

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

*Construction Act*

Amherstburg, Ontario, Canada

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

255 Sandwich Street North, Amherstburg, Ontario, N9V 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:

Substantial completion on construction of a 6-Storey 114 unit apartment building. Opening for Tenancy on October 1st, 2024.  
Apartment building name is "River's Edge Apartments 2".

(short description of the improvement)

to the above premises was substantially performed on 2024-08-26

(date substantially performed)

Date certificate signed: 2024-08-26

Baird AE

(payment certifier where there is one)

1603844 Ontario Inc

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

Name of owner: 1603844 Ontario Inc

Address for service: 11 Iroquois Road, Leamington, Ontario, N8H 3V7

Name of contractor: 1603844 Ontario Inc

Address for service: 11 Iroquois Road, Leamington, Ontario, N8H 3V7

Name of payment certifier (where applicable): Baird AE

Address: 700-1350 Provincial Road, Windsor, Ontario, N8W 5W1

(Use A or B, whichever is appropriate)



**A. Identification of premises for preservation of liens:**

PT LT 5 Con 1 Anderdon (Amherstburg) designated as parts 5, 6, 7, 8, 9, 10, 11, 12 on Plan 12 R-29017; S/T R1163199, R685251; Amherstburg 01544-1639 LT CE1088848 255 Sandwich Street North, Amherstburg, Ontario, N9V 0J5.

(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:**

1603844 Ontario Inc - 11 Iroquois Road, Leamington, Ontario, N8H 3V7

(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)



Date: August 26, 2024

**Planning & Building Services Department**

Address: 271 Sandwich Street South

Attention: Chief Building Official, The Corporation of the Town of Amherstburg

Re: Project: Rivers Edge Apartments – Building 2

Address: 255 Sandwich Street North

Baird AE Project No. #22-069 –Architectural Letter of Substantial Conformance.

Our office has been retained to prepare design & permit drawings and to perform architectural site reviews for the project referenced above.

Architectural site visits weekly revealed that the work to the exterior above is substantially complete and the interior is substantially complete, with final adjustments and finishing being undertaken.

I hereby certify that I am a Registered Architect in accordance with the current Ontario Building Code.

I further certify that to the best of my knowledge and belief, and based on on-site observation, the construction or installation for which Conditional Permit number FNDO-2023-158 MU-2023-228 was obtained on June 23, 2023 has been completed and performed in accordance with our offices approved plans and specifications and is in reasonable conformance with the Town of Amherstburg's bylaws and with the Ontario Building Code.

Signature of Architect

Printed name: Paul Weidl

Date: August 26, 2024



cc: Town of Amherstburg, Building Department.

Baird AE  
700-1350 Provincial Road  
Windsor, ON N8W 5W1  
t. 519.326.6161  
e: [PWeidl@bairdae.ca](mailto:PWeidl@bairdae.ca)