

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

*Construction Act*

**Town of Carleton Place**

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

**14 Coleman Street**

(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:

**Completion of 24 Unit Apartment Building**

(short description of the improvement)

to the above premises was substantially performed  
on

**December 1<sup>st</sup> 2023**

(date substantially performed)

Date certificate signed: **December 4<sup>th</sup> 2023**

(payment certifier where there is one)

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

Name of owner: **Lions Holdings Ltd.**

Address for service: **9285 Highway 15, Smiths Falls, ON K7A 4S7**

Name of contractor: **Jackson Homes Inc.**

Address for service: **9285 Highway 15, Smiths Falls, ON K7A 4S7**

Name of payment certifier (where applicable): **AMS Quantity Surveyors**

Address: **204 - 308 Leggit Drive, Ottawa ON K2K 1Y6**

(Use A or B, whichever is appropriate)

☒ A. Identification of premises for preservation of liens:

**PLAN 230 PT PARK LOT 20 PT PARK LOT 21 RP 27R5617 PARTS 4 TO 6**

(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)

## **Substantial Performance Review**

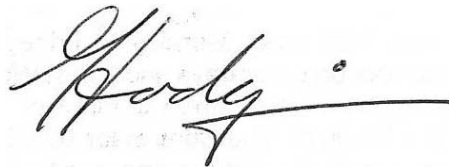
Date: November 30, 2023  
Submitted to: Building Department, Town of Carleton Place  
Project: Coleman Apartments  
Permit address: 14 Coleman Street, Carleton Place, ON

Re: Substantial Completion

This form being signed, the architect certifies that the above mentioned project was inspected on November 29 at 4:30, 2023 for Substantial Performance. At the time of inspection, with the exception of the balconies on units 303,403, 201,301,401, 306, 406, the interior of unit 103, as well as the final grades and cleaning, the work was found to be in general conformity with the drawings and/or specifications submitted for building permit and any subsequent changes authorized by the building official. The final grading has since been confirmed and I am satisfied substantial performance has been reached.

I will return for a follow up inspection when the outstanding items have been completed.

Respectfully submitted,



Geoff Hodgins, O.A.A.