

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

Construction Act

City of Kitchener

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

118 Gravel Ridge Trail, Kitchener, ON, N2E 0J5

(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:

Seven, 3-story buildings containing 144 stacked townhouse units

(short description of the improvement)

to the above premises was substantially performed on **May, 23rd, 2025**

(date substantially performed)

Date certificate signed: **May 30th, 2025**

(payment certifier where there is one)

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

Name of owner: **2530229 Ontario Inc.**

Address for service: **35 Trillium Dr, unit 1, Kitchener, ON N2E 0H2**

Name of contractor: **Huron Creek Developments**

Address for service: **35 Trillium Dr, unit 1, Kitchener, ON N2E 0H2**

Name of payment certifier (where applicable): **Glynn Group**

Address: **1300 Cornwall Road, unit 104, Oakville, L6J 7W5**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

118 Gravel Ridge Trail, Kitchener, Ontario, also known as Lot 130, GCT, Kitchener, Ontario.

(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)



**Re: Huron Creek Developments,
118 Gravel Ridge Trail,
Kitchener ON.**

Substantial Completion of Buildings

To whom it may concern:

We have been retained by Huron Creek Developments to perform General Review of the seven stacked townhouse buildings at 118 Gravel Ridge Trail in Kitchener, in accordance with Div. C 1.2.2. of the Ontario Building Code. We have performed General Review Visits to the site on several occasions from October 2024 to May 2025.

Please be advised that the buildings have been constructed generally in accordance with the Approved Documents and the requirements of the Ontario Building Code.

All the buildings and the residential suites therein are substantially completed and suitable for occupancy.

Regards,

Robert Turner, MA., Dip. Arch., OAA
Principal

Fryett Turner Architects Inc.

