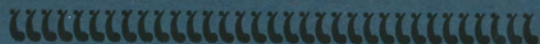


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M<sup>C</sup>LAUCHLAN EST.  
(BEBEE)  
1921

# P ROSPECTUS

OF THE

OWEN SOUND AND  
GEORGIAN BAY PARK  
AND SUMMER RESORT  
COMPANY, LIMITED



Owen Sound, Ontario





# PROSPECTUS

OF THE

## Owen Sound and Georgian Bay Park and Summer Resort Company Limited

AUTHORIZED CAPITAL, \$150,000.00

DIVIDED INTO 1200 SHARES OF \$100.00 EACH, COMMON STOCK, PAR VALUE  
AND 300 SHARES OF \$100.00 EACH, 7% PREFERENCE STOCK (CUMULATIVE), PAR VALUE

BANKERS, THE MOLSONS BANK

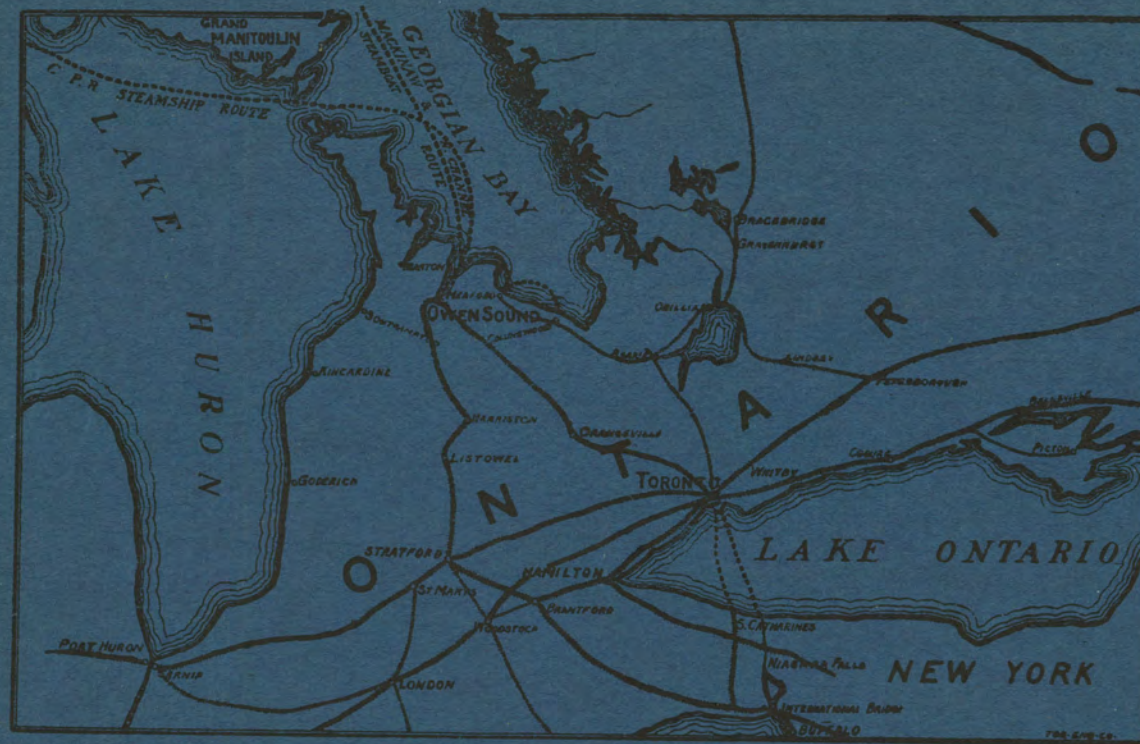
JOHN H. McLAUHLAN, PRESIDENT.

DAVID M. BUTCHART, VICE-PRESIDENT.

A. D. CREASOR, SEC'Y-TREAS.

### DIRECTORS

THOMAS L. KIRKWOOD, ESQ., Manager and Vice-Pres. O. S. & G. B. Steamship Line.  
CHRISTOPHER EATON, ESQ., President of Eaton Bros. Brewing Co.  
WM. TAYLOR, ESQ., of Taylor & Pringle, Manufacturers.  
DAVID M. BUTCHART, ESQ., President of O. S. Iron Works.  
FREDERICK HARRISON, ESQ., Secretary of John Harrison & Sons Co., Limited.  
ALEXANDER GREEN, ESQ., Contractor.  
A. H. NOTMAN, ESQ., Toronto.  
LINCOLN SMITH, ESQ., Manager Steamship Line.  
ALFRED DAVID CREASOR, ESQ., Barrister.  
JOHN H. McLAUHLAN, ESQ., of McLaughlan & Sons Co., Ltd.



McCALLUM & PRATT, PRINTERS.





POULETT STREET, LOOKING SOUTH

PROSPECTUS  
OF THE  
OWEN SOUND AND  
GEORGIAN BAY  
PARK AND  
SUMMER RESORT  
COMPANY, LIMITED.

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HE ABOVE COMPANY has been incorporated under "The Ontario Companies' Act," for the purpose of acquiring Parks, Summer Resorts and Recreation Grounds, equipping and running Summer Hotels in connection with same, equipping and running Steam and other boats to and from such Parks, and to build, rent, and sell Summer Cottages.

The Directors have entered into an agreement for the purchase of Balmy Beach Summer Resort and the McLauchlan Park and Athletic Grounds adjoining same.

These comprise about 70 acres of a charming stretch of woodland, well drained and gradually sloping down to the water, and being most prominently situated, about three miles from Owen Sound, on the beautiful Georgian Bay.

These valuable properties were purchased four years ago, and have been developed and operated for the past three seasons with exceptional financial success.

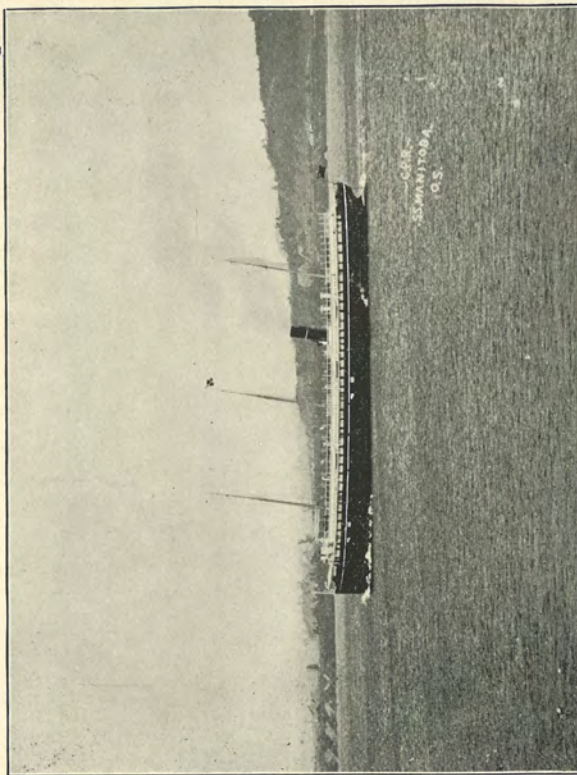
DESCRIPTION OF PROPERTY AS IT NOW STANDS.

1.—It contains about seventy acres of land, has a frontage on the Georgian Bay of nearly a mile in length, and consists of many beautiful groves and winding driveways and avenues, graded and gravelled.

A portion has been laid out in 156 cottage lots, ranging in size from forty feet to sixty feet frontage, by one hundred feet in depth; of these 100 have been sold, and a number of handsome summer cottages have already been built and occupied. The balance of the lots will be sold by this company.

In selling the lots all privileges have been reserved and now become the exclusive right of the Company; comprising the receipts from many different sources, namely:—Ferry Boats plying between town and park, bathing houses, theatres,





STEAMER MANITOBA ON OWEN SOUND BAY  
PASSING BALMY BEACH



SYDENHAM RAPIDS.

# PROSPECTUS OF THE OWEN SOUND AND GEORGIAN BAY PARK AND SUMMER RESORT COMPANY, LIMITED.

athletic grounds, restaurant, stores, exhibitions, boat hire, etc., which all go to increase the dividends.

2.—A piled wharf, five hundred and twenty feet in length, with sufficient depth of water to admit the largest passenger boats on Georgian Bay.

3.—Bathing houses of modern design.

4.—Baseball and lacrosse grounds, with large grand stand—separately enclosed by an eight-foot close board fence—for which a gate receipt is charged.

5.—A pavilion, fifty-four by eighty-four feet, in which are fitted out a store, restaurant, ice cream parlors, and twelve furnished rooms above for use of help.

6.—A handsomely finished theatre, with gallery and modern stage, fully equipped with necessary up-to-date scenery and furniture, and having a seating capacity for 550 people.

7.—Cricket, football, and tennis grounds prepared, and golf grounds under construction.

8.—An elevated band stand, with refreshment booth underneath.

9.—Picnic groves, close to pavilion, equipped with swings, seats, and tables ; with accommodation for several hundred excursionists and picnickers.

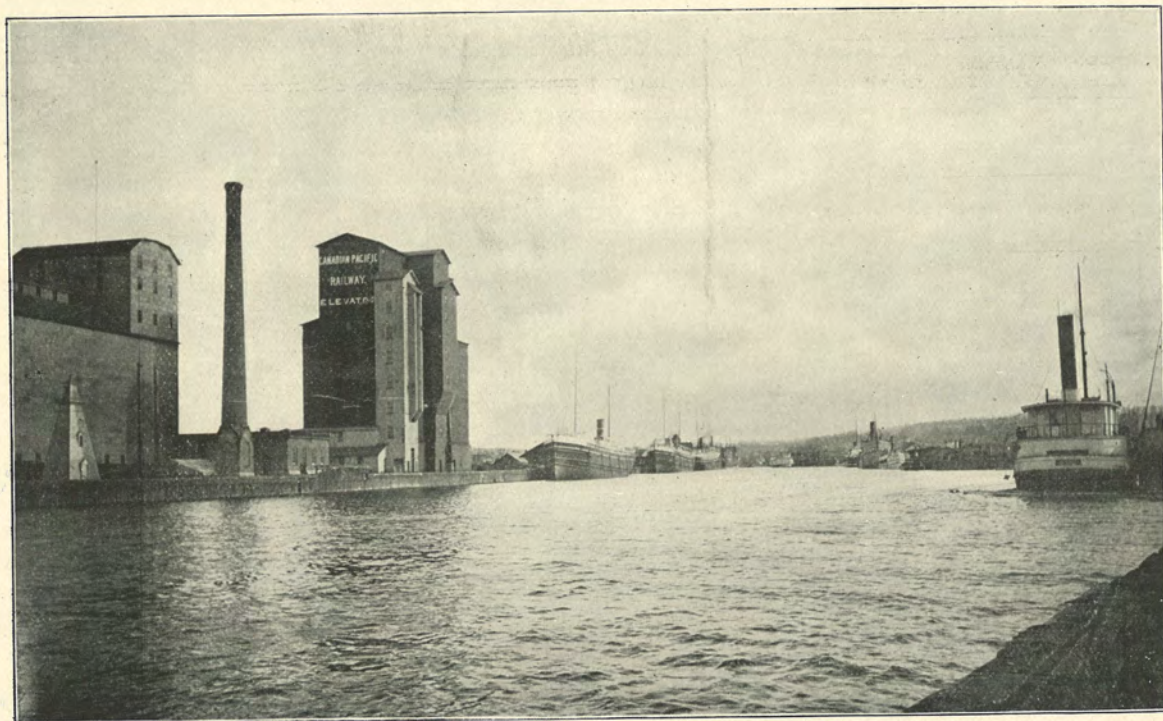
10.—A large windmill, set on a fifty-foot steel tower, used for drawing water from Georgian Bay for general park purposes.

11.—An electric-lighted excursion steamer, properly equipped and adapted ; connecting the Canadian Pacific Railway, the Grand Trunk Railway, and Owen Sound, with the park and summer resort.

12.—A large acetylene gas plant and fixtures.

13.—A frontage on the Owen Sound harbour, at the end of Poulett street, in the very centre of the town; leased from the town for twenty-one years.





OWEN SOUND HARBOR

PROSPECTUS  
OF THE  
OWEN SOUND AND  
GEORGIAN BAY  
PARK AND  
SUMMER RESORT  
COMPANY, LIMITED.

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MAMMOTH SUMMER HOTEL.

The Company now proposes to erect a magnificent summer hotel of the most modern design. It will be situated in a beautiful grove overlooking the Georgian Bay.

The building will be a magnificent four-story structure, the main part being two hundred and thirty feet in length, and forty feet in width, with spacious verandahs, and balconies supported by immense pillars, lighted by electricity, and brilliantly illuminated outside; presenting a most attractive and handsome appearance from the water.

It is also the intention of the Company to further increase the ferry-boat capacity to meet the demand of the phenomenally increasing traffic, by building or purchasing another large excursion ferry-boat, to further develop and beautify the grounds, to enlarge the present public buildings, and erect others, and to build cottages for letting, etc.

FUTURE PROSPECTS.

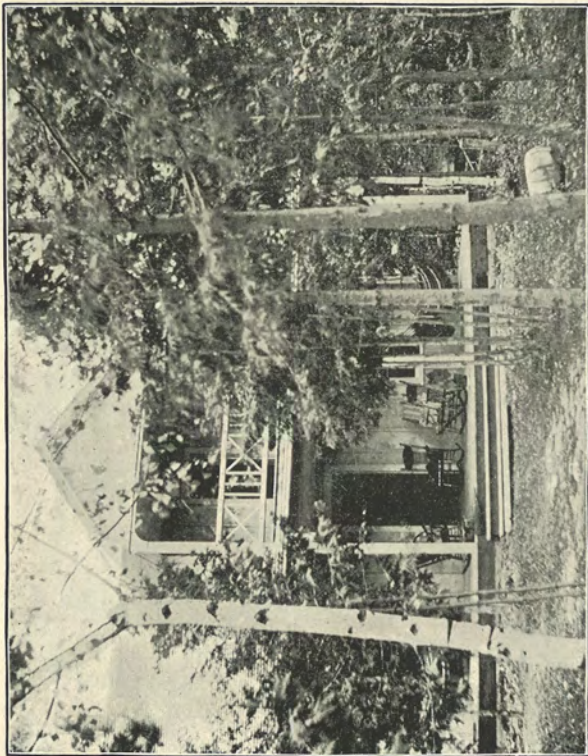
The necessity for summer watering places and health resorts is becoming more and more evident each year, and the American summer tourist traffic to Ontario is increasing annually. The limited accommodation in the Province for these visitors, and also the Canadian tourists from the inland cities and towns, is most noticeable.

It is quite natural that the best points will be the most patronized.

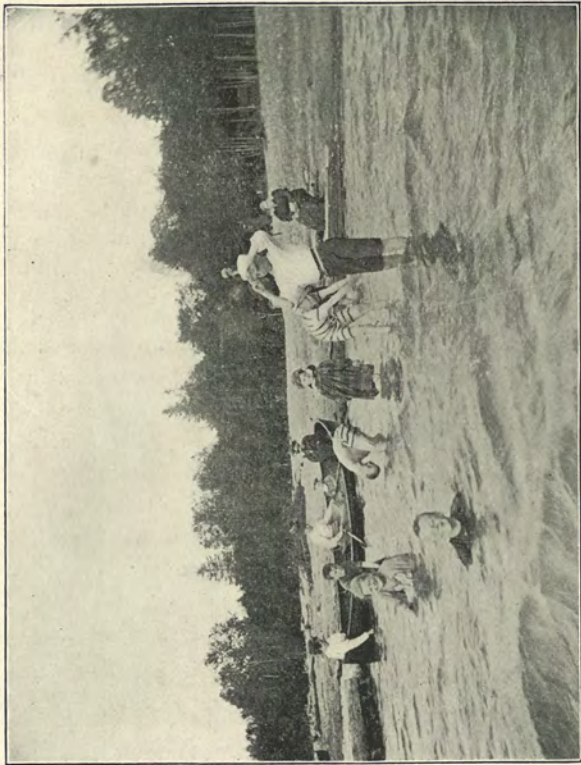
OWEN SOUND THE LEADING POINT.

It is a well known fact, that Owen Sound excels, in every respect, any other





J. C. RYAN'S COTTAGE, BALMY BEACH

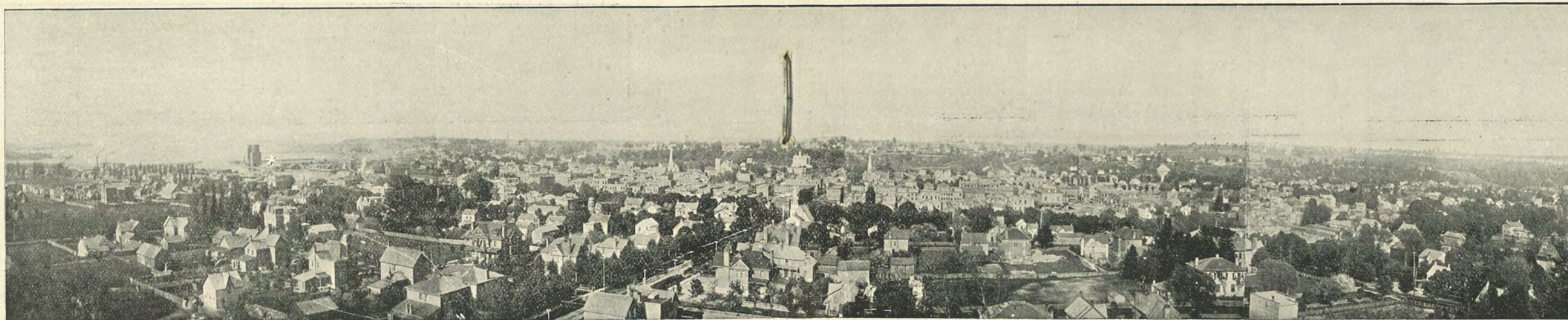


BATHING AT BALMY BEACH



ARCH ROCK, OWEN SOUND





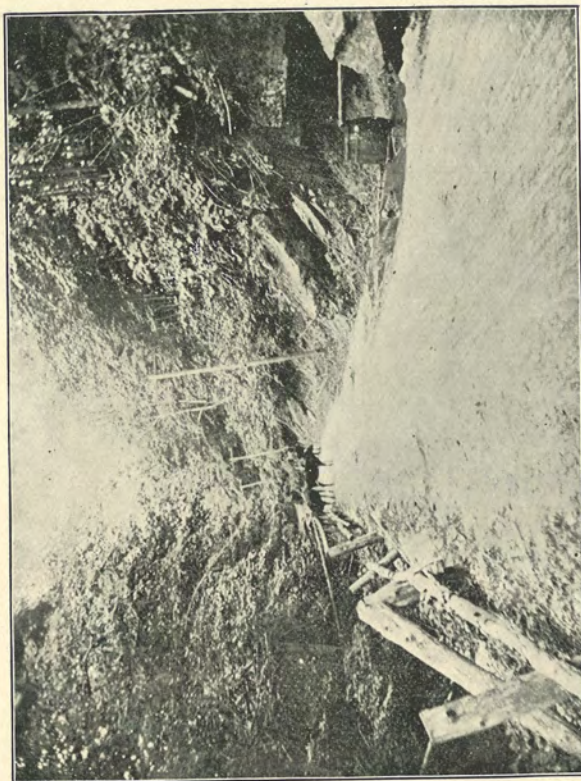
## Owen Sound

Ontario's Great Lake Port and Railway Centre ; the natural outlet to the seaboard for all traffic to and from the Canadian and American Northwests, Chicago, Gladstone, Sault Ste. Marie, Duluth, Fort William, and all Lake Superior and Lake Michigan Ports.

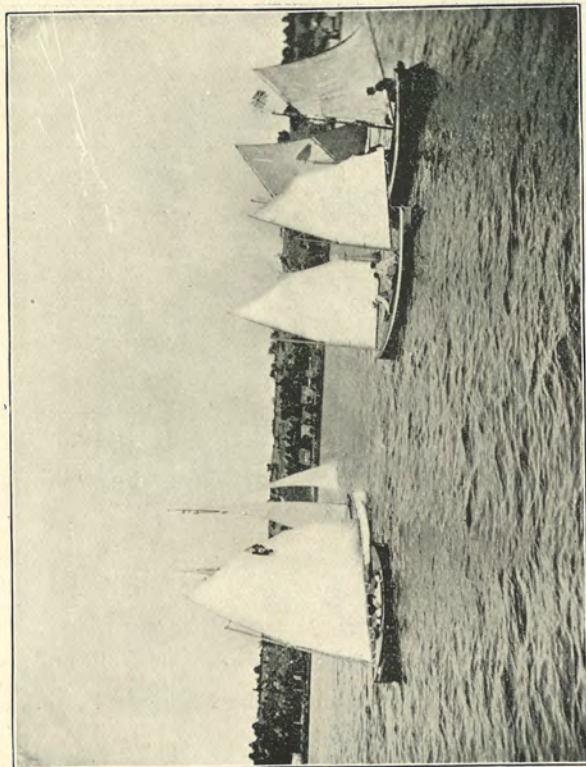
Has the most magnificent harbor and finest line of steel steamships on the Great Lakes.

**The coming Mackinac of Ontario.**





ROADWAY TO INGLIS' FALLS, OWEN SOUND



YACHTING ON OWEN SOUND BAY

# PROSPECTUS OF THE OWEN SOUND AND GEORGIAN BAY PARK AND SUMMER RESORT COMPANY, LIMITED.

point in Ontario for this purpose. The town's prominent and beautiful location, its many natural advantages, its excellent railway and steamboat connection,—the Canadian Pacific and Grand Trunk railways, are all strong points in its favor.

The steamboat service and connection is direct, and the finest on the Georgian Bay and Lake Superior. It includes the three magnificent C.P.R. steamers; giving a tri-weekly service between Owen Sound, Sault Ste. Marie and Fort William, and there connecting with the various expresses for all points west in Canada and the United States.

The Northern Navigation Company's fine fleet of steamers give almost a daily connection with all Georgian Bay points on the Manitoulin Island, Sault Ste. Marie, Mackinaw, Parry Sound, French River, Collingwood, and Meaford.

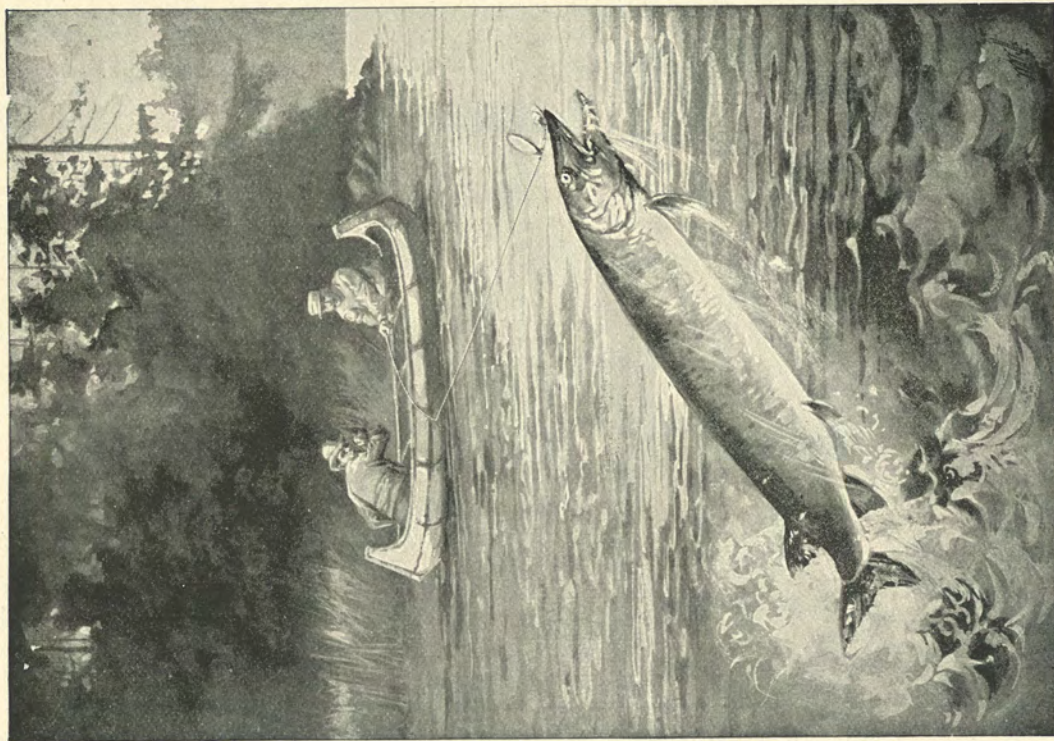
The Owen Sound and Georgian Bay Soo Steamship Line's popular new fleet provides an excellent semi-weekly service to the same points as the Northern Navigation Company.

The United States and Dominion Transportation Co's Line completely circles the Grand Manitoulin Island, calling at all ports on same, and connecting with Owen Sound and headquarters at Wiarton, Ont.

There are also many fine coasting steamers, controlled by the Crawford Tug Co., which connect with Owen Sound, Wiarton, Meaford, and all local points of interest.

Together with the future growth of the town, its connections, natural advantages, picturesque scenery, good bathing, fishing, safe boating, and beautiful drives are a sufficient guarantee for a grand and successful future for this new and popular resort—the coming Mackinac of Ontario.





FISHING AT BALMY BEACH, OWEN SOUND BAY

PROSPECTUS  
OF THE  
OWEN SOUND AND  
GEORGIAN BAY  
PARK AND  
SUMMER RESORT  
COMPANY, LIMITED.

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AUDITORS' REPORT FOR SEASON 1901.

Owen Sound, Nov. 18th, 1901.

To the Owen Sound and Georgian Bay Park and Summer Resort Company, Limited:

Dear Sirs,—This is to certify that we have examined the accounts of receipts and disbursements in connection with the McLauchlan Park and Balmy Beach Summer Resort, for the season of 1901.

The receipts and disbursements include the ferry boat service, restaurant, store, ice cream parlors, theatre, and athletic grounds

Total receipts, \$13,771.69; disbursements, \$5,280.22; and show a net profit of \$8,491.47, which represents a dividend of over 15 per cent. on a capital of \$55,000.

JOSIAH TOLTON, }  
A. F. ARMSTRONG, } Auditors

The erection of the hotel will materially affect the general receipts of the park by greatly increasing the revenue from the increased ferry-boat traffic, attendance of park theatres, athletic grounds, boat livery, refreshment booths, and greatly enhance the price of the whole property as well as the cottage lots.

CALLS.

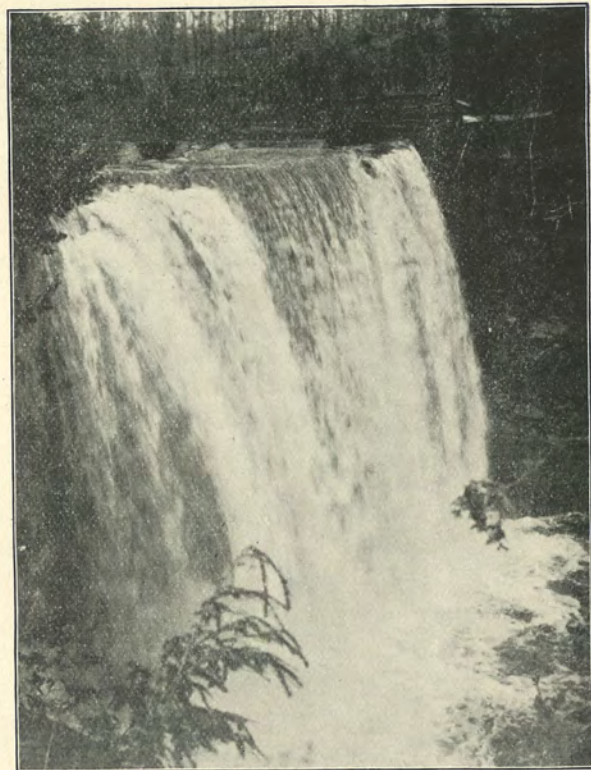
Ten per cent. of subscription, on allotment, and balance when and as required by the Directors; but not more than 25 per cent. shall be called at one time, and not less than thirty days shall intervene between calls.

All payments must be made direct to the Company and not to any agent.  
Cheques must be certified and made payable at par at Owen Sound.





A LEADING DRIVEWAY AT BALMY BEACH



INDIAN FALLS, ADJOINING BALMY BEACH

PROSPECTUS  
OF THE  
OWEN SOUND AND  
GEORGIAN BAY  
PARK AND  
SUMMER RESORT  
COMPANY, LIMITED.

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There will be just sufficient stock sold at present to complete the hotel, provide another boat, and do other necessary improvements; the balance will be held in reserve for future developments when required.

VALUATORS' REPORT.

Owen Sound, Nov. 20th, 1901.

To the Owen Sound Georgian Bay Summer Resort Company, Limited:

Gentlemen,—Enclosed you will find a detailed statement of our valuation of the buildings, furnishings, and fittings of same; also water and lighting plant, including steamboat and docks, and estimated cost of work done preparing the various recreation grounds, underbrushing and beautifying grounds, building roadways and avenues, draining, and cleaning the beach in connection with the Balmy Beach Summer Resort and McLauchlan Park and Athletic Grounds; amounting in all, including the original cost of lands before development, to \$48,906. There are also 56 cottage lots still unsold; the value of which will be greatly enhanced upon the erection of the hotel. We have not included in our valuation the increased values of the lands caused by the late improvements, nor the value of the general business as an established running concern.

We have the honor, gentlemen,  
to remain your obedient servants,

R. B. MILLER, } Valuators.  
ALEX. GREEN, }





INGLIS' FALLS, OWEN SOUND.

PROSPECTUS  
OF THE  
OWEN SOUND AND  
GEORGIAN BAY  
PARK AND  
SUMMER RESORT  
COMPANY, LIMITED

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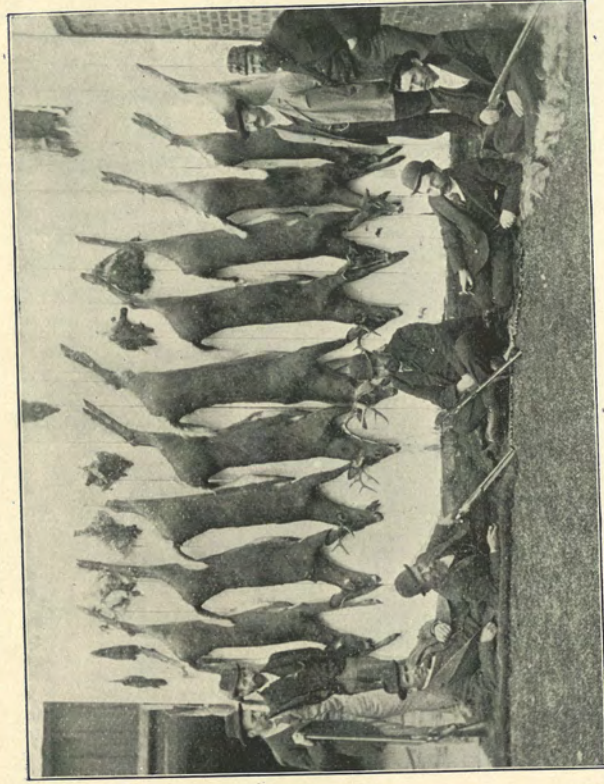
N.B.—This Company is formed under very favorable circumstances, as compared with the various average companies formed.

a.—They have arranged to purchase a first-class plant, and a business that is already thoroughly established and paying large profits. A business that will naturally increase annually, without much extra cost to the company direct. This has been proven the last three seasons of operation.

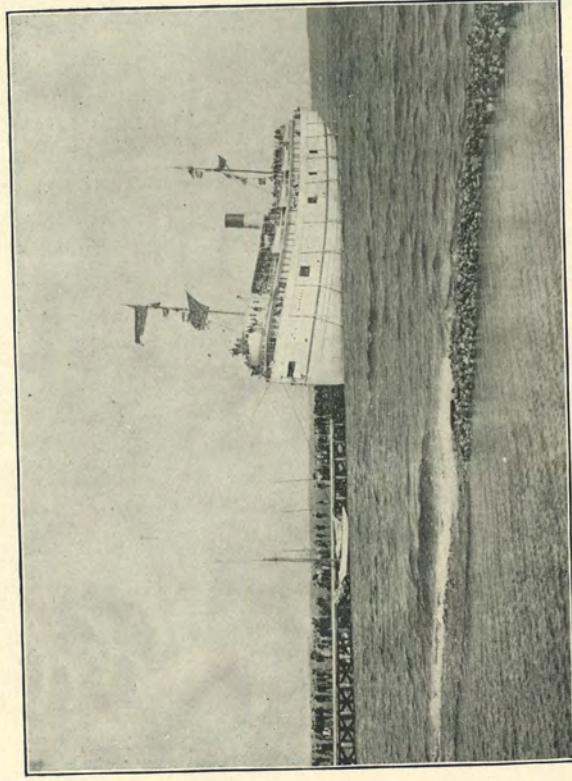
b.—They have purchased the entire plant at a reasonable advance on the price of the original actual outlay. The revenue from the sale of the cottage lots alone (which the Company secured in the transaction) is estimated to repay about 18 per cent. of the purchase money. There is yet sufficient surplus ground, which may be laid out in more lots when required.

c.—The Directors are all personally familiar with the workings of the Park and Resort since its inception, and have all subscribed for Common Stock, as also did the original owner of the properties and business.





A WEEK'S SPORT—AN OWEN SOUND HUNTING PARTY



STEAMER MAJESTIC AT BALMY BEACH