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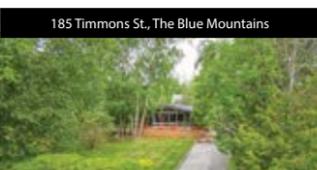
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<p>21 Trails End, Collingwood</p>  <p>Backyard Oasis. Custom Open Concept Contemporary Home on 1 Acre with Pool & Cabana, 4500sqft, 4 bed, 3 Car Garage.</p> <p>\$3,250,000 • MLS® 40441341</p> <p>Rob Dubien RobDubien@royallepage.ca</p>	<p>93 Sandy Coast Cres., Wasaga Beach</p>  <p>Stonebridge Low Maintenance Living, Beautiful Freehold Townhouse, 3 Bedrooms & 3 Bathrooms.</p> <p>\$929,000 • MLS® 40476851</p> <p>Ed Parkes edparkes@royallepage.ca</p>	<p>18 Shannon Crt, Collingwood</p>  <p>Beautiful 4 bedroom 2 bathroom, raised bungalow with salt water pool!</p> <p>\$999,000 • MLS® 40471606</p> <p>Jessica Ryerse jryerse@royallepage.ca</p>	<p>129 Timber Lane, Thornbury</p>  <p>Stunning Bungalow. Luxurious finishes, oversized beautifully landscaped lot, walking distance to Georgian Bay.</p> <p>\$2,149,000 • MLS® 40477107</p> <p>Mike Kearns mike@thekearnsgroup.ca</p>
<p>10 Parkside Ave, Collingwood</p>  <p>Parklike Setting. This lovely open concept 4 bed, 3 bath bungalow with access to Georgian Bay and just minutes to Collingwood.</p> <p>\$1,150,000 • MLS® 40483505</p> <p>Laurie Westlake lwestlake255@gmail.com</p>	<p>417208 10th Line, Thornbury</p>  <p>Beaver River. Sprawling 3 acres featuring 3 bed, 2 bath family home large shop, fire pit with outdoor dining area and beautifully landscaped gardens.</p> <p>\$2,485,000 • MLS® 40473925</p> <p>Dave Dick davedick@royallepage.ca</p>	<p>40 Silver Crescent, Collingwood</p>  <p>A true RARE private sanctuary overlooking Georgian Bay. This gorgeous home offers 4,554 finished sq ft, 5 beds & 5 baths. Mins to Downtown Collingwood</p> <p>\$1,999,000 • MLS® 40488911</p> <p>Shelly Paul shellypaul@royallepage.ca</p>	<p>102 Schooners Lane, Thornbury</p>  <p>Pool Sized Lot. Brand new 4 bed, 4 bath home in Lora Bay. Upgrades galore plus a fully finished lower level.</p> <p>\$1,398,000 • MLS® 40461827</p> <p>Karen Willison kwillison@royallepage.ca</p>
<p>101 Salzburg Pl, The Blue Mountains</p>  <p>Build Your Dream Home. This 1/3 acre lot is located in an exclusive enclave of custom-built chalets and homes. A short walk to Craileith Ski Club, trails and the beach.</p> <p>\$1,200,000 • MLS® 40439129</p> <p>Karen Willison kwillison@royallepage.ca</p>	<p>3 Westwind Dr., Collingwood</p>  <p>Briarwood Beauty. Immaculate Condo 2 Bed with ensuite, 3.5 baths open concept w/ finished lower level with walkout to balcony, gasfireplace.</p> <p>\$649,000 • MLS® 40473011</p> <p>Mardy van Beest tarynn@trealstate.ca</p>	<p>7905 36/37 Nottawasaga Sdrd., Nottawa</p>  <p>Escarpment Views. Right in time for ski season! This custom log chalet sits on ~2 acres w/ vaulted ceilings, 9" logs timbers, dbl extra wide garage, views of the escarpment.</p> <p>\$1,999,000 • MLS® 40475844</p> <p>Paul Casey paulcasey@royallepage.ca</p>	<p>5 Waterside Ln., Collingwood</p>  <p>Waterfront. WATERFRONT in the highly coveted, luxurious Shipyards Community, 3 bed, 3 bath, 3,700+ sq ft.</p> <p>\$1,975,000 • MLS® 40419151</p> <p>Christine Smith christinesmith@royallepage.ca</p>
<p>185 Timmons St., The Blue Mountains</p>  <p>Double Lot PLUS a 3 bedroom chalet In a great area close to beaches, skiing and golfing. Great weekend or full time home.</p> <p>\$999,000 • MLS® 40472093</p> <p>Christine Smith christinesmith@royallepage.ca</p>	<p>6 Brandy Ln #201, Collingwood</p>  <p>Year-Round Pool. Beautifully upgraded 3 bed, 2 bath end unit with stunning hill & trail views.</p> <p>\$650,000 • MLS® 40455746</p> <p>Christine Smith christinesmith@royallepage.ca</p>	<p>28 Ramblings Way #38, Collingwood</p>  <p>2 bed, 2 bath renovated condo in Ruperts Landing. A wonderful community on the water with rec. centre and marinas.</p> <p>\$554,900 • MLS® 40468250</p> <p>Christine Smith christinesmith@royallepage.ca</p>	<p>214 Hidden Lake Rd., The Blue Mountains</p>  <p>Georgian Bay Views, with beautiful gardens and a beautiful home with 7 bedrooms, 6 bathrooms and a self contained guest suite.</p> <p>\$3,100,000 • MLS® 40478450</p> <p>Christine Smith christinesmith@royallepage.ca</p>



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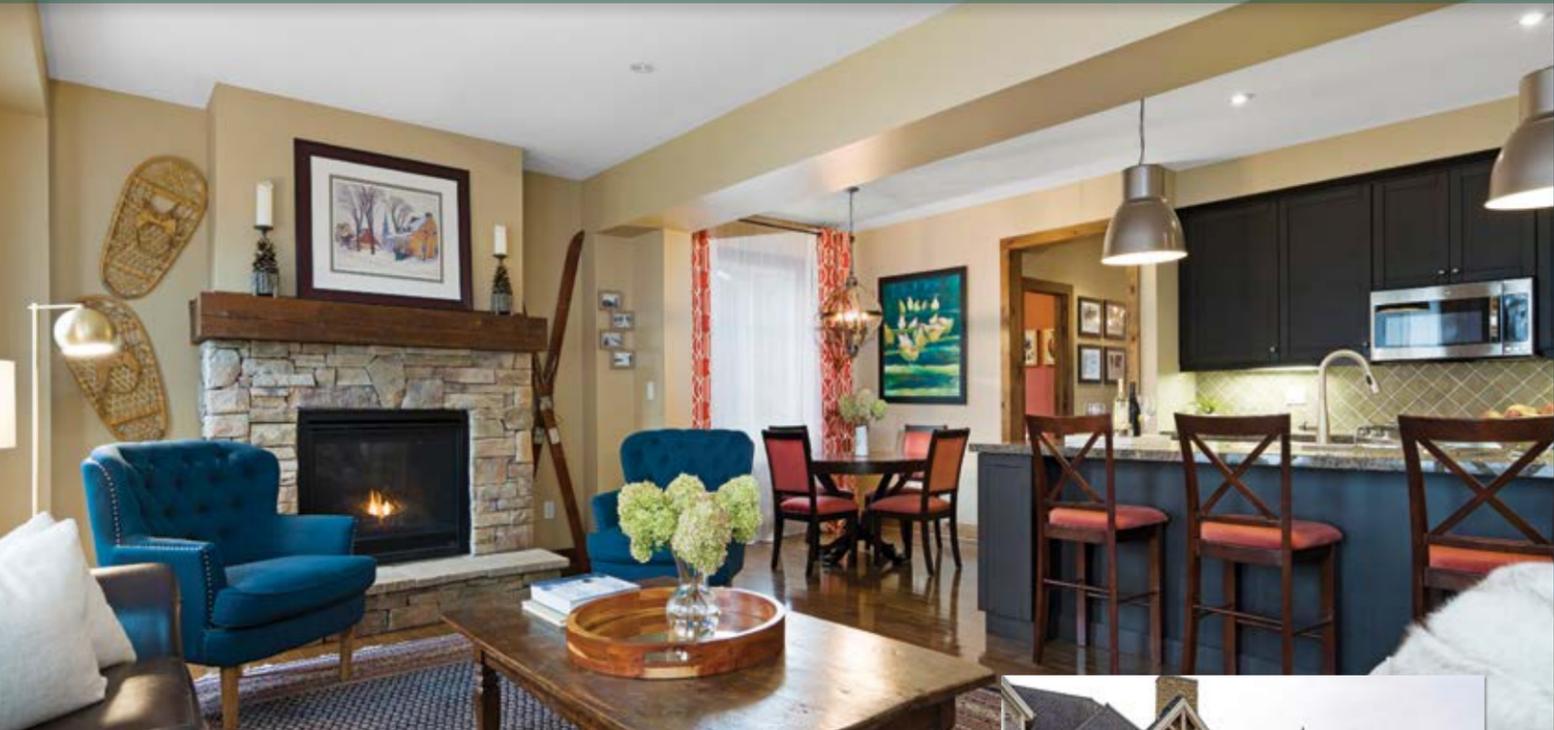


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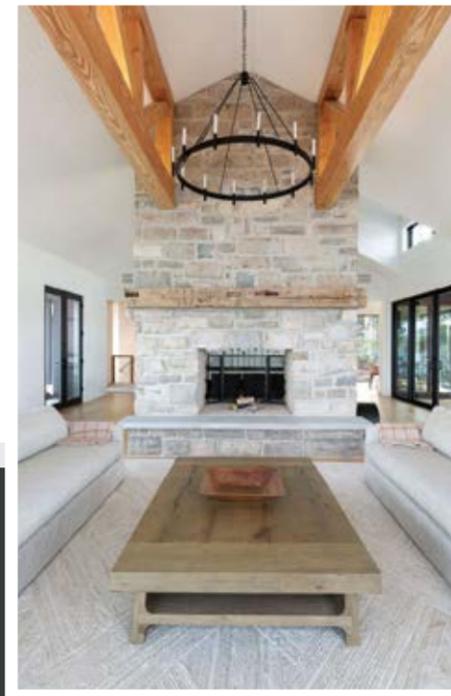


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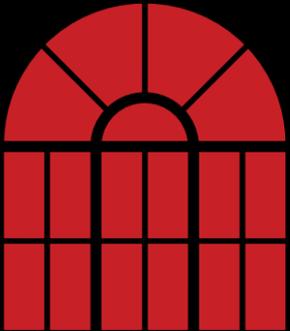


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editor's note



THERE WAS SOMETHING ABOUT WATCHING TIDYING UP WITH MARIE KONDO THAT HAD ME HOOKED.

Was it seeing petite, soft-spoken Marie making really disorganized homes uncluttered, tidy and efficient? She kindly directed homeowners to "let go" of the excess that was overwhelming their homes and lives, and find joy in less.

After each show, I would get inspired to go through closets and cupboards to remove items that hadn't seen the light of day for a while, and it was liberating to drop off my edits at Beaver Valley Outreach or Salvation Army, which are happy to receive clothing and home items that are in great shape. Thanks to Marie, my hangers are all the same and clothes are hung in colour groups, which makes getting dressed quickly a game changer. I also fold my jeans the exact way she does! These little changes have made my home a little more organized and my mind a little calmer!

Marie Kondo not only shared her organizing skills on Netflix but also offered courses that teach others, who, upon graduation, become certified KonMari Consultants. Ashley Vancardo is one of the course's graduates and her home is one of four features in this issue. It is a testament to her business, Homemate, which will help organize a room or your entire home to make it more efficient and functional. With her husband Vinnie and their two children, Ashley has made her own home a mirror of what her business offers, and it is impressive!

To get everyone in the holiday spirit, another feature, the Royal LePage Locations North Holiday House Tour, sponsored by OUR HOMES, will inspire a shopping trip for greenery and décor to get your home looking its festive best. The impressive donation from the tour of \$40,000 to the Royal LePage Shelter Foundation, My Friend's House and five other local charities shows the support this event receives. The tour takes our can-do committee a year to plan and organize but the good will is a win-win for our community!

Have a joyful holiday season!

Sara Martin

Sara Martin, Managing Editor
sara.martin@ourhomes.ca

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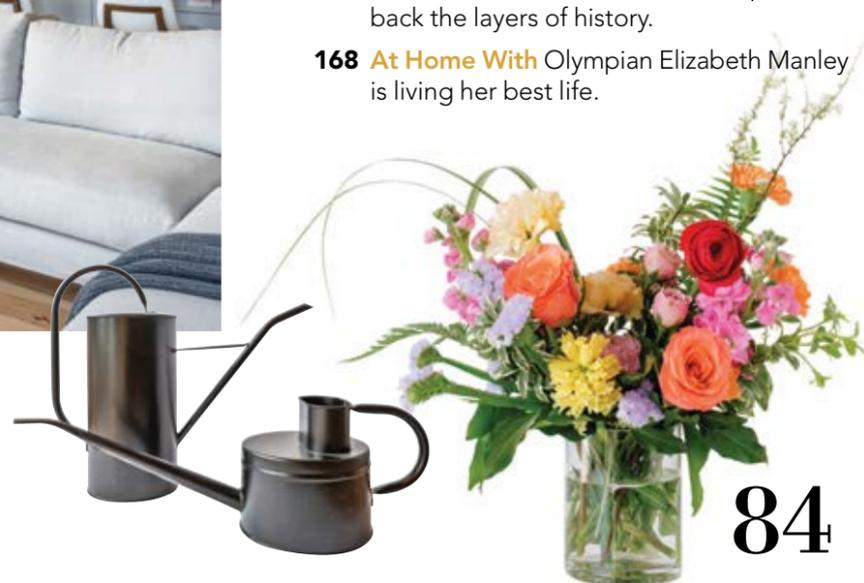
A sophisticated holiday table in a home decorated for the Royal LePage Locations North Holiday House Tour, sponsored by OUR HOMES. Story, page 112. *Photography by Sandy MacKay.*



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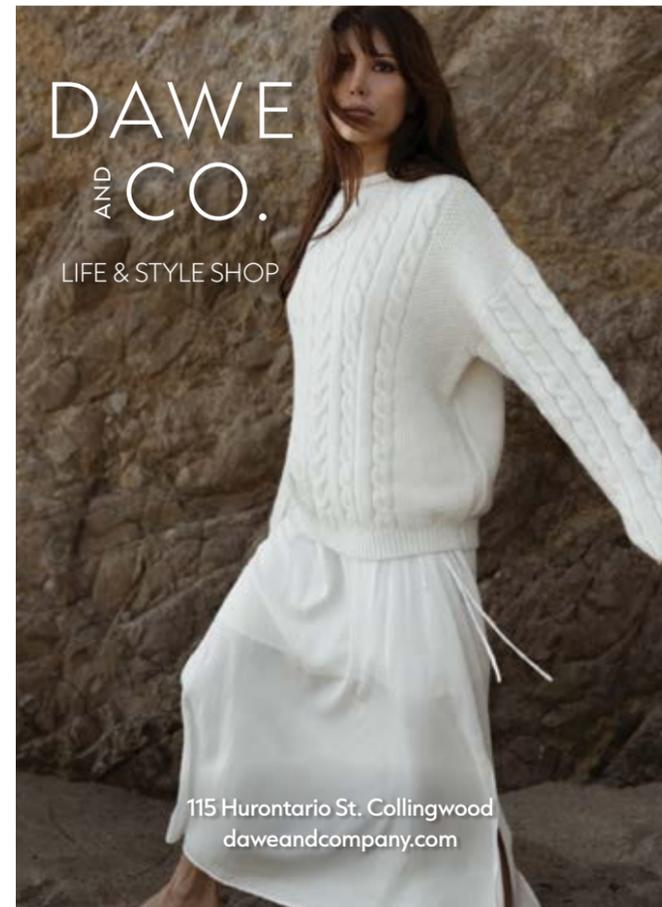


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publisher's note



HEY NEIGHBOUR! You know, those people you wave or nod at while raking leaves, walking your dog and sorting the recycling in your pyjamas. Season after season, you see them come and go, and sometimes take them for granted.

When we recently sold our home, Andrea, our across-the-street neighbour of 26 years, organized and hosted a long overdue street party. More than 30 people gathered, armed with lawn-chairs, triangle sandwiches, chips and beverages. We sat all afternoon reminiscing about life on our street.

We'll be meeting neighbours at our new home, but truth be told, we've done many secret drive-bys to check in on Elma Street. Your neighbours are your immediate community and are there for you.

Speaking of community, you can still purchase last-minute tickets to attend the annual Royal LePage Locations North Holiday House Tour, proudly sponsored by OUR HOMES. It takes place on November 25.

Get in the holiday spirit while fundraising for the Royal LePage Shelter Foundation and My Friend's House, plus other important local charities. Maybe one of the beautiful homes belongs to your neighbour.

We'll be back in the new year with our BIG Ski Issue. Have a wonderful holiday season with family and friends.

Simone

Simone Sterio-Risk, Associate Publisher
 simonc.steriorisk@ourhomes.ca

P.S. Buy your Holiday House Tour tickets online at
locationsnorthholidayhousetour.com



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Illustrations are artist's concept only. E. & O. E.

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Photo courtesy of WILSON SOLUTIONS



SPORTING GEAR STORAGE

Designer **Tamarisk McNalty Stephens** shares her ideas.

Storage for your sports gear isn't given much consideration when planning and designing a new home or renovating an existing one. However, if an average family stays relatively active and participates in organized sports or recreational activities, a significant amount of equipment can accumulate, which requires substantial square footage.

Gear varies based on individual and family interests but can include:

- ✓ camping tents and cookware
- ✓ fishing poles and tackle boxes
- ✓ golf clubs
- ✓ bicycles
- ✓ rollerblades, skateboards and scooters
- ✓ helmets
- ✓ lacrosse sticks
- ✓ soccer balls
- ✓ footballs and cleats
- ✓ baseball gloves
- ✓ balls and bats
- ✓ curling brooms
- ✓ skates and hockey equipment
- ✓ skis, snowboards, boots and poles
- ✓ tennis racquets and balls
- ✓ canoes, SUPs, kayaks, paddles and life jackets
- ✓ motocross and snowmobile gear

Proper storage solutions make it easier to keep a tidy home and an organized system allows family schedules to operate more smoothly during busy seasons when you need to get out the door to the big game. Here are some tips for planning functional sports equipment storage in the home.

TAKE INVENTORY

To determine what storage solutions you need, you must first evaluate what you have. Go through everything and donate, sell or pitch gear that is outgrown, worn out or irrelevant. Once you have purged, determine which items can be stored in a garage, outbuilding or shed without air conditioning or heat, and which items will need to find room in the home (so mould doesn't grow and rodents don't chew).

SPACE/LOCATION

Think about what gear you need to access in each season. Depending on space, you may need to design a system that can rotate between summer/winter sports. Take a look around your home to determine if there is space not being utilized to its potential. Whether it's a closet, a corner in the basement, a spare room upstairs, space under the stairs, or some wall space in the garage that can be transformed into gear storage – claim it as such. Locating storage in an area accessible to children can encourage them to take responsibility for putting away their gear. They'll know where to find it when they need it and proper storage can also prolong the life of equipment.

INCORPORATE TARGETED SOLUTIONS



Some equipment should be aired out after each use, so specialized hanging racks should be considered essential (and good ventilation is key!). In-floor heat in a mudroom also helps dry items quickly in the winter.

Make use of overhead space in a garage for hanging bikes, canoes, kayaks, etc. In addition to typical hooks, baskets and shelves, a slat-wall system offers flexibility you can tailor to your needs with specialized attachments. You can install mesh baskets for balls, wire shelves/baskets for boots and cleats, stands that keep golf bags off the floor, shelves and hooks for skis and boards, racquets and various helmets, and utility hooks for paddles and fishing rods. Wall-mounted clips can keep hockey sticks, curling brooms and lacrosse sticks organized.

Deep customized wood shelving is handy for storing large totes and clear bins for camping equipment, off-season gear and hockey bags.

Locker room-style storage with a designated space for each person keeps their belongings organized. There are also bags designed to accommodate specific equipment, which keeps required items together for easy access when heading out.

MATERIALS

Use appropriate materials and finishes that can stand up to wear and tear. Consider solid wood for doorjambs, casings, millwork and wall treatments (it stands up better than MDF to heavy use). Drywall corners with a radius are generally less susceptible to damage and chipping from being bumped. Durable floor surfaces such as porcelain tile and concrete can be swept and mopped easily. **OH**

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1

1 HAVEN HOME & GIFT

Vases

The sculptural shape of these stoneware vases can be enjoyed gathered in a group or by placing one on a pile of books to celebrate their earthy design and texture. Either way, these vases are a showstopper for your home.

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705.445.0454 | havenhomegift.com

2 BIRCH & BENJAMIN

Interior Paint

Soak a room in a deep, rich hue from Benjamin Moore. Use the six sheen levels to up the ambience and drama for a unique finish to cocoon you in the glamorous results.

15 Bruce St. S., Thornbury
519.599.2337 | birchandbenjamin.com

3 PEALAC RUG

Wool Sofreh

Used to wrap and store bread, this 100-year-old wool Sofreh, meaning floor cloth, is a testimonial to the workmanship and quality of the artisan. When unwrapped, it would be placed on the floor in Southeastern Iran in the Balvchi region, where a family would gather to eat with the bread in the centre. Layer this slice of history over carpet or use as a tablecloth or wall hanging.

368 Hurontario St., Collingwood
416.726.0412 | @pealacrug

4 BAKWOODS FIREPLACES & HEATING

Wood Stove

This free-standing Stûv 30 wood stove fits any interior design and has a three-door system, which allows for different experiences. A glass door gives a beautiful view of the fire. A solid door is for bedtime and will slow the fire down, making it last longer. An open door provides the sound of crackling wood. Get one installed now for cold nights.

7289 Hwy. 26, Stayner | 280 Concession 8 E., Tiny
705.467.0600 | bakwoodsfireplace.ca

5 DAVE SPIRES

Coffee Table

Honouring a black walnut tree harvested from a client's property, this coffee table highlights the grain and colour of the slabs. This custom piece is carefully crafted to be enjoyed for many years.

705.443.1550 | davespires.com

6 LAGOM 172

Lounge Chair

This low-seated chair is made in Belgium and crafted from mahogany and aniline leather, which uses a transparent dye to highlight the natural colour. The Scandinavian design is beautiful and comfortable.

172 Mill St., Creemore
705.520.2172 | lagom142.com



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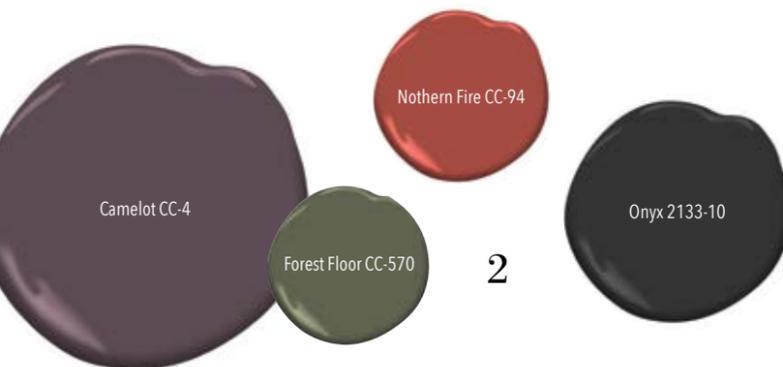
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6

Set the MOOD

Fall hues are rich and moody. Fill your home with autumn's splendour.



2

7



7 GEORGIAN DESIGN CENTRE

Lighting
The Lib & Co. Terlizzi line uses delicate gold leaves suspended in a box with LED bands of light. Available in ceiling mount, two sizes of pendants and wall sconces, these shimmering beauties will light the night and banish the darkness.

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8 GEORGIAN FRAME GALLERY

Canvas Prints
Framed in the Larson Juhl perimeter collection in suede, these canvas reproductions are by the artist Wani Pasion and titled, *Now I & II*. Hang them side-by-side for a dramatic statement and moody presence.

20 Balsam St. Unit 12, Collingwood
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9 VAN ALLAN DESIGN CENTRE

Chaise
On a chilly afternoon, grab a book, a hot cup of tea and your favourite cookies and sink into this cosy chaise. Covered in dark sherpa, it's the warm hug you will want to last forever.

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8



9



Continued on page 42

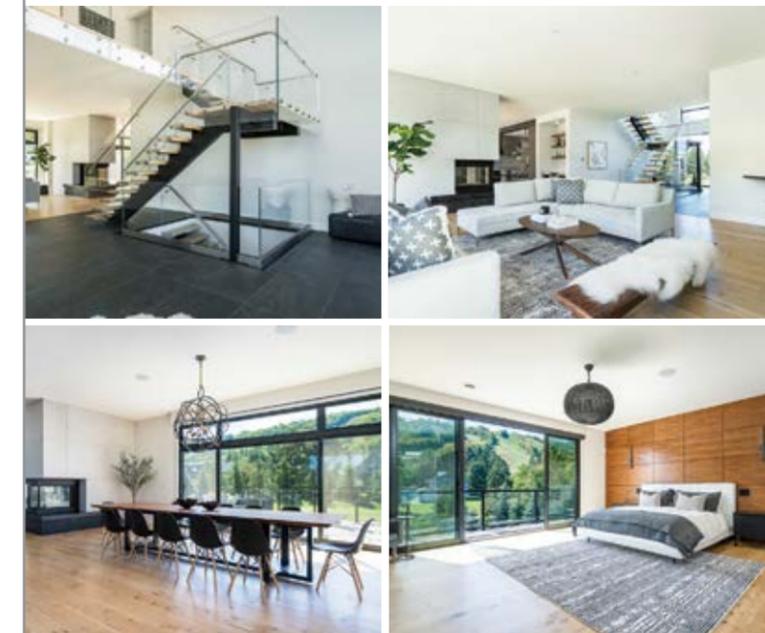


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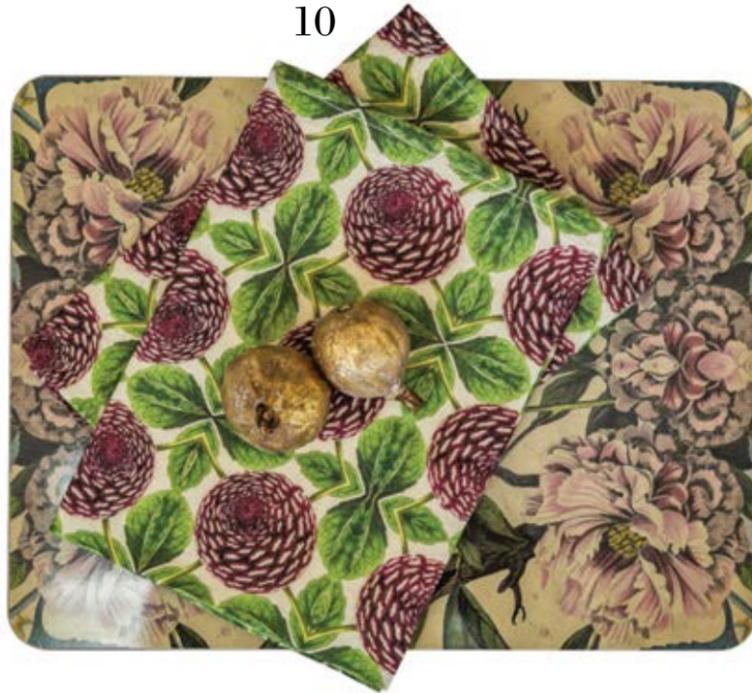


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10 MAGGIE + DIX

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11 DAWE AND COMPANY

Candle Holders
Let the mouse in the house enjoy a little atmospheric lighting with these slim, wooden candle holders. Match them with elegant black taper candles or choose from four other colours.

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12 CUISINE

Staub Cookware
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11



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GIN & POMEGRANATE Cocktail

RECIPE AND PHOTOGRAPHY JENELLE MCCULLOCH



THIS REFRESHING FALL GIN COCKTAIL IS TART AND HERBACEOUS. IT FEATURES POMEGRANATE AND A SWEET BUT EARTHY HONEY-THYME SYRUP.

INGREDIENTS

- 2 ounces gin
- 1 ounce pomegranate juice
- 1 ounce orange juice
- ½ ounce thyme honey syrup*

*To make thyme honey syrup, heat equal parts honey and water in a pan with a sprig of thyme. Bring to a simmer and let thyme infuse until cool.

INSTRUCTIONS

Combine all ingredients into a cocktail shaker with ice. Shake until cool and strain over ice.

Garnish with a thyme sprig and thick zest of orange peel.

Optional: With a butane torch, heat the thyme sprig until smoking. **OH**

online Get more recipes at ourhomes.ca/blogrecipes

REAL ESTATE MARKET SNAPSHOT – Q3 2023 IN REVIEW

In the interest of brevity, my focus for this report will be the three key trading areas and home types with which I have the most expertise: sales of residential condominiums and detached homes in The Blue Mountains, Collingwood and Clearview. I also serve Wasaga Beach and Meaford and would be pleased to provide an analysis for those areas for you upon request.



At the end of Q2 2023, we had about 5 months of inventory (at current pace of sales, how long to sell out all listings) but, with inventory increases, by the end of Q3, we are up to 7 months of inventory. The differences between the two quarters are an average of listings selling at 3.5% under their asking price, a slight decrease from the 3% under ask of Q2, a 15% increase in average days on market (DOM), a 21% decrease in the number of property sales, but a 3% increase in average sale price, apparently driven by sales of detached homes in Blue Mountains. So, while there seemed to be a slight increase in buyer activity in Q2, they weren't in evidence in Q3 and our median sale value decreased from \$813,750 to \$801,500. All categories suffered a loss in value except notably, as mentioned above, detached homes in The Blue Mountains, a reversal of its Q2 trend. Before we get too excited, though, bear in mind the average value in early 2022 was over \$2M, and the current average value is on par with July 2021.

HIGHS, LOWS & SPECIFICS (brackets show Q2 2023 values)

COLLINGWOOD:

- Less sales than Q2, slower sales cycle, sales within 3% of asking price, detached home & condo values both down
- The high sale was a 3,575 SF waterfront home in west Collingwood for \$3,500,000.
 - The low sale was a 1200 SF townhome-condo near Home Depot for \$370,000.
 - 49 (60) condo sales; avg of 68 (49) DOM; avg sale-to-list price ratio of 97.2% (96.4%); avg sale price of \$751,029 (\$766,287), down approx 2%

- 75 (94) single-family home sales; avg DOM of 35 (24); avg sale-to-list price ratio of 97% (97.2%); avg sale price of \$908,433 (\$942,818), down approx. 3.6%

THE BLUE MOUNTAINS:

- Less sales than Q2, slower sale times, sales at 3% to 4% under the asking price, condo values down, detached home values way up
- The high sale was a 5,800 SF 8 bdrm waterfront home with 126' waterfront for \$5,750,000.
 - The low sale was a 409 SF studio hotel-condo in the Westin at Blue for \$340,000.
 - 27 (40) condo sales; avg of 52 (40) DOM; avg sale-to-list price ratio of 97.6% (98.1%); avg sale price of \$646,407 (\$722,990), down approx. 10%.
 - 38 (43) single-family home sales; avg DOM of 50 (40); avg sale-to-list price ratio of 95.7% (96.1%); avg sale price of \$1,632,711 (\$1,338,163), up approx. 22%

CLEARVIEW:

- Less sales than Q2, slower sale time, homes selling at 3.5% of asking price, values slightly down
- The high sale was a 126 year old estate home on 93 acres southeast of Duntroon for \$3,000,000.
 - The low sale was a 3 bed, 1 bath home in New Lowell for \$485,000.
 - 47 (61) single-family home sales; avg of 43 (36) DOM; avg sale-to-list price ratio of 96.6% (98%); avg sale price of \$965,676 (\$970,098), down 0.5%

For a detailed analysis of the property you wish to sell or buy, please contact me at your convenience. I'm here to help you make an informed decision and to **SAVE YOU TIME!**



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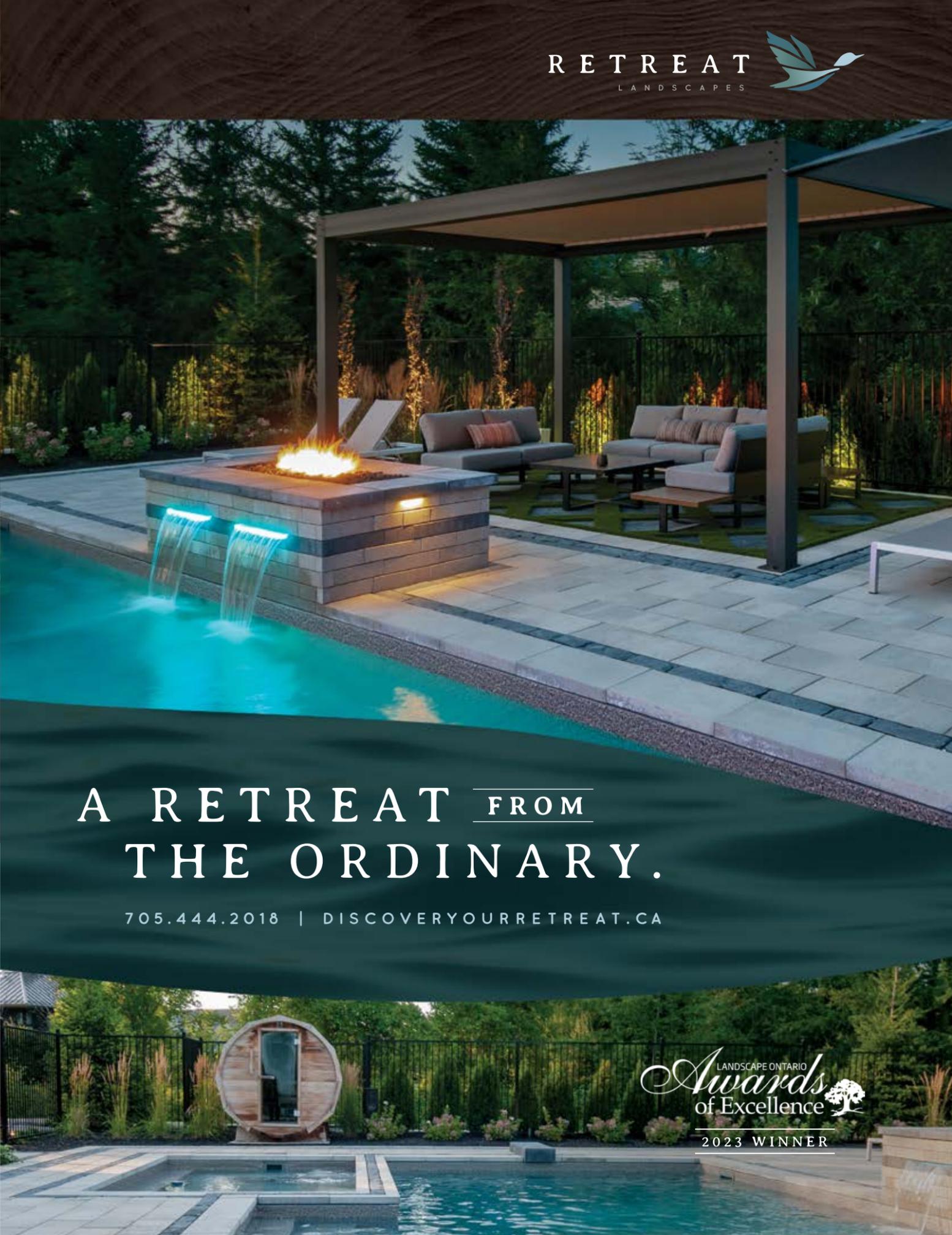
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ABCs AND 5 Ds of PRUNING

STORY TERESA MATAMOROS

Why Prune?

Every shrub should have a purpose in the overall garden design and that purpose will dictate how the shrub should be pruned.

The goal of pruning is to enhance and emphasize the natural shape and to maintain the health of shrubs and small trees. A well-pruned shrub can live for 100 years!

Afraid or reluctant to prune for fear of not doing it right or hurting the shrub? Follow these few steps and you'll be a pro.

A is for assessment. First and foremost, identify the shrub you are pruning. Questions to ask are:

1) When does it flower? Spring or summer? If it flowers in spring, it often means it is blooming on last year's wood and shouldn't be pruned until after it has flowered and before it sets new buds for next year. Forsythia, Bridalwreath spirea and lilacs are in this category. Roses, Hydrangeas and Rose of Sharon can be pruned early in the spring as they bloom on the new wood.

2) What is its natural shape? Prune to accentuate the natural shape of the shrub and please put the hedge shears away! No balls or squares here unless you are into topiary and that's a topic for another article.

3) What is the purpose of this shrub? Is it for flowers, fruit, for the birds or for privacy? *Continued on page 48*

gardening

B is for take a breath. Relax and give yourself time to know the shrub and look at it from all angles so you have the full picture of what you will be pruning.

C is for confidence. With time, trial and error (plants are very forgiving), you will gain confidence in your pruning abilities.



Now the **5 Ds**. The Ds help you figure out what to prune.

Dead or dying branches. Remove the dead and dying branches for aesthetics but also for health. Dead branches can be an entry point for various pathogens. Always remove the dead branch to a healthy, green node.

Diseased refers to anything that has a disease or pest problem that could potentially harm the plant if left unchecked. Cleaning your tools after each cut of a diseased branch is important.

Damaged is just that! Any branch that has been broken from winter snows or spring storms needs to be removed. These are weak points and again could be an entry point for pathogens.

Doubling branches. Sometimes the shrub will have two branches in close proximity growing in the same direction. Pruning one of the branches out will open the shrub, giving it better air circulation and strengthening the remaining branch. Also, remove any branches that are going from the outside to the inside of the shrub.

Desirable. This is what we want the plant to be. Do we want lots of flowers or is it the fruit or both? Do we want the shrub for privacy or is it a focal point in the garden?



Tools For Pruning

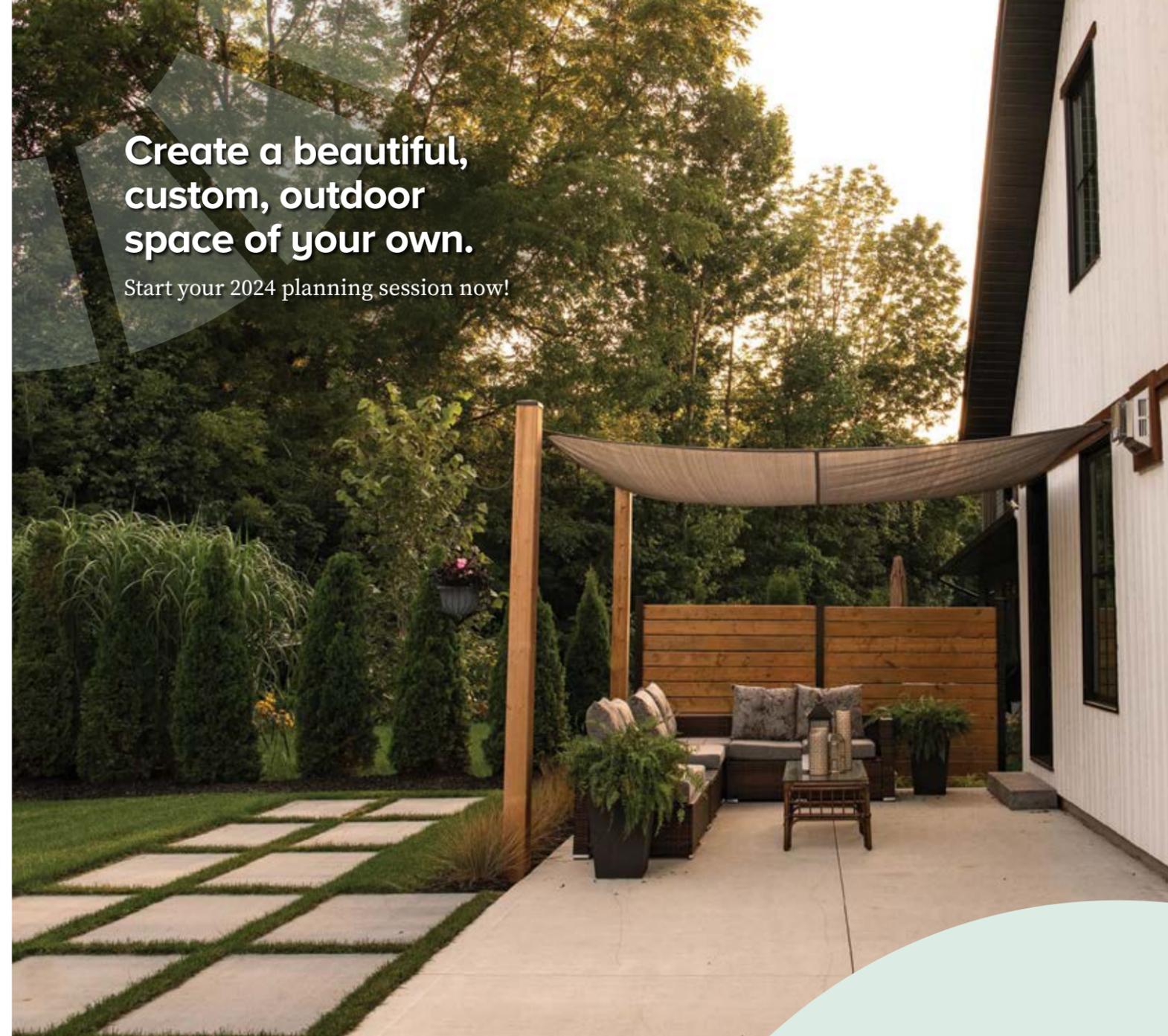
Invest in a good pair of secateurs or bypass pruners and a good hand saw. Loppers will help to remove the stems larger than three-quarters-of-an-inch. Always wear your personal protective equipment, such as gloves and safety glasses.

How To Prune

Cut branches/stems at a 45-degree angle, one-quarter-inch above an outward facing bud or branch. Be careful not to leave a stub as this could be an entry point for pathogens.

I hope you feel confident now to get out and prune your shrubs. Doing is the best way to learn! **OH**

Teresa Matamoros has a Bachelor of Science degree, an Ontario Diploma in Horticulture and is an ISA Certified Arborist.



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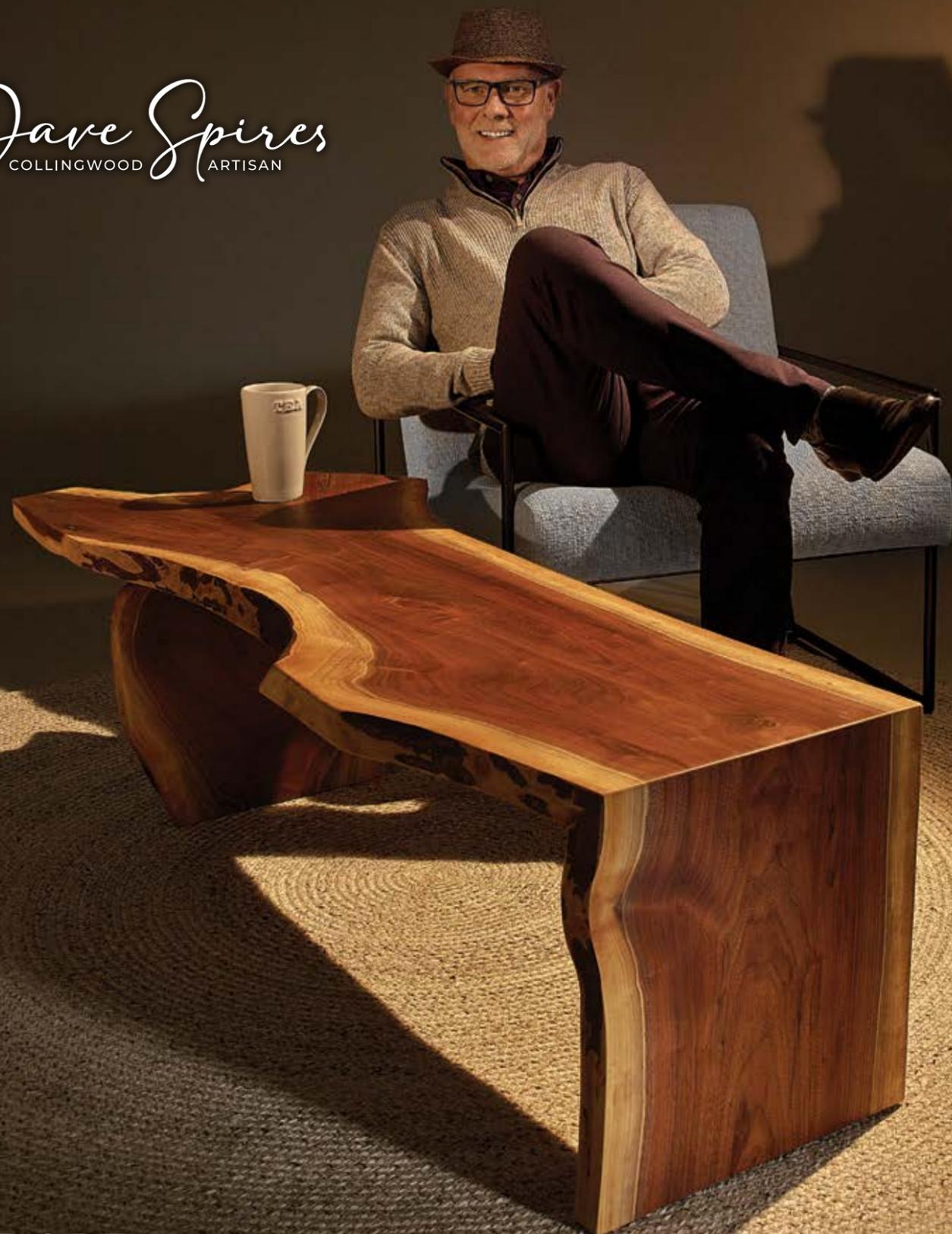
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Duff and Kerina Williamson with Coton de Tulear, Teddy. The fall foliage art is by Cameron T. Powell.

KERINA AND DUFF WILLIAMSON ARE AVID SKIERS, SNOWBOARDERS AND ALL-AROUND ENTHUSIASTS OF OUTDOOR LIFE. THEY DEVELOPED THEIR AFFECTION FOR GEORGIAN BAY AND ALL THAT IT OFFERS MORE THAN 20 YEARS AGO. *Continued on page 54*

BELOW: The windows at the front of the home, manufactured by Hometeck Window Corporation and supplied and installed by Genera Group Contracting, capture the fall glory of the trees at the rear of the property. The standing seam roof was installed by White Stone 1998 Inc., which also supplied the material. Garage doors are from Dodds Garage Doors. The front door was sourced through Entryguard Doors and installed by Genera Group Contracting. **BOTTOM RIGHT:** In the front foyer, the console and pots are from White Hill Home and embrace the simple, organic and elegant design of the home. Painting was completed by Complete Value Painting. Security for the home was completed by Red Brick Group.



The landscape design by Michelle Venning was completed by Coast & Stone Landscapes, which also supplied the hardscape material. Exterior and interior stonework was completed by MBM Stone Works Masonry Inc. Westsmith Design completed the residential design for the project.



Point of VIEW

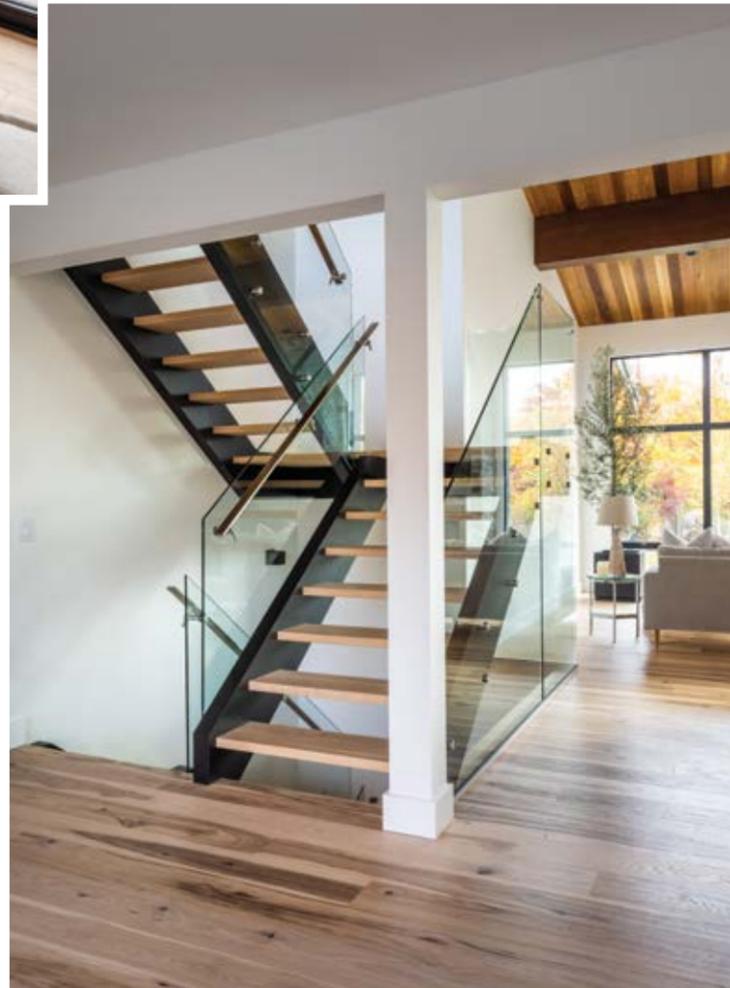
STORY RICK SHURMAN | PHOTOGRAPHY SANDY MACKAY | STYLING ELLEN OELBAUM



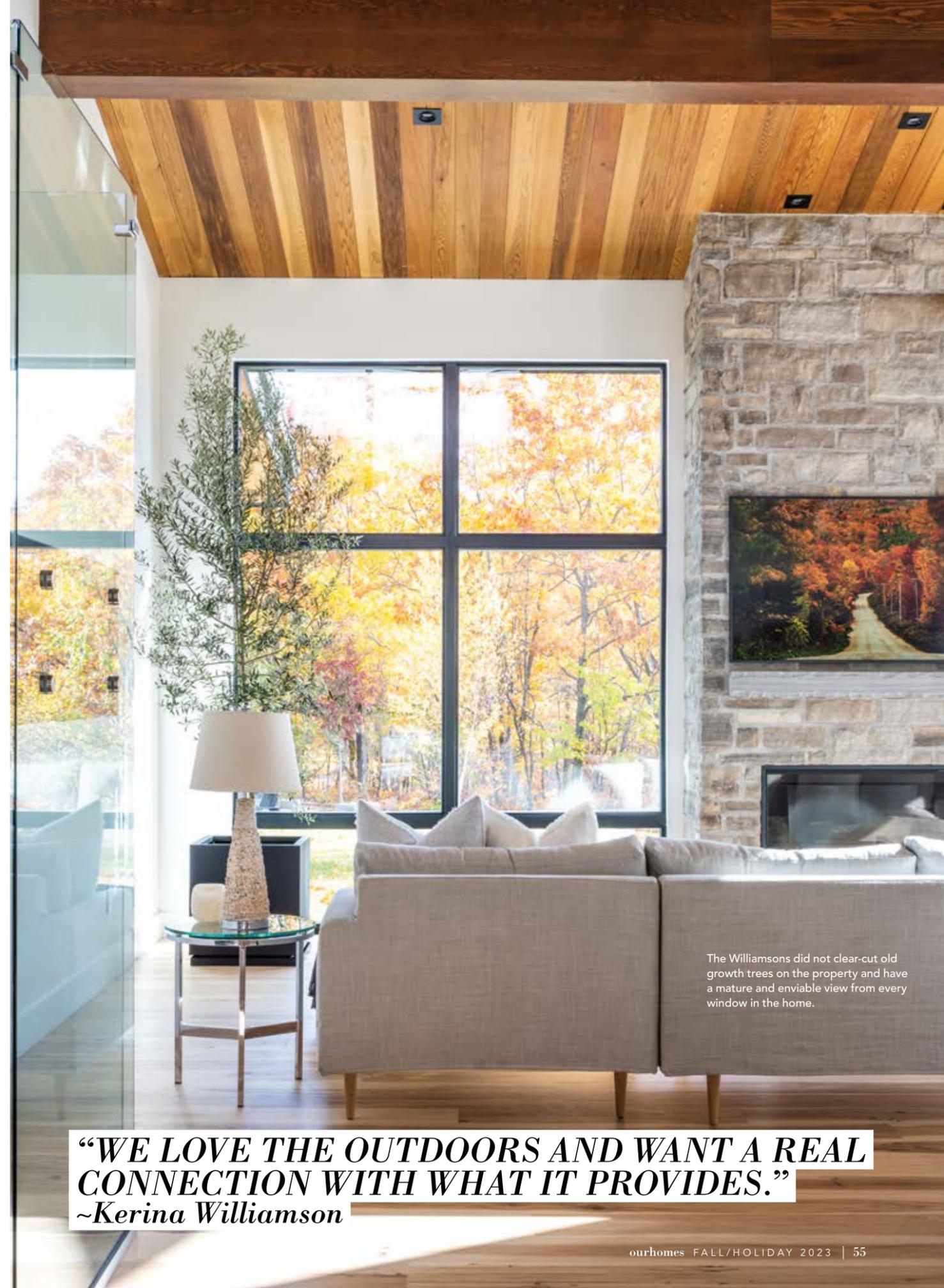


It all started when frequenting the area as weekenders and renters. With their twins in tow, they skied regularly, enrolled the children in racing programs and embraced winter on the escarpment. It was clear then, as it is now, that this was a location they would eventually want to settle into. They joined Alpine Ski Club 12 years ago and found a community of like-minded folks who shared their affection and passion for the hills and the area at large. As time passed, their love for the region naturally extended beyond the winter season. From hiking and biking the trail systems to boating on the bay, the Town of The Blue Mountains was destined to become their full-time residence.

The Williamsons knew they wanted to be in proximity to the ski club and as it happened, they came upon the ideal property, a stone's throw from the base of the hill, adjacent to a conservation area and on the trail system. A picture-perfect lot in so many ways. "We knew when we found it that it was the right option," says Kerina. "Because we are right next to a conservation area, we see all kinds of wildlife, including a family of deer. We love the outdoors and want a real connection with what it provides." That and the fact that they were so close to the ski hill, which they enjoy most days throughout the season, sealed the deal. They hired **Valleyview Construction** to build their home. *Continued on page 57*



ABOVE: A seating area on the second level has access to a deck that faces the front of the property. The InvisiRail Glass Railing was installed by Valleyview Construction. Ceilings and soffits are finished with clear cedar tongue-and-groove, sourced through Thornbury Home Hardware Building Centre. **LEFT:** This active family loves this large and organized mudroom with built-ins by Riverside Custom Cabinets Ltd. In-floor heating throughout the home, and all plumbing, was installed by Walker Plumbing & Heating. **RIGHT:** Craft Floors, Kawartha in hickory, were sourced from The Flooring Place Inc. and installed by Dave Jeffery.



The Williamsons did not clear-cut old growth trees on the property and have a mature and enviable view from every window in the home.

"WE LOVE THE OUTDOORS AND WANT A REAL CONNECTION WITH WHAT IT PROVIDES."
 ~Kerina Williamson



A live tree sourced through Promise Supply towers over the dining table and chairs. Lighting for the home was sourced through Montreal Lighting & Hardware. Bear Electric installed the fixtures and wired the entire home. The door leads to a screened-in porch, installed by Dreamscreens Canada Inc.



Paul Rogers, owner and operator of Valleyview Construction.

“We came up with a specific take on the concept for the home,” says Kerina. The inspiration was from California, where they call it mountain modern and it just seemed to fit with their ideas and their location. “To me, mountain-modern design is warm and welcoming in an authentic way, with the view as the focal point,” says Duff. “It uses organic materials paired with modern touches while welcoming the outdoors in. We wanted to take conservation into serious consideration. It was important to not clear-cut trees and try our best to respect the land, the natural vegetation and the animals that inhabit the area.”

Kerina says they wanted to blend the home and garden in with the adjoining protected land as best they could. “We incorporated native trees and plants and used a conservation grass mix called Greenfield that is better for wildlife and requires far less water than Kentucky bluegrass,” she explains. *Continued on page 59*



ABOVE: The stone surface for the island and counters in the kitchen are from Quartz Co Surfaces. The stools are from Rove Concepts. Kitchen taps were supplied by Georgian Design Centre and appliances are from Chatterson's Furniture & Appliances. **LEFT:** Riverside Custom Cabinets Ltd. completed the flat-panel cabinets. Hardware was sourced through Thornbury Home Hardware and installed by Valleyview Construction. **RIGHT:** The solid backsplash behind the Fulgor-Milano range makes a dramatic statement and matches the island surface. The panel-ready refrigerator and freezer beside the range blends in seamlessly with the rest of the cabinetry.





Although the scale is understandably a little different in scope than the California version, the notion of sitting into the surroundings topographically and texturally, minimizing the impact of construction, with a view to the hills, was made to order.

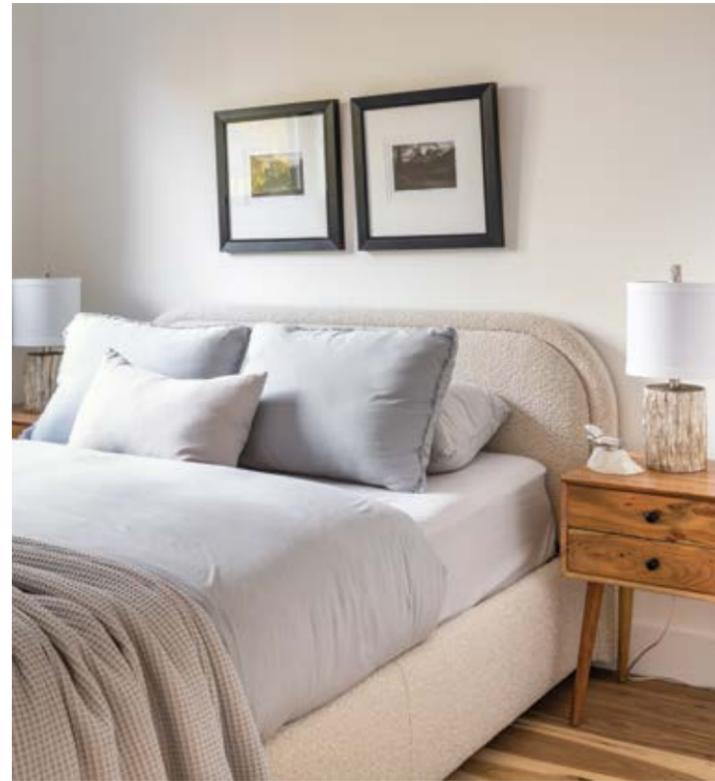
The Williamsons aimed for a home design that promoted simple elegance, not something fussy. A glass house in the woods. Kerina's father **Tim Fanstone** happens to be a talented architect and was brought in to put the plan in motion. "My father suggested to us that the land design the house," says Kerina. As lovely an idea as that is, Tim's skillset is more than evident. "We made an effort to use as many natural treatments as possible," says Duff. "This allowed us to create a very organic, tactile home. For us, that helps bring the outdoors in and blurs the boundaries between inside and out."

Beyond the natural textures and finishings, an abundance of glass goes a long way in keeping things open and airy. Clear cedar tongue-and-groove is used both inside for ceiling surfaces and as soffit on the outside, which dramatically assists in the intentionally seamless transition. *Continued on page 60*



ABOVE: A floating vanity from Riverside Custom Cabinets Ltd. shines against white walls. Tile for the project was sourced through The Flooring Place and installed by BCK Tile. Trim and mouldings for the home were sourced from Forest View Industries. **LEFT:** The bathtub caddy in the primary en suite is made from a beautiful piece of wood. The faucet was sourced at Georgian Design Centre. Window coverings were installed and supplied by Salnek's Custom Window Treatments. **FAR LEFT:** A stoneware pot holds dried grasses and sits on a log table in the primary bedroom's reading nook. **OPPOSITE:** The stone fireplace in the primary bedroom soars to the sloped ceiling. The Fireplace Stop installed and supplied the Marquis unit. The bedroom art is the ever-changing landscape outside of the windows. Security, audio and video was expertly installed by Red Brick Group.

LEFT: A hanging macramé chair in the daughter's room has a view out the double-aspect windows. **BOTTOM LEFT:** Each bathroom follows the same design aesthetic of natural materials and colours. Shower glass was supplied by Northern Windows & Glass. **BOTTOM MIDDLE:** The son's room has a bank of easy-access built-in storage to keep clothes organized. **BELOW & BOTTOM RIGHT:** The wave artwork in one of the bedrooms was sourced at White Hill Home. All bedrooms have inviting un-patterned bedding, fluffy duvets and upholstered beds offering warm and cosy winter sleeps.



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Paul Rogers, owner and operator of Valleyview Construction and **Warren Wilcox**, the project manager, alongside a team of outstanding trades made it all happen with impeccable taste and detail. According to Duff and Kerina, every trim and every baseboard is perfectly installed. “Although we could be a pain at times,” chuckles Kerina, “it was an excellent process from beginning to end.”

“It was a great build,” offers Paul. “A real showcase for Valleyview Construction and a great opportunity to be able to work with Tim Fanstone, as the architect. Duff, Kerina and Tim were accommodating and organized right to the closing. The idea of making it feel fluid from inside to outside almost eliminates the glass in a way.”

For Kerina and Duff, the premise of keeping the home “simple” in terms of the lines was realized in spades. “The roof in particular,” suggests Paul. “It is mono pitched front and back making for two points. One section complementing the upper terrace and the backside complementing the bedroom space.”

Continued on page 62



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TOP LEFT: In the lower-level family room, the custom metal fireplace surround is by Jeff Gilmour of the Metal Cabinet Company. The Town & Country Fireplace unit was supplied and installed by The Fireplace Stop. **TOP RIGHT:** Riverside Custom Cabinets Ltd. supplied cabinetry throughout the home, including in the laundry room. Counters are from Quartz Co Surfaces. **RIGHT:** A bar sits opposite the fireplace in the family room, with a backsplash matching the fireplace surround.



The finishing touches, from colour palettes, cabinetry from **Riverside Custom Cabinets** and all countertops from **Quartz Co Surfaces** to furniture and fixture selection add a good measure of connection between the home and its surroundings. Design consultant **Kristin Boughner** of **Boughner Construction**, was instrumental in carrying the intention through the build, while **Ellen Oelbaum** of **Stylist Home** brought in the final layers and elements to complete the cohesive

look. "It is exactly what we intended," says Kerina, "and took all of our specifics into consideration. It is spacious enough to have plenty of guests at one time, but we still maintain some privacy and when we are here by ourselves, we do not feel like we are rattling around a large home."

This beautiful home is connected to the land around them, it is open and airy and of course to their delight, Duff and Kerina enjoy its point of view, to the peak across the way. **OH**



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BATHROOM *Bliss*



STORY **FRANKIE CASTRO**
PHOTOGRAPHY **VALERIE WILCOX**



A bathroom renovation is one of the most complex and expensive projects you'll undertake. It's also one of the best investments you'll ever make. A lot goes into a successful bathroom reno and much of the magic happens long before the demo begins. Here are four tips to take your bathroom project from "all wet" to "best bet."

Plan Ahead

Every big project should start with a well-thought-out plan. Know the objectives of your bathroom renovation. Outline the details of the work, create a budget, including who will do it, and set a reasonable timeline. Working with a professional designer can help you avoid costly and time-consuming mistakes. Once you have a plan, apply for the necessary permits and order materials. It may take longer depending on the demand and availability of products and trades, so factor this into your timeline.

Choose Quality Over Quantity

There's nothing more disappointing than having a beautiful bathroom design on paper that is then poorly executed with sub-par products, materials or workmanship. Be realistic and ensure your plan reflects your budget. Do your research and view all samples in person, not just online.

A good designer and renovator will also recommend correcting any pre-existing problems behind the walls, such as plumbing and electrical issues, before digging into cosmetic upgrades and extras. *Continued on page 66*

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Selecting The Right Materials

Is your goal to modernize and “trendify” your bathroom, or are you hoping to create a space with staying power? Plumbing fixtures in chrome will always have a place in the home. However, there are many options to give your space some understated (or overstated!) oomph. Bronze and gold finishes have become mainstream, bringing luxury and warmth to a space. Beyond these, matte black and white or saturated-coloured fixtures have come to the market as a fun and unexpected infusion of personality into the room. Just be mindful that trends come and go, so if longevity is a priority, select classic metals that won't soon show their age.

Are you a “bath person” or a “shower person”? Many homeowners want both within the design. Freestanding bathtubs are like art and can be the room's focal point and a functional fixture in the bathroom – a perfect addition to the bathing area, with a full range of styles, sizes and materials, from classic to contemporary.



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Know When To Step Away

Can you survive without the use of this bathroom? If not, consider alternative accommodations or plan a vacation. Second, plan to be inconvenienced for the duration of the renovation. If you stay home, prepare for dust, noise and trades coming in and out. And know that this is temporary. Finally, know when to let your designer take the reins. Let them do what they do best. You've done your due diligence, hired a designer with the right experience and approved the plan.

A bathroom renovation is an exciting endeavour. It can also be costly and all-consuming. Don't let it wash you out. Plan ahead with a clear vision of your renovation goals, budget and timeline and work with a professional designer to ensure a squeaky-clean process from start to finish. **OH**

Award-winning kitchen and bath designer Frankie Castro is the creative director and founder of Square Footage Custom Kitchens & Bath Inc.

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TIP: Set aside an “emergency fund” to cover unexpected issues that commonly arise once the walls are opened. Reserve 10 to 15 per cent of your renovation budget. If you don't need it for corrections, you can add a splash of something else within the bathroom

A console table in the bright front foyer exemplifies organization at the home of professional organizer Ashley Vancardo. A basket corrals dog leashes, hats and gloves. On the tabletop, a tray holds sunglasses and keys while a graphic box keeps smaller items secure. **OPPOSITE, TOP LEFT:** The home sits on a corner lot, minutes from downtown Collingwood and was built in 2020.



Vinnie and Ashley Vancardo



Elegant AND ORGANIZED

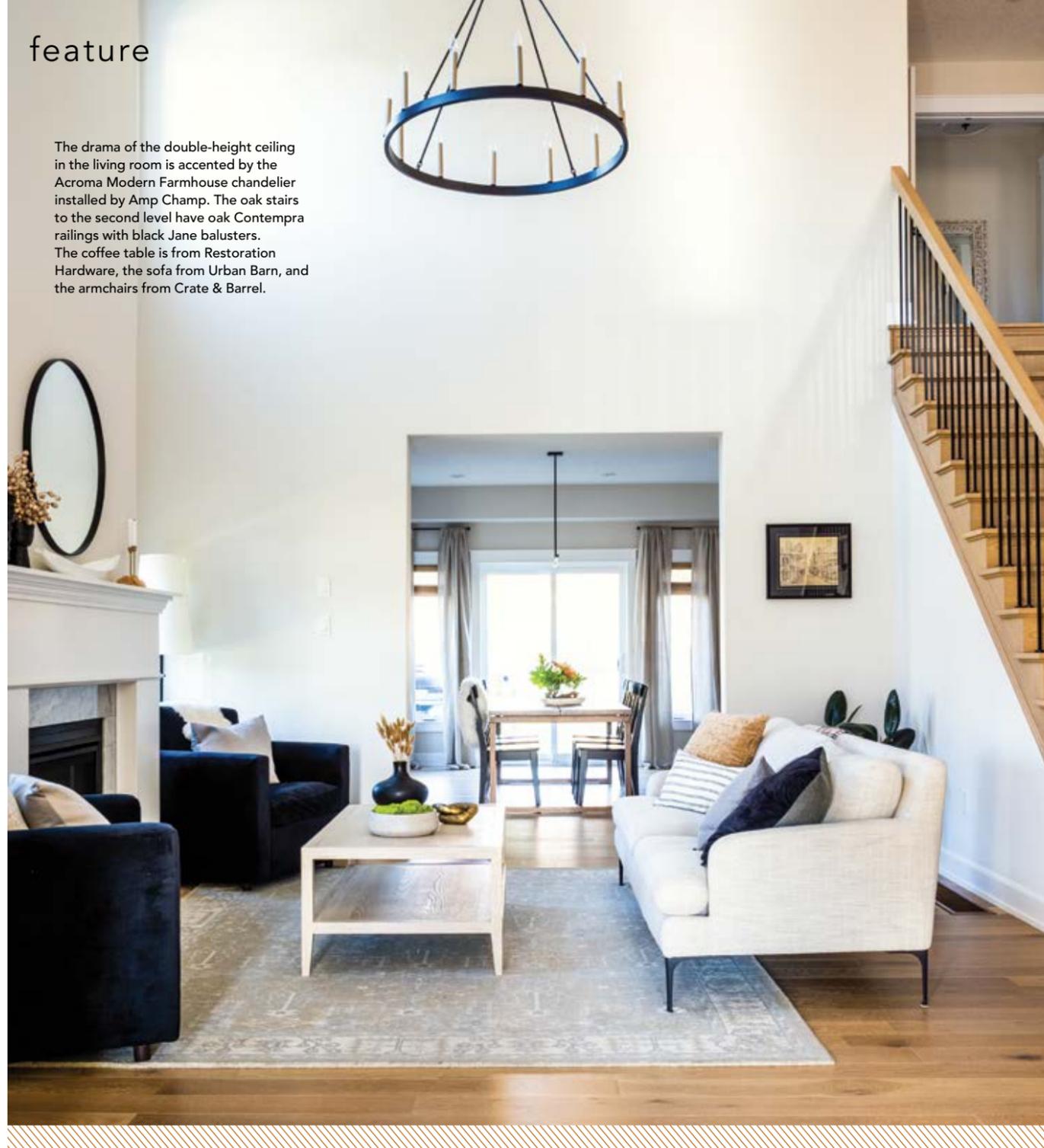
STORY **LAUREN LONG** | PHOTOGRAPHY **SANDY MACKAY**

Once upon a time, there was a home that was clean and tidy. The house looked picture-perfect with the family coexisting together surrounded by a backdrop of uncluttered dressers, empty countertops and sofas adorned with decorative cushions.

Continued on page 70

feature

The drama of the double-height ceiling in the living room is accented by the Acroma Modern Farmhouse chandelier installed by Amp Champ. The oak stairs to the second level have oak Contempra railings with black Jane balusters. The coffee table is from Restoration Hardware, the sofa from Urban Barn, and the armchairs from Crate & Barrel.



For **Ashley Vancardo** and her family, this fairy-tale home is their daily reality.

Our homes are a sanctuary, where we relax, unwind and escape the hustle and bustle of our daily lives. But years of collecting trinkets, treasures and stuff, and not enough time to edit and declutter, can create chaos at home. Many of us have no idea how to implement a system for organizing a home that's practical, efficient, and most important, sustainable.

That's where professional organizers like Ashley Vancardo come in, helping us achieve our goals to save time and money while creating an environment aligned with the lifestyle we want to live.

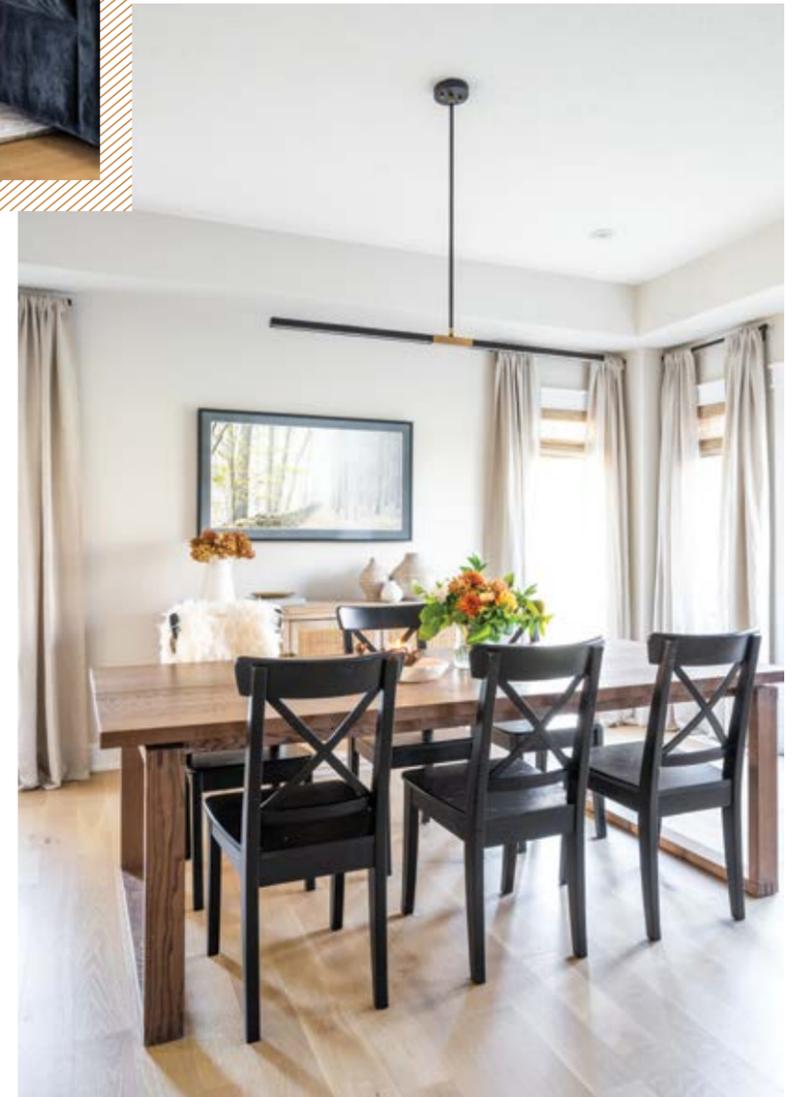
After starting her interior design career in 2016, Ashley decided to

enhance her skills and completed the Trained Professional Organizer Program through Professional Organizers in Canada in 2020. Professional organizing is a niche industry that Ashley felt aligned with her own personality and goals. When she learned about the KonMari Method for tidying a home to make it beautiful and functional, she completed the KonMari Consultant Program, learning the "six basic rules of tidying."

Ashley's home is a testament to her skills and the services offered to clients through her business, **Homemate**. The house, shared with her husband Vinnie, their daughter Alessia and son Kane, is a warm and welcoming space that is both attractive and functional with their lifestyles. *Continued on page 72*



LEFT: The gas fireplace provides a welcoming glow, and the mantel gives this feature a substantial presence. The area rug was sourced from Pottery Barn. Sculptural vases display dried grasses. **RIGHT:** The soft colours of autumn are highlighted in a floral arrangement from Florillia Flower Design. **BOTTOM LEFT:** A charming wallpaper, Chesapeake Spinney Toile in gray, lines the walls of the main-floor powder room. Black accent items are a graphic punch. The vanity was sourced at Collingwood Home Hardware Building Centre. **BELOW:** A linear light from Light House Co. in the dining room doesn't interfere with the frame television.





“MAKE YOUR SYSTEM SIMPLE FOR YOUR FAMILY TO FOLLOW. THINGS FALL APART WHEN YOU TRY TO OVER-CATEGORIZE.”
 ~Ashley Vancardo

The island is rustic Alder that has been finished with a light stain called Winter. The pendant lighting is Alden from Lighthouse Co. The pot filler, from Delta, helps get dinner ready quickly for this busy family and follows the metal tones used in this space.



The family moved into the custom build by Devonleigh Homes in Collingwood in August 2020. Starting with a blank slate gave Ashley the perfect opportunity to implement an organizational system that was efficient and easy for her family to follow. Every item has its own “home,” based on category, rather than location: books, clothes, paper, miscellaneous items and sentimental belongings.

“Make your system simple for your family to follow,” says Ashley. “Things fall apart when you try to over-categorize.”

Ashley’s interior design talents are apparent in the kitchen. Her family wanted the interior to be welcoming and practical, so they selected a colour scheme with shark grey paint complemented by painted maple cabinetry and

rustic alder wood on the island. The Hanstone Strato quartz countertops and matching backsplash weave timeless elegance into an English-inspired modern-classic theme.

The Vancardos kept the spacious layout of the original Devonleigh model, and most of the kitchen features, such as a separate stovetop with a pot filler, and a wall-mounted oven and convection microwave.

Unique to the Vancardo kitchen are meticulously labelled cupboards, and a clean, methodized fridge. Ashley recommends “decanting” if you appreciate a visually appealing cabinet. Take food, condiments and spices out of their original packaging and store them in transparent, labelled containers so that cupboards appear streamlined and neat.

Continued on page 74

TOP LEFT: Kitchen Craft cabinets are maple, and the door style is Elan, with brushed gold hardware. The cabinet colour is Drizzle. Counters and backsplash are HanStone quartz in Strato. Flowers are from Collingwood Flowers and Home Décor. **TOP RIGHT:** Ashley recommends putting food staples into transparent labelled containers that keep cupboards neat and streamlined, but also show at a glance what items are running low. **LEFT:** The essential ingredients needed for a hearty ratatouille wait to be chopped on a wooden board.



“Lead by example,” says Ashley. You can’t force people to be organized, but when they see the benefits of a system, they will follow. “The key is always putting things back in their designated place.”

When designing a new build, or renovating a kitchen, Ashley suggests installing pullout drawers in a reach-in pantry to make organizing and access easy.

Seventeen-foot ceilings in the living room give a sense of elegant grandeur, while a cosy fireplace offers a place for the family to gather in the cooler months and celebrate their holiday traditions.

Ashley and Vinnie chose features that were functional and visually appealing, such as white oak engineered wood flooring, and a simple picket-style stair railing. They also tweaked the layout to be more practical, such as changing the upstairs double-door entry and walk-in closet door to swing outwards to allow more space.

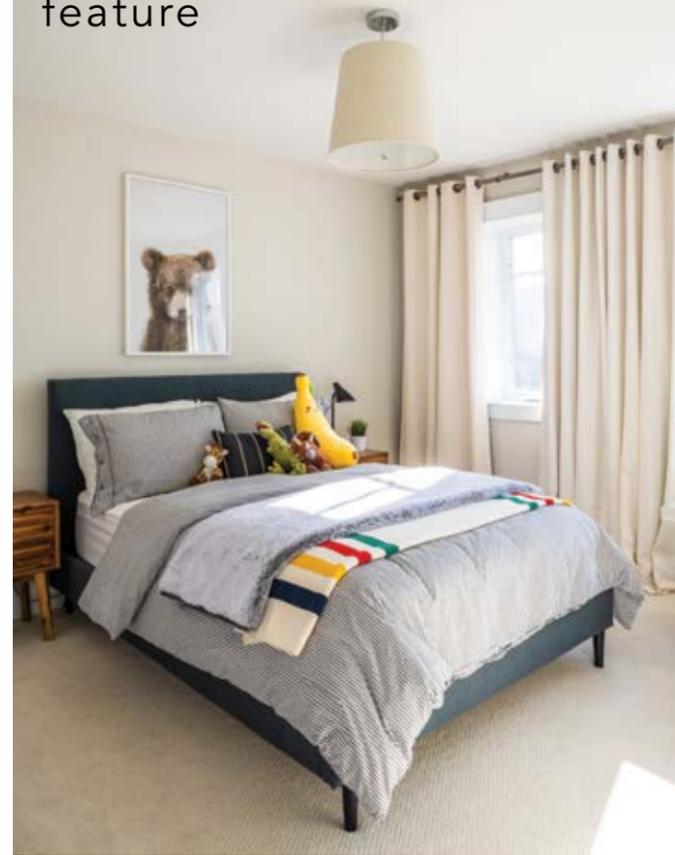
Their basement was customized to include a fourth bedroom, bathroom, media room and office, with walk-out access to a concrete pad and composite deck backing onto nature.

Continued on page 76



The vessel tub sits under windows with floor-to-ceiling drapes that add a soft, romantic vibe to this serene space. Vinnie and Ashley picked the Executive Trim Package from the builder. **OPPOSITE:** The style of the double doors that lead to the primary suite is called Madison. The upholstered bed is dressed in white linen. The primary closet is enviably organized, using the same hangers with all clothing categorized.





TOP & BOTTOM LEFT: Kane shares his bed with a few of his stuffed friends. Throw blankets are layered for cooler nights and add a pop of colour. His dresser holds neatly folded shirts that are arranged for easy viewing, as well as maximizing what can fit into the drawer. **BELOW:** A nook on the second level is a spot for the children to watch television. The woven wood blinds throughout the home were purchased at Salnek's Custom Window Treatments. **BOTTOM:** Alessia's bedroom has soft blush walls and pink accents. The chandelier is a luxe addition.



Beautiful bedrooms and bathrooms are easy to keep tidy when you have an organizational system in place. The cubbies inside the bathroom vanities assign every item its own designated place. Clothes are folded and put away using the KonMari folding style to appear uniform and allow more space.

Another trick is allowing items like children's toys to have a designated home where they are often used, outside their bedrooms. For example, Ashley's son loves to play with his toy dinosaurs while watching television in the kitchen, so she created a space under the kitchen island with washable bins so he can easily clean up and put them away himself.

Oftentimes, people find it challenging to start the process of purging unnecessary belongings and deciding which ones truly bring them joy.

"After identifying their ideal lifestyle and gathering all like items together in one place, clients can determine what brings them joy by physically holding each item in their hands to see if they feel an uplifting energy. If they do, it's a keeper!" explains Ashley. *Continued on page 78*

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TOP LEFT: In the “laoffice,” the laundry sits on one side of the room and Ashley’s office is opposite. Uniting the space is the same custom cabinetry, made from rustic alder, with a stain finish called Winter. The walls are painted Blank Canvas.
TOP RIGHT: The wall treatment behind the custom desk was installed by Ashley and Vinnie. A white board keeps the family organized. **LEFT:** Alessia and Kane enjoy some screen time in the finished lower level.

When it comes to children’s artwork, gifts from family and souvenirs, Ashley recommends dedicating a certain place and a specific amount of time to display these items.

“Once such items have been appreciated for a while, they have served their purpose, making them a little easier to let go,” adds Ashley.

Ashley offers advice for the holiday season. She suggests giving an experience rather than an item. You don’t always know what a person will use or find practical, plus memories are gifts that don’t take up space. She also recommends implementing an organization strategy well before the holidays, and assigning everything a designated home before there are decorations and gifts to deal with.

Vinnie, Ashley and their children look forward to celebrating the holidays in Collingwood’s festive winter wonderland. The Vancardos know that the post-holiday cleanup will be a breeze thanks to their systematically organized home! **OH**



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birding

On Being A BIRDER

STORY LYNNE RICHARDSON

📷 As you age, it's ridiculous how fast bird-watching creeps up on you. You spend your whole life being 100% indifferent to birds, and then one day you're like "damn is that a yellow-rumped warbler?" @jessecase

Yellow-rumped Warbler



PHOTO: ROBIN JOWETT

BECOMING A BIRDER



This recent Instagram post about becoming a birdwatcher has, as they say, gone viral. It has raised a lot of laughs amongst the birding community because so many of us can relate. It's true, it is hard to put a finger on just how someone who's never noticed birds morphs into a full-fledged birder (pun intended).

For some, it happens slowly and insidiously, perhaps starting with a general interest in nature. For others, myself included, it is something innate. I can't remember ever not being interested in birds. I made up names for birds before I got my first field guide. I always had to know what bird that was, which bird sang that song, who built that nest and where did the birds go in winter?

For many, it happens virtually overnight. Something awakens inside and you start to realize that you are always on the lookout for birds, you want to see new birds, you are going birding. You have become a birder!

THIS THING CALLED BIRDING

What exactly is this thing called birding? A dictionary definition is "the observation of birds in their natural habitats as a hobby." But that simple definition doesn't cover the full extent of this pastime. Buying binoculars and trying to identify what you're seeing is the next step. Then comes a quest for information on each species, learning a bit about their song, their preferred habitat, their behaviour and their life cycles. The more you learn the more you want to learn. At this point your simple birdwatching activity evolves to a more passionate pursuit of birds; a compulsion, an obsession even. The more you see, the more you want to see. This is when you've become a birder, the more serious term for the next level of birdwatching. *Continued on page 82*

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birding

SPARK BIRD



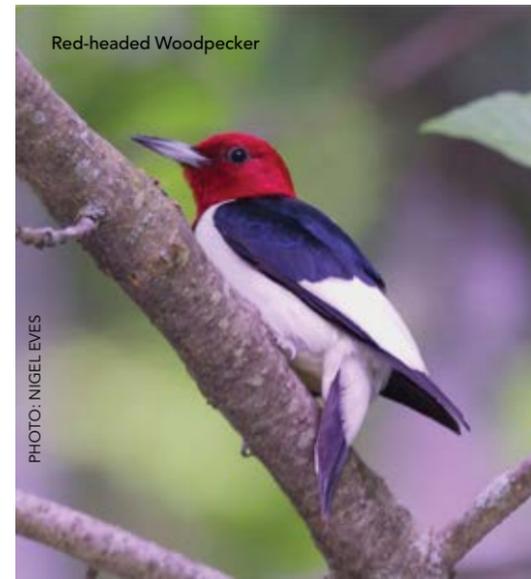
A common introduction to birding is often triggered by what birders refer to as seeing a “spark bird.” It’s the sighting of the bird that sparks your interest in birding. It’s the instance you really take notice of the unique beauty of a bird, or its song or its behaviour. Each person seems to have their own happy story about their particular spark-bird moment.

Sometimes there are several such moments that come together to ignite the passion for birds. I know some birders who noticed a picture of a bird in a magazine, which sparked a desire to see it in the wild, setting them off on a spark-bird quest. Then, the quest may not produce your target bird, but searching for it inevitably opens your eyes to other birds out there that you would not have noticed before. You’re on your way to discovering a previously unknown, virtual parallel universe, filled with birds. There’s no going back.

NOW YOU SEE IT

The development of digital camera technology can be credited with turning many into birders. Let’s face it, before the dawn of the digital age, you’d catch a fleeting glimpse of an interesting bird, you’d pull out your field guide and start flipping through the pages to pin down an identification. The bird flies off and you are left with a muddled memory of what you saw. Even with binoculars, it’s hard to embed the details of a quick glimpse in your brain. Such frustration could make it seem like birding is too much work and not fun.

However, having a camera at the ready to fire off a rapid series of shots before the bird flies leaves you with the opportunity to study the sighting at your leisure, with photographic images at hand to consult. It’s a relatively new-age method of identifying birds, but one many have readily taken to. Photography is now an additional tool in the birders’ bag of ID tricks.



Red-headed Woodpecker

PHOTO: NIGEL EVES

THERE’S AN APP FOR THAT



Another dramatic change in the world of birding is the advent of bird apps. The bulky field guide that you leave in the car is now on an app on your phone, which is in your pocket and at the ready. The apps have everything your old field guide has and more. They come complete with range maps, male, female and juvie plumage plates, life histories and even each species’ songs and calls! There are apps that will record birdsong around you and instantly pop up suggestions and pictures of possible identification. They’re reasonably accurate, but not infallible – it’s always best to get a look at the songster to confirm. These same apps will also suggest the identity of a bird from your photographs. And they will even suggest an ID of a bird you describe to it. Finally, there’s an app (eBird) to record all your sightings on and in doing so you are contributing valuable data on a species’ abundance and distribution to the scientific record, which informs conservation policy and action. It combines the fascinating joy of birding with a scientific purpose, making for a most honourable recreational undertaking.

GO BIRDING!



These apps and aids put you on the fast-track to building your birding skills for sure. They’ve contributed to a boom in birding as a recreational pursuit. But still, nothing beats simply getting out there in nature and self-finding a species you’ve never seen before. So pack up your gear and go birding! **OH**



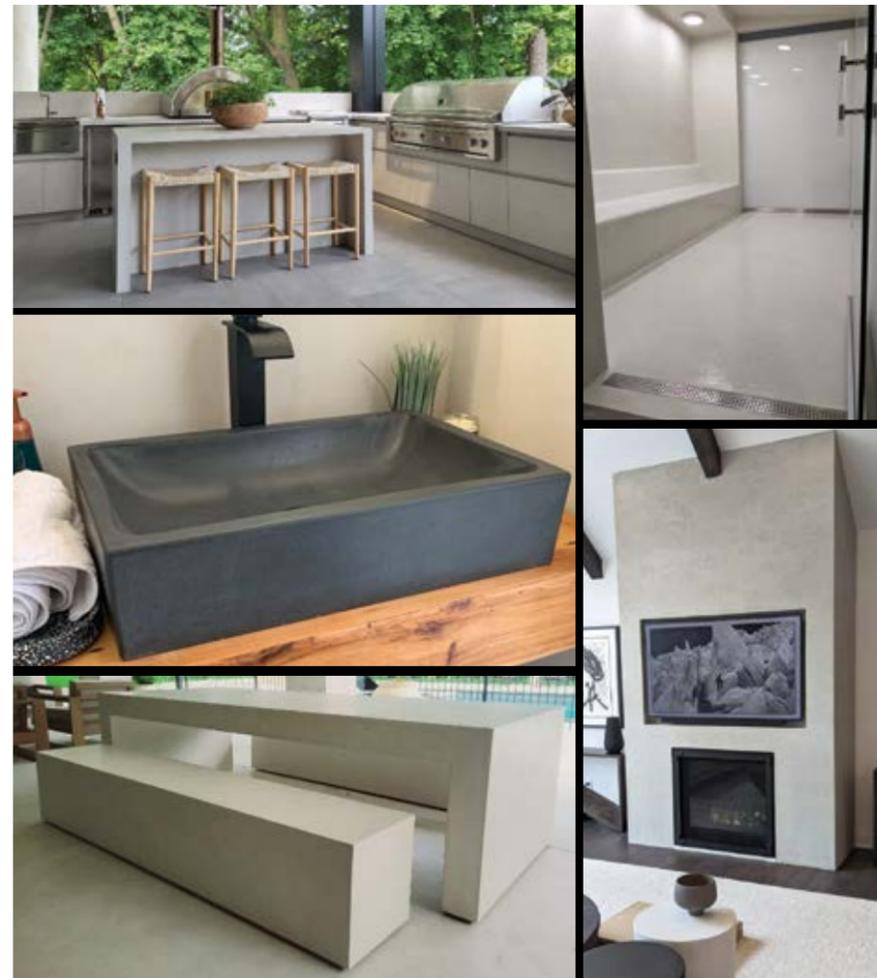
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Blooms for EVERY OCCASSION

PHOTOGRAPHY KIANNA SUNSHINE

THE PLACE

For Ashley Kimmel, it all started with an education in visual merchandising arts and a love of flowers. After helping a friend with wedding flowers, Ashley decided to take an intensive course in the U.S. taught by talented floral designers. She knew her career path had to include bountiful blooms. Ashley Elaine Florals started in Toronto in 2015 and, after her parents retired to the Southern Georgian Bay area, Ashley was inspired to move to Thornbury, and then to Meaford to continue growing her event floral business. **Marigolden**, Ashley's new retail store in downtown Meaford, is a burst of colour, beauty and vibrancy, just like the flower that inspired the name. The store's interior is a joyful celebration that includes Ashley's signature floral arrangements, plants and curated, purposeful décor chosen with care by her.



DESIGNS

Ashley loves colour and as a floral designer, she shares that love through her store and the lush arrangements she creates. Marigolden has been a long-held retail dream and, with the support of her family, she is excited to bring her effervescent passion for colour and flowers to her customers.



BRIGHTEN EVERY DAY

A new colour palette is used each week to create grab-and-go bouquets that are displayed in a glass-fronted refrigerator. You'll love these wrapped blooms. Custom floral orders can be created using the weekly palette or with some notice, preferred hues can be ordered. With Ashley's extensive experience in event florals, she is happy to create beautiful displays for birthdays, small and large weddings, celebrations of life and "just because I was thinking of you" bouquets. Delivery from Owen Sound to Collingwood is available.



COLOUR INJECTION

The happy and positive vibe of the store extends to the colourful, beautiful and practical pieces that can be added to your home's décor. There are candles, candle holders, vases, mugs, puzzles, cards, dried flowers, wall art and pillows that will make your home joyful. **OH**



HAPPY PLANTS

Plants bring comfort and a touch of green, going a long way to making a space feel warm and lived in. Customers who love plants a little more than flowers can choose from the selection of different species that Ashley is happy to give expert care instructions for, ensuring the new addition to your home lives a long and happy plant life.



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- General Carpenter
- General Machinist
- Hairstylist
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- Industrial Mechanic Millwright
- Motorcycle Technician
- Plumber
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- Truck and Coach Technician
- Truck-Trailer Service Technician
- Welder

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Garden Suites

Is an accessory dwelling unit right for you?

AS CANADA'S HOUSING CRISIS GRINDS

on, governments have begun to pay much more attention to “gentle densification” – the concept of getting our existing properties to do more. In Ontario for example, the provincial government’s “More Homes Built Faster” legislation loosens up rules pertaining to accessory dwelling units such as garden suites.

So what does that change mean on the ground? Well, if you’ve been toying with adding a separate in-law suite, a rental suite or even some cool studio space on your property, today you potentially have less red tape to contend with.

While many of us might be intrigued, garden suites are also a fairly new format that not everyone is familiar with. And many homeowners may legitimately wonder: “Is a garden suite the answer to my family’s needs?” “Is this cost-effective?” And: “Can my property even accommodate a garden suite?”

We looked at the legislative changes and contacted a couple of industry experts about potential benefits and key considerations with garden and laneway suites.

Here's a closer look:

THE LEGISLATIVE CHANGES

Setting the stage, Ontario’s Bill 23 (which passed in November 2022) stated: “One of the ways we propose to increase gentle density is by expanding what’s allowed to be built without further planning approvals. Our plan would permit up to three residential units on most residential lots ‘as of right’ – that is to say, without needing a by-law amendment. For example: a main residence, a basement apartment, a garden house.”

In Toronto, where the housing crisis has hit especially hard, city council permitted laneway dwellings in 2019. Then in February of 2022, the city adopted a “Garden Suites Official Plan Amendment and Zoning By-law Amendment” allowing garden suites in most GTA residential zones.

Samantha Chan is marketing and sales director of Toronto-based Elevate Realty Inc., a real estate sales brokerage that focuses on investing in houses and multi-family homes. In a nutshell, the new garden suite legislation translates into way more opportunities, she says. Realistically, Samantha explains, only about 47,000 or so properties in Toronto meet laneway suite requirements (i.e., they have laneway access and meet fire requirements). Yet, thanks to by-law amendments, now, Samantha says, “You don’t need a laneway. As long as you have a big enough backyard, you can build a garden suite. If a homeowner wants to do it, it becomes a lot easier and more feasible for them.” *Continued on page 92*



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- **Design** – Bianca says some homeowners match the architecture of their garden suite and main structure, whereas others prefer a juxtaposition. “We have architects and engineers that work alongside the client to create and bring to life their vision.”
- **Construction** – Decisions include whether to hire a project manager and/or specialized builders and contractors, etc.
- **Pricing** – This can range upwards from \$350 per square foot in Toronto (which is substantially lower than condo prices). Samantha notes that there are considerable fixed costs with garden suites and therefore building a two-storey suite can deliver both more living space and better cost per square foot as well.

Has there been an uptick in interest? In a word, yes. Already in the short time since new legislation rolled out, Bianca says she’s seen homeowner interest rise: “More and more people are looking for creative ways to maximize their living space and a garden suite provides a unique opportunity to do this.” **OH**

WHAT ARE GARDEN SUITES BEING USED FOR?

Bianca Acqua is director of sales and marketing for Woodbridge-based City Modular Buildings Inc., a company that specializes in modular homes, laneway and garden suites. From where she sits, Bianca is seeing various motivations in terms of why homeowners are building garden suites: “It really just depends on the needs of the individual or family,” she says. “So some people are using garden suites as rental units to generate additional income, while others are using them as separate office or studio spaces to work from home. We see that these garden suites are a great way of providing additional living quarters for multi-generational families or to serve as a guest suite for visitors.”

WHAT ARE SOME KEY FACTORS TO CONSIDER?

For homeowners exploring whether this option is workable, here are some key considerations:

- **Lot size** – Samantha notes a difference between garden suites and laneway suites. While a “laneway house can span the whole distance of your backyard,” she says a garden suite requires a setback on each side.
- **Compliance** – Garden suites must comply with relevant Ontario Building Code regulations and zoning by-laws.
- **Building permit** – These must be obtained.
- **Emergency access** – A compliance review is required.
- **Existing trees** – In Toronto, a garden suite “should not result in the removal of a healthy by-law protected tree.”



PHOTO COURTESY OF CITY MODULAR BUILDINGS INC.

WANT TO FIND OUT MORE?

<https://www.ontario.ca/page/more-homes-built-faster>

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/garden-suites/>

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BUTTERNUT SQUASH *pasta*

RECIPE AND PHOTOGRAPHY
JENELLE MCCULLOCH



THIS PASTA RECIPE IS A FALL COMFORT DISH. ROASTED BUTTERNUT SQUASH IS PURÉED WITH RICOTTA CHEESE TO CREATE A CREAMY PASTA SAUCE TOPPED WITH AROMATIC CRISPY SAGE.

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INGREDIENTS (Serves 4-6)

- 2 cups butternut squash, peeled and cubed
- 4 cloves garlic, peeled
- 1 Tbsp thyme
- ½ cup ricotta cheese
- ¼ - ½ cup vegetable or chicken stock
- 1 box (450g) dried pasta of choice
- Fresh sage, to serve
- Parmesan, to serve
- Salt and pepper
- Extra virgin olive oil

INSTRUCTIONS

- Preheat oven to 400°F.
- On a baking sheet, toss together butternut squash, garlic cloves, thyme and olive oil. Season with salt and pepper.
- Roast squash for 30-35 minutes.
- When tender, add the butternut squash, garlic and ricotta to a food processor. Add stock as needed and purée until smooth.
- Bring a large pot of salted water to a boil. Cook pasta according to package directions. Save one cup of pasta water and drain the noodles when cooked.
- Add a tablespoon of olive oil to a large skillet.
- Over medium-high heat, fry sage leaves on each side for 30 seconds or until crisp. Remove from pan and set on a paper towel.
- Add butternut squash purée, ½ cup of pasta water and cooked pasta to the pan. Toss to combine, adding more pasta water as needed.
- Top with parmesan and crispy sage to serve! **OH**

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Christine Harrington, Owner

PHOTO: KIANNA SUNSHINE



PHOTO: SANDY MACKAY

LEARNING FROM THE BEST

My Dad brought me into the building industry when I was young and I was lucky to have that mentorship, but I knew I had to earn the right to stay on the job site. In the early years of my career, the focus was to be on site every day to learn from all the different trades involved in a new build. More than 12 years and 25 homes later, my experience has earned me respect from the trades and the trust of my clients.

"Women or anybody really should find what interests them and go for it. The fact that you are different from your competitors or colleagues is what brings value to projects and sets you apart. I love being at the job site every day and leading a really talented build team."



Dave Harrington & Christine Harrington



PHOTO: DERECK TRASK

ENCOURAGEMENT

We still have work to do in making residential construction sites a place where women feel they belong. As more women express interest in the trades in high school and college, they need to be provided with quality mentors and work opportunities. Experience and hard work is the key in construction. It is no secret skilled trades persons are in demand and more women choosing a trade as a career can help relieve the shortage. We are problem solvers, good communicators and organized, all very important traits I look for in the trades who work on my builds.

Continued on page 98



**Diane Scott,
Owner**

PHOTO: KIANNA SUNSHINE

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Continued on page 100

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**Laurie Blair,
Co-owner**

PHOTO: KIANNA SUNSHINE

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VALUE OF WOMEN IN THE TRADES

It is important for women to demonstrate their value in the building industry and Alair has just as many women as project managers versus men throughout North America. In a male-dominant industry, construction has lots of room for women in the building trades and I hope to stand out as a mentor and lobbyist for those looking to pursue a career in the building industry.

PHILANTHROPY

I enjoy giving back to our community and helping others. Our office is very proud of the expansion we completed for the Barbara Weider House for homeless youth in Collingwood. A current project is renovating My Friend's House, a shelter for women and children.

"We love giving back, and by the way, we build great homes."



PHOTO: VALERIE WILCOX



PHOTO: KEVIN BLAIR

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**Erin Small,
Project Estimator**

PHOTO: KIANNA SUNSHINE



THE TEAM

There are women both on the leadership team as well as contributing within our teams on the field. The round-table work culture of teamwork that is instilled has everyone openly sharing knowledge and offering unconditional support.

DESIGN

Whether you are looking to build an alpine-inspired ski chalet, a vacation home or cottage, a new home or an addition, our team is always ready to meet your needs. Our optional in-house design services help ensure that every client's vision is achieved in a final building that serves their functional needs while integrating signature features and distinctive style.



Continued on page 104

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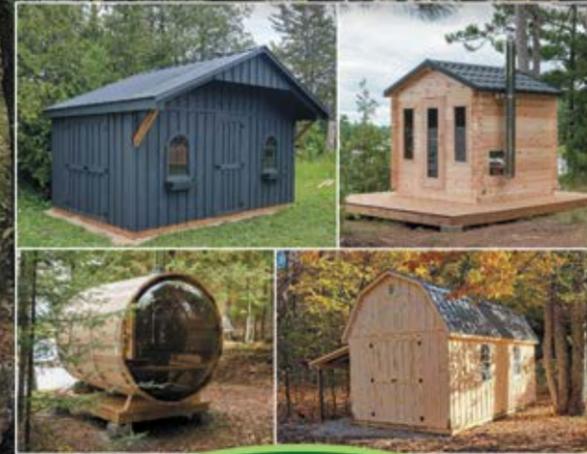


Tiegan Shepperd, General Finisher
Terra Moore, Tile Setter

PHOTO: KIANNA SUNSHINE

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TEAM EFFORT

Women like Tiegan and Terra, who work in residential building, are hardworking, creative and efficient. They have a strong work ethic and are self-sufficient problem solvers who think outside the box.

Continued on page 106



SUPPORT

It is important to support and shine the light on women working in the trades. Residential building projects greatly benefit from the skills and talents of the many experienced women who work in the industry.



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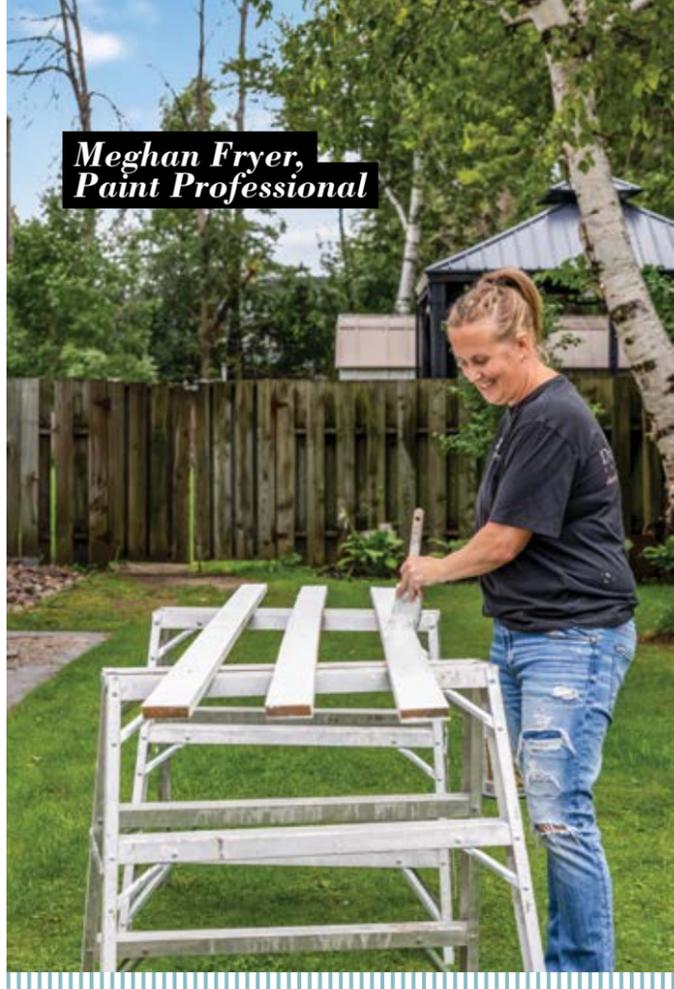
There has been a noticeable change in the number of women I get to work with in painting but also in other trades in the industry. It is great to see so much interest from women in an industry typically full of men.



INTERIOR WALL TRENDS

I have been very excited to see the use of pattern and colour evolve over the last few years. Accent walls, wallpaper and bold monochromatic rooms are my favourite! **OH**

SEE OUR DIRECTORY FOR ALL CONTACT INFORMATION.



**Meghan Fryer,
Paint Professional**

PHOTO: KIANNA SUNSHINE



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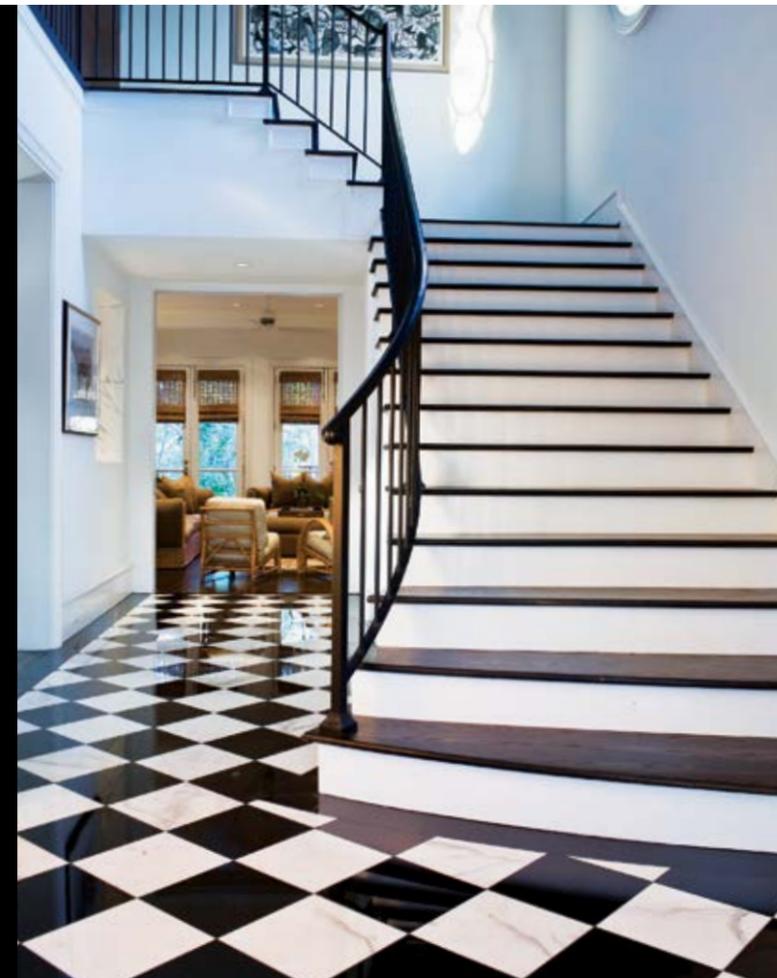




PHOTO: NICOLE MICHALOU

HOST A PROGRESSIVE PARTY

STORY
NICOLE HILTON

Have you ever attended a progressive party? The basic concept is to organize a group of friends or neighbours, start at one house, and every hour on the hour, walk to another house. Each host or hostess provides a different experience typically consisting of the first house offering a cocktail, the second an appetizer, the third a main course, the fourth a dessert, and so on. The more houses you have, the more courses you can add. It's a fun idea to try when everyone's house is all decked out for the holiday season and a wonderful way to connect with your community for some festive cheer. Since no one is driving, there's a safety angle to hosting this style of party (plus no expensive Uber ride required!). In fact, you'll want to keep this concept in your back pocket for entertaining right through the winter months.

Aside from the traditional progressive party agenda where each host provides a different component to the movable feast, there are plenty of different themes you can come up with and divide among several homes. Here are three crowd-pleasers to get you started.

1. GAME NIGHT

Sorry NHL fans, this isn't a theme for you! With this concept each host or hostess will organize a game for everyone to play. Try to include games that use different skills since participants will have their own strengths and weaknesses providing a full night of entertainment. Some suggestions include Pictionary, poker, Things in a Box, karaoke and ping pong. If you're feeling extra inventive, turn your house into an escape room and see who makes it out the front door when the hour's up!

2. TRAVEL DESTINATIONS

Bonjour! Hola! Aloha! For this option each host or hostess decorates their home like the favourite place they've travelled to and serves an appetizer and/or drink reflecting that destination. If you really want to get the party going, add some music from the region too. Your guests will feel like they've been around the world when they only went around the block. Another option is to choose one travel destination like Italy and each house provides a different component to an authentic Italian dinner.

3. CHARCUTERIE WALK



PHOTO: JENIFOTO

It's common knowledge that everybody is tired and full of cheese during the holiday season. Feed into that notion and host a charcuterie-themed neighbourhood stroll. Each house can feature a different cheese and wine pairing like Champagne (or prosecco) and brie, Malbec and gouda, or Sauvignon Blanc and goat cheese. Make sure to include a non-dairy and alcohol-free option at one or more of the stops as well.

PRO PARTY TIPS: Remember to provide a map with house addresses for your guests in advance and to wear sensible shoes for walking. **OH**

Nicole Hilton is a lifestyle expert from Thornbury.

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Happy Holidays

Southern Georgian Bay, known for its picturesque landscapes and cosy homes, has become a canvas for stunning festive transformations on the annual Royal LePage Locations North Holiday House Tour, sponsored by OUR HOMES. The homes on last year's tour offered unique charm and captivating holiday décor, all while helping raise \$40,000 for local charities. *Continued on page 114*

STORY **JULIE SIMMONDS** | PHOTOGRAPHY **SANDY MACKAY**





holiday tour



A CANVAS FOR ART

DECORATED BY **SHARON ALLAN**

SPONSOR **LINTON & WHITTON GROUP**

IN SUPPORT OF **HOSPICE GEORGIAN TRIANGLE**



holiday tour



This home, built by **Redwood Homes** and sponsored by the **Linton & Whitton Group**, showcased a stunning blend of classic elegance and modern holiday flair. Designed by **Sharon Allan** of **Van Allan Design Centre**, the home is intentionally understated in its daily décor, allowing the bold colours of the striking artwork to take centre stage, showcasing vibrant hues and captivating pieces. Thoughtfully placed holiday adornments add a touch of sophistication. A grand tree stands proudly in the open-plan main-floor living space, which is perfect for guests to nibble festive food, open presents and enjoy each other's company.

Sharon Allan's design combines classic and modern elements to create an enchanting holiday experience. Every detail, from muted metallic tones to the traditional warmth and careful placement of natural greenery exudes elegance and cheer. The home is a celebration of art, design and the joyous spirit of the season, inviting guests to immerse themselves in a world where interior décor and holiday magic blend seamlessly. *Continued on page 118*



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holiday tour




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Nancy & Rachael Havens



A renovated century home with a youthful blend of modern and Bohemian elements was designed and decorated by owner Rachael Havens and her mother, Nancy Havens. Working together, they used simple yet magical decorations that created an atmosphere of cosy comfort. White pom-poms with red beaded garland decorated the holiday tree in the living room, where the fireplace provided a serene ambience for relaxation and reflection. Festive touches throughout the rest of this charming home add a little magic as family embraces the welcoming atmosphere. A true testament to the transformative power of design and how it can create an inviting and magical holiday haven that infuses warmth and joy into every corner. The sponsors of the home were **Shelby Elstone** and **Alexandra Bennett** of **Royal LePage Locations North**.

Continued on page 122



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holiday tour

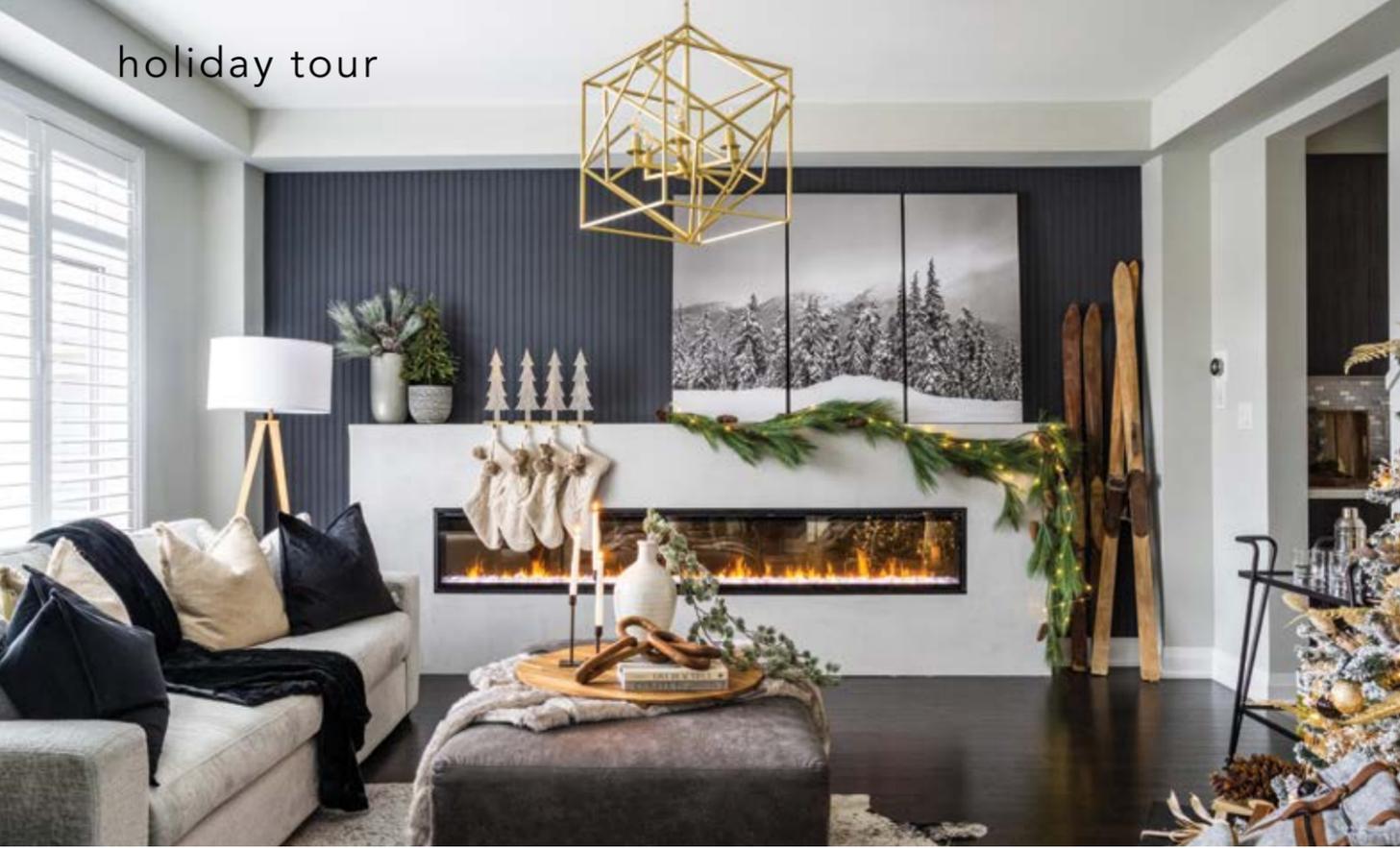


**SKI
FAMILY**

DECORATED BY **ELLEN OELBAUM**
 SPONSOR **THE EGAN TEAM**
 IN SUPPORT OF **GEORGIAN TRIANGLE
HUMANE SOCIETY**



holiday tour



This welcoming winter retreat near the ski hills that surround Collingwood draws family and friends in from the cold after a day spent outdoors. Next to the foyer, an intimate study with deep, plush seating has a magnificent electric fireplace that spans an entire wall and is framed by stunning marble tile. **Ellen Oelbaum** of **Stylist Home**, the designer for this offering, has used oversize winter-scene artwork, natural greenery, white lights and old skis for a cohesive holiday look that flows into the open-plan kitchen, dining and family room. The family room has a u-shaped sectional sofa that has enough space for three families! Sponsored by **The Egan Team Real Estate**, the home exemplifies blending modern design with rustic elements. The attention to detail brings this home to life, inviting guests to embrace the joy and magic of the holiday season.



Ellen Oelbaum

Continued on page 126

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holiday tour



NATURALLY COASTAL

DECORATED BY **KASIA AZCURRA**
SPONSOR **GEORGIAN BLUE GROUP**
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"We have worked with Janet through buying and selling several properties in the Collingwood area. She's so knowledgeable and professional and has been amazing with advice that we are so grateful for. She's extremely well connected both in Collingwood and in Toronto. All of our home sales and purchases have been successful in such a short time because of Janet's exemplary marketing and customer-first skills."

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This newly-built home in Thornbury beautifully brought to life by **Coastal Impressions** was decorated by **Kasia Azcurra** of **White Hill Home**. Her design uses simple, elegant décor mixed with pine and magnolia branches tastefully placed throughout and blending seamlessly with the homeowner's sophisticated furnishings. The dining table was gracefully set with white china, complemented by smoky-coloured wine glasses, candlelight and a large vase filled with pine boughs. The stone fireplace is the focus of attention and adorned with a garland accented with green bells. Two small pine trees in large vases sit nearby and replace the traditional floor-to-ceiling evergreen tree. This east-coast inspired home radiates charm and sophistication with its clean lines and simple holiday décor. The combination of white walls, warm wood accents and subtle greenery creates a welcoming and festive atmosphere for the holiday season. **Georgian Blue Group** were the sponsors.



Kasia Azcurra

Continued on page 130



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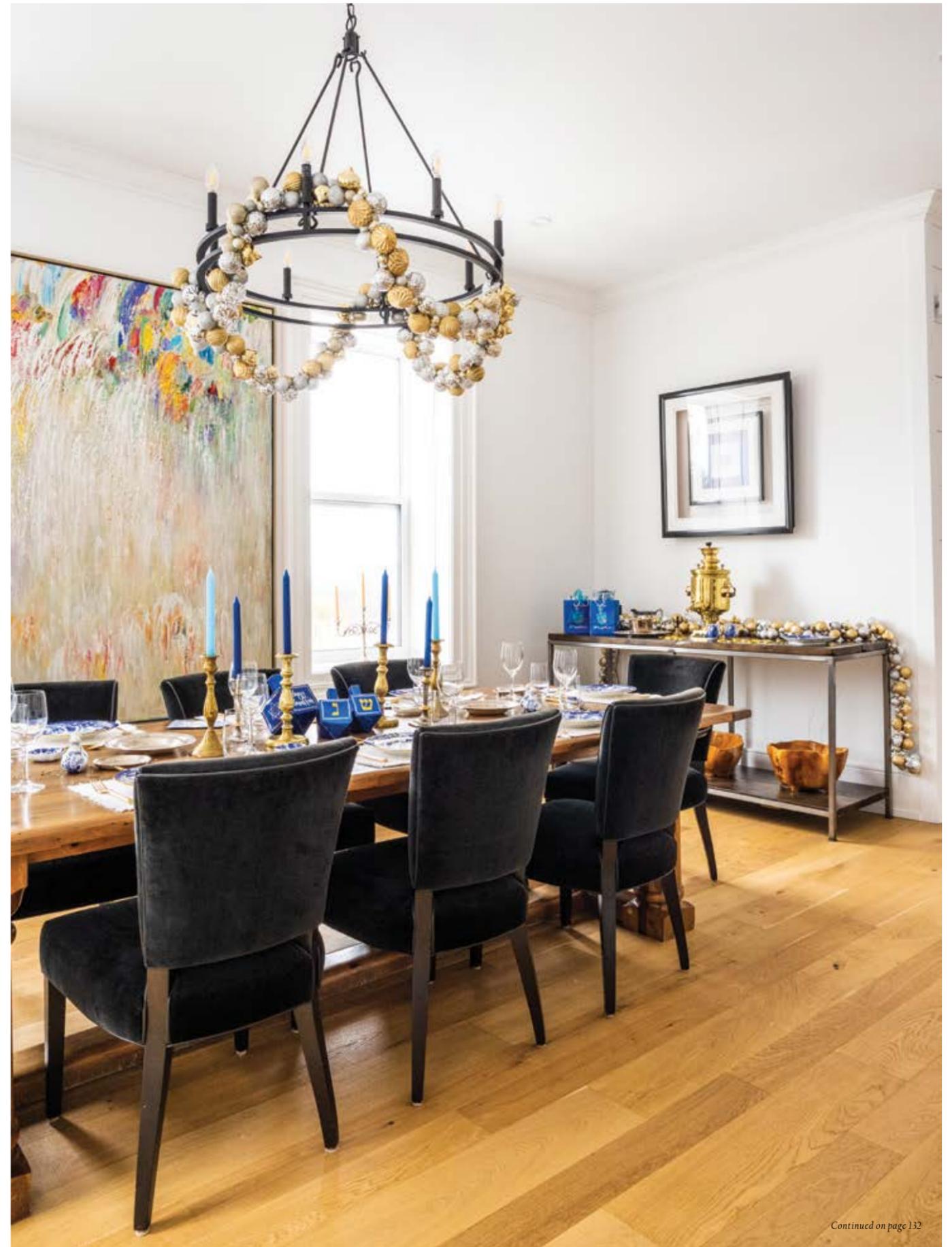
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holiday tour



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SPONSOR **KAREN WILLISON OF ROYAL LEPAGE LOCATIONS NORTH**

IN SUPPORT OF **COLLINGWOOD GENERAL & MARINE HOSPITAL**






Karen Willison of Royal LePage Locations North was the sponsor and principal organizer, working with **Brenda Belkin of Brenda Belkin Interior Design** to bring to life the history, sights and tastes of Hanukkah. The renovated farmhouse that hosted this colourful display was adorned with traditional decorations associated with the Festival of Lights: Golden candlesticks also known as menorahs, blue candles, gold and silver balls, gifts wrapped in blue paper, dreidels and Happy Hanukkah signs. Latkes with apples and sour cream, jelly-filled donuts or sufganiyah and decorated sugar cookies waited in the kitchen – all traditional treats served on the holiday. In the renovated barn, an oversize dreidel hung over the large wooden table, with warm blankets and blue tulle adorning each of the dining chairs. The joyful celebration combined with thoughtful holiday decorations made this home the Fan Favourite, voted by the attendees of the tour who were overwhelmed with the effort involved. **OH**



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holiday hints

PHOTO: YUMMY PIC

GIFTS WORTH GIVING

this Holiday Season

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ARTECH:
Canadianism Glasses



CAROLYN DRAWS:
Gingerbread House Card



FOLI: Large ZZ Plant in White Pot with Wooden Stand

Continued on page 136

STORY **NICOLE HILTON**

SHOP LOCAL

Think outside the big box and support independent businesses in your own community. Make a point of shopping at stores on your main street or from vendors at holiday markets where you can find art, plants, handmade cards, soaps, candles, apparel and more. Make sure you tuck a business card into the gift, so the recipient knows it came from a retailer close by.

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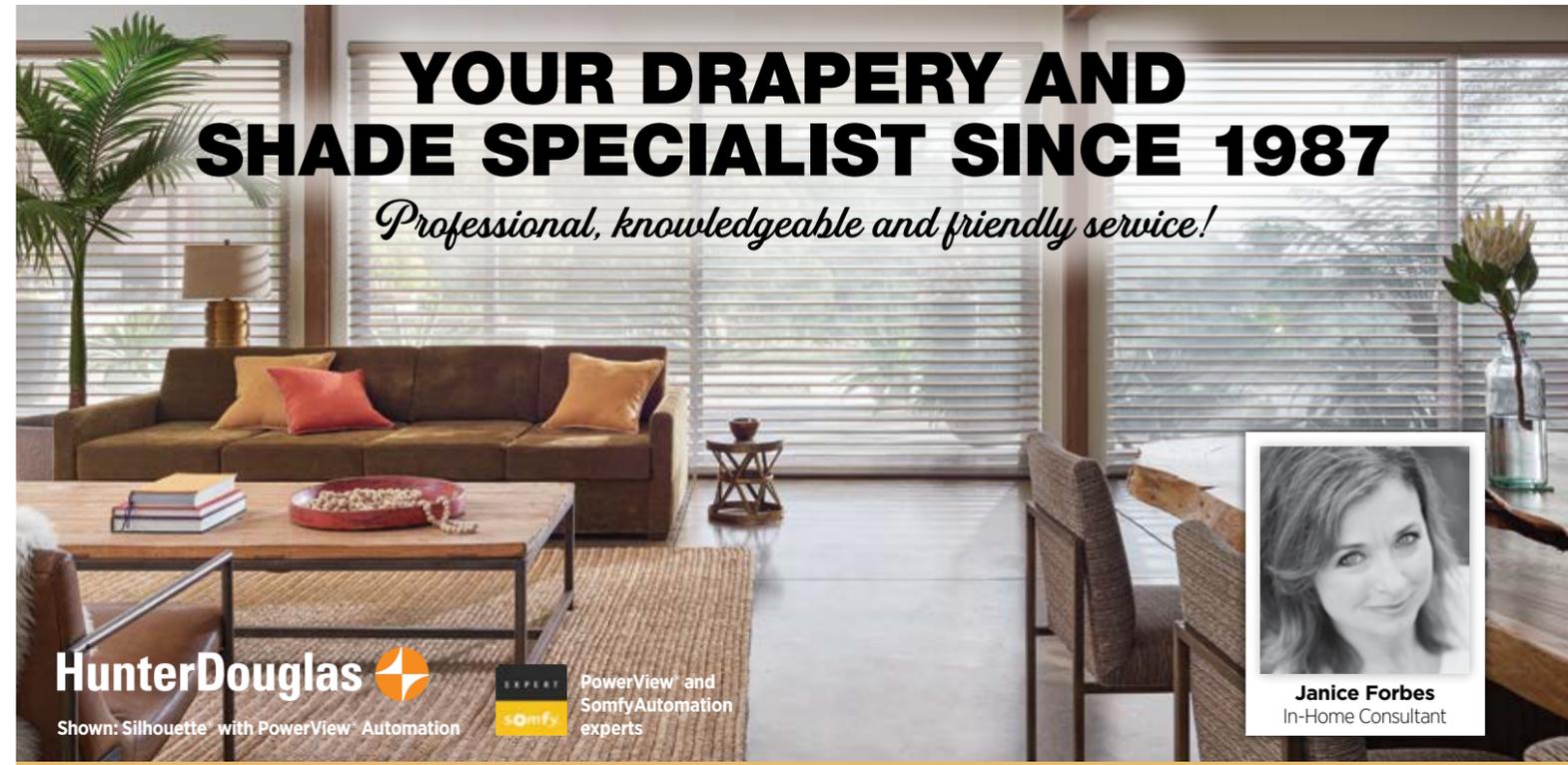
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holiday hints

ABBOTT: Bull Terrier with Wreath Ornament



ABBOTT: Fancy Winter Mouse Ornaments

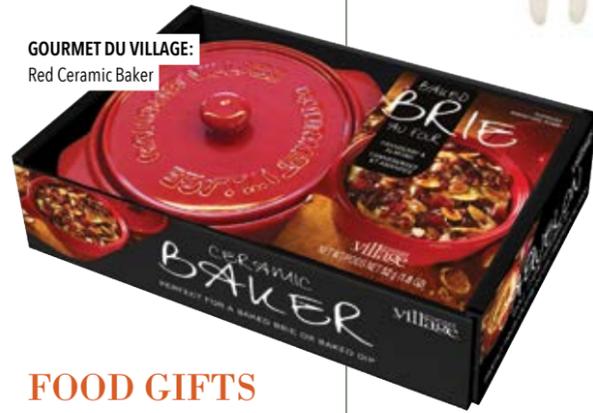


ABBOTT: Sitting Cat with Lights Ornament



DAVID YOUNGSON: Goodmeasure 16-ounce Mocktail Measuring Cup

GOURMET DU VILLAGE: Red Ceramic Baker



UNIQUE HOST AND HOSTESS GIFTS

The key to bringing an unforgettable hostess gift is to give something that's useful. Yes, cocktail napkins or a cheese knife could be considered passable, but considering other small gestures that are creative will be appreciated more. Try a personalized tree ornament, mocktail maker for dry January, winter bouquet of flowers, amaryllis or customized gift basket you've curated yourself to say thanks for including me on your guestlist.

FOOD GIFTS

Consumables are a top pick for any age because there are so many options to choose from such as confectionaries, jams and gift sets. Some companies will even deliver pre-prepared frozen entrées, fresh meal kits or charcuterie boxes directly to the recipient's door with an enclosed greeting from you. Food gifts are a favourite because they can be as generic or customized as you want them to be, depending on everyone's taste!



PROVISIONS FOOD COMPANY: Peach Prosecco Sparkling Jam



DANICA STUDIO: Myth Block Print Large Tote Bag

SUSTAINABLE GIFTS

Eco-friendly products and reusable packaging are on everyone's minds these days. A sustainable gift will show you care about the recipient's well-being as well as the world we live in. Looking for B Corp certified brands, upcycled items, refillery stores in your area, and organic and natural products will help you become a more conscious consumer. Remember to select your giftwrapping method carefully by using tote bags instead of single-use bags, recyclable brown paper or newsprint or a wearable scarf to present your gift in.

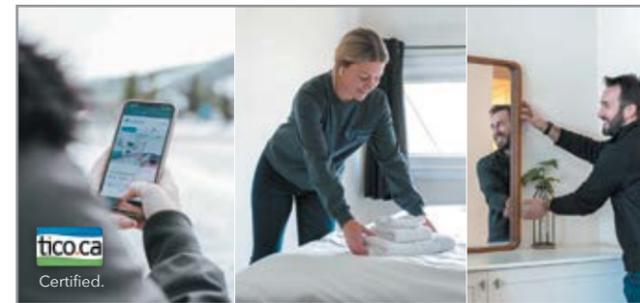
EXPERIENCES

This gift-giving trend is here to stay. People are craving interesting experiences more than ever and you can also benefit by planning to accompany the receiver on an adventure! Whether it's something totally new like a one-day surprise road trip, dinner reservations at a special place, a brewery tour or ski lessons, good memories are the best gift of all. **OH**



GUESS WHERE TRIPS: Road Trip Gift Box

Nicole Hilton is a lifestyle expert from Thornbury.



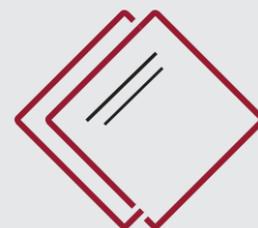
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PHOTOGRAPHY KIANNA SUNSHINE

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Ryan Tennant

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Keep it Classic

RING IN THE NEW YEAR AT HOME IN STYLE



New Year's Eve is one of my favourite holidays. I love the idea of celebrating the start of a new year and all of the excitement and possibility it brings. This season, let's lean into tasteful, simple and fresh NYE festivities to keep it classic, modern, and of course – fun. I'm planning on ringing in the New Year while hosting an intimate dinner party for close friends and family. These are a few tips I'm using this year as I plan the evening with style in mind.

STORY **GREGORY FAST** | PHOTOGRAPHY **LISA MARIE**

TIP 1:

Don't Fall Victim To The Overdone NYE Décor

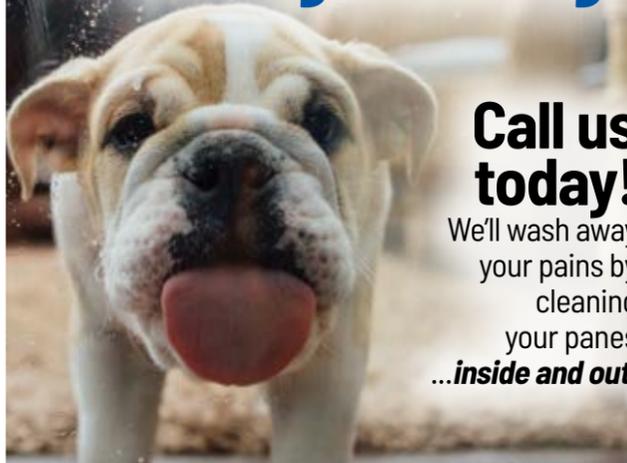
When creating ambience for dining, embrace the romance of a new beginning. Keep things fresh and light – no need for overdone floral arrangements on your tablescape this year. I love the simplicity of classic fine dining candlelight paired with a beautiful place setting. Guests won't feel overwhelmed and can enjoy the company and conversation.

While keeping décor classic, we can still have fun with a little NYE glam. I love the idea of a hero moment for guests to enjoy throughout the evening. A larger scale décor prop like a clock or life-size champagne bottle will win the show instead of lots of small, kitschy décor that can make the room feel messy. Plus, it's the perfect photo op!



Continued on page 142

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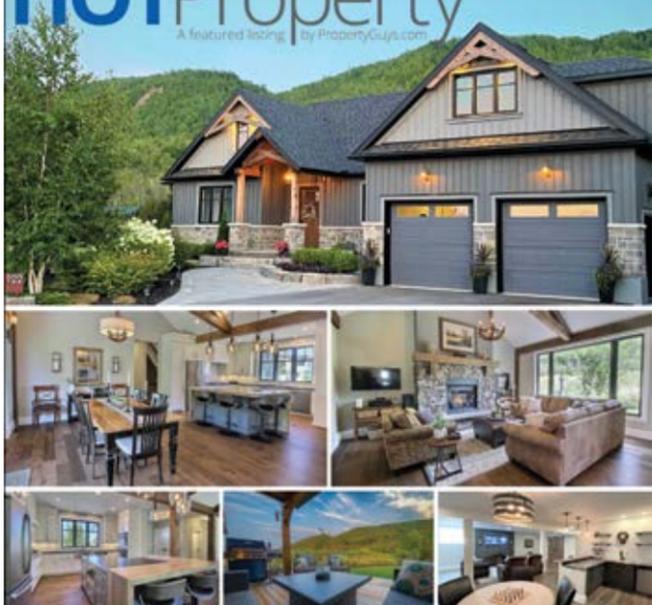
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TIP 2:

Create An Intimate And Unique Dining Moment

Put a fresh spin on well-loved classics by stepping up the presentation. This year I am dazzling guests on arrival with a martini tower finished with stuffed olives. This is a fun way to re-invent the champagne tower!

For this event I want to create an engaging moment for guests. That's why I love a hands-on dinner like fondue. To keep the display interesting and eye-catching, roll meats and skewer them. Instead of oil in your fondue pot, try using your favourite broth-based soup for added flavour – my favourite is onion soup. Plus, a beautiful display of breads, accompaniments and sides will round out the meal.

My favourite part? A “guest experience” also lightens the load of the host to prepare and plate numerous courses and meals – all while creating organic moments of conversation and activity.



TIP 3:

Make It Fun With Thoughtful Party Activities

I love sending a formal paper invitation to set the tone for the event.

A dress code is always an engaging way to liven up the night! This could be black tie, a colour theme, or even “come as you are.” I am asking my guests to dress in classic creams and champagne tones – a stylish colour palette that will have guests ready to strike a pose for a great social moment. Place Instax instant cameras throughout the event so guests can have fun capturing the evening's special moments.

For final touches, include note cards and envelopes so guests can write down their new year's resolutions and celebrate the start of something new.

At midnight, a flute of champagne and a kiss never go out of style. **OH**



Gregory Fast is an entertaining and events expert who hails from Burlington.



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Christmas on the Bay is a celebration of community. Special inclusion programming will take place at the market on Thursday, November 30. Details can be found at ChristmasOnTheBay.ca

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Fri, Dec 1: 2pm – 8pm

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Sun, Dec 3: 10am – 4pm.

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(Please see ad on pg 141)



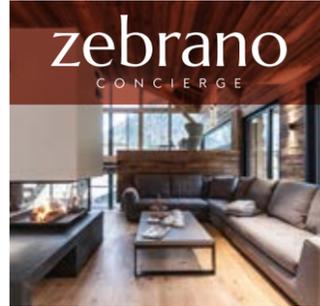
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(Please see ad on pg 99)



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We are thrilled to extend a warm welcome to our new Sales Representative, **Jack Veer**, as he joins the **Riopelle-Veer Real Estate Group**. Jack brings a unique blend of business acumen and a deep passion for the outdoors to our team, making him a dynamic addition to our ranks.

Jack's expertise in sales is complemented by his genuine love for nature and the beauty of our region. When he's not busy assisting clients, you'll often find him immersed in the great outdoors, whether it's hiking through scenic trails, camping under the stars, casting a line for a peaceful day of fishing, or conquering winter slopes with enthusiasm.

With his dedication and skills, we have no doubt that Jack will be an invaluable asset to our team. He joins our esteemed group of team members, Mary Riopelle, Mark Veer, Kate Veer, and Cori Woolley, all of whom contribute to the success and excellence of Riopelle-Veer Real Estate Group.

You can reach out to Jack at jack@riopelleveer.com or by phone or text at 705.443.1599. We look forward to the positive impact he will undoubtedly make on our team and the exceptional service he will provide to our clients. Welcome aboard, Jack!

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(Please see ad on pg 171)



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PROJECT AND PHOTOGRAPHY ERIN ROCHON

MATERIALS

- 4 small aluminium planters
- Black matte spray paint
- Small bowls (that fit on the bottom of the plant pot)
- Hammer
- Jute rope
- Embroidery hoop – inside hoop only

- Wooden rings
- Metallic gold and silver acrylic paint
- Yarn
- Paintbrush
- Glue gun and Gorilla Glue
- 220 sandpaper
- 4 Nails

HOW-TO

In a well-ventilated area, spray paint the planters and bowls black.

Follow these steps for each bell:

Use a hammer and nail to make a hole in the bottom of the pot. Place the yarn through the hole and make a knot. Apply a drop of hot glue to anchor the knot in place on the bottom of the pot.



Next, flip the bowl upside down and, using the glue gun, secure a wooden ring on the centre of the bowl. Once dry, apply Gorilla glue to anchor it in place.

Use Gorilla Glue to secure the small bowl to the bottom of the pot and let dry.



Then, paint the bell and embroidery hoop in metallic gold.

Once dry, use the sandpaper to lightly distress the edges to allow the black paint to show through.

Next, paint the inside of each pot with silver paint. Apply a touch of silver paint around the edges and add intricate details for a weathered appearance.



Using the yarn, tie a knot around the nail and secure it in place with hot glue.

Cut two lengths of jute rope at varying heights. Fasten one bell to the end of the rope and thread the other end through the hoop. Attach the bell to the opposite end and wrap a small amount of rope to conceal the knot. Repeat these steps with the other bells.

Stagger the height of the bells. Wrap a small amount of rope approximately four inches below the hoop and use a drop of hot glue to secure it in place.

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How Long Are LEFTOVERS Safe To Eat?

STORY BAILEY FRANKLYN



The holidays are right around the corner, and that often means a refrigerator full of food, and potentially a lot of leftovers. Leftovers can be great! It means cook once and eat for a few days. But how long are those leftovers safe to eat?

Most health experts suggest eating your refrigerated leftovers within three to four days. This time frame depends on the type of food and the storage method.

RISK LEVEL

Some foods are at higher risk than others for containing bacteria and other toxins, which is what can cause food poisoning. Some high-risk foods include meat, poultry, seafood, soups, eggs, stews and cooked rice. There is some variation in how long these leftovers last depending on the type of meat, or how the food was prepared, but the general recommendation for any of these higher risk foods is to consume them within three or four days (two to three days for soups and stews).

PROPER STORAGE TIPS

Once food stops cooking and starts to cool down (or is no longer kept cold and starts to warm up), it should be refrigerated within two hours. Keeping leftovers at 39.2°F (4°C) or below (typical refrigerator temperature) will slow the growth of potentially harmful bacteria.

If leftovers have been left at room temperature for longer than two hours, they should be thrown out.

When storing leftovers, be sure to use clean, airtight containers and keep different types of leftovers separate. Try not to overcrowd your refrigerator with leftovers and warm containers. This can raise the temperature of your fridge. And keep your leftovers in the coldest part of the fridge – the back of middle/upper shelves, not in the door.

If you know you're not going to eat something within three or four days, freeze it. Freezing leftovers can extend the life for a couple of months, depending on the food.

REHEATING

When it comes to reheating and enjoying your leftovers, there is a safe way to do that, too. Refrigerated foods should be reheated to an internal temperature of 165°F (73.9°C). Use a food thermometer to confirm. Soups, stews, sauces or gravies should be brought to a rolling boil before eating again. If something is reheated and not eaten, it should be discarded.

If something has been frozen, it can be thawed in the microwave, a sink or bowl of cold water or in the refrigerator. Thawed food should be cooked and/or consumed immediately. While many of us grew up seeing that night's dinner thawing on the counter all day and we all survived, for everyone's safety, it's best to follow one of the above practices.

SAFETY FIRST

Just because leftovers look and smell okay, it does not mean they're safe to eat. Not all food will get mouldy or smell off. I know that it's hard to throw out seemingly good food, but trust me, food poisoning is worse than food waste. When in doubt, throw it out. **OH**

Bailey Franklyn is a Registered Dietitian living in Meaford.



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HOMIE is where the HEART is

STORY **RACHAEL HAVENS**
PHOTOGRAPHY **SANDY MACKAY**

For more than a century, Monique Wilton and Jason Klinck's home has been a hallmark of the small, tight-knit community of Batteaux. Now, the couple has reimagined the property yet again into a charming bed and breakfast named **The Klinck House**, born from a love of bringing people together.

Continued on page 153

TOP & LEFT: Micky and Reilly wait for guests to arrive. There are two private guest suites over the garage, each with a deck that overlooks the private rear garden. The roof for the home was installed by Metzger Brothers Contracting. The sheltered front door has seating and lanterns that allow this space to double as a place to reflect and relax. **OPPOSITE, TOP:** Comfortable seating around the large firepit is a perfect place to entertain friends and guests. Log tables and glass jars with candles are thoughtful additions. **BOTTOM LEFT:** The fun and humour at The Klinck House and in Jason and Monique's life is summed up in a custom sign on the outdoor kitchen wall.



Jason Klinck and Monique Wilton enjoy a beer at the bar of the outdoor kitchen, which was constructed by Joel Shears using wood removed from the interior of the home during the renovation.



After moving in together six years ago, Monique and Jason planned to buy an investment property. Instead, because their house was already zoned as a B&B, they decided to open their doors. Little did they know that decision would begin a three-year renovation that would transform their home into a fusion of modern farmhouse style and a tribute to its rich history.

“As we began the renovations,” Monique recalls, “we realized just how old the house was.”

Seeking more insight, she turned to the community, reaching out on social media for stories and information. Long-time local residents responded with a treasure trove of anecdotes dating back to the 1890s, revealing that their house had been through various phases of neglect and transformation. *Continued on page 154*



LEFT: Hooks at the rear entrance of the home keep the area organized. A vintage crock holds umbrellas. Stairs lead to the upper level. **ABOVE:** The red door leads to a deep pantry tucked under the stairs. The large mirror reflects light from the front hall. **OPPOSITE, TOP:** Privacy was created by linking the outdoor kitchen, a fence and a she-shed. Wood planters full of flowers and shrubs add visual interest from the driveway. **MIDDLE:** The interior of the she-shed offers a spot to watch the activity at the firepit, enjoy the sounds of nature or just doze the afternoon away in the daybed. **BOTTOM LEFT:** Guests love to have a sauna after a busy day hiking and shopping. **BOTTOM MIDDLE:** Old whiskey barrels filled with coleus, ivy and other annuals are placed throughout the gardens that surround the home. **BOTTOM RIGHT:** With Jason’s business, Arborstrong Tree Service, there is always enough wood for the firepit.

“One of the most fascinating discoveries,” Monique explains, “was the rumour that our home was once a brothel.” She even found reference to it in a play written and performed in Collingwood decades ago.

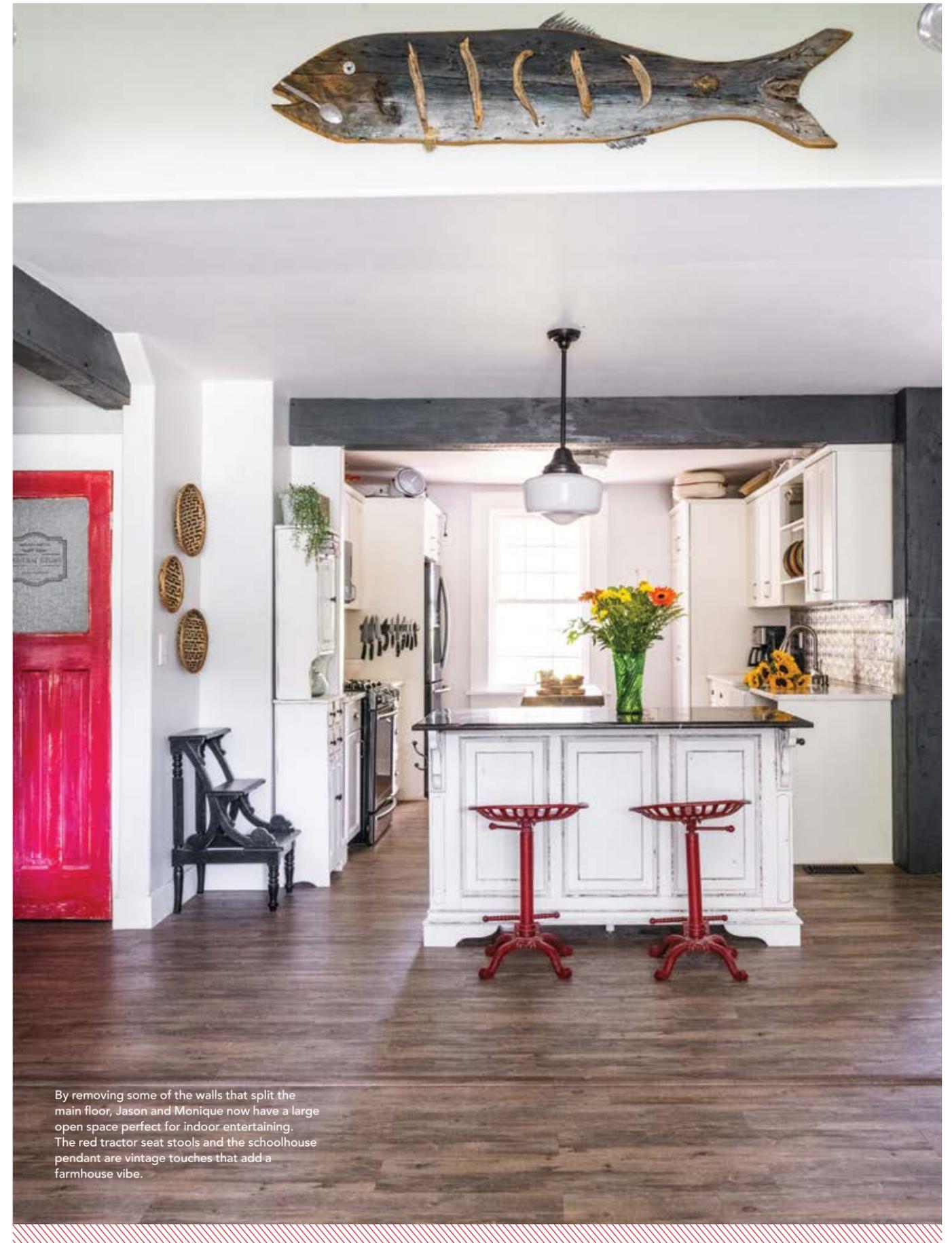
The Klinck House consists of two private mirror-image suites. Each one has a bedroom, living room with gas fireplace, three-piece washroom and deck. Guests can add on access to the sauna, hot tub and cold plunge. Masseur **Andria Dopp** of **Mosaje** is also available in-house.

For Monique and Jason, Clearview is a vibrant community they adore and love sharing it with their guests. “It’s the best place I’ve ever lived,” Monique reveals. “Neighbours are always ready to lend a hand or look after your house or your dog while you’re away. There have even been smoke-offs, where everybody smokes a different type of meat and comes together for a meal.” *Continued on page 157*

RIGHT: Sunflowers wait in the apron-front sink in the country kitchen. The small prep island with a live-edge top is on wheels and can be moved where needed. The backsplash is reproduction tin ceiling panels. Barzotti Woodworking Ltd. supplied the cabinets. **BELOW:** The hard-working laundry room has open shelves that display colourful old bottles and plants. Wicker baskets provide storage for necessities.



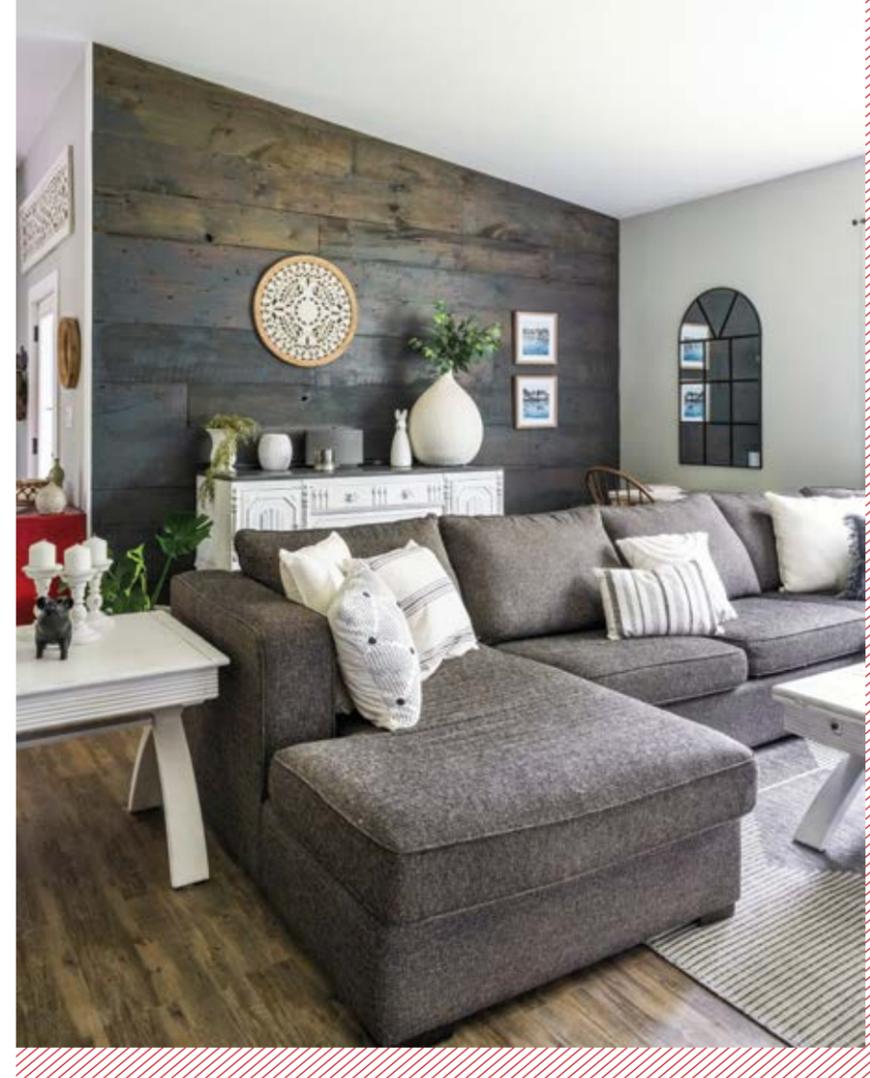
“REFLECTING ON OUR JOURNEY, WE’VE LEARNED THE IMPORTANCE OF FILLING YOUR HOME WITH THINGS YOU LOVE.” ~Monique Wilton



By removing some of the walls that split the main floor, Jason and Monique now have a large open space perfect for indoor entertaining. The red tractor seat stools and the schoolhouse pendant are vintage touches that add a farmhouse vibe.

feature

Monique's business, *Styled by Monique*, is located in the barn on the property, where she paints furniture, making vintage pieces ready for a new life. The dining table and chairs are beautiful examples of her finished products.



The home's outdoor space is a particular favourite for gathering. "On a Saturday night in the summer, we're here and our guests are here and family comes or neighbours stop by," Monique recalls. "Next thing you know, it's a really nice evening with a bunch of people that you didn't even expect."

To preserve their home's historical charm, Monique and Jason incorporated its original materials into their design. "Wood from the interior became the foundation of our outdoor kitchen," Monique explains, "and the old exterior is a feature wall in our bedroom. I always think, 'if these walls could talk.'" *Continued on page 158*

LEFT & BELOW: A feature wall in the living room is the backdrop for a sideboard given a makeover by Monique. The sectional sofa in the living room is where the couple unwind after a busy day. The side table and coffee table were painted by Monique. In the upper level, the desk and chair in the office are another example of her talents. **BOTTOM RIGHT:** In the living room, an armchair sits by a table painted by Monique. A wall cupboard offers extra closed storage. Walls are painted Cliff Gray by Benjamin Moore.

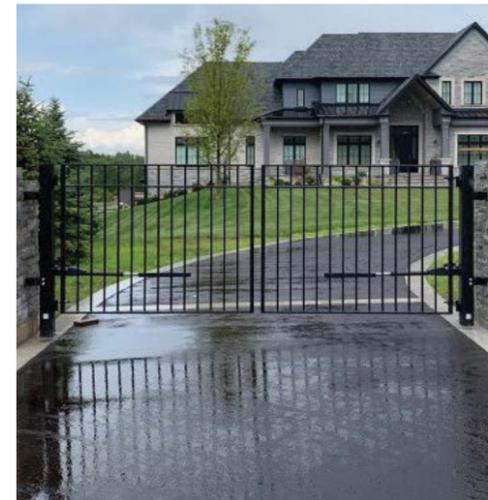




Monique and Jason express their gratitude to several contributors, including **B&R Family Contracting Ltd.** and **Joel Shears Construction**. The couple also share that none of this would be possible without Jason's father, who put in a lot of work over the years.

Monique and Jason's story is one of hard work, creativity, and above all, gratitude. "We recognize our luck in finding not just a house but a home," Monique reflects. "Reflecting on our journey, we've learned the importance of filling your home with things you love." *Continued on page 160*

LEFT: The feature wall in the primary bedroom was created using wood boards removed from the exterior of the home during the renovation. The side tables and the king bed were refinished by Monique. **BELOW LEFT:** The primary en suite has a double vanity, deep vessel tub and a large curbless shower, with glass supplied by The Glass Place. **BELOW RIGHT:** A high-boy chest of drawers and a double dresser, both painted by Monique, provide extra storage in the primary bedroom.



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TOP LEFT: The original floorboards in the upper-level family bathroom have been painted. An antique wood box holds extra white towels that match the ruffled shower curtain. **BOTTOM LEFT:** Plaid flannel bedding on the sleigh bed in son Matthew's room is inviting on a cold night. **TOP RIGHT:** Daughter Bryer decorated her room with help from Monique, creating a personal space with unique design details such as the doors on the wall behind the bed. **BOTTOM RIGHT:** A blanket box with moulding details is home to a record player in Bryer's room. Trim throughout the home is painted Benjamin Moore Oxford White.

In this charming house, where the walls have witnessed decades of change, Monique and Jason have created a space that honours the past while embracing the future. It's a place where guests can relax, couples can make cherished memories, and a community comes together to celebrate the simple joys of life. In every corner, there's a love story waiting to be told, a testament to the power of home and the connections it fosters. **OH**

Love is in the air this fall

as The Klinck House launches a date night offering, including a romantic dinner set up beneath a tree in the yard. Monique welcomed a couple for a trial run. While she thought she was just modelling for a few photos... he asked her to marry him. Monique, a former wedding photographer, captured the moment. "That's the kind of vibe we have here all the time," she shares. "We're so lucky these are the kind of people we attract."



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cooking at home



APPLE Dumplings

RECIPE AND PHOTOGRAPHY **JENELLE MCCULLOCH**

These apple dumplings follow the traditional approach. Whole apples are wrapped in pastry and baked in a brown sugar sauce. They are perfect served with a scoop of ice cream.

INGREDIENTS (Makes 4)

Brown Sugar Sauce

2 Tbsp butter

¾ cup brown sugar

¾ cup water

Apple Dumplings

4 medium-sized baking apples, peeled and cored

½ cup sugar

1 Tbsp cinnamon

Pastry dough

Egg wash (1 egg whisked with 1 tsp of water)

Butter

INSTRUCTIONS

Brown Sugar Sauce

In a pot over medium-low heat, combine the ingredients for the brown sugar sauce. Bring to a boil and let simmer for 5 minutes. Remove from heat and set aside.

Apple Dumplings

Preheat the oven to 375°F.

Combine sugar and cinnamon in a bowl.

Roll out pastry dough and divide into four equal squares. Place an apple in the middle of each square. Place one spoonful of cinnamon sugar into the middle of each apple and top with a dollop of butter. Fold the dough around each apple, matching all corners and seal the sides with egg wash as needed.

Place the dumplings in a baking dish and pour the brown sugar sauce on top of the dumplings. Bake for 35-45 minutes, or until the apples are tender. This will vary with the variety and size of the apples you choose.

TIP: If the tops start to brown but the apples are not cooked through, place a piece of aluminium foil or parchment paper on top of the dumplings.

Serve each dumpling with a scoop of vanilla ice cream. **OH**



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ELIZABETH MANLEY

Olympic silver medalist. World silver medalist. Three-time national champion. Elizabeth Manley rallied the nation at the 1988 Calgary Olympics with a near perfect long program to win the women's figure skating freestyle event and the silver medal. It was an incredible performance and a magical moment for Elizabeth, who, despite struggles with anxiety and depression, skated onto the podium, exceeding all expectations.

Her story is an inspiration for young athletes and anyone facing adversity. Elizabeth has written two autobiographies and works as a sports commentator. She has been inducted into the Canadian Olympic Hall of Fame, Canada's Sports Hall of Fame, Ottawa Sports Hall of Fame and Skate Canada Hall of Fame. She is a member of the Order of Canada. Today, at the age of 58, Elizabeth is a certified life coach, a mental health advocate, public speaker and skating coach. She lives in Collingwood with her husband, television producer David Rosen. Elizabeth invited us to her home on a sunny fall day to talk about living her best life.

STORY **GEORGETTE MCCULLOCH**

OUR HOMES: What brought you to Collingwood and why did you decide to make the town your home?

Elizabeth Manley: We love Collingwood! My in-laws Ruben and Judith Rosen have owned this house for more than 25 years. They wanted to spend more time in Toronto, closer to family, grandchildren and great-grandchildren. We didn't want them to sell as the Rosen family utilizes the house a lot while skiing at Blue Mountain and for summer getaways. So, we decided to move in. We've fallen in love with Collingwood.

OH: How did you meet your husband David Rosen?

EM: My husband and I met in 1992 as he produced my *Trial of Red Riding Hood* CBC television show. We lost touch for 20 years, reconnected and married in 2019.



OH: You're already working with kids in the community. Tell us about what you're doing.

EM: I am! I am working with Collingwood Skating Club, as well as Sk8 Georgian Bay. I did an entire summer camp in Wasaga Beach this year working with both figure skaters and hockey players. Powerskating is a love I have, working with local hockey teams on their skating skills. I've also been asked to put on an ice show for the grand opening of the new ice complex in Wasaga Beach.

OH: You are a powerful advocate for mental health and an in-demand public speaker. What is your main message?

EM: I'm a Life Executive Performance Coach and work with companies and organizations on well-being and mental health. My main message is: "The greatest project you could ever work on... is YOU!"

OH: What would 58-year-old Elizabeth Manley tell her teenaged self?

EM: Trust your journey in life. All the hardships are teaching you and opening new doors for your future.

OH: Who are your heroes in life?

EM: My hero has always been my mom. She raised me to believe things happen for a reason and to believe in my abilities.

OH: Tell us about your home and why you love it.

EM: I love water and peacefulness. I have worked so hard on myself to find the ZEN and be at peace with everything that I have been through. Waking up every day, looking out at the



This signed Hanna-Barbera print of the Flinstones ice skating was given to Elizabeth by her mother Joan as a gift after the Calgary Olympics. Joan passed away in 2008 of ovarian cancer. Elizabeth is a spokesperson for Ovarian Cancer Canada's Winners Walk of Hope.

water and doing my meditation has changed me for the better. It's not a huge house but what it brings me is a sense of calm and peace. My entire life has been go, go, go and this home allows me to relax and to live in the moment.

OH: What is your favourite meal to cook at home?

EM: It has to be barbecuing. It's a chance to eat outside and be with loved ones.

OH: How do you start your day?

EM: Every day I have my coffee by the water (except winter), and reflect on how lucky I am. I then prep my day.

OH: How do you spend your free time?

EM: There hasn't been too much

of that, but I like taking my waveboard out and talking with the swans. I have a favourite I named Georgie. Being fall now, I'm unavailable Sundays as I'm a huge Formula 1 and NFL fan so it's hard to get me on Sundays!

OH: What are your favourite shops and restaurants in Collingwood?

EM: Beaver and Bulldog is our second home and we love both Iron Skillet and Georgian Family Restaurant for breakfast. We can't get enough of the shops at Blue Mountain as well. We also venture out to Meaford and Thornbury. We love, love the Gayety Theatre and have seen many shows there. It's amazing inside and so intimate. I love it! **OH**

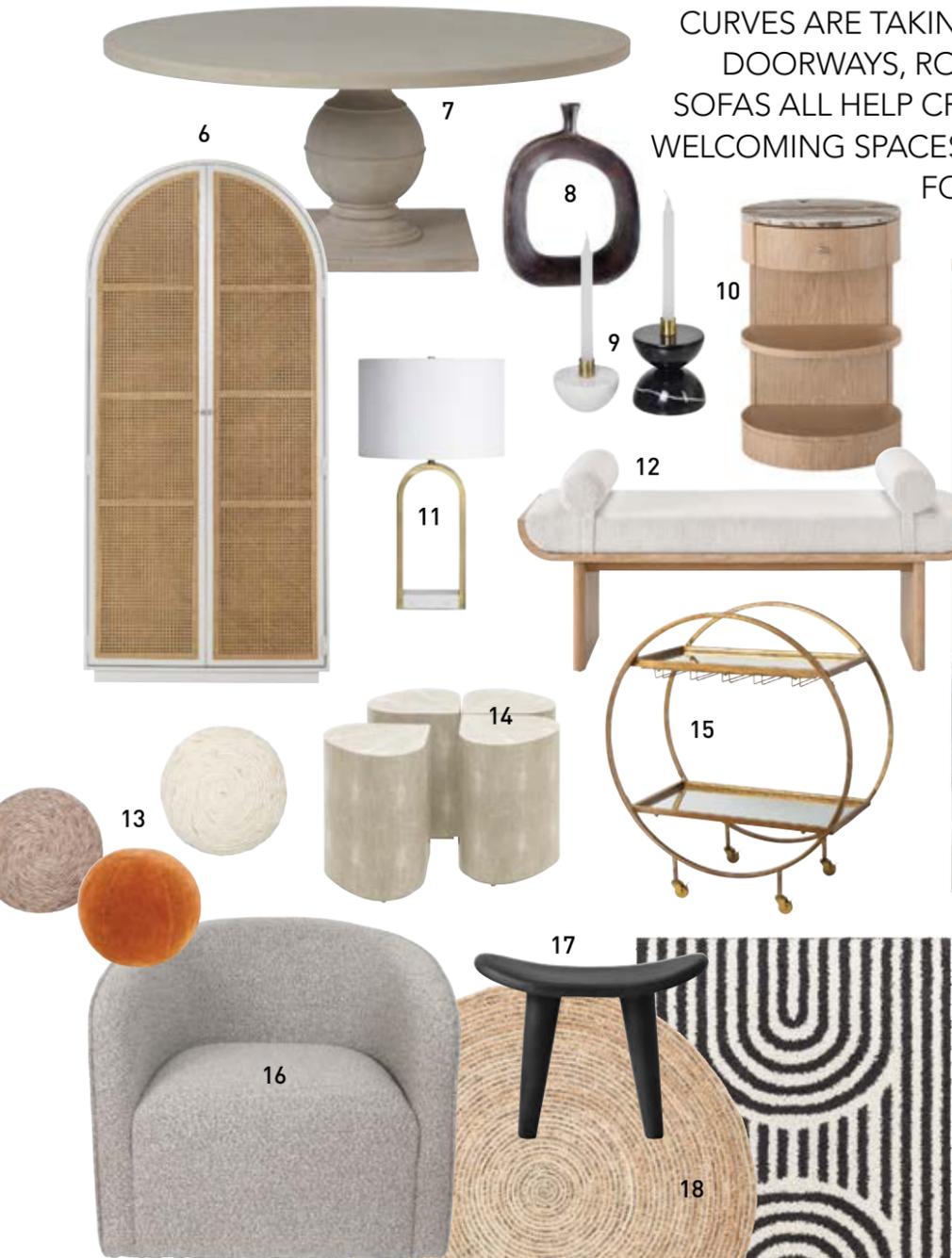


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As Seen in OUR HOMES Wellington County Orangeville | Caledon | Waterloo Region Spring 2023 issue

PHOTO: JASON HARTOG

1. MERCANA: Lahey Chandelier
2. MADE GOODS: Alondra Chandelier
3. RENWIL: Indah Mirror
4. MADE GOODS: Nerine Dresser
5. RICHELIEU: Cabinetry Hardware
6. UNIVERSAL FURNITURE: Nomad Golden Hour Utility Cabinet
7. MADE GOODS: Cyril Round Dining Table
8. CYAN DESIGN: Serres Vase
9. RENWIL: Hannes Candle Holders
10. UNIVERSAL FURNITURE: Nomad Breeze Nightstand
11. RENWIL: Joline Table Lamp
12. UNIVERSAL FURNITURE: Nomad Sischo Bench
13. SURYA: Yukon & Bola Throw Pillows
14. MADE GOODS: Eada Coffee Table
15. MERCANA: Carola Bar Cart
16. STYLE IN FORM: Evita Swivel Chair
17. MADE GOODS: Malcom Bench
18. JAIPUR LIVING: Idriss Rug
19. SURYA: Birmingham Rug

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37 GEORGIAN MEADOWS COLLINGWOOD
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2 3.5 1,636
37 GREGORY AVE. BLUE MOUNTAINS - \$768,000
Sought-after Blue Fairway townhome on a premium lot backing onto greenspace. Impressive upgrades.



2 1 1,250
145 BROOKER BLVD. BLUE MOUNTAINS - \$899,000
Affordable chalet at the bottom of Blue Mountain, a short walk to the Village at Blue. Open concept.



3.5 2.5 1,635
244 COURTLAND ST. BLUE MOUNTAINS - \$1,050,000
Windfall, premium lot, backing onto green space, views of the ski hills, garage door entry to house.



4 2 1,600
189 CRAIGLEITH ROAD BLUE MOUNTAINS - \$1,500,000
At the bottom of Craigleith Ski Club. A traditional family ski chalet with charm and convenience.



110 LENDVAY ALLEY, THE BLUE MOUNTAINS - \$1,068,000



110 WYANDOT COURT, BLUE MOUNTAINS - \$1,175,000



3 1.5 1,574
110 CRAIGLEITH ROAD BLUE MOUNTAINS - \$1,199,900
Classic chalet convenient to Craigleith & Alpine Ski Clubs, Blue Mountain Village & Northwinds Beach.



6 4.5 4,543
174 SPRINGSIDE CRESCENT BLUE MOUNTAINS - \$2,699,000
Stunning luxury ski chalet, steps from Blue Mountain. Upgraded with \$400,000 of premium finishes.



6 4.5 3,900
18 LAUREL BLVD COLLINGWOOD - \$2,775,000
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4+1 4+1 5,371
124 SALZBURG CRES. BLUE MOUNTAINS - \$2,990,000
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5 4.5 4,463
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LORA BAY

Stunning 5 bed Lora Bay Chalet featuring spectacular use of reclaimed wood throughout, beautiful hand hewn trusses, soaring hemlock clad ceilings and exquisite elm flooring. With over 5000SF of finished space, this is a wonderful home in which to entertain family and friends. This impressive property is located on a large lot fronting on the prestigious Sunset Boulevard and backing on to the 11th hole of Lora Bay Golf Course.

SEE MORE AT:

LoraBayChalet.com



LuxuryMeaford.com
\$3,195,000

Incredible new home (2022) designed by award winning architect, Steve Hamelin. 4 acres of land, over 4600sqft of luxury living space & detached 3 car garage with a 2 bed guest suite.



GeorgianBayChalet.com
\$1,295,000

Recently renovated 3-bed home and just a short walk down the street to beach access, this property offers the perfect blend of coastal living & Niagara Escarpment adventures.



WaterfrontChalet.ca
\$3,700,000

90ft of beachfront, this idyllic location offers a unique opportunity to build your dream home while keeping the original cottage for guests. Close to private ski and golf clubs.



ThornburyOasis.com
\$2,150,000

4-bed, 3.5-bath custom home with impressive backyard oasis and beautiful interior features. This home is an invitation to comfortable living & entertaining.



ThornburyHome.com
\$1,495,000

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CollingwoodHome.ca
\$1,075,000

Situated on one of the desired Tree Streets of Downtown Collingwood, this grey stucco-covered home features a professionally-landscaped property with beautiful gardens



BlueMountainsLuxury.com
\$2,495,000

Luxury living at its finest in the prestigious Georgian Bay Club! This newly built townhome is a masterpiece of contemporary design and craftsmanship, and high-end finishes throughout.



LoraBayHome.com
\$2,499,000

Welcome to the epitome of luxury living in the prestigious Lora Bay community in Thornbury. This stunning residence is a true masterpiece, exuding elegance and sophistication.

LifestylesNorth.com

LOCATIONS **NORTH**
BROKERAGE

