

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
February 3rd, 2026
6:00 pm

- 1. Adoption of Agenda**
- 2. Adoption of Minutes**
 - a. Minutes of January 6, 2026
- 3. Closed Meeting Session**
- 4. Unfinished Business**
- 5. Subdivision Application**
 - a. Subdivision Application No. 2025-0-185
Ryan & Linda McClelland
N ½ 9 & NW 10-7-30 W4
- 6. New Business**
- 7. Next Regular Meeting** March 3, 2026 6:00 pm
- 8. Adjournment**

Meeting Minutes of the Subdivision Authority
Tuesday, January 6th 2026
6:00 pm
Virtual via Microsoft Teams

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Tony Bruder, Dave Cox, Jim Welsch and John MacGarva,

Staff: Chief Administrative Officer Roland Milligan and Development Officer Laura McKinnon

Planning
Advisors: ORRSC, Senior Planner Gavin Scott and ORRSC, Assistant Planner Kevin Theriault

Absent:

COMMENCEMENT

Reeve Rick Lemire called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 26/001

Moved that the Subdivision Authority Agenda for January 6, 2026, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Tony Bruder 26/002

Moved that the December 2, 2025, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 26/003

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:01 pm.

Carried

Councillor John MacGarva 26/004

Moved that the Subdivision Authority open the meeting to the public, the time being 6:09 pm.

Carried

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4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATION

- a. Subdivision Application No. 2025-0-171
Karen Gamache
SE 12-6-2 W5

Councillor Dave Cox

26/005

THAT the Agricultural subdivision of SE1/4 12-6-2-W5M (Certificate of Title No. 251 157 204), to create a 67.34 acre (27.25 ha) parcel from a previously unsubdivided quarter section of 153.31 acres (62.04 ha) for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.20.

- b. Subdivision Application No. 2025-0-174
Theresa Hann, Stuwart Hann & Judith Snowdon
Block 3 and 4, Plan 7910279 within NW 27-7-2 W5

Councillor John MacGarva

26/006

THAT the Residential subdivision of Blocks 3 and 4, Plan 7910279 within NW1/4 27-7-2-W5M (Certificate of Title No. 181 145 211, 201 190 491), to reconfigure two titles for grouped country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of

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January 6, 2026

Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

3. That the 0.18ha (0.44 acres) portion of Block 4 Plan 7910279 be consolidated with the Block 3 Plan 7910279 (as depicted on BOA tentative plan file 25-16839) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, February 3rd, 2026; 6:00 pm.

8. ADJOURNMENT

Councillor Dave Cox

26/007

Moved that the meeting adjourn, the time being 6:10 pm.

Carried

Rick Lemire, Reeve
Subdivision Authority

Laura McKinnon, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2025-0-185

January 26, 2026

Roland Milligan
Chief Administrative Officer
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

RE: N1/2 Sec. 9 & NW1/4 10-7-30-W4M / M.D. of Pincher Creek No. 9

With regard to the subdivision application noted above, please find attached a draft resolution for your decision.

The Subdivision Authority should note that comments have not been received from the ,Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, AB Environment & Protected Areas - J. Cayford, AB Environment & Protected Areas - M. Taje, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER and Canada Post.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.



Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2025-0-185

M.D. of Pincher Creek No. 9 Country Residential subdivision of N1/2 Sec. 9 & NW1/4 10-7-30-W4M

THAT the Country Residential subdivision of N1/2 Sec. 9 & NW1/4 10-7-30-W4M (Certificate of Title No. 251 297 935 +1, 251 297 935 +2, 251 297 935 +3), to create a 9.96 acre (4.0 ha) parcel (in two parts) from two titles of 80 acres (32.4 ha) and 26.44 acres (10.68 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the remainder portion of Certificate of Title 251 297 935 +2 be consolidated with the Certificate of Title 251 297 935 +1 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. AB Transportation and Economic Corridors has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Relating to Subdivision and Development Regulation to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
5. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

(e) Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

We wish to advise that we have no facilities in the proposed subdivision, however, please notify Utility Safety Partners at 1-800-242-3447 to arrange for “field locating” should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

(f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-185. Alberta Health Services - Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a lot for country residential use. There is an existing farmyard with a dwelling, and existing water services are an onsite well and existing sewer services are a subsurface treatment field.

AHS-EPH has reviewed the application, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. The application indicates a well as the potable water source. AHS-EPH recommends that wells be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. The application indicates a subsurface treatment field for sewer services. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- As the land is zoned Wind Farm Industrial – WFI, the dwelling should meet any required setbacks from the appropriate regulatory authorities to any nearby windmills.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

(g) Historical Resources – Barry Newton, Land Use Planner:

“We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required.”

(h) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“Thank you for the opportunity to comment on File No. 2025-0-185. Alberta Health Services - Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a lot for country residential use. There is an existing farmyard with a dwelling, and existing water services are an onsite well and existing sewer services are a subsurface treatment field.

AHS-EPH has reviewed the application, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. The application indicates a well as the potable water source. AHS-EPH recommends that wells be completely contained on the property being served to avoid future conflicts or access concerns.

- Where water services are provided, sewer services approved by the appropriate agency must also be provided. The application indicates a subsurface treatment field for sewer services. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.
- As the land is zoned Wind Farm Industrial – WFI, the dwelling should meet any required setbacks from the appropriate regulatory authorities to any nearby windmills.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

MOVER

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: January 13, 2026

Date of Receipt: December 3, 2025

Date of Completeness: December 16, 2025

TO: Landowner: Ryan Douglas McClelland and Linda Jo McClelland

Agent or Surveyor: Zachary J. Prosper, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Palliser School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas & ATCO Transmission, AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, AB Environment & Protected Areas - M. Taje, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: 923602 Alberta Ltd., Stacey Clyde Stauffer, Michel Marie Stauffer, 960191 Alberta Inc., Her Majesty The Queen In Right Of Alberta, As Represented By Minister Of Environmental Protection, W C Ranching Ltd.

Planning Advisor: Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **February 2, 2026**. (Please quote our File No. 2025-0-185 in any correspondence with this office).

File No.: 2025-0-185

Legal Description: N1/2 Sec. 9 & NW1/4 10-7-30-W4M

Municipality: M.D. of Pincher Creek No. 9

Land Designation: Wind Farm Industrial - WFI
(Zoning)

Existing Use: Agricultural

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 251 297 935 +1, 251 297 935 +2, 251 297 935 +3

Proposal: To create a 9.96 acre (4.0 ha) parcel (in two parts) from two titles of 80 acres (32.4 ha) and 26.44 acres (10.68 ha) for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 9.96 acre (4.0 ha) parcel (in two parts) from two titles of 80 acres (32.4 ha) and 26.44 acres (10.68 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, two barns, and number of other out-buildings. To accommodate the subdivision, the landowner is proposing to consolidate the Certificate of Title 251 297 395 +1 with the remainder of the Certificate of Title 251 297 935 +2. Access to the lot is presently granted from an existing approach to the west, off of a developed municipal road allowance (Range Road 30-3). The existing residence is serviced by a septic system and on-site domestic well.

The western title of the proposed subdivision, the remainder of the Certificate of Title 251 297 935 +3, is within the boundaries of the Oldman River Reservoir Area Structure Plan. No additional requirements are necessary to comply with the Area Structure Plan.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That the remainder portion of Certificate of Title 251 297 935 +2 be consolidated with the Certificate of Title 251 297 935 +1 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
8. That, any conditions of Alberta Culture, Historic Resources, shall be met prior to finalization. That the applicant submit a copy of the Historical Resources Act approval prior to registration of the plan of subdivision.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - 4</u>	
Fee Submitted: <u>\$1450.00</u>	File No: <u>2025-0-185</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>December 3, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>December 16, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Ryan Douglas McClelland & Linda Jo McClelland

Mailing Address: Box [redacted] City/Town: Pincher Creek

Postal Code: T0K 1W0 Telephone: [redacted] Cell: _____

Email: [redacted] Preferred Method of Correspondence: Email Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): _____

Mailing Address: _____ City/Town: _____

Postal Code: _____ Telephone: _____ Cell: _____

Email: _____ Preferred Method of Correspondence: Email Mail

Name of Surveyor: Zachary J. Prosper, ALS brown okamura & associates ltd.

Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge

Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 132 Cell: _____

Email: zach@bokamura.com Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the N&NW ¼ Section 9,10 Township 7 Range 30 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit _____ Block _____ Plan _____

c. Total area of existing parcel of land (to be subdivided) is: 10.68,32.4 hectares 26.44,80 acres

d. Total number of lots to be created: 1 Size of Lot(s): 4.027 ha(9.95 Ac.) & Consolidate titles in NW10

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 251 297 935+1, 251 297 935+2, 251 297 935+3

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of Municipal District of Pincher Creek No. 9

b. Is the land situated immediately adjacent to the municipal boundary? Yes No

If "yes", the adjoining municipality is _____

c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes No

If "yes" the highway is No. 3

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes No

If "yes", state its name _____

e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown Yes No



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted:	File No:
APPLICATION SUBMISSION	
Date of Receipt:	Received By:
Date Deemed Complete:	Accepted By:

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Ryan Douglas McClelland & Linda Jo McClelland
Mailing Address: Box 1192 **City/Town:** Pincher Creek
Postal Code: T0K 1W0 **Telephone:** 403-627-7328 **Cell:** _____
Email: ryanmcccl@hotmail.com **Preferred Method of Correspondence:** Email Mail
Name of Agent (Person Authorized to act on behalf of Registered Owner): Zach Prosper (See Below)
Mailing Address: _____ **City/Town:** _____
Postal Code: _____ **Telephone:** _____ **Cell:** _____
Email: _____ **Preferred Method of Correspondence:** Email Mail
Name of Surveyor: Zachary J. Prosper, ALS brown okamura & associates ltd.
Mailing Address: 2830 - 12 Avenue North **City/Town:** Lethbridge
Postal Code: T1H 5J9 **Telephone:** 403-329-4688 ex 132 **Cell:** _____
Email: zach@bokamura.com **Preferred Method of Correspondence:** Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the ^{N&NW} ¼ Section 9,10 Township 7 Range 30 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (to be subdivided) is: 10.68,32.4 hectares 26.44,80 acres
- Total number of lots to be created: 1 Size of Lot(s): 4.027 ha(9.95 Ac.) & Consolidate titles in NW10
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 251 297 935+1, 251 297 935+2, 251 297 935+3

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Municipal District of Pincher Creek No. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes No
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes No
If "yes" the highway is No. 3
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes No
If "yes", state its name _____
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown Yes No

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes No

*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land farmland and acreage
- b. Proposed use of the land subdivide acreage and access, consolidate remainder of farmland in NW10

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)
mixed
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes No
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.
See tentative, old outhouse to be removed
- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes No
- f. Are there any active oil or gas wells or pipelines on the land? Yes No
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes No

6. WATER SERVICES

a. Describe existing source of potable water:

Onsite Well Offsite Well Cistern Water Source for Cistern: _____
Other _____

b. Describe proposed source of potable water

Onsite Well Offsite Well Cistern Water Source for Cistern: _____
Other _____

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field Treatment Mound Open Discharge Lagoon Holding Tank
Other _____ Year Installed _____

b. Describe proposed sewage disposal:

Sub-surface treatment field Treatment Mound Open Discharge Lagoon Holding Tank
Other _____ Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, Ryan McClelland - Zachary Prosper hereby certify that

I am the registered owner I am authorized to act on behalf of the register owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: [Signature] Date: December 3, 2025

9. RIGHT OF ENTRY

I, Ryan McClelland do / do not (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

[Signature] [Signature]
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 500 070 4;30;7;10;NW 251 297 935 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 30 TOWNSHIP 7
SECTION 10
THE EAST HALF OF THE NORTH WEST QUARTER
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 241 079 614

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 297 935	22/11/2025	TRANSFER OF LAND	\$1,451,000	\$1,451,000

OWNERS

RYAN DOUGLAS MCCLELLAND

AND

LINDA JO MCCLELLAND

BOTH OF:

[REDACTED]
[REDACTED]
[REDACTED]

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
081 002 713	03/01/2008	CAVEAT RE : LEASE INTEREST CAVEATOR - ENEL ALBERTA WIND INC.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

251 297 935 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

1255 UNIVERSITY ST, SUITE 1204
MONTREAL
QUEBEC H3B3W9

(DATA UPDATED BY: TRANSFER OF CAVEAT
091206036)

251 297 936 22/11/2025 MORTGAGE
MORTGAGEE - VISION CREDIT UNION LTD.
PO BOX 1660
750 KETTLE STREET
PINCHER CREEK
ALBERTA T0K1W0
ORIGINAL PRINCIPAL AMOUNT: \$1,066,600

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
G00C50J	15/10/2025	WARREN SINCLAIR LLP [REDACTED] CUSTOMER FILE NUMBER: 140615/C2	
001		STATUTORY DECLARATION	#241 079 614

TOTAL PENDING REGISTRATIONS: 001

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING
REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE
SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 1 DAY OF
DECEMBER, 2025 AT 08:11 A.M.

ORDER NUMBER: 55685368

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 517 462 4;30;7;9;NW,NE 251 297 935 +3

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 30 TOWNSHIP 7
FRACTIONAL SECTION 9
THE NORTH HALF
AS SHOWN ON A PLAN OF SURVEY OF THE TOWNSHIP APPROVED AT
OTTAWA 29 SEPTEMBER 1887,
CONTAINING 10.68 HECTARES (26.44 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 241 079 774

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

251 297 935 22/11/2025 TRANSFER OF LAND \$1,451,000 \$1,451,000

OWNERS

RYAN DOUGLAS MCCLELLAND

AND

LINDA JO MCCLELLAND

BOTH OF:

██████████
██████████████████
████████████████████

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

251 297 935 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

081 002 713 03/01/2008 CAVEAT
RE : LEASE INTEREST
CAVEATOR - ENEL ALBERTA WIND INC.
1255 UNIVERSITY ST, SUITE 1204
MONTREAL
QUEBEC H3B3W9
(DATA UPDATED BY: TRANSFER OF CAVEAT
091206036)

251 297 936 22/11/2025 MORTGAGE
MORTGAGEE - VISION CREDIT UNION LTD.
PO BOX 1660
750 KETTLE STREET
PINCHER CREEK
ALBERTA T0K1W0
ORIGINAL PRINCIPAL AMOUNT: \$1,066,600

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 1 DAY OF
DECEMBER, 2025 AT 08:11 A.M.

ORDER NUMBER: 55685368

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 500 062 4;30;7;10;NW 251 297 935 +2

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 30 TOWNSHIP 7
SECTION 10
THE WEST HALF OF THE NORTH WEST QUARTER
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 241 079 727

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 297 935	22/11/2025	TRANSFER OF LAND	\$1,451,000	\$1,451,000

OWNERS

RYAN DOUGLAS MCCLELLAND

AND
LINDA JO MCCLELLAND
BOTH OF:
BOX 1192
PINCHER CREEK
ALBERTA T0K 1N0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
081 002 713	03/01/2008	CAVEAT RE : LEASE INTEREST CAVEATOR - ENEL ALBERTA WIND INC.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

251 297 935 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

1255 UNIVERSITY ST, SUITE 1204
MONTREAL
QUEBEC H3B3W9

(DATA UPDATED BY: TRANSFER OF CAVEAT
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251 297 936 22/11/2025 MORTGAGE
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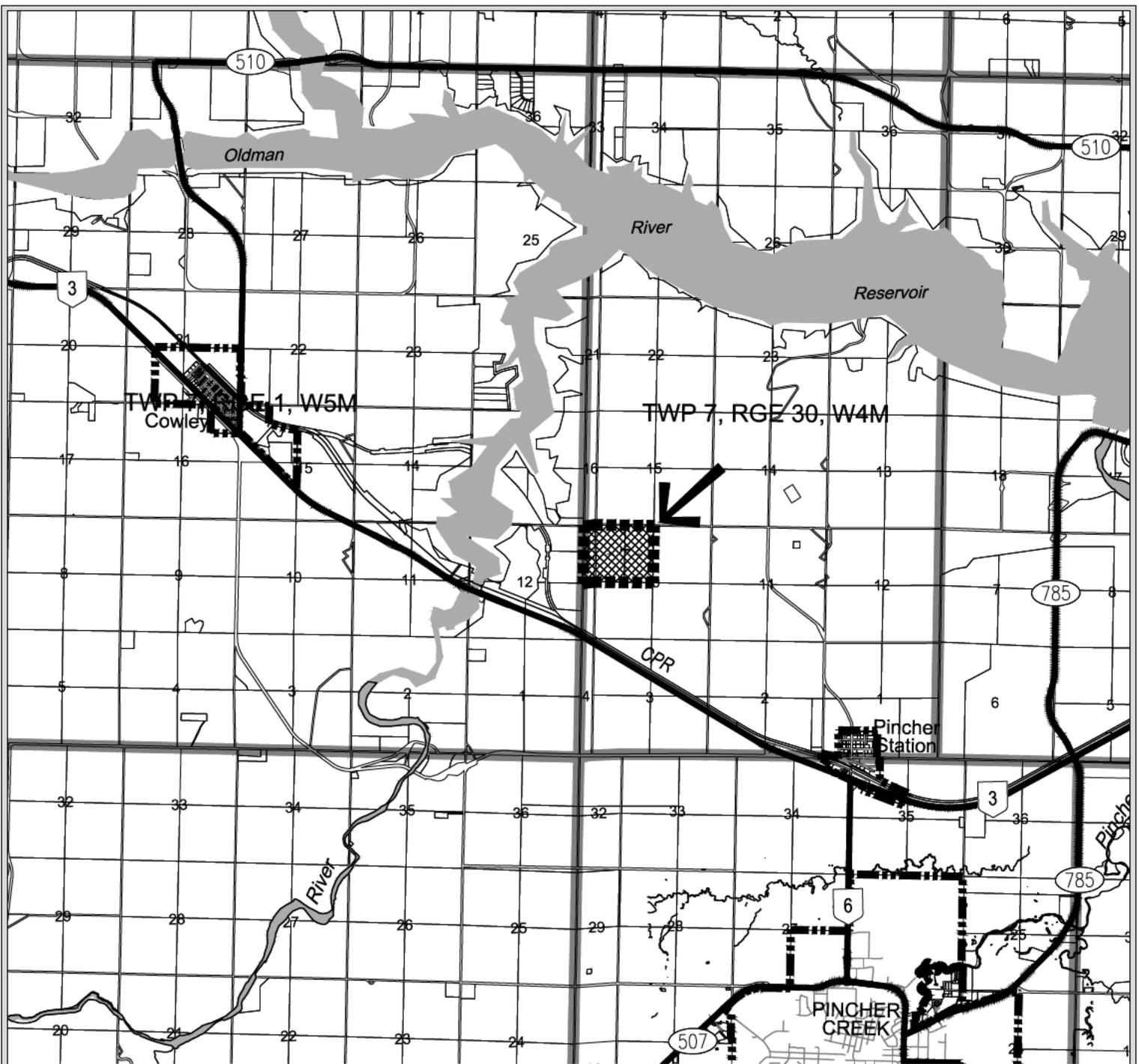
CUSTOMER FILE NUMBER:



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



SUBDIVISION LOCATION SKETCH

PORTIONS OF NW 1/4 SEC 10 AND N. 1/2 SEC 9, TWP 7, RGE 30, W 4 M

MUNICIPALITY: MD OF PINCHER CREEK

DATE: DECEMBER 18, 2025

FILE No: 2025-0-185

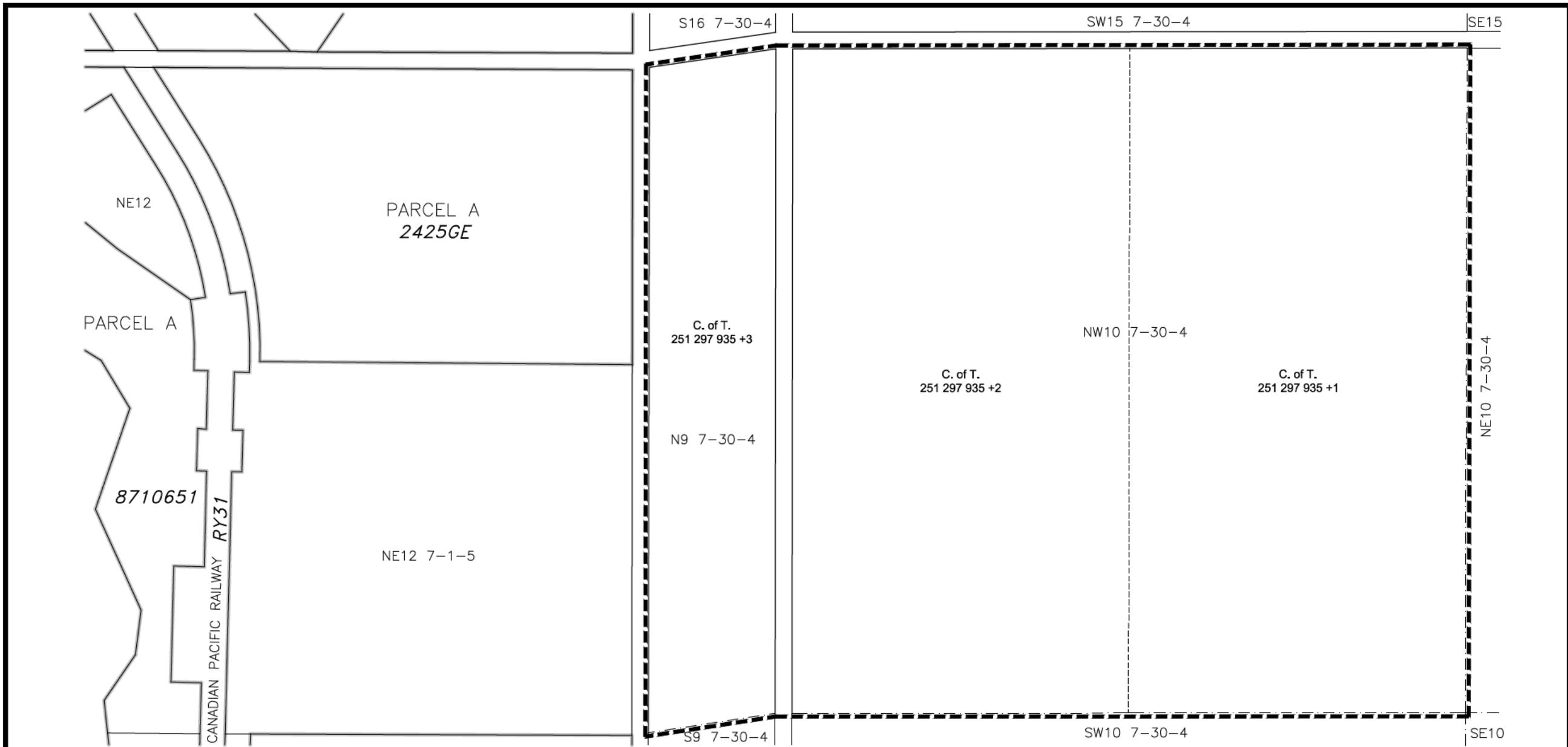
MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3155 18th AVENUE NORTH, LETHBRIDGE, AB T1Y 1S9
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



OLDMAN RIVER REGIONAL SERVICES COMMISSION

December 18, 2025 N:\Subdivision\2025\2025-0-185.dwg





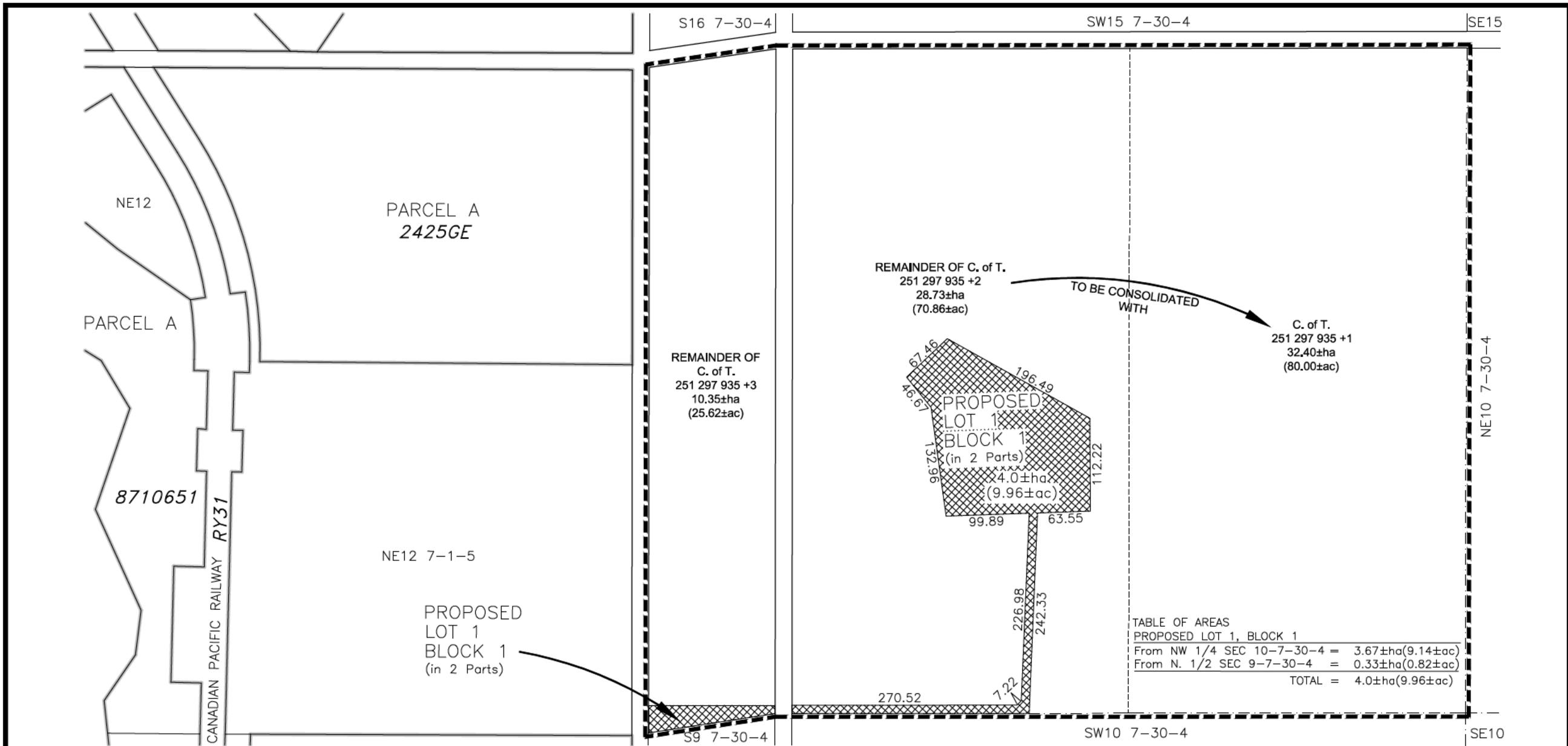
SUBDIVISION SKETCH - EXISTING

PORTIONS OF NW 1/4 SEC 10 AND N. 1/2 SEC 9, TWP 7, RGE 30, W 4 M

MUNICIPALITY: MD OF PINCHER CREEK

DATE: DECEMBER 18, 2025

FILE No: 2025-0-185



SUBDIVISION SKETCH - PROPOSED

SEE TENTATIVE PLAN OF SUBDIVISION BY BROWN OKAMURA & ASSOCIATES LTD. FILE NO. 25-16925T

PORTIONS OF NW 1/4 SEC 10 AND N. 1/2 SEC 9, TWP 7, RGE 30, W 4 M

MUNICIPALITY: MD OF PINCHER CREEK

DATE: DECEMBER 18, 2025

FILE No: 2025-0-185



SUBDIVISION SKETCH - PROPOSED

SEE TENTATIVE PLAN OF SUBDIVISION BY BROWN OKAMURA & ASSOCIATES LTD. FILE NO. 25-16925T

PORTIONS OF NW 1/4 SEC 10 AND N. 1/2 SEC 9, TWP 7, RGE 30, W 4 M

MUNICIPALITY: MD OF PINCHER CREEK

DATE: DECEMBER 18, 2025

FILE No: 2025-0-185

AERIAL PHOTO DATE: 2015



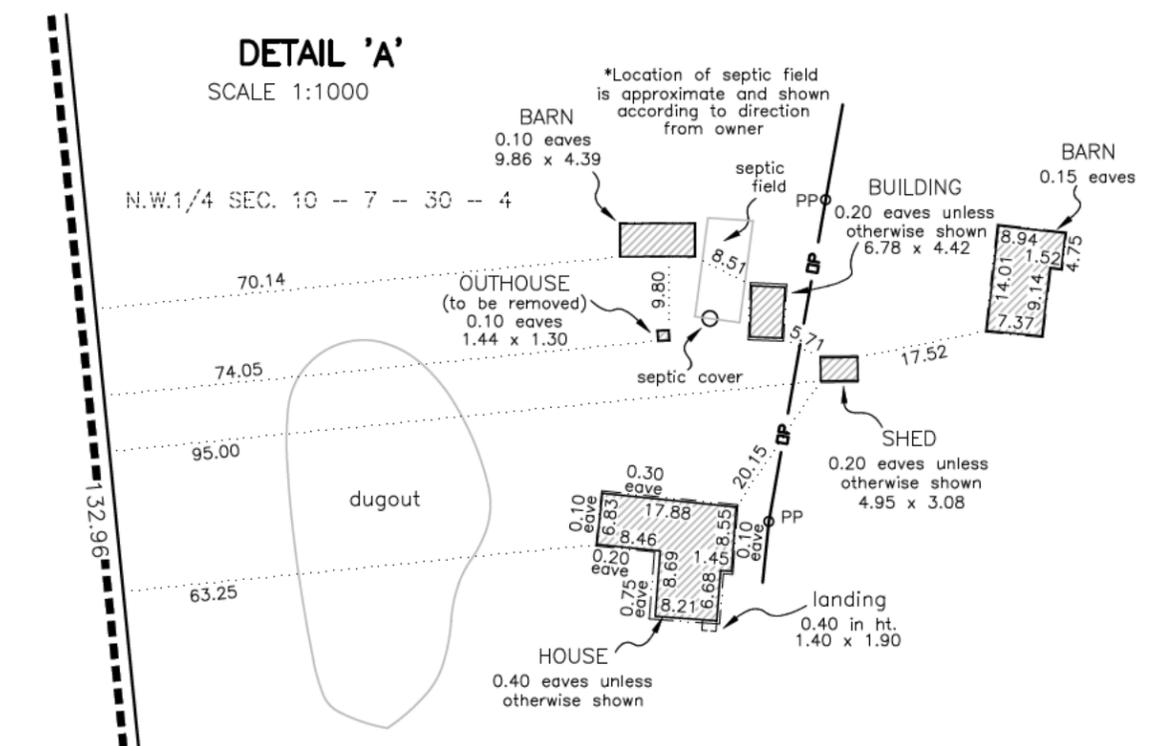
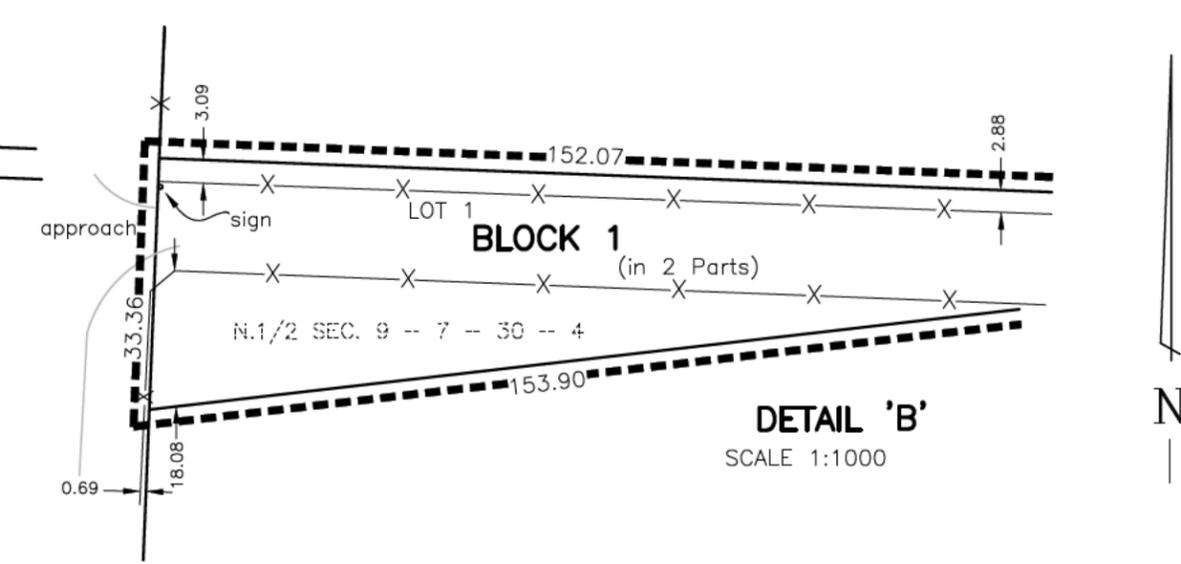
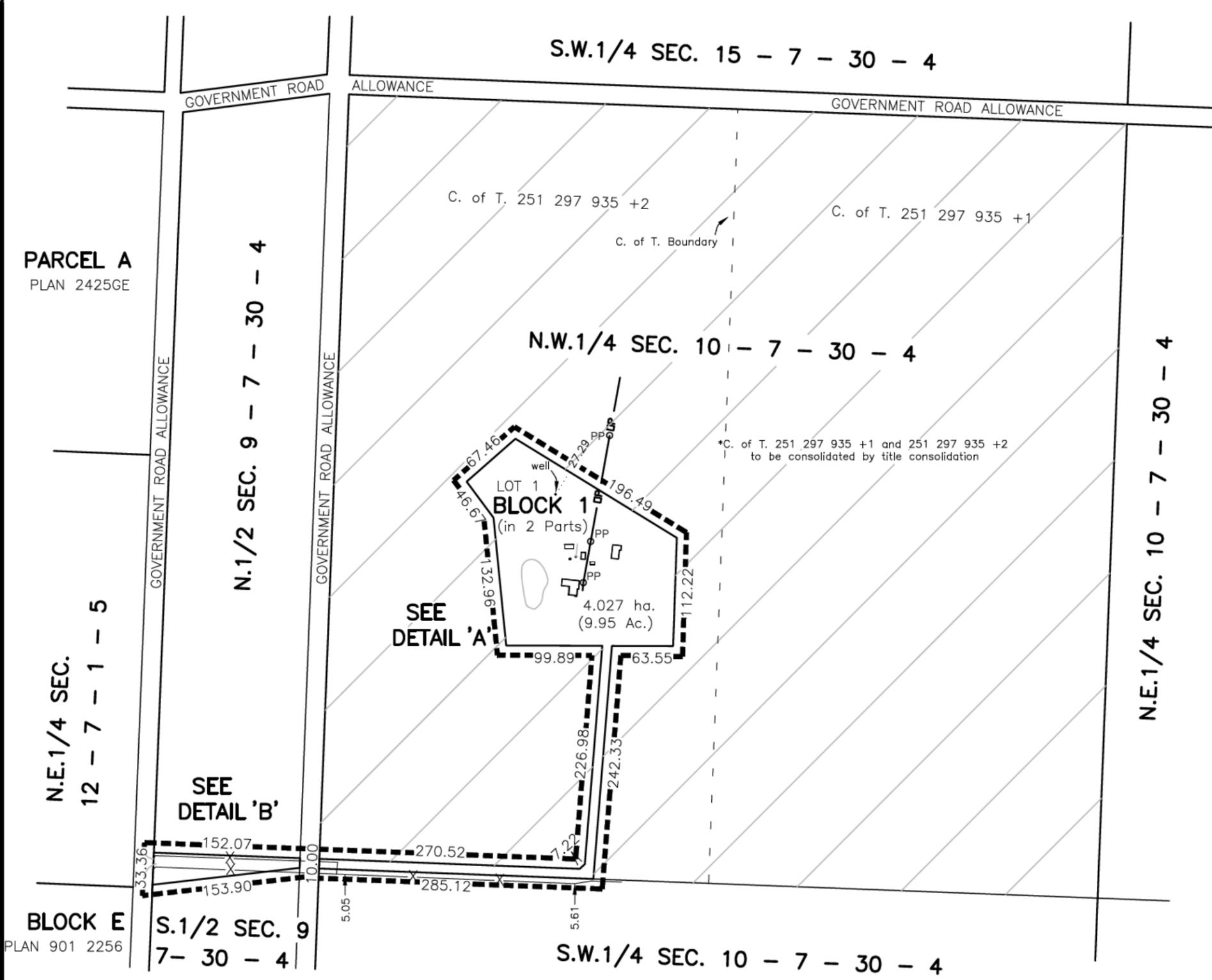


TABLE OF AREAS

LOT 1

within N.W.1/4 SEC. 10-7-30-4	= 3.697 ha
within N.1/2 SEC. 9-7-30-4	= 0.330 ha
TOTAL	= 4.027 ha

NO.	REVISION	DATE	BY
NOTE : Portion to be approved is outlined thus ----- and contains approximately 4.027 ha. Distances are in metres and decimal parts thereof.			
Distances and areas are approximate and are subject to change upon final survey.			

RYAN & LINDA MCCLELLAND

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
N.W.1/4 SEC. 10
and part of
N.1/2 FRACTIONAL SEC. 9
all within
TWP. 7, RGE. 30, W.4 M.
Municipal District of Pincher Creek No.9

boa brown okamura & associates ltd.
Professional Surveyors
2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED Z.J. Prosper, A.L.S.	DRAWN BB	DATE NOV 18/25
	CHECKED ZJP	JOB 25-16925
	SCALE 1:5000	DRAWING 25-16925T