



Rawdon Golf Club Centennial

HISTORY OF THE RAWDON GOLF CLUB (1926-2025)

Research Compilation

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Société d'histoire de Rawdon

Rawdon Golf Resort

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SECTION 1 – INTRODUCTION

In 2026, Rawdon Golf Resort will celebrate the 100th anniversary of the opening of its golf club. Among the first golf clubs in Quebec and probably the oldest golf club in the Municipalité régionale de comté de la Matawinie and even in the Lanaudière region, Rawdon Golf Resort is proud of its rich history and wishes to share it. To highlight this anniversary, Rawdon Golf Resort will be organizing a number of events over the course of 2026. One of these events will be an exhibit on the history of the golf club. Rawdon Golf Resort would like this exhibit to take place on its golf course, to be permanent and to be launched at the very start of the 2026 golf season.

To contribute to its production, Rawdon Golf Resort has obtained the support of the Société d'histoire de Rawdon, which has been given the mandate of carrying out the historical research required for the exhibit. This research will be used to produce the content of the exhibit. It could also be adapted for insertion on a website, the production of a promotional album, or any other media.

The methodology

To carry out this assignment, the Société d'histoire de Rawdon adopted a four-pronged approach:

- Planning and coordination (signing a collaboration agreement, setting up the project team, structuring the information, preparing an interview questionnaire)
- Gathering and analysis of available information
- Interviews with people identified by Rawdon Golf Resort
- Compilation of research by theme (integration of photographs and images, translation)

Undertaken in May 2025, this research was carried out using six main sources of information:

- Rawdon Golf Resort archives
- Archives of the Société d'histoire de Rawdon
- Interviews with people knowledgeable with the club's history
- Websites available on the Internet (www)
- Quebec Land Registry
- Bibliothèque et Archives nationales du Québec (digital version)

An inventory of the resources available in the Rawdon Golf Club archives has been prepared and is reproduced in Appendix 1. Bibliothèque et Archives nationales du Québec and other Internet sites were referenced when relevant. In addition, the various interviews were recorded and transcribed. They can be consulted with agreement from the "Société d'histoire de Rawdon."

Research by themes

All this information has been compiled under eleven other separate sections:

- Corporate elements
- Facilities
- Members
- Staff
- Sporting achievements
- Sustainable, economic and social development
- More than golf: a country club and a resort
- The next century (The 19th hole)
- Timeline
- Conclusion and recommendations
- Acknowledgements, references and credits

The section entitled Timeline summarizes important dates in the golf club's history. Appendices to the document deal with subjects or themes that are slightly outside the scope of this research.

As the use that will be made of this material is not yet known, some information and sentences have been repeated to ensure consistency throughout the sections.

These are presented in the following sections/pages.

SECTION 2 – CORPORATE ELEMENTS

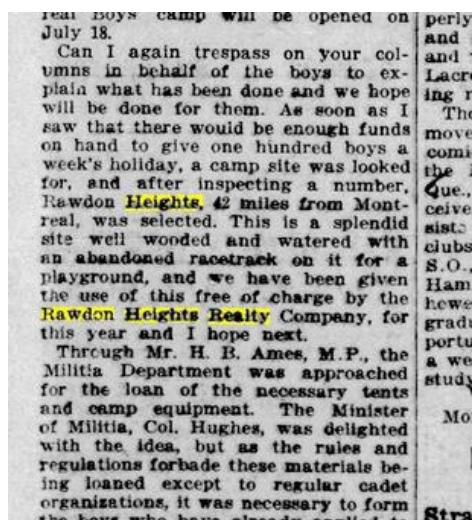
2.1 - Before the first tee-off

The history of the Rawdon Golf Club began more than a decade before the first golfer could reach the first tee-off. Around 1910–1911, representatives approached numerous landowners in Rawdon and persuaded them to sign “promises of sale” to sell large tracts of land for the purpose of building a dam and creating an artificial lake. From April 1912 onwards, James Skelly, Misaël Neveu, James Daly, Edward Cahill, Ambroise Perreault and several others signed, in the presence of the notary Gaspard-Alexis Archambault, preliminary sales agreements with Thaddeus W. Way, a timber agent residing in Rawdon. In May-June 1912, Thaddeus W. Way signed deeds of sale, once again before the notary Gaspard-Alexis Archambault, confirming the purchase of the first lots. A resident of Westmount, James Williamson Ross, continued the work undertaken by Thaddeus W. Way. On February 14, 1913, he acquired lots from Peter Skelly, Misaël Neveu, Lewis Grove, Edward Cahill, John Hugh Daly, William Newton Smiley, Edmond Morin, Honoré Duquette, Joseph Collin, William Moore Holiday, Ambroise Perreault, John McCurdy and Thaddeus W. Way, under deeds of sale executed before Me. Gaspard Alexis Archambault. On March 1, 1913, he bought those of James Skelly. Then, on January 2, 1914, he bought land from Angeline Grandchamps and more land from Thaddeus Way. Further sales agreements would follow.

Concurrent with the land acquisition, Rawdon Heights Realties Limited is created and obtained its letters patent in March 1913. The authorized capital was \$100,000.

An examination of the notarized deeds of sale reveals that Thaddeus W. Way and James Williamson Ross had approached the owners of the coveted land as early as 1911 and entered into negotiations with each of them. The amounts offered by Mr. Way and Mr. Ross were certainly generous enough to convince all the potentially affected owners to sell their land. The amounts obtained by the various owners ranged from a few dollars to over \$13,000.

An article in *The Gazette* in 1914 described the location as follows: a splendid site, well wooded and watered, with an abandoned racetrack on it for a playground.



The Gazette – July 8, 1914

On March 10, 1916, Rawdon Heights Realities Limited, represented by its president, Robert B. Ross, and its secretary-treasurer, Douglas W. Ogilvie, acquired, by various notarized deeds executed before Me Gaspard Alexis Archambault, land belonging to Misaël Neveu, a Rawdon lumber merchant, to the Fabrique de l'Église catholique and to the Anglican Church. Rawdon Heights Realities Limited also acquired all the lots assembled by James Williamson Ross.

The land acquired by Rawdon Heights Realities Limited covered a large territory that stretched from Mason Falls along the eastern shore of Lac Rawdon and continued from the north of the lake's western shore to the Catholic cemetery, the southern boundary point. The deeds granted the company the right to build a dam, flood the land and create an artificial lake.

In parallel with these acquisitions, Rawdon Heights Realities Limited invited bids, in September 1914, for the construction of a concrete dam on the Red River at Rawdon. Work began in 1915 and was completed around 1916. As summarized in *La Presse*ⁱ, Rawdon underwent considerable development during this period, particularly with the creation of the artificial lake in 1915, with Robert B. Ross as the developer. The article also recalls the purchase of land and the construction of an "immense" concrete dam.



La Presse – September 1, 1917

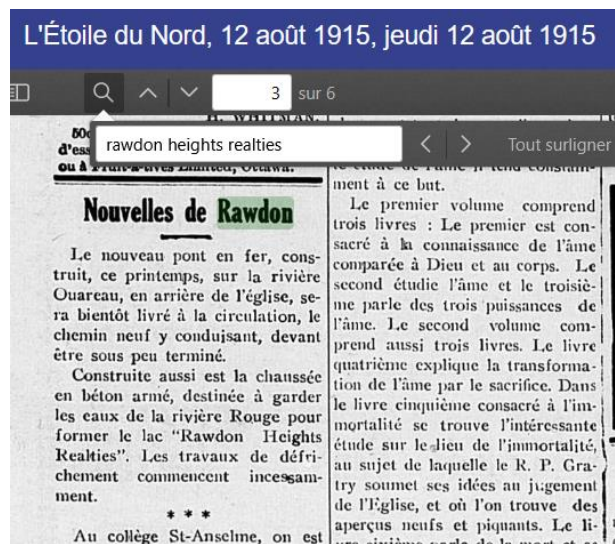
The subdivision plan entitled "Plan of Rawdon Heights – An extension of the Village of Rawdon," produced for Rawdon Heights Realities Limited around 1914-1915 by landscape architect R. A. Outhet, civil engineer A.S. Dickson and surveyors Hurtubise & Hurtubise, defined the scope of the Rawdon Heights development project. The estate covered nearly 1,000 acres.

A close examination of this subdivision plan not only reveals the presence of a golf course (Golf Links) but also describes the nine holes that this course will comprise. An appendix to this document (see Appendix 2) focuses on Rickson A. Outhet, the landscape architect who probably prepared the concept.



Plan of Rawdon Heights – An extension of the Village of Rawdonⁱⁱ

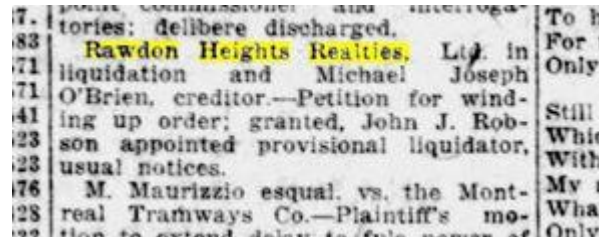
The dam on the 3rd Avenue extension across the Rouge River was built in 1915ⁱⁱⁱ, submerging its floodplain and creating Rawdon Lake.



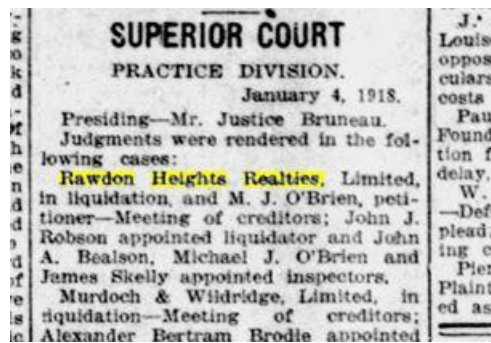
Building the dam – Causeway completed – L'Étoile du Nord – August 12, 1915

2.2 - A first bankruptcy: Rawdon Heights Realities Limited

The “capitalists,” as they are identified in the *La Presse* newspaper dated September 1, 1917, who set up Rawdon Heights Realities Limited had unfortunately embraced too large. Some four months later, Rawdon Heights Realities Limited went into liquidation (as petition for winding up order was granted) and John J. Robson was appointed liquidator, as published in *The Gazette*.



The Gazette – December 17, 1917



The Gazette – January 5, 1918

More than seven years would pass before the liquidation of Rawdon Heights Realities Limited’s assets would be complete.

2.3 - A second company and resumption of real estate development

On May 30, 1923, Frank Breadon Common, lawyer, Francis George Bush, bookkeeper, George Robert Drennan, stenographer, Herbert William Jackson and Michel Joseph O’Brien, all from Montréal, established the Rawdon Heights Realty Company^{iv} with \$199,000 in capital stock. The company’s letters patent authorized it to act as a real estate developer and to pursue an ambitious range of real estate-related activities.

Further research suggests that the people who created the company were acting as nominees, creating the company on behalf of the real shareholders. The names of these same individuals were associated with the incorporation of several companies.

A deed of sale registered March 4, 1925, under number 35280, by which Rawdon Heights Realities Limited, represented by its liquidator, John Robson, appointed pursuant to a judgment of the Superior Court dated January 4, 1918, by Justice Bruneau, conveyed to the Rawdon Heights Realty Company, represented by Frank B. Common, president, and Francis G. Bush, secretary-treasurer, the set of lots previously acquired by Rawdon Heights Realities Limited. The sale of these lots was made at a price of \$121,100, payable by the issuance of 674 preference shares and 537 common shares of the Rawdon Heights Realty Company, valued at \$100 each.

The lands to be developed by the company included parts of lots 18, 19, 20 and 21 in Range 6, parts of lots 18 and 19 in Range 5, and lot 20 in Range 7 in Rawdon Township. The following table identifies the first individuals/families to be granted these lots after the creation of the Township in 1799.

Range and Lot	Grantees/References in UTR	Area (acres)	Date of Letters Patent
Range 5 – Lot 18 South-East	Solomon Cook (99, 36)	100	May 22, 1834
Range 5 – Lot 18 North-West	Edward McGie (100, 17)	100	February 4, 1825
Range 5 – Lot 19 South-East	Jerahmeel Pratt (8, 6)	100	May 22, 1834
Range 5 – Lot 19 North-West	John Smiley (583, 71)	100	January 19, 1832
Range 6 – Lot 18	John Tiffin Junior and Senior George and Joseph Tiffin (219, 0)	200	September 3, 1835
Range 6 – Lot 19	John Tiffin Junior and Senior George and Joseph Tiffin (219, 0)	200	September 3, 1835
Range 6 – Lot 20	James and William Wade (250, 15)	200	September 12, 1836
Range 6 – Lot 21 South-East	John Eveleigh (361, 35)	100	November 17, 1834
Range 6 – Lot 21 North-West	John Eveleigh Junior (361, 35)	100	November 17, 1834
Range 7 – Lot 20	Richard Corcoran (234, 127)	200	October 1, 1831

The first occupants – Township Lots

The numbers in brackets under Grantees/References indicate the number of times this person's surname appears in the book *Up to Rawdon*^v and updates (Appendix T) published by Daniel Parkinson. These numbers give an appreciation of the importance of this family in the development of Rawdon township.

The Holtby map, displayed at the Rawdon Town Hall reception desk, identifies lot owners around 1845.



Lots 18 and 19 of Range 5 and Lots 18, 19, 20 and 21 of Range 6 – Excerpt from the Holtby map

2.4 - The golf club and the role of the Rawdon Village municipal council

This second company continued to invest in the implementation of the Plan of Rawdon Heights – An extension of the Village of Rawdon. The focus was on the golf club project. However, all was not as straightforward as expected. In order to obtain legal recognition, article 5487 of the 1888 Statutes^{vi} of the Province of Quebec stipulated that ten or more persons wishing to form an association for recreational purposes may be incorporated after, among other things, obtaining the consent and authorization of their local municipal council. To comply with these rules, on April 25, 1925, a delegation made up of representatives of the Rawdon Heights Realty Company and the promoters of the project to build a golf club on the east shore of Rawdon Lake appeared before the municipal council of the Village of Rawdon^{vii}. The delegation included Thomas Pearson, George Finlayson, Gordon Morgan, Leslie Pearson, C.V. Vail, J. Thompson and many others. The spokesman for the group, Thomas Pearson, outlined the golf course project and underlined the many advantages it would bring to Rawdon, notably in terms of tourist attraction and the prestige associated with such facilities. This golf club would undoubtedly attract a large number of tourists. It would also encourage many vacationers to settle in Rawdon. For these reasons, the promoters requested that the portion reserved for the golf course (Lot 20, Range 6) be valued at no more than \$350 over the 15-year term of the lease. After a lengthy discussion, the Council approved this request.

After considerable debating over the above
 question and knowing that such a club will
 make our Municipality prosper and flourish.
 It is therefore proposed by Councillor G. S. Sibley
 and seconded by Councillor Leslie Gipping that that
 part of Rawdon Heights Reformatory Camp's property
 to be used for golfing purposes only to not
 exceed over three hundred and fifty dollars
 during the space and term of fifteen years being
 the length of the lease given said effort by the
 Rawdon Heights Reformatory Camp Ltd.
 Parrish

Excerpt from the Village of Rawdon municipal council meeting – April 25, 1925

A second resolution, adopted immediately after, approved the Rawdon Heights Golf and Country Club project.

The members & directors of the Rawdon Heights Golf and Country Club, state that it is their intention to obtain a charter for their club, and that for same it would be necessary to have a resolution of this council approving same.

Proposed by Councillor Peltier and seconded by Councillor Labrecque that the above movement be and is much appreciated.

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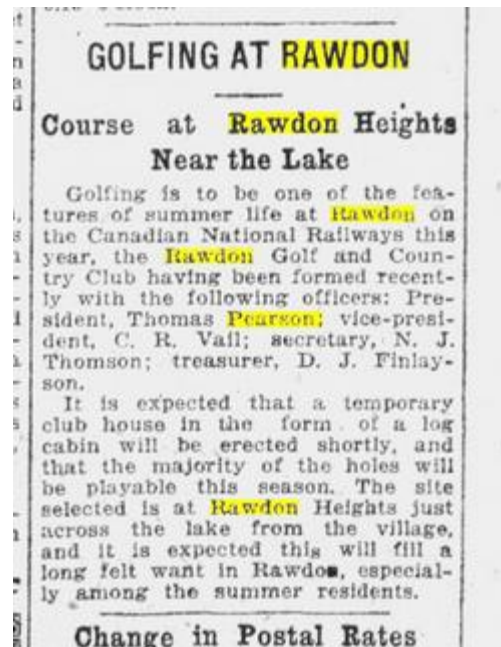
both by this council and by the inhabitants of this municipality of the village of Rawdon as it means more revenue for our Corporation.

And the meeting is closed. Bien Dicit
 C. E. Dupas, Mayor.

James Kelly
 Sec. June

Excerpt from the Village of Rawdon council meeting – April 25, 1925

An article published in *The Gazette* on April 25, 1925, mentioned that golf would soon become one of the features of summer life at Rawdon.



The Gazette – April 25, 1925

2.5 - Lease between Rawdon Heights Realty Company and Rawdon Heights Golf and Country Club

On June 24, 1925, the Rawdon Heights Golf and Country Club Realty Company signed a 15-year lease with the Rawdon Heights Realty Company to develop a golf club. A document signed by representatives of the two companies confirms this. There are nine articles to the lease signed before Lionel Joron, public notary, by John P. MacLaurin, president, and Douglas W. Ogilvie, secretary-treasurer, representing the Rawdon Heights Realty Company, and Cecil R. Vail, vice-president, and Norman J. Thompson, secretary, of the Rawdon Heights Golf and Country Club Inc. Article 1 identifies the leased lots:

Sixth Range, Township of Rawdon, P.Q. lot Cadastral #20 and part of lot #21 shown on the plan as Golf Links, together with the following described lots:
 Sixth Range Lot 21 subdivision 3-4-5 lot 20 subdivision 3-4-5-6-10-11-12-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-37-38-39-40-41-46 Lot No. 19 subdivision 73-74-75-76-77-78-79-80-82 and lot, marked "Reservation" lying between lot 20 Nos. 14 and 10.
 Fifth Range Lot 19 subdivisions 70-71-69-68-67-64-65-62-61-60-59-58-55-54-80-79-78-76-75-74-73-45 and the lot marked "Reservation" lying between lot 19 subdivision 82 and 19 subdivision 45 also lot marked "Park" triangular shape.

Excerpt from the lease signed by representatives of the Rawdon Heights Golf and Country Club

This description was accompanied by a plan submitted as an appendix to the lease showing the leased lots. This plan, entitled “Plan of Rawdon Heights – An extension of the Village of Rawdon” (see subsection 2.1), delimited the land to be leased with red lines.

Other articles in the lease defined the price (\$1/year) and possible use of the land (golf or other sports). The lease also contained an article (article 7) allowing the lessee, for the duration of the lease, to purchase the building (land + improvements) for a price of \$7,500. Finally, another article obliged the lessee to respect the agreement to use part of the land as a racetrack during 1925.

2.6 - A second bankruptcy: Rawdon Heights Realty Company

A year later, this huge resort development project led to the bankruptcy of the Rawdon Heights Realty Company, forcing the liquidation of its assets^{viii} following a ruling by Judge Louis Coderre on September 18, 1926. Notices of liquidation, published in French and English newspapers on November 3, listed the assets up for sale at a public auction to be held on November 15, 1926, at 1:00 p.m., at the Rawdon Village Town Hall. These assets included large tracts of land located, among other sites, on lots 17a, 17b, 18a, 19a and 19b of Range 5 as well as lots 18, 19, 20b and 21 of Range 6 in the township of Rawdon. The notice of liquidation also stated that the sale was conditional upon compliance with the lease with Rawdon Heights Golf and Country Club Incorporated.

2.7 - Purchase of bankruptcy by Lorenzo Tremblay and Rawdon Land & Construction Company

Following this auction, a deed of sale was signed, dated December 14, 1926, and bearing registration number 36350, between the liquidator, John Robson, and the Rawdon Land & Construction Company. This deed stated that the assets were awarded to the highest bidder, Mr. Lorenzo Tremblay of Lachine, for \$13,500. The liquidator confirmed having received the sum of \$1,500 from Arthur MacLaurin, also from Lachine, under an agreement whereby the property awarded to Lorenzo Tremblay was to be transferred to a new company to be incorporated under the name of Rawdon Land & Construction Company. The same deed transferred titles from the Rawdon Heights Realty Company to the Rawdon Land & Construction Company, represented by George A. Finlayson, president, and Lorenzo Tremblay, secretary-treasurer, subject to certain conditions, including compliance with the lease with Rawdon Heights Golf and Country Club Incorporated.

The Rawdon Land & Construction Company obtained its letters patent on December 9, 1926. The first three shareholders were Lorenzo Tremblay, an accountant at 340 St. Joseph Boulevard, Montréal; Arthur Lawrence McLaurin, a lumber merchant in Lachine; and George Ainslie

Finlayson, a manufacturer at 25 Somerville Avenue, Westmount. The company's articles of incorporation allowed it to deal in real estate, trade in lumber, develop hydraulic power and operate farms. Its share capital amounted to \$20,000.

2.8 - Club development

In accordance with its letters patent, Rawdon Heights Golf and Country Club Incorporated laid out the golf course within a year and took actions to have the course and the clubhouse ready for the opening of the golf season in the spring of 1926.

The lease between the Rawdon Heights Realty Company and the Rawdon Heights Golf and Country Club contained an article (article 7) allowing the lessee, for the duration of the lease, to purchase the building (land + improvements) for a price of \$7,500. It's hard to imagine a scenario in which the Rawdon Heights Golf and Country Club would not have availed itself of this privilege, especially after having invested in setting up the golf course and building the clubhouse.

Discounted using the Bank of Canada's tool, this sum of \$7,500 corresponds to a price of \$135,000 (2025 value), or even less if the purchase had been made around 1940, some time prior to the expiration of the lease. In both cases, this would be a real bargain compared to the municipal assessment. Two scenarios can be considered. In the first scenario, the Rawdon Heights Golf and Country Club buys the golf club for \$7,500. As the lease was signed with the Rawdon Heights Realty Company, a company in bankruptcy, and this bankruptcy was bought out by the Rawdon Land & Construction Company, the purchase is made with the Rawdon Land & Construction Company cashing in the \$7,500. A deed of sale should confirm this scenario. In the second scenario, the Rawdon Heights Golf and Country Club does not buy back the lots on which the golf course is located. As a result, the lots and the golf club continue to belong to the Rawdon Land & Construction Company, which is now released from the lease. Without knowing all the details of the agreements between the shareholders of the two companies, the Rawdon Heights Golf and Country Club and the Rawdon Land & Construction Company, it appears that George Ainslie Finlayson was a shareholder of both. In both scenarios, Mr. Finlayson emerged as the owner of the Rawdon Golf Club. Mr. Finlayson would manage the development of the course and build the clubhouse.

2.9 - A tragic event and family succession

On August 8, 1938, George Ainslie Finlayson died in a tragic accident. While supervising the construction of the Heather Lodge on July 29, 1938, a scaffold broke. George Ainslie and four

other men fell to the ground. He suffered several fractures and was taken to St-Eusèbe hospital in Joliette. He died in hospital after undergoing an operation to replace the bone in his hip.

His wife, Nina Weir Finlayson, inherited the company and managed it with the help of her son, George Weir Finlayson, and daughter-in-law, Pauline St. Maurice. Additional information on the Finlayson family is presented in the appendix (see Appendix 3).

The economic crisis of the 1930s, the death of the company's founder and the Second World War were all events that demonstrated the Finlayson family's resilience. On December 11, 1942, the Rawdon Land & Construction Company, represented by A.J. Woods, president, and C.R. Vail, secretary-treasurer, again went before the notary and signed a deed of sale (registered under number 48797) to correct errors in the identification of land that was acquired in two previous transactions. These transactions concerned the deed of sale signed on December 14, 1926, and registered under number 36550, as well as deed of sale 35280 signed on March 4, 1925. The error was significant. The list of lots added to the Rawdon Land & Construction Company's holdings includes the following:

- 17-168 – Range 5
- 17-197 et 17-198 – Range 5
- Pt 17-185 – Range 5
- Pt 17-186 – Range 5
- Pt 17-188 et 17-189 – Range 5
- Pt 17-168 – Range 5
- 17-152 – Range 5
- NE Pt-168 – Range 5
- Pt 17-152 – Range 5
- 17-191 @ 17-196 – Range 5
- 17-186 @ 17-190 – Range 5
- 17-156, 17-158, 17-160, 17-162, 17-164 et 17-166 – Range 5
- NE Pt 17-152 – Range 5
- And street rights: Metcalfe, Church, 4th Street, 5th Street

On October 21, 1943, the Rawdon Land & Construction Company reduced its capital stock from \$20,000 to \$10,000.

Golf was in decline during the war, as pointed out by Golf Québec. The Omnium du Québec even accepted golfers with a handicap of fourteen. Golf was resurrected in 1946. Twenty tournaments were held in Quebec. By 1950, the number had risen to 35 tournaments, reaching over 100 by 1970.

Meanwhile, Rawdon's population grew rapidly, from 1,864 at the time of the 1941 census to 2,609 in 1951, an increase of over 40% in ten years. This demographic growth continued in the years that followed (the baby boom). Tourism and vacationing, including the seasonal population, also increased.

During this period, various people approached Weir Finlayson with a view to acquiring the golf club.

2.10 - A short-lived sale and takeover of the club by Rawdon Land & Construction Company

On July 5, 1960, new letters patent were issued to Irwin S. Brodie, Theodore H. Polisuk and Suzanne Catudal Angers, authorizing them to manage a golf, country and social club and restaurant, under the name "Rawdon Heights Golf and Country Club." There is every reason to believe that the law firm of Brodie & Polisuk was retained to create this company on behalf of the company's true shareholders. On August 5, 1960, G. Weir Finlayson, as secretary-treasurer of the Rawdon Land & Construction Company, sold the Rawdon Golf Club to the Rawdon Heights Golf and Country Club, represented by Mieczyslaw Sieprawski, its president, for \$128,900.

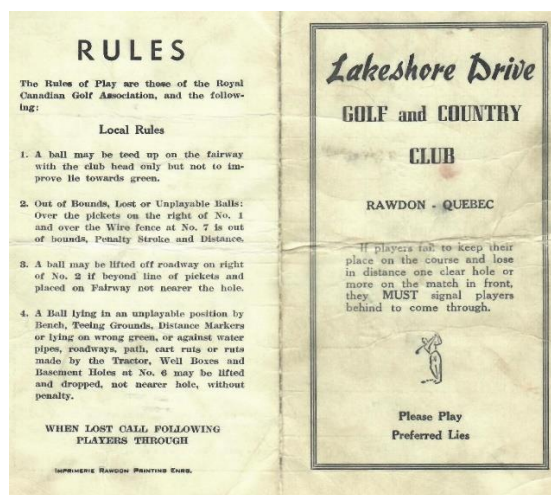
In an interview conducted on August 15, 2025, Carol Finlayson, daughter of G. Weir Finlayson, referred to Mr. Sieprawski as the buyer and added the name of Mr. Landry, a retired detective from Montréal, as a member of the group.

The deed authorized the buyer to use the name Rawdon Heights Golf and Country Club. A sum of \$10,000 was paid on signing the deed of sale. This was to be followed by an additional \$20,000 before the end of 1960, and annual repayments of \$14,128 until the debt was extinguished. Obviously, these amounts were never paid. On December 23, 1963, Judge Paul Langlois of the Quebec Superior Court handed over ownership of the Rawdon Golf Club to the Rawdon Land & Construction Company.

The judgment stated that, as of December 31, 1961, the buyers had failed to pay the sum of \$6,000 due on that date.

According to Carol Finlayson, the club was managed by her father, as neither Mr. Sieprawski nor Mr. Landry had any experience in running a golf club. They did, however, initiate clearing the land to extend the course to eighteen holes.

As the property had been transferred to Rawdon Heights Golf and Country Club Inc. between 1960 and 1963, it is likely that G. Weir Finlayson saw fit to use a different corporate name. February 25, 1964, saw the birth of "Lakeshore Drive Golf and Country Club," with its head office on Lakeshore Drive and G. W. Finlayson as president.



Scorecard of the Lakeshore Drive Golf and Country Club

2.11 - Sale to Gordon Scott

On July 17, 1967, the Rawdon Land & Construction Company, represented by its president George Weir Finlayson, sold the golf club to Gordon Scott for \$171,000 in a deed signed before William Harold Reynolds (No. 6918). On December 20, 1967, Gordon J. Scott, Irene B. Richard and Frank Robinson formed the "Rawdon Golf and Ski-doo Club Inc." to promote the sports of golf and snowmobiling in Rawdon...and the club adopted this new corporate name.

<p>Rawdon Golf and Ski-doo Club Inc.</p> <p>Avis est donné qu'en vertu de la troisième partie de la Loi des compagnies, le lieutenant-gouverneur de la province a accordé des lettres patentes, en date du 20e jour de décembre 1967, constituant en corporation sans capital-actions: Gordon J. Scott, gérant, Irene B. Richard, ménagère, épouse dudit Gordon J. Scott, et Frank Robinson, retraité, tous trois de Rawdon, pour les objets suivants:</p> <p>Stimuler la pratique des sports du golf et du Ski-doo à Rawdon, sous le nom de « Rawdon Golf and Ski-doo Club Inc. ».</p> <p>Le montant auquel est limitée la valeur de la propriété immobilière que la corporation peut détenir ou posséder est de \$5,000.</p> <p>Le siège social de la corporation est à Rawdon, district judiciaire de Joliette.</p> <p style="text-align: right;"><i>Le sous-secrétaire de la province,</i> RAYMOND DOUVILLE,</p> <p>23293 5039-67</p>	<p>Rawdon Golf and Ski-doo Club Inc.</p> <p>Notice is given that under Part III of the Companies Act, letters patent, bearing date the 20th day of December, 1967, have been issued by the Lieutenant-Governor of the Province to incorporate a corporation without share capital: Gordon J. Scott, manager, Irene B. Richard, housewife, wife of the said Gordon J. Scott, and Frank Robinson, retired, all three of Rawdon, for the following purposes:</p> <p>To promote the practice of the Sports of Golf and Ski-doo in Rawdon, under the name of "Rawdon Golf and Ski-doo Club Inc."</p> <p>The amount to which the value of the immovable property which the corporation may hold or own, is to be limited, is \$5,000.</p> <p>The head office of the corporation is at Rawdon, judicial district of Joliette.</p> <p style="text-align: right;">RAYMOND DOUVILLE, <i>Assistant Secretary of the Province,</i></p> <p>23293-o 5039-67</p>
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Québec Official Gazette – February 17, 1968



Green fees – Rawdon Golf and Ski-doo Club

The golf club operated under this corporate entity until the mid-1970s, when snowmobile racing and the operation of the clubhouse in the winter ceased. At that time, the golf club began to identify itself as the “Club de golf de Rawdon Golf Club.” On July 19, 1980, Gordon Scott acquired additional land for the construction of the second nine-hole course. A deed of sale executed before Me Edgar Brissette registered under number 190613 confirms this acquisition. On October 4, 1983, Gordon Scott created the “Club de golf de Rawdon Inc.,” the current name of the company that owns the property. Gordon Scott managed the golf club’s operations over a period spanning five decades. He reinforced the club’s family-friendly character. Under his leadership, the golf club confirmed its integration into Rawdon’s sporting and cultural communities. In 2004, he entrusted general management of the club to his nephew, James Scott.

2.12 - Succession in the family

Eager to retire and already over the age of 65, Gordon Scott approached his nephew James Scott in 2003 to become general manager of the golf club. Gordon knew his nephew well, and the latter had already accumulated a very good knowledge base of how a golf club operates. Without giving it too much thought, by his own admission, he accepted his uncle’s offer and became general manager of the Rawdon Golf Club in 2004. Shortly thereafter, Gordon offered to sell the golf club to James. Gordon Scott remained owner of the Rawdon Golf Club until his death on October 2, 2007. His wife, Irene Richard-Scott, inherited it and became the owner through a declaration of transfer dated October 19, 2009. James resumed discussions with his aunt Irene. He became president of the company in 2009 and owner in the following years after a series of financial transactions.

It may seem surprising, at first glance, that one of Gordon Scott’s children did not take over the Golf Club. According to the information obtained, none of them were willing or able to take such

an operational and financial risk. This sale therefore ensured continuity in operations, preserving the Club's friendly, family-oriented character while adapting to new realities and trends in golf club operations.

The registration of several mortgage deeds would, among other things, provide access to the financing needed to improve the catering offer and add accommodation units to the golf facilities.

To reflect this expanded range of services, the club has been using, since 2017, a new brand image under the name "Rawdon Golf Resort." The story of this branding is a long saga that began during the development of a new website. The company in charge of developing the website suggested using the term "Rawdon Golf Resort," which is used in France by international companies to designate leisure facilities with hotels that they operate. Unfortunately, this term would not be recognized by the Office québécois de la langue française. After numerous exchanges with Office officials, an acceptable compromise would resolve this imbroglio.

Although he has had a partner for a very short period of time, James Scott is the current owner, holding 100% of the shares in the "Club de golf de Rawdon Inc." company.

Additional information is available in the Scott family presentation (see Appendix 4).