

Condo Responsive Plan for Future Power Outages

The 11 day outage in May 2022 taught us issues at the Landing

The following is status as of today without a backup generator for sewage and water

Lake level

April, May, June has the highest lake level. If during an outage and the lake level is 18" below it's highest level or higher, Unit 25 is prone to flooding if the sump pump is not operational. It is advised that this unit has backup power in the form of a temporary generator/invertor within the first day of an outage.

Failure to do backup power in unit 25 puts units 22, 23 and 24 at risk of flooding as well.

Water levels below 18" of high water level, the generator for unit 25 sump pump is not required

Sewage and Water

Currently there is no backup generator for this system. In event of a power outage, pressured running water ceases therefore no drinking water available or water to flush toilets. Water to flush toilets requires residents to get water from lake in pails and manually fill toilet tanks in order to flush.

During winter, a hole will be required through ice, to obtain water. Late winter ice can be over 24" thick

OCWA has provided a Portable outhouse by the storage building.

Showers are available at the North Kawartha Community Centre.

The Landing sewage system is gravity fed to a holding tank where it is normally pumped to the septic system .Without power this tank can fill to a level that sewage could back up into units 21-25. The tank is 25' deep but the inlet pipe is 12 feet from the bottom of tank. Post the 5th day of an outage this tank requires to be monitored daily to determine when a manual pump out is required

Drinking Water

Bottled water is available locally at Anstruther Marina and Hunters General Store

TV Satellite and Internet

During an outage, Landing Satellite systems and Internet will not be available. However if unit owners have their own private internet line with Bell, internet will still be functional

Portable Generators /Invertor

Generators are allowed at the Landing as a portable solution, not permanent. Pref ably they are to be stored in storage areas when not in use however during winter season it is permissible to store generator at condo. Due to noise, unit owners need to be attentive to run times from 8 am to 10 pm. Fuel containers need to be kept away from residences.

Backup power will allow refrigerator, furnace fan, sump pump, cell phone recharge and lights to work

Walkways and roads

During an outage, no backup lighting systems exist so caution must be exercised when using. It will be very dark. Use a flashlight when walking

Personal Back Up Plan

Maintain an adequate supply of bottled water, batteries for flashlights, candles. A battery operated radio will help pass the time.

During outage, there will be no ability to charge cell phones other than vehicles.

Heat /Cooling

During an outage the furnace fan will not operate. In winter utilize fireplace for heat. For those that are not at your unit, insure you have someone light your fireplaces during an outage in winter after 1st day.

In summer AC will not be functional during an outage.

Fire Extinguisher

Each condo owner should have an operating Fire Extinguisher.

Communications

Note during outages incoming and outgoing communication will be limited and difficult without wifi and there are likely to be cellular and possibly landline disruptions