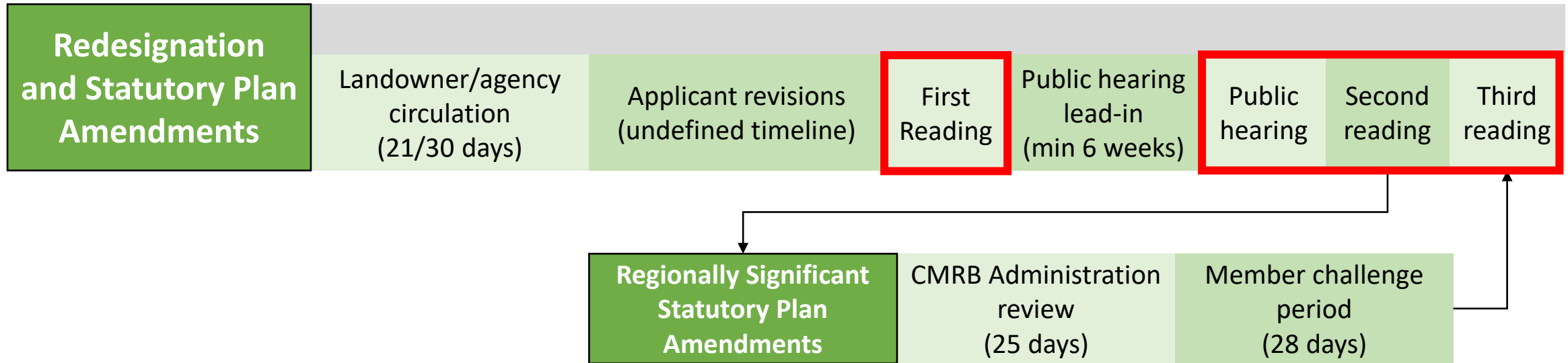


1. First Reading 6 weeks prior to the Public Hearing



Administration Considerations

1. Even with no report being required, the bylaw package still needs to be created, having resource impact on Administration. It creates additional scheduling complexities by having to submit to two Council meeting agendas.
2. Questionable benefit in having first reading at this point in the process.
3. Potential to cause confusion on public right to comment on first reading and then scheduling of public hearing. This creates an Administration impact in fielding questions from public.

Applicant Considerations

1. Reduces flexibility for Applicant to amend their proposal in the lead up to a public hearing. For most files, Administration accommodates frequent requests to amend applications immediately prior to the public hearing and this may be lost in having to submit for first reading earlier.
2. Reduces ability for Applicant to withdraw from agenda and may waste Applicant, Administration and Council time if a file is not ready to proceed to public hearing.