3. Early First Reading (Current Process)

Redesignation and Statutory Plan Amendments	Landowner/agency circulation (21/30 days)	First Reading	Applicant revisions (undefined timeline)	Public hearing lead-in (min 6 weeks)	Public hearing	Second reading	Third reading

Regionally Significant Statutory Plan Amendments	CMRB Administration review (25 days)	Member challenge period (28 days)
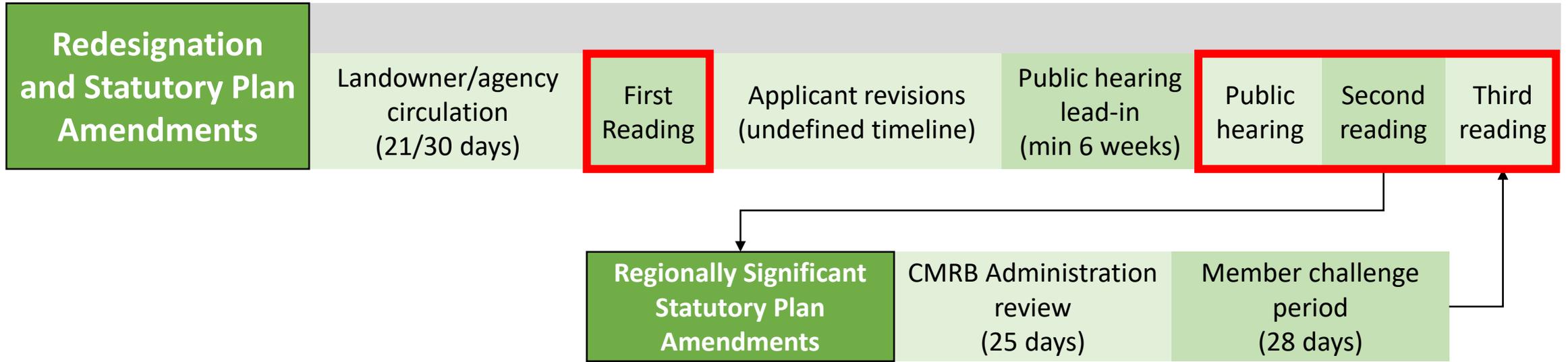
Administration Considerations	Applicant Considerations
1. Resource impact of producing/reviewing first reading report and package (Planner, Admin, Management, EDs, Legislative Services). Takes staff away from other work.	1. Potential to create early concern from residents and other stakeholders when applicant hasn't had chance to address Administration recommendations.
2. Required presence of staff in Council meeting for first reading reports using staff time.	2. Applicant will often need to undertake red-line changes to their documents (e.g. conceptual schemes), which creates additional cost and legal risk.
3. First reading often generates additional public interest and concern to which Administration has to respond. Creates confusion for stakeholders and affected residents.	3. Perhaps sets false expectations for Applicants when Council gives first reading that their proposal will be supported. May lead to commitment of resources for technical reports and other supporting documents.
4. Significant resource impact on reviewing or undertaking red-line changes to bylaws between first reading and public hearing. Also increases potential for errors in final bylaws.	