

Windsor Salt Plant – Lindbergh, AB

The Windsor Salt Plant is located near Lindbergh, Alberta (56415 RGE RD 51A/SW-26-56-5-4) within the County of St. Paul, 236km from Edmonton, Alberta.

The Lindbergh site has been in operation since 1948 and ceased operations on August 1, 2022.

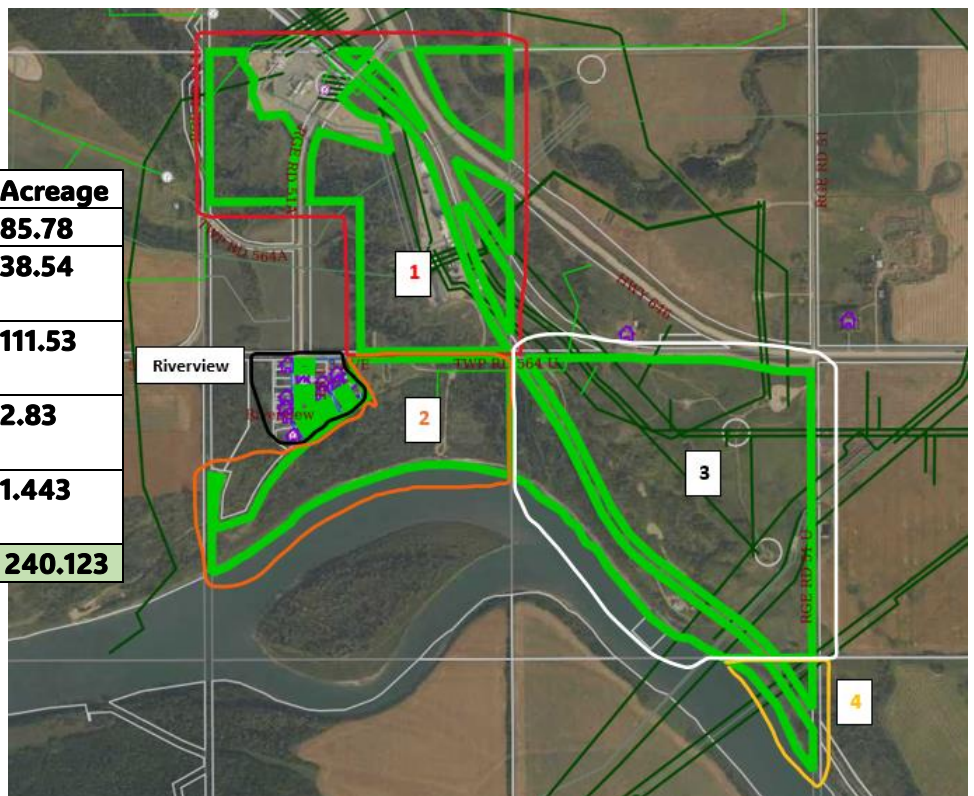
This document highlights the assets and opportunities of the Windsor Salt Plant as well as regional and proximal assets for the purpose of attracting new industry opportunities and investment to the region.

Buildings

- Main plant (1948) 90,000sqft
- Maintenance Shop (2001) 6,600sqft
- Storage houses (1950) 9,000sqft
- Garage and water conditioning building (1950) 8,500sqft
- South bulk storage (1960) 19,200sqft
- Water treatment plant (1990) 600sqft
- Office building (1960) 2,500sqft
- Total 136,400sqft

Land Windsor Salt owns a total of 240.12 acres (plus 700 acres leased mineral rights) of land at or near the Lindbergh location:

Map #	Legal	Acreage
1 (red outline)	SW-26-56-5-4	85.78
2 (orange outline)	NW-23-56-5-4	38.54
3 (white outline)	NE-23-56-5-4	111.53
4 (yellow outline)	SE-23-56-5-4	2.83
Riverview (black outline)	Various (6 lots)	1.443
		240.123





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Gas Wells Windsor Salt has 32 wells licensed to Lindbergh, as per the status below:

Issued (Operating): 11

Suspended: 7

Abandoned: 14

Brine Wells/Caverns There were two (2) active/developing/productive brine wells, L3/L4, producing at the time of closure, and one (1) old cavern L2, that was no longer used for salt production.

Mineral Rights Windsor Salt has up to date mineral rights / licenses for close to 700 acres of land in the region.

Pipelines

- The North Pipeline supplied gas to the plant for operations up to closure, along with purchased and produced gas comingling in the same pipeline. This pipeline is in good condition and has a well-maintained natural gas compressor.
- The East section of pipeline is newer plastic pipe. This East section line and the gas wells that tie into it, supplied gas to the farmers and did not supply gas to the plant.
- The West Leg was slated for complete abandonment.

Water Treatment Facility (WTF) and Water License

- WTF designed for 30 USGPM.
- Windsor Salt owns the intake infrastructure including river pump station and pipeline.
- Windsor Salt holds license to divert water from the North Saskatchewan River.

Electrical Power Electrical supply through the Alberta Power (ATCO & Direct Energy) through #1AL buried wire with 30A fuses at 24,940 Volts. The supply transformer is 1,000KVA and 600 Volt secondary to Windsor Salt.

Regional/Proximal Assets & Considerations

Broadband MCSNet Broadband fiber and tower access between 750m-1500m in proximity to property.

Transmission and Substation access Confirming with provider (ATCO).

Carbon Capture Usage and Storage (CCUS) Pathways Alliance has proposed a carbon capture and storage network and pipeline that when operational will have the capacity to transport captured CO₂ from multiple oil sands facilities to a hub in the Cold Lake area of Alberta for permanent underground storage.

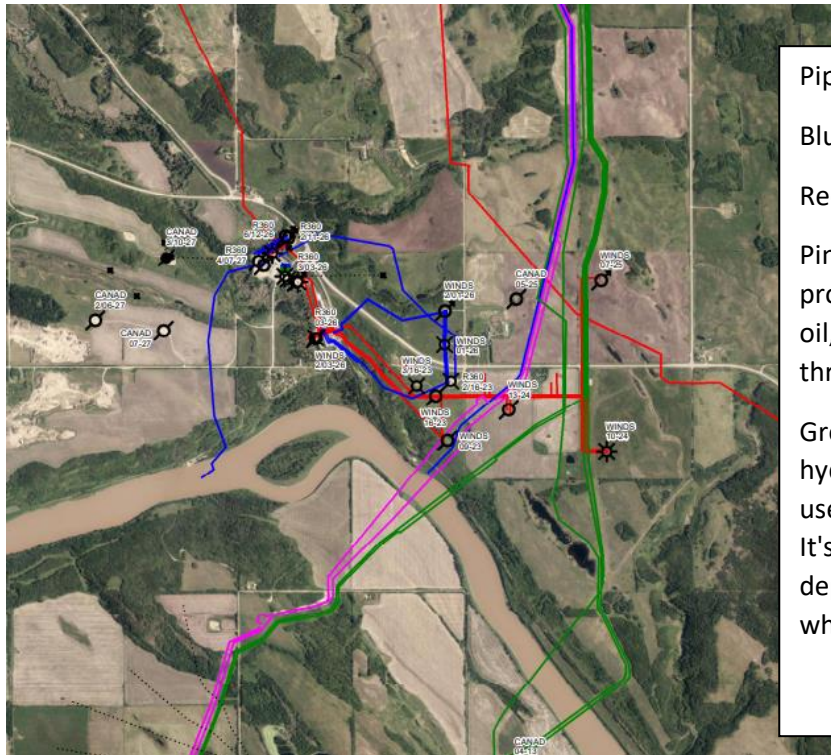
Strathcona Resources Ltd. (SRL) is pursuing development of a distributed Carbon Capture and Sequestration hub in the Cold Lake region to enable collection and permanent disposal of emissions from its three flagship thermal operations – Tucker, Orion, and **Lindbergh**.



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Northern Valley Wind Project The Northern Valley Wind Project is scheduled to commence in 2025 with a capacity of 75 MW upon completion. The project is located on high wind landscape features south of Elk Point in close proximity to available interconnection capacity.

Proximity to Gas & Oil Lindbergh is in resource rich Cold Lake Oil Sands, with significant operations, facilities and pipeline systems in proximity to the Windsor Salt location, including the presence of Strathcona, CNRL, R360, Cenovus, Enbridge.



Pipelines in Proximity to Windsor

Blue - fresh water lines.

Red - natural gas line.

Pink - Low vapor pressure (LVP) product: This includes products such as oil, synthetic oil and heavy oil that flow through pipelines in liquid form.

Green - Crude oil: A mixture of liquid hydrocarbons extracted from rock to use as fuel or in chemical processing. It's categorized as sweet or sour depending on the amount of Sulphur, which is removed during refining.

Logistics Global market access with Highway 36 and 41 as high load corridors that run north/south, leading into the Eastern Alberta Trade Corridor and US markets, and industry in the north. Highway 28, a main east/west highway connecting major development to suppliers.

The St. Paul and Elk Point Airports offer quality air services and rail access exists 70 km south to the CN main line.

Labour The labor market offers a unique mix of skills, driven by steady growth in agriculture, healthcare, energy and trades.

Efforts to diversify the economy and develop local talent are ongoing, including increased participation from Indigenous communities, immigration initiatives and skill development with post-secondaries.



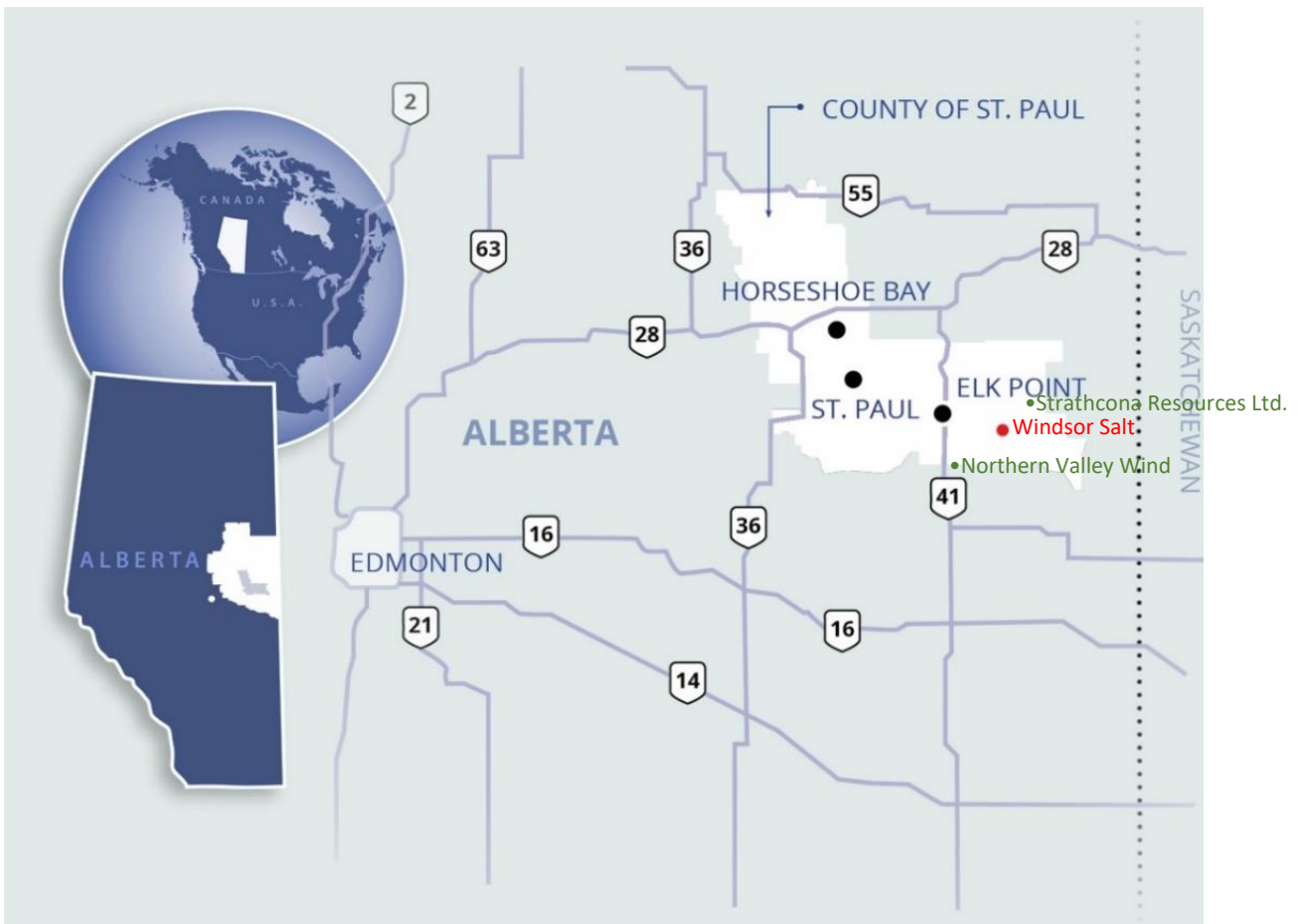
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Post Secondary Portage College with campuses in Lac La Biche, St. Paul and Cold Lake provide a range of programs and work closely with industry to understand skills and training required across the region.

Lakeland College, with campuses in Vermilion and Lloydminster, offer both relevant programming and research and development.

University nuhelot'ine thaiyots'inistameyimâkanak Blue Quills provides connection to indigenous culture and learning, a critical component in carrying out mandates for good governance toward inclusion and diversity.

First Nations Partnerships The region is well suited to accommodate indigenous partnerships and collaboration with seven first nations: Frog Lake First Nations, Cold Lake First Nations, Kehewin, Beaver Lake Cree Nation Whitefish Lake, Saddle Lake Cree Nation, Kikino Metis Settlement, Elizabeth Metis Settlement, Buffalo Lake Metis Settlement, Fishing Lake Metis Settlement.



The information presented should be verified for accuracy as it may vary based on several factors. Please contact Linda Sallstrom, EDO, STEP Economic Development Alliance at lsallstrom@stepeconomicdevelopment.ca or 780-646-2975 for more information/contact with Windsor Salt representative.