



**van Groll & Associates Inc.**  
2 St. Clair Avenue W., F18,  
Toronto, ON, M4V 1L5  
905-339-2811  
[vangrollassociates.com](http://vangrollassociates.com)

March 27, 2025

Devonleigh Homes Inc.,  
P.O. Box 70,  
Orangeville, ON, L9W 2Z5

Att'n: Amanda Ponce  
Operations Manager  
Email: [amanda@devonleighbhomes.com](mailto:amanda@devonleighbhomes.com)

Re: **Osprey Projects – D1 Villas – BLOCK 2**  
**18821 Main Street, Alton**

Amanda,

We are in receipt of your draw submission for **BLOCK 2**. The value of this draw brings you to Substantial Performance, as defined in the legislation.

In summary, the information provided indicates that Substantial Performance for the work under this contract has been achieved. We await the submission of the balance of the items required by the contract and trust that it will be done before Total Performance is achieved.

We enclose the Certificate of Substantial Performance for your info and use. Please forward the date of publication so that we can determine the start date for the holdback period.

We look forward to receiving the balance of the material and bringing this project to completion.

Regards,

Elroy van Groll, B. Arch, Architect OAA, AAA, AIBC, MRAIC, LEED AP  
Principal  
Van Groll & Associates Inc.

cc: Osprey Valley Resorts Inc. Chris Humeniuk (via email)  
File

Encl: Form 9 - Certificate of Substantial Performance

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

**TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL**

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

**18821 MAIN STREET, ALTON, ON, L7K 1R1**

(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:

**TPC TORONTO AT OSPREY VALLEY - AREA D1 NORTH VILLAS BLOCK 2**

(short description of the improvement)

to the above premises was substantially performed on **MARCH 27, 2025**

(date substantially performed)

Date certificate signed: **MARCH 27, 2025**



(payment certifier where there is one)

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

Name of owner: **Osprey Valley Resorts Inc.**

Address for service: **18821 Main St, Caledon, ON, L7K 1R1**

Name of contractor: **Devonleigh Homes**

Address for service: **675 Riddell Rd, Orangeville Ontario L9W 4Z5**

Name of payment certifier (where applicable): **van Groll & Associates Inc.**

Address: **2 ST.Clair Avenue West, F18 , Toronto, ON, M4V 1L5**

(Use A or B, whichever is appropriate)



A. Identification of premises for preservation of liens:

**LOT 13, CONCESSION 3 WEST OF HURONTARIO STREET, TOWN OF CALEDON, REGIONAL MUNICIPALITY OF PEEL**

(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:

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