

DATE: OCTOBER 7, 2022

PROJECT NO: 183-3100-SW22

SENT VIA: EMAIL

Hycon Servicing Inc.
35 Durward Place
Waterloo, Ontario N2L 4E5

Attention: Mr. Sean Yirka

**RE: CERTIFICATE OF SUBSTANTIAL PERFORMANCE
COTTAGES AT LORA BAY PHASE 3 – SURFACE WORKS
THE VILLAGE OF KEEPER'S COVE PARTNERSHIP
TOWN OF THE BLUE MOUNTAINS**

Please find attached the Certificate of Substantial Performance for the above-noted project. As outlined in the contract documents, the Contractor shall publish a copy of the Certificate in a local Construction Trade Newspaper, and it must include:

- i) The name and address for service of the OWNER and of the CONTRACTOR;
- ii) The name and address of the payment certifier, where there is one;
- iii) A short description of the improvement;
- iv) The date on which the Contract was substantially performed;
- v) Where the lien attaches to the premises a concise description containing a reference to lot and plan or instrument registration number sufficient to identify the premises; and, or, where the lien does not attach to the premises, a statement of where the lien notice must be delivered to preserve lien rights; and
- vi) The street address, if any, of the premises.

Within fifteen (15) days of the date of advertisement of the Certificate of Substantial Performance the Contractor is to submit proof of publication of the Certificate. A copy of the publication is to be included, with all other pertinent documents, in the release of holdback request to the Contract Administrator. Please see TABLE 'A' enclosed which indicates the outstanding deficiencies.

As per the agreement between The Village of Keeper's Cove Partnership and your firm, the twenty-four (24) month Guaranteed Warranty Period has commenced and will end on **July 31, 2024**.

Should you have any questions or require any further information, please do not hesitate to contact the undersigned. Thank you.

Yours truly,

C.F. CROZIER & ASSOCIATES INC.



Austin Spencer, P. Eng.
Contract Administrator
AJS

Enclosure: Appendix A – Deficiency List

J:\100\183 - Landex Projects\3100 - Cottages at Lora Bay\Contract Admin\Certificates\Phase 3 (Surface Works)\2022.10.07 Cert of Sub Perf Letter.doc

40 Huron Street, Suite 301
Collingwood, ON L9Y 4R3
T. 705.446.3510
F. 705.446.3520
cfcrozier.ca



Table A

Certificate of Substantial Performance Deficiency List

See attached spreadsheet for details

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

Construction Act

County of Grey, Town of The Blue Mountains

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

Part of Lot 3, Registered Plan 1032, Geographic Township of Collingwood, Town of The Blue
Mountains, County of Grey, Vacant Land Condominium Plan No. 111
(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:
Placement of surface course asphalt for Phase 3, including site preparation and any required
curb and asphalt repairs.

(short description of the improvement)

To the above premises was substantially performed on: July 31, 2022
(date substantially performed)

Date certificate signed: October 7, 2022

Austin Spencer, 

(payment certifier where there is one)

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

Name of Owner: The Village of Keeper's Cove Partnership

Address for Service: 6783 Wellington Road #34 R.R. #22, Cambridge, Ontario N3C 2V4

Name of Contractor: Hycon Servicing Inc.

Address for services: 35 Durward Place, Waterloo Ontario N2L 4E5

Name of payment certifier (where applicable): C.F. Crozier & Associates Inc.

Address: 1 First Street, Suite 200, Collingwood, ON, L9Y 1A1

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

Part of Lot 3, Registered Plan 1032, Geographic Township of Collingwood, Town of The Blue
Mountains, County of Grey, Vacant Land Condominium Plan No. 111
(if a lien attaches to the premises, a legal description of the premises,
including all property identifier number and addresses for premises)

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

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



PROJECT:
Phase 3 Surface Works

Cottages at Lora Bay
Hycon Servicing Inc.

Project: 183-3100
Site Walk Date: 30-Sep-22
Date: 06-Oct-22

Deficiency List

Issue #	Description	Responsible party	Date of Rectification	Additional Comments
1	Top of benching at bottom of MH to be cleaned for SAN MH5 Admiral's Trail	Hycon Servicing Inc.		
2	Top of benching at bottom of MH to be cleaned for SAN MH9 Anchor's Way	Hycon Servicing Inc.		
3	OGS for storm system to be cleaned out by contractor.	Hycon Servicing Inc.		
NOTES:				