

ORDER OF AN EXECUTIVE OFFICER

To: Nature's Hideaway Family Campground Inc.
"the Owner"

Frank McHugh
"the Owner"

RE: Those housing premises located in Foothills County, Alberta and municipally described as: 144192 2253 Drive E

WHEREAS I, an **Executive Officer** of **Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. No utilities (power, heat, water) were available inside the home.
- b. No water was available for use from any of the taps of the home.
- c. The ambient temperature inside the home was measured at -0.2°C . The furnace was off at the time of inspection.
- d. No smoke alarms were identified in the home.
- e. The window of the master bedroom could not be opened, as the movable segment was stuck to the bottom section of the windowsill.
- f. The master bedroom window openable space was partially obstructed, leaving a vertical potential openable space of 11 inches.
- g. Some of the weatherproof cladding on the north-facing wall of the house was missing. Sections of housing wrap were loose and vulnerable to water infiltration.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. No utilities (power, heat, water) were available inside the home. This is in contravention of Section 8(d) of the Minimum Housing and Health Standards which states that: Every owner of a housing premises shall ensure a continuous supply of electricity, water and heat unless the rental agreement stipulates that such utility services are the sole responsibility of the occupant.

- b. No water was available for use from any of the taps of the home. This is in contravention of Section 9 of the Minimum Housing and Health Standards which states that: Every building used in whole or in part, as housing premises shall be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.
- c. The ambient temperature inside the home was measured at -0.2°C. The furnace was off at the time of inspection. This is in contravention of Section 8(a, b) of the Minimum Housing and Health Standards which states that: All heating facilities within a housing premises are to be properly installed and maintained in good working condition, and be capable of safely and adequately heating all habitable rooms, bathrooms, and toilet rooms within the building to a temperature of; (i) at least 22°C (71°F), or (i) [sic] maintained at a temperature of at least 22°C (71°F) when the control of the supplied heat in a dwelling is the responsibility of a person other than the occupant.
- d. No smoke alarms were identified in the home. This is in contravention of Section 12 of the Minimum Housing *and* Health Standards which states that: Smoke alarms within dwellings shall be installed between each sleeping area and the remainder of the suite; and, where hallways serve the sleeping areas the smoke alarms shall be installed within the hallway.
- e. The window of the master bedroom could not be opened, as the movable segment was stuck to the bottom section of the windowsill. This is in contravention of Section 3(b)(i) of the Minimum Housing and Health Standards which states that: For buildings of 3 stories or less and except where a bedroom door provides access directly to the exterior or the suite is sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge.
- f. The master bedroom window openable space was partially obstructed, leaving a vertical potential openable space of 11 inches. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards which states that: Windows shall provide unobstructed openings with areas not less than 0.35 square metres (3.8 sq. ft.) with no dimension less than 380 mm (15 inches).
- g. Some of the weatherproof cladding on the north-facing wall of the house was missing. Sections of housing wrap were loose and vulnerable to water infiltration. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards which states that: The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Restore access to heat, water, and electricity in the premises.
 - b. Submit water samples as directed by an Executive Officer to demonstrate that the water provided to the premises is potable.

- c. Restore heat throughout the premises to a temperature of at least 22°C in all habitable spaces.
 - d. Install a working smoke alarm in a hallway directly adjacent to the bedroom.
 - e. Modify the window in the bedroom to allow for adequate emergency egress, as defined in Section 3(b) of the *Minimum Housing and Health Standards*.
 - f. Repair exterior cladding to ensure walls are in a waterproof, windproof and weatherproof condition.
2. The work referred to in paragraph 1(a to d) shall be completed by the 9th of January 2024.
 3. The work referred to in paragraph 1(e and f) shall be completed by the 21st of January 2024.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Okotoks, Alberta, on the 4th of January 2024.

Confirmation of a verbal order issued to Frank McHugh on the 3rd of January 2024.

Executive Officer
Alberta Health Services

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and
 b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, ATB Place North Tower
10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>