

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

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

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

RE: Those housing premises located in Legal, Alberta and municipally described as:
**Cuddles Inn – Unit 7, Lionsheart Wholeness Centre, 57413 Lily Lake Road,
Sturgeon County, Alberta, T0G 1L0**

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 unit has been extensively damaged due to a fire occurring December 4th, 2024.

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 unit has been extensively damaged due to a fire. This is in violation of **Section 3(1)(a) and 3(1)(c) of the Housing Regulation** which state that, “...an owner shall ensure that the housing premises are structurally sound, in a safe condition, in good repair, and maintained in a waterproof, windproof and weatherproof condition (and that) the common areas of the housing premises, its fixtures and any furnishings provided by the owner are maintained in a clean and sanitary condition.”

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 all occupants remain vacated from the above noted premises.
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. Obtain an assessment from a Safety Codes Officer or Professional Structural Engineer for any required structural repairs. Provide a copy of the report to Alberta Health Services Environmental Public Health.
 - b. Obtain an assessment from a restoration company on the scope of remediation and repairs required. Provide a copy of the report to Alberta Health Services Environmental Public Health.
 - c. Remediate and repair the unit in accordance with the assessments provided.
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, January 29th, 2025.

Confirmation of a verbal order issued to Marcus Lizardo on Friday January 24th, 2025.

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

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

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