

**ORDER OF AN EXECUTIVE OFFICER
CLOSED FOR TENANT ACCOMMODATION PURPOSES
ORDER TO VACATE**

To: Egert Developments Ltd.
Mannerton Corp.
1647963 Alberta Ltd.
Marlene Rohr
Gary Rohr
Rebecca Cornish
"the Owners"

Clinton Dean Cornish
Ronald Alan Egert
Marlene Anne Rohr
"Primary Agents"

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

RE: Those housing premises located in Strathcona County, Alberta and municipally described as: 55046 Range Road 214, T8L 4B9

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 two bedroom windows located on the right side of the hallway on the main floor were measured 14 inches by 36 inches with an openable area of 3.5 square feet and do not meet emergency egress requirements.
- b. The private sewage system was not in proper operating condition. An inspection was conducted by a plumbing inspector with Strathcona County and it was determined that current soil conditions were not appropriate for any type of soil based treatment for an open discharge system.

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 two bedroom windows located on the right side of the hallway on the main floor were measured 14 inches by 36 inches with an openable area of 3.5 square feet and do not meet emergency egress requirements. This is in contravention of Section 3(b)(i)(ii) of the Minimum Housing and Health Standards, which states: "For buildings of 3 storeys or less and except where a bedroom door provides access directly to the exterior or the suite is

sprinklered, each bedroom shall have at least one outside window which may be opened from the inside without the use of tools or special knowledge. Windows referred to above shall provide unobstructed openings with areas not less than 0.35 sq. meters (3.8 sq. ft.), with no dimension less than 380 mm (15 inches)."

- b. The private sewage system was not in proper operating condition. An inspection was conducted by a plumbing inspector with Strathcona County and it was determined that current soil conditions were not appropriate for any type of soil based treatment for an open discharge system. 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. 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 WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Closed for Tenant Accommodation Purposes**.

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

1. That the occupants vacate the above noted premises on or before August 14, 2026.
2. 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 two bedroom windows located on the right side of the hallway on the main floor so that they meet emergency egress requirements.
 - b. Repair or replace the private sewage disposal system so that it is in proper operating condition. Proof of applicable plumbing and sewage safety codes approval inspection is required by this office.
3. 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 closed for tenant accommodation purposes.

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, August 13, 2026

Executive Officer
Environmental Health Officer

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>

Sherwood Park • Strathcona County Health Centre • Environmental Public Health

2 Brower Drive, Sherwood Park, Alberta, Canada T8H 1V4

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