

# KANATA LAKES GOLF COURSE

## Proposed Redevelopment

### **Kanata Lakes Golf Course Proposed Redevelopment**

#### **Issue 2 - March 13, 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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#### **Draft Plan of Subdivision – What It Is, and What Comes Next**

The draft plan of subdivision has been approved for the Kanata Lakes Golf Course, which means the Ontario Land Tribunal (OLT) has granted the principle of development, essentially confirming that the site can be developed once all conditions of approval are met. However, it does not mean the subdivision is able to proceed to construction at this time. Nothing can be built, and no plan can be registered until all 185 draft conditions are fully satisfied.

The OLT has explicitly left it to the City, along with the Conservation Authority and the National Capital Commission (for stormwater matters), to review, require revisions, and ultimately determine whether each condition has been met. The clearance of conditions is a technical process carried out by staff and partner agencies.

The next steps involve the proponent preparing detailed engineering, servicing, environmental, geotechnical, transportation, and stormwater designs. The City will then conduct a full technical review, issue comments, require revisions, and confirm compliance with standards.

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Under the most recent Council direction, all substantial studies and designs must also undergo independent third-party peer review, coordinated by the City. These peer reviews, along with major submissions, will be posted publicly through Information Reports to the Planning and Housing Committee and on this Engage Ottawa page, ensuring transparency.

### **On-Site Activity**

The preliminary engineering works that are described in the [previous newsletter](#) issued on March 4, 2026 are primarily occurring on the largest parcel of the former golf course lands which is accessible from Campeau Drive. However, the proponent will be installing a number of exfiltration manholes within two other parcels that cannot be directly accessed from Campeau Drive. Access to certain locations will require travel on some local streets.

All heavy vehicles (trucks) travelling on the City's road network are required to abide by the [Traffic and Parking By-law 2017-301](#), including following the Truck Route Maps ([Urban Truck Routes](#) and [Rural Truck Routes](#)). Trucks are required to stay on designated truck routes, however, are permitted on non-truck routes under certain circumstances, which includes construction vehicles accessing a development site for the purpose of making a delivery or to carry out works on the site. When a heavy truck leaves the designated truck route, they must follow a route that represents the shortest deviation from the truck route.

During the spring thaw period, the City implements a seasonal road restriction to preserve roadway infrastructure. This year the restrictions came into effect on March 9, 2026 and will last until at the latest, May 15, 2026.

This means that on seasonally restricted truck route roadways and all residential roads, heavy vehicles must run at 'half loads', which limits vehicles to a gross weight of less than five tonnes or 11,000 pounds per axle. Trucks found to exceed loading limits during the spring thaw period would be subject to enforcement.

City development inspectors visit the site regularly and will continue to monitor construction access and conformity to local regulations and by-laws.

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### **Peer Review – Dust, Noise, Odour and Sediment Migration Control Mitigation Plan**

Condition 93 of the draft plan of subdivision approval requires the proponent to implement dust, sediment, noise and odour mitigation control measures during all phases of excavation work due to the presence of mercury contamination in the soils on-site.

A memo addressing this condition was submitted to the City which outlines the proposed controls to be implemented during the preliminary engineering works. This memo has been peer reviewed by WSP Canada Inc. who has been retained by the City to provide third party oversight of the environmental related site works and submissions for this project.

[WSP's peer review](#) is now posted on the [Engage Ottawa website](#). It indicates that the proposed controls appear reasonable given the known site conditions. However, they recommended that documentation be prepared outlining how mitigation measures will be implemented and monitored, along with contingency measures in the event of a failure of any control measure.

WSP also recommended the development of a complaint tracking and response procedure, and a soil management plan. The proponent has received WSP's peer review and has indicated that a response is forthcoming.

WSP on behalf of the City of Ottawa, will be completing weekly site inspections at a minimum, during the preliminary engineering works to confirm that the proposed dust and sediment control measures are in place and working as intended. Updates on the proponent's response to the recommendations will be shared through the Engage Ottawa website when they become available.

### **Communication from Ottawa Public Health's Medical Officer of Health**

The local ward councillor, Councillor Curry, recently asked for a response from the Medical Officer of Health, Dr. Trevor Arnason, to answer the following questions:

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- Does Ottawa Public Health currently have any public health concerns related to the activities taking place on the site;
- Are there any precautions residents should consider while work is occurring; and
- Does Ottawa Public Health anticipate providing any ongoing monitoring or guidance as the project progresses.

In response, Dr. Arnason has provided clarification on Ottawa Public Health's (OPH) role as it relates to public health and safety and the known mercury contamination on the former golf course site. As stated in Dr. Arnason's email of March 6, 2026, which can be reviewed in full at the following [link](#), the assessment of sites with soil contamination falls under the authority of the Ministry of Environment, Conservation and Parks (MECP) pursuant to the *Environmental Protection Act* and there is no role for local public health units to investigate these matters. OPH has directly reached out to the MECP to ensure they are aware of the concerns raised by residents relating to contamination. Currently, OPH is not advising residents to take any special health precautions.

Through the conditions of draft plan of subdivision approval, approved by the Ontario Land Tribunal, the applicant is required to follow MECP regulations (Ontario Regulation 153/04) and ultimately obtain a Record of Site Condition prior to housing being built on site. Further details about the proponent's obligations under the *Environmental Protection Act* can be found in [staff's response to the February 11, 2026 Council Inquiry](#), "Kanata Lakes Golf Course Lands (175 Acres)".