

Halton Hills the highest Business development fees rising

The cost of non-residential development across Halton is going up, in principal.

Halton regional council endorsed a staff recommendation Wednesday to eliminate the 25 per cent retail development charge discount and reduce the industrial/commercial discount from 50 per cent to 25 per cent.

"This is a compromise that makes an awful lot of sense," said Oakville Councillor Kurt Franklin, who chaired the Development Charges Advisory Committee (DCAC).

"It does not push the envelope to the point where I think we will hurt ourselves."

The DCAC was unable to reach a consensus on the issue and forwarded no recommendation to council.

The changes—which haven't been formally adopted at this time—would mean that Halton communities will have the highest industrial development charges in the Greater Toronto Area (GTA).

In terms of industrial/commercial charges, Halton Hills would be the most expensive at \$6.96 per sq. ft., followed by Oakville at \$6.85, Burlington at \$6.21 and Milton at \$6.20.

Elimination of the retail discount would result in development charges of \$7.34 in Halton Hills, \$9.02 in Oakville, \$7.54 in Burlington and \$6.58 in Milton.

Reductions to the discounts would be phased in over two years. The first phase would begin February 1, with retail still receiving a 15 per cent discount and industrial seeing a 40 per cent discount.

Full discount reductions would come into effect January 1, 2004.

While Halton would have the highest development charges, other areas of the GTA will be undergoing reviews of their rates in

2004, said a regional staff report.

Business development charges are used to pay for demands on roads, police, water and wastewater created by growth.

Shortfalls in development charges are supported by the regular tax base.

A clear majority of council favoured the changes, however, Milton Mayor Gord Krantz and Burlington Councillor Jack Dennison attempted to maintain the status quo.

"What we're doing today is telling new businesses they're not welcome in Halton," said Dennison.

Representatives from the development industry, real estate market, chambers of commerce and a member of the DCAC said the reductions would prevent businesses from locating in Halton.

"If you have difficulty imagining what effect different development charge levels have on people who deal with them every day, just imagine what would happen if the GST in Halton region were increased to 10 per cent while the neighbouring regions remained at seven per cent," said Peter Scholtz, a local real estate professional.

"I personally believe that Halton consumers, despite their loyalty to their local merchants, will buy their appliances, furniture, cars and even smaller items elsewhere and the sales and GST collected by Halton merchants will shrink dramatically. The same applies to industrial development."

Since the reduction was approved in principal only, a background report and public consultation will be forthcoming in the next couple months. Regional council is expected to consider formal amendments to the development charges bylaw in January.

—By Richard Vivian, special

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After Shedding 24 Lbs. with Hypnosis, Marion Chauvin says, "I've Kept My Weight Off For 7 Years! It was a Breeze!"



"I called myself the diet guru."
Marion Chauvin
Before 24 Lb. Weight Loss

My name is Marion Chauvin. I live in Ponchatoula, LA. I have two boys, Ian, 12, and Sean, 9. Thanks to hypnosis, I lost 24 lbs. and kept it off for 7 years! My dress size plunged from a 14 to a sexy size 8. My weight loss was fast – it just melted off – and keeping it off has been a breeze! This is my true story of lasting weight loss success.

BY: MARION CHAUVIN

My weight problem started the way it does for so many women – with pregnancy. For me, being pregnant was like opening Pandora's Box of food. I couldn't stop myself. I was eating everything in sight. After my second pregnancy, my bad habits finally caught up with me. I was overweight and embarrassed by my appearance.

That's when the dieting started.

I started trying diets such as pre-packaged food, shakes and herbal pills. The shakes left me feeling starved and the

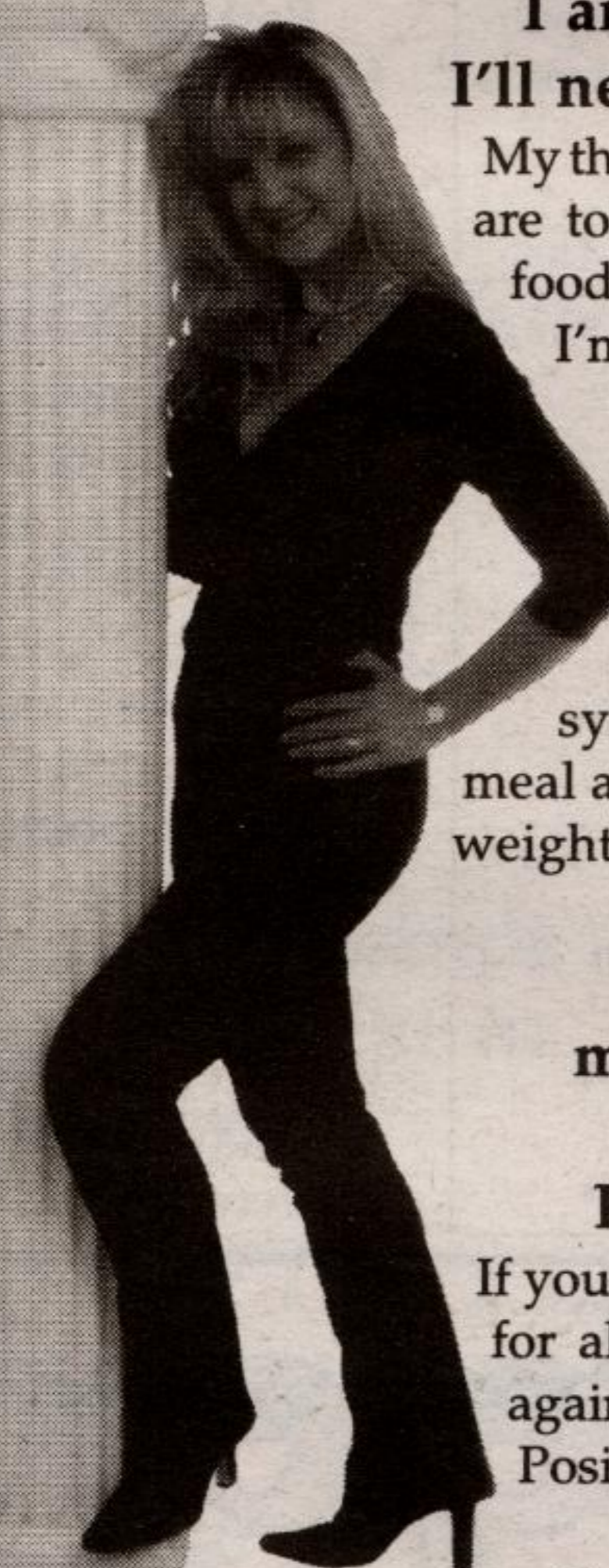
herbal pills made me a nervous wreck! You name the diet, I'd tried it. I tried to laugh it off – calling myself the diet guru. But the truth was I felt bloated, awkward and ashamed. Dieting was a constant battle. Something had to change.

I found a brochure in a desk at work that talked about hypnosis and weight loss.

I remember looking at it and thinking it was a hoax. I laughed and stuffed it back in the drawer. For the next few weeks my weight continued to climb. One day, while feeling overwhelmed by hopelessness, I went back to the drawer and dug out that hypnosis brochure. I called up and went in for a consultation. That was the best Christmas gift I ever gave myself! I melted off 24 lbs. and kept my weight off for 7 years!

Being hypnotized is the most wonderful feeling.

Hypnosis is like slipping in and out of a delightful daydream. I found out that I had a lot of negative self-talk going on in my mind. My hypnotist helped me realize how my negative thoughts were sabotaging my success. When I left my first session, I felt wonderful – as if I had just been through a soothing "mental massage."



"I took off 24 Lbs. 7 years ago and never looked back!"
Marion Chauvin
After Hypnosis

I am 100% confident that I'll never gain my weight back.

My thoughts about myself and my life are totally different and I don't look at food the same way. Thanks to hypnosis, I'm a new person inside and out.

Hypnosis helped me eliminate cravings, food binges, and poor eating habits. I eat what I want, when I want. I've never felt deprived. The Positive Changes' system helps me to look at each meal as another opportunity to keep my weight in balance.

Hypnosis helped me take off my weight seven years ago, and I've never looked back.

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