



February 3, 2025

02M-00004-0E

Don Leung  
Con-Drain Company (1983) Limited  
30 Floral Parkway  
Concord, Ontario L4K 4R1

Dear Mr. Leung:

**Subject: Cornell Community, Cornell Rouge Phase 8  
Cornell Rouge Development Corp.  
Contract 'C' Roads After Base Course Asphalt  
Substantial Performance**

We have reviewed your request for the issuance of Certificate of Substantial Performance and we find that substantial performance has been achieved.

Please find enclosed the Certificate dated February 3, 2025. Be advised that the Construction Lien Act, 1990, Section 32 requires the contractor to publish the certificate once in a daily construction trade newspaper.

Please provide the undersigned with a Statutory Declaration of Accounts, Workplace Safety and Insurance Board Clearance Certificate, and proof of publication prior to the release of your holdback.

Yours sincerely,

WSP CANADA INC.

A handwritten signature in blue ink, appearing to read 'Bill Nott'.

Bill Nott  
Senior Project Coordinator  
Land Development Ontario  
c. + Encl.

Natashia Di Mambro, Con-Drain Company (1983) Ltd.  
Christian Lamanna, Madsion Group

2025.02.03\_Cornell Rouge Ph7\_Contract D\_Roads After Base Course Asphalt\_Substantial Performance Letter\_Con-Drain Company (1983) Ltd\_COMPLETE

**FORM 9**  
**CERTIFICATE OF SUBSTANTIAL PERFORMANCE OF THE**  
**CONTRACT UNDER SECTION 32 OF THE ACT**

*Construction Act*

City of Markham

(County/District/Regional Municipality/Town/City in which premises are situated)

Concession 9, Part of Lot 11 and 12

(street address and city, town, etc., or, if there is no street address, the location of the premises)

This is to certify that the contract for the following improvement:

Cornell Community, Cornell Rouge Phase 8 Contract C: Roads After Base Course Asphalt completed to January 17, 2025

(short description of the improvement)

to the above premises was substantially performed on January 17, 2025

(date substantially performed)

Date certificate signed: February 3, 2025



(payment certifier where there is one)

(owner and contractor, where there is no payment certifier)

Name of owner: Cornell Rouge Development Corp.

Address for service: 369 Rimrock Road, Toronto, ON M3J 3G2

Name of contractor: Con-Drain Group

Address for service: 30 Floral Parkway, Concord Ontario L4K 4R1

Name of payment certifier (where applicable): WSP Canada Inc.

Address: 150 Commerce Valley Drive West, Thornhill, Ontario, L3T 7Z3

(Use A or B, whichever is appropriate)

☐ A. Identification of premises for preservation of liens:

(if a lien attaches to the premises, a legal description of the premises,  
including all property identifier numbers and addresses for the premises)

☒ B. Office to which claim for lien must be given to preserve lien:

Cornell Rouge Development Corp. 369 Rimrock Road, Toronto, Ontario M3J 3G2  
Attn: Christian Lamanna

(if the lien does not attach to the premises, a concise description of the premises, including addresses,  
and the name and address of the person or body to whom the claim for lien must be given)