

Exhibit 2.1
Highway 7&8 Transportation Corridor Planning and Class EA Study
Overview of the Study Process

STUDY PHASE	OBJECTIVES AND KEY TASKS	REPORTS	PUBLIC INFORMATION CENTRES (PICs) + INFORMATION PRESENTED	PRELIMINARY SCHEDULE
1. STUDY PLAN	<ul style="list-style-type: none"> • Establish framework to guide the study work, including: <ul style="list-style-type: none"> ○ study purpose and objectives ○ overview of study process ○ overview of study reports ○ overview of outreach and consultation ○ study schedule ○ overview of processes, factors & criteria to generate, assess & evaluate alternatives 	Report "A": Study Plan for Technical Work, Outreach and Consultation	PIC #1: <ul style="list-style-type: none"> • Study Newsletter #1 • Recently completed work: <ul style="list-style-type: none"> ○ drafts of Reports "A", "B" and 1st part of "F" • Proposed approach to upcoming work: <ul style="list-style-type: none"> ○ process to define 'Area Transportation System' problems and opportunities ○ process and criteria for evaluating and selecting 'Area Transportation System' alternatives ○ process, factors, and criteria for generating, assessing, and evaluating preliminary planning alternatives 	April 2007 to August 2007 (PIC #1 July/August, 2007)
EA STAGE 1: ALTERNATIVES TO THE UNDERTAKING - TRANSPORTATION NEEDS ASSESSMENT				
2. AREA TRANSPORTATION SYSTEM PLANNING	<ul style="list-style-type: none"> • Overview of Transportation, Land Use, Economic and Environmental Conditions within the Analysis Area <ul style="list-style-type: none"> ○ description and assessment of land use and economic conditions ○ description and assessment of existing transportation conditions ○ preliminary assessment of problems and opportunities based on the above ○ overview of environmental conditions and constraints within analysis area (based upon secondary source information) 	Report "B": Working Paper – Overview of Transportation, Land Use and Economic Conditions within the Analysis Area Report "F" – 1 st Part: Working Paper – Environmental Conditions and Constraints	PIC#2: <ul style="list-style-type: none"> • Study Newsletter #2 • Recently Completed work: <ul style="list-style-type: none"> ○ drafts of Reports "C" and "D" ○ preliminary planning alternatives (long list of corridor alternatives) • Proposed approach to upcoming work: <ul style="list-style-type: none"> ○ process, factors and criteria for assessing and evaluating preliminary planning alternatives ○ process and criteria for generating provincial roadway detailed planning alternatives 	August 2007 to Spring 2008 (PIC #2 In June 2008)
	<ul style="list-style-type: none"> • Identification of Area Transportation System Problems and Opportunities: <ul style="list-style-type: none"> ○ Establish travel demand forecasting approach and methodology ○ Forecast future 'Area Transportation System' travel characteristics and patterns ○ Detailed description and assessment of current and future 'Area Transportation System' problems and opportunities 	Report "C": Working Paper – 'Area Transportation System' Problems and Opportunities		
	<ul style="list-style-type: none"> • Identify 'Area Transportation System' alternatives: <ul style="list-style-type: none"> ○ Do Nothing ○ Transportation Demand Management (TDM) ○ Transportation System Management (TSM) ○ Local Transit* ○ Inter-regional transit and passenger rail* ○ Air Services* ○ Marine Services* ○ Freight Rail* ○ Municipal Roads* ○ Provincial Highways/Transitways* (* new or improved operations and/or infrastructure) • Determine degree to which individual 'Area Transportation System' alternatives address problems and opportunities • Select and define elements of area transportation system alternatives and group them into combinations: <ul style="list-style-type: none"> ○ Do nothing ○ Combination #1: Optimize Existing Network ○ Combination #2: New / Expanded Non-Road Infrastructure + Elements of Combination #1 ○ Combination #3: Widen/Improve Roads + Elements of Combination #2 ○ Combination #4: New Municipal Roads and/or Provincial Highways/Transitways + Elements of Combination #3 • Determine the degree to which combination alternatives address the problems and opportunities and select the preferred combination(s) • Select the alternatives that will proceed to Preliminary Planning 	Report "D": Working Paper – Area Transportation System Alternatives		
3. PRELIMINARY PLANNING (plans at 1:20,000 scale)	<ul style="list-style-type: none"> • Generate the detailed elements of the preliminary planning alternatives (as applicable) based on transportation, natural, land use / social, economic and cultural factors: <ul style="list-style-type: none"> ○ new/expanded services ○ general areas of geometrical improvements and widening to existing facilities ○ new corridors ○ environmental protection for the above (by minimizing intrusion into areas of environmental significance as identified through secondary source information ○ conceptual areas of limitations to highway access • Comparative evaluation of the relative advantages and disadvantages of preliminary planning alternatives • Select alternatives for incorporation into transportation development strategy (including preliminary study area(s)) • Decision if study is to continue through Phases 4-6 (<i>if provincial roadway alternatives are selected</i>) 	Not Applicable	PIC#2B: <ul style="list-style-type: none"> • Study Newsletter #3 • Recently completed work: <ul style="list-style-type: none"> ○ Revised long list of corridor alternatives ○ Screening process and criteria ○ Short list of corridor alternatives • Proposed approach to upcoming work: <ul style="list-style-type: none"> ○ process, factors and criteria for assessing and evaluating preliminary planning alternatives ○ process and criteria for generating provincial roadway detailed planning alternatives 	Summer 2008 to Spring 2009 (PIC #2B In November/ December 2008; PIC#2C in April 2009)
		Report "E": Milestone Report – Highway 7&8 Transportation Corridor Needs Assessment	PIC#3: <ul style="list-style-type: none"> • Study Newsletter #4 • Recently completed work: <ul style="list-style-type: none"> ○ draft of Reports "E", "G" & 2nd part of "F" • Proposed approach to upcoming work: <ul style="list-style-type: none"> ○ process and criteria for evaluating & selecting provincial roadway detailed planning alternatives 	Spring 2009 to Summer 2009 (PIC #3 In July/August 2009)
EA STAGE 2: ALTERNATIVE METHODS FOR CARRYING OUT THE UNDERTAKING				
4. DETAILED PLANNING FOR PROVINCIAL ROADWAYS (plans at 1:10,000 scale)	<ul style="list-style-type: none"> • Identify environmental conditions and constraints within the detailed planning study area (as identified through field investigations to augment secondary source information) 	Report "F" - 2 nd Part: Working Paper - Environmental Conditions and Constraints		
	<ul style="list-style-type: none"> • Establish final study area(s) for provincial roadways for the preliminary planning alternatives carried forward from Phase 3 • Generate, specific location / type / character and template "footprint" for the following categories of provincial roadway detailed planning alternatives (as applicable): <ul style="list-style-type: none"> ○ new provincial transitway route location & technology ○ new provincial highway route location & highway type ○ specific location and type of geometrical improvements to existing highways ○ specific location, extent and direction of widening to existing highways • Generate specialty engineering alternatives (bridge, drainage & hydrology, foundation, pavement & road base, traffic control & electrical infrastructure) for the above • For highway alternatives, establish specific nature & location of limitations to highway access • Undertake environmental impact assessment for the above (by striving to avoid or prevent major "footprint"-based environmental impacts to the area and its features, including fisheries and aquatic ecosystems, terrestrial ecosystems, groundwater, land use factors, contaminated property, built heritage & cultural landscapes, archaeology, landscape composition, surface water, and designated areas; and by striving to avoid intrusion into noise-sensitive areas) 	Report "G": Working Paper - Generation of Detailed Planning Alternatives for Provincial Roadways		

Exhibit 2.1
Highway 7&8 Transportation Corridor Planning and Class EA Study
Overview of the Study Process

STUDY PHASE	OBJECTIVES AND KEY TASKS	REPORTS	PUBLIC INFORMATION CENTRES (PICs) + INFORMATION PRESENTED	PRELIMINARY SCHEDULE
	<ul style="list-style-type: none"> • Evaluate and select specific location / type / character and template "footprint" of the provincial roadway detailed planning alternatives 	Report "H": Milestone Report - Selection of Detailed Planning Alternatives for Provincial Roadways	PIC#4: <ul style="list-style-type: none"> • Study Newsletter #5 • Recently completed work: <ul style="list-style-type: none"> ○ draft of Report "H" • Proposed approach to upcoming work: <ul style="list-style-type: none"> ○ process and criteria for generating provincial roadway preliminary design alternatives 	Summer 2009 to Fall 2009 (PIC #4 In Fall 2009)
5. PRELIMINARY DESIGN FOR PROVINCIAL ROADWAYS (plans at 1:2,000 scale)	<ul style="list-style-type: none"> • For the detailed planning alternatives carried forward from Phase 4, generate provincial roadway alternatives for the following categories of preliminary design (as applicable): <ul style="list-style-type: none"> ○ calculated vertical & horizontal alignment and cross-section ○ highway interchange & intersection preliminary design ○ transitway station preliminary design ○ location/design of private entrances to highway • Generate specialty engineering alternatives for the above (bridge, drainage & hydrology, foundation, pavement & road base, traffic control & electrical infrastructure) • For the above, develop environmental protection for the area and its features (as identified in Phase 4), including environmental control/mitigation, compensation and/or enhancement to address "footprint" impacts, interference impacts, traffic access modification impacts to property and neighbourhood/commercial areas, timing impacts; and by addressing effects of malfunctions or accidents, cumulative effects from the project in combination with other projects • Identify right-of-way and property acquisition requirements • Identify utility requirements (relocation etc) • Develop preliminary staging of implementation 	Report "I": Working Paper – Generation of Preliminary Design Alternatives for Provincial Roadways	PIC#5: <ul style="list-style-type: none"> • Study Newsletter #6 • Recently completed work: <ul style="list-style-type: none"> ○ draft of Report "I" • Proposed approach to upcoming work: <ul style="list-style-type: none"> ○ process and criteria for evaluating & selecting provincial roadway preliminary design alternatives ○ process and criteria for evaluating and selecting provincial highway access management alternatives 	Fall 2009 to Spring 2010 (PIC #5 In Spring 2010)
	<ul style="list-style-type: none"> • Evaluate and select provincial roadway preliminary design alternatives, and develop final access management plan 	Report "J": Milestone Report – Selection of Preliminary Design Alternatives for Provincial Roadways	PIC#6: <ul style="list-style-type: none"> • Study Newsletter #7 • Recently Completed Work <ul style="list-style-type: none"> ○ drafts of Reports "J" and "K" 	Spring 2010 to Fall 2010 (PIC #6 In Fall 2010)
6. TRANSPORTATION ENVIRONMENTAL STUDY REPORT	<ul style="list-style-type: none"> • Filing of report, formal public review, and environmental "clearance" 	Report "K": Transportation Environmental Study Report (documentations overall study)	NO PIC <ul style="list-style-type: none"> • Study Newsletter #8 	File TESR in late Fall 2010
PHASE 7: DETAIL DESIGN (documented in a Design and Construction Report) - NOT PART OF THIS STUDY				