



**bélanger
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A Partnership of Corporations:
Louis Bélanger Inc. Architect
Amber Salach Inc. Architect

Bonaventure Property Management Inc
1230 Sheppard Ave West, Unit 12
Toronto, ON

January 19, 2022

Re: Place Bonaventure – Banking Facility Site Work, Chelmsford, ON
Certificate of Substantial Performance (19038)

Dear Guy:

Enclosed for your information and records is a copy of "Certificate of Substantial Performance" signed January 19, 2022.

For your information the Construction Act Revised Statutes of Ontario, 1990, Chapter 30 Section 2 Subsection (1); 2017, Chapter 24, Section 4 Subsections (1,2) defines Substantial Performance as follows:

- "(1) For the purposes of this Act, a contract is substantially performed,
- a) when the improvement to be made under the contract or a substantial part thereof is ready for use or is being used for the purposes intended; and
 - b) when the improvement to be made under that contract is capable of completion or, where there is a known defect, correction, at a cost of not more than,
 - i) 3 per cent of the first \$1,000,000 of the contract price.
 - ii) 2 per cent of the next \$1,000,000 of the contract price.
 - iii) 1 per cent of the balance of the contract price. "

Attention is drawn to Subsection (2) of Section 2 which reads as follows:

- "(2) For the purposes of this Act, where the improvement or a substantial part thereof is ready for use or is being used for the purposes intended and the owner and the contractor agree not to complete the improvement expeditiously, the price of the services or materials remaining to be supplied and required to complete the improvement shall be deducted from the contract price in determining substantial performance.

**Re: Place Bonaventure – Banking Facility Site Work, Chelmsford, ON
Certificate of Substantial Performance (19038)**

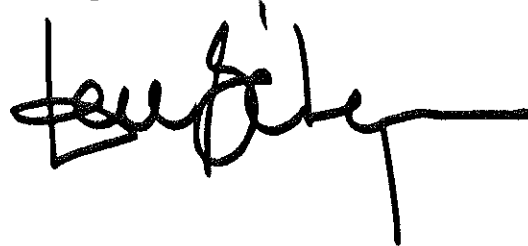
- a. it is being used for the purposes intended
b. The "Test" for Substantial is met as calculated below:

Contract value (per Cert. for Payment No. 2	<u>\$690,000.00</u>
less remaining cash allowances)	
1 st 1,000,000 @ 3% =	<u>\$20,700.00</u>
Total Test Value	<u>\$20,700.00</u>

The value of the remaining work is less deferred work is less than \$20,700.00. A certificate for payment for legal holdback release in the amount of \$61,013.50 will be issued prior to the due date; upon receipt of documentation from the contractor. For your information the due date is the day after expiry of the 60-day lien period which commences on the day following the date of publication of the Certificate of Substantial Performance.

Sincerely,

Bélanger Salach Architecture



Louis Belanger, BES, B. Arch, OAA, MRAIC

LB:MP:tr

Encl. Certificate of Substantial Performance

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

City of Greater Sudbury

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

4764 Regional Road 15, Chelmsford, ON

(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:

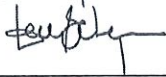
Place Bonaventure - Banking Facility Site Work

(short description of the improvement)

to the above premises was substantially performed on January 19, 2022

(date substantially performed)

Date certificate signed: January 19, 2022



(payment certifier where there is one)

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

Name of owner: Bonaventure Property Management Inc

Address for service: 1230 Sheppard Ave West, Unit 12, Toronto, ON

Name of contractor: R.M. Belanger Construction

Address for service: 100 Radisson Ave, Chelmsford, ON

Name of payment certifier (where applicable): Belanger Salach Architecture

Address: 255 Larch Street, Sudbury, ON P3B 1M2

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

BALFOUR CON 3 PT LOT 1 RP 53R20465 PARTS 1 TO 3

(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)