

ORDER OF AN EXECUTIVE OFFICER NOTICE OF CLOSURE

To: Condominium Corporation No. 7810681
"the Owner"

Cassie Henderson
"the Owner"

Megan Madden
"the Owner"

Zabir Jamal
"the Owner"

RE: The "pool" located in Calgary, Alberta and municipally described as:
Roxboro House – Swimming Pool
330 26 Avenue SW
Calgary, Alberta T2S 2T3

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. Free available chlorine measured 0.4ppm.
- b. Total alkalinity measured 40ppm.
- c. No records on site for daily monitoring of free chlorine, combined chlorine or pH.
- d. No records on site for weekly monitoring of total alkalinity.
- e. No records on site for daily monitoring of automated readings and associated set points.
- f. No records on site for daily visual checks and inspection of submerged suction outlets.
- g. Automated reading for free available chlorine was 0.0mg/l and automated reading for flow rate was 0.0l/h which did not match with manual testing and physical observation.
- h. No certified pool operator designated for daily maintenance of the pool.
- i. No suitable test kit or equipment on site for the daily and weekly testing of the pool water's free available chlorine, combined chlorine, pH and total alkalinity.
- j. No current anti-entrapment plan on site or available for review.
- k. No legible copy of a water quality incident report on site.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Public Swimming Pools Regulation, Alberta Regulation 204/2014 and the Pool Standards there under exist in and about the above noted premises, namely:

- a. Free available chlorine measured 0.4ppm. This contravenes Section 4.1.1 of the Pool Standards which states that the minimum free chlorine residual in a public swimming pool must be maintained as follows: 1.0 mg/l (ppm) in a public swimming pool with an operating water temperature of not greater than 30 degrees Celsius.
- b. Total alkalinity measured 40ppm. This contravenes Section 4.5 of the Pool Standards which states that the total alkalinity of the public swimming pool water must be maintained at no less than 60 mg/l (ppm) and no greater than 180 mg/l (ppm), or at levels where chlorine and pH requirements can be maintained in accordance with Section 4.0 of the Pool Standards.
- c. No records on site for daily monitoring of free chlorine, combined chlorine or pH. This contravenes Section 5.1 (a) of the Pool Standards which states that operating records must be maintained to provide information regarding the time of and observations and readings for pH, and the free, total and combined chlorine residuals. This also contravenes Section 5.2.1 of the Pool Standards which states that the free chlorine, combined chlorine and pH must be tested manually at least once per day.
- d. No records on site for weekly monitoring of alkalinity. This contravenes Section 4.5.2 of the Pool Standards which states that the total alkalinity must be measured and recorded at least once a week. This also contravenes Section 5.1 (b) of the Pool Standards which states that operating records must be maintained to provide information regarding time and results of total alkalinity tests.
- e. No records on site for daily monitoring of automated readings and associated set points. This contravenes Section 5.1 (c) which states that operating records must be maintained to provide information regarding automated controller set points and readings for ORP, chlorine and pH. This also contravenes Section 5.2.2. of the Pool Standards which states that the automated readings and associated set points shall be monitored and recorded at least once per day.
- f. No records on site for daily visual checks and inspection of submerged suction outlets. This contravenes Section 9.6.1 of the Pool Standards which states that the covers of each submerged suction outlet, including the equalizer and vacuum outlets, shall be routinely inspected prior to opening each day and throughout the day when the public swimming pool is in use.
- g. Automated reading for free available chlorine was 0.0mg/l and automated reading for flow rate was 0.0l/h which did not match with manual testing and physical observation. This contravenes Section 5.3 of the Pool Standards which states that automated controller readings must be consistent with with any manual tests.
- h. No certified pool operator designated for daily maintenance of the pool. This contravenes Section 1.1 of the Pool Standards which states that the pool operator must (a) be certified by an organization that is on the List of Approved Pool Operator Education Organizations approved by the Minister and, (b) upon request, provide proof of successful completion of the course in the form of a certificate issued by the approved organization.
- i. No suitable test kit or equipment on site for the daily and weekly testing of the pool water's free available chlorine, combined chlorine, pH and total alkalinity. This contravenes Section 5.2.1 of the Pool Standards which states that the free chlorine, combined chlorine and pH must be tested manually at least once per day. This also contravenes Section 4.5.2 of the Pool Standards which states that the total alkalinity must be measured and recorded at least once per week.
- j. No current anti-entrapment plan on site or available for review. This contravenes Section 9.1 of the Pool Standards which states that every owner or owner's agent, if any, must

assess anti-entrapment risks, develop and implement an appropriate anti-entrapment plan to meet the requirements of this section.

- k. No legible copy of a water quality incident report on site. This contravenes Section 12.1 of the Pool Standards which states that a water quality incident response plan that is appropriate to the type of public swimming pool must include the following:
 - a) The steps to be taken when any of the following occur:
 - i) Standards for microbiology, ORP, free chlorine, cyanuric acid, pH, and clarity in the public swimming pool are not being met,
 - ii) Blood, food or chemicals foul the water, or
 - iii) Fecal material or vomit foul the water, and
 - b) The name of the appropriate contact person and emergency contact numbers.

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed**.

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

- 1. That the Owner immediately close the above noted premises.
- 2. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Service and/or repair the automated controller for the dispensing and monitoring of chlorine and pH.
 - b. Balance the pool and ensure the free available chlorine is maintained at a minimum of 1.0mg/L (ppm) while maintaining the pH between 6.8 and 7.6
 - c. As part of balancing, ensure total alkalinity is maintained between 60 and 180 mg/l (ppm).
 - d. Obtain a suitable test kit and equipment for daily and weekly testing.
 - e. Develop a system for daily and weekly testing of all parameters that are required to be tested and recorded. Provide a copy of the procedures to AHS for review.
 - f. Ensure that daily and weekly records are available for review by an Executive Officer at all times.
 - g. Obtain the services of someone who is a certified pool operator. Provide a copy of the certificate to AHS.
 - h. Update or develop a current anti-entrapment plan with all relevant and required information within and provide a copy of this to AHS for review and approval. Ensure the plan includes daily inspection of submerged suction outlets and the record keeping associated with this.
 - i. Update or develop water quality incident report procedures and provide them to AHS for review. Requirements for referenced procedures are described in section "k" above.
- 3. That until such time as the work referred to above is completed to the satisfaction of an Executive Officer of Alberta Health Services; the above noted premises shall remain closed.

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 Calgary, Alberta, December 3, 2025.

Confirmation of a verbal order issued to Zahir Jamal on December 1, 2025.

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>

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<https://www.ahs.ca/eph>