



May 2, 2025

By E-mail

**Re: Ahmic Lake Cottage  
Letter of Substantial Performance**  
LEA Project Number: 20018-79

Dear Elizabeth and James,

We wish to confirm that Larocque Elder Architects, Architectes Inc. (LEA) and other consulting disciplines, have reviewed work associated with the Ahmic Lake Cottage project in accordance with the requirements of Part 1, Division C, Section 1.2 Design and General Review of the Ontario Building Code. Based on consultant reviews, pursuant to the requirements of the Construction Act, R.S.O. 1990, C.30, and in accordance with the terms of your Contract with Bishops Building Services Inc., we wish to confirm that, in our professional opinion, the Work has been substantially performed.

A completed Form 6 Certificate of Substantial Performance is attached indicating the date of Substantial Performance as April 30, 2025.

By the issuance of this letter, we also wish to advise you of the following:

- 1) The contractual warranty period for the Work will commence from the April 30, 2025, Substantial Performance date as indicated on the attached Form 6.
- 2) We recommend you contact your insurance provider to advise that the Work has been substantially performed and to make arrangements as they recommend to transfer the general liability insurance policy from the Contractor to the Owner. As of the date of this letter, kindly note that we have not yet received the required final general conformance letter for the fire protection system and have been advised by the Contractor that the fire protection system must still be integrated with your cottage security system. The Contractor has confirmed that this work will be completed expeditiously.
- 3) The Contractor remains committed to completing the balance of work, as well as addressing any deficiencies identified through forthcoming final reviews by each of the Contractor and LEA, in a timely manner.
- 4) Per the terms of the Contract, the Contractor will be preparing closeout submittals, including final as-built drawings and warranty, operations and maintenance manual documentation, and coordinating demonstration and training sessions for mechanical and electrical equipment to suit your schedule.

Should you have any questions please do not hesitate to contact our office.

Sincerely,

Jean P. Larocque  
Architect, OAA, OAQ, MRAIC LEED AP BD+C

Cc: Kevin Bishop, Bishops Building Services Inc.  
Sarah Corbeil, Bishops Building Services Inc.

Encl: Form 6 Certificate of Substantial Performance, as prepared by LEA.

Form 6  
CERTIFICATE OF SUBSTANTIAL PERFORMANCE  
OF THE CONTRACT UNDER SECTION 32 OF THE ACT

Municipality of Magnetawan

(County/District of Regional Municipality/City or Borough of  
Municipality of Metropolitan Toronto in which premises are situated )

4 Cobalt Lane, Magnetawan, Ontario P0A 1A0

(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:


Ahmic Lake Cottage

(Ref: 20018)

(short description of the improvement)

To the above premises was substantially performed on April 30, 2025  
(date substantially performed)

Date certificate signed: May 2, 2025

  
Jean Larocque  
Architect OAA, OAQ, MRAIC, LEED AP BD+C  
(payment certifier where there is one)

Name of owner: Ms. Elizabeth Bennett and Mr. James Bennett

Address for service: 2339 Waterside Court, London, Ontario N6G 0L9

Name of contractor: Bishop Building Services Inc.

Address for service: 50C Venture Crescent, North Bay, Ontario P1A 0E5

Name of payment certifier: Larocque Elder Architects, Architectes Inc.  
(where applicable)

Address: 188 Fifth Avenue East, North Bay, Ontario P1B 1N6

(Use A or B whichever is appropriate )

A. Identification of premises for preservation of liens (private owner):

4 Cobalt Lane, Magnetawan, Ontario P0A 1A0

4 Cobalt Lane, Plan 42M666, Lot 4, in the Municipality of Magnetawan

(where liens attach to premises, reference to lot and plan or instrument registration number)

R.R.O. 1990, Reg. 175, Form 6.

B. Office to which claim for lien and affidavit must be given to preserve lien (public owner):

(where liens do not attach to premises )

R.R.O. 1990, Reg. 175, Form 6.