

ORDER OF AN EXECUTIVE OFFICER

To:	Lionsheart Wholeness Centre Inc. “the Owner”	Wanda Rowe “the Owner”	Barbara Joyce Rowe “the Owner”
	2196567 Alberta Ltd. “the Owner”	Ivan Harper “the Owner”	Laurie Ann Jimmy “the Owner”
	Richard Stanley “the Owner”	Joseph Waskewitch Jr. “the Owner”	

RE: Those housing premises located in Sturgeon County, Alberta and municipally described as: 23502 Secondary Highway 651 Sturgeon County

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 and report 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. Sections of drywall are missing from the ceiling in the large common room on the main floor off the kitchen, with their fallen remnants visible on the floor.
- b. Water was observed dripping from the interior back porch ceiling located off the kitchen.
- c. Ceiling tiles in the basement show signs of water damage, with water damaged insulation visible.
- d. The ceiling above the two-compartment sink in the main floor kitchen exhibits signs of water damage.
- e. Both decks on the east and the west side of the premises have unsecured and missing spindles. A large gap is present adjacent to the stairs outside the Wildrose room at the southeast corner of the premises, leading to the east-facing deck.
- f. Various exterior doors are not windproof or weatherproof including the garage doors, the porch off the kitchen door, and the window in the Tiger Lily Room.
- g. There are missing/damaged electrical outlet covers in various areas of the premises, including but not limited to, outside of the garage, in the Granite Room, in the basement, and kitchen.

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. Sections of drywall are missing from the ceiling in the large common room on the main floor of the kitchen, with their fallen remnants visible on the floor. This is in contravention of Section 5 of the Minimum Housing and Health Standards, which states “all walls, windows, ceilings, floors, and floor coverings shall be maintained in good repair, free of cracks, holes, loose or lifting coverings and in a condition that renders it easy to clean.”

- b. Water was observed dripping from the interior back porch ceiling located off the kitchen. 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"
- c. Ceiling tiles in the basement show signs of water damage, with water damaged insulation visible. This is in contravention of section 1(c) of the Minimum Housing and Health Standards, which states "building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- d. The ceiling above the two-compartment sink in the main floor kitchen exhibits signs of water damage. This is in contravention of section 1(c) of the Minimum Housing and Health Standards, which states "building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced."
- e. Both decks on the east and the west side of the premises have unsecured and missing spindles. A large gap is present adjacent to the stairs outside the Wildrose room at the southeast corner of the premises, leading to the east-facing deck. This is in contravention of section 3(c)(i) of the Minimum Housing and Health Standards, which states "Inside or outside stairs or porches including all treads, risers, supporting structural members, handrails, guards and balconies, shall be maintained in good repair and shall comply with the requirements of the Alberta Building Code or a Professional Engineer design."
- f. Various exterior doors are not windproof or weatherproof including the garage doors, the sunroom off the kitchen door and the window in the Tiger Lily Room. This is in contravention of section 2(b)(i) of the Minimum Housing and Health Standards, which states "All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof."
- g. There are missing/damaged electrical outlet covers in various areas of the premises, including but not limited to, outside of the garage, in the Granite Room, in the basement, and kitchen. This is in contravention of section 11 of the Minimum Housing and Health Standards, which states "Every housing premises shall be supplied with electrical service. Outlets, switches and fixtures shall be properly installed and shall be maintained in a good and safe working 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. Remove water damaged building material in the large common room on the main floor off the kitchen. Have an Executive Officer complete a re-inspection after the source of the water infiltration has been identified and eliminated and prior to replacing building material including insulation and ceiling surfaces if removed.
 - b. Remove water damaged building material in basement ceiling. Have an Executive Officer complete a re-inspection after the source of the water infiltration has been identified and eliminated and prior to replacing building material including insulation and ceiling tiles.
 - c. Remove water damaged building material in ceiling of main floor kitchen. Have an Executive Officer complete a re-inspection after the source of the water infiltration has been identified and eliminated and prior to replacing building material including insulation and drywall.
 - d. Locate and repair the source of the leak in the large common room on the main floor off the kitchen.
 - e. Locate and repair the source of the leak that appears in the ceiling of the porch off the kitchen, remove any water damaged building material discovered and replace with new

building material. Have an Executive Officer complete a re-inspection after the source of the water infiltration has been identified and eliminated and prior to replacing building material including insulation and ceiling surfaces if removed.

- f. Locate and repair source of the leak in basement ceiling.
- g. Locate and repair source of the leak in ceiling of main floor kitchen.
- h. Ensure that all stairs, guards and railings are secure and installed in accordance with building codes.
- i. Ensure that all external doors and windows are windproof and weatherproof.
- j. Ensure that all electrical outlets have properly installed covers.

2. The work referred to in paragraph 1(a-c) shall be completed by October 6, 2025.

3. The work referred to in paragraph 1(d-j) shall be completed by November 3, 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 St. Albert, Alberta, September 5, 2025.

Executive Officer
Alberta Health Services

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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