

## **Gull Lake, Alberta Information**

- Beautiful Gull Lake, is central Alberta's premiere conservation community
- Offering a quiet, private and natural place to build your cabin, cottage or country home
- Gull Lake has 80+ square kilometer of lake
- Fishing, boating, snowmobiling, or a leisurely canoe ride
- Only thirty minutes to Red Deer and Sylvan Lake, one hour to Edmonton and two hours to Calgary
- Lake-country living close to small towns that offer schools, churches, shopping, recreation and restaurants
- Gull Lake is the largest lake in central Alberta, and is a popular recreational destination
- Gull is situated in Ponoka and Lacombe Counties, and is home to the Summer Villages of Gull Lake
- Its' clear water and sandy beaches contribute to the popularity of Gull Lake
- Gull is rarely crowded, however, because it is so big and has several areas for shore and boat access
- Gull Lake has a maximum depth of eight meters (26 ft). It has a catchment area of 206 square kilometers. The lake is fed by springs, streams and rainfall, and has no natural outflow
- The Blindman River is diverted into Gull Lake in the spring, maintaining a target water elevation of 899.16 meters in the basin to ensure the long term health of the lake and stable water levels for recreation.
- Gull Lake is one of the best places in central Alberta for year-round fishing,
- With a variety of fish species such as walleye, northern pike, burbot, perch, spot-tail shiners, white suckers, brook stickleback and lake whitefish
- Gull Lake is a quiet lake. Families and friends can go out on boats and spend a day wakeboarding, tubing, waterskiing, fishing, golfing, barbequing or just sun-tanning, and watch pelicans fishing just feet from where they anchor
- The choice of nine boat launches around Gull Lake makes loading and unloading less hectic during hot long weekends in July, August and September, when other lakes get crowded.

Average inflows from the watershed and precipitation on the lake's surface are just slightly lower than the average amount of water lost to evaporation in any given year. A series of dry years will therefore result in declining water levels at Gull Lake, if left to its' own devices. The Blindman diversion was designed to make up this deficiency, although it only operates during seasons when water levels fall below a trigger elevation and there is a surplus of water in the Blindman River, when pumping occurs, this diversion inflow represents only one percent of lake volume. During wet years, when the target elevation is sustained by rainfall and a high water-table, diversion does not occur<sup>3</sup>.

The diversion into Gull Lake has enhanced the region as a natural area, recreational destination, and lifestyle farming community.

Rest assured, if you have precious memories of time spent at the cabin and at the beach, you and your family will enjoy stable water levels and continue to make memories of fun, adventure, beaches and family time at the lake for many generations to come.

## **TWIN CREEK ACRES, GULL LAKE, ALBERTA**

**Twin Creek Acres in Gull Lake** has about 20 treed lots and the other 16 are open ready for your own personal touch. There is a boat launch, store, golf course and beaches within walking distance. With the location and price of these lots they are sure to go fast.

The lots are being pre sold and the developer has until October 1<sup>st</sup>, 2013 to have the road finished, lots put on separate titles and power, gas and phone paid in full to the providers all by October 1<sup>st</sup>, 2013. Reason gas, power and phone might be delayed is due to the time frame that the crews from these providers are able to get into the area and lay the lines. However the services must be paid in full by the developer. There will be a hold back of \$5000 dollars for each service not installed by the time title is switched over to the new buyer. The sub division would not be approved by the County of Ponoka if these services were not paid in full.

**Once the road is in**, the developer will allow the buyers of the lots to start work on their own lots or use them for camping before title is switched over. Meaning you will have access to them during the camping season this season once we get 8 lots sold; currently we have 5 sold. Please read the restrictive covenants, these will include the guidelines set out by the developer and the County of Ponoka. An example is number of trailers per lot, types of dwellings allowed, septic tank and field ect.

### **Directions: From**

**Calgary** - HWY 2 North to HWY 597 West (Township Road 394) to HWY 20 North to

HWY 771 North to Township Road 420 (Westlake Road) Lots on right hand side

**Red Deer** - HWY 2 North to HWY 597 West (Township Road 394) to HWY 20 North to

HWY 771 North to Township Road 420 (Westlake Road) Lots on right hand side

**Edmonton** - HWY 2 South to HWY 53 West to HWY 771 South to Township Road 420

(Westlake Road) Lots on right hand side

**Call Developer:** Paul Poulsen Allied International Imports Ltd.

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