

APPEAL OF THE JANUARY 7, 2014 STOP WORK ORDER  
ISSUED BY RON MACLEOD, AGRICULTURAL LAND  
COMMISSION COMPLIANCE AND ENFORCEMENT OFFICER

APPELLANT:

0946363 B.C. LTD.

Mr. T. McLeod  
Ms. G. McLeod  
Mr. K. Miller

**AGRICULTURAL LAND COMMISSION OFFICES**  
**133 – 4940 CANADA WAY**  
**BURNABY, B.C**  
**JUNE 26. 2014**

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**Appeal Hearing**

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**BEFORE APPEAL COMMISSIONERS:**

Ms. J. Dyson,	ALC Chair
Ms. L. Dempsey,	Member
Mr. B. Miles,	Member

**AGRICULTURAL LAND COMMISSION STAFF:**

Mr. C. Fry	Chief Tribunal Officer
Mr. E. Watson	Planner

1 (PROCEEDINGS COMMENCED AT 9:55 A.M.)

2 THE CHAIRPERSON: We are a bit early, but that's great,  
3 five minutes early. So at 9:55 A.M. we will call the  
4 meeting to order. So, welcome. And I have got  
5 Terrance, but can I call you Terry?

6 MR. McLEOD: Terry. Terry, please.

7 THE CHAIRPERSON: Thank you. Welcome, Terry, and  
8 welcome Kirk. I am Jennifer Dyson.

9 MR. MILLER: Jennifer, how are you?

10 THE CHAIRPERSON: Good, good, we all know you. And I  
11 am just going to introduce our commissioners. You  
12 have introduced yourself. Bert Miles, our  
13 commissioner, as well as Lucille Dempsey, Commissioner  
14 Dempsey. And we have Colin Fry at the head of the  
15 table, he is our chief tribunal officer; and Eamonn  
16 Watson is our planner for the Commission. And Eamonn  
17 is also doing the recording of the proceedings today,  
18 so that's -- we are very grateful. He is a dual role  
19 guy.

20 MR. WATSON: Don't mind the headphones.

21 THE CHAIRPERSON: Yeah, he is not listening to music.  
22 And so, I am just going to go through a little bit  
23 more of the formality of, this is a hearing of an  
24 appeal brought under Section 55 of the *Agricultural*  
25 *Land Commission Act*, by yourself, Terrence Marvin  
26 McLeod. You have appealed Mr. Ron McLeod's stop work

1           our compliance and enforcement officer, and that was  
2           issued on January 7<sup>th</sup>, 2014. Information on the stop-  
3           work order has been provided to all of our  
4           commissioners, so we've got a full binder with a list  
5           of all the information, and we do have an additional  
6           binder so that you've got what we've got.

7   MR. McLEOD:    Oh, okay. Thanks.

8   THE CHAIRPERSON:    And in addition. We received some  
9           emails last night, or Eamonn had, and Eamonn has  
10          provided those to us this morning. So, that is all  
11          part of the documentation for the hearing.

12                   Following the appeal hearing, under Section  
13          55, what we can do as commissioners is we can confirm  
14          or reverse the stop-work order, or refer the matter,  
15          with or without directions, back to Mr. McLeod who  
16          issued the order. So, that is sort of our purview.  
17          The hearing is obviously open to the public, so, I am  
18          glad you are here, thank you. And that we just ask,  
19          this is the formal part, it's respectful, and  
20          obviously no -- I don't have to say it, no cameras or  
21          recordings. It' being done by Mr. Watson.

22                   The hearing is scheduled to 12 noon, but we  
23          may or may not need that. And if you need more, we  
24          are also flexible to that. So, there is a little --  
25          there is some flexibility built in. I want to suggest  
26          a break, and even though we may not even go to the

1       noon break, and so I am going to leave that to  
2       yourselves, and my commissioners, and we can kind of  
3       call for that after your submission. So, if you want  
4       to just kind of collect your thoughts, or Kirk, or we  
5       can leave the room.

6       MR. McLEOD:     Oh, no, we are fine.

7       THE CHAIRPERSON:       Or whatever, so we are quite  
8       flexible.

9       MR. McLEOD:     I think have our ducks in a row, so to  
10      speak.

11      THE CHAIRPERSON:       Okay, all right, it is there.

12      MR. McLEOD:     Sorry, Kirk?

13      MR. MILLER:     I said "We're ready".

14      MR. McLEOD:     We're ready. So, do you want me to start?

15      THE CHAIRPERSON:       So, what I am going to do, is I am  
16      going to now hand it over to you and we are here to  
17      listen.

18      MR. McLEOD:     Okay.

19      THE CHAIRPERSON:       The commissioners will, if need be,  
20      ask for some clarity but we want you to go through the  
21      whole gamut.

22      **SUBMISSIONS BY MR. McLEOD:**

23      MR. McLEOD:     Well, between the couple of us, we sat down,  
24      we wrote up a speech for me, you know, something to  
25      explain everything kind of that has gone about. I'd  
26      like to start of, you know, if I could go through the

1 whole spiel first, and then maybe you guys can ask the  
2 questions after. That way I can just read it out and  
3 go through it. I read it a bunch of times, and  
4 rewrote a bunch of stuff, so it kind of jumps around a  
5 little bit.

6 THE CHAIRPERSON: Absolutely.

7 MR. McLEOD: You know, it is not just reading, it is kind  
8 of throwing my own stuff in there. So if I could.  
9 And then afterwards you guys can ask me all the  
10 questions and beat me up against the wall.

11 THE CHAIRPERSON: We don't do that here.

12 MR. McLEOD: I thought I'd just start off by telling you  
13 a little bit about myself.

14 Born and raised in Fort St. John. You  
15 know, born in Fort St. John, the old hospital. They  
16 just ripped it down, it is gone, in town centre, we've  
17 got a new hospital. Raised my family there, went to  
18 school, grade 9 quit school, went to work in the oil  
19 patch. Did very well later on in life, met my wife,  
20 we had started our family when we were 30, so older,  
21 and we've got one oldest daughter that just graduated  
22 college, and we have got one that's still in high  
23 school, and she is in Fort St. John again for next  
24 year. So, that is kind of where we are.

25 I'm kind of semi-retired, this was a  
26 project, something after I sold a couple of companies

1 off, that I felt that, you know, that Fort St. John  
2 needed, and I had seen a need. I seen a need probably  
3 8 to 10 years ago. I approached the Light Horse,  
4 North Peace Light Horse Association, which is the  
5 existing equestrian grounds.

6 My shop, my commercial property is right  
7 next door to that property, and they were coming to  
8 me, and asking me for help. You know, and I would go  
9 over with my steam-steer and I'd clean stalls out for  
10 them. You know, during the time I'm running my  
11 business, I'd go over and I'd help them, and I'd send  
12 carpenters over to fix doors and such during that  
13 time. And they had no funding. Like they would raise  
14 a little bit of money here and there.

15 But I went to them and I said, what --  
16 during their meetings I said why don't you think about  
17 selling me the Light Horse Association, sell me 51  
18 percent, because there is a group of committee members  
19 on there that seems like they vote the wrong people in  
20 and out, so to speak. And I could see that, you know,  
21 there was turmoil in their committee. So I approached  
22 them and I offered to buy a 51 percent. That way, I  
23 could run it, they could still be a part of it, and  
24 they would have one boss where I would go in and I  
25 told them what I would like to do to the place, you  
26 know. Re-build it, bring in all new equipment, et

1           cetera, et cetera.

2                       Well, they had a meeting and they voted  
3           against it. You know, it was voted down in the  
4           committee and at that time, you know -- so I took it  
5           and hummed and hawed, and we went home. And our kids  
6           are in high school rodeo. So, I took that, and I  
7           built an indoor arena at home, which we have, you  
8           know, we have an indoor and an outdoor at our  
9           Lakebridge in Fort St. John.

10                      So, with that, I went back to work, and you  
11           know, it was five years later, and that's when I sold  
12           off my company and I seen the Wiles' Farm for sale,  
13           and that's what I did. I bought it up. And never in  
14           my wildest dreams did I ever anticipate that it would  
15           go to something like this, honestly.

16                      I am not a -- they picture me in the media  
17           as this big developer but I am not. I'm just a Fort  
18           St. John guy that just tried to give something back to  
19           the community, you know, by building something that I  
20           felt was needed.

21                      So, you know, in the media they quote me as  
22           saying all these things about, you know, "He is in his  
23           home in Arizona." Yeah, we bought a home in Arizona,  
24           but we bought when the dollar was really high, and the  
25           prices were really low down there, and be darned if we  
26           didn't get a great deal. So, we jumped on the band

1 wagon with the rest of the people in Fort St. John, so  
2 to speak. A lot of our friends bought down there, so  
3 we did it, too.

4 Lo and behold, one of my best buddies that  
5 I grew up with, he bought right next to his house.  
6 Anyway, long story short, that's where I am coming  
7 from. I am not the big developer. I am not going to  
8 pave the world I guess. I look around Fort St. John,  
9 and I seen how fast it's growing and where it's going.  
10 I don't know what else -- you know, the equestrian  
11 world in Fort St. John has really, really suffered,  
12 and I am not talking -- we have got how many kids that  
13 are in high school rodeo now?

14 MS. McLEOD: We have 100 within the area of Fort St.  
15 John.

16 MR. McLEOD: That is 100 kids that have nowhere to ride  
17 their horses.

18 MS. McLEOD: And right now the representation in  
19 Rockspring Iowa, from Fort St. John, we probably have  
20 15 kids there right now, competing for B.C. and they  
21 have no practice area.

22 MR. McLEOD: I want to say again, that the Light Horse  
23 Association is an equestrian place. They have a 60 by  
24 90 indoor arena that's voted by the committee to build  
25 to ride -- you know, 90 percent of it is probably  
26 English horses. And I've got nothing against English,



1           our kids rode English too, but the room for the kids  
2           to come in and rodeo, there is just nowhere for them  
3           to go. There is no stock here.

4                        But the equipment that is there, and  
5           unknown to the people up here, do not understand how  
6           bad the deterioration of that rodeo ground was. There  
7           is not a rodeo committee in Canada that would allow a  
8           child to get inside the shoots and the pens in that  
9           rodeo ground. It was built in the mid-'60s, and it  
10          was built out of old tubing and stuff, so it's just  
11          too old. So, that is why I seen the need, and that is  
12          my story about where I come from and what I was trying  
13          to build, and who I am really.

14                       And now, if you don't mind, I'd just like  
15          to read my whole --.

16 THE CHAIRPERSON:    Please.

17 MR. McLEOD:        Okay, this is written a couple of times, I  
18          went over and I groomed a little bit, her helped me  
19          out quite a bit. I want to thank you for the  
20          opportunity to be present today to explain my actions  
21          in regards to my property in Fort St. John. I'd like  
22          to read the following statement for the record.

23                       I recognize that this project has generated  
24          a great deal of attention, but I want to set the  
25          record straight and ensure that the ALC understand I  
26          am fully aware that any use of my property must be in

1           accordance with the *Act*, regulations, policies of the  
2           ALC or appropriate to the Commission.

3                       I'd like the panel to set aside the  
4           decision of the enforcement officer pursuant to  
5           section 55(2)(a) of the *Act*, or under section  
6           55(2)(b), to refer the matter back to Mr. McLeod, that  
7           is Mr. Ron McLeod, with direction to the extent the  
8           time for compliance to allow for either the completion  
9           of the Fort St. John fringe area plan, the OCP if you  
10          will, review, or for the commission to consider a new  
11          application for my property.

12                      Why do I feel the panel should set aside  
13          Mr. McLeod's order? Well, number 1, the information  
14          that was based on everything, was incorrect. Mr.  
15          McLeod makes reference in the order to the paid  
16          storage of either boats and other RVs that were in my  
17          Quonset, and the paid storage and industrial equipment  
18          and personal property in one of the steel buildings  
19          that was on my property. While I understand that Mr.  
20          McLeod arrived at the conclusion after discussions  
21          with my guy, who is Mr. Craig Spicer -- Craig works  
22          for me there. He still does. When he stated that it  
23          was paid storage, unfortunately Craig was -- he's  
24          wrong in that matter. There was nothing being paid  
25          for. Nobody paid me a dime to put their houses -- it  
26          was my father-in-law's 1967 holiday trailer, my

1       uncle's holiday trailer and his boat, and our horse  
2       trailer. You know, I am not charging any fees for  
3       storage of boats or rec vehicles, or industrial  
4       equipment. All the industrial stuff that was there,  
5       was my own, I owned it. So, you know, we -- the horse  
6       part, my B.C. Company owns it.

7               As Mr. McLeod issued the order with regard  
8       to the Quonset hut and steel buildings item 1 and 2  
9       under the stop-work order, based on incorrect  
10      information, I do not believe that my actions are in  
11      contravention of the *ALCA*. Plus the panel should set  
12      aside the order.

13              For the record, the RV, the recreational  
14      vehicles are removed from the property, and the only  
15      equipment is my own.

16              While I recognize that no specific order  
17      was issued for the stockpiled soil on site, I would  
18      like the panel to be aware that this soil was from the  
19      site, and it will continue to be used as I spread it  
20      out on spots that I feel need it, like around the  
21      dugouts and such. There was lots of rock and lots of  
22      stuff that we've cleaned up. And we see -- I know  
23      where the topsoil could be spread. And that is what I  
24      got the equipment for.

25              Number two, the ongoing use of the  
26      buildings. And I assume that many buildings in the

1 ALR throughout the province are used for similar types  
2 of storage. Is an application required to store  
3 personal property, or the property of family members  
4 in existing buildings on ALR properties? I'm not  
5 sure. If there is an application required, for  
6 personal use, advise me and I will fill out the  
7 applications, but I don't think there is.

8           Number three, the retention of the elevated  
9 booth and bleachers for permitted uses under the *ALCA*,  
10 its regulations and internal policies. The Commission  
11 recognized that the training track is a permitted use  
12 in the ALR, the training track being the track that  
13 goes around in the rodeo ground, or the horse pens if  
14 you will, including the 38 stalls under part 2  
15 activities designated as a farm use, section 22(h) of  
16 B.C. regs. No mention is made in the order of any  
17 issues with these permitted uses, and it's my  
18 intention to continue to use the track and elevated  
19 booth for these purposes.

20           The section of the regulations refers to  
21 "training" which means that the speed of our horses  
22 need to be clocked when they are going around the  
23 track. Section 2 and 3 of part 2 of the above  
24 regulations states:

25           "Any activity designated as a farm use  
26 includes the construction, maintenance, and

1           operation of buildings, structures,  
2           driveway, ancillary services, or utility  
3           necessary for that farm use."

4           The elevated booth, it's a structure which is  
5           necessary for the ongoing operation of the track, and  
6           I believe it is permitted under the ALC regulations.

7                         And with regard to the bleachers, I'm  
8           advised that under the same section of the  
9           regulations, part 2, activities designated as farm  
10          use, section 2(2)(e) permits agri-tourism activities  
11          within the ALR. And a further clarification of these  
12          uses are provided by the ALC's policy 4 which lists a  
13          number of viewing activities including horse riding,  
14          cattle drives, horse and other livestock shows. All  
15          these activities would require bleachers for viewing.  
16          The conditions have to be that any structures are  
17          temporary or seasonal, and I can move any of them  
18          bleachers around. I have actually dropped a couple  
19          back because I had to paint some seats on them.

20                        The conditions that have to be -- are  
21          structural, seasonal. The policy also states that  
22          structures may be used for other permitted uses, but  
23          it makes no mention that they have to be removed from  
24          the property. It should be noted that the ALC allowed  
25          us to use the property for the RCMP Musical Ride last  
26          year. There is no mention then that the bleachers had

1 to be removed.

2 While I understand that Mr. McLeod's  
3 decision to issue the order was based on my previous  
4 application to use the property for rodeo purposes, he  
5 refused -- sorry -- he referred us to rodeo ring under  
6 the observation section in the stop work section. I  
7 have not used the property for commercial rodeo  
8 purposes, and it will not be used unless you guys  
9 allow it. Like, if I apply, hopefully you guys will  
10 let me host a high-school rodeo.

11 In the two years that B.C. High School  
12 Rodeo Finals, the Canadian finals -- sorry, not B.C.  
13 The Canadian High School Finals is up for application  
14 to host. It's looking for a host city. And that's  
15 kind of what we were hoping to do. And that's in a  
16 couple of years, I think. Two years? And we need to  
17 -- we need to apply a year prior to, so that, you  
18 know, they can come and view, and inspect, and if you  
19 guys will allow it.

20 While I understand that Mr. McLeod's  
21 decision to issue the order was based on my previous  
22 application -- dah dah dah dah dah. Therefore I  
23 believe that my use of the property, including the  
24 bleachers and elevated booth, are permitted use under  
25 the Regulations and that the stop-work order with  
26 regard to the building can be set aside. I have no

1           problem with that section of the stop-work order that  
2           makes reference to cease any development of a  
3           commercial rodeo facility on my property.

4                       Number 4, impact of retention of the  
5           bleachers on a property. If the bleachers are  
6           retained on a property, they occupy a site of less  
7           than 2,000 square feet and in no way prevent the  
8           ongoing operation of the property for farm purposes.  
9           The area occupied by the bleachers has much less  
10          impact on a property than many uses permitted outright  
11          within the ALR, especially those in the oil field  
12          business.

13                      Number 5, the long-term use of my property.  
14          The long-term use of the property will depend on the  
15          decisions of the ALC, but in any case I have made  
16          substantial improvements to the property, which was  
17          used as a BA -- which is a British American gas  
18          station company. It was a bulk plant in the past that  
19          was from the previous owner, Mr. Wiles. The  
20          improvements I have made to the property will include  
21          -- and of course not limited, I've done lots and lots.  
22          But we've hauled out over 40 loads of debris when I  
23          bought the property, and there is one photo that I  
24          never sent in, but it's a previous photo of the GPS.  
25          In my oil field business, we have GPS services in our  
26          trucks, and we can go on a computer and we can see

1 exactly where our trucks are headed and stuff in the  
2 patch. And on one of those properties, just here a  
3 week ago, my brother-in-law brought it up and he said,  
4 "Hey, look it, -my truck was on the property," and  
5 clicked, and he showed it actual, the old picture of  
6 the property. And it just showed all the debris that  
7 was on there. And I never realized it, because I'd  
8 never seen a photo from the top, but I would see it  
9 now, and you could see the difference.

10 And I never brought before and after  
11 photos. But we hauled out over 40 loads of debris,  
12 including metal, old tanks and equipment. There was  
13 old combines, there was old trucks, there was  
14 culverts, there was concrete culverts, there was  
15 concrete blocks that we sorted. Railway ties. The  
16 previous owner was a real collector. He had an old  
17 building that was collapsed, and it was on top of a  
18 wood pile that was deteriorating, and it was -- you  
19 know the rust from the wood was going into the pond,  
20 and then through that out into the creek, you know.  
21 So we cleaned all that out. It was -- it's all been  
22 -- I had it all removed, and I had burning permits at  
23 the time. That was two and a half years ago, and we  
24 cleaned the whole thing all up.

25 So, we've actually improved the quality of  
26 the farm itself.



1                   I opened up the drainage, allowing it --  
2                   the top section, where there was probably 40 acres  
3                   where we couldn't get a tractor in. Well, you can get  
4                   a tractor in there this year. I'll be able to get in  
5                   there and hay that.

6                   You know, and unbeknownst to me, if  
7                   hindsight is 20/20, I would have went back, I would  
8                   have said, "Look it, if it's -- and I never understood  
9                   the rules of the farm to go ahead and say, "Look it, I  
10                  can approve this. If I fix this up for farming, can I  
11                  take this out?" I didn't know that stuff at the time,  
12                  you know. I bought it, thinking that if I just  
13                  cleaned it up and people seen it, it wouldn't be an  
14                  argument whatsoever.

15                  So anyway, we opened up the drainage along  
16                  that top section that we hayed. I'm also aware the  
17                  Regional District has undertaken to review the Fort  
18                  St. John fringe area plan, or the OCP, and it will  
19                  include my property. That review will include  
20                  consultation with the ALC and will result in an  
21                  application, I assume, for additional lands to be  
22                  removed from the ALR. I believe that any application  
23                  I submit would be tabled by either the regional  
24                  district of the ALC until that study is completed --  
25                  AILC. I will be presenting additional information to  
26                  the Regional District with regard to the agricultural

1 capabilities of my property.

2 Number 6, the review of the contents of my  
3 letter in November 19<sup>th</sup>. I'd like to briefly mention  
4 my letter that I wrote. Mr. McLeod makes mention of  
5 this in his Order.

6 "Despite these representations, I must  
7 recognize that they have come very late in  
8 the day, and I do not have sufficient  
9 confidence in all the circumstances,  
10 including the erection of these works  
11 despite the Commission's decisions. In  
12 numerous public statements Mr. McLeod has  
13 previously made with regard to compliance,  
14 that the actions I considered to be required  
15 to comply with the legislation would be  
16 taken in the absence of the Order."

17 That's from Mr. McLeod, from Mr. Ron McLeod.

18 In spite of what may have been reported in  
19 the press, I clearly stated that in this submission,  
20 in my letter in November, I will not operate any  
21 commercial rodeo on the property unless approved by  
22 you guys first.

23 The conclusions are, I guess, I had asked  
24 the panel to reverse a stop-work order of Section  
25 55(2)(a) because Parts 1 and 2 of the stop-work order  
26 are based on incorrect information.

1                   Number 2, the bleachers and the elevators  
2                   and announcer's booth are uses permitted under Part 2  
3                   -- permitted uses, activities designated as farm use,  
4                   sections 22(e), (h) and (5). I have not used the  
5                   property for any commercial rodeo purposes. And I  
6                   have stated that I will not use it for the purposes  
7                   unless the ALC approves such, as a result of an  
8                   application.

9                   If the panel is not prepared to set aside  
10                  the stop-work order to refer the matter back to Mr.  
11                  Ron McLeod, with a recommendation, Section 55(2)(b),  
12                  that he extend the time for the enforcement of the  
13                  Order until the Peace River Regional District and the  
14                  ALC have completed their review of the OCP, the fringe  
15                  area.

16                  And I thank you very kindly for your time.  
17                  I can answer any -- most any questions you've got.

18 THE CHAIRPERSON: Thank you. Commissioner Miles or  
19                  Dempsey, any questions?

20 MR. MILLER: Just so -- it's Kirk. So, maybe you should  
21                  mention to the Commission that you're excluding the  
22                  property (inaudible)?

23 MR. McLEOD: I'm sorry, Kirk? Oh, sorry. The  
24                  Baumeister property, you're talking about?

25 MR. MILLER: No, you said you are moving from your  
26                  existing house --

1 MR. McLEOD: Oh, yeah. We're moving. We're selling our  
2 ten acres that we own now, and we're moving to the  
3 horse park here next week. We're just waiting for her  
4 nephew to move out of it. So we're going to be living  
5 -- that's going to be our prime residence.

6 MR. MILLER: But that property is going to become Terry's  
7 prime residence next week.

8 MR. McLEOD: And that and the fact that, you know, I've  
9 got some -- I got the e-mail yesterday from Mr. Watson  
10 in regards to the photos. But the photos -- the six  
11 acres, I sold the six acres that was adjoining to my  
12 property to Mr. Baumeister. Gordon Baumeister. And I  
13 had already started the application from residential  
14 into the light service industrial, because the most of  
15 the stuff that's rare is light service industrial. I  
16 got the ball rolling, and he came in and he bought it  
17 off me before that was completed. And he bought it --  
18 and he'd been issued the application.

19 He did get it into light service  
20 industrial. And he started to work. He had cats. I  
21 had more phone calls from residents in Fort St. John  
22 saying, "Holy smoke, you're building again? I thought  
23 you weren't supposed to." You know? And I said,  
24 "That's not me. That's Mr. Gordon Baumeister bought  
25 this 12 acres from me, and he had cats and hoes and he  
26 had to strip all the land, and he put pilings in so it

1 looked -- you know, there was box trucks coming and  
2 going, and he was hauling the topsoil out, and hauling  
3 fill in. He had a pile driver there that -- and  
4 that's the photos that you see.

5 And the other photo that shows towards the  
6 barn is actually the ditch. There used to be a  
7 drainage ditch that went through the whole 12 acres  
8 that he had from that top corner that I'm talking  
9 about, where the swamp was. Well, it drains off the  
10 one side. So what him and I agreed on, instead of the  
11 drainage ditch going through the whole 12 acres, we  
12 said, "Let's make a ditch right along the property  
13 line on the top, and we'll share the ditch along the  
14 property line that goes through too." So we made a  
15 ditch between the two, so that all it does now is just  
16 goes square through and on -- joining both properties.

17 MR. MILES: Could you show me on this map where that  
18 piece of property is?

19 MR. McLEOD: It's right here. So these two right here.  
20 So that drainage ditch I'm talking about, it comes in  
21 right here, and it goes like this. And what we did  
22 is, we dug this ditch right here, and we dug it right  
23 down here.

24 So that's what the pictures that you see  
25 are this barn right here, and whoever was taking a  
26 picture was sitting on the road right there and

1           looking that way. So these two properties -- he's got  
2           this one totally stripped and this one is half  
3           stripped of land, of the topsoil.

4 MS. DEMPSEY:    So that, to clarify --

5 MR. McLEOD:     These two --

6 MS. DEMPSEY:    -- the part that you sold, then, was --

7 MR. McLEOD:     These two.

8 MS. DEMPSEY:    -- was part of the original Wiles property?

9 MR. McLEOD:     No, it was -- yes. It was originally but it  
10           was separate titles.

11 MS. DEMPSEY:    Separate. Yeah, okay.

12 MR. McLEOD:     So these were two separate titles.

13 MS. DEMPSEY:    Okay.

14 MR. McLEOD:     And I bought this one, this one, this one,  
15           and this one.

16 MS. DEMPSEY:    Okay.

17 MR. MILES:      So this piece of adjacent property south is  
18           yours.

19 MR. McLEOD:     Yeah, I own this corner, too. I hay all  
20           this.

21 MS. DEMPSEY:    That one.

22 MR. MILES:      Yeah.

23 MR. McLEOD:     And -- you know, the other part of the  
24           things that I wish they would -- they -- you know, and  
25           the media thing, I apologize again and again, I don't  
26           know how many times, but when they take the excerpts

1 out of it, it's funny how they don't tell the things  
2 that you want them to hear.

3 And the other thing is, they took photos of  
4 all that, but they didn't go and take photos of the  
5 \$80,000 in hay equipment that I just bought. The  
6 discbine, the two new balers. You know? The -- I  
7 upgraded our tractor from an 85 horse to 130 horse so  
8 I could pull a 13-foot discbine so I could hay that.  
9 Because there is a pile of hay there. And last year,  
10 I couldn't get the hay off because it rained so much.

11 MS. McLEOD: You gave away probably hundreds of bales  
12 just because we were new at farming and we were baling  
13 to beat the band. And --

14 MR. McLEOD: And then the rest got wet, and couldn't get  
15 it off.

16 MS. McLEOD: Yeah.

17 MR. MILLER: So, just so we're clear, the information  
18 that you -- the (inaudible) received last night about  
19 activities on Joey's property were actually activities  
20 occurring on adjacent property. I think it's  
21 important to note that nobody contacted Terry to ask  
22 what was going on. And Terry, as you know, has been  
23 accessible to any time staff has phoned. And so they  
24 -- I just want to make sure that the panel is aware  
25 that we feel that the information, the first part of  
26 that information is incorrect with regard to

1 (inaudible).

2 MR. McLEOD: And the chuck wagon thing. I talked to  
3 Norm, who was Gen Trucking. Norm is out at Grande  
4 Prairie, Alberta, and you know, him and I talked two  
5 and a half years ago. And when we started talking, he  
6 said, "Oh, where are you going to have it?" And I'll  
7 be honest with you guys, I did. I was hoping for a  
8 CPRA, which is a Canadian Professional Rodeo  
9 Association and the PRCA, which is a Professional  
10 Rodeo Cowboys' Association -- that's the American  
11 version of the rodeo. I was hoping by this time I  
12 would have -- and unbeknownst to me again, I did not  
13 in any way, form, think that I was breaking any rules  
14 by bringing horses and cows and bulls to the  
15 agricultural land.

16 I talked to Norm a couple of years ago, and  
17 he -- like he said, he talked to his people and he --  
18 they posted -- his volunteers posted it on there. And  
19 I -- how long it's been on -- when Kirk said that to  
20 me, and I said, "What? What magazine?" I had no  
21 idea. And Kirk thought it was on a magazine. But it  
22 was on the website, apparently. And soon as I talked  
23 to Norm, I said, "Norm, you've got something on a  
24 website about a wagon race at Fort St. John?"

25 "Well, we were discussing that a year and a  
26 half ago, and you said you'd probably have a wagon



1 race."

2 "Holy smokes," I said. "So you stuff it in  
3 the schedule."

4 He goes, "Yeah, well, we had an open date  
5 because Rio Grande cancelled on us, so we threw your  
6 name in there."

7 So that's how that all came about.

8 MR. MILLER: So that information was based on, once  
9 again, incorrect information about something, a  
10 discussion you had two years ago. I also want to go  
11 back -- I think Ron makes reference in his e-mail, or  
12 his report to the panel, that the announcer's booth  
13 has been moved now. Terry, you haven't moved the  
14 announcer's booth.

15 MR. McLEOD: No.

16 MR. MILLER: I don't think it's movable.

17 MR. McLEOD: No.

18 MR. MILLER: And you had moved the bleachers back.

19 MR. McLEOD: Yeah.

20 MR. MILLER: So there is no movement of the announcer's  
21 booth.

22 MR. McLEOD: Yes. Well, the bleachers I can drag around.  
23 I drag them around all the time, just with my tractor.  
24 I just hook onto them and drag them with the tractor.  
25 And I drug them back so that the kids didn't have to  
26 carry the paint so far.

1 MR. MILES: How big were those bleachers?

2 MR. McLEOD: The bleachers are probably about as wide as  
3 this here, and probably as high. They're eight rows  
4 high.

5 MS. G. McLEOD: They fold up.

6 MS. DEMPSEY: And so how many people would they  
7 accommodate?

8 MR. McLEOD: All together, with them all put together,  
9 just over 2,000. 2,500, I believe. I look at them  
10 and I think that they're -- because people got bigger  
11 over the years, but I'm thinking they're still basing  
12 that on 1970s.

13 MS. DEMPSEY: Ah, yes.

14 MR. McLEOD: No, it's a sale -- it's a sale thing, sure.

15 MS. DEMPSEY: Yes.

16 MR. MILES: You talked about the site previously being a  
17 BA site.

18 MR. McLEOD: Yeah, it was the fuel -- it was a bulk  
19 station that was run on the farm in the east. There  
20 is plug-ins that are out in the middle of the field,  
21 past the shop that are out there. They were there  
22 when I bought the property. And I didn't even know  
23 they were there. I went around, and I walked around  
24 the granaries, and the grass was so high when I got it  
25 that you couldn't even see the plug-ins. And when we  
26 started taking down the old granaries that were full

1 of garbage, I'm talking -- this is where the garbage  
2 thing came in. All these old granaries were full of  
3 junk and garbage and old tires and wheels, and so I  
4 took a hoe and we started pulling the roofs off, and  
5 that's when I seen the power poles sitting behind them  
6 all. So he had -- that's where the trucks were lined  
7 up.

8 MS. G. McLEOD: Lined up all his trucks and --

9 MR. MILES: In your lawyer's letter, and in your --  
10 sorry, just thinking out loud here. In your letters  
11 later on, I think in one of your representations you  
12 indicated you're going to get some soil quality  
13 testing done on that land.

14 MR. McLEOD: Yeah, well, see --

15 MR. MILES: And provide that? I don't believe we've seen  
16 that in the file.

17 MR. McLEOD: Okay. No.

18 MR. MILLER: Why don't you just answer that? And to --  
19 he wants to make -- ask for a reconsideration of the  
20 application that you -- the Commission has considered,  
21 refused it, and reconsidered it and refused it again.  
22 And so I recommended that we needed to get a soils  
23 report for the property. And I can verify this was  
24 the BA bulk plant, because my father, when I lived in  
25 Fort St. John, used to buy there because he owned a BA  
26 service station.

1                   So the intention was to get a soils report  
2                   that we would submit as part of an application in the  
3                   reconsideration or new application. As you see in the  
4                   letter it said (inaudible) the rules for  
5                   reconsideration -- reconsideration.

6                   Now, all that is kept really on hold while  
7                   the Fort St. John fringe area plan is under review,  
8                   because would be prepared to submit a new application.  
9                   As Terry said I think the Regional District Commission  
10                  would say, "We really need to table this application  
11                  until such time as the fringe area is completed."  
12                  Well, if he did want Terry to give a soils report, I'm  
13                  sure we can get one. I'll get him to go out just on  
14                  site.

15 THE CHAIRPERSON: No, thank you very much, Kirk. I don't  
16                  think that is something that is required. You know,  
17                  with respect to the stop-work order. And the whole  
18                  issue of an area fringe plan and future plans --  
19                  that's something that we're not dealing with at this  
20                  time. So --

21 MR. MILLER: Okay.

22 THE CHAIRPERSON: Just for the record. But I appreciate  
23                  that. Mr. Watson, do we have any information on  
24                  previous use of this land?

25 MR. WATSON: In your files? No.

26 THE CHAIRPERSON: No.

1 MR. WATSON: Not that go before the application is  
2 submissions.

3 THE CHAIRPERSON: No, but even prior. Just as more --  
4 just something that we can be aware of. So thank you  
5 for bringing that to our attention.

6 MR. MILLER: Jennifer, just as an aside, this was a site  
7 that the Commission looked at for the OSD plant a  
8 number of years ago, that's located in the area. And  
9 I think, Colin, you remembered it. We had a number of  
10 sites that we were looking at in that vicinity. And  
11 this indeed was one of the properties that we looked  
12 at. They subsequently went across the road on the  
13 other side of the road. But this was one of the sites  
14 that was under consideration for the OSD plant.

15 MR. McLEOD: I think in probably -- I'm just guessing,  
16 but it's probably because it's surrounded by industry  
17 and the airport, and industry across the road.

18 THE CHAIRPERSON: Yeah, I know the area quite well.  
19 Yeah. Lucille.

20 MS. DEMPSEY: I have a question regarding the map again.

21 MR. McLEOD: Okay.

22 MS. DEMPSEY: I was just wondering, if you could sort of  
23 indicate on here where you were doing some --

24 MR. McLEOD: The dirt work?

25 MS. DEMPSEY: The dirt work, yes.

26 MR. McLEOD: Okay, this here is the swamp that I'm

1 talking about. This was -- that's why this little  
2 bush is in here. So, this is where we built the  
3 drainage. So what we've got going here is, we come in  
4 here, we drive in here, and then I -- I've got a trail  
5 going here. And then this here is where the track is  
6 right there. And then this is the centre of it right  
7 here.

8 And this is all -- I still hay all this.  
9 So this is 70 feet wide, this track.

10 MS. DEMPSEY: Okay.

11 MR. McLEOD: Just like so. And then the bleachers are --  
12 they just go around here. Right there. Or, sorry,  
13 right here. And then -- and I've got some bleachers  
14 sitting right there that belong out here, but they're  
15 not. They're just sitting right here. That's where  
16 the pictures -- it was probably when he took the  
17 picture here. You could see the bleachers sitting  
18 right there.

19 MS. DEMPSEY: And the barns -- the barn that --

20 MR. McLEOD: The barn is right here. This is it.

21 MS. DEMPSEY: And you're using an existing building.

22 MR. McLEOD: Yeah.

23 MS. DEMPSEY: You have the stalls in the existing  
24 building?

25 MR. McLEOD: That was here -- yeah. Exactly, yeah. So  
26 all I did was cleaned all the metal that was in that

1 building out. And I took all the -- there was old --  
2 what do you call them? Storage bins, all along the  
3 walls inside this old barn. And he had his horses on  
4 one side, and then he had storage on the other side,  
5 and it was full of pipe. I took and cleaned it all  
6 out, and did -- redid the ground, just leveled it all  
7 out, and that's where I put all the horses. So the  
8 horse stalls are in here right now.

9 And then I drilled a water well right here.  
10 And he used to use this dugout right here as the water  
11 source. This is a dugout right here. This is a big  
12 one.

13 MS. DEMPSEY: And so there would be a lot of parking  
14 and --

15 MR. McLEOD: No. It's all right here, right where he had  
16 all his parking.

17 MS. DEMPSEY: Okay.

18 MR. McLEOD: Just right there. There is nothing else is  
19 stripped out here, other than this spot right here.

20 MS. DEMPSEY: Yeah. But if you held any sort of activity  
21 out here, you would end up with vehicles out in the  
22 field.

23 MR. McLEOD: Probably horse trailers, yes. Right here.  
24 This high spot. This is high.

25 MS. DEMPSEY: So is it your intention to continue haying  
26 this portion?

- 1 MR. McLEOD: This -- yeah. I'm haying the whole works.  
2 All of it. It's all still being hayed, even inside  
3 the infill right here. This is just about flowering.  
4 This stuff down here is flowering now. So in the next  
5 two weeks, I'll be haying it.
- 6 MS. DEMPSEY: Okay. Thank you.
- 7 MR. McLEOD: You're welcome.
- 8 MS. McLEOD: As a rodeo mom, what happens with -- when we  
9 go to rodeos in other areas, like in Mayerthorpe or  
10 Quesnel, or whatever, we pull into rodeo grounds that  
11 are natural like that. And you can -- you do what's  
12 called self-pen. You pull in with your horse trailer  
13 yourself, pen, (inaudible) a bit down. Leaves this  
14 mess behind. And then they leave and the grass comes  
15 back. Whatever.
- 16 MR. McLEOD: Well, they just -- they just rake it into  
17 the dirt.
- 18 MS. DEMPSEY: Yes.
- 19 MS. G. McLEOD: So what we use as rodeo grounds, much of  
20 it will be back in rodeo -- in natural hay --
- 21 MR. McLEOD: Hay.
- 22 MS. G. McLEOD: -- after anyway. So even if we were to  
23 turn a horse out for a little while in a round pen,  
24 once you remove the round pen, it's back to where it  
25 was before.
- 26 MR. MILES: The horse stalls are on site right now. Are



1           they just vacant? There is --

2 MR. McLEOD:    Yeah, no, I -- we got three horses in there

3           ourselves. Grant Spicer and his wife got a horse --

4           two horses in there. So there is a couple of -- there

5           is five or six horses in there right now.

6 MR. MILES:     In the -- using the pen.

7 MR. McLEOD:    Not as many. Not as many.

8 MR. MILES:     Just to understand sort of what's transpired.

9 MR. McLEOD:    Sorry, Bert.

10 MR. MILES:     Yeah?

11 MR. McLEOD:    If I can interrupt. The horse stalls, when

12           they came into use big-time was for the RCMP Musical

13           Ride. They were full, then, with all the RCMP horses.

14 MS. DEMPSEY:   And they required so many.

15 MR. McLEOD:    Yeah, they needed so many. We actually had

16           to build a couple of just temporary pens, so that

17           their horses could stand in tie-ups. Sorry about

18           that.

19 MR. MILES:     Yeah. Madam Chair, just one question I have

20           is, there is a stop-work order issued, and the

21           question I get is -- I have is, what has occurred

22           since then on the property? Has anything occurred --

23           is it as it was at the time of the stop-work order?

24 MR. McLEOD:    Yeah. Pretty much, yeah.

25 MR. MILES:     Other than moving some bleachers?

26 MR. McLEOD:    That's right.

1 MR. MILES: So no further work on the property,  
2 virtually.

3 MR. McLEOD: No. I've put a couple of fences up. I put  
4 a couple of horse stalls up. I took down some of the  
5 old fence, that was where the ditch was being built.  
6 That's the old horse pens that Doug had built. And  
7 they were probably as high as this. And he had them  
8 built for big draft horses, so they were -- literally  
9 they were eight feet high. And it was two big pipe  
10 that the fence was built out of. So we cut a lot of  
11 that stuff down. And I plan on using it for more  
12 horse corrals or corral fencing.

13 THE CHAIRPERSON: Lucille.

14 MS. DEMPSEY: Could the remaining horse stalls -- is it  
15 -- was it your intention that you would be renting  
16 those out in the future?

17 MR. McLEOD: Yeah, yeah. Absolutely. Yeah, if we have a  
18 horse park, yeah. You know, and an outdoor arena, and  
19 hopefully someday maybe an indoor arena.

20 MS. McLEOD: And where we live in the airport, we have  
21 ten acres -- well, nine acres.

22 MR. McLEOD: Nine point zero seven.

23 MS. G. McLEOD: We just bought the next tiny little  
24 section and added it to our place. We have eight  
25 horses at home right now too, so --

26 MR. McLEOD: Horse people. Two big horses.

1 MS. McLEOD: And when we did move to the horse park,  
2 there is eight more horses coming with us.

3 MR. McLEOD: But we got a lots of --

4 MS. McLEOD: So we kind of split where we're at.

5 MR. McLEOD: We got lots of pasture there at the new  
6 place, so --

7 MS. McLEOD: Yeah.

8 MR. McLEOD: That's why we want fencing.

9 MS. McLEOD: Yeah.

10 MR. MILES: And just clarification, as you talked to him  
11 about the haying activities, and we've heard about  
12 soil stripping. I'm assuming that the soil stripping  
13 occurred --

14 MR. McLEOD: Right in the middle of the ground.

15 MR. MILES: In the ground where the arena --

16 MR. McLEOD: Yeah.

17 MR. MILES: -- or proposed arena is?

18 MR. McLEOD: Correct.

19 MR. MILES: And the other area where you're haying at  
20 this point, is -- was as it was at the time?

21 MS. McLEOD: Yes.

22 MR. McLEOD: Yeah. It's actually improved by a drain --

23 MR. MILES: By drainage.

24 MR. McLEOD: Yeah.

25 MR. MILES: Effectively it hasn't changed.

26 MS. McLEOD: No.

1 MR. McLEOD: No, not at all.

2 MR. MILES: So the stripping and the stockpile of soil we  
3 see is from on site.

4 MS. McLEOD: Yes.

5 MR. McLEOD: Yes. Yeah. It's all just moved over.

6 MR. MILES: Okay.

7 MR. MILLER: And there's been no soil taken off the  
8 property.

9 MR. McLEOD: No.

10 THE CHAIRPERSON: Okay, is there any further questions?  
11 Is there anything that you wish to add, or --

12 MR. McLEOD: I just -- like I say, I guess it's just the  
13 media thing. To me, I feel I went ahead and I -- when  
14 I started building, I didn't understand that I was  
15 breaking any rules and when I did, I went ahead and I  
16 approached our mayor. You know, when you grow up in a  
17 town, and you get to know the people -- when Lori  
18 Ackerman was a city councilor, and I built the first  
19 shop in this one industrial park, her and Jim  
20 Eglinski, the mayor at the time, came to my office and  
21 they gave me a plaque, or they presented with it. So  
22 I've known Lori for a long time.

23 I went to Jim, and I approached Jim when  
24 Jim was the mayor about donating land or finding some  
25 land for me to build a park on. That's when Jim  
26 Eglinski was the mayor. I went and him and -- him and

1 I sat in his office I don't know how many hours going  
2 through maps and looking at areas, and they had some  
3 property down on the river, but you have to look at  
4 access for ladies and young girls driving pickups  
5 pulling horse trailers with live animals. So you  
6 can't make it a hill when it's a trailer, and  
7 especially in Fort St. John in the wintertime. It has  
8 to be flat easy access to get in and out of.

9 So all those thoughts went aside, because  
10 the only land they had was down on the river bank. So  
11 I did do a whole pile of homework before I did what I  
12 did, other than probably looking at the proper  
13 procedure for going about getting the permits to do  
14 what I wanted to do.

15 And it wasn't like I was trying to hide  
16 anything. I didn't try and pull the wool over  
17 anybody's eyes. I told everybody exactly what I was  
18 trying to do. You know, in our -- and I didn't feel  
19 that our MLA, Pat Pimm at the time, was doing anything  
20 wrong either. I didn't know. But unbeknownst to me,  
21 that he was going to get elected in the Agricultural  
22 Minister seat, and then that just got blown by the  
23 media again, by saying they proved that -- you know,  
24 the opposition party came and said, "Well, look, he's  
25 trying to get land out of the Ag and he's now with the  
26 Ag Ministry." Anyway, that's not here nor there. But

1 I'm just trying to explain my side of where we're  
2 sitting on this whole thing, and it's like we're --  
3 we've got to go through the file so much.

4 But it's hard for me to understand, because  
5 when I drive around the cities, or the farms, and I  
6 drive across B.C., and I can look in that guy's field,  
7 and I look in that guy's field. Why me? How come not  
8 him? Or how come not him? Or how come not him, you  
9 know? And it's a circumstance, I would say.

10 MS. McLEOD: And just to reflect on hosting rodeos or  
11 having rodeo activities on your property, we did look  
12 at other land that was suggested to us, but a lot of  
13 it was land-locked, or was land-locked with the  
14 railroad track. And because it's a sport that has  
15 risk, you need to have ambulance access to it, or  
16 access by vehicle or --

17 MR. McLEOD: That was ALR too, though.

18 MS. McLEOD: But it was the same idea, when we looked at  
19 where to be eventually closer to the city, that was  
20 one of the reasons (inaudible).

21 THE CHAIRPERSON: Thank you. Kirk, do you have anything  
22 else you would like to add?

23 MR. MILLER: Well, just a couple of things. I think at  
24 the end of this process, Terry will know more about  
25 the *Agricultural Commission Act and Regulations*,  
26 because every day I talk to him, I remind him of what

1 the *Act* and *Regulations* say, so I think he's got a  
2 pretty good understanding.

3 I just want to stress once again that the  
4 whole involvement -- I know it's got nothing to do  
5 with the stop-work order, Jennifer, but the  
6 involvement of Pat Pimm and the Mayor, Terry was  
7 unaware of any of the implications and repercussions  
8 of that. He is from Fort St. John. These people were  
9 trying to help. And once again, I know it has nothing  
10 to do with the stop-work order. Terry has assured me  
11 that any activities that occur on that property will  
12 be in accordance with the *Regulations*, or the policy  
13 of the Commission, and I have suggested to Terry that  
14 if he is in doubt, give you guys a call and ask, you  
15 know, about these activities.

16 We will eventually be submitting an  
17 application or reconsideration advising, going back to  
18 the Fort St. John fringe area plan. I recommended  
19 that we let that process work its way through, so that  
20 is the only reason, Jennifer, I mention that, is  
21 because that does have a bearing on Terry's next step  
22 with regard to making an application, or requesting  
23 reconsideration.

24 THE CHAIRPERSON: Yes. No, thank you very much, Kirk.  
25 Bert?

26 MR. MILES: Yeah, Madam Chair, just one follow up

1 question in regards to a point you just made about  
2 buying agricultural land and not aware of the process.  
3 But as I look at the file here, there is a process  
4 involving the district to change the zoning from  
5 agriculture to, I think, C4?

6 MR. McLEOD: Mm-hmm.

7 MR. MILES: What inspired that exercise to get commercial  
8 zoning on it?

9 MR. McLEOD: When I went in to apply for insurance  
10 policies, they said, "Well, Terry, my broker said,  
11 well are you going, is it private or commercial, and  
12 what type of venue are you holding?" And when I told  
13 him, he said, you're going to have to have a  
14 commercial binder of insurance. Because, if you go  
15 private, it is going to cost you a million dollars  
16 just -- it's not worth your while. So, that is why I  
17 went back and I said, okay, well I guess I am going to  
18 need a commercial application.

19 And when I talked to them at the first  
20 time, it was, I applied for the rodeo grounds inside  
21 the ALR, to operate just the rodeo inside the ALR, and  
22 then it went back, and when it was refused then, I  
23 said, "Well, now what?" And I went back to the  
24 regional district and I asked is there anything else I  
25 can do? "Well, you can reapply for a C4, the  
26 commercial part." And I said, "Okay, well it don't



1 hurt." Unbeknownst to me it would -- what the steps  
2 or what it had to come through to get to that point, I  
3 had no idea.

4 MR. MILLER: But I think the reason the district  
5 supported the application when it was considered by  
6 the Commission, and I think there was a campground  
7 component too. There may have been an issue around  
8 that.

9 MR. McLEOD: That's right.

10 MR. MILLER: I am not sure, Bert, I can't --

11 MR. McLEOD: It was the campground, sorry.

12 MR. MILLER: -- really answer why (inaudible).

13 MR. McLEOD: Yes, it was a campground, and it was Ken --  
14 it was funny, because I seen Ken in Alberta here, just  
15 in this last --

16 MS. McLEOD: Sylvan Lake.

17 MR. McLEOD: Sylvan Lake. Ken was the Peace River  
18 Regional District rep that I was talking to at the  
19 time. Ken has since moved on and gone to Alberta to  
20 work. But Ken was the one that was suggesting what I  
21 should go through to get it rolling, you know? And I  
22 was in the regional district's office so many times  
23 that year, they even put a coffee pot in there for me  
24 because I am a coffee drinker, and they never have  
25 coffee pot.

26 VOICE: We're sorry.

1 MR. MILES: No, I just see an anomaly there and I was  
2 just trying to understand.

3 MR. McLEOD: That's why though. It was for that reason,  
4 and it was the campsite. Because, when I talked to  
5 B.C. Hydro again, when I showed them what I was  
6 wanting to do -- and the reason for the campground was  
7 that, so when the moms or the people that came to the  
8 rodeo, they would have a place to park their holiday  
9 trailers --

10 MS. McLEOD: Or horse trailers.

11 MR. McLEOD: Or a horse trailer.

12 MS. DEMPSEY: Talking about campground, the size of the  
13 campground that you had sort of envisioned seems to be  
14 beyond the scope of just a high-school rodeo.

15 MR. McLEOD: Yeah, and that is because I just gave it to  
16 a surveyor, and can you draw me a campsite on there?  
17 Just so I'd have something to show something. And  
18 that is what he did. He just took the plot of land,  
19 and he drew the roads going in and out, with the  
20 sizes. And I said, if there was 115 sites, I'm pretty  
21 darn sure we couldn't afford to build it anyway. So,  
22 if we would have got the application, we would have  
23 probably downsized it to probably -- I am guessing 40  
24 or 50 if we were lucky. Because the power alone to  
25 run to those would have been astronomical.

26 MR. MILLER: Once again, there was complications

1 (inaudible) clarify (inaudible) proposal and what size  
2 it is.

3 THE CHAIRPERSON: Yeah.

4 MR. MILLER: So, right now, that is not on the table. We  
5 accept that the Commission has rejected that  
6 application and we will in future be dealing either  
7 with this application or waiting for the fringe area  
8 plan.

9 THE CHAIRPERSON: Thank you, Kirk. Yeah, it is where  
10 we were kind of straying a little bit, but it is more  
11 background information.

12 MR. McLEOD: And this was my hay -- this was my old hay  
13 binder. I've got a new discbind. This is my old 85  
14 horse tractor, which I traded in this year on a new  
15 130 horse, so I can pull. This is an 8 foot haybine;  
16 I've now got a 13 foot discbine that I can go 14 miles  
17 an hour and cut hay.

18 But that is the commercial stuff that he is  
19 talking about. This little box truck I bought for  
20 hauling the horse booth and stuff, horse branding.

21 THE CHAIRPERSON: So right now, we are just looking at  
22 Tab 6.

23 MR. McLEOD: Yeah, sorry, I was just looking in the book  
24 here.

25 THE CHAIRPERSON: What I would -- and I don't know if  
26 this is appropriate, so I am just going to toss this

1 out. If you want to take a minute, we'll leave Kirk  
2 on the line here, and we'll call for a 10-minute  
3 recess or --

4 MR. McLEOD: I have got no reason --

5 THE CHAIRPERSON: It's entirely up to you. But I think  
6 you have covered off, you know, most of the  
7 information really well. Unless the commissioners  
8 have any other questions at all? I think there is an  
9 incredible amount of information and, you know, what  
10 we are looking at is very narrow in terms of the stop-  
11 work order. So. And although we have kind of deviated  
12 all over, it is really great background information.

13 MR. McLEOD: And I think that is what needs to be brought  
14 out.

15 THE CHAIRPERSON: So, it is important, yeah.

16 MR. McLEOD: Because a lot of people don't understand the  
17 whole picture. If you are standing outside the  
18 sandbox and you look at it all, it is a little  
19 different than what has been posted or written and/or  
20 if you guys can come and hang out with us for a week  
21 or two weeks, then you'd understand a lot more too.

22 THE CHAIRPERSON: Yeah, absolutely, I recognize that.  
23 So, if there is no further questions, and no need for  
24 a break -- and Kirk, you are fine?

25 MR. MILLER: I am fine. My coffee cup is empty and it's  
26 time (inaudible), Jennifer, so I am fine.

1 MR. McLEOD: Thank, Kirk.

2 THE CHAIRPERSON: Thank you very, very much. I think  
3 we've got a full binder. We won't be making a  
4 decision today. It is in our best -- we try to do it  
5 within 20 days, but that is sort of like a best  
6 efforts to do that. It's -- I think we will be  
7 getting together again a little later on, so we will  
8 have some more discussions.

9 MR. MILLER: There is one point, Jennifer, I did forget  
10 to bring this up.

11 THE CHAIRPERSON: Yes.

12 MR. MILLER: The stop-work order was supposed to be  
13 enforced by the 1<sup>st</sup> of June.

14 THE CHAIRPERSON: Of June, yes.

15 MR. MILLER: And I understand the problems that the  
16 Commission has with scheduling and resources, et  
17 cetera. So, hopefully you will rescind the stop-work  
18 order or set it aside. But if you don't, there has  
19 got to be -- I hope there is a recommendation that  
20 additional time is required to apply, et cetera. So,  
21 I just wanted it for the record that --

22 THE CHAIRPERSON: No, Kirk, thank you very much, I think  
23 that is something that we've noted as well. So, thank  
24 you.

25 MR. McLEOD: Can I keep this?

26 THE CHAIRPERSON: Absolutely.

1 MR. McLEOD: Perfect.

2 THE CHAIRPERSON: Absolutely. So, within -- so we are  
3 going to do what we can to make a decision. Our best  
4 efforts, within 20 days, and if there is no further  
5 questions, I will declare the hearing closed. Thank  
6 you.

7 (PROCEEDINGS ADJOURNED AT 10:47 A.M.)

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11 the recording provided to me, to the  
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