



A History of the Lac Sir-John Community

2023

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In collaboration with many lake community members

A HISTORY OF THE LAC SIR-JOHN COMMUNITY¹

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PART ONE: BEGINNINGS

Prehistory and the indigenous peoples of the Argenteuil area.

The area around Lac Sir-John lies within the former Algonquin territory which originally spanned most of southern Quebec. The language of the Algonquin people is a dialect of the Ojibwe language family. They called themselves the Anishinaabe. The word, Algonquin, is said to have meant

¹ This historical account attempts to weave together the main features of the history of the human experience and community life at Lac Sir-John. Much more could be added and, of course, there will be some omissions, inaccuracies, and misinterpretations; but in time, with input from other lake residents, the text can be enhanced.

“our parents” “our people” or “our allies”. Local Algonquin communities in what is now Argenteuil, especially the section north of the North River, were primarily hunter-gatherers. The Lower Laurentians rocky terrain, contains little topsoil, not being easily suitable for farming. The Weskarini were the local Algonquin clan in the - area at the time of first European contact, the time of Champlain’s exploration in 1603. The Weskarini had long ago moved into the area vacated when the ice of the last glaciation retreated. Indigenous Algonquin settlements clustered around the Ottawa River and the North River where fishing and easy transportation by canoe were possible.² The North River was navigable from its mouth on the Ottawa River as far upstream as the rapids of Lachute.

Perhaps the Weskarini did not live permanently at Lac Sir-John, but they may well have had a seasonal summer camp at the lake or at least passed by occasionally on their travels. At this time, lake trout would have been abundant in the lake. Wild strawberries, blueberries and raspberries, mushrooms, acorns, beechnuts, maple sap, deer, ducks, turkeys, frogs, fish, mussels, and numerous other natural lake, forest, and forest edge foods would have been available for sustenance, as they still are today. Those of us who are gardeners will understand that, employing horticultural techniques, the three sisters (corn, squash, and beans) could readily be grown in a few suitable, cleared locations near the lake during the summer months. Trapping would have provided beaver, otter, muskrat, and mink pelts for exchange with the travelling Hurons, also known as the Adawa (those who trade) (Ottawa) who monopolized the fur trade throughout the Great Lakes and Ottawa valley regions.³

During the era of New France, the local Algonquin became active in the fur trade, procuring pelts from forested areas of the Laurentians, for the Huron to trade with the French coureurs de bois. In 1603, they allied with France. A fierce competition resulted between the Algonquin and the more warlike

² The above information relies heavily on Joseph Graham’s *Naming the Laurentians: a history of place names ‘up north’*.2005

³ This information is also drawn heavily from Joseph Graham’s *Naming the Laurentians: a history of place names ‘up north’*.2005

Iroquois to the south and east who were providing furs to the rival Hudson's Bay Company. In the 1600's the Algonquin were forcibly restricted by the Iroquois (particularly the Mohawk) into the Ottawa valley and North River territory. (In 1653 many of the Weskarini Algonquin were massacred near Petit Lac Nominingue north-west of Arundel by the well-armed Iroquois.) In 1721, some Christian Algonquin began to settle for the summer at Kahnesatake (near Oka). After the defeat of the French in 1759, the Algonquin belatedly allied with Britain. The British, especially under Sir John Johnson, were now helping many Iroquois, refugees who had been displaced from the former New York colony as a result of defeat in the American Revolution⁴, to settle near the Ottawa and North Rivers. Thus, the local Algonquin were further constrained.

The indigenous population in the Argenteuil territory (both Mohawk and Algonquin) would have been sparse in number, by today's standards. Population estimates are 6,000 in 1603 and 1,500 in 1768 for all southern Quebec. In the late nineteenth century, as the lumbering industry began to move further up the Ottawa valley, the remaining Algonquin were relegated to small reserves.

We, dwelling at Lac Sir-John today, are living on unceded land.

The granting of the seigneurie of Argenteuil in New France.

In 1682, Charles-Joseph des Musseaux d'Ailleboust (a bodyguard and nephew of the king) was granted a seigneurial domain of 186 square kilometers by Louis de Buade de Frontenac, Governor General of New France, on behalf of King Louis XIV. This fiefdom extended from the Ottawa river on the south to Carillon on the west and to Lac Clair (Clear Lake) on the north. (Lac Clair lies just northwest of Lac Sir-John on the Dunany road.)

⁴ Sir John's father, Sir William Johnston, on behalf of Britain, had greatly helped the Iroquois Confederacy of New York colony to organize efficiently militarily. Following the victory of the Americans over Britain, both refugee British Loyalists and Iroquois tribes were settled in Lower Canada.

Ailleboust owned a house in Argenteuil near Paris, and thus chose to name his seignury Argenteuil.

In 1697, he sold his seignury to his son, Pierre d'Ailleboust d'Argenteuil. Later, the fiefdom was owned by Pierre-Louis Panet and, under the British, by Major Patrick Murray (Argenteuil seigneur from 1793-1803). In 1814, Sir John Johnson purchased the northern part of this seignury.⁵

Who really was Sir John Johnson?

Sir John Johnson's father, Sir William Johnson, of Irish Protestant descent, was Second Baronet of New York. He was a shrewd businessman and served as Superintendent of Northern Indians in New York colony in the 1750's and 60's. He was the main trading partner for the Mohawks. He apparently maintained high ethical standards in his dealings with the Iroquois and acted as their chief liaison with white society. His house was often filled with visiting Iroquois house guests. He was honoured to be named as an Iroquois chief.

Sir William bought a European indentured servant, Catherine Weissenberg, who was effectively his slave; but he married her on her deathbed. John Johnson was their son. After Catherine's death, when John was 10 years old, Sir William took a Mohawk consort, Mary Brant, sister of the famous Joseph Brant. Young John was sent on a grand tour of the British Isles, and he was knighted at court by the king in London in 1767. Sir John accompanied his father on military campaigns and became a respected military leader. Eventually in 1774, Sir William left his vast estate of 200,000 acres to Sir John, as well as the baronetcy of New York.

Sir John served as Provincial Grand Master of the New York colony from 1771 to 1775. When the American Revolution broke out, Sir John decided to remain loyal to Britain. He was arrested in New York, but with the help of his Iroquois allies he fled to Canada, arriving half-starved; there, he offered his service to the British. His wife, Mary Watts, was held in New

⁵ The above information is mainly drawn from the *Wikipedia* entry "Argenteuil Regional County Municipality".

York under house arrest. With the help of Tony, their black slave, she, and the children escaped and arrived at British lines. After the war, once settled in Montreal, Sir John was appointed commander of the British Indian Department. Disappointed that he was not named lieutenant governor of Upper Canada in 1791 as had been expected, he moved his family to London, England, but returned to Montreal four years later.

Following the British defeat in the American Revolution, Sir John played a large part in resettling the American Loyalists. He served as supervisor of the resettlement of Loyalists in Lower Canada and was a member of the Legislative Council of Lower Canada, heading the Indian Department and serving as Provincial Grand Master of Canada for 46 years. He continued his intense efforts to provide the Iroquois with their needs and to serve as guardian of their rights and interests. During the War of 1812, he commanded the Six Township Battalions in the Eastern Townships (l'Estrie).

⁶

Sir John's legacies are "as defender of Indigenous rights, as a key figure in Loyalist society, and as politician and military leader in Quebec and Ontario history. By all accounts, he was a courageous and generous person who strove to improve society in British North America. Sir John's Indigenous name was Owassighsishon, which means "He Who Made the Roof to Tremble" (reference to his military accomplishments). Testimony to his reputation was shown by the 300 Mohawks who attended his funeral."⁷

⁶ Information drawn from a great variety of sources, including a text in Gillian Barlow and Julie Minkoff's *Lac Sir-John Welcome Kit* of 2003.

⁷ This paragraph is quoted from correspondence with John Gall.



How did Sir John Johnson acquire a seigneurie in Argenteuil, the seigneurie in which Lac Sir-John was located?

Just after the War of 1812, in 1814, Sir John purchased 54,000 acres of the Seigneurie of Argenteuil (which contained our Lac Sir-John). According to Earle Thomas's book, *Sir John Johnson, Loyalist Baronet* (1986), he bought his seigneurie with funds from the sale of his Montreal house for the purpose of land development. According to G. R. Rigby's book, *A History of Lachute*, (1964) in 1809, he purchased

the northern part of what is now the MRC d'Argenteuil, (previously Thomas Barron had purchased the Lachute central area of Argenteuil) from Major Patrick Murray, Seigneur of Argenteuil, who had purchased it from the Panet family in 1796. Sir John built a sawmill and gave land for churches, hoping to attract settlers to his seigneurie.

After the British conquest of New France, Britain maintained certain seigneurial rights from which Sir John, as seigneur, benefited. In 1854, parliament abolished the seigneurial system, and the County of Argenteuil was created. Seigneurial corvées (monetary or labour payments owed by farmers to the seigneurie) were discontinued, but the proprietary rights to the land granted to the original seigneur and passed on to successive owners of the former seigneurial land continued. When King George III acquired New France from the French king, and granted out the seigneuries to new British owners, some of his deeds of seigneurial rights included not just the land, but also rights down to and including the bottom of the lake; thus, fishing and mineral rights.⁸ These were among the seigneurial rights that Louis XIV had originally included in his seigneurial deed to Charles-Joseph des Musseaux d'Ailleboust.

⁸ According to previous president of SIJOLM Inc., Merv Trineer, as he stated at the 2015 AGM, and also according to a former Trustee of SIJOLM, Brian Bouskill.

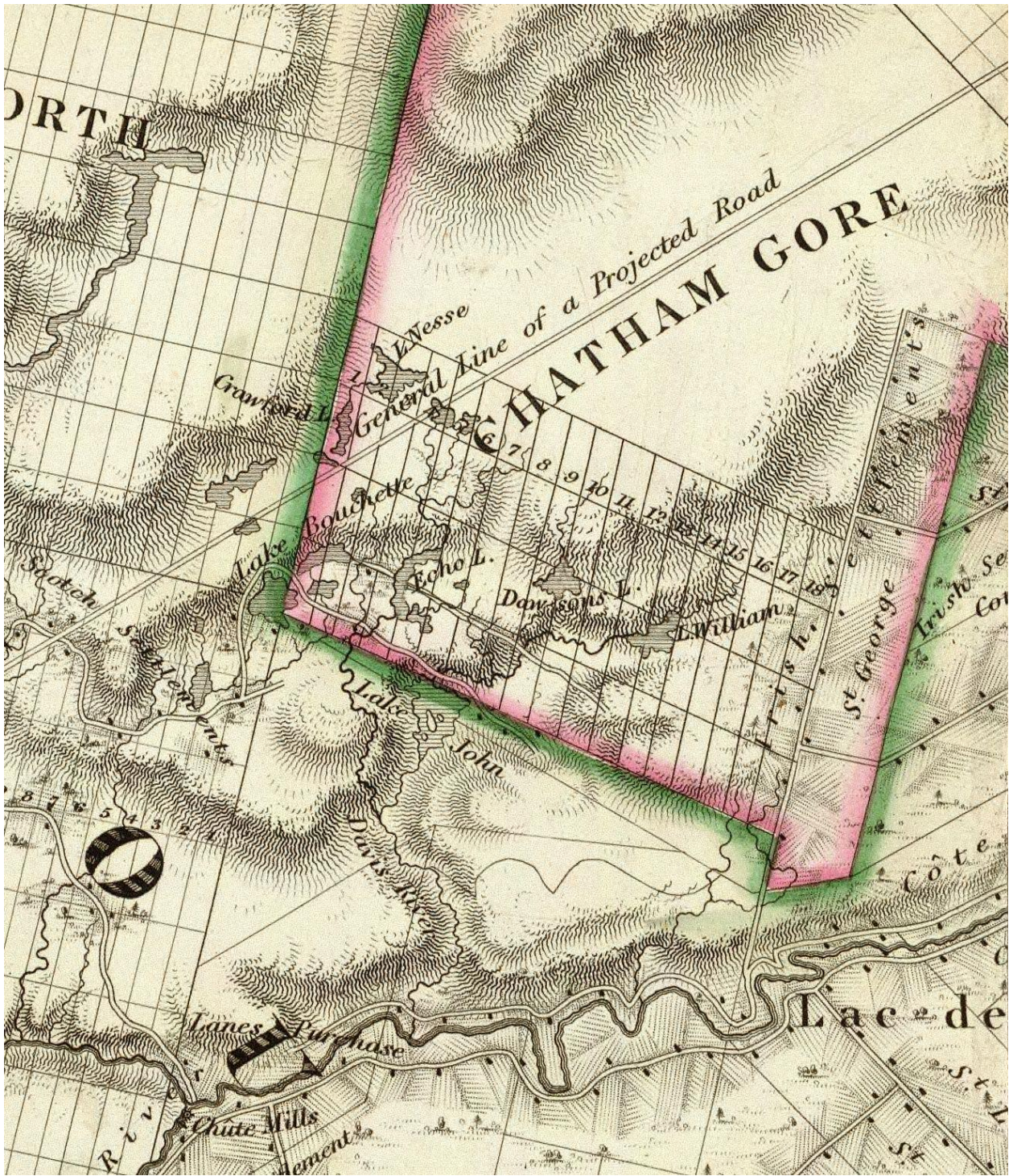
Why was our lake named Sir John's Lake?

Joseph Bouchette, Surveyor General of Lower Canada, produced a map in 1815 which shows the entire region around Lake Sir John and the township of Gore as "Wasteland of the Crown". The area had yet to be surveyed. In his second survey in 1831, Bouchette called the lake simply "Lake John".⁹ After the death of Sir John Johnson in 1830, our lake was named Sir John's Lake in his honor in 1842, according to Joseph Graham's 2005 book, *Naming the Laurentians*.¹⁰ In 1977 the Toponymy Commission of Quebec required all topographic names to be in French, except in cases of cultural heritage. Thus, the lake has since been known as Lac Sir-John – Lac (the French term) and Sir John (cultural heritage).

Sir John spent his later years settled in Montreal; it is doubtful whether he ever actually visited our lake.

⁹ This information is courtesy of Louise Johnson.

¹⁰It was also called Lake John by surveyors James Wyld in 1831 and William Teasdale in 1841. The map, produced by the Department of Crown Lands in 1861, shows the road from White's Bridge in Lachute to Lakefield and beyond. Construction on this road began in the mid 1850s. It has remained virtually unchanged to this day. This map shows "Sir John's Lake" and parliamentary reports also mention the lake.



Joseph Bouchette’s 1831 survey map – the first to label the lake as “Lake John”

Who were the first European settlers of the Argenteuil region?

American Loyalists arrived early, following defeat in the American Revolution, often settling near St. Andrews. Most of the first European settlers in what is now the MRC of Argenteuil came from Scotland and Ireland in the early 1800s, especially after the War of 1812-1814. Some had come to North America with the British forces during the war, and some say, Britain found it cheaper to offer them land than to ship them home. Scots settled first at St. Andrews, then Lachute where the two chutes or waterfalls/rapids were favorable for establishment of mills for textile weaving and the lumber industry. Settlers often bought land from the seigneuries of the area. Many started businesses, such as the Galls and the Meikles. Many Scots gradually settled farther north, taking the secondary byroad known as Scotch Road from Grenville or Dalesville up to the Dunany lakes, Harrington and perhaps on to Arundel.

Most settlers after 1830 came from Ireland (mainly Protestant Irish at this time), with Irish immigration peaking at the time of the potato famine in the late 1840's. The Irish tended to head northeast from Brownsburg to Lakefield / Gore, Shrewsbury (an Irish Protestant settlement), Mille Isles, and beyond. Lacking money for land purchase, many families began as squatters on crown land that did not belong to seigneuries. (Seigneurie land had to be bought for a substantial price.) Early settlers to Gore, who had often not been farmers back in Ireland, found that clearing the forest and farming on the unsuitable, rocky land of the Laurentian Shield (which the glaciers had swept clear of fertile topsoil) was backbreaking work and farms often failed.¹¹ The meaning of "Gore" seems to have referred to an irregular shaped territory of unsurveyed crown land enclosed between other surveyed territories. (The canton of Gore extends south to border Lac Sir-John's northeast shore.)

¹¹ Mainly from Sandra Stock's "The Laurentians: a very concise history, Part one in *"Laurentian Heritage Web Magazine*

PART TWO: THE FIRST 80 YEARS OF COTTAGE LIFE AT LAC SIR JOHN (1889- 1959)

The earliest family camp/cottages

Once the railway came through Lachute in 1876, industrialization expanded, and the population increased rapidly from 650 in 1875 to 1,500 in 1885. ¹²The Ayres woolen mill, the P.C. Wilson paper mill (later Cascades), and other mills were built utilizing the water from the Gros Chute (30' high) and the Grand Chute (nearly a kilometer of rapids descending 50').

Country life close to nature became fashionable among the well-off during the era of Romanticism both in Europe and America. And by the late 19th century, many bourgeois families dreamt of escaping the city heat and establishing a summer retreat in the wilderness, perhaps by a lakeside (while many workers also sought a simple forest campsite for hunting, fishing, partying and just relaxing).

The first family to establish a camp at Lac Sir-John was the Gall/Meikle family of Lachute. The Meikles, settlers arriving from Scotland around the 1830's, had located in Lachute. Hugh Mosman Gall and his relatives, also from Scotland, arrived in the early 1880s, settling in Lachute. These two families combined to run a successful general store on what is now Rue Principal at the corner of Bethany Road.

As a road north toward Morin Heights had now opened (actually more of a path for horse and buggies)¹³ the two families, now united by marriage,

¹² According to Robert Simard in his June 11, 2021 webinar for 4 Korner

¹³ William Teasdale, surveyor, and his crew walked the entire area of Gore and laid out the ranged and the lots. In his original 1841 map. "Lake John" is seen at the bottom of the map. Teasdale reported that the original landowners on the north side of Lake Sir John in the Township of Gore in Range 1 were, from west to east, Thomas Morrow, Robert Mayble and John Mayble.

Work on the road from White's Bridge on the North River to Arnot's Mill in Lakefield (Gore) was underway by 1857. In his *Rapport sur les travaux de colonisation de 1857*, T. Boutillier noted that the road would be 14 miles long and that it had been started near "lac de Sir John".

grew interested in establishing a forest retreat on the island in Lac Sir-John about 1886. By 1889, they had acquired the island which they named Donnacona, after a famous Iroquois chief¹⁴ and built an open-air camp at the south end of the island.



Gall/Meikle camp on Donnacona Island in 1889

At that time, there was a pasture behind what is now North Star Beach (Entrance Two) where the Gall/Meikle family could stable their horses

Curiously, a map of 1924 from the Service de Cadastre shows our lake and refers to it as “Lac St. John”. This map includes the range and lot numbers of what was then referred to as the “North Settlement”.

This information is courtesy of Louise Johnston.

¹⁴ Donnacona was the first Iroquois chief Jacques Cartier met at Quebec. Donnacona directed him on toward Hochelaga.

when they arrived from Lachute to boat to their camp on Donnacona Island.



Galls & Meikles approach Donnacona by boat. 1889¹⁵

Today, Lac Sir-John features seven artificial beaches; however, in prior times there was only one small natural beach on the lake, located on the northeast shoreline (presently at Robert Beaudoin's property). There was also a path going inland from today's Spring Beach that went to the trout ponds in Undermount Farm – a favourite fishing haunt of the Gall/Meikle clan.

¹⁵ John Gall's great grandfather, great grandmother, and grandfather are seen in the lower boat of 6 people – at the right end of the boat.

Island living during this period was vintage cottage living – no electricity or running water. Kerosene lighting¹⁶, ice fridge, woodstove, and an outhouse kept Donnacona life truly down-to-earth. The forested shoreline of Donnacona Island was, and still is, populated by great white pines that probably span three centuries. It is estimated that the white pine, growing on Donnacona’s neighboring “Little Island”, which fell a few years ago was upwards of 150 years old.

A winding roadway connected Lachute to Lac Sir-John, probably close to an hour’s horse and buggy ride from Main Street Lachute. (This road – today’s route 329 - is still named Chemin du Lac Sir-John for as far north as our lake.) As far as we know, the only road access to the lake was through the present Entrance Two to the Gall/Meikle stable and Cayford properties. A trail followed Ruisseau Williams from the outlet of the lake and connected to the main road. There was a wooden bridge crossing the lake’s inlet that borders Gore. The inlet’s winding weedy stream was affectionately called ‘Rattlesnake Harbour’.¹⁷ There were also trails and roadways through Undermount Farm (owned by the Peck family) bordering the west of the lake, and its main road access appears to have been through the Dunany area. A path probably connected the farm to the area of today’s Boathouse Beach where there is the remnant of what appears to be a boathouse for the Peck’s access to the lake.

Lac Sir-John was a tranquil haven for these residents during the first 80 years of human habitation. World upheavals - two World Wars and the Great Depression punctuated the years with periods of inactivity. Easy accessibility to the lake was still limited and no grand development schemes were contemplated until the 1950s.¹⁸

In Margaret Cook’s diary-like account of her pioneering life in Gore appears an intriguing statement that she remembers, as a child in the very early 20th century, once setting off on a family excursion by horse-drawn carriage, in

¹⁶ Christopher Sweeney finally brought electricity to the island around 2007.

¹⁷ The Marchand dam was not built until 1971 creating Lac Beattie behind it. The swampy body of water between the bridge and the Marchand dam is actually considered a part of Lac Sir-John.

¹⁸ Most of the information in the above paragraphs is courtesy of John Gall.

which they stopped by Sir John's Lake for the children to pick dogwood and stinky trillium flowers.¹⁹



This 1861 map by Dept. of Crown Lands shows a road (?) (or path) just north of our lake running northwest toward Clear Lake (then called Lake Bouchette, after the original surveyor). Most of the land surrounding our lake had not yet even been surveyed. Note that Lac Sir-John is termed Lake John.

¹⁹ Cook, Margaret, "Land Possessed" *The Watchman* (local journal of Lachute) 1967.



The 1924 cadastral map showing today's Lac Sir-John and the local roads. Note that on this map the lake is mistakenly termed Lac St. John.

At the end of the first 80 years of cottage life at Lac Sir-John

At the end of the first 80 years of cottage life at Lac Sir-John (by 1959), there were still only 5 cottages on the lake:

- The original Cayford/Nicholson cottage (#1861) on the east side peninsula was built in 1890. This was the first actual house built at the lake. Presently, Peter Nicholson's house.
- the Gall/Meikle cottage on Donnacona Island, was built in 1905 (later replaced by a log cabin in 1967 and, since 2006, owned by Christopher Sweeney. Thus, there have been 3 houses on the Island: the original camp built about 1888, then a rustic cottage in 1905, and finally the present-standing log cabin. The original Donnacona boathouse was located on the shoreline adjacent to the southern property line of the Cayford/Nicholson property.
-
- The newer Cayford cottage higher up the hill (#1867) was built in the 1920's or 1930's (first built by the Moody family). It was replaced about 1960 by the present house.
-
- The original Romer cottage (#1811), of unknown date of construction, was next to route 329, toward the inlet bridge. (It was torn down in the 80's.)²⁰
-
- Harold Lea Fetherstonhaugh (an architect) and Edith Marjorie Scott built the white and yellow cottage which is near Entrance Three (#1780) It was built around the 1940's or 1950's. They had their own access road off the 329. The Kloz family lived for many, many years in this house. Now it is Robert Beaudoin's house.²¹

²⁰ Christopher Romer still owns the land where the original Romer cottage stood and still camps there.

²¹ Much of this information comes from a conversation and correspondence with John Gall.

Original Cayford/Nicholson cottage (#1861) built in 1890 on the peninsula



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²² Photo courtesy of Penelope Cayford-Nicholson

PART 3: THE ROMER DEVELOPMENT OF SIR JOHN'S LAKE ESTATES (1960-1976)

Beginnings:

It is not known how Norman Romer was able to acquire the 1400 acres which he called Sir John's Lake Estates.²³ (See the map in the brochure of the development.) Also, unknown is from whom he purchased the land, what price was paid, and how the purchase was funded. (The Pecks had formerly owned the 600-acre Undermount farm which Romer acquired.) Romer, himself, had a cottage on a small piece of land (#1811) off route 30 (today route 329). (The cottage was eventually torn down in the 1980's. The lot is now too small to build on; however, his descendants still hold title to this lot and sometimes enjoy lake days.) By 1959, Romer had built the causeway connecting Entrance One with the west side of the lake. By 1960 he had built a model house and announced the grand opening of his real estate development, Sir John's Lake Club and Estates.

Who was Norman Romer?

Little is known about Romer before he built a cottage at Lac Sir-John. He was British and was a land developer. A clipping from *The Montreal Gazette* says that in 1961 he was executive vice-president of Sir John's Lake Estates Ltd. and that on Feb. 13, 1961, he was appointed managing director of Metroland Development Ltd. (a Montreal company which already had a 120-home development in Boucherville, Quebec).²⁴

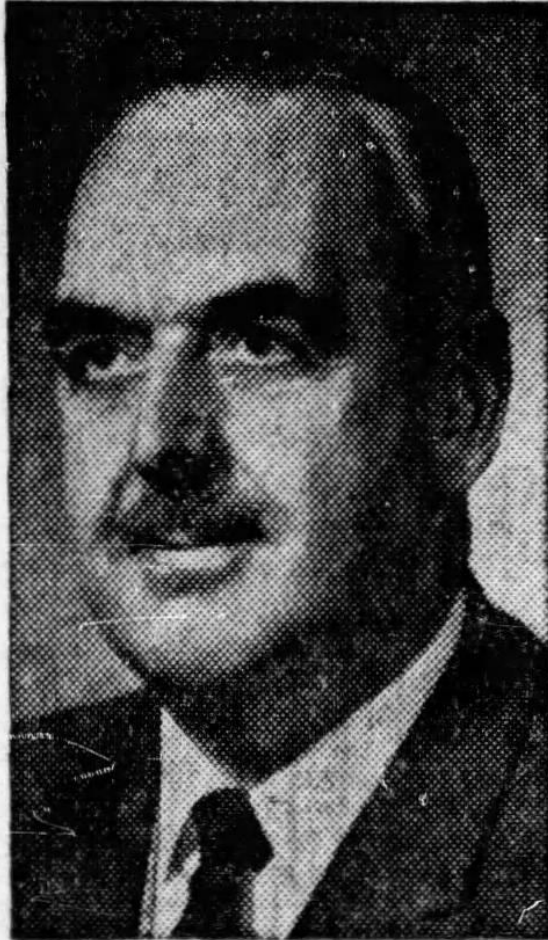
²³ Did Romer actually buy the land to develop, or was the land acquired by the Metroland Development Ltd., a Montreal company in which Romer was appointed managing director in 1961 (according to a 1961 clipping in *the Montreal Gazette*)? If he was executive vice-president of Sir John's Lake Estates Ltd., who was the president?

²⁴ Prior to this, according to *The Montreal Gazette*, he was also the president of the Textile Wholesalers Association, and as an advocate for prison reform, was for many years the president of the John Howard Society, according to John Gall.

Oldtimers at the lake who knew Romer say that he was a gentleman, a proper Brit who sported an ascot, a shrewd businessman, yet likable and outgoing, with a good heart. At times, he could be pompous and paternalistic, like “the Godfather” of his development. He had his fingers in everything and was fully involved in the social activities of the Sir John’s Lake Club.

(See his photograph on the next page, followed by an advertisement from 1961 in *The Montreal Gazette*.)

Metroland Development



NORMAN R. ROMER

Jacques DesBaillets, president of **Metroland Development Corporation Ltd.**, announces the appointment of Norman R. Romer as managing director. Metroland own the Villeroi development at Boucherville, where 120 houses are already occupied, and a large expansion programme is being planned.

Mr. Romer is executive vice-president of Sir John's Lake Estates Limited, an exclusive country home development near Lachute, P.Q.

Sir John's Lake Estates Ltd.

Large wooded lots, moderately priced on convenient terms, on a **SECLUDED PRIVATE LAKE**

ONLY 1 HOUR FROM MONTREAL

Uncrowded paved roads to the Gates of the Estate; safe sandy beaches; membership in Sir John's Country Club operated by and for the owner members; a resident caretaker and staff; these and many other special features make this the most desirable location for a summer cottage or a country home in the whole Laurentian area.

As only a personal visit can show you the beauty and many advantages of

SIR JOHN'S LAKE CLUB AND ESTATES

visit us this week-end and

"See for yourself"



Open for viewing all day Saturday and Sunday —
On weekdays by appointment only

Take route 8 via Cartierville (No Tolls), or exit 17 to the East side of LACHUTE, then follow our signs, only 5 miles north on Route 30 (Lakefield Road), right to the gates of

SIR JOHN'S LAKE CLUB AND ESTATES

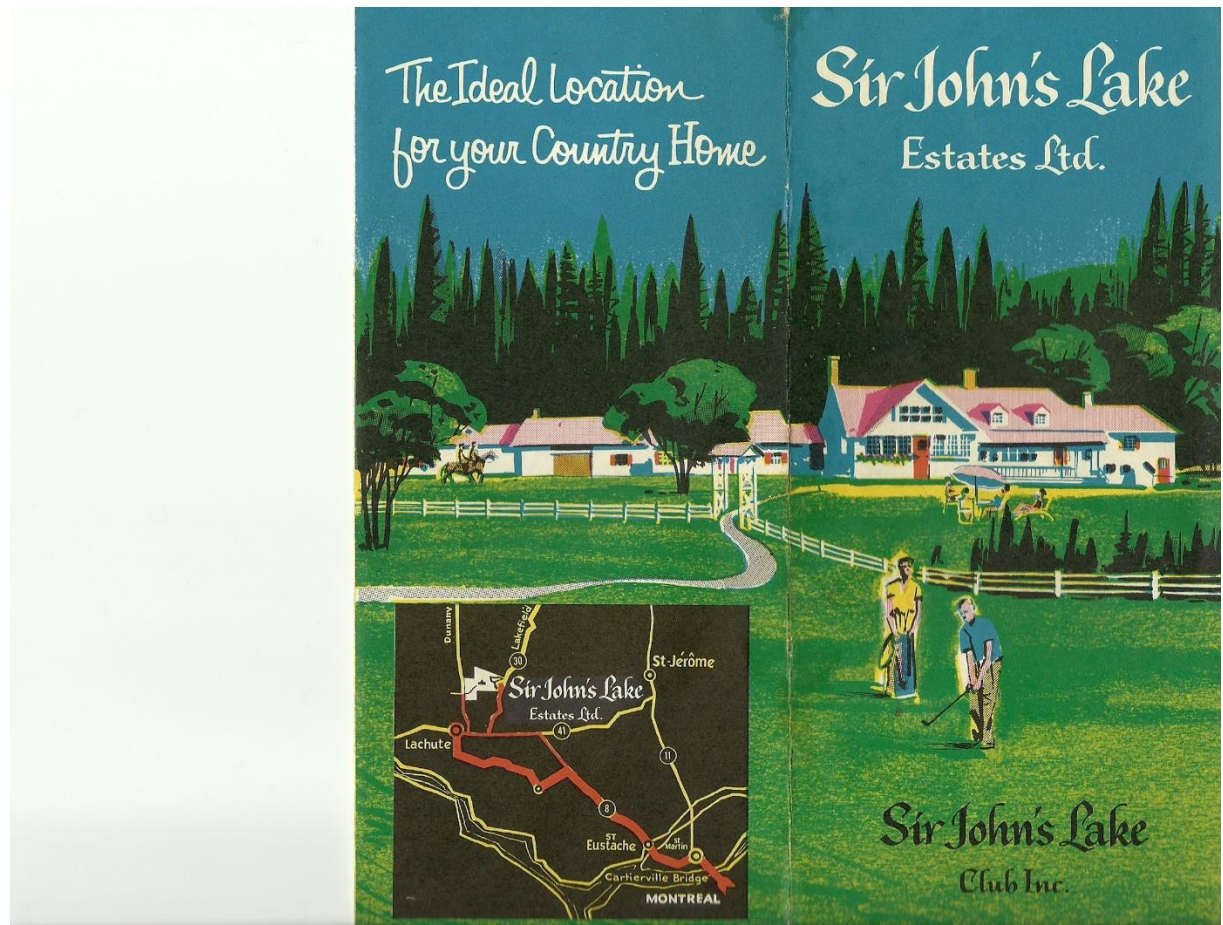
Call Norman Romer

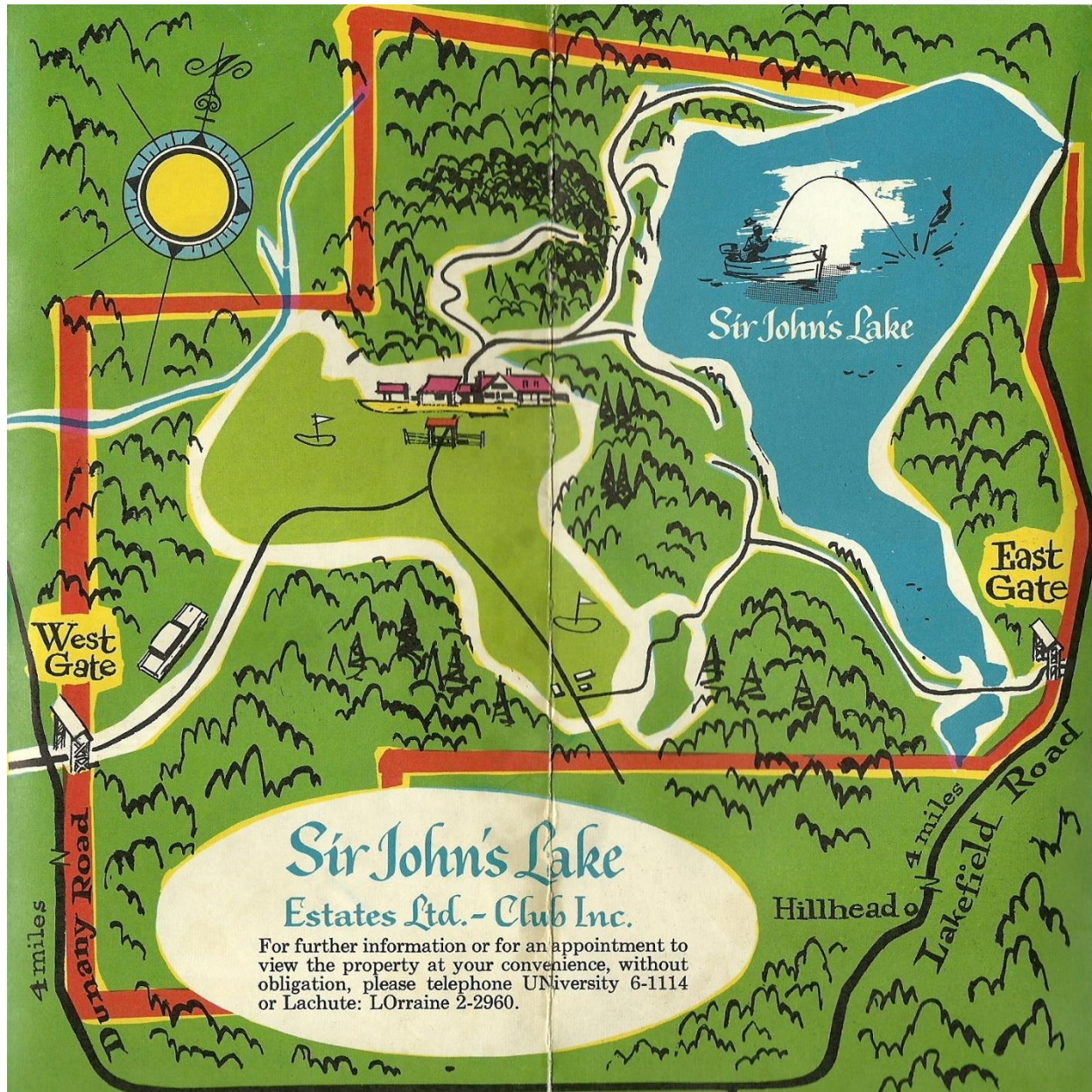
Lachute: 562-4739 or 562-2960

Advertising Sir John's Lake Estates and Norman Romer's grandiose Plans.

Norm Romer advertised extensively in *The Montreal Gazette* beginning in 1960 and on the English Montreal radio station CJAD. He was also interviewed on CJAD.

(See the³²⁵ historical pictures from the original Sir John's Lake brochure just below.)





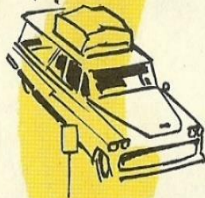
Sir John's Lake

Estates Ltd.

Located in the beautiful Laurentian foothills, this 1400-acre estate, including a magnificent 300-acre lake, was originally a Seignory granted to Sir John Johnson in 1812. Since that time the property has remained privately-owned, retaining throughout the years its natural unspoiled beauty, unlike so many other lakes and properties within easy access of Montreal.

A mere forty miles from the Island of Montreal — less than an hour's drive on good paved roads, with no tolls to pay — this lovely estate is as secluded as if it were hundreds of miles from civilization . . . the perfect location for those who wish to escape from the heat and hustle of the city without a long tiring drive, to the quiet restfulness of woods and lake and clean invigorating mountain air.

When you acquire a home-site in Sir John's Lake Estates you are not just buying a "lot" in the country: You are participating in a pleasant way of life amidst beautiful surroundings, where you can roam at will over a thousand acres of your own private Club; and, as property may only be purchased by those who are accepted for Club membership, you are assured of congenial neighbours, and that the value of your property will be protected. At the same time you will enjoy the full use of the many Club facilities.



Sir John's Lake

Club Inc.

Carefully modernized to retain its traditional beauty within the graceful structure of a fine old manor-house, the Club is a unique feature of Sir John's Lake Estates . . . serving both as a hub for member-owner's social activity and as a comfortable hostelry, wherein members and their guests may be accommodated and entertained. Membership is limited and exclusive — restricted to those who share the same interests and enjoyment of life.

Facilities include bedrooms for up to twenty guests (you may wish to stay there while supervising the building of your home); family-style cuisine; varied refreshments; spacious lawns for outdoor relaxing; playroom for games and dancing.

The private lake provides swimming, boating, water-skiing, bass-fishing; there is speckled trout fishing in a stocked pond and streams; riding-stables where you may keep your own horse, or rent one to enjoy the many miles of beautiful bridle-paths. A nine-hole golf course, tennis-courts, and skeet-shooting range are being prepared; and for the golf enthusiast there are two championship eighteen-hole courses available at the famous Lachute Golf Club within ten minutes drive.

In fact, everything you need for gracious country living is here for you to enjoy!



Originally, our lake was known as Lake John, and later, Lake Sir John. Norman Romer changed its name to Sir John's Lake because he thought it sounded more prestigious.²⁶

Romer had grandiose plans for his development. His advertising targeted "successful business executives and professionals", promising them an exclusive and prestigious club on 1400 acres of land featuring a secluded private lake with safe sandy beaches.

This was a gated community. The West Gate was approached by the Dunany Road and the East Gate (now Entrance One) by route 30 (now 329). (The West Gate entrance was later closed around 1967 by Don Bunker when he purchased the Undermount farm at the dissolution of Sir John's Lake Estates Ltd.)

A special attraction of Sir John's Lake Estates was to be the club – Sir John's Lake Club Inc. Romer's advertising brochure states "Membership is limited and exclusive – restricted to those who share the same interests and enjoyment of life".

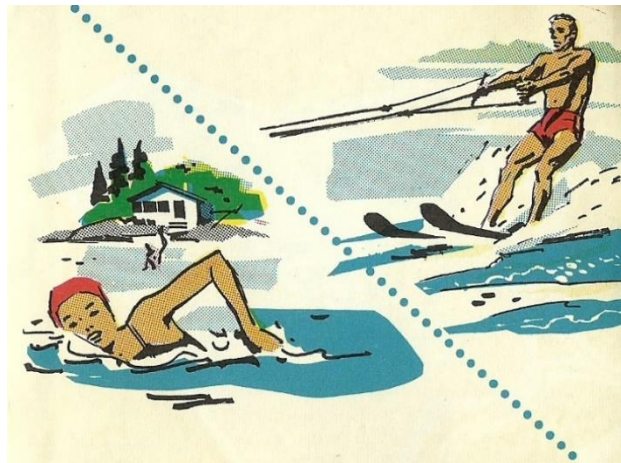
Sir John's Lake Estates featured a clubhouse in an old manor-house which was meant to be the hub for member-owners' social activities. The clubhouse included an open bar, family style cuisine, rooms for dancing and games, and overnight accommodations for up to 20 guests and prospective buyers. Riding stables were available at Undermount farm (where owners could keep their own horses) with kilometers of bridle paths. The main clubhouse was originally the farmhouse of the Undermount farm- since burned down. The 600-acre Undermount farm, which included the upper lookout, was part of the Romer land at that time. (It is not known who the original farm family was – those who had initially cleared the land and farmed it.)²⁷

²⁶ Information courtesy of Penni Cayford Nicholson. Since the 1980's, when Quebec required all names to be in French, it is officially known as lac Sir John.

²⁷ John Gall states that according to the *Montreal Gazette*, James H. Peck owned Undermount in the early 1900s, and the Peck family was known to the Galls.

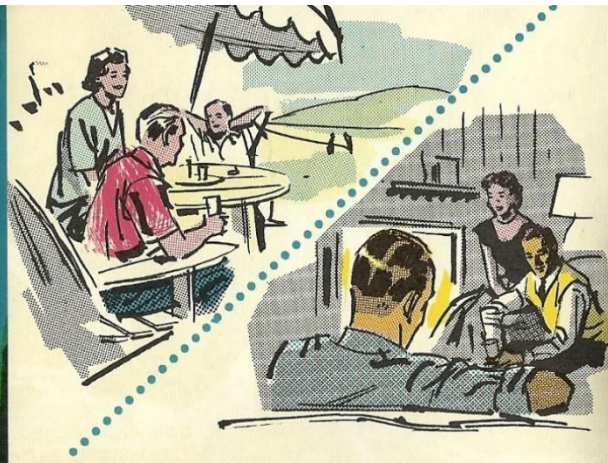
Romer promised and provided a constant round of social activities, including square dances and other parties almost every Saturday night, boat regattas, sailboat races, field days and counsellors for younger children.²⁸ There was a wharf at Boathouse Beach and a concrete structure which may have been the foundation of a boathouse. Also, there were a resident caretaker (Armand) and staff.

²⁸ Much of this information describing Romer's advertising promises to perspective buyers is drawn from Romer's advertisements placed in *The Montreal Gazette* between 1960 and 1967.



All summer long there is swimming, water-skiing and boating on the beautiful private lake, with safe beaches for the youngsters...

Bass-fishing on the lake, fly-casting for speckled trout, golfing, riding, hiking — there is always lots to do for the energetic...



Spend lazy days relaxing in the sun — and pleasant evenings before a cosy log fire, enjoying the company of congenial friends...

For evenings or rainy days there is table-tennis, darts, and dancing. Also planned entertainment every weekend...



A model home was first built on lot #1138.

Romer first cleared the forest from lots he was attempting to selling. He provided builders for the summer cottages (among whom were the Riddell brothers from Mille lles). The cottages originally had only outer walls. The building plans had to be approved by Romer.

Romer also installed 6 artificial beaches around the lake.²⁹ The road around the lake gradually extended from Entrance One around the southern and western shore of the lake, and finally was extended to the north shore by 1965. It was not connected to the 329 until the late 1970s.

Romer soon built a new house for himself, #1871.³⁰

Who were the first cottagers?

Demographically, the first major group of cottagers who bought lots from Romer came mainly from western Montreal, the West Island, Ville St. Laurent and the South Shore, areas where the advertising had been targeted. A few were from Ottawa. Due to the media used for Romer's advertising, most of the early cottagers were anglophone. However, there were a few francophone families as well. With a few exceptions, the purchasers were middle-class cottagers, not primarily the independently wealthy elite seeking a prestigious, exclusive development to whom he had addressed his advertising. Most were young families with quite a few children. Clifford Sweeney served as a sales' person and in return was given land to build one of the first houses built.³¹ ³²The Dempsters, McTavishes, Boggs, Jolicoeurs, Aumands, Parkes, Bouskills, Gledhills, Halls, Liddys, Gregs, Bourgeaut, Previlles, Tippets, Simpsons, Camps, Knoxes, Cummings, Bishops, and others were among the early cottagers.

Sir John's Lake Club and the Juniors' Club

Activities and social life were abundant at Sir John's Lake Estates. The property owners belonged to Sir John's Lake Club Inc. (a not-for-

²⁹ Boathouse beach, the 7th beach, is one of only two natural beaches. Penni Cayford's father used to row across the lake in the 1930's to fetch milk from a local farm. (Perhaps the old Peck farm, later owned by Don Bunker, that now belongs to Chris Sweeney?)

³⁰ Much of this information comes from a conversation with John Gall.

³¹ Mr. Sweeney, from Ville St. Laurent, introduced a number of Ville St. Laurenters to the lake properties.

profit organization). Barn dances featured the Beattie brothers from nearby Beattie Road, hillbilly-style fiddle players. There were sailing races, regattas, baseball games, field days, corn boils, teenage dances, etc. Almost some social activity was going on every weekend during the summers. One summer, one of the early cottagers, Tom Parks of CJAD, brought speakers to the lake and broadcast music from Broadway musicals over the lake on Sunday evenings.

The Juniors' Club, run by the Sir John's Lake Club, offered a marvelous summer day camp featuring all sorts of crafts, hiking and games in the morning originally at Undermount Farm. Tom Hall was the original children's councilor. Subsequently, in the late 1960's activities took place at a Juniors' clubhouse, a simple shack donated by a lake resident, Mr. Simpson, who was a contractor and placed in a location near the tennis court). The Juniors' club provided afternoons of swimming and boating lessons, games, and other fun at the various Lac Sir-John beaches. The Halls were allowed to have a faster boat which occasionally, as a treat, was used to pull people on a paddle board behind it. The favorite game was "Capture the Flag". There were also a variety of excursions, for example, to a chicken farm, to Lowes' dairy bar, picnics at the upper lookout and at Kenny Lake (a pristine neighboring lake, as yet undeveloped). Campers each received a personal engraved awards board where their achievements were recorded at the end of each summer (with 3 levels of expertise recognized in such areas as swimming, canoeing, nature, knot making, and crafts).

Below is a sample of a Juniors' Club award board.

IAN BISHOP'S
SIR JOHN'S LAKE
AWARD BOARD

CANOEING

WOODWORKING

CRAFTS

CONSERVATION

NATURE

LEATHERWORKING

LEATHERWORKING

PLANT NATURE

KNOTTING

LONG SWIM

PRINTING

CANOEING

ROWING

CAMPING

Between 20 and 30 youngsters of all ages participated. The day camp was organized by John and Martha Bishop who had valuable experience as boy scout and brownie leaders. Often the councilors had themselves been campers for several years, such as Doug Dempster. This summer day camp continued through 1982.³³



Winnie the Pooh float in an early LSJ boat regatta: Susan, Anne, and Ian Bishop

The “rules and regulations” of Sir John’s Lake Club Inc. (our first “Guidelines”) were published June 1, 1970. These rules and regulations attempted to bring some order to the excesses of rapid, poorly controlled development.

³³ Most of the information concerning the Juniors’ Club was related to me by Susan Bishop, who also provided the pictures.

Reasons for the growing dissatisfaction with Romer.

The North American cultural shift of the late 60's and 70's (and its new values influenced by the Vietnam War, the Hippie counterculture and the civil rights and women's liberation movements) affected the Lac Sir-John community. More value was now placed on preserving the natural environment and on living close to nature in a simpler way than Romer had envisaged.

Romer's ambitious plans for the future development of Sir John's Lake Estates, which had initially seemed so attractive, began to concern the residents more and more. His development style threatened both the ecosystem and tranquility. He was planning to build on three tiers of lots (the lakefront houses and two more tiers of houses behind it with additional access roads). The original residents realized that their pristine natural forest environment would soon be destroyed by the overdevelopment of housing. Romer was also planning a ski hill at the upper lookout, a skeet-shooting range, a tennis court, and a 9-hole golf course. He was not very environmentally conscious, for example, permitting construction of concrete wharfs at the water's edge and clearing shorelines. The lake was becoming too busy with fast motorboats and water skiers crisscrossing the water: noisy and dangerous for swimmers. What would it be like if 300 cottages were built?

Romer, himself, also seemed to have become progressively more arrogant and difficult to deal with.

Relations eventually became very strained. It soon became the majority of the residents versus Romer. Once SIJOLM Co. Ltd. was formed and the land of Romer's Sir John's Lake Estates Ltd. was bought by SIJOLM Co. Ltd., he soon moved away from the lake (although his family retains the lot which contained his original cottage and still visits the lake even today).

PART 4: THE FOUNDING OF SIJOLM CO. LTD. AND THE EARLY YEARS (1967-1984)

A group of residents, members of the Sir John's Lake Club Inc., including Ralph Cayford, Ross Preville, Andy Simpson, Bob Hall, and others, organized to buy out Romer and establish a land management company, SIJOLM Co. Ltd. in order to prevent overdevelopment and thus protect the forest and lake better. At that time, Romer was talking about selling his land in order to spend more time in Florida with his ailing wife. Club members feared that he might sell to a developer who would try to sell small lots where many small, poorly constructed cabins would be erected in the forested greenspace. At that time, not-for-profit organizations were not permitted to buy or sell land, and much land would need to be purchased, and then some of the lots would need to be resold to pay off the loans taken to purchase the land from Romer. Therefore, to buy land from Romer, Club members were advised to form a new for-profit real estate corporation, SIJOLM Co. Ltd. SIJOLM's principal asset would eventually be the 103 acres of common land (a few unsold lots, roads, 7 beaches, and an extensive greenbelt of buffer greenspace) which it sought to protect from overdevelopment.

SIJOLM Co. Ltd. would be run in parallel with the residents' Sir John's Lake Club Inc. from 1967 to 1980 with joint AGM's, overlapping Boards of Directors, joint minutes, etc.

A large portion of the Romer property, the 600-acre Undermount farm, which contained the clubhouse, caretaker's house, sugar shack and upper lookout was purchased, at the time of the land purchase from Romer, by one of the property owners, Don Bunker, a lawyer. Don Bunker carried out much of the legal work for SIJOLM Co. for many years. Mr. Bunker promised to all lake residents that they could freely walk on his property, especially upon the path passing by the sugar shack and continuing to the top of the mountain, the upper lookout. Upon his death, the Undermount farm was purchased by Christopher Sweeney, partly to save it from developers who were extremely interested in the area.³⁴ Christopher

³⁴ Even today, on Christopher Sweeney's farm, the original barn, built in 1850, is still standing and in use.

Sweeney has renewed Don Bunker's promise to let the lake residents walk to the upper lookout – a favorite hike even today for members of our lake community.

SIJOLM Co. Ltd.'s purposes were to protect the natural lake and forest environment and to protect the lake community from overdevelopment. SIJOLM Co. Ltd. was officially registered with the Quebec registry of enterprises and, following its Act of Incorporation under Part 1 of the Quebec Companies Act, SIJOLM Co. received its Letters Patent on Sept. 11, 1967. At that time, a Charter of bylaws was approved by the shareholders. This original Charter of bylaws would serve as the manual for the operation /administration of the corporation.

How was the purchase of Romer's land financed?

Property owners contributed to the land purchase by buying shares of the company. The company also borrowed, often from property owners dedicated to the new project. A substantial bank mortgage was also taken. The debt was gradually paid off by the 1980's by issuing new shares and selling some developable lots, often to neighbors who wished to preserve the green space around their property or to put in a septic system.

Apparently, the land transition from Sir John's Lake Estates Ltd. to SIJOLM Co. Ltd. was gradual, since Romer was still advertising land for sale in *The Montreal Gazette* as late as May 22, 1970. He did keep a few lots himself to sell.

Between 1967 and 1976, 46 lots were sold. From 1977 to 1986, 19 lots were sold. Ralph Cayford acted on behalf of SIJOLM Co. Ltd. at the notarial signing of the sales deeds.

What were some early successes and problems of SIJOLM Co. Ltd.?

The Sir John's Lake Club Ltd. would continue to initiate and coordinate the social activities of the community of lac Sir John residents, in close

cooperation with SIJOLM Co. Ltd., until the two organizations were formally amalgamated in 1980. Many of the same people were involved in running both organizations.

The Sunday sailing club continued its races, (and continues them to this day).

The annual corn boil was the highlight of the summer.³⁵

The Youth Club continued to offer summer day camp and other activities for our children through 1982.

A Welcome Committee greeted newcomers and presented them with a binder containing the "Guidelines" and other pertinent information about the lake community: its history, its organization and SIJOLM Inc., a map of the lake, the natural environment, and its biota, etc.³⁶

A tennis court was prepared at the initiative of John Bishop.

The Dinner Club commenced offering the opportunity to socialize with rotating groups of residents in different homes (8-10 per house).³⁷ The Dinner Club met (and continues to meet) on the last Saturday of the month. Every home would bring a dish to share, themed around a different international cuisine each month.

Lake residents began to publish the *Sir John's Lake Newsletter* annually or bi-annually keeping residents abreast of local development and concerns. Our newsletter (which still continues) has played a major role in continuing to build a strong sense of community.

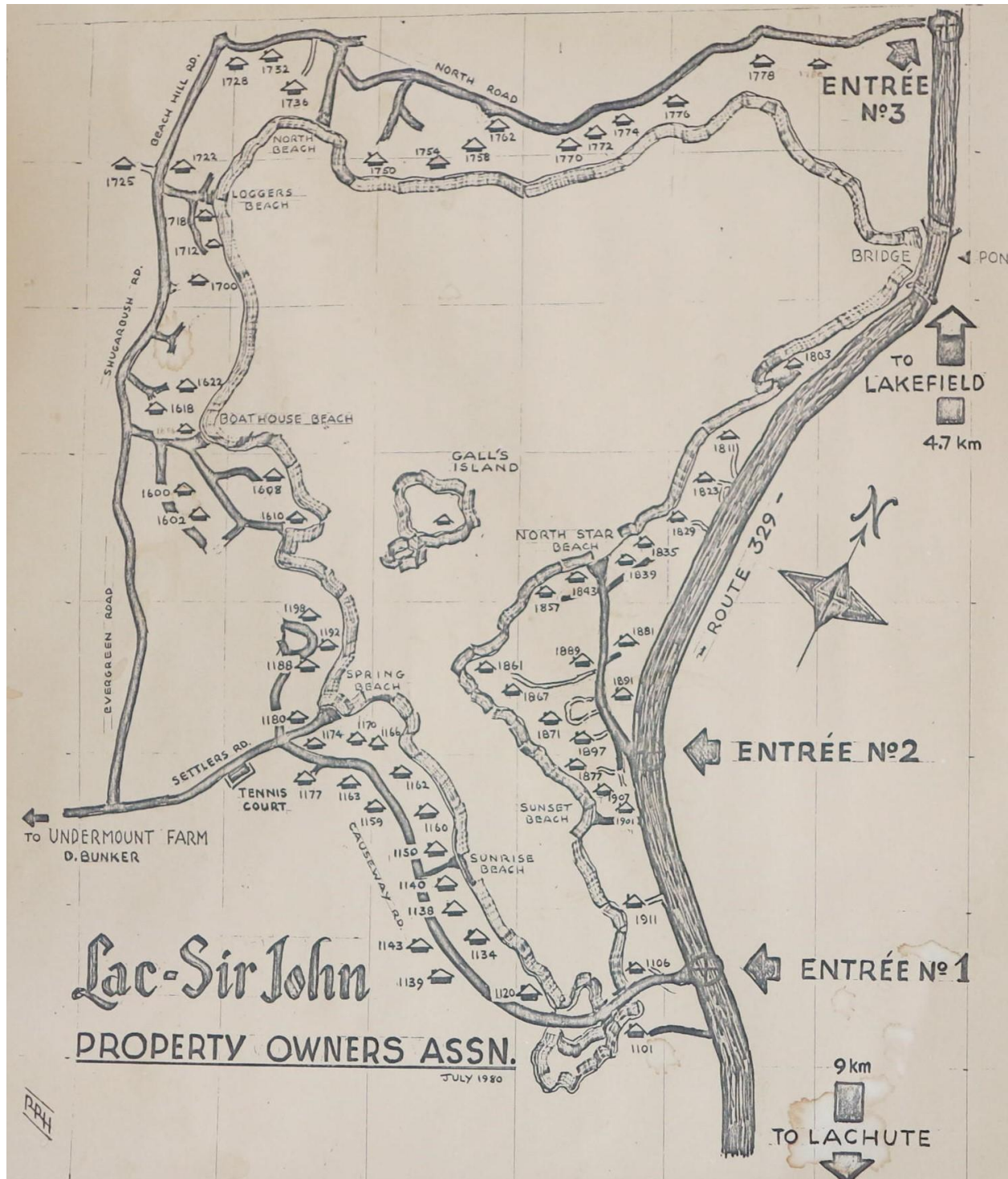
Property owners were mainly part time cottagers. Thus, property owners were finding it difficult to fill all the Executive positions on both the Sir John's Lake Club and the real estate management company, SIJOLM Co. Ltd.

³⁵ Watson Gall was in charge of the corn boil in the early decades.

³⁶ Gillian Barlow and Julie Minkoff were particularly active in the Welcome Committee.

³⁷ Marge Burrow was the driving force behind the dinner club for decades.

Until 1971, lac Sir John belonged to the Paroisse de St-Jerusalem; however, in that year the lake area was annexed to the Ville de Lachute. This presented SIJOLM with a serious problem, because the city of Lachute would not issue building permits allowing construction on land that was assessed only by a private road, not a public road. Remember, all SIJOLM roads are private roads. For a number of years, people who had bought buildable lots from SIJOLM could not get the necessary building permits and all development was stalled at the lake. Eventually in 1987, the city relented, passing a zoning change allowing construction on land adjacent to a private road, issued the necessary building permits, and began to grant an annual subsidy to SIJOLM Inc. to clear snow and maintain these private roads. Building of dwellings now resumed.



Map of the lake in 1980.

July 1980

Légende

Adams B.	1722	Laderoute J.	1139
Andres H.	1602	Leach A.	1101
Arsenault J.	1725	Lighter G.	1162
Aumand E.	1140	Lupien J (1772)	1159
		Lupien M.	1823
Barlow K.	1180	Lusk J.	1732
Belanger Dr L.E.	1618		
Bishop J.	1750	Maddocks M.	1610
Boucher F.	1622	McCarthy R.	1881
Bourgault A.	1120	McTavish J.	1170
Bouskill B.	1160	Meaney D.	1198
Bunker D.	1304	Minkoff M.	1138
Burrows E.	1758	Moll L.	1857
Camp J.	1166	Nicholson J.	1606
Cayford R.	1867	Nicholson P.	1861
Corbeil J.	1762		
Cumming R.	1608	Parkes-Raper	1901
		Percy R.	1907
Dakin D.	1829	Petrella H.	1780
De Groote L.	1774	Preville R.	1712
Dempster L.	1150	Probert M.	1600
Donohue G.	1106	Picard S.	1163
Ferguson B.	1889	Regan D.	1778
Flaherty B.	1835	Romer N.(1811)	1871
		Roy G.	1188
Gall W (Island)			
Goodwin D.	1700	Sheridan J.	1770
Greig J.	1877	Simpson A.	1736
		Sly G.	1843
Hall J.	1897	Stiles H.	1754
Hall R.	1911	Sturton W.	1177
Hamelin F.	1134	Sweeney C.	1839
Hampton F.	1728		
Hart W.	1891	Trineer M.	1776
Hilton Rev. J.	1143	Tyler R.	1803
Jolicoeur R.	1174	Walberg L.	1192
Knox Dr. S.	1718		

Amalgamation of Sir John's Lake Club Ltd. and SIJOLM Co. Ltd. in 1980.

In 1980, the property owners decided to dissolve the corporate structure of the Sir John's Lake Club Ltd. and operate only the SIJOLM Co. Ltd. company. Following this amalgamation, SIJOLM served both as a property owners' association (which the Club had been) and as a land management company protecting the forests and the lake. SIJOLM sold some lots suitable for residences in order to pay off loans taken to originally purchase the land, often lots were sold to owners of neighboring residences who wished to expand and protect their own private green space.

In the early 1980's, SIJOLM's executive became concerned that there were numerous residents who did not have SIJOLM shares and therefore were not entitled to vote at the AGM's, leaving them with no voice in community affairs. Therefore, it was decided to launch a campaign to offer 7 new shares to each resident with easy payment terms: \$100 per year added to their annual dues for 7 years, accompanied by a \$70 discount on the annual dues effective immediately – thus, effectively \$30 per share.

SIJOLM Co. Ltd. issued an updating of the lake guidelines for residents called "Rules and Regulations" (January 1, 1981) to replace the original "Rules and Regulations" (1970) of the newly amalgamated former Sir John's Lake Club.

PART 5: REORGANIZATION OF SIJOLM (1984-1985)

Why was the company reorganized with the Quebec registry of enterprises? And how was it reorganized?

SIJOLM Co. Ltd. was renamed SIJOLM Inc. and received its Articles of Continuance under Part 1A of the Quebec Companies Act on August 7, 1984. Part 1A gave the company much greater flexibility than the previous regime under Part 1:

- The company was authorized to issue an unlimited number of shares.

- The company could have anywhere between 3 and 15 directors. without requiring government approval for a change in number.
- The company would not be restricted as to the nature of business it carried out. (e.g., not necessarily just real estate business).
- The company was permitted to buy back shares it had issued.

At this time, SIJOLM received its Articles of Continuance, and the company adopted a completely new set of Corporate Bylaws which replaced the original bylaws of 1967 and their amendments.

At approximately the same time, most shareholders ratified the Voting Trust Agreement (VTA) between the shareholders and the newly established Board of Trustees. The problem leading to the creation of the VTA was that SIJOLM shareholders were required, by the Quebec Registraire des Entreprises, to have a quorum of shareholders holding 51% of the common shares at General Meetings. This meant that the holders of 51% of the voting shares were required to be present at the beginning of the Annual General Meeting in order to proceed with the meeting and pass any resolution. Despite proxies being permitted, it was often almost impossible to achieve a quorum of 51%, at meetings. Moreover, there were certain types of resolutions for which the Quebec Registry of Enterprises required a shareholder vote of 66 2/3%. The actions for which the Registry of Enterprises required a 66 2/3% shareholder vote were the following:

- To make changes in the corporate bylaws.
- To make material changes in the undertaking of the business of the corporation.
- To dispose of or acquire real property by the corporation in excess of \$15,000 in any one transaction.
- To dissolve or wind up the corporation.
- To issue dividends.
- To issue further shares.

To resolve this problem, it was suggested that a Board of Trustees be created to vote on the shareholders' behalf in order to circumvent the high

shareholders' meeting quorum.³⁸ A Trustee's presence at a shareholders' meeting was deemed sufficient to achieve quorum. The "Voting Trust Agreement" of 1984 laid out the terms of an agreement by which residents with voting shares delegated the actual decision making on almost all issues to the Board of Trustees.³⁹ The five Trustees, in their fiduciary obligation to act in the best interest of the shareholders, were expected to listen attentively to the opinions expressed by lake residents at the Annual General Meeting each October. In practice, few Trustees regularly attended the AGMs. Trustees were not elected, rather, they were appointed for life by the other Trustees. The VTA was to last for 10 years and then would extend automatically until such time as the shareholders, by a per-share vote of at least 60%, chose to abolish it.⁴⁰

³⁸ Alternatively, they could perhaps have voted to lower the quorum or instituted the regular use of proxy forms to attain a quorum.

In 1984, SIJOLM Inc. was reorganized under Part 1A of the Quebec Companies Act, received its Articles of Continuance and adopted a completely new set of Corporate Bylaws. Under Part 1A, it was now allowed to issue an unlimited number of preferred shares. The shareholders' original shares were cancelled and replaced with Preferred B class shares. If a shareholder agreed to sign the Voter Trust Agreement turning their right to vote on most issues over the new Board of Trustees, that shareholder was issued different shares to replace the Preferred B class shares- usually 7 common shares (with potential voting rights) and 493 Preferred A class shares. If a shareholder did not sign, they received no common shares (thus no potential voting rights). However, in practice, only the Board of Trustees made the decisions from now on. Voter suppression?

³⁹ The need for reorganization, the reorganization plan and the above terms were explained to the shareholders in a May 16, 1984 letter from the president, André LeBlanc. At the AGM on Oct. 20, 1984, the shareholders approved the reorganization plan.

⁴⁰ As recently as 2023, the Voter Trust Agreement is still in effect for SIJOLM Inc.

PART 6: HISTORY OF THE LAKE COMMUNITY SINCE THE EARLY 80'S:

Change in the purpose of SIJOLM"

By the mid-80's, SIJOLM Inc. was no longer trying to sell the remaining lots it had originally bought from Romer. All its debt obligations, originally acquired in order to pay Romer for the land, had been paid off. Between 1987 and 1996, only 2 lots were sold. The last lot sale was in 2003. No lots have been sold since then. SIJOLM's only purposes are [1] to maintain and enhance the quality of life of the property owners and [2] to protect and preserve the natural environment of the land (roads, beaches, and buffer green space) and the lake. In practice, SIJOLM Inc. has always been serving primarily as a property owner's association and a land management and protection company, and since at least 2003, it has no longer functioned as a land sales company.

How did the demographic composition of the property owners change in the 70's and 80's?

More ethnic diversity and more Francophone residents. More permanent residents - less summer cottagers. By 1981, over 60% of the population were full-time residents.

Following the election of the first Parti Québécois government and the passage of Bill 101, the Quebec language law restricting the use of English and access to Anglophone schools in the 1970's, there was a great migration of Anglophones from Quebec to Toronto and elsewhere in English Canada. This migration had an impact on the demography of Lac Sir-John, as quite a few of the original families of Sir John's Lake Estates left the province and sold their cottages.

Among those who remained, many were now approaching retirement age and decided to sell their city houses and renovate their cottages into permanent residences. With the extra cash from the sale of the city houses, they were often not only able to renovate

their cottages, but also to go on international cruises or winter in Florida.

Improved rules and regulations:

The “General SIJOLM Guidelines” were updated in April 1992, replacing all previous versions of rules, regulations, and guidelines.

The movement to protect the lake environment intensified with more directives coming from the Quebec Ministry of the Environment and more local concern among the residents. John Gall put together a team to educate lake residents on the importance of naturalizing the shorelines and the relevant governmental bylaws.

The “Guidelines for Lac Sir-John: Protection of the Environment” (an abridged version of “The Lake Programme: Lake Sir John Management Guide”) was issued in June 1992. Since the 1990s, residents have become more attuned to the importance of protecting the lake environment, including the naturalization of their shorelines.⁴¹ Members of our community who have been particularly active in improving our efforts to create a sustainable, natural lake environment have included John Gall, H  l  ne Beauchamp, Pat Harries, Cheryl Amundsen, later, Agn  s Grondin and most recently Mariam Bowen (the present Director of the Environment). Doug Dempster served during the last decade as Director of the Environment on the SIJOLM Executive.

New sections of the SIJOLM Bylaws were added. Bylaw 8 on allowable use of an owner’s property and dwelling (especially limitations on short-term rentals - a serious concern for the majority of residents), camping, and selling property; and Bylaw 9 on regulations to protect the environment were added to the 1992 “General SIJOLM Guidelines” in August 2002.

⁴¹ The major environmental issue at that time was the importance of re-naturalizing the shorelines of Laurentian lakes, and especially preventing phosphates from washing into the lake, following several years of blue-green algae outbreaks in many Laurentian lakes.

The continuing shareholder issue:

In the 1990's, a brief campaign was undertaken to offer the purchase of shares to property owners who still did not have shares. It was not successful.⁴²

A serious concern had emerged by 2000. Over the years, a number of shareholders had sold their houses and moved away but had neglected to either sell or turn over their shares to the new owners. Sometimes, the shareholders had passed away, and when the estate was settled, the heirs frequently knew nothing about the shares (and SIJOLM did not know who the heirs were). Also, new houses were built whose owners never had voting shares. This left us with a situation in which less than half the property owners were shareholders and entitled to a voice, whereas the majority of property owners (57 %) had no shares and often felt left out of community decisions and reluctant to participate in community affairs. For decades, the administrators of SIJOLM Inc. have been in search of a legal solution to this dilemma (one which would avoid a large financial burden on the non-shareholding residents and give them inclusion); meanwhile, it has become routine practice to welcome all residents at the Annual General Meetings of SIJOLM Inc. and listen to all their opinions, be they shareholders or not.

⁴² The above sections, in Parts 5 and 6, relate to the Lac Sir-John community and SIJOLM Inc. since about 1980 and are based upon many years of old newsletters, AGM minutes, President's Annual Reports, annual financial reports and budgets, Guidelines (rules and regulations) and miscellaneous notices sent to shareholders and to residents, etc., as well as personal recollections since 1981 when I became a part-time resident.

PART 7: RECENT DEVELOPMENTS OF THE NEW MILLENNIUM

Further shifts in demographics:

At least 50% of the lake property owners are now Francophone Quebecers making our community, which was originally primarily Anglophone, truly bilingual.

Lots of ethnic diversity has appeared in recent decades, for example, on the north side of the lake, the last decade has witnessed residents hailing from Italy, the Ukraine, Greece, France, Switzerland, the Netherlands, Germany, Trinidad, the United States, Finland, China and Japan, as well as from Canada.

Ninety percent of the residences on Lac Sir-John lie in the municipality of Lachute and 10% are in the Canton of Gore. (Those houses north of the Route 329 bridge and along the Entrance 3 road as far as civic numbers 1774 and 1772 are in Gore. The division line runs right through Miep DeGroot's house!). Both Lachute and Gore are in the MRC of Argenteuil.

Continuing activities: part of our heritage

Most of the original property owners of Sir John's Lake Estates are no longer at the lake, and a younger population has acquired many of their residences. However, many of the activities started by earlier generations still continue, and we are benefiting from this mix of generations and cultures. On-going activities include the Sailing Club's Sunfish races⁴³, the Dinner Club⁴⁴, the Coffee Klatch⁴⁵, the Lac Symposia⁴⁶, the Entrance Gardeners group, the annual summer Corn

⁴³ Thanks to the efforts of rotating Commodores: Chris Vroom, Doug Dempster, Christopher Sweeney, John Bishop, Terry Brew and Livio Merlot.

⁴⁴ For decades, the dinner club was organized by Marge Burrows, later Gillian Barlow, and still later, Oksanna Pohlod and Debbie Barlow.

⁴⁵ For decades the Coffee Klatch was organized by Gillian Barlow, later Susan Anastasopoulos and Oksanna Pohlod.

⁴⁶ The discussion symposia were initiated by Susan and Tasos Anastasopoulos

Boil⁴⁷, the Christmas and spring restaurant outings, and, of course, the Lac Sir-John newsletter.^{48 49 50}

For several decades, the lake water has been tested annually for water quality by our own environmental team which tests at 12 locations, including the inlet, the outlet, and the 7 beaches. Since 2015, the testing has been done using the Bluewater Bio-Sciences coliform test plates. The results have always shown that our water quality is excellent and very safe for swimming. Vanier College's field station (its Environmental and Wildlife Management Program), which is just across Route 329 from Entrance Three, also tests our lake water every year and their tests have yielded the same superior results. We are fortunate to have the Vanier field station as our neighbour since we benefit from the research and ecological studies which students and professors conduct on Lac Sir-John and the surrounding environment.

Updating our Guidelines:

Our completely revised *Guidelines for harmonious Lac Sir-John community living* was issued on April 2, 2021, replacing all previous versions of rules, regulations, and guidelines. This new update is in keeping with current best practices and municipal regulations. Blue binders containing the *Guidelines for harmonious Lac Sir-John community living* were distributed to each home by volunteers. It was the first update of the "*Guidelines*" since 2002. In its preparation, a task force consisting of Janet Donald, Susan Anastasopoulos, Mariam Bowen, and Doug Dempster worked intensively for nearly two years analyzing past SIJOLM Guidelines,

⁴⁷ The Barlow family: Ken, Gillian, their children Debbie and Nick, and their grandchildren organized the corn boil for decades. In more recent years, Terry and Martha Brew have taken charge.

⁴⁸ Many residents have taken a turn in editing the newsletter, most recently Susan Anastasopoulos, followed by Oksanna Pohlod.

⁴⁹ Hopefully, the Welcome Committee will soon be activated again.

⁵⁰ A number of these activities were paused during the three years of the Covid 19 shutdown and have been slow to recover fully.

municipal and provincial regulations, and guidelines from other Laurentian lake associations to seek out the best practices for our lake community.

Change in our financial arrangement with the City of Lachute:

Because the city has never provided us with a number of basic urban services (especially water, sewage, snow clearance, and road maintenance⁵¹), the city has compensated us in two ways. It has given us a special reduced rural mill rate on our property taxes and, until 6 years ago, it gave SIJOLM Inc. an annual subsidy to help cover the cost of snow clearing and maintaining our roads. However, since 2016, for-profit corporations, such as SIJOLM Inc., are no longer eligible for such government grants, and this annual subsidy has been discontinued.⁵² In its place, Lachute has agreed to plow most of our SIJOLM private roads in the winter, but Lachute does not help financially with the maintenance of our roads the rest of the year.⁵³ Our Executive is in frequent discussions and negotiations with government officials on behalf of the lake's residents, especially concerning the roads and the water level in the lake.

Recent new initiatives to build a more vibrant community and improve land stewardship:

In late 2020, a new administration at the lake began several new initiatives which have been engaging many more lake residents.

An expanded Executive Committee composed of about 8 Executive Officers, has been headed by Douglas Dempster as President. Much authority is now delegated to the various Officers, some of whom

⁵¹About 1/3 of the lakes in the Laurentians have already experienced the devastating arrival of Eurasian milfoil.

⁵² Not-for-profit corporations, such as a residents' association, would be eligible for government grants.

⁵³ We are very grateful to Merv Trineer and Henry Andres for their attention to the state of our roads over many years.

also head up committees of residents on specific issues. This Executive has been about every two months to address new issues and report on progress in addressing old issues.

All members of the lake community are strongly encouraged to volunteer for various committees and for positions on the Executive.

Initiatives have been undertaken to clean up and improve the 7 private community beaches and to create new trails in the buffer green space, known as the Lac Sir-John Private Nature Reserve. This work has been carried out with the help of volunteer work parties.

Increased attention has been devoted to preventing the importation of Eurasian milfoil, a highly invasive plant which can render a lake unusable for swimming and boating.⁵⁴ Our volunteer work parties have also been working to eradicate invasive Japanese knotweed, purple loosestrife, and poison ivy from lake properties.

Our lake water is now tested using test kits from RSVL three times during the summer and results have been superior. There has been a noticeable increase in aquatic plant growth, especially Big Pond Weed, perhaps due to global warming or due to warmer water entering the lake, water which now comes over the top of the Marchand Dam.⁵⁵

Efforts have been made to deter intruders by installing improved signage as well as deterrent plantings near the Route 329 bridge. Boat decals have been distributed to residents to help us identify which boats belong permanently on the lake, making it easier to identify unauthorized outside boats (which may import invasive or harmful species) and request their removal.

A new community website has been established to keep lake residents informed about upcoming events and current issues as well as providing information on how the lake community is administered

⁵⁵ More information on this will be included in Part Two of this local history project. Part Two will deal with the geological and ecological history of the Lac Sir-John area.

and on the history of our community and our lake-forest environment. Oksanna Pohlod has been serving as our first webmaster and communications officer, and has also been editing the Lac Sir-John community newsletter.

A strengthened working alliance with Vanier College's field station (Vanier's Environmental and Wildlife Management Program) will benefit both the Lac Sir-John community and the college and its students.

Activity has commenced to make badly needed repairs to our private roads which suffered major damage from the derecho storm of May 2022, several other major storms (likely provoked by climate change), and from damage inflicted by harmful snow removal practices by Lachute's contracted snow removal company. To rebuild SIJOLM's very depleted cash reserve, after paying for the most necessary of road repairs, SIJOLM was obliged to levy a "special assessment" on residents (for the first time in SIJOLM's history).

An extensive program of activities is being offered to residents, including sailing races, a regatta with boats of all types, the annual Corn Boil, a music event at Boathouse Beach, entrance gardening, beach cleaning, and trail-blazing work parties, group trail walks, a cross-lake community swim party, the annual Commodore's sailing club party on Labour Day, and a Volunteers' Appreciation party later in September.

Part 8: Transitions: Creation of the Association Lac Sir-John and the Lac Sir-John Private Nature Reserve

In October 2021, the SIJOLM Inc. AGM passed a resolution to investigate the possibility of creating a non-profit residents' association. Therefore, President, Douglas Dempster, appointed two special task forces⁵⁶ to investigate updating the lake community's organizational structure. These task forces would study the issues related to possibly reforming or replacing SIJOLM Inc. with the goal of making it more inclusive and democratic, while, at the same time, investigating the possible creation of a new property-owner's association (incorporated as a not-for-profit legal person) which could eventually complement or replace SIJOLM Inc. if reform of SIJOLM Inc. proved unfeasible.⁵⁷

Preparations for establishment of the Lac Sir-John Private Nature Reserve:

Meanwhile, another task force, headed by Terry Brew and Mariam Bowen, was created to study the possibility of turning the approximately 100-acre forested buffer land owned by SIJOLM into a private nature reserve (accessible only to our residents). A local professional biologist, Mathieu

⁵⁶ One task force headed by Janet Donald, a SIJOLM Trustee, conducted an exhaustive search to locate the existing shareholders so that they could eventually vote on any reform of SIJOLM and vote on the question of turning the unbuild forest acreage owned by SIJOLM Inc. into a perpetual private nature reserve.

A second task force, headed by Susan Anastasopoulos, was established to investigate what would be involved in creating a residents-based non-profit corporation (an association of resident members open to households within a defined geographic territory surrounding Lac Sir-John) in case reform of SIJOLM Inc could not be achieved. This investigation resulted in the drafting of a set of corporate bylaws (which would be needed, should a non-profit association eventually be established), as well as the dissemination to task force members of much legal and corporate information which would prove most useful once the time eventually arrived to incorporate a non-profit organization.

⁵⁷ Not-for-profit legal persons in Quebec are now legally permitted to own, buy, donate, and sell land, and in any future arrangement, we do need to keep ownership of our private roads and beaches, and to protect our buffer green space from development.

Madison, was contacted to conduct an extensive study of the land under consideration.⁵⁸ He identified most of the species of flora and fauna which he spotted by walking and photographing the terrain (assisted with pictures from an aerial drone). A number of the species which he identified are species at risk. He found our extensive wetlands to be particularly valuable.

At a Special General Meeting of the SIJOLM Inc. shareholders held during the summer of 2022, Mathieu Madison presented the fascinating results of his study, accompanied by an impressive PowerPoint presentation. Following a question-and-answer period, voting by share took place. Shareholders (of whom 32 out of 35 were present, in person or by proxy) voted by a majority of 83% of the shares, to ask Quebec to recognize this greenspace as a private nature reserve in perpetuity. This meant that, if such recognition is granted, the Lac Sir-John Private Nature Reserve land would be preserved in its natural state in perpetuity. Additionally, in a second vote, these same shareholders approved, by a majority of 85% of the shares, a resolution to place a moratorium on the sale of any unbuilt SIJOLM land intended to be incorporated in the perpetual nature reserve, pending formal recognition of the nature reserve by the Quebec Ministry of the Environment. We will perpetually owe a debt of gratitude to these generous shareholders who chose environmental preservation over the possibility of selling the land for development and profit.

A year of intense efforts, primarily by Terrence Brew, Mariam Bowen, and Doug Dempster, followed, during which all the necessary documentation was either created and/or found, then organized, photocopied, and digitized. Finally, on October 2, 2023, the completed application for recognition, consisting of about 1000 pages (383 separate files) was submitted to the Quebec Ministry of the Environment. The waiting period for official recognition is anticipated to be approximately 5 years, but fortunately, the moratorium on land sales will remain in place during this wait period.

⁵⁸ The results of Mathieu Madison's research study are available on the ALSJ website www/alsj.ca.

Establishing the Association Lac Sir-John:

In an attempt to address the issue of the future organizational governance structure for the lake community, the SIJOLM Board of Trustees held numerous meetings in 2021 and 2022. Three goals were identified:

[1] Any new structure should be inclusive (open to all residents on a basis of equality).

[2] It should be democratic. (Every residence should have an equal vote in decision-making and in selecting the Board of Directors and Executive Officers. Thus, sovereignty would rest primarily with the residents).

[3] These two goals should be attained at minimal cost to the residents.

The Trustees set about identifying and examining various scenarios, but usually encountering resistance to any substantial change of SIJOLM Inc. that would be inclusive of all residents and democratic. Scenarios examined ranged from giving or selling common shares (the voting shares) to the 57% of the property owners who owned no shares in order to create inclusion, to leaving SIJOLM and its shareholders alone and sidestepping the intransigence of a small minority of shareholders by creating a completely new membership-based (rather than shareholder-based) organization, an incorporated non-profit property owners' association. Various combinations of these two scenarios were explored. Eventually, it became apparent that the Trustees would not be able to reach any definitive agreement on the best path forward.

In 2022, in an attempt to move forward on this corporate restructuring issue, as well as the private nature reserve issue, the President, Doug Dempster, replaced the two structural-revision task forces of the SIJOLM Executive Committee with a combined Corporate Transition Task Force (CTTF), consisting of Susan Anastasopoulos, Terrence Brew, Doug Dempster, Mariam Bowen and Janet Donald, who was later replaced by Jane Preville.

The CTTF at first prioritized the private nature reserve issue; however, once the SIJOLM shareholders had voted in favour of applying to the Quebec Ministry of Environment for recognition of a perpetual nature reserve, the CTTF's priority shifted to corporate restructuring.

It soon became clear that even if an inclusive membership-based Association Lac Sir-John (ALSJ) were to be incorporated, it would still be necessary to retain SIJOLM Inc. because SIJOLM Inc. would be needed to own and manage the Lac Sir-John Private Nature Reserve. Legal advice, obtained from the accounting firm FBL, had informed us that transferring the unbuilt SIJOLM forest land to ALSJ, even if transferred as a donation, would result in a prohibitively expensive capital gains tax for SIJOLM, since the CRA would consider the transfer to be a deemed disposition by SIJOLM Inc.

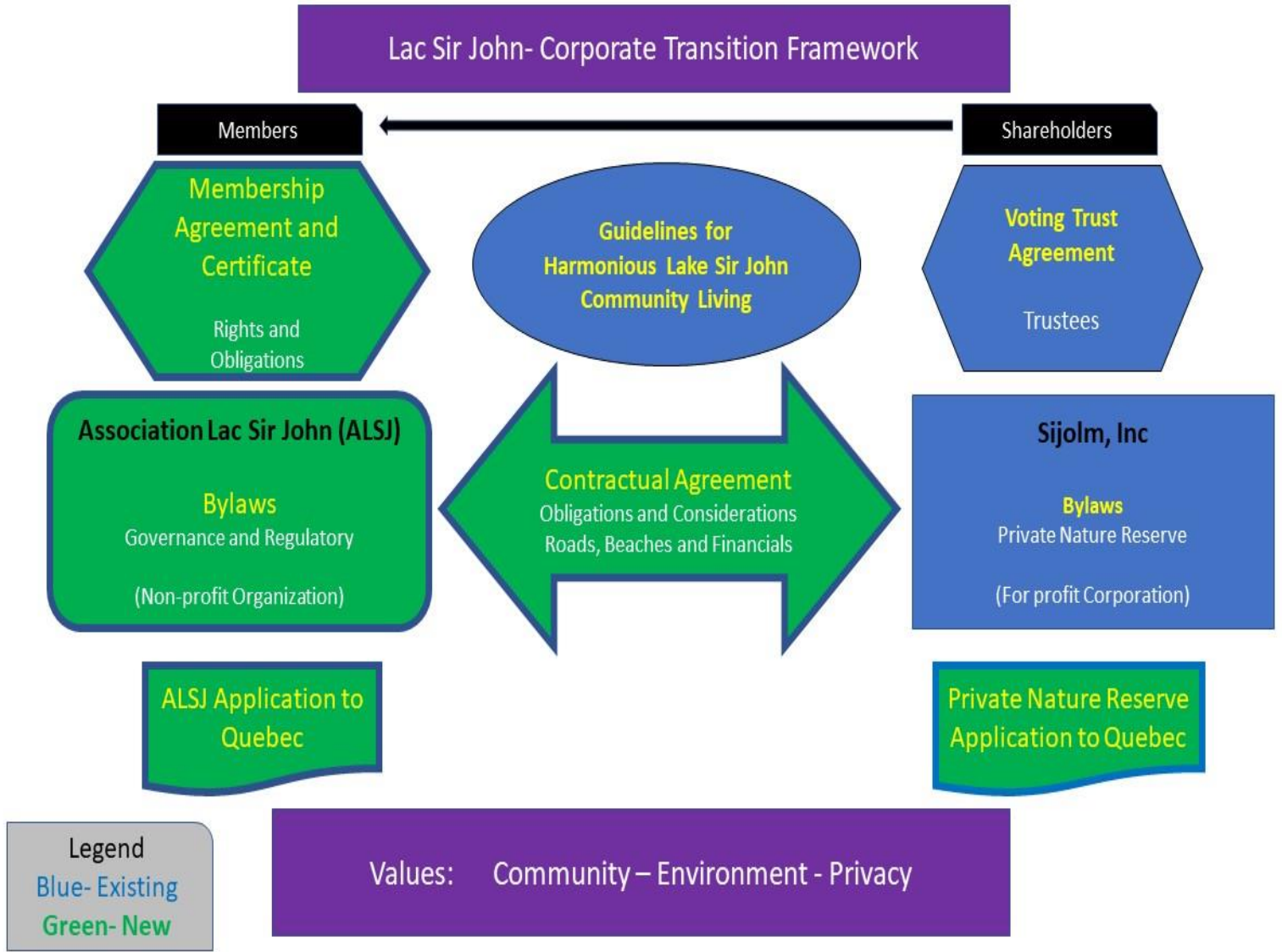
Therefore, the chosen scenario was to move toward incorporation of a non-profit Association Lac Sir-John, while also retaining the for-profit real estate corporation, SIJOLM Inc. In the future, SIJOLM would have a greatly diminished role limited to managing the nature reserve land. The Association Lac Sir-John would assume all the other responsibilities and activities formerly administered by SIJOLM Inc., as well as their cost. It would manage the roads and beaches, would collect the dues, would provide social activities, etc. A contract would need to be drafted to clearly identify the rights and responsibilities of both SIJOLM Inc. and ALSJ.

The CTTF held intensive meetings, approximately every two weeks, over a period of at least a year and a half. For most of that period, the focus was on completing a set of draft Bylaws⁵⁹; later, the focus shifted to drafting a Membership Agreement, an Agreement (contract) between ALSJ and SIJOLM Inc., and finally a Loan document between SIJOLM Inc. and ALSJ. Advice on the legal aspects of these four documents, especially on the ALSJ-

⁵⁹ CTTF members decided to include in the Corporate Bylaws, not only the basic governance structure of ALSJ, but also the responsibilities of the various Executive Officers and the Directors. Included were Bylaws on specifically prohibited activities (for the benefit of the community and the environment), and on numerous other topics (such as financial topics, ethics and access to information, transparency, and accountability). This decision to include a such a broad range of topics was taken so that all the information future administrations would need could be found in a single document. Thus, these Bylaws were also designed to serve as an instruction manual for future administrations.

SIJOLM Agreement, was generously offered, pro bona, by a retired international corporate lawyer, Margaret McDonald.

Once these 4 documents neared completion, an extensive period of consultation with residents of the lake community began. The CTTF organized four consultation sessions (two groups in French and two in English) with select groups of residents who were asked specific questions and two information sessions to which all residents were invited in the Spring of 2023. Two PowerPoint information sessions (in French and then in English), were held at the Trinity Community Centre. The proposed new governance structure was explained, clarifying what the future roles of ALSJ and SIJOLM were to be and what were to be the legal responsibilities of each corporation. The CTTF also invited the residents to submit written opinions on the proposed structure, the draft Bylaws, and the draft Membership Agreement.



By the end of the consultation period, it was clear that a consensus had emerged in favour of applying to the Registraire des Entreprises of Quebec for Letters Patent to be issued granting incorporation to a non-profit organization (OBNL) named Association Lac Sir-John. With strong community support, the application was filed on July 1, 2023. The ALSJ was issued its Letters Patent (Articles of Incorporation) on July 20, 2023.

A rapid series of stand-up meetings on August 19 and 21 passed 27 resolutions which fully established the new Association Lac Sir-John. At these meetings:

- a. the Letters Patent were adopted as the ALSJ Corporate Charter,
- b. a new corporate seal was adopted,
- c. a set of Directors and Executive Officers were elected,
- d. the Corporate Bylaws were adopted and ratified,
- e. the ALSJ Board of Directors delegated to its Executive Committee the management of ALSJ,
- f. the terms of the Membership Agreement were approved, and its signing authorized,
- g. the terms of the Agreement between SIJOLM Inc. and ALSJ and also a start-up loan from SIJOLM Inc. to ALSJ were approved, and the signing of these two documents was authorized by both the ALSJ Executive and the SIJOLM Inc. Executive.

The official signing of the new corporate documents: Douglas Dempster (SIJOLM Inc. President), Terrence Brew (Chairperson of the ALSJ Board of Directors), Sylvie Dandurand (ALSJ Director), Mariam Bowen (SIJOLM Inc. Environment Officer)



The Membership Agreement:

The campaign to activate our residents' memberships in the ALSJ ensued immediately following the signing and sealing of the Membership Agreement on August 30th. Property owners were asked to complete the agreement document

either by esignature or on an emailed copy⁶⁰. A few volunteers also made in-person visits to a number of houses to explain and assist the sign-up process. Within 4 weeks, owners of about 80% of the Lac Sir-John dwellings had signed a copy of the Membership Agreement securing full membership for all their household members. There were a few who could not be reached and a few holdouts; however, the membership benefits and rights were generally so popular that at least 4 owners of unbuilt lots who frequently visited the lake and used its beaches for swimming, picnicking, etc. requested to be eligible for full membership rights and willingly accepted to pay partial dues.

The ALSJ Membership Agreement offers owners and their cohabitants many benefits and rights in exchange for the owners agreeing in writing to a set of membership commitments.⁶¹

⁶⁰ Property owners were asked to list one of their residents as the Designated Voting Member since only one vote per residence is permitted, and to list all their adult cohabitants who would be becoming full members and thus entitled to attend ALSJ meetings and receive communiques.

⁶¹ Excerpts from the Membership Agreement:

Benefits ALSJ provides the following benefits: which it will deliver to the best of its ability:

- Represents common community interests to the Lachute, Gore and Argenteuil municipalities and other regional lake associations,
- Controls access to our 120-hectare lake, eight kilometers of private roads, and seven community beaches,
- Provides exclusive access to trails on forested greenspace, in the process of being recognized as a Private Nature Reserve in perpetuity under Quebec law,
- Supports the development of community spirit through social and cultural activities,
- Preserves the pristine environment of lake water quality, natural plants, and wildlife habitats,
- Provides regulations to ensure community harmony,
- Shares information on common issues and interests through electronic media and newsletters, and,
- Prepares for and responds to natural disasters and emergencies.

Membership Rights Members have the right to:

- a. Vote, based on one equal vote per member household,
- b. Attend ALSJ meetings, vote on issues and elections, and help shape ALSJ policies,
- c. Hold an elected position as a director or officer,
- d. Access our private beaches and lake to swim, fish, and use their watercraft,
- e. Use our private roads which are maintained throughout the year, and
- f. Access the trails of the Lac Sir-John Private Nature Reserve.

The first ALSJ Annual General Meeting:

In late August 2023, a Call for Nominations for new Directors and Executive Officers was sent out to all the members by the Board of Directors (one of its responsibilities being to act as a Nominations Committee and solicit nominations from the members). The Board collated the nominations and forwarded the list of nominees to the members on September 9, 2023, together with a proxy form which could be used by Designated Voting Members unable to attend the upcoming AGM.

On Sept. 23, 2023, the first Annual General Meeting of the Association Lac Sir-John took place at Trinity Community Center in Gore. Attendance was unexpectedly large, with over 60 members attending in person. A quorum of 46 Designated Voting Members were present either in person or by proxy. (The quorum is 15% of the Designated Voting Members – one per residence.) Following the President’s report updating members, the principal agenda items included a report by Wayne Chambers on the deteriorated condition of the roads, a report on the quality of the lake water and other environmental issues by Mariam Bowen, a question-and-answer session, a vote to set the priorities for the next year, a vote to approve the budget for the next year, and the election of a new Board of Directors and Executive Officers (who then took office immediately).

Following up on the issues discussed at the AGM, the President, Douglas Dempster, appointed two new task forces: a Roads Improvement Task Force to be

Membership Obligations Members have the obligation to:

- a. Pay the annual Association dues on time, as well as any special assessment if required,
- b. Comply with ALSJ bylaws,
- c. Conduct themselves in accordance with *Guidelines for Harmonious Lac Sir-John Community Living*, and its successor versions,
- d. Commit that you or your-estate shall disclose in any real estate listing and upon transfer of the property title that the new owner(s) will need to sign a new Membership Agreement to activate the above membership rights; thus, committing to the payment of annual Association dues, compliance with Association bylaws, and adherence to the *Guidelines for harmonious Lac Sir-John community living*,
- e. Attend annual Association General Meetings unless unable to do so, and,
- f. Volunteer for at least one role, committee, or community activity yearly. unless unable to do so.

headed by Wayne Chambers, and an Emergencies Preparedness Task Force to be headed by Livio Merlo.

Partly in response to anticipated problems created by climate change and by rapidly expanding construction of housing and development projects in the Lower Laurentians, several regional organizations have recently been established to address these challenges, and the ALSJ President has been quick to have ALSJ join them: the Alliance of Gore Lakes, the association of lake associations in the Williams Creek watershed zone, also Abri-Nord.

Financial transition:

On October 24, 2023, ALSJ opened a checking account and a savings account at the BMO bank in Lachute. The firm HB CPA Inc. was selected by the Executive for the preparation of ALSJ's financial statements and tax returns.

To facilitate the financial transition from SIJOLM Inc. to ALSJ, now that ALSJ had assumed all the financial responsibility for providing all the services to the residents which had previously been the responsibility of SIJOLM Inc., SIJOLM Inc. extended a start-up loan of \$10,000 to be paid back in equal annual installments over 5 years at an interest rate of 5% per annum.

SIJOLM Inc. also recognized that the badly deteriorated condition of the private roads around the lake was in large part the result of years of neglect regarding proper road maintenance by SIJOLM Inc. Therefore, SIJOLM Inc. agreed to partially compensate ALSJ for a portion of the expenses ALSJ would be incurring to restore the roads to a decent condition by transferring \$7,000 from its cash reserve each year for the next 5 years.

ALSJ, after being established as a non-profit organization (OBLN = NPO), was now eligible for municipal grants, and the President rapidly applied to both Gore and Lachute requesting recognition of its OBNL status. Once the Gore Municipal Council had passed a resolution recognizing ALSJ as an OBLN, the ALSJ was able to obtain inexpensive general liability insurance, insurance for property contents, accident insurance for its volunteers, and Directors and Officers insurance.

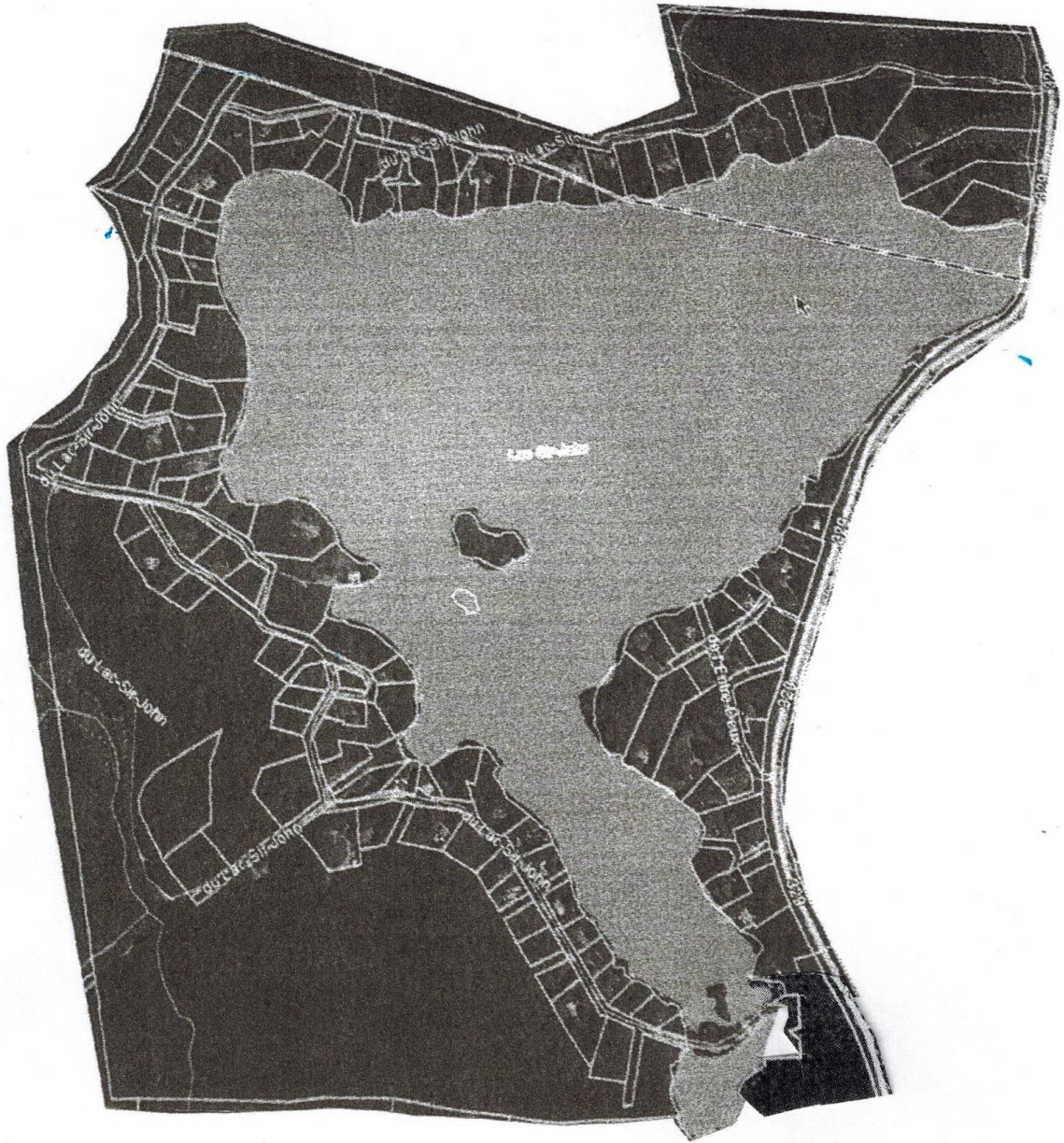
To be continued as the future unfolds - by later generations of Lac Sir-John residents.

SIJOLM PRESIDENTS AND SECRETARIES

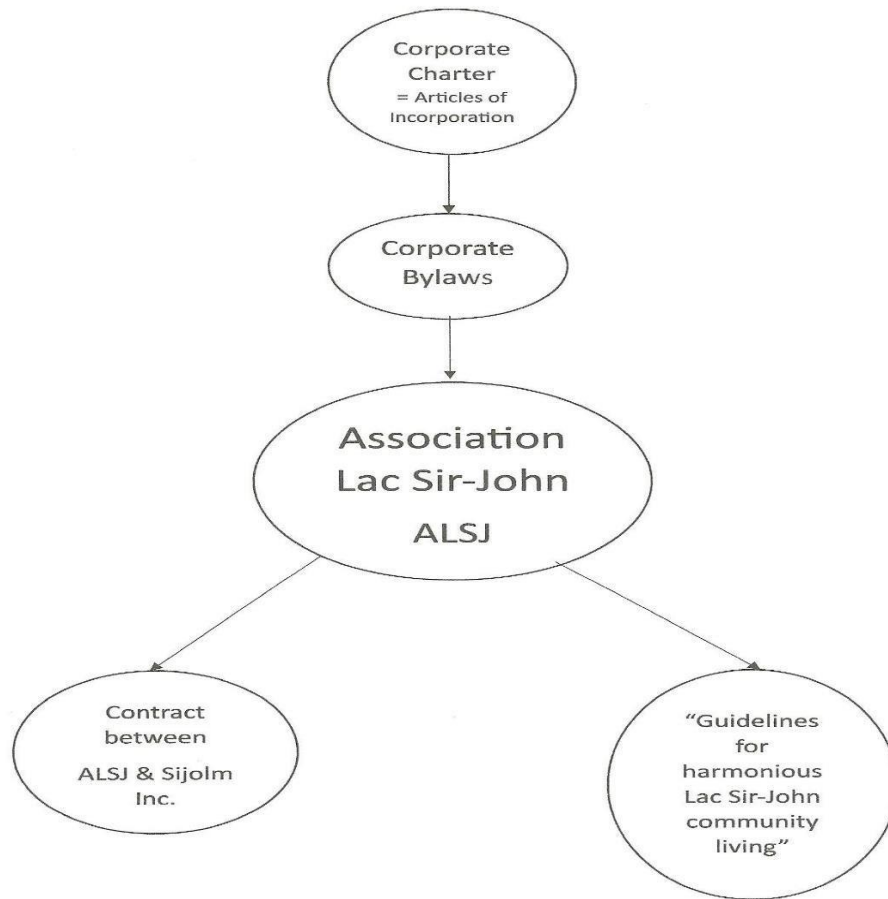
YEAR	PRESIDENT	SECRETARY
1979	DON REGAN	JOHN LUSK
1980 - 1983	MIKE MINKOFF	
1983 - 1986	ANDRE LELBLANC	
1986 - 1989	LOUISE JOHNSTON	
1989 - 1992	FRANK HAMELIN	/1991 STEVE HARRIES
1992 - 1997	MICHAEL FRASER	LORNE BARRATT
1997 - 1999	BRIAN BOUSKILL	JEANNET BERKEL
1999 - 2001	YVES LABERGE	
2001 - 2003	MIKE MINKOFF	GILL BARLOW
2003 - 2007	MICHAEL FRASER	
2007 - 2010	ROBERT LAMOUREUX	
2010 - 2011	ANDRE LEPROHON	
2011 - 2020	MERV TRINEER	
2020 -	DOUG DEMPSTER	LOUISE CHAMBERS

Map of the Association Lac Sir-John community territory

All regular household members of any residence within this territory are automatically potential members of the Association Lac Sir-John. The black border area on the north, west, and south sides of the map, where no lots are depicted, is the principal forested land allocated for the perpetual Lac Sir-John Private Nature Reserve.



The diagram below shows the relationship between the ALSJ Corporate Charter, the ALSJ Corporate Bylaws and the residents' Association, as well as the relationship between the ALSJ, the "Guidelines for harmonious Lac Sir-John community living", and the Agreement between ALSJ and SIJOLM, Inc.



EXPLANATION: The Registraire des entreprises of Quebec (REQ) has granted certain powers to carry out certain activities to this non-profit corporation by issuing to the Association Lac Sir-John its Articles of Incorporation (also known as Letters Patent). Under the authority granted by the Articles of Incorporation, which have been adopted as the ALSJ Charter, the Association Lac Sir-John has developed and adopted its Bylaws. The structure and functioning of the Association are described in these Bylaws. Members, whose residence owners have signed the Membership Agreement, in return for being granted certain rights and benefits, are expected to follow the regulations in the Bylaws and adhere to the "Guidelines to harmonious Lac Sir-John community living". ALSJ cooperates with SIJOLM Inc. through a signed contract.

ACKNOWLEDGEMENTS:

I am most grateful to those who have helped me immensely through conversations and emailed documents and pictures which have added detail and cleared up foggy points. Invaluable have been conversations and correspondence with John Gall who has been extraordinarily involved and ⁶²helpful in providing documents, photos, and valuable information; and without whose assistance, this project would have been impossible. John has also been immensely helpful with the editing. Also, I wish to thank Susan Bishop, Marge and Ernie Burrows, Louise Johnston, Janet Donald, Mariam Bowen for her interview with Doris McTavish, Chris Vroom, Penni Cayford-Nicholson and Peter Nicholson, and other lake residents who have shared stories and information with me during my 42 years at Lac Sir-John. Louise Johnston has provided invaluable material on the earliest maps and on parliamentary reports on early road building.

I also wish to express my gratitude to my life partner, Anastasios Anastasopoulos for his great patience and most helpful comments throughout the entire process of completing this project.

A few of the sources which I have found particularly helpful are:

Six articles in the Lachute *Watchman* by John Gall in 1990

Graham, Joseph, *Naming the Laurentians: a history of place names 'up north'*c.2005

⁶³History of the Counties of Argenteuil and Prescott... C. Thomas – 1896

<http://www.patrimoinequebec.ca/Archive/BIBLIOTHEQUE/historyargenteuil.pdf>

Cook, Margaret, "Land Possessed" *The Watchman* (local journal of Lachute), 1967⁶⁴

4 Korners' Speaker Series – "A Regard on Toponymy" by Robert Simard Historian, YouTube webinar, June 11, 2021

www.toponymie.qc.ca⁶⁵