

ORDER OF AN EXECUTIVE OFFICER UNFIT FOR HUMAN HABITATION ORDER TO VACATE

To: **Anchor Industries (2005) Ltd.**
Darcy Leduc
Vivian Leduc
"the Owner"

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

RE: Those housing premises located in Sturgeon County, Alberta and municipally described as: **56329 Range Road 233, T0A 1N5**

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, in contravention of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003 namely:

- a. The septic tank is improperly installed within the crawlspace of the dwelling and is not buried below grade. The tank is actively leaking effluent and venting sewer gases; causing an immediate risk to life and safety for the occupants.
- b. A potable water connection is located approximately 4 metres (13.12 feet) from an improperly installed septic tank that is actively leaking, with effluent discharging onto the ground surface approximately 20 metres (65.62 feet) from the potable water connection.
- c. The potable water connection cap and casing are below grade and there is pooled water which appears to be draining toward it, creating a significant risk of contamination of the potable water supply.
- d. Water samples collected from the well tested positive for total coliforms on January 28, 2026, and March 11, 2026, and chemical analysis from February 10, 2026, identified manganese at 0.160 mg/L, exceeding the Maximum Allowable Concentration of 0.12 mg/L. These results indicate compromised potable water quality.

AND WHEREAS such inspection disclosed that the following breaches of 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 septic tank is improperly installed within the crawlspace of the dwelling and is not buried below grade. The tank is actively leaking effluent and venting sewer gases. This is in contravention of **Section 5(2) of the Housing Regulation**, which states that, "*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 **Sections 3(1)(b)(i) and 3(2) of the Housing**

Regulation, which state that, “... an owner shall ensure that the occupants of the housing premises are supplied with adequate sanitary facilities, including a sanitary drainage system or private sewage disposal system. An owner shall ensure that the housing premises’ plumbing system and facilities provided... are free from defects and maintained in proper operating condition” and **Section 6(c) of the Minimum Housing and Health Standards**, which states that, “Every housing premises shall be connected to the public sewage system, or to an approved private sewage disposal system. All plumbing fixtures shall be serviceable, free from leaks, trapped and vented to the outside.”

- b. A potable water connection is located approximately 4 metres (13.12 feet) from an improperly installed septic tank that is actively leaking, with effluent discharging onto the ground surface approximately 20 metres (65.62 feet) from the potable water connection. This is in contravention of **Sections 11, 15(2)(a), and 3 of the Nuisance and General Sanitation Regulation**, which state that, “Where a person provides a source of water that the person intends to be used or realizes or ought to realize will be used by the public for human consumption, the person shall ensure that the water is potable” and “A person shall not locate a watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system within 10 metres of a water well that supplies water that is intended or used for human consumption” and “A person shall not deposit sewage effluent on the ground surface within 50 metres of a water well referred to in subsection (2).”
- c. The potable water connection cap and casing are below grade and there is pooled water which appears to be draining toward it, creating a significant risk of contamination of the potable water supply. This is in contravention of **Section 5(2) of the Housing Regulation**, which states that, “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”
- d. Water samples collected from the well tested positive for total coliforms on January 28, 2026, and March 11, 2026, and chemical analysis from February 10, 2026, identified manganese at 0.160 mg/L, exceeding the Maximum Allowable Concentration of 0.12 mg/L. These results indicate compromised potable water quality. This is in contravention of **Section 11 of the Nuisance and General Sanitation Regulation**, which states that, “Where a person provides a source of water that the person intends to be used or realizes or ought to realize will be used by the public for human consumption, the person shall ensure that the water is potable”. It is also in contravention of **Section 3(1)(b)(iii) of the Housing Regulation**, which states that, “... an owner shall ensure that the occupants of the housing premises are supplied with adequate running hot and cold water that is safe for human consumption” and **Section 9 of the Minimum Housing and Health Standards**, which states that, “Every building used in whole or in part, as housing premises must be supplied with a potable water supply of sufficient volume, pressure and temperature to serve the needs of the inhabitants.”

AND WHEREAS, by virtue of the foregoing, the above noted premises are hereby declared to be **Unfit for Human Habitation**.

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

1. That the Owner(s) takes all steps necessary to ensure all Occupants vacate the above noted premises on or before April 7, 2026.

2. That the Owner(s) immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Take the necessary steps to remediate, relocate, repair or replace the septic system to ensure it is installed and maintained in a manner that prevents leakage and meets minimum setback requirements from the potable water source.
 - b. All sewage, contaminated materials, and affected building components within the crawlspace shall be removed and the area shall be cleaned and remediated as necessary to eliminate odours, gases, and contamination.
 - c. All discharge of sewage effluent onto the ground surface shall cease immediately. Any contaminated soil or impacted areas between the septic system and the potable water connection shall be assessed and remediated as necessary to eliminate risk of contamination.
 - d. The potable water connection shall be brought to a proper above-grade condition, including raising and securing the casing and cap to at minimum 20 cm above ground surface, and grading the surrounding area to prevent surface water from pooling or draining toward the connection.
 - e. The potable water supply shall not be used for human consumption until it has been demonstrated to be safe. The water system shall be inspected, flushed, and disinfected as necessary, and follow-up water samples shall be collected and submitted for analysis. A minimum of two consecutive sets of bacteriological samples must confirm the absence of total coliforms, and chemical parameters must meet applicable guidelines, including manganese levels below the maximum allowable concentration, prior to the water being used for drinking, cooking, or other domestic purposes.

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 vacant and secure from unauthorized entry.

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, March 25, 2026.

Confirmation of a verbal order issued to Rachelle Hohmann on March 24, 2026.

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>

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

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