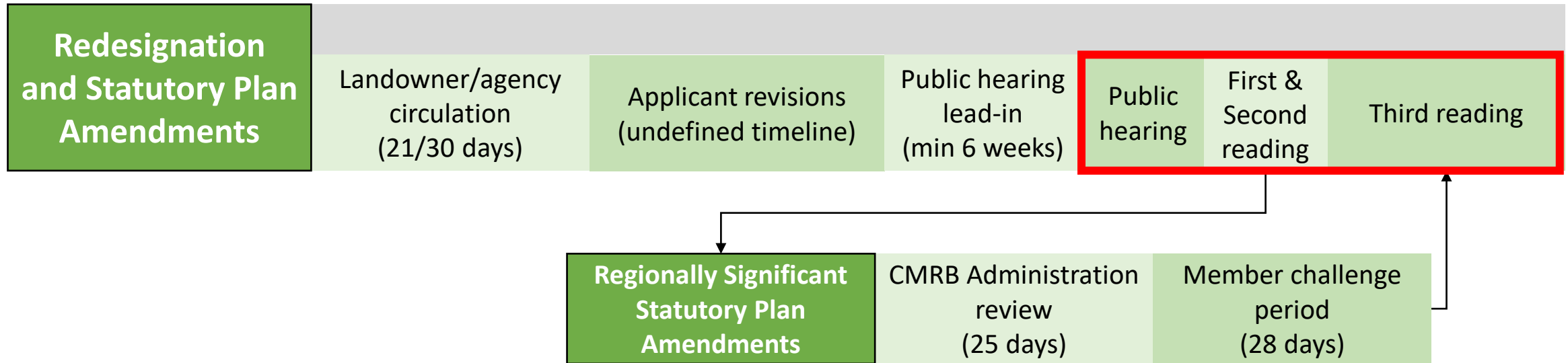


2. First Reading following Public Hearing



Administration Considerations

1. Creates efficiencies for Administration by having just one report going to Council. Unanimous support for third reading is almost always obtained and so very few applications have been required to return to Council with a third reading report.
2. Regionally significant developments have to come back for third reading after CMRB referral and these perhaps have the highest likelihood of not achieving a unanimous vote for third and final reading.

Applicant Considerations

1. The applicant doesn't get indication of Council support which they may believe that first reading provides. This may cause an Applicant to be hesitant in taking on further costs for technical reports, public engagement etc. prior to the public hearing.
2. Slight chance of delay in process if unanimous support for third reading isn't achieved.