



This is Exhibit..B.....referred to in the affidavit of June Gallagher sworn before me, this 26th day of January 2024

 A COMMISSIONER FOR TAKING AFFIDAVITS

**Notice of Adoption with Respect to
 Official Plan Amendment Number 144
 to the Clarington Official Plan**

Take notice that, taking into consideration any oral and written submissions, the Council of the Municipality of Clarington made a decision to adopt Amendment No. 144 to the Municipality of Clarington Official Plan on December 15, 2025, under Section 17 of the *Planning Act, R.S.O.*

An explanation of the purpose and effect of the Official Plan Amendment is attached hereto and marked as Schedule "A". A copy of the Official Plan Amendment and any background material will be made available to the public for inspection in both the Legislative Services and the Planning and Infrastructure Services Departments, Municipal Administrative Centre, 40 Temperance Street, Bowmanville, Ontario, 8:30 a.m. to 4:00 p.m., Monday to Friday.

Public consultation was undertaken in accordance with the requirements of the Planning Act. One oral submission was received at the Statutory Public Meeting held by the Municipality on June 19, 2025. The Municipality also received a number of written submissions throughout the process. All comments were given full consideration by the Municipality. Further details explaining the effect of the oral and written submissions are included in Staff Report PDS-066-25, dated December 8, 2025, and PDS-075-25, dated December 15, 2025.

Pursuant to Ontario Regulation 525/97, Official Plan Amendment 144 is not exempt from approval by the Minister of Municipal Affairs and Housing. Official Plan Amendment 144 is being submitted to the Ministry of Municipal Affairs and Housing for approval.

Any person or public body is entitled to receive notice of the Minister's decision regarding Official Plan Amendment 144 if a written request, containing the person's or public body's address, is made to the approval authority. Requests to receive the Notice of Decisions should be sent to:

Ministry of Municipal Affairs and Housing
 Municipal Services Office Central Ontario
 777 Bay Street, 17th floor, Toronto, Ontario, M7A 2J3

Dated at the Municipality of Clarington, the 19th day of December 2025.


 June Gallagher, Municipal Clerk



SCHEDULE "A"

Purpose and Effect of Official Plan Amendment Number 144 to the
Clarington Official Plan

PURPOSE: The purpose of this Amendment is to include the new Courtice Transit-Oriented Community Secondary Plan in the Clarington Official Plan.

LOCATION: This Amendment applies to an approximately 400-hectare area generally bounded by Robinson Creek in the west, Tooley Creek in the east, Bloor Street in the north and Highway 401 in the south.

EFFECT: This Secondary Plan will facilitate the development of a sustainable, livable and inclusive community in south Courtice. The Secondary Plan includes Urban Design and Sustainability Guidelines, which are not an operative part of the Clarington Official Plan.

The Courtice Transit-Oriented Community Secondary Plan is centred on the future Courtice GO Transit Station and includes lands delineated as a Protected Major Transit Station Area. The Secondary Plan will feature a diverse range of housing with a mix of densities, along with new schools, community facilities, office space, commercial uses, and institutional uses that will capitalize on the excellent transportation access to the area. The Secondary Plan also prioritizes the protection of the Robinson and Tooley Creeks and associated natural environment.

BASIS: Clarington Council authorized the commencement of this Secondary Plan at a public meeting in June 2018. The Secondary Plan has been prepared in anticipation of a new GO Transit Station in an area of Courtice that is largely undeveloped, except for industrial and commercial uses along Baseline Road. This presents a unique and exciting opportunity to create a vision for a new transit-oriented community. The Secondary Plan vision and policies will guide growth and transformation of the area into a new mixed-use, transit-supportive and complete community in south Courtice.

The Courtice Transit-Oriented Community Secondary Plan is based on extensive technical study and public engagement. It incorporates recommendations of the Robinson Creek and Tooley Creek Subwatershed Study and has been informed by a Land Use and Urban Design Analysis, a Functional Servicing Study, a Transportation Impact Study and Environmental Impact Studies.

Public and landowner input was received through Public Information Centres and Public Meetings held in June 2019, September 2020, March 2022, November 2023 and June 2025, as well as through Steering Committee Meetings.

File Number: COPA 2025-0005



**Notice of Adoption with Respect to
Official Plan Amendment Number 1
to the Durham Region Official Plan**

Take notice that, taking into consideration any oral and written submissions, the Council of the Municipality of Clarington made a decision to adopt Amendment No. 1 to the Durham Region Official Plan on December 15, 2025, under Section 17 of the *Planning Act, R.S.O.*

An explanation of the purpose and effect of the Regional Official Plan Amendment is attached hereto and marked as Schedule "A". A copy of the Regional Official Plan Amendment and any background material will be made available to the public for inspection in both the Legislative Services and the Planning and Infrastructure Services Departments, Municipal Administrative Centre, 40 Temperance Street, Bowmanville, Ontario, 8:30 a.m. to 4:00 p.m., Monday to Friday.

Public consultation was undertaken in accordance with the requirements of the Planning Act. One oral submission was received at the Statutory Public Meeting held by the Municipality on June 19, 2025. The Municipality also received a number of written submissions throughout the process. All comments were given full consideration by the Municipality. Further details explaining the effect of the oral and written submissions are included in Staff Report PDS-066-25, dated December 8, 2025, and PDS-075-25, dated December 15, 2025.

Pursuant to Ontario Regulation 525/97, Regional Official Plan Amendment 1 is not exempt from approval by the Minister of Municipal Affairs and Housing. Regional Official Plan Amendment 1 is being submitted to the Ministry of Municipal Affairs and Housing for approval.

Any person or public body is entitled to receive notice of the Minister's decision regarding Official Plan Amendment 1 if a written request, containing the person's or public body's address, is made to the approval authority. Requests to receive the Notice of Decisions should be sent to:

Ministry of Municipal Affairs and Housing
Municipal Services Office Central Ontario
777 Bay Street, 17th floor, Toronto, Ontario, M7A 2J3

Dated at the Municipality of Clarington, the 19th day of December 2025.

A handwritten signature in blue ink that reads "June Gallagher".

June Gallagher, Municipal Clerk



SCHEDULE "A"

Purpose and Effect of Official Plan Amendment Number 1 to the Region of Durham Official Plan

PURPOSE: The purpose of this Amendment is to slightly modify the Courtice Protected Major Transit Station Area (PMTSA) boundary to limit the boundary from extending east of the Tooley Creek valley and to remove a portion of the 2051 Urban Expansion Areas overlay.

LOCATION: This Amendment applies to two distinct areas: (1) a small area located east of Courtice Road and north and south of Baseline Road; and (2) approximately 15 hectares of land situated east of Courtice Road and south of Bloor Street.

EFFECT: This Amendment makes a minor adjustment to the PMTSA boundary by limiting its extension east of the Tooley Creek Valley, thereby removing a small portion of industrial lands from the PMTSA.

In addition, this Amendment removes a portion of the 2051 Urban Expansion Areas overlay for lands directly adjacent the original Secondary Plan boundary.

BASIS: The Courtice Transit-Oriented Community Secondary Plan area boundary includes some lands east of Courtice Road and south of Bloor Street that are designated Community Areas within the 2051 Urban Expansion Areas.

Lands within the 2051 Urban Expansion Areas were added to the Urban Boundary through the latest Regional Municipal Comprehensive Review, Envision Durham, and represent new land within the urban system for the purpose of facilitating development.

Envision Durham directs that detailed planning for lands within the 2051 Urban Expansion Areas be done primarily through secondary plans. Expanding the boundary to include these lands supports a coordinated approach to planning for residential lands near the future Courtice GO Station. These lands were incorporated and analyzed within the Functional Servicing Study and Transportation Impact Study, undertaken as part of the Secondary Plan process, to ensure infrastructure is effectively planned to support the expanded area.