

CHAPTER 11

AGGREGATE RESOURCES POLICY

Aggregate resources lie primarily within the Rural Land Use designation where the protection, preservation and encouragement of the use of lands so designated for food production is indicated as the primary use.

The Township adopts the following policies relative to Aggregate Resources within the Rural Land Use designation:

- 11.1 The establishment of a pit or quarry within the areas designated by this Plan, as Rural Land Use shall be considered as an interim use, which may be permitted after consideration and evaluation of the following:
- a) the need to utilize the resource at the time of application in the interest of the residents of the municipality, the Region and the Province;
 - b) the overall policies of this Plan and particularly those policies related to preserving lands in the Rural Land Use designation for food production;
 - c) the policies established in this Chapter;
 - d) the Policies of the Regional Official Policies Plan;
 - e) the potential impact of the pit or quarry on the natural habitat network, as per Chapter 13 Environmental Stewardship Policy;
 - f) the utilization of lands defined in the Regional Official Policies Plan as Prime Agricultural Area for sand and gravel extraction shall only be considered in accordance with the foregoing and after Council is satisfied:
 - i) that there are no viable alternative sites where the required resource can be obtained in areas not considered to be Prime Agricultural Areas;
 - ii) that Council has considered the impacts of the proposed pit or quarry on adjacent land uses and has concluded that the need for the use of the specific site for sand and gravel extraction outweighs the impacts associated with it, including its impact on the continued operation of adjacent lands for food production; and
 - iii) that maximum rehabilitation of the lands for agriculture following extraction is proposed so that they can be used for farming.
- 11.2 The Township recognizes the value of sand and gravel resources to the continued growth and development of the municipality, the Region and the Province. One of the goals adopted by this Plan is to provide for the proper utilization of natural resources (particularly sand and gravel) in such a manner as to minimize any undesirable effects during the utilization period and to assure site rehabilitation.

The number of major extractive industrial operations taking place within the Planning Area at the present time is limited. The municipality recognizes, however, that the demand particularly for sand and gravel is increasing with continued growth and urbanization particularly in the Kitchener-Cambridge-Guelph triangle and that this demand may create pressure for the extraction of deposits presently existing in the Woolwich Planning Area.

Although it is recognized that the licensing and control of pit and quarry operations are a Provincial responsibility, the present legislation provides that no license shall be issued in respect of a pit or quarry where the location is in contravention of an Official Plan or Zoning By-law of the municipality in which it is located. This legislation provides opportunity for the municipality to have input into the licensing and control of future pits and quarries.

11.3 DEFINITION OF RESOURCE AREAS

11.3.1 This Plan adopts the Mineral Aggregate Resource Areas as illustrated on Map Number 5 of the Regional Official Policies Plan entitled Mineral Aggregate Resource Areas and adopts as general policy that the Township will favour, with the co-operation of the Regional Municipality, the extraction of sand and gravel from locations within Mineral Aggregate Resource Areas subject to controls contained in this Plan, the Regional Official Policies Plan and the Zoning By-law of the Township.

11.3.2 It shall be the policy of this Plan that amendment may be made to the Zoning By-law to permit the making or establishing of pits and quarries within the areas defined as Mineral Aggregate Resource Areas on Map Number 5 of the Regional Official Policies without amendment to this plan.

11.3.3 Amendment to the Zoning By-law shall only be considered following a public meeting and after giving full and careful consideration to location, the adequacy of control and regulation during the operating period, and satisfactory assurance of proper and acceptable programs for rehabilitation.

11.3.4 Rezoning to permit the making or establishment of pits and quarries in areas other than those defined as Mineral Aggregate Resource Areas on Map Number 5 of the Regional Official Policies Plan shall only be considered following amendment to this Plan.

11.4 CONTROL OF FUTURE PITS AND QUARRIES

11.4.1 The control of future pit and quarry location and operation shall be exercised by the Township through the provisions of this Plan and the Zoning By-law. The Zoning By-law passed to implement the provisions of this Plan shall prohibit the making or establishment of pits and quarries anywhere within the Corporate Limits save and except for those areas holding Provincial license to open, establish or operate a pit or quarry at the time of the passing of the By-law.

11.4.2 Applications for future pits and quarries or extensions to existing pits or quarries shall only be considered where they are in conformity with the provisions of this Plan and the Regional Official Policies Plan and conform to the provisions of the Zoning By-law. Consultation by the Ministry of Natural Resources concerning changes to existing site plans will be undertaken to assure conformity. **Modification No. 79**

11.4.3 Whereas Provincial legislation provides that no license shall be issued in respect of a pit or quarry where the location is in contravention of an Official Plan or By-law of the municipality in which it is located, it shall be the policy of the municipality to deem all applications for license to be in contravention of this Official Plan unless such application conforms and complies with Section 11.6 of this Plan entitled "Official Plan Conformity". It shall further be the policy of this municipality to deem all applications for license to be in contravention of the Zoning By-law unless and until the By-law is amended to permit the pit and quarry.

11.5 WAYSIDE PITS OR WAYSIDE QUARRIES

11.5.1 New wayside pits will be permitted in all land use designations without amendment to the Zoning By-law, with the exception of lands within an Identified Settlement and lands designated Restricted Land Use Area and lands identified as part of the Natural Heritage Network

11.5.2 Portable Asphalt plants for the exclusive temporary use of a road authority operating under an approved wayside pit permit will be permitted in all land use designations without amendment to the Zoning By-law, with the exception of lands within an Identified Settlement and lands designated Restricted Land Use Area and lands identified as part of the Natural Heritage Network

11.6 OFFICIAL PLAN CONFORMITY

11.6.1 An application for license to open, establish or operate a pit or quarry or to expand an existing pit or quarry shall be considered to be in conformity with this Official Plan only when:

- a) the application conforms to the provisions of the Regional Official Policies Plan;
- b) an application for license has been filed with the Ministry of Natural Resources and a copy of such application has been filed with the municipality. **Modification No. 80**

11.6.2 The copy of the application for license, which is filed with the municipality, shall include a Site Plan, which shall indicate:

- a) all of the information required to meet licence application requirements and regulations under the Aggregate Resources Act; **Modification No. 81**
- b) the local roads to be used for transporting the mined material from the pit or quarry to the nearest Regional and/or trunk road;

- c) such other information as required by the province, the Grand River Conservation Authority, the Region or the Township to evaluate the application.

11.6.3 In addition to the copy of the application for license and the Site Plan above referred to above, a report will be required from the applicant to outline the testing program that has been undertaken that will indicate the total estimated production of the pit or quarry and the maximum annual tonnage to be mined.

11.6.4 No application for license to open, establish or operate a pit or quarry or to expand an existing pit or quarry shall be considered to be in conformity with this Official Plan where the Council of the municipality has adopted a resolution to the effect that the operation of the pit or quarry would be against the interests of the public, taking into account:

- a) the preservation of the features and functions of the environment;
- b) the need, if any, for restricting excessively large total pit or quarry output in the locality;
- c) the traffic density of local roads;
- d) any possible effect on the water table or surface drainage pattern;
- e) the nature and location of other land uses that could be affected by the pit or quarry operation; and
- f) the character, location and size of nearby communities.

11.7 ZONING BY-LAW

11.7.1 Amendment to the Zoning By-law shall only be considered upon application made to the municipality in conformity with the municipality's regulations and requirements for zone change applications.

11.7.2 Amendment to the Zoning By-law shall only be considered when such amending by-law would conform to the provisions of the Official Plan.

11.7.3 Prior to passing an amending zoning by-law, the Council shall be satisfied that the following matters have been considered and that the Township is satisfied that these matters will be properly provided and/or regulated:

- a) that the Site Plan referred to in paragraph 11.6.2 is satisfactory to the Township;
- b) that all pit and quarry uses will satisfy the requirements of the Ministry of the Environment;
- c) that adequate buffer space and screening will be made to provide an effective buffer between any proposed excavation and any road, existing residence or abutting property or any land use or zoning which would be adversely affected by the gravel pit or quarry operation;

- d) that no new excavations or processing shall take place until buffer screening has been established effectively;
- e) that the proposal complies with the Environmental Policies in Chapter 13 of this Plan;
- f) that haul routes have been established for truck traffic using the pit and that the Township Road to be used as a haul route is or will be improved if necessary and maintained to standards satisfactory to the Township.
- g) that the level of the water table shall not be adversely affected by the expansion or opening of any new pit or quarry;
- h) that adequate provisions will be made for the fencing and security of the pit property;
- i) that no disposal of waste will take place in worked out pits or quarries unless agreed to be satisfactory to the Waterloo Regional Health Unit or authority having jurisdiction, the Ministry of the Environment and the Township;
- j) that a rehabilitation plan and program have been established to the satisfaction of the Township, in consultation with the Region.

11.7.4 The amending by-law to define an "Extractive Zone" shall permit the making or establishment of a pit or a quarry as defined in Section 20 - Glossary.

It is also the intent of this Plan that farming may be included as a use permitted in an Extractive Zone and that a barn, shed, building or structure (but not including a residential building or residential unit) which is accessory to the farming use may also be permitted.

No other uses which might be considered as ancillary to or associated with a gravel pit or quarry operation shall be permitted except as specifically provided for in the amending By-law.

11.8 PUBLIC PARTICIPATION

Prior to passing an amending By-law, notification of public meeting shall be advertised together with notification that the Site Plan referred to in Section 11.6.2 shall be available for inspection in the Municipality Office or other appropriate location designated by Council. At the public meeting, the Site Plan shall be displayed together with other plans or documents, which the Council shall deem relevant. Opportunity shall be provided for questioning and public input. Council shall consider the results of the public input or submissions prior to passing an amending By-law.

11.9 ANNUAL REVIEW

It shall be the policy of the municipality to review the operation of each licensed pit or quarry at least once a year for the purpose of assessing the licensee's compliance with the conditions of the license issued, the regulations, the Site Plan and the terms and conditions of the license and to report, together with recommendations, to the Minister of Natural Resources related to any breach or contravention which the municipality deems to exist. **Modification No. 83**

11.10 REHABILITATION OF EXISTING PITS

It shall be the policy of the Township to require by means of co-operative effort with owners, Regional authorities and Provincial authorities, the rehabilitation of existing and/or abandoned pits and quarries with a view to reducing or eliminating dangerous or hazardous conditions and returning the pit site to a useful land use.

11.11 STUDY AND OTHER REQUIREMENTS FOR APPLICATIONS FOR MINERAL AGGREGATE OPERATIONS OPA No. 13 OMB Approval February 5, 2010

11.11.1 An application for Planning Act approval to permit a new or expanded mineral aggregate operation shall submit, subject to Section 11.11.13(a), the following reports, information and materials prepared by qualified professionals or teams of professionals as appropriate:

- a) a Geological Resource Study as described in Section 11.11.3 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- b) a Transportation Impact Study as described by Section 11.11.4 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- c) an Environmental Impact Study as described by Section 11.11.5 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- d) a Visual Impact Study as described by Section 11.11.6 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- e) a Cultural Heritage Impact Study as described by Section 11.11.7 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- f) for operations which propose below water table extraction, a Water Resources Impact Study as described by Section 11.11.8 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- g) for operations which propose above water table extraction, a Water Resources Impact Study as described by Section 11.11.9 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;

- h) a Noise Impact Study as described by Section 11.11.10 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- i) a Dust and Air Quality Impact Study as described by Section 11.11.11 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- j) a Land Use Study as described by Section 11.11.12 which satisfactorily demonstrates that the proposal will not have any unacceptable impacts;
- k) a rehabilitation plan which satisfactorily demonstrates how progressive rehabilitation will occur; and
- l) an operational plan which satisfactorily demonstrates how impacts will be mitigated and minimized.

11.11.2 The submission of the reports required by Section 11.11.1 shall be required in order for an application for a new or expanded mineral aggregate operation to be considered complete in accordance with Section 34 (10.2) of the Planning Act. The requirement that such reports satisfactorily demonstrate that the proposal will not have any unacceptable impacts will need to be met prior to the Township of Woolwich approving an application and not as a requirement for determining that an application is complete. Similarly, any peer reviews of the reports required by Section 11.11.1 or any requests for additional information pursuant to Section 11.11.13(d) will not constitute a requirement for determining that an application is complete.

11.11.3 A Geological Resource Study as required in Section 11.11.1(a) shall provide the following information:

- a) a detailed description, based on sufficient sampling and testing, of the nature, extent and location of the mineral aggregate resources on the subject land. The Geological Resource Study is not intended to be a supply and demand analysis as identified in Policy 2.5.2.1 of the Provincial Policy Statement (2005); and
- b) identification of any characteristics of the resource that may result in additional social, cultural heritage or environmental impacts not addressed through the studies referred to in Section 11.11.4 through 11.11.12.

11.11.4 The Transportation Impact Study required by Section 11.11.1(b) shall provide the following information:

- a) an identification of the policy framework which is aimed at addressing traffic impacts and an analysis of how this policy framework is being satisfied, or addressed as appropriate, by the subject proposal;
- b) the proposed haul route(s) which may be necessary to service potential markets;

- c) land use, land activities and the character of adjacent lands including social attributes and cultural heritage and environmental resources potentially impacted along the proposed haul route and, taking into account the classification of the roads involved, the nature of those impacts;
- d) an evaluation of alternative haul routes, the identification of the haul routes with the least impact;
- e) the physical characteristics of the potential routes including road classification, load limits, surfacing and character (e.g. rural, scenic) and the identification of any physical constraints to heavy truck traffic, such as vertical or horizontal curves, sight lines, or deficient shoulders;
- f) anticipated increase in traffic generated by the proposed extractive operation, including the implications of phasing of the operation, and any increase in background traffic;
- g) the horizon year that will be used in determining future impacts;
- h) traffic impacts, both operational and physical, resulting from the truck traffic generated by the proposed operation including impacts on road structure, traffic flow and safety, and the mitigation measures required to address these impacts; and
- i) whether improvement of the roads proposed to be used for haul routes is necessary, the costs of such improvement, any anticipated impacts on significant social attributes and economic, cultural heritage, and environmental resources affected by such improvement, and whether an Environmental Assessment is required for this improvement;

The Transportation Impact Study may be required to address impacts on transportation networks under the jurisdiction of several different authorities. Each authority may, to the extent of its jurisdiction, scope, waive or establish a peer review or other suitable evaluation process for those transportation impacts which are under the authority's jurisdiction.

11.11.5 The Environmental Impact Study required by Section 11.11.1(c) shall provide the following information:

- a) an identification of the policy framework which is aimed at protecting environmental features, areas and systems and an analysis of how this policy framework is being satisfied, or addressed as appropriate, by the subject proposal;
- b) an identification of the form, function and integrity of all environmental features, areas and systems that may be impacted by the proposed operation;
- c) the nature of the impacts on environmental features, areas and systems, how they can be mitigated, the feasibility of the mitigation, the risks associated with mitigation and the remaining impacts after mitigation.

The Environmental Impact Study may be required to address impacts on environmental features, areas and systems under the jurisdiction of several different authorities. Each authority may, to the extent of its jurisdiction, scope, waive or establish a peer review or other suitable evaluation process for those aspects of environmental impacts which are under the authority's jurisdiction.

11.11.6 The Visual Impact Study required by Section 11.11.1(d) shall provide the following information:

- a) an assessment of the significant views and how they might be impacted by the proposed operation. Significant views shall include views of people living around a proposed mineral aggregate operation site that may be impacted by the proposed site together with views that more generally hold local or regional cultural sensitivity and/or recreational or scenic value;
- b) the nature of the visual impacts and how they can be mitigated through such means as berms, entrance designs, vegetation, landscaping and operational matters, such as small phases, screening of equipment or direction of extraction, which should seek to minimize visual impacts; and
- c) the feasibility of the mitigation, the risks associated with mitigation, and any remaining significant impacts after mitigation.

11.11.7 The Cultural Heritage Impact Study as described by Section 11.11.1(e) shall provide the following information:

- a) an identification of the policy framework which is aimed at protecting cultural heritage resources, and an analysis of how this policy framework is being satisfied, or addressed as appropriate, by the subject proposal;
- b) an identification of all cultural heritage resources, including built heritage resources, archaeological resources, and cultural heritage landscapes, which may be impacted by the proposed operation; and
- c) the nature of the impacts on cultural heritage resources, how these impacts can be mitigated, the risks associated with mitigation, the remaining impacts after mitigation, and an identification of the significance of the remaining impacts.

The Cultural Heritage Impact Study may be required to address impacts on cultural heritage resources under the jurisdiction of several different authorities. Each authority may, to the extent of its jurisdiction, scope, waive or establish a peer review or other suitable evaluation process for those aspects of cultural heritage resources impacts which are under the authority's jurisdiction.

11.11.8 The Water Resources Impact Study for proposed below water table extraction as described by Section 11.11.1(f) shall provide the following information:

- a) an identification of the policy framework which is aimed at protecting water resources including an analysis of how this policy framework is being satisfied, or addressed as appropriate, by the subject proposal;
- b) an identification of the water resources, including surface water and groundwater, which may be impacted by the proposed operation;
- c) a justification based on an analysis of the nature, location and extent of mineral aggregate resources located below water table, for proposing below water table extraction;
- d) the nature of the impacts on water resources, as the impacts relate to potential impacts from fuel storage and handling systems, machinery storage and servicing and the use and storage of potential contaminants on the site, how these impacts can be mitigated, the risks associated with mitigation, and the remaining impacts after mitigation;
- e) the nature of the impacts on water resources, as the impacts relate to natural areas, features and systems (including fisheries) and the form, function and integrity of the natural features, how these impacts can be mitigated, the risks associated with mitigation, and the remaining impacts after mitigation;
- f) the nature of impacts on water resources as the impacts relate to domestic wells, communal systems and existing municipal water supplies and test wells.

The Water Resources Impact Study is required to address the protection of water resources under the jurisdiction of several different authorities. Each authority may, to the extent of its jurisdiction, scope, waive or establish a peer review or other suitable evaluation process for those water resources impacts which are under the authority's jurisdiction.

11.11.9 The Water Resources Impact Study for above water table extraction as described in Section 11.11.1(g) shall provide the following information:

- a) an identification of the policy framework which is aimed at protecting water resources and an analysis of how this policy framework is being satisfied, or addressed as appropriate, by the subject proposal;
- b) an identification of the water resources, including surface water and groundwater, which may be impacted by the proposed operation. In identifying groundwater resources the Water Resources Impact Study shall determine, based on an appropriate amount and duration of historical data, the appropriate water table and buffer for the purpose of determining the elevation of the pit floor;
- c) the nature of the impacts on water resources, as the impacts relate to impacts from fuel storage and handling systems,

machinery storage and servicing and the use and storage of potential contaminants on the site, how these impacts can be mitigated, the risks associated with mitigation, and the remaining impacts after mitigation;

- d) the nature of impacts on water resources as the impacts relate to natural areas, features and systems (including fisheries) and the form, function and integrity of the natural features, how these impacts can be mitigated, the risks associated with mitigation, and the remaining impacts after mitigation;
- e) the nature of impacts on water resources as the impacts relate to domestic wells, communal systems and existing municipal water supplies and test wells.

The Water Resources Impact Study is required to address the protection of water resources under the jurisdiction of several different authorities. Each authority may, to the extent of its jurisdiction, scope, waive or establish a peer review or other suitable evaluation process for those water resources impacts which are under the authority's jurisdiction.

11.11.10 The Noise Impact Study as described in Section 11.11.1(h) shall provide the following information;

- a) an identification of the policy framework which is aimed at addressing noise impacts, including provincial policy, and an analysis of how this policy framework is being satisfied, or addressed as appropriate, by the subject proposal;
- b) an identification of noise sources and receptors;
- c) the nature of noise impacts, how these impacts can be mitigated, the risks associated with mitigation, and the remaining impacts after mitigation.

11.11.11 The Dust and Air Quality Impact Study as described in Section 11.11.1(i) shall provide the following information;

- a) an identification of the policy framework which is aimed at addressing dust and air quality impacts, and an analysis of how this policy framework is being satisfied, or addressed as appropriate, by the subject proposal;
- b) an assessment of background levels of dust and a modeling of additional dust contributions that can be expected from the proposed operation;
- c) the nature of dust impacts on air quality, how these impacts can be mitigated, the risks associated with mitigation, and the remaining impacts after mitigation.

11.11.12 The Land Use Study as described in Section 11.11.1(j) shall provide the following information:

- a) an identification of the policy framework which is aimed at ensuring land use compatibility and ensuring other land use goals and objectives are being met, and an analysis of how this policy framework is being satisfied, or addressed as appropriate, by the subject proposal;
- b) a detailed description of the nature of surrounding land uses and permitted land uses;
- c) a synthesis of all impacts, including where appropriate, social impacts and any relevant land use considerations not identified by the other studies required by Section 11.11.1, an assessment as to whether and how impacts and land use considerations can be sufficiently mitigated, or addressed as appropriate, so that land use compatibility is achieved, and the identification of additional mitigation, not identified by the studies required by Section 11.11.1, which may be necessary for land use compatibility to be achieved. In the context of this Section, impacts and land use considerations shall include implications that may flow from the analysis of the mineral aggregate resource as described in Section 11.11.3.

11.11.13 The reports, information and materials required by Section 11.11.1 are also subject to the following:

- a) The necessity for, and the content and scope of the studies, information and materials required by Section 11.11.1 will be determined through a pre-application consultation process including a pre-application consultation meeting with the Township, the Region and other agencies as required, and shall be in keeping with the scope and complexity of the application. The Director of Engineering and Planning Services may, based on preliminary information provided by an applicant, and in consultation with any relevant agency as appropriate, determine that particular studies, information and materials are not required. This determination, and the content and scope of the studies, information and materials otherwise required will be set out in a Record of Pre-Application Consultation issued by the Director of Engineering and Planning pursuant to the Township's Pre-Application Consultation By-law;
- b) The reports, information and materials required by Section 11.11 shall fully address the detailed requirements for these reports, information and materials as described by the sub sections of Section 11.11 in a manner that is in accordance with professional standards;
- c) The Township will require an electronic version of the studies, information and materials submitted except where it is determined, based on the nature and location of the application, that an electronic version is unnecessary, and the Township will stipulate the format of the electronic submissions;
- d) Through the course of the review process for an application which has been determined to be complete, additional reports,

information and materials may be required to address specific issues to enable Township of Woolwich Council to make informed decisions. Such requirements by the Township shall be made as early as practicable in the process;

- e) The Township may, depending on the scope and complexity of the application, require an applicant, in accordance with applicable Township by-laws, to pay reasonable costs of peer reviews of the studies, information and materials required by Section 11.11. Such peer reviews shall not include original data collection or original research of any studies required by this Plan. The Township will advise an applicant of its intent to require peer reviews and, provide an opportunity for an applicant to discuss the need for and scope of such peer reviews;
- f) For the purposes of identifying the policy framework which must be addressed by the various studies required by Section 11.11.1, it shall be understood that the policy framework will include any applicable Federal, Provincial, Regional, Township or Agency policy, legislation, regulations, standards, by-laws and guidelines; and
- g) Where the studies and materials submitted pursuant to Section 11.11.1 include operational plans, monitoring requirements or mitigation strategies, it is understood that such measures will be primarily implemented through the *Aggregate Resources Act* site plans.

11.11.14 The studies required by Section 11.11.1 shall:

- a) Take into account any previously existing studies that are relevant to the application including broader scale contextual studies (e.g. sub-watershed studies);
- b) Assess cumulative impacts from other existing or proposed aggregate extraction operations in the vicinity. For the purposes of this policy “proposed” shall be understood to mean applied for under the Planning Act and or the Aggregate Resources Act; and
- c) Provide, where appropriate, a monitoring plan that is adequate. In considering the adequacy of the monitoring plan the Township of Woolwich will take into account whether the proposed plan is acceptable to the Region of Waterloo, Ministry of Natural Resources and Grand River Conservation Authority. A proposed monitoring plan will make provision for monitoring results to be provided to the Township, the Region of Waterloo, Ministry of Natural Resources, Grand River Conservation Authority and a public liaison committee if one should exist. It is understood that the requirement for monitoring will, where appropriate, verify that the level of impacts indicated by the studies required by Section 11.11.1 are not being exceeded or that regulatory requirements are not being exceeded. A proposed monitoring plan shall address the effect of changes to

the operation as a result of phasing or changes to the equipment being used (such as the use of portable crushing plants). A proposed monitoring plan shall also indicate what steps will be taken to address exceedences of levels of impacts should they occur.