

What is a Development Application?

A developer must submit a development application to the City when they want to build something new or change the use of land in Ottawa. The purpose of the development application process is to ensure proposed developments align with the policies set out in the [Province of Ontario's Planning Act \(1990\)](#), [the City of Ottawa's Official Plan](#), and [Ottawa's Zoning Bylaw](#). There are several types of development applications that are reviewed by the Planning Services Branch of the City and the [Committee of Adjustment](#).

What Types of Projects Require a Development Application?

1. Land-Use Change:

Required when modifying the permitted use of land, how land can be developed, or to seek relief from zoning provisions. These include:

- Official Plan Amendment
- Zoning By-law Amendment
- Lifting Interim Control By-law
- Lifting Holding By-law
- Minor Variance
- Permission to Change or Expand a Legal Non-Conforming Use



2. Lot Creation:

Required for creating new lots, ownership units, or shared/common elements (shared spaces within a property, not part of individual units). These include:

- Consent to Sever
- Plan of Subdivision
- Plan of Condominium
- Lifting Part Lot Control



3. Lot Development

Required when the development meets current zoning standards and focuses on site-specific requirements. These include:

- Site Plan Control
- Demolition Control
- Lifting 30 cm Reserve
- Street or Lane Opening/Closing
- Municipal Concurrence and Public Consultation Process for Antenna Systems



Which of These are Subject to Public Consultation?

Public consultation is only required for the following types of developments: Site Plan Control, Official Plan Amendment, Zoning By-law Amendment, Demolition Control, Plan of Subdivision, Plan of Condominium.