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	• Establish framework to guide the study work, including: o study purpose and objectives o overview of study process o overview of study reports o overview of outreach and consultation o study schedule o overview of processes, factors & criteria to generate, assess & evaluate alternatives	Report "A": Study Plan for Technical Work, Outreach and Consultation	PIC #1: • Study Newsletter #1 • Recently completed work: o drafts of Reports "A", "B" and 1st part of "F" • Proposed approach to upcoming work: o process to define 'Area Transportation System' problems and opportunities o process and criteria for evaluating and selecting 'Area Transportation System' alternatives o 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	• Overview of Transportation, Land Use, Economic and Environmental Conditions within the Analysis Area o description and assessment of land use and economic conditions o description and assessment of existing transportation conditions o preliminary assessment of problems and opportunities based on the above o 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" – 1st Part: Working Paper –Environmental Conditions and Constraints		
	• Identification of Area Transportation System Problems and Opportunities: o Establish travel demand forecasting approach and methodology o Forecast future 'Area Transportation System' travel characteristics and patterns o Detailed description and assessment of current and future 'Area Transportation System' problems and opportunities	Report "C": Working Paper – 'Area Transportation System' Problems and Opportunities	PIC#2: • Study Newsletter #2 • Recently Completed work: o drafts of Reports "C" and "D" o preliminary planning alternatives (long list of corridor alternatives) • Proposed approach to upcoming work: o process, factors and criteria for assessing and evaluating preliminary planning alternatives o process and criteria for generating provincial roadway detailed planning alternatives	August 2007 to Spring 2008 (PIC #2 In June 2008)
	• Identify 'Area Transportation System' alternatives: o Do Nothing o Transportation Demand Management (TDM) o Transportation System Management (TSM) o Local Transit* o Inter-regional transit and passenger rail* o Air Services* o Marine Services* o Freight Rail* o Municipal Roads* o 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: o Do nothing o Combination #1: Optimize Existing Network o Combination #2: New / Expanded Non-Road Infrastructure + Elements of Combination #1 o Combination #3: Widen/Improve Roads + Elements of Combination #2 o 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)	• Generate the detailed elements of the preliminary planning alternatives (as applicable) based on transportation, natural, land use / social, economic and cultural factors: o new/expanded services o general areas of geometrical improvements and widening to existing facilities o new corridors o environmental protection for the above (by minimizing intrusion into areas of environmental significance as identified through secondary source information o conceptual areas of limitations to highway access	Not Applicable	PIC#2B / #2C: • Study Newsletter #3 • Recently completed work: o Revised long list of corridor alternatives o Screening process and criteria o Short list of corridor alternatives • Proposed approach to upcoming work: o process, factors and criteria for assessing and evaluating preliminary planning alternatives o 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)
	• 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: • Study Newsletter #4 / #5 • Recently completed work: o draft of Reports "E", "G" & 2nd part of "F" • Proposed approach to upcoming work: o 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)	• Identify environmental conditions and constraints within the detailed planning study area (as identified through field investigations to augment secondary source information)	Report "F" - 2nd Part: Working Paper - Environmental Conditions and Constraints		
	• 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): o new provincial transitway route location & technology o new provincial highway route location & highway type o specific location and type of geometrical improvements to existing highways o 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		

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STUDY PHASE	OBJECTIVES AND KEY TASKS	REPORTS	PUBLIC INFORMATION CENTRES (PICs) + INFORMATION PRESENTED	PRELIMINARY SCHEDULE
	• 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: • Study Newsletter #6 • Recently completed work: o draft of Report "H" • Proposed approach to upcoming work: o 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)	• For the detailed planning alternatives carried forward from Phase 4, generate provincial roadway alternatives for the following categories of preliminary design (as applicable): o calculated vertical & horizontal alignment and cross-section o highway interchange & intersection preliminary design o transitway station preliminary design o 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: • Study Newsletter #7 • Recently completed work: o draft of Report "I" • Proposed approach to upcoming work: o process and criteria for evaluating & selecting provincial roadway preliminary design alternatives o process and criteria for evaluating and selecting provincial highway access management alternatives	Spring 2011 to Summer 2012 (PIC #5 In July/August 2012)
	• 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: • Study Newsletter #8 • Recently Completed Work o drafts of Reports "J" and "K"	Fall 2012 to present (PIC #6 In Summer 2013)
6. TRANSPORTATION ENVIRONMENTAL STUDY REPORT	• Filing of report, formal public review, and environmental "clearance"	Report "K": Transportation Environmental Study Report (documentations overall study)	NO PIC • Study Newsletter #9	Timing of TESR completion to be determined pending outcome of Step 5
PHASE 7: DETAIL DESIGN (documented in a Design and Construction Report) - **NOT PART OF THIS STUDY**				