

ORDER OF AN EXECUTIVE OFFICER

To: Phan Hong, &
Van Vuong,
“the Owners”

RE: Those housing premises located in Sturgeon County, Alberta and municipally described as: 302 – 26023 Township Road 544, Plan 0924659, Block 2, Plan 2.

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 owner and occupant were noted to be pumping out the contents of septic holding tank in the front ditch. A strong sewer odor was observed around the septic holding tank and the front ditch area. The occupant indicated that the pump of the septic holding tank was not in operational state.
- b. The basement sump pump was operational, but the septic holding tank pump was not in operational state. The contents of both holding tank and basement sump pump appeared to have nowhere to go and were accumulating in the basement. Active sewage accumulation was present in the basement furnace room, living area, both bedrooms, door frames, and washroom. The Basement floor was completely saturated with sewage accumulation. There were pieces of degraded tissues among the accumulation. Water damage was observed on the baseboards and walls of the basement. The inside of the premises was musty.
- c. The floor tiles on steps of the staircase leading to the front door are either damaged or disintegrated. The underlying building materials of these steps were exposed and appeared to be deteriorating.

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, and the exist in and about the above noted premises, namely:

- a. The owner and occupant were noted to be pumping out the contents of septic holding tank in the front ditch. A strong sewer odor was observed around the septic holding tank and the front ditch area. The occupant indicated that the pump of the septic holding tank was not in operational state which is in contravention of **Section 6 (a)** of the **Minimum Housing and Health Standards**, which states, “**Plumbing and Drainage System 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” and Section 3 (2) of Alberta’s Housing Regulation, AR 17/1999, which states, “An owner shall ensure that the housing premises’ plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition” and Section 5 (2) of Alberta’s Housing Regulation, AR 17/1999, which states, “No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease”.

- b. The basement sump pump was operational, but the septic holding tank pump was not in operational state. The contents of both holding tank and basement sump pump appeared to have nowhere to go and were accumulating in the basement. Active sewage accumulation was present in the basement furnace room, living area, both bedrooms, door frames, and washroom. The Basement floor was completely saturated with sewage accumulation. There were pieces of degraded tissues among the accumulation. Water damage was observed on the baseboards and walls of the basement. The inside of the premises was musty which is in contravention of **Section 1 (b) (c) 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. Building materials that have been damaged or show evidence of rot or other deterioration shall be repaired or replaced**” and **Section 3 (2) of Alberta’s Housing Regulation, AR 17/1999**, which states, “**An owner shall ensure that the housing premises’ plumbing system and facilities provided under subsection (1)(b) are free from defects and maintained in proper operating condition**” and **Section 5 (2) of Alberta’s Housing Regulation, AR 17/1999**, which states, “**No person shall cause or permit any condition in housing premises that is or may become injurious or dangerous to the public health, including any condition that may hinder in any way the prevention or suppression of disease**” and **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**”.
- c. The floor tiles on steps of the staircase leading to the front door are either damaged or disintegrated. The underlying building materials of these steps were exposed and appeared to be deteriorating which 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**”

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

1. That the Owners immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Contact a professional sewer vacuum company to remove contents of septic holding tank from the septic holding tank, front ditch and basement. Submit a copy of the invoice to the local Environmental Public Health office.
 - b. Repair the septic holding tank pump and ensure it is always maintained in an operational state.
 - c. Remove all sewage accumulation, water damaged materials including basement floor, baseboards, door trims, wall panels, etc. and replace them. Increase ventilation in the premises.

- d. Thoroughly clean and disinfect the basement area and submit photographs of all removed and discarded materials to the local Environmental Public Health office. Ensure all finishes are maintained in good repair, free of cracks, holes, and in a condition that renders them easy to clean.
 - e. Remove and replace all damaged materials.
2. The work referred to in paragraph 1 (a) (b) (c) (d) shall be completed by August 21, 2026.
 3. The work referred to in paragraph 1 (e) shall be completed by September 4, 2026.

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, August 14, 2026.

Confirmation of a verbal order issued to Van Vuong on August 12, 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>

St. Albert • St. Albert Public Health Centre • Environmental Public Health

23 Sir Winston Churchill Avenue and St. Albert, Alberta, Canada T8N 2S7

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