's be honest: I've been working all year long to make it happen.

*Sincerely, from my family
(Stephanie, Olivia and Sydney) to yours.
Wishing you and your family a
season full of joy, laughter,
and a little bit of home magic.*

I've got your back from start to finish. I'm a local Realtor who has lived in Aurora for more than 30 years and know it inside and out. With A LOT of home construction experience, I have an eye that will help you make informed decisions re: home concerns and renovations. Let me help you with your next big purchase/move. Please feel free to call or email me directly at 416-402-5530 or julien@bigtuna.ca or check out my socials at @bigtunarealty



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\$4,599,000



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Warmest wishes for a wonderful holiday season and a prosperous new year filled with health and happiness!

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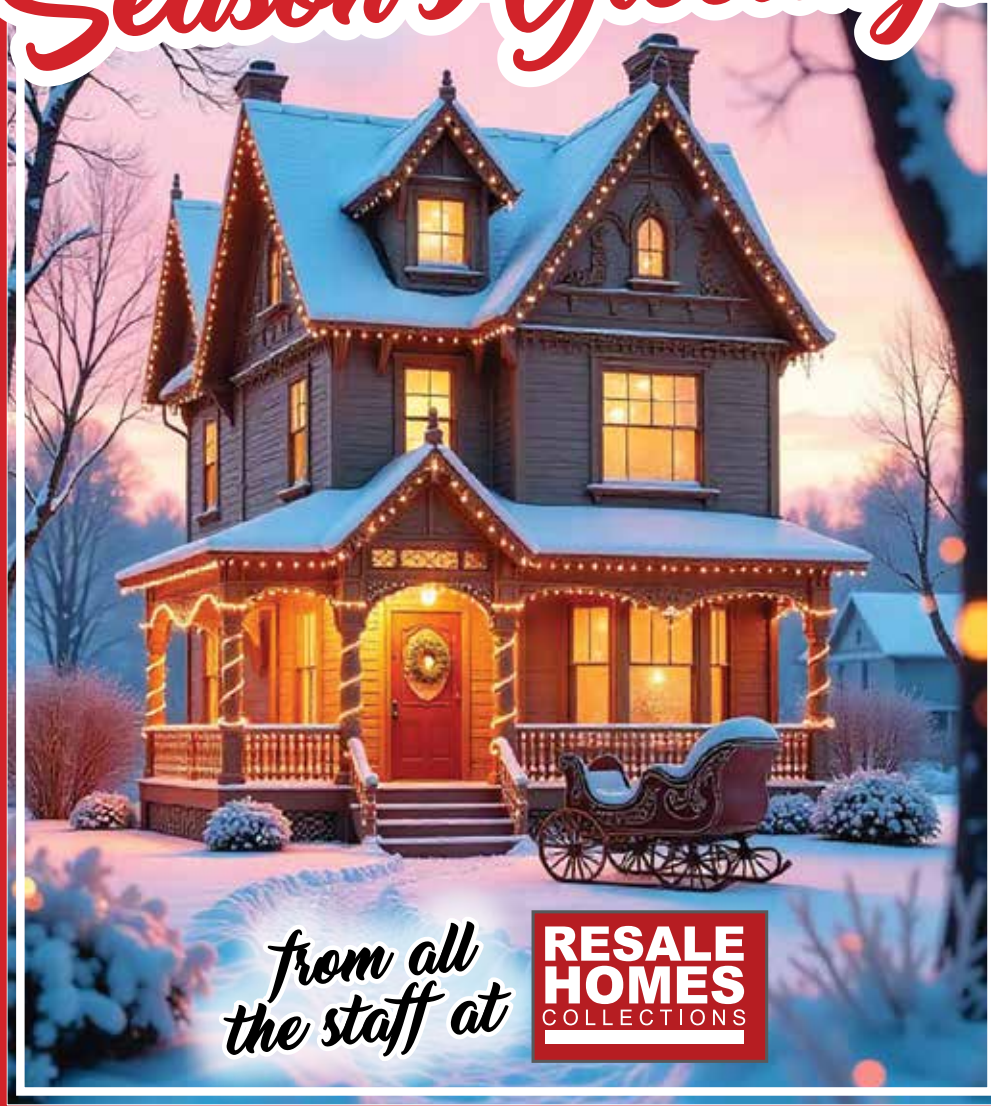
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Season's Greetings



*from all
the staff at*

**RESALE
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The search for Canada's Kindest Community

(NC) The holiday spirit is upon us with many Canadians performing acts of kindness in their community, like sharing a meal with a neighbour or volunteering at a shelter.

Acts like these are being recognized as part of the Coca-Cola Holiday Caravan and a new program in search of Canada's Kindest Community.

The company's Todd Parsons shares more details: "We are excited to launch Canada's Kindest Community as part of our iconic Holiday Caravan, which was born from an opportunity to spread optimism and share moments of joy in the locations where we operate."

"We are conducting a nationwide search to identify, celebrate and reward acts of kindness by inviting people to share what they or others have done to make life a little kinder. The community with the most acts will receive a \$50,000 donation to support a local charity."

To find a stop near you or to share your kindness story, visit coke.ca/holiday.

www.newscanada.com



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**RESALE
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7 ways to organize and store Holiday decorations



MARKET UPDATE – NOVEMBER 2024

AURORA

AVERAGE SALES PRICE

\$1,474,672

AVERAGE 65 DAYS ON MARKET

NUMBER OF SALES

75

130 NEW LISTINGS

SALE TO LIST RATIO

97%

YEAR OVER YEAR % CHANGE

1.47%

KING

AVERAGE SALES PRICE

\$2,510,852

AVERAGE 61 DAYS ON MARKET

NUMBER OF SALES

27

61 NEW LISTINGS

SALE TO LIST RATIO

94%

YEAR OVER YEAR % CHANGE

-4.95%

*The statistics provided were obtained from the Toronto Regional Real Estate Board's Market Watch NOVEMBER 2024; Summary of Existing Home Transactions for All Home Types, NOVEMBER 2024 + Focus on the MLS Home Price Index for Composite, NOVEMBER 2024 for York Region's Aurora and King

As 2024 wraps up, we are starting to see more Buyers back transacting in the marketplace and Royal LePage has seen that statistic happening as well in the last quarter of 2024. There is a 2% average price increase happening in the GTA and expected to continue through the rest of the year, with a predicted slight increase in Quarters 3 and 4 in 2025. Working closely with your real estate advisor to strategize your plans for 2025 is integral. In an evolving market, the Key Advantage Team are your trusted partners for insight and support, to help you make informed decisions with confidence. If you are thinking of buying or selling in 2025, now is the time to connect to talk strategy.

– Provided by Key Advantage Team Royal LePage RCR Realty
Lindsay Strom, Broker
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* Not intended to solicit buyers or sellers currently under contract.



Decorating a home for holidays is quite popular.

According to Time2Play, which surveyed 1,000 Canadians about their holiday decorating habits, Manitoba puts up Christmas decor earlier than any other province, with these residents taking out decorations 4.3 weeks ahead of Christmas Day on average.

With so many avid holiday decorators, individuals will need to find ways to organize and store their seasonal items. Holiday decor comes in many different sizes — from the smallest tree ornaments to illuminated statues for the yard or inflatable items. Figuring out a storage plan can take a little effort. These seven tips can help.

1 Purchase clear, similarly sized storage bins and shelving racks, hanging them where you plan to keep the decorations. Most people prefer an out-of-the-way spot, such as in the garage, attic or basement. Label



each bin by holiday and put the bins in chronological order to make finding items more convenient. Uniform bin sizes make it easier to stack and store.

2 Store smaller items inside larger decor items. Decorative baskets or wrapped boxes brought out for Christmas or Chanukah are ideal places to keep smaller tchotchkes like ceramics, dreidels, candlestick holders, or mantel hooks. Delicate items can be tucked into Christmas stockings or wrapped and stored in a fluffy tree skirt. Egg cartons can be used to keep small items safe as well.

3 Label everything so you will not need to dig through boxes or bins to know what is inside. This might be a good year to ask for a label maker for the holidays!

4 Use overhead or wall storage for holiday decor. Overhead spaces in the garage or basement walls can be good spaces to keep holiday decorations. Always keep bins and boxes off the floor so they are not vulnerable to damage related to leaks or floods.

5 Garment bags can protect larger decorations, such as wreaths, artificial trees or signs. If you have a large number of mechanical, illuminated or inflatable lawn ornaments, consider investing in a small shed where these items can be safely kept. Wrap the extension cords and any bracing stakes or strings used with the decorations so it's easy to find.

6 Utilize pieces of cardboard as well as toilet paper or paper towel tubes to keep lights and wires tidy. Tuck cords into the toilet paper tubes, and wrap lights around the cardboard to avoid tangles.

7 Each year, take inventory of your decoration collection and toss out anything that is damaged or has seen better days.

Storing holiday decorations will take some time, but once you establish a system, things will be simple year after year.

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The holiday season comes at a time when the weather can be anywhere from cool to frigid. But even if the weather outside is somewhat frightful, holiday entertaining in outdoor spaces can still be delightful. Making the most of outdoor spaces during the holidays and the rest of the winter can enable guests to spread out, which should make things more comfortable for them. With that goal in mind, the following are some tips for putting outdoor areas to good use when hosting loved ones this holiday season.

• USE THE GRILL
 Keep foods warm by using the grill or an outdoor griddle; otherwise, set up the food buffet-style inside so guests can make their plates and gravitate where they feel comfortable.

• PROVIDE BLANKETS OR FLEECE
 In addition to warming elements around your entertaining space, stock a large basket with cozy throws, blankets or fleece jackets that guests can use to warm up. Hats and scarves also may be appreciated.

• DECORATE FIRST
 An easy way to make outdoor entertaining spaces more welcoming is to coordinate the decor with the interior of the home. Greenery wrapped with lights around railings and fencing can create the perfect ambiance. Candles, wreaths and small, decorated Christmas trees can finish the effect.

• INVEST IN WATERPROOF FURNITURE
 Upgrade your exterior seating with plush outdoor couches and lounges that are decked out in weather-resistant fabrics. Make them more comfortable with throw pillows that coordinate with a holiday entertaining theme.

• CONSIDER A FIRE OR HEATING ELEMENT
 Unless you live in a temperate climate, you'll need some way to keep guests warm. Center the outdoor entertaining space around a fire pit, outdoor fire-place or an outdoor heater. Make sure to illuminate the outdoor area so that guests can find their way around with ease.

• SET UP TWO DRINK STATIONS
 Set up beverages both inside and outside the home so guests can easily refill their drinks wherever they are relaxing. Think about having some warm drinks outside, such as mulled cider or hot chocolate, so guests can be warmed from the inside as well.

• HOST AN EARLY GATHERING
 The sun sets early in fall and winter, so it may not only get colder, but also darker at a time when guests typically arrive. Think about moving up the start time of your holiday event if you'll be having an outdoor area, so guests can see one another and stay a little warmer.

• USE A WIRELESS SPEAKER
 A Bluetooth-enabled wireless speaker placed outside allows guests to listen to holiday tunes while they are enjoying themselves.

Using well-equipped outdoor areas for entertaining can expand the possibilities and guest list for holiday gatherings.

From my family to yours, a heartfelt "Thank You" for your support throughout 2024. Best wishes for a joyous Christmas and a Happy, Healthy and Prosperous 2025.

Buon Natale e Prospero Anno Nuovo a Tutti! Grazie per il vostro appoggio durante tutto l'anno.

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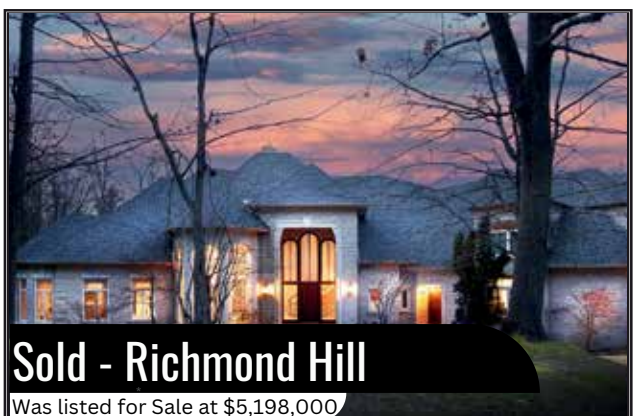
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May your holidays be filled with peace and joy! We wish that 2025 brings you health, prosperity, and opportunities to find your dream home!



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**RESALE
HOMES
COLLECTIONS**

How to host a New Year's brunch

New Year's Day unofficially marks the end of the holiday season. After the turkey and trimmings of Thanksgiving and the gifts galore of Christmas and Chanukah, New Year's presents one final chance to toast to fun and fortune.

Chances are good that after an evening of ringing in the New Year and dancing until dawn, most people sleep in and catch up on a few extra hours sleep on January 1. Breakfast may come and go before tired revellers are ready to greet the day. That is what makes brunch so popular on January 1.

Brunch is a meal eaten in the late morning or early afternoon — generally between the hours of 10 a.m. and 1 p.m. It consists of a blend of breakfast and lunch foods. Historical evidence suggests that brunch originated in the British upper classes in the late 19th century. Many upper-class people gave servants partial or full days off on Sundays. Staff would set out buffet spreads in the morning before leaving, enabling homeowners to graze among breakfast and lunch items.

It may be challenging to compete with the excitement of New Year's Eve, but a New Year's Day brunch can be just as memorable, especially when planning is a priority.

• SEND INVITATIONS EARLY ON

The holiday season is a busy time and people often commit to invitations early on. If you want to host certain guests at the brunch, send out those invitations several weeks in advance.

• KEEP IT INTIMATE

Individuals will be feeling the effects of a late night of partying and it's likely you will be as well. Make things easier on yourself by keeping the guest list on the small side. In turn, there will be less food required and perhaps less mess to clean up afterward.

• SERVE FAMILIAR FOODS

Brunch combines the best of breakfast and lunch. Guests will be expecting some of the standards, including omelettes, French toast, bagels, deli meats, and salads. If you want to get creative, change up these recipes in subtle ways, such as serving French toast stick dippers with a warm maple-caramel dipping sauce or bite-sized omelettes baked in small ramekins.

• KEEP THE COFFEE FLOWING

Coffee, teas and hot chocolate are great at brunch. It's easier to recover from New Year's Eve overindulgence with a warm jolt of caffeine. Set up a nice beverage bar, and be sure to include other drinks that enable guests to rehydrate after a night of revelry.

• KEEP IT SIMPLE

Soft music and nice conversation may be all that's needed to entertain during a New Year's brunch. Another low-key option is to queue up a light-hearted movie or play a relatively easy trivia game.

New Year's brunches can close the door on another successful holiday season with a relaxing afternoon spent in the company of family and friends.



*May the New Year
bring you Peace, Joy
and Happiness.*

**Wishing you and yours
Health and Prosperity in the New Year!**

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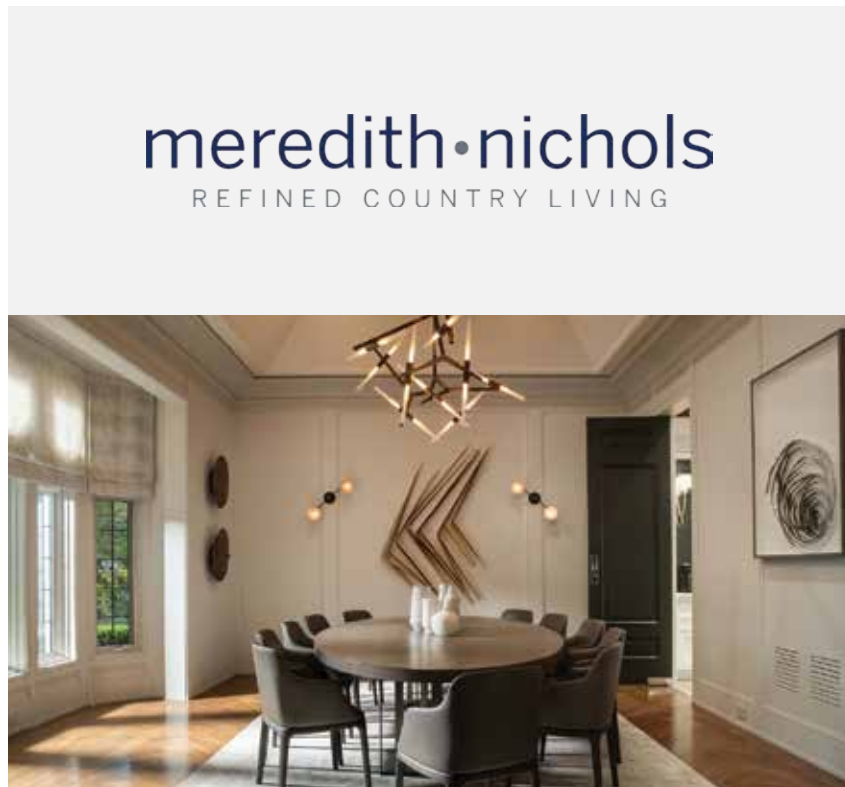
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GREETINGS FROM THE

Daryl King Team

As the year draws to a close, we want to express our heartfelt gratitude to our clients, friends, and community. Your trust, support, and referrals have made 2024 an incredible year, and we are truly thankful to be part of your journey.

This holiday season, we wish you and your loved ones peace, joy, and cherished moments together. May the New Year bring you health, prosperity, and happiness in abundance.

From our family to yours, we hope you have a wonderful Holiday Season and a bright, successful year ahead!

HAPPY HOLIDAYS!



Daryl King
SALES REPRESENTATIVE



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Experience luxury living at King Heights Boutique Condominiums in King City, with suites from \$534,465. Spacious 1-3 bedroom layouts feature 10' ceilings, custom cabinetry, quartz countertops, and Miele appliances. Enjoy amenities like a rooftop terrace, fitness studio, and lounges, all steps from the GO station, parks, and community center.



CHATEAU-INSPIRED LUXURY WITH POOL

Nestled on a premium lot in the prestigious Fountainbleau community of Oak Ridges/Lake Wilcox, this chateau-inspired executive home features a 3-car garage, 10-ft ceilings, and a gourmet kitchen. Enjoy a private backyard oasis with a heated saltwater pool. Luxurious finishes, expansive living spaces, and thoughtful upgrades make this home truly extraordinary.



LUXURIOUS 'FERNBROOK' HOME IN AURORA

Introducing the exquisite 'Fernbrook' executive home in Aurora Estates, boasting over \$200K in upgrades. Highlights include a gourmet Downsview kitchen, elegant finishes, a main-floor bedroom, and four ensuite-equipped upper bedrooms. Conveniently located near Yonge Street, transit, and amenities, this home offers unparalleled luxury living.



PICTURESQUE BUNGALOW ON 5+ ACRES

Nature lovers, your dream escape awaits! This charming bungalow on 5+ acres features a tree-lined drive, wraparound deck (2023), open-concept living, and spacious bedrooms. Enjoy custom upgrades, a fire pit, zen garden, wild fruit trees, and abundant wildlife. Tranquility and endless possibilities make this the perfect private retreat for relaxation or entertaining!



PREMIUM FEATURES, PRIME LOCATION

Welcome to this stunning 4+1 bedroom, 4-bath executive home in Vaughan's desirable community. Boasting a gourmet kitchen with Viking appliances, an open-concept family room, a luxurious primary suite, spacious bedrooms, and a professionally finished lower level, this home offers elegance, comfort, and convenience near parks, schools, Maple GO, and more!



BRAND NEW HOME ON SPACIOUS DOUBLE LOT

Brand new custom-built executive home on a premium 96' x 126' lot in Richmond Hill. This masterpiece boasts an open concept layout, high-quality craftsmanship, 10' ceilings, chef's kitchen with quartz counters and Bosch appliances, spa-like ensuite, spacious bedrooms with walk-in closets, and a 38' x 126' easement. Perfect for luxury living.



LAKE WILCOX LUXURY HOME HAVEN

Brand new custom executive home being built on a 150' lot in Lake Wilcox. This 4+1 bedroom, 5 bath home boasts upgraded features perfect for family living and entertaining. Chef's kitchen with JennAir appliances, open concept living areas, luxurious primary suite, and a finished lower level. Close to Lake Wilcox Park and trails.



PERSONALIZE YOUR EXECUTIVE DREAM HOME

Magnificent brand-new executive home by renowned 'Fernbrook Homes' with over \$200K in upgrades. Set on a large lot in prestigious Princeton Heights, Aurora Estates, this stunning home features a Downsview chef's kitchen, elegant finishes, spacious bedrooms with ensuite baths, a covered loggia, and proximity to Yonge Street, transit, and amenities.



TRANQUIL BACKSPLIT WITH SCENIC YARD

This charming 4-level brick backsplit with a double garage is nestled in Whitchurch-Stouffville's sought-after Ballantrae community. With 4 bedrooms, 2 bathrooms, a bright open-concept layout, cozy fireplace, spacious kitchen, balcony, and scenic yard views, it perfectly blends comfort, convenience, and character.



AURORA HIGHLANDS MODERN BACKSPLIT

Step into this stunning 3-bedroom backsplit in Aurora Highlands with a 6-car driveway. Featuring modern upgrades like a renovated kitchen, hardwood floors, pot lights, and spacious living areas, it's perfect for entertaining. Enjoy a private fenced backyard and convenient access to schools, parks, and amenities!



CUSTOMIZE YOUR DREAM LAKE WILCOX HOME

Introducing an opportunity to customize your dream executive home in Lake Wilcox. This to-be-built residence is designed with 4+1 bedrooms, 5 bathrooms, and a chef's kitchen outfitted with high-end JennAir appliances. Envision luxurious finishes throughout, with the chance to select your preferences to truly make it your own.



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Welcome to this stunning custom-built estate on 2.2 sunny acres backing onto a private ravine. Highlights include a grand foyer, formal living/dining rooms, a spacious kitchen, luxurious primary suite, oversized bedrooms, finished basement with walk-up, and a private backyard showcasing breathtaking year-round views.

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