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# Memo

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**To:** Erin Tait, Program Manager, Environmental Remediation Unit

**From:** Kevin Hicks, M.Sc., P.Geo. QP<sub>ESA</sub>

**Cc:**

**Ref:** CA0044157.1045

**Date:** February 23, 2026

**Subject:** Review of Preliminary Engineering Investigations Memorandum  
Paterson Group, February 13, 2026

WSP was requested by the City of Ottawa, Environmental Remediation Unit, to provide a technical review of the above-noted memorandum prepared by Paterson Group in reference to preliminary engineering investigations to be undertaken in support of redevelopment of the former Kanata Lakes Golf Course. The memorandum outlines preliminary engineering field work programs to be completed at the golf course property to evaluate infiltration potential and subsoil compressibility to inform future design work. The memorandum also identified measures to be implemented during the works to control or mitigate fugitive dust, noise and odour emissions and sediment migration.

Based on a review of the document, WSP offers the following comments for consideration.

- The memo states that as much work as feasible will be completed during frozen conditions and that snow will be cleared in advance to allow frost propagation to adequate depths in the work area and access road. This is a reasonable approach not only to reduce fugitive dust emissions but also to reduce soil/mud tracking by vehicles. However, it is noted that soil/mud tracking by vehicles will be exacerbated during the spring thaw due to the preponderance of wet conditions during such time.
- The memo indicates that erosion and sediment control measures will be implemented in accordance with OPSS.PRO 805. It is noted that OPSS.PRO 805 provides construction specification for temporary sediment control. OPSS.PRO 804 provides construction specification for temporary erosion control. Site works should thus cite both OPSS, as and where necessary.
- Undertaking voluntary preconstruction surveys at existing homes adjacent to the work areas and vibration monitoring adjacent to the work areas is considered prudent.
- Based on a preliminary understanding of the contamination identified at the golf course, implementation of the engineering investigation works and proposed impact mitigations measures as



outlined in the memorandum should preclude any undesirable effects or outcomes associated with the site contamination.

- As the property is a contaminated site to which one or more Records of Site Condition (RSC) will need to be filed to permit the intended change in property use, any sampling programs undertaken at the site should be considerate of the requirements of both Ontario Regulation 153/04 – Records of Site Condition and Ontario Regulation 406/19 – On-site and Excess Soil Management.
- Notwithstanding the above, the memorandum provided presents only a work plan outlining the planned engineering works and mitigative measures to be employed. To that end, specific control documents should be developed documenting the plans for dust control, odour control, erosion and sediment control, mud tracking, runoff control and traffic and transportation management (i.e., the memorandum says they *will* implement mitigative measures, but documentation should be prepared detailing *how* mitigation measures will be implemented). In addition to controls and measures to be instituted, the plans should also describe any contingency measures or emergency response plans to be implemented in the event of failure of any control measure.
- Given the level of public interest in the project, a complaint reporting and response procedure should be established for the site.
- Mercurial fungicides were commonly used at golf courses into the 1990s to control snow mold growth during the winter months. Although they were principally applied to greens, studies have shown that elevated levels of mercury may extend to distances in excess of 15 m from greens where applied (Flushtey and Frank, 1981). Potential use on other parts of the golf course that may have been subject to mold growth should not be overlooked. Works areas should be considerate of this possibility when developing any sampling programs and in-situ sampling requirements under O.Reg. 406/19 may be inadequate for characterization purposes.
- As the property is a contaminated site, the proponent should consider the need to develop a Soil Management Plan (SMP) for the site to establish an approach and decision making criteria that are to be followed when undertaking subsurface activities on Site. The SMP should be considered as a living document to be updated as necessary through the site redevelopment process. The objectives of the SMP would be:
  - To ensure that contaminated soil and ground water where encountered during Site works are managed in compliance with all applicable environmental laws
  - To provide a process to manage contaminated soil and/or ground water, including any excess soil;
  - To provide a contingency plan to identify and manage any unknown contamination identified during the construction process or produced due to a spill or release during construction;
  - To support the execution of the Site Health and Safety Plan (HASP) as it relates to the safety of the construction workforce and the neighbouring community where contamination is encountered;



- To outline methodologies and procedures to minimize dust emissions, contaminant tracking, erosion and sedimentation and respond to spills, among other items, during the excavation, loading and importation, placement and compaction of soil;
- To outline the procedures for notification and reporting; and,
- To integrate into other management plans and procedures that could include quality, environmental management, emergency response, and sustainability.