

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 	Not Applicable	PIC#2B / #2C: <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)
	<ul style="list-style-type: none"> 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 (if provincial roadway alternatives are selected) 	Report "E": Milestone Report – Highway 7&8 Transportation Corridor Needs Assessment	PIC#3 / #3B: <ul style="list-style-type: none"> Study Newsletter #4 / #5 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 2010 (PIC #3 In July/August 2009; PIC#3B in July 2010)
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) 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 "F" - 2 nd Part: Working Paper - Environmental Conditions and Constraints Report "G": Working Paper - Generation of Detailed Planning Alternatives for Provincial Roadways		

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	<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 #6 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 2010 to Winter 2010 (PIC #4 In January 2011)
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 Evaluate and select provincial roadway preliminary design alternatives, and develop final access management plan 	Report "I": Working Paper – Generation of Preliminary Design Alternatives for Provincial Roadways	PIC#5: <ul style="list-style-type: none"> Study Newsletter #7 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 	Winter 2010 to Spring 2011 (PIC #5 In Spring 2011)
		Report "J": Milestone Report – Selection of Preliminary Design Alternatives for Provincial Roadways	PIC#6: <ul style="list-style-type: none"> Study Newsletter #8 Recently Completed Work <ul style="list-style-type: none"> drafts of Reports "J" and "K" 	Spring 2011 to Winter 2011 (PIC #6 In Winter 2011)
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 #9 	File TESR in Spring 2012
PHASE 7: DETAIL DESIGN (documented in a Design and Construction Report) - NOT PART OF THIS STUDY				