

ORDER OF AN EXECUTIVE OFFICER

To: 2019482 Alberta Ltd.
Dean Leischner
Lawrence Cooper
Darren Lloyd
Craig Schiessler
"the Owners"

And

Soul Property Solutions Ltd.
"the Representative"

RE: Those housing premises located in Red Deer, Alberta and municipally described as:
79 Patterson Crescent

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. The bedroom window dimensions for units #10 (first floor) and #20 (second floor) of the above noted premises do not meet with the minimum emergency egress requirements. The measured dimensions of the unobstructed bedroom window openings for both units were approximately 10.5 inches by 50 inches.

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. The bedroom window dimensions for units #10 (first floor) and #20 (second floor) of the above noted premises do not meet with the minimum emergency egress requirements. The measured dimensions of the unobstructed bedroom window openings for both units were approximately 10.5 inches by 50 inches. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards which states that: "Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35m² (3.8ft²), with no dimension less than 380 mm (15")."

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. Ensure that the bedroom windows for Units #10 and #20 are repaired and/or replaced to provide unobstructed openings with areas not less than 0.35m^2 (3.8ft^2), with no dimension less than 380 mm (15").
- b. Ensure all other units in the above noted premises are equipped with bedroom windows that provide unobstructed openings with areas not less than 0.35m^2 (3.8ft^2), with no dimension less than 380 mm (15").
- c. Ensure that all affected tenants are informed of the current lack of compliant emergency egress from their bedroom(s). Tenants must be advised to temporarily use the living room for sleeping purposes and to use the balcony door as an emergency exit route until the bedroom windows are appropriately modified or replaced to meet egress requirements.

2. The work referred to in paragraph 1 shall be completed by September 12, 2025.

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 Red Deer, Alberta, July 9, 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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Copy: City of Red Deer
Fire