

# KANATA LAKES GOLF COURSE

## Proposed Redevelopment

Issue 1 – March 4, 2026

This is a City of Ottawa newsletter which provides information about the Kanata Lakes Golf Course Proposed Redevelopment based on information currently available to the City.

More information can be found on [Engage Ottawa](#)

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### Background Information

The owner of the former Kanata Lakes Golf and Country Club in Kanata North (70 hectares) have proposed redeveloping the site into a residential community.

The property owner, ClubLink Corporation, submitted Plan of Subdivision (D07-16-19-0026) and Zoning By-law Amendment (D02-02-19-0123) applications to the City on October 8, 2019 to permit the development of a subdivision consisting of a variety of residential land-uses (R1, R2, R3 and R5 zones) with approximately 1500 residential units in total ([Application Details - Development Applications Search](#)). The project proposes a mix of detached dwellings, townhouse dwellings, back-to-back townhouses, stacked townhouses, apartment blocks, as well as parks, open space, stormwater ponds, and associated infrastructure.

The owner appealed to the Ontario Land Tribunal (OLT) on the grounds of the municipality not making a decision within the provincially legislated timeframes. The City of Ottawa opposed redevelopment of the former golf course lands before the OLT. The appeal involved land-use considerations and the legal agreement dating back to 1981 (later updated in 1988) which required that 40 per cent of the total development area be designated as open space for the community, including the golf course lands. The OLT ultimately decided in favour of the property owner/appellant (ClubLink) and on January 27, 2026, issued both a zoning by-law amendment and final draft plan of subdivision approval

under the Planning Act. The City's leave to appeal was also rejected by the Supreme Court of Canada on September 18, 2025.

### On-site Activity

The property owner has begun preliminary engineering works on some portions of the site to address and fulfill conditions in the draft plan of subdivision approval that was approved by the OLT. The property owner has provided an interim work plan, which includes:

- Bringing construction equipment on site to support the below-listed works;
- Installation of silt fence and tree protection measures. Narrow trenching observed in some areas of the site is required to properly install the silt fencing;
- Installation of a temporary construction road from Campeau Drive to facilitate vehicle movement on site. The road is constructed of granular material placed on top of a geotextile fabric;
- Construction of four preload pads, each approximately 30 metres by 30 metres in size, that will be used to monitor soil compression and settlement over time. Topsoil in these areas has been removed to a depth of approximately 0.6 metres and will be removed from the site over the next week. The granular material temporarily stockpiled near Campeau Drive will then be transferred to the preload pads in piles that may be up to 4 metres in height;
- Excavation of 17 exfiltration manholes across the site which will be used to verify seasonal groundwater fluctuations over an extended period of time; and,
- Soil sampling in the vicinity of the preload pads and manholes where excavation and soil disposal is planned.

City development inspection staff have been visiting the site regularly and have confirmed that works being undertaken are consistent with the plan provided by the property owner to meet conditions of their draft plan of subdivision approval from the OLT. City By-law staff have also visited the site and confirmed that at the time of their visit the works being carried out were in compliance with the City's [Noise By-law](#). The City continues to monitor to ensure the actions on the site do not contravene City by-laws or regulations, or breach covenants and easements the City maintains related to the site.

### Legislative Responsibility for Environmental Investigation, Testing and Risk Assessment

On February 11, 2026, the local ward councillor, Councillor Curry, brought forward an Inquiry to Council asking several questions about how mercury is being managed in this location. The staff response to this Inquiry will be on the [Planning and Housing Committee agenda for March 4, 2026](#).

As further explained in the Inquiry Response, the property owner's Environmental Site Assessment reports provided as part of the original application that was appealed indicate the presence of some mercury contamination on site. While some degree of contamination on a site is not unusual, the conditions of the draft plan of subdivision approval explicitly required the property owner to obtain a Record of Site Condition – a permission from the Ontario Ministry of the Environment, Conservation and Parks (MECP) under the Environmental Protection Act - to ensure the contamination has been addressed prior to establishing a residential use. The works associated with the Record of Site Condition must be supervised by a *Qualified Person* who is legally obligated under the Environmental Protection Act and their professional regulatory body to ensure all environmental site assessment and remediation work being done on site is completed safely and in compliance with provincial standards. This process is developer lead, and managed by the province.

#### Third-Party Peer Review of Studies and Work

The City has committed to engage in peer reviews of every substantive report or work plan submitted by the developer to the City, in addition to staff review, with those results being made publicly available. This level of oversight goes far beyond the City's typical approach for a development file and is reflective of the exceptional circumstances associated with this redevelopment project. Current peer review work is focused on the environmental testing and interim work plan the property owner is undertaking related to the mercury on site.

While responsibility to undertake environmental testing typically rests with the Qualified Person hired by the property owner under the MECP legislation, as an added safeguard, the City has hired a qualified third-party engineering firm (WSP Canada Inc.) to provide the City with an opinion on whether the proposed interim work plan mitigation measures align with industry best practices.

WSP was selected based on its extensive technical capacity and relevant project experience. As a large, multidisciplinary engineering firm, WSP brings a broad range of in-house specialists, such as contaminated site specialists, risk assessors and air quality experts, who may be required over the course of this review. WSP also has experience supporting the City on high-profile and complex projects, including work at Lansdowne Park, which involved contaminated soil excavation, air and dust monitoring, and significant public interest.

WSP was initially engaged during the week of February 17, 2026, to review the memorandum outlining mitigation measures for preliminary engineering works. This review is intended to confirm that the proposed measures are appropriate for the known soil conditions and consistent with applicable industry standards and best practices.

In addition, WSP is currently undertaking a peer review of the previously submitted 2021 Phase I and Phase II Environmental Site Assessment reports. It is anticipated that WSP will also review future submissions, including any remediation plan and associated dust and sediment control plans related to construction activities.

The City has been granted access to the site by the property owner to facilitate the third-party engineering review. WSP will be carrying out periodic inspections while the contractor's work is underway to confirm that sampling is being carried out to industry standards. Because the site is private property, this permission was necessary before our consultant could access the site.

#### Communications, Committees of Council

For documents, Frequently Asked Questions and more details about this proposed redevelopment project, please visit the [Engage Ottawa](#) page.

Staff have responded to Councillor Curry's February 11, 2026 Inquiry titled "Kanata Lakes Golf Course Lands (175 Acres) Public Health, Environmental Risk, Precaution, and Independent Oversight", which will be posted publicly on the [March 4, 2026 Planning and Housing Committee agenda](#).

Councillor Curry submitted an Inquiry at the [February 17, 2026 Environment and Climate Change Committee](#), titled "Municipal Liability Exposure – Pre-construction Activities on the Kanata Lakes Golf Course Lands". A response from staff will be forthcoming.