

THE CORPORATION OF THE MUNICIPALITY
OF KILLARNEY

Special/Public Meeting of Council
In Person/ZOOM
Municipal Council Chambers
July 22nd, 2026
5:00 P.M.

PRESENT: *MAYOR:* Michael Reider

COUNCILLORS: Mary Bradbury Dave Froats
Robert Campbell Nikola Grubic

ABSENT: *COUNCILLOR:* Peggy Roque

DISCLOSURE: Nil

STAFF: Clerk-Treasurer – Candy Beauvais
Deputy Clerk-Treasurer – Gilles Legault
Administrative Assistant – Angie Nuziale
Director of Sudbury East Building & By-Law Services – Andrea Tarini

MEMBERS OF PUBLIC: 0 (In Person)/0 (ZOOM)

GUESTS: Rylan Hartley - Grapl Inc. (*joined via ZOOM*)
Derek Taylor - Grapl Inc. (*joined via ZOOM*)
Keith Harriman – Harriman Planning (*joined via ZOOM*)
David Butler (*joined via ZOOM*)

DELEGATION: Nil

Mayor Reider called the Special/Public Meeting to order at 5:02 P.M., proceeded with roll call and acknowledged meeting on aboriginal land.

Mayor asked Council if there were any declarations of pecuniary interest. Each councillor announced they had no disclosure.

Mayor indicated there was no delegations on the agenda.

26-277 BY DAVE FROATS – ROBERT CAMPBELL

WHEREAS the Council for the Municipality of Killarney hereby authorizes entering into the final CCDC Design-Build Construction Contract with Grapl Inc. dated July 22, 2026 for the design and construction of a twelve (12) unit apartment complex on municipally owned lands, for an amount not to exceed the contract price of \$4,650,000.00 (excluding applicable taxes);

AND WHEREAS the Contract, including all Supplementary Conditions and amendments negotiated between the Municipality and Grapl Inc., has been reviewed and approved by the Municipality’s solicitor and shall form part of the final agreement between the parties;

AND WHEREAS Council acknowledges that construction commencement under the Contract is conditional upon the Municipality securing satisfactory financing arrangements;

AND FURTHER THAT the Mayor and Clerk-Treasurer (*or, in the Clerk-Treasurer’s absence, the Deputy Clerk-Treasurer*) are hereby authorized to execute the final CCDC Design-Build Construction Contract and any ancillary documentation, such as the TD Financing Proposal which is necessary to give effect to this resolution.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
☒ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

26-278 BY ROBERT CAMPBELL – DAVE FROATS

WHEREAS Council for the Municipality of Killarney recognizes the importance of ensuring residents and visitors have access to quality medical services; and

WHEREAS Dr. Jeffrey Middaugh has agreed to operate medical clinics from the Killarney Health Centre;

NOW THEREFORE BE IT RESOLVED THAT Council for the Municipality of Killarney hereby authorizes Dr. Jeffrey Middaugh to operate medical clinics from the Killarney Health Centre, subject to the following conditions:

1. That Dr. Jeffrey Middaugh provides the Municipality with a current copy of his valid licence to practise medicine in the Province of Ontario;
2. That Dr. Jeffrey Middaugh provides satisfactory proof of current professional liability (medical malpractice) insurance coverage prior to commencing the provision of medical services at the Killarney Health Centre;
3. That Dr. Jeffrey Middaugh complies with all applicable federal and provincial legislation, the standards and requirements of the College of Physicians and Surgeons of Ontario, and all applicable operational policies and procedures of the Killarney Health Centre while providing medical services from the facility; and
4. That the Clerk-Treasurer be authorized to obtain, verify, and retain copies of the required documentation for the Municipality's records prior to the commencement of clinic operations.

AND FURTHER BE IT RESOLVED THAT this authorization is granted solely for the purpose of permitting Dr. Jeffrey Middaugh to conduct medical clinics from the Killarney Health Centre and shall not be interpreted as creating an employment relationship, partnership, agency, or other legal relationship between Dr. Jeffrey Middaugh and the Municipality of Killarney.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
☒ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

26-279 BY DAVE FROATS – ROBERT CAMPBELL

BE IT RESOLVED THAT Council receive the Building By-law Report dated July 16, 2026, prepared by the Sudbury East Building and By-law Services Department (SEBBS), respecting construction, demolition, and change of use permits and inspections; and

FURTHER THAT Council consider and discuss the proposed Building By-law during the Public Meeting portion of this Special Meeting prior to considering its adoption by by-law

Resolution Result	Recorded Vote		
	Council Members	YES	NO
☒ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

Mayor Reider declared the meeting to be a Public Meeting to discuss the proposed building by-law.

26-280 BY ROBERT CAMPBELL – DAVE FROATS

BE IT RESOLVED THAT By-Law #2026-32 being a by-law respecting construction, demolition and change of use permits and inspections be read a first and second time.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
☒ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

26-281 BY DAVE FROATS – ROBERT CAMPBELL

BE IT RESOLVED THAT By-Law #2026-32 being a by-law respecting construction, demolition and change of use permits and inspections be read a third time and passed in Open Council this 22nd day of July 2026.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
☒ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

Mayor Reider declared the Public Meeting closed at 5:20 PM as there were no concerns from the public nor Council.

26-282 BY NIKOLA GRUBIC – MARY BRADBURY

BE IT RESOLVED THAT Council include the following item(s) listed below as an Addendum to the July 22nd, 2026 Special Meeting Agenda:

- 1. To Discuss a Public Works Position.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
☒ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

26-283 BY NIKOLA GRUBIC – MARY BRADBURY

WHEREAS Mr. Joshua Pitfield was appointed to the temporary full-time position of Public Works Foreman effective June 1, 2026, to provide coverage during the incumbent Foreman's leave of absence;

AND WHEREAS Mr. Pitfield has demonstrated excellent performance, strong leadership, reliability, and a high level of commitment to the Municipality of Killarney during his temporary appointment;

AND WHEREAS Council wishes to retain Mr. Pitfield as a permanent member of the Public Works Department in the position of General Foreman;

NOW THEREFORE BE IT RESOLVED THAT Council for the Municipality of Killarney hereby appoints Mr. Joshua Pitfield to the permanent full-time position of General Foreman, effective July 23, 2026;

AND FURTHER THAT Mr. Pitfield shall be compensated at the current rate of pay established for his position on the Public Works Foreman pay grid, together with all applicable employee benefits, leave entitlements, and continued participation in the Ontario Municipal Employees Retirement System (OMERS), in accordance with the Municipality's policies and applicable employment practices;

AND FURTHER THAT the temporary appointment of Mr. Pitfield as Public Works Foreman shall terminate effective the same date as his appointment to the permanent full-time position of General Foreman, without interruption of service;

AND FURTHER THAT the Mayor and Clerk-Treasurer are hereby authorized to execute all employment documentation necessary to give effect to this resolution.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
☒ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

26-284 BY MARY BRADBURY – NIKOLA GRUBIC

BE IT RESOLVED THAT the Special/Public Meeting of Council held July 22nd, 2026 be adjourned at 5:23 P.M.

Resolution Result	Recorded Vote		
	Council Members	YES	NO
☒ CARRIED	Mary Bradbury		
☐ DEFEATED	Robert Campbell		
☐ TABLED	Dave Froats		
☐ RECORDED VOTE (SEE RIGHT)	Nikola Grubic		
☐ PECUNIARY INTEREST DECLARED	Michael Reider		
☐ WITHDRAWN	Peggy Roque		

ORIGINAL DOCUMENT SIGNED

.....
Michael Reider, Mayor

ORIGINAL DOCUMENT SIGNED

.....
Candy Beauvais, Clerk-Treasurer