

**ORDER OF AN EXECUTIVE OFFICER
UNFIT FOR HUMAN HABITATION
ORDER TO VACATE
ON OR BEFORE JULY 24, 2026**

To: **Amardeep Singh Khara**
"the Owner"

And To: All Occupant(s) of the following Housing premises:

RE: Those housing premises located in Sherwood Park, Alberta and municipally described as:
148, 22559 Wye Road, Sherwood Park, T8C 1H9

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;

By virtue of the violations noted below, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

I hereby **ORDER** and **DIRECT**:

1. That all occupants vacate the above noted premises.
2. That the Owner(s) ensure all Occupants vacate the above noted premises on or before July 24, 2026.
3. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Repair or replace the private sewage disposal system so it is in proper operating condition. Provide the appropriate Safety Codes approvals to this office.
 - b. Replace at least one bedroom window in each of the north facing basement bedrooms to meet emergency egress requirements.
 - c. Identify and repair all areas of water infiltration in the basement. Remove and replace water damaged materials. Ensure the basement is in good repair and free from water infiltration and accumulation
 - d. Submit a bacteriological water sample from the water supply to an accredited laboratory to assess if it is safe for human consumption.
 - e. Replace the missing exterior cladding near the top of the house on the North facing side
4. 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 vacant and secure from unauthorized entry.

These required actions are necessary given the presence of the following conditions identified during inspection 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, in contravention of the Public Health Act, namely:

- a. The septic tank was observed to be in disrepair. A large hole was observed in the ground with the surrounding area sloped inwards towards the hole. A strong sewage smell was noted coming from the hole.
- b. The three bedroom windows located in the two north facing basement bedrooms did not meet emergency egress requirements. When fully opened, they measured 350mm by 680mm.
- c. Water infiltration and pooling was observed around the furnace area, in the two north facing bedrooms in the basement, and in the laundry room.
- d. No exterior cladding was observed near the top of the house facing North. Exposed wood was observed between the exterior cladding and the roof. There was no proper seal between the exterior cladding and the roof to ensure it was weatherproof.

These observed public health nuisance conditions identified during inspection are violations of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, namely:

- a. The septic tank was observed to be in disrepair. A large hole was observed in the ground with the surrounding area sloped inwards towards the hole. A strong sewage smell was noted coming from the hole. This is in contravention of Section 6(a) of the Minimum Housing and Health Standards, which states "Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. (a) The plumbing system and the sanitary drainage system or private sewage disposal system, as the case may be, including drains, fixtures, traps, vents, stacks, waste disposal facilities, pumpout sewage holding tanks, septic tanks and the disposal system shall be maintained in a proper operating condition."
- b. The bedroom windows in the basement did not meet emergency egress requirements. When fully opened, they measured 350mm by 680mm. This is in contravention of Section 3(b)(ii) of the Minimum Housing and Health Standards, which states "Windows referred to in section 3(b)(i) shall provide unobstructed openings with areas not less than 0.35 m² (3.8ft²), with no dimension less than 380 mm (15")."
- c. Water infiltration and pooling was observed around the furnace area, in the two north facing bedrooms in the basement, and in the laundry room. This is in contravention of Section 1(b,d) of the Minimum Housing and Health Standards, which states "Basements, cellars or crawl spaces shall be structurally sound, maintained in good repair and free from water infiltration and accumulation."
- d. No exterior cladding was observed near the top of the house facing North. Exposed wood was observed between the exterior cladding and the roof. There was no proper seal between the exterior cladding and the roof to ensure it was weatherproof. This is in contravention of Section 2(a) of the Minimum Housing and Health Standards, which states "The roof and exterior cladding of walls shall be maintained in a waterproof, windproof and weatherproof condition."

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 Sherwood Park, Alberta, July 23, 2026.

Confirmation of a verbal order issued to Amardeep Singh Khara on July 23, 2026.

Executive Officer
Alberta Health Services

If you have any questions regarding the order, contact Environmental Public Health at 1-833-476-4743 or <https://www.albertahealthservices.ca/eph/eph.aspx>

You have the right to appeal

A person who is directly affected by a 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>

Sherwood Park • Strathcona County Health Centre • Environmental Public Health

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