



WESTECH GROUP

1526, HWY 124, WHITESTONE, ON

Introduction & Presentation

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Introduction

- The Westech Group is a private company with a global footprint.
- The group is directed by a board of directors.
- Currently on the groups retirement strategy Wes has taken a step back reducing responsibility, obligation and decision making.
- Wes currently serve as a semi retired director on the Board

Currently M2 Zoned

- Zoned as M2 – Pit, the property is conducive to excavation and extraction of sand and gravel.
- Under the current zoning rights there is minimal environmental restriction in activity.
- Multiple excavation equipment with a high level of air and noise pollution is allowed to operate across the property.
- Unrestricted traffic of heavy duty dump trucks
- As purchased there is no need for EIA's, MTO approvals etc.
- As is excavation expansion and deforestation can occur.
- The current Zoning hold far more disadvantages and ecological impact than our proposed M1 zoning and intended use.

Motivation

- The Westech Group support environmentally friendly business practices, therefore the mentioned M2 Pit extraction is not part of our business model.
- Covid and other international affairs such as war triggered a paradigm shift in international supply chain management.
- Over reliance on imported goods have a huge socio economical impact when that supply chain is starved, the financial result is felt hardest by the end consumer which is the person on the street.
- To reduce supply chain impact business models are moving from import of goods to locally manufactured goods. Westech is following the same pattern.

Vision

- Westech is currently supplying advanced industrial fabric to Canada and the US
- Our vision is to move the high end of our textile operation to Canada
- To achieve this we require
 - installation equipment, tools and machinery
 - Buildings to accommodate the machines
 - Staff to operate and manage the processes

Our Equipment



Our Equipment



Weaving loom



Weaving Loom



Multiple loom set up



Warper



Warping creel



Bobbins of Yarn



- A project this size require careful planning, and is therefore divided in 3 phases
- As we moved into action other business opportunities presented itself, our business model is adjusted to accommodate these exhilarating new possibilities.

3 Phases

1. Develop a capable functional machine shop to do the full installation of relocated weaving equipment.
2. Obtain property and build the required workshop to accommodate the weaving equipment, work flow and utility supply
3. Relocate the weaving and textile equipment

Phase 1

- The equipment required in phase 1 opened the door to a further business opportunity.
- Westech Advanced Manufacturing is now a stand alone entity within the group.
- The metal manufacturing equipment with precision engineering capabilities enable us to manufacture components for various industries such as
 - Automation – We not planning to automate our practices, make parts required for automation.
 - The automobile industry
 - Aeronautical industry
 - Robotics
 - Healthcare
 - Agriculture
 - DefenceAnd many more.

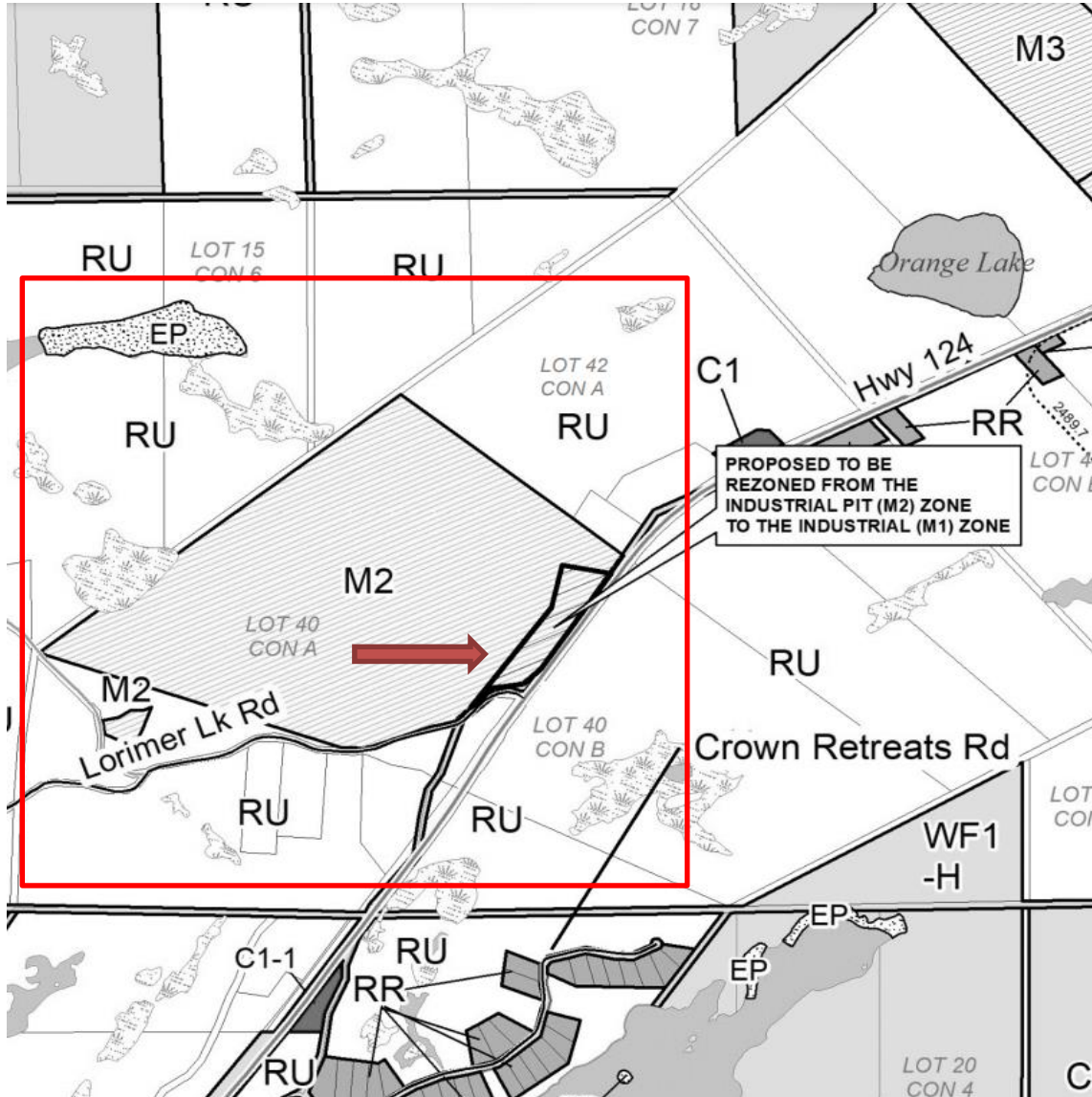
- Westech Advanced Manufacturing led us to discussions with a local college to assist students obtain practical experience. Unfortunately covid brought a halt to the discussions. The other obstacle in our way forward is a suitable building from where the business can grow.

Phase 2

- A property supporting the criteria set by the board of directors was required
- Size – the size of the lots combined provide a buffer in form of forestation to our neighbors. Thus conforming to the criteria of not being intrusive on others.
- Situated on HWY124 conformed to the main road access criteria.
- Safety in the sense that current buildings and structures can be used for storage and if needed accommodation whilst construction is underway.
- The property must present a favourable investment opportunity.

- At own cost Westech followed the due diligence required to apply for the rezoning to M1.
- Azimuth was appointed to perform an Environmental Impact Study
- Our initial plan was larger to accommodate a bigger contingent of textile activities
- The azimuth report highlighted environmental concerns
- The directors agreed to reduce the M1 zoning footprint in relation to the highlighted concerns.
- The original plan was to have the building parallel to HWY 124 for better marketing. This had also been changed to square in relation to the HWY to reduce visibility.
- The result of these changes is less equipment and only warping and weaving looms will be relocated.

Our footprint



- Total property 236 acres
- Planed rezone site 11 acres

- Each phase pose an economical gain to Canada
- All 3 phases offer employment opportunities to Canadians
- A careful approach to uphold environmentally friendly practices is in place.

The Westech Group's mission is not to overturn the beautiful Whitestone but to become part of it, grow with Whitestone and offer reason to upgrade the local infrastructure. By working together to offer products and service we can call proudly Whitestone.

Textile Weaving

- <https://www.youtube.com/watch?v=TyhDkd8labs>
- From this movie it is clear the only input into the weaving process is yarn and electricity.
- There is no smoke blowing into the air.
- No noise that expand out of the building.
- No drainage required.
- No industrial waste
- Westech intend to import the yarn on bobbins, these bobbins are loaded into the looms that weave the warp and weft.

Advanced Manufacturing

- 5&9 Axis machining require the input of metal, electricity and fluid for cooling purpose.
- The cooling fluid is recycled and reused.
- Machined turnings/scrap metal is environmentally removed and certification of removal is on record for purpose of evidence. This is recycled by the removers.
- No discharge into natural resources.

Regulations

- Our operations will be under the strict regulatory requirements of Ontario (Labour, Business, Environmental, Planning, Permitting etc.)
- All emissions are regulated, and needs approval from various governing bodies including the following examples:
 - ✓ Air emissions
 - ✓ Noise
 - ✓ Water use
 - ✓ Septic
 - ✓ Waste
- As reputable company Westech will abide by all statutory regulations to ensure long term return on investment.

Summary

- ✓ Jobs
- ✓ Taxes paid
- ✓ Local procurement for goods
- ✓ Local procurement for contractors for construction, maintenance, electrical, excavation – general business
- ✓ Contributions to community – rotary, associations
- ✓ Minimal facility footprint
- ✓ Minimal emissions (waste, water, air, noise, etc)
- ✓ Will follow all legal requirements; labour, business, safety, emergency, air, water, waste, sewage, noise, lights
- ✓ No hazardous chemicals – no tanks of chemicals, etc
- ✓ MTO approval for traffic
- ✓ Minimal visibility from Hwy 124
- ✓ Valuable end use products
- ✓ Professional environmental consulting to minimize impact on our land
- ✓ Our company does not have polluting businesses – we are clean and have minimal impact
- ✓ Our building permit applications will have a lot more detail and plans
- ✓ We require the re-zoning to complete our planning, designs etc.