

## ORDER OF AN EXECUTIVE OFFICER

**To:** Heather Peter, &  
Matthew Peter  
“the Owners”

**RE:** Those housing premises located in Sturgeon County, Alberta and municipally described as: 25103 Township Road 552, Lot 2 Block 1 Plan 1722925.

**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. A horizontal crack is present in the window of the middle bedroom located upstairs.
- b. The locking mechanism is not functional on the sliding rear patio entrance door.
- c. Materials, objects and belongings are observed accumulated in the main floor laundry room, and the main floor living room in such a way that does not allow for effective cleaning and may allow for pest harbourage.
- d. A large vertical crack is present on the exterior wall facing the backyard between the kitchen window and back door of the premises. There is a diagonal crack in the wall over the exterior north door in the boot room adjacent to the garage.
- e. There are no guards on the staircase leading to the basement storage area.

**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. A horizontal crack is present in the window of the middle bedroom located upstairs. 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**”.
- b. The locking mechanism is not functional on the sliding rear patio entrance door. This is in contravention of **Section 3 (a)** of the **Minimum Housing and Health Standards**, which states, “**Exterior windows and doors shall be capable of being secured**”.
- c. Materials, objects and belongings are observed accumulated in the main floor laundry room, and the main floor living room in such a way that does not allow for effective cleaning and may allow for pest harbourage. This is in contravention of **Section 16** of the **Minimum Housing and Health Standards**, which states, “**The owner shall ensure that all rooms and other areas used in common by the occupants of the individual dwellings are maintained in a clean and sanitary condition**”.

- d. A large vertical crack is present on the exterior wall facing the backyard between the kitchen window and back door of the premises. This is in contravention of **Section 1 (a)** of the **Minimum Housing and Health Standards**, which states, "***The housing premises shall be structurally sound***", and **Section 1(d)** that states "***Repairs or modifications required by the Executive Officer of any structural element of the housing premises may require the design and/or supervision of a professional structural engineer or a Safety Codes Officer (Building Discipline).***" and in contravention of **Section 2(a)** that states "***The roof and exterior cladding of walls shall be maintained in a waterproof, windproof, and weatherproof condition.***"
- e. There are no guards on the staircase leading to the basement storage area. 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. A hole in the drywall was noted in each of the walls of the upstairs spare bedrooms. 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.***"
- g. There is a hole next to the electrical switch in the foyer bedroom. 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.***"

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. Replace the cracked window in the middle bedroom located upstairs.
  - b. Install a properly functioning locking mechanism on the rear sliding door and frame so the door may be secured as designed.
  - c. Remove material and objects located on the floor in main floor laundry and living room areas that hinder the reasonable cleaning of the area.
  - d. Have the housing structure assessed by an accredited Safety Codes Officer (Building discipline), or a Professional Structural Engineer for structural soundness, and ensure all required corrections and fixes are completed. Provide a copy of the report to the undersigned Executive Officer. If the cracking is determined not to pose a structural concern, then restore the exterior cladding to the required standard.
  - e. Install guards on the stairs leading to the basement storage area.
  - f. Repair the holes in the bedrooms so the walls are in good repair in a condition that renders it easy to clean.
  - g. Repair the hole in the foyer room so the wall is in good repair in a condition that renders it easy to clean.

2. The work referred to in paragraph 1 shall be completed by November 30, 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 St. Albert, Alberta, October 4, 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](mailto: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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23 Sir Winston Churchill Avenue and St. Albert, AB, Canada T8N 2S7

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