

**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
<b>1. STUDY PLAN</b>	<ul style="list-style-type: none"> <li>Establish framework to guide the study work, including:               <ul style="list-style-type: none"> <li>study purpose and objectives</li> <li>overview of study process</li> <li>overview of study reports</li> <li>overview of outreach and consultation</li> <li>study schedule</li> <li>overview of processes, factors &amp; criteria to generate, assess &amp; evaluate alternatives</li> </ul> </li> </ul>	Report "A": Study Plan for Technical Work, Outreach and Consultation	PIC #1: <ul style="list-style-type: none"> <li>Study Newsletter #1</li> <li>Recently completed work:               <ul style="list-style-type: none"> <li>drafts of Reports "A", "B" and 1<sup>st</sup> part of "F"</li> </ul> </li> <li>Proposed approach to upcoming work:               <ul style="list-style-type: none"> <li>process to define 'Area Transportation System' problems and opportunities</li> <li>process and criteria for evaluating and selecting 'Area Transportation System' alternatives</li> <li>process, factors, and criteria for generating, assessing, and evaluating preliminary planning alternatives</li> </ul> </li> </ul>	April 2007 to August 2007  (PIC #1 July/August, 2007)
<b>EA STAGE 1: ALTERNATIVES TO THE UNDERTAKING - TRANSPORTATION NEEDS ASSESSMENT</b>				
<b>2. AREA TRANSPORTATION SYSTEM PLANNING</b>	<ul style="list-style-type: none"> <li>Overview of Transportation, Land Use, Economic and Environmental Conditions within the Analysis Area               <ul style="list-style-type: none"> <li>description and assessment of land use and economic conditions</li> <li>description and assessment of existing transportation conditions</li> <li>preliminary assessment of problems and opportunities based on the above</li> <li>overview of environmental conditions and constraints within analysis area (based upon secondary source information)</li> </ul> </li> </ul>	Report "B": Working Paper – Overview of Transportation, Land Use and Economic Conditions within the Analysis Area  Report "F" – 1 <sup>st</sup> Part: Working Paper – Environmental Conditions and Constraints	PIC#2: <ul style="list-style-type: none"> <li>Study Newsletter #2</li> <li>Recently Completed work:               <ul style="list-style-type: none"> <li>drafts of Reports "C" and "D"</li> <li>preliminary planning alternatives (long list of corridor alternatives)</li> </ul> </li> <li>Proposed approach to upcoming work:               <ul style="list-style-type: none"> <li>process, factors and criteria for assessing and evaluating preliminary planning alternatives</li> <li>process and criteria for generating provincial roadway detailed planning alternatives</li> </ul> </li> </ul>	August 2007 to Spring 2008  (PIC #2 In June 2008)
	<ul style="list-style-type: none"> <li>Identification of Area Transportation System Problems and Opportunities:               <ul style="list-style-type: none"> <li>Establish travel demand forecasting approach and methodology</li> <li>Forecast future 'Area Transportation System' travel characteristics and patterns</li> <li>Detailed description and assessment of current and future 'Area Transportation System' problems and opportunities</li> </ul> </li> </ul>	Report "C": Working Paper – 'Area Transportation System' Problems and Opportunities		
	<ul style="list-style-type: none"> <li>Identify 'Area Transportation System' alternatives:               <ul style="list-style-type: none"> <li>Do Nothing</li> <li>Transportation Demand Management (TDM)</li> <li>Transportation System Management (TSM)</li> <li>Local Transit*</li> <li>Inter-regional transit and passenger rail*</li> <li>Air Services*</li> <li>Marine Services*</li> <li>Freight Rail*</li> <li>Municipal Roads*</li> <li>Provincial Highways/Transitways*</li> </ul>               (* new or improved operations and/or infrastructure)             </li> <li>Determine degree to which individual 'Area Transportation System' alternatives address problems and opportunities</li> <li>Select and define elements of area transportation system alternatives and group them into combinations:               <ul style="list-style-type: none"> <li>Do nothing</li> <li>Combination #1: Optimize Existing Network</li> <li>Combination #2: New / Expanded Non-Road Infrastructure + Elements of Combination #1</li> <li>Combination #3: Widen/Improve Roads + Elements of Combination #2</li> <li>Combination #4: New Municipal Roads and/or Provincial Highways/Transitways + Elements of Combination #3</li> </ul> </li> <li>Determine the degree to which combination alternatives address the problems and opportunities and select the preferred combination(s)</li> <li>Select the alternatives that will proceed to Preliminary Planning</li> </ul>	Report "D": Working Paper – Area Transportation System Alternatives		
<b>3. PRELIMINARY PLANNING</b> (plans at 1:20,000 scale)	<ul style="list-style-type: none"> <li>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"> <li>new/expanded services</li> <li>general areas of geometrical improvements and widening to existing facilities</li> <li>new corridors</li> <li>environmental protection for the above (by minimizing intrusion into areas of environmental significance as identified through secondary source information</li> <li>conceptual areas of limitations to highway access</li> </ul> </li> </ul>	Not Applicable	PIC#2B / #2C: <ul style="list-style-type: none"> <li>Study Newsletter #3</li> <li>Recently completed work:               <ul style="list-style-type: none"> <li>Revised long list of corridor alternatives</li> <li>Screening process and criteria</li> <li>Short list of corridor alternatives</li> </ul> </li> <li>Proposed approach to upcoming work:               <ul style="list-style-type: none"> <li>process, factors and criteria for assessing and evaluating preliminary planning alternatives</li> <li>process and criteria for generating provincial roadway detailed planning alternatives</li> </ul> </li> </ul>	Summer 2008 to Spring 2009  (PIC #2B In November/ December 2008; PIC#2C in April 2009)
	<ul style="list-style-type: none"> <li>Comparative evaluation of the relative advantages and disadvantages of preliminary planning alternatives</li> <li>Select alternatives for incorporation into transportation development strategy (including preliminary study area(s))</li> <li>Decision if study is to continue through Phases 4-6 (<i>if provincial roadway alternatives are selected</i>)</li> </ul>	Report "E": Milestone Report – Highway 7&8 Transportation Corridor Needs Assessment	PIC#3 / #3B: <ul style="list-style-type: none"> <li>Study Newsletter #4 / #5</li> <li>Recently completed work:               <ul style="list-style-type: none"> <li>draft of Reports "E", "G" &amp; 2<sup>nd</sup> part of "F"</li> </ul> </li> <li>Proposed approach to upcoming work:               <ul style="list-style-type: none"> <li>process and criteria for evaluating &amp; selecting provincial roadway detailed planning alternatives</li> </ul> </li> </ul>	Spring 2009 to Summer 2010  (PIC #3 In July/August 2009; PIC#3B in Summer 2010)
<b>EA STAGE 2: ALTERNATIVE METHODS FOR CARRYING OUT THE UNDERTAKING</b>				
<b>4. DETAILED PLANNING FOR PROVINCIAL ROADWAYS</b> (plans at 1:10,000 scale)	<ul style="list-style-type: none"> <li>Identify environmental conditions and constraints within the detailed planning study area (as identified through field investigations to augment secondary source information)</li> <li>Establish final study area(s) for provincial roadways for the preliminary planning alternatives carried forward from Phase 3</li> <li>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"> <li>new provincial transitway route location &amp; technology</li> <li>new provincial highway route location &amp; highway type</li> <li>specific location and type of geometrical improvements to existing highways</li> <li>specific location, extent and direction of widening to existing highways</li> </ul> </li> <li>Generate specialty engineering alternatives (bridge, drainage &amp; hydrology, foundation, pavement &amp; road base, traffic control &amp; electrical infrastructure) for the above</li> <li>For highway alternatives, establish specific nature &amp; location of limitations to highway access</li> <li>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 &amp; cultural landscapes, archaeology, landscape composition, surface water, and designated areas; and by striving to avoid intrusion into noise-sensitive areas)</li> </ul>	Report "F" - 2 <sup>nd</sup> 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"> <li>Evaluate and select specific location / type / character and template "footprint" of the provincial roadway detailed planning alternatives</li> </ul>	Report "H": Milestone Report - Selection of Detailed Planning Alternatives for Provincial Roadways	PIC#4: <ul style="list-style-type: none"> <li>Study Newsletter #6</li> <li>Recently completed work:               <ul style="list-style-type: none"> <li>draft of Report "H"</li> </ul> </li> <li>Proposed approach to upcoming work:               <ul style="list-style-type: none"> <li>process and criteria for generating provincial roadway preliminary design alternatives</li> </ul> </li> </ul>	Summer 2010 to Fall 2010  (PIC #4 In Fall 2010)
<b>5. PRELIMINARY DESIGN FOR PROVINCIAL ROADWAYS</b>  (plans at 1:2,000 scale)	<ul style="list-style-type: none"> <li>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"> <li>calculated vertical &amp; horizontal alignment and cross-section</li> <li>highway interchange &amp; intersection preliminary design</li> <li>transitway station preliminary design</li> <li>location/design of private entrances to highway</li> </ul> </li> <li>Generate specialty engineering alternatives for the above (bridge, drainage &amp; hydrology, foundation, pavement &amp; road base, traffic control &amp; electrical infrastructure)</li> <li>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</li> <li>Identify right-of-way and property acquisition requirements</li> <li>Identify utility requirements (relocation etc)</li> <li>Develop preliminary staging of implementation</li> <li>Evaluate and select provincial roadway preliminary design alternatives, and develop final access management plan</li> </ul>	Report "I": Working Paper – Generation of Preliminary Design Alternatives for Provincial Roadways	PIC#5: <ul style="list-style-type: none"> <li>Study Newsletter #7</li> <li>Recently completed work:               <ul style="list-style-type: none"> <li>draft of Report "I"</li> </ul> </li> <li>Proposed approach to upcoming work:               <ul style="list-style-type: none"> <li>process and criteria for evaluating &amp; selecting provincial roadway preliminary design alternatives</li> <li>process and criteria for evaluating and selecting provincial highway access management alternatives</li> </ul> </li> </ul>	Fall 2010 to Spring 2011  (PIC #5 In Spring 2011)
	<ul style="list-style-type: none"> <li>Evaluate and select provincial roadway preliminary design alternatives, and develop final access management plan</li> </ul>	Report "J": Milestone Report – Selection of Preliminary Design Alternatives for Provincial Roadways	PIC#6: <ul style="list-style-type: none"> <li>Study Newsletter #8</li> <li>Recently Completed Work               <ul style="list-style-type: none"> <li>drafts of Reports "J" and "K"</li> </ul> </li> </ul>	Spring 2011 to Fall 2011  (PIC #6 In Fall 2011)
<b>6. TRANSPORTATION ENVIRONMENTAL STUDY REPORT</b>	<ul style="list-style-type: none"> <li>Filing of report, formal public review, and environmental "clearance"</li> </ul>	Report "K": Transportation Environmental Study Report (documentations overall study)	NO PIC <ul style="list-style-type: none"> <li>Study Newsletter #9</li> </ul>	File TESR in Spring 2012
<b>PHASE 7: DETAIL DESIGN (documented in a Design and Construction Report) - NOT PART OF THIS STUDY</b>				