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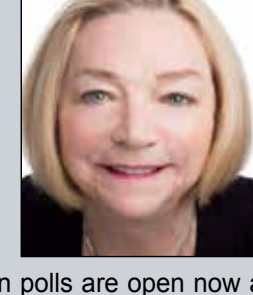













Municipal Election in Whitby has begun. Brooklin polls are open now at the Brooklin Community Centre and Library (BCCL) on Vipond Road **Thursday, October 20 to Sunday, October 23 10am to 7pm** and on **October 24th (Election Day) 10am to 8pm** at both the BCCL and Blair Ridge Public School on Blackfriar Avenue. See mayoral candidates' platforms on page 4. Visit **brook-lintowncrier.com** to read what all candidates said in previous issues.

Brooklin, Elect Deputy Mayor Elizabeth Roy AS YOUR NEW MAYOR

Paid for by the campaign to elect Elizabeth Roy

Less than half the picture by Richard Bercuson

“Really chilling...really negative...”



Say what you want about outgoing mayor Don Mitchell. But after 28 years in municipal politics, including the last eight as mayor, he's had a solid handle on what works or doesn't, what is appropriate or isn't. So when he refers to Premier Doug Ford's "strong mayor" bill, Bill 3, as both chilling and negative, we need to give this a closer look.

mayor powers to enable the mayors of municipalities to make unilateral decisions to veto bylaws or hire and fire key municipal employees like CAOs. So far, only Toronto and Ottawa are affected. John Tory likes it. Ottawa's retiring mayor Jim Watson doesn't, nor do two of the three people running to take his spot.

The aim is for other Ontario municipalities to enable their mayors to assume these powers after a

year of seeing how it all unfolds in the two major centres. However, the difference between major cities and towns like ours is stark. I've lived in three large cities before Whitby and, to revert to my go-to analogy, it's like comparing the NHL with a junior B team.

The bill allows for a two-thirds majority of a council to overturn a mayor's decision. In other words, the buddy system comes into effect. In Whitby, with eight councillors (four regional and four ward), the mayor need only get cozy with three to ensure every decision made is cemented.

In a Sept. 19 council meeting, Mitchell said, "I don't see this helping council relations in any way. Quite the contrary." Then he added how it undermines "the critical role of the CAO..."

More pointedly, the entire approach is just not democratic. It will pit councillors against each other as they vie for a mayor's blessing and create a sort of party structure headed by a "Dear Leader" mayor. In fact, numerous organizations like Ontario Big City Mayors and CAOs, the Association of Municipal Administrators,

and the Association of Municipal Managers, Clerks and Treasurers, have raised concerns.

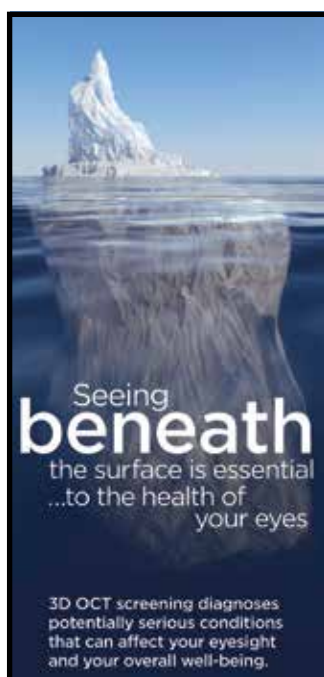
As Whitby report CAO 24-22 points out, the bill "may also serve to politicize the municipal public service."

When discussed at that council meeting, mayoral candidate Elizabeth Roy said, "It will divide council. It sets the stage for confrontation between mayor and council."

Deidre Newman, also running for mayor, began her defense of the act by offering, "I see this as an opportunity..." She also expressed support for the bill at the Chamber of Commerce Q&A in September.

When, after a few motions and recommendations came and went, council voted to essentially request this be further investigated and shoved to a back burner. The vote was 8-1. Only one councillor, a mayoral candidate, voted against it. To put it bluntly, it wasn't the one who prefers the democratic approach.

Choose.



October is Eye Health Month

At Brooklin Optometric Centre, your vision and health matters to us. We are investing in new equipment and technology to provide you a better understanding of your eyes and ocular health. Optical Coherence Tomography (OCT) is an advanced eye scan that is similar to ultrasound, but uses light rather than sound waves to illustrate the different layers that make up the retina.

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and on Election Day at Blair Ridge Public School

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I am honoured to be your big voice on council.

You have the power
to mark me safe on October 24th.

Please vote.

RE-ELECT 

Election Day
MONDAY, OCTOBER 24

Rhonda
MULCAHY
Regional Councillor



905-213-7403
Rhonda@RhondaMulcahy.com
RhondaMulcahy.com



2022 Municipal Election - Candidates for Mayor (one to be elected)

Each municipal election cycle, the Brooklin Town Crier provides all candidates free space to explain their ideas. We contacted the three mayoral candidates through the emails they provided on the whitby.ca site. Each was asked to summarize their platforms in 400 words or less.

Here are their submissions:



Evan Griffiths

griffiths4mayor@gmail.com

Words have meanings, when actions do not line up with words, those words lose their meanings. TRANSPARENCY is one of these words that has lost its meaning. The Whitby government touts transparency, but acts oppositely. Transparency means succinct, available and understandable information. Try to find how Whitby politicians voted for example. You would need to devote the time of a full-time job to find comprehensive information on this. Same goes for Whitby's budget, 690 pages of verbiage and sporadic financial data DOES NOT cut it.

Actual Transparency

Budget and voting information needs to meet public sector standards. Us as stakeholders need to be privy to this information at the click of a button.

Accountability

The government needs to follow a very narrow path. The money they use is not theirs. This is why politicians and staff need to be held to a higher standard, and face harsher punishments for their mistakes and misdeeds.

Volunteerism

Government positions used to be volunteer based. Government positions should retain a volunteer context. This would motivate the right people to run. Intrinsic motivation is the goal, otherwise they will sell their constituents short.

Environment

We all know our environment is on the brink. We do not want Whitby to look like Mississauga or Toronto. Whitby should retain its small town natural spirit. We will lose this soul if the wrong person is elected. Look around and tell me if the number of mass developments is sustainable. Our roads will not handle the sheer increase in population.

If you vote for me, Evan Griffiths, these are the values I will instill. We all know the current system does not function the way it was intended to. It is time for a change.

UofT management and economics graduate.
Ontario government experience.
Lifelong Whitby resident.
Forever yours



Deidre Newman

Brooklin and Whitby are special communities. We are unique in the GTA. We have a beautiful waterfront, a resilient business sector, excellent schools, vibrant sports facilities, peaceful

parks and two historic downtowns.

I grew up here. My Dad took us to the Brooklin Fair as kids. I remember going on the rides with my sisters, the incredible horse show, and the smell of cotton candy. Magical memories.

It is important to preserve our cherished past.

People are also concerned about the future, especially the proposed Brooklin bypass.

They don't want truck traffic disrupting our historic downtown. They care deeply about the environment and do not want a bypass that paves over our cherished Green Belt. I share those concerns and I'll be a strong advocate for the environment.

As a lawyer and former policy advisor to the provincial government, I understand the decision-making process and how to get it right for our community.

I will always work for you, leading a Council team that is driven to deliver the high-quality services our residents and businesses deserve.

I will be your full-time, non-partisan Mayor, laser focused on serving the people of our Town.

As Mayor, I will work to keep taxes as low as possible, investing in priorities that matter, including local jobs, more green space and continued revitalization of our two downtowns.

I know that I have the right mix of public, private and community experience to be the effective Mayor that Whitby needs now.

Solid Experience

- Experienced Lawyer in Private Practice
- Policy Advisor in Provincial Government
- Whitby Councillor, West Ward
- Member: Ontario Climate Caucus, Youth Council, Heritage Whitby Advisory Committee
- Chair Planning & Development Committee & Public Meetings 2022
- Tradition of public service inspired by her father, past Mayor Des Newman
- Marathon Runner (including Boston), Charitable Leader and Church Volunteer

Champion Brooklin and Whitby

- Balance growth while preserving Whitby's unique heritage
- Help local and new businesses grow in Whitby to diversify tax base and create more local jobs
- Enhance downtown vitality & waterfront amenities
- Inspire unity & inclusivity for Whitby

Action Plan

- Protect community health & safety (Police, Fire, EMS & safe streets)
- Ensure wise spending and conscientious taxation
- Stand up for affordability for seniors, youth, families & business
- Advocate strongly for responsible stewardship of the environment to achieve climate goals

On Monday, October 24th I'm asking for your support. Reach me at newman@deidrenewman.ca



Elizabeth Roy

(905) 706-2001
info@roy4mayor.com
<http://www.roy4mayor.com>
Twitter: ElizabethJRoy
Instagram: LizJRoy

My vision for Whitby and

Brooklin is a Town that respects its past, capitalizes on creativity and innovation, and ensures decision making is representative of the diverse and varying perspectives that make Whitby the empathetic, energetic, and entrepreneurial community we're proud to call home.

My campaign is focused on opportunities for healthcare delivery, job growth, economic development that supports a plan for a bustling downtown, a dynamic waterfront, environmental sustainability, addressing housing all needs and creating a complete community that supports everyone.

The next 4 years as Mayor I will continue to work with council to give concentration to

- Securing the Provincial decision that Whitby is the chosen location for a hospital
- Safety in our community and emergency service supports-I will ensure adequate police, fire, and paramedic services
- Ensuring the construction of the new Brooklin Sports Complex commences in 2023
- Finalizing a bypass route that does not go through the Oak Ridges Moraine, however, supports a prosperous downtown
- Supporting council members to have community town halls and communication with residents
- Addressing the customer service experience and identifying more accessible and efficient means to communicate with residents and businesses.
- Establishing a 4-year Strategic Plan for the Town of Whitby that is built around resident engagement with staff and council.
- Creating a Revitalization Plan for Vipond arena and park area that respects the past and gives supports to the growing needs of the community.
- Continue to lead the Town of Whitby in its efforts to meet its overall vision for Whitby to be a healthy, sustainable, and complete community.
- Creating an action plan to accelerate the Economic Strategy forward to support business growth
- Securing investment into our waterfront to fulfill the experience our community has been asking for.
- Reviewing and evaluating all council decisions with primary focus placed on value for the tax dollar

I have served on Whitby and Brooklin for the past 25 years.


- 9 years as elected Public School Trustee – 4 years Chair of the DDSB
- 8 years West Ward Councillor
- 8 years Durham Regional Councillor (2 years as Deputy Mayor)


I have had the privilege of being elected eight times by the residents of Brooklin and Whitby. It is an honour I do not take lightly. Now is the time for leadership that brings solutions and advancements to our Town at this critical time.


ON OCTOBER 24TH ELECT


ELIZABETH ROY


WHITBY MAYOR



 905-680-0000

 E.Roy@roy4mayor.com

 ROY4MAYOR.COM



COMMUNITY PRIORITIES

Economic Development

- Develop economic development strategy and plan to help and assist local businesses to grow by 2035
- Develop and support strong and growing local businesses and local community to ensure they meet current and future needs
- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper

Health Care

- Develop and support local businesses and entrepreneurs to grow and prosper
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Waterfront & Downtown

- Develop and support local businesses and entrepreneurs to grow and prosper
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- Develop and support local businesses and entrepreneurs to grow and prosper
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Culture of Respect

- Develop and support local businesses and entrepreneurs to grow and prosper
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- Develop and support local businesses and entrepreneurs to grow and prosper
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Environment Sustainability

- Develop and support local businesses and entrepreneurs to grow and prosper
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- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper

Arts & Culture

- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper
- Develop and support local businesses and entrepreneurs to grow and prosper

EXPERIENCE TO LEAD WHITBY FORWARD



For the best of the town's future, we need a strong, experienced leader to lead us forward. Elizabeth Roy is the person we need.

Elizabeth Roy is a proven leader with a track record of success in the public and private sectors. She has the experience and skills to lead Whitby forward.

Looking for Voter info?
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Elizabeth Roy is a proven leader with a track record of success in the public and private sectors. She has the experience and skills to lead Whitby forward.



#1

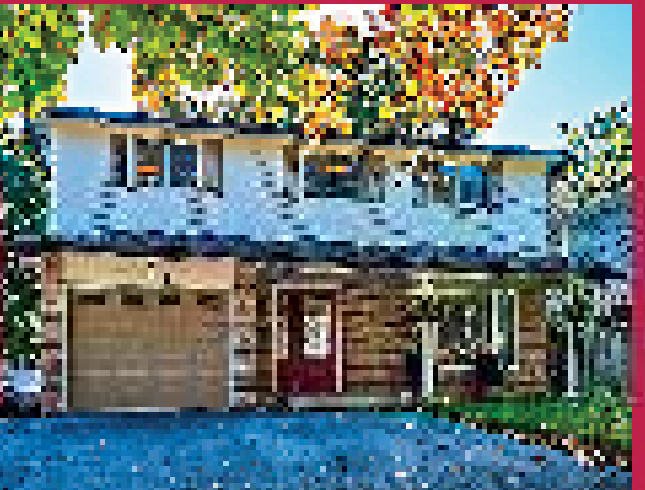
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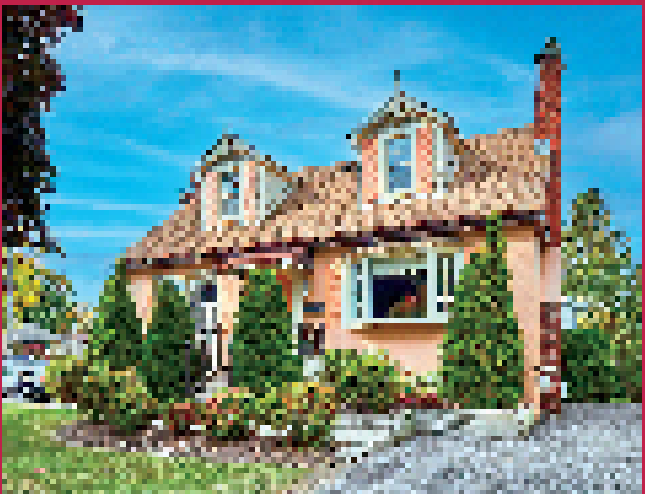
Dan Plowman - Real Estate Sales Representative - Data provided by REBIS Inc. an independent reporting company based on data available for Durham from January 1st 2011 to Aug 31st 2022 and for the Greater Toronto Area from January 1st 2020 to Aug 31st 2022



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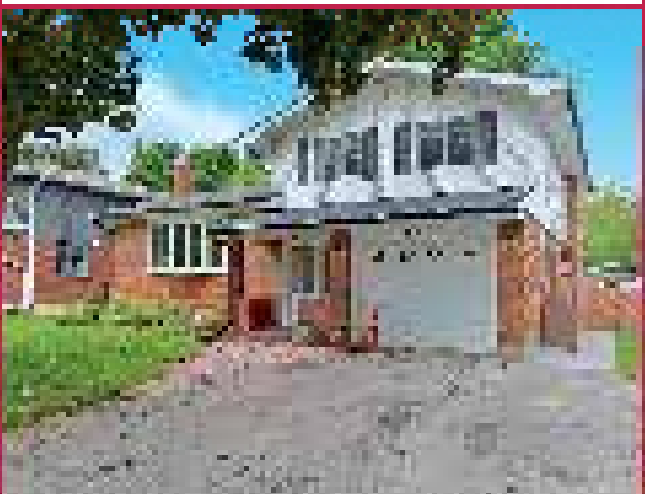
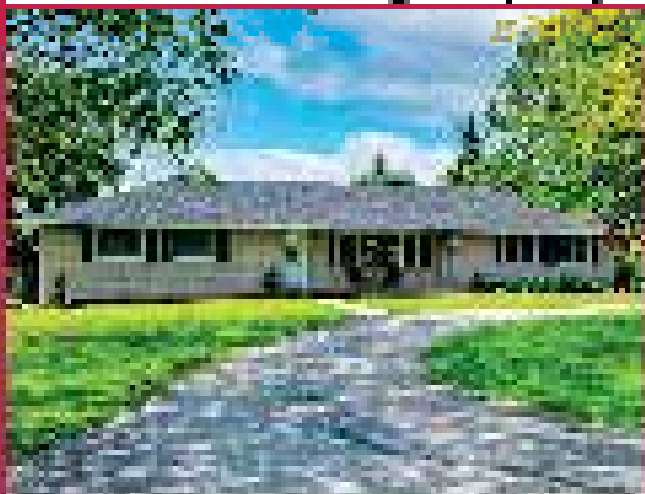
\$779,900 - Beautiful Home With 4 Spacious Beds & 3 Baths. Finished Rec Room, & Great Sized Backyard.



\$749,900 - 3 Bed All Brick Bungalow On 2.44 Acres. Walk-Out To Porch & Large Deck Overlooking Property.

\$775,000 - Amazing Legal Duplex With Finished Basement With Separate Entrance & Its Own Kitchen.

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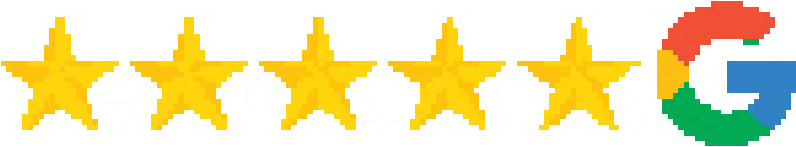
\$779,900 - 5 Bed 3 Bath Home Features Large Deck, Patio, 6 Vehicle Driveway & Heated In-Ground Pool.

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Family Kartways

By Jennifer Hudgins

Richard (Pop) Clark and his wife Betty leased 35 acres of land on Hwy 12 just north of Taunton Road in 1962 to build Family Kartways. The single dirt track quickly became one of Durham's most popular tourist attractions, then evolved into two miles of asphalt. By 1974, it was the largest kart racing club in Canada.



Two Canadian race heroes, Scott Goodyear and Paul Tracey, began their racing careers there. Goodyear, a former driver who ran the Indy Racing League and Champ Car World Series in 1987, went on to win the Michigan 500 in both

1992 and 1994. He was inducted into the Canadian Motorsport Hall of Fame in 2002. Tracey, the youngest ever Canadian Formula Ford champion, won the 1986 final Can Am race at Mosport. He competed in both the Champ Car World Series and the IndyCar series and was Inducted into the Hall of Fame in 2013.

in Ajax in 1979 to build their own karts. Family Kartways hosted many group races on the north track built in 1980. That same year the International Kart Federation Grand Nationals was held on this track as was the Goodyear Media Challenge Cup, a fundraiser for Muscular Dystrophy.

New owners

When Pop retired in 1990, Mike Sorichetti, who for six years was employed by the Clarks as a jack of all trades, bought the business with his six siblings. His family's aim was to continue the tradition of racing but also to turn Family Kartways into a first class amusement park. A large midway of rides was added to the existing attractions and a variety of kids' shows were held on weekends. While in operation, over 7 million people entered through the Family Kartways gates.

Many expansions

In 1968, Pop bought the property and, for 27 years, Family Kartways went through nine expansions, becoming the world's largest two-track go-kart amusement park. The main building, constructed in 1977, housed a games arcade and concession stand with his family of 8 living upstairs. Later they moved to a house south of the track. In the early 80s, an 18-hole mini golf course, batting cages and a water slide were added to the property.

Pop employed about 100 students for the summer season, many of whom said he was a great person to work for. Bill Chilton, a friend of Pop's son Tom, was one. He remembers the summer he took part in a racing video production that was to be run in a Motion Simulator Ride located in local malls. He said the drivers would race around the track. But in the end it was the camera operator who always won.

Jim Demings, who worked for Pop, recalls when the family opened a manufacturing facility

Sadly, in 1997, National Trust initiated proceedings to foreclose on the park's mortgage. Gates were padlocked and the property sat vacant with most of its assets sold. On Labour Day weekend in 1999, arsonists torched the main building. In 2002, Liza Homes purchased the property and development of the area began. Two hundred homes now sit on land that once housed the popular local attraction. Pop passed away on January 10, 2018 and Betty on March 21, 2021. The couple are resting at Groveside cemetery.

Whitby
Election 2022

VOTE
October
20 to 24

Have your say in the next Whitby Municipal Election!

Here are two ways to cast your ballot:

Advanced Vote – October 20 to 23

Vote in-person at any of three available locations in Whitby – The Brooklin Community Centre and Library, Abilities Centre or Town Hall. Advance Vote locations are open from 10 a.m. to 7 p.m.

Election Day – October 24

On October 24 (Election Day), vote in-person anywhere at any one of 17 designated Voting Day locations, regardless of where you live in the Town. On Election Day, locations will be open from 10 a.m. to 8 p.m.

Find your closest voting location at whitby.ca/Vote

Don't Forget Your Identification

To vote, you must present a piece of acceptable ID that confirms both your name and qualifying address in the Town (such as a Driver's Licence or Ontario Health Card). And don't forget your yellow Voter Notification Card!



P: 905-430-4315
E: elections@whitby.ca

whitby.ca/Vote

Whitby



RE-ELECT TEMPLETON

On October 24th Re-elect Scott Templeton for Whitby School Board Trustee for DDSB. LET'S CONTINUE THE WORK OF MAKING OUR SCHOOLS A SAFE LEARNING ENVIRONMENT!

Whitby School Board Trustee
scott@re-electtempleton.ca

PLEASE VOTE ON OCTOBER 24th

THANK YOU

BROOKLIN & WHITBY FOR ALL YOUR SUPPORT!

Dear Neighbour

"My family and I have called Brooklin home for the past 17 Years. My children were born and raised here. I consider this to be one of the best communities to live in. My commitment to Whitby & Brooklin runs very deep, as I want to continue to see this be the best place to live, work and raise a family. I am a local small business owner. I have owned and operated 2 of my own businesses for the past 22 years. I am a proven leader with extensive experience managing people, budgets, and meeting deadlines.

As your Town Councillor I am proud to represent you and be your voice on council. I look forward to continue the hard work to make Brooklin and Whitby the best place to live, work and raise a family.

I greatly appreciate all the support so many of you have given me over the past 4 years, and look forward to working with you, and for you for the next 4 years as your North Ward Councillor."

Thank you!



Councillor Steve Lee
(Re-elected as North Ward Councillor)

Steve
LEE

North Ward Councillor

"Your Voice for Whitby"

ABOUT STEVE

- 17 Year Resident of Brooklin
- Whitby Small Business Owner
- Whitby North Ward Councillor
- Whitby Chair of Finance
- Whitby Chair of General Government
- Whitby Vice Chair of Planning (2019)
- Groveside Cemetery Board Member
- Downtown Brooklin Steering Committee

SOME OF MY PRIORITIES MOVING FORWARD

- ✓ **COMMUNITY GROWTH & GREEN SPACE**
 - Work to increase our community services, trails and green space
- ✓ **ECONOMIC DEVELOPMENT & DOWNTOWN**
 - Expand our business tax base to help reduce tax burden on residents
 - Encourage new business development in Brooklin & Whitby
 - Work with existing business to revitalize our downtown
- ✓ **COMMUNITY & ROAD SAFETY**
 - Speeding, reckless driving, truckers, vandalism, in our neighbourhoods are a growing problem. I will advocate for solutions like the recent speed bumps to help keep our kids and streets safer
- ✓ **TRAFFIC CONGESTION & TRANSIT**
 - Work to continue to implement a transportation plan to improve transit and reduce traffic and congestion through Brooklin
- ✓ **STRONG COMMUNITY COMMUNICATION**
 - I want to be your voice for any issue, parking, traffic, taxes, new development, local community

RESULTS DELIVERED FOR YOU!

- ✓ Tolls Removed on the 412 after years of lobbying
- ✓ New Hospital for Whitby site selection for Durham Region
- ✓ New Sports Complex approval for the Whitby Sports complex in Brooklin
- ✓ Speed Bump Motion & Vision Zero to reduce speeds & keep our streets safe
- ✓ Approved the Whitby Green Standard for more sustainable development
- ✓ Active Transportation Plan to support connectivity, trails, paths and cycling
- ✓ Rural Internet worked to get federal funding for better broadband internet
- ✓ Launched ConnectWhitby.ca website for citizen engagement
- And MORE...



416-895-2455
votestevelee@gmail.com
www.votestevelee.ca

Brooklin Family Matters: *by Leanne Brown*



Teen Volunteer Hours

If you have a high school kid, then they may be looking to get volunteer hours. All students working towards an Ontario Secondary School Diploma (OSSD) must complete 40 hours of community involvement.

Students can start accumulating their volunteer hours in the summer before entering Grade 9. Options for completing their hours include in person or virtual volunteering which provides flexibility around their schedules.

Many choices

There are many volunteer opportunities, but not every one is right for every teen. So to make the experience enjoyable, teens need to keep their interests in mind when seeking community involvement.

My daughter is the sporty kind. For her, completing her hours by

helping teach younger athletes or being involved in her sports in some other capacity would work best. She's already volunteering with beginner hockey players and is planning to continue next year when she enters high school.

She enjoys sharing stories of her experience...like when one little girl wanted to make snow angels on the ice and she pretended to be Olaf so the little "Elsa" would try the skating drill.

After high school...

For graduating teens, choosing a place to volunteer that's related to their post secondary studies is a great way to gain experience in their chosen field and build a resume.

Teens looking to work with children may choose a daycare or help with childcare. Similarly those looking to study healthcare or veterinary studies may find working in a hospital, retirement residence or with shelter animals a fascinating way to gain knowledge and experience.

My friend's son is planning to be an engineer. This summer he volunteered with Habitat for Humanity building houses. His experience gave him opportunities to use power tools and develop useful skills in the trades.

For those just starting to accumulate their hours, this is a great chance to try all kinds of new things. You never know what opportunity can spark a career path.

Great local opportunities include: **Windreach farm and Nova's Ark:** Work with animals and children with special needs.

Brooklin Spring Fair: Numerous ways to get involved, from selling food to running events and programs.

Brooklin Optimist Club: The club provides all kinds of opportunities to help with local events.

Station Gallery: Help run arts programs and events.

Whitby Courthouse Theatre:

Love the theatre? Get involved backstage or at front of house.

Whitby Sports Clubs: If you play a sport, local clubs are always looking for volunteers for teams and events.

Durham Challengers Baseball: Help children with special needs to participate in baseball.

Nanny Angel Network: Provide two hours of childcare a week to support a mother going through cancer treatment.

Local places of worship: Put those music lessons to work by playing at Sunday worship services.

Town of Whitby: The town holds many events needing volunteers such as the Harvest Festival and Christmas in the Village.

Whatever teens do to complete their hours, they definitely gain more than they give, like new skills and new friends, as well as learning about their community.



Plant-Based Eating *by Sheree Nicholson*

About those carbs

I will tiptoe into the topic of carbohydrates, commonly referred to as "carbs," as it can be controversial since the very word "carbs" has been demonized. But are all carbs bad?

According to Nutrition Source (<https://www.hsph.harvard.edu>), foods high in carbohydrates are essential to a healthy diet. Carbohydrates provide the body with glucose which converts to energy that supports bodily functions and physical activity.

As a long distance runner, I rely on carbs to give me energy. I've tried low-carb diets and found it affects my overall running performance. I've also experienced performance issues when eating poor-quality carbs such as simple carbohydrates. During a recent 29k trail race, I used sugar to fuel my run. A simple carb like sugar converts very quickly to energy and restocks glycogen in our cells, glycogen being the main source of fuel. Running, cycling or any endurance sport depletes glycogen which causes a drop in performance.

Simple carbohydrates

These are composed of sugars like fructose and glucose. They have simple chemical structures

consisting of only one or two sugars. Simple carbohydrates are quickly converted for energy by the body because of their simple chemical structure. The quick conversion often leads to a faster rise in blood sugar and insulin secretion from the pancreas, which can negatively impact your health. Unhealthier sources of carbohydrates include white bread, pastries, sodas, and other highly processed or refined foods.

Complex carbohydrates

These have chemical structures with three or more sugars linked together. Many complex carbohydrate foods contain fibre, vitamins and minerals and take longer to digest. This means they have less of an immediate impact on blood sugar, causing it to rise more slowly. But other so-called complex carbohydrate foods such as white bread and white potatoes contain mostly starch though with little fibre or other beneficial nutrients.

For everyday eating, where you want a steady stream of energy, not highs and lows, it's best to look for the healthiest sources of carbohydrates, such as unprocessed or minimally processed whole grains, vegetables, fruits and beans.

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Next Issue: Friday, November 4, 2022

Deadline: Friday, October 28, 2022

NOTICE OF ZONING
BY-LAW AMENDMENT

A Zoning By-law Amendment application to remove the Holding (H) symbol from the subject land located at 120 Colston Avenue has been submitted by Three Gems Developments Inc. to permit the development of eight detached dwelling units.

File Number: DEV-16-22 (Z-12-22)

The subject application will be considered at the Committee of the Whole on:
November 28, 2022 at 7:00 p.m

Details about the meeting and how to participate can be found at whitby.ca/Notices

For more information about this matter, including information about appeal rights, please contact:

The Town of Whitby
Planning and Development Department
Email: planning@whitby.ca
Please Quote File Number: DEV-16-22 (Z-12-22)

whitby.ca/Notices

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A Tale of Two Codicils

By Sophie Hills of Hills Nolan

A Codicil is a document made by a Testator (the person who makes a Will) that makes changes to the Testator’s existing Will. Two recent cases involving Codicils made without a lawyer had different but equally bad outcomes for the families involved. Both involved a widowed Testator with three adult children. In both cases the Testator and his wife had, years before, made Wills with a lawyer leaving the estate of the survivor in equal shares to their three children.

In the first case, one of the children prepared a Codicil that would have allowed him to purchase the family cottage from the father’s estate at a deeply discounted price.

The father resisted pressure to sign the Codicil, but didn’t consult his lawyer about options for dealing with the son’s wish to purchase the cottage. When the father was hospitalized at the end of his life the unsigned Codicil was discovered, and the other siblings realized what their brother had tried to do. When the father died the other siblings were not prepared to negotiate with their brother, and forced the sale of the cottage.

In the second case, the father signed a Codicil (which was prepared by his daughter). He did not speak to a lawyer about the impact of the Codicil. The father had previously made his accounts joint with the daughter to reduce probate fees, but never changed his Will from equal shares. The homemade Codicil excluded the joint accounts from the father’s estate and gave control of them to the daughter. When the father died the younger brother received his third of the estate in accordance with the father’s Will (and the mother’s wishes), but the older brother and the sister did not share the joint accounts with him, so



he received much less than his siblings and far less than a third of the father’s total wealth.

In the first case the sibling involved in making the Codicil didn’t gain anything financially but lost the chance to buy the cottage and damaged his relationship with his siblings. In the second case the siblings involved in making the Codicil gained financially, but lost their relationship with their younger brother, likely forever. I imagine that neither father would have wished his children to be estranged. The lesson from both cases is that Testators need to seek legal advice so that income tax and probate fees can be minimized, and their wishes carried out, but without “homemade” changes that can cause irreparable damage to family relationships.

For a copy of the publication “What Every Older Canadian Should Know about Powers of Attorney and Joint Bank Accounts” please contact our office at 905-571-1774 or call 1-800-O-Canada.

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Supply remains an issue despite higher mortgage rates

In early September, the Bank of Canada raised the interest rate to try to cool inflation. Despite higher mortgage rates, supply remains an issue and the average selling price in Durham Region has dropped just slightly.

According to the Durham Region Association of Realtors (DRAR), the average selling price in September dropped 0.5 per cent from the previous month. It's encouraging that Durham hasn't experienced the substantial price decreases some industry experts predicted because it reflects the fact that our community is a desirable location.* On a year-over-year basis, the average selling price in September dropped 5.4 per cent to \$915,027. A total of 662 homes exchanged hands last month – a 17.8 percent decrease from August. Though Durham saw fewer new listings in September, listings have been steadily increasing this month and the region is experiencing a balanced market.

The average number of days on market in September was 18. That's double the days on market reported this time last year, which is good news for buyers and sellers alike. "An increase to the days on market is an advantage to both buyers and sellers as well as their realtors," DRAR President Meredith Kennedy tells us.

"Real estate transactions are one the largest transactions for individuals and having time during the process for realtors to do their due diligence is imperative for a smooth transaction. An increase to the days on market allows for important steps, such as time for arranging home inspections and financing."

Overall, prices in the Greater Toronto Area (GTA) have increased: \$1,074,754 in July to \$1,079,500 in August to \$1,086,762 in September, according to the Toronto Regional Real Estate Board (TRREB). Sales reached 5,038 last month but were down 44.1 per cent compared to the same time last year. The MLS® Home Price Index Composite benchmark was up on a year over-year basis by 4.3 per cent. With new listings down quite substantially year-over-year and well below historic norms, some homebuyers may be experiencing tighter market conditions in some GTA neighbourhoods, TRREB notes.

Let's look at the average selling price by region: Halton (\$1,231,803), Peel (\$1,044,385), Toronto (\$1,061,876) and York (\$1,246,490). Remember, the average selling price in Durham is \$915,027. Here's the average selling price by municipality: Ajax (\$894,975), Brock (\$922,976), Clarington (\$838,805), Oshawa (\$820,885), Pickering (\$978,943), Scugog (\$1,091,648), Uxbridge (\$1,189,136) and Whitby (\$1,016,607).

The King Home Team: Royal Heritage Realty understands that the changes that have taken place in the real estate market over the past months can be confusing. We also understand that higher mortgage rates will impact your budget. But that doesn't mean you should sit on the sidelines. We have experience successfully navigating every type of market and conduct thorough market research.

We'll take the time to walk you through those changes as we help you find the home that ticks off as many of your boxes as possible, including budget and location. Whether you're planning to buy and/or sell, count on us to put our experience and knowledge to work for you!

*Please visit our website at www.kinghometeam.com for more information about why Durham Region is such a desirable location and the benefits of a balanced market to buyers and sellers.

For an update on the market and how it affects the value of your home when you sell, call us at 905.409.6730

The King Home Team was a pleasure to work with. Maurice & Eleanor were great about guiding us in the right direction for both buying and selling our home. The personal touch we needed when it came to working with a realtor, was given to us in abundance. They never gave up and were very much in our corner. Maurice and Eleanor remained confident when we encountered challenges and always kept us on target. They are the ultimate professionals, and we highly recommend The King Home Team to anyone selling or buying a home. - Sincerely, R&B

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** Photo similar to house to be built. Not intended to solicit those under contract.