

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

**To: Carol Ina McConnery  
(the “owner”)**

**RE: Those premises located in Turner Valley, Alberta and municipally described as:  
103 Robert Street S.W., Plan 7910635, Block 2, Lot 2, Turner Valley, Alberta**

**WHEREAS I, an Executive Officer of Alberta Health Services, have inspected the above 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 the prevention or suppression of disease, namely:

- a. Heavy accumulation of cat faeces throughout the premises on carpeted and uncarpeted floors, in closets and on shelving;
- b. Hot water tank leaking resulting in water mixing with cat faeces and urine located on the basement floor and flooding the basement;
- c. Articles on the floor of the basement and portions of basement wall construction materials and insulation soaked with water contaminated by cat faeces and urine;
- d. Mould growth observed on walls of basement;
- e. Decayed remains of rodent found inside the premises;
- f. Strong cat urine and faeces odour inside the premises and noticeable outside the premises;
- g. Large accumulation of refuse, boxes and other articles soiled with cat urine and faeces inside the premises;
- h. Evidence of subfloor, walls and furniture sprayed with cat urine.

**AND WHEREAS** such inspection disclosed that the following breaches of the Public Health Act and the Nuisance and General Sanitation Regulation, Alberta Regulation 243/2003, exist in and about the above noted premises, namely:

- a. Heavy accumulation of cat faeces throughout the premises on carpeted and uncarpeted floors, in closets and on shelving; which is in contravention of Section 2 (a), 2 (d), 2 (e) and 2 (h) (i) of the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003);
- b. Hot water tank leaking resulting in water mixing with cat faeces and urine located on the basement floor and flooding the basement; which is in contravention of Section 2 (a), 2 (d), 2 (e) and 2 (h) (i) of the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003);

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- c. Articles on the floor of the basement and portions of basement wall construction materials and insulation soaked with water contaminated by cat faeces and urine; which is in contravention of Sections 2 (a), 2 (d), 2 (e) and 2 (h) (i) of the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003);
- d. Mould growth observed on walls of basement; which is in contravention of Section 2 (a), 2 (d), 2 (e) and 2 (h) (i) of the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003);
- e. Decayed remains of rodent found inside the premises; which is in contravention of Sections 2 (a), 2 (d), 2 (e) and 2 (h) (i) of the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003);
- f. Strong cat urine and faeces odour inside the premises and noticeable outside the premises; which is in contravention of Sections 2 (a), 2 (d), 2 (e) and 2 (h) (i) of the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003);
- g. Large accumulation of refuse, boxes and other articles soiled with cat urine and faeces inside the premises; which is in contravention of Sections 2 (a), 2 (d), 2 (e) and 2 (h) (i) of the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003);
- h. Evidence of subfloor, walls and furniture sprayed with cat urine; which is in contravention of Sections 2 (a), 2 (d), 2 (e) and 2 (h) (i) of the Alberta Public Health Act Nuisance and General Sanitation Regulation (AR 243/2003);

**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 vacate the above noted premises on or before August 12, 2011;
2. That the owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
  - a. Immediately secure doors, windows and other openings to prevent unauthorized entry;
  - b. Obtain the services of a professional cleaning and restoration company to remediate this premises to a condition that eliminates any odours detectable from the exterior of the premises;
  - c. The work referred to in paragraph 2 (b) be completed by August 29<sup>th</sup>, 2011.
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.

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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 Claresholm, Alberta, August 12, 2011, confirming an August 10, 2011 verbal order.

Richard Steeves BSc BAA CPHI(C)  
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 within ten (10) days after receiving the order to the Public Health Appeal Board located at 24<sup>th</sup> Floor, Telus Plaza, 10025 - Jasper Avenue, Edmonton, Alberta, T5J 1S6. Telephone (780) 427-2813.

The terms of this Order remain in effect notwithstanding the filing or proposed filing of any such appeal. If you appeal, you may also make an application to the Board for a stay of this Order pending the appeal.

A copy of the Public Health Appeal form may be obtained by contacting Alberta Health Services at (780) 342-0122, or the Public Health Appeal Board (780) 427-2813.

You are advised that all orders remain in effect pending such an appeal

**HEALTH LEGISLATION, REGULATIONS AND STANDARDS**

*Electronic versions of the Public Health Act and Regulations are available at the Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).*

*Health Legislation and regulations are available for purchase. Please contact Alberta Queen's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7) or [www.qp.gov.ab.ca](http://www.qp.gov.ab.ca).*

*Copies of standards are available by contacting the Health Protection Branch of Alberta Health & Wellness at (780) 427-4518, or by visiting: [www.health.alberta.ca/about/health-legislation.html](http://www.health.alberta.ca/about/health-legislation.html)*

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Confirmation of an oral order issued to Carol Ina McConnery , at 4:00 PM, August 10, 2011.

Copy: Turner Valley Patrol

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**AIRDRIE Regional Health Centre**

604 Main Street South  
Airdrie, AB T4B 3K7  
Phone: 403-912-8400  
Fax: 403-912-8410

**BANFF Health Unit**

303 Lynx Street  
PO Box 1266  
Banff, AB T1L 1B3  
Phone:403-762-2990  
Fax: 403-762-5570

**CALGARY - Southport Atrium**

10101 Southport Road SW  
Calgary, AB T2W 3N2  
Phone:403-943-2288  
Fax: 403-943-8056

**CANMORE Public Health**

#104, 800 Railway Avenue  
Canmore, AB T1W 1P1  
Phone: 403-678-5656  
Fax: 403-678-5068

**CLARESHOLM Public Health**

5221 2<sup>nd</sup> Street W  
PO Box 1391  
Claresholm, AB T0L 0T0  
Phone: 403 625-4061  
Fax: 403-625-4062

**COCHRANE Community Health  
Centre**

60 Grande Boulevard  
Cochrane, AB T4C 0S4  
Phone: 403-851-6000  
Fax:403- 851-6009

**OKOTOKS Health and Wellness  
Centre**

11 Cimarron Common  
Okotoks, AB T1S 2E9  
Phone: 403-995-2600  
Fax: 403-995-2639

**STRATHMORE Public Health  
Office**

650 Westchester Road  
Strathmore, AB T1P 1H8  
Phone: 403-361-7200  
Fax: 403-361-7244

[www.albertahealthservices.ca/eph.asp](http://www.albertahealthservices.ca/eph.asp)