



**City of Kingston  
Report to Council  
Report Number 26-156**

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**To:** Mayor and Members of Council  
**From:** Paige Agnew, Commissioner, Growth & Development Services  
**Resource Staff:** Brandon Forrest, Director, Business, Real Estate & Environment  
**Date of Meeting:** May 19, 2026  
**Subject:** Lemoine Point Farm Update – Closing Costs

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**Council Strategic Plan Alignment:**

Theme: Corporate business

Goal: 2.3 Maintain the City's natural heritage and environmental assets.

**Executive Summary:**

This report seeks to update Council on the status of the Agreement of Purchase and Sale (“APS”) for the Winnett Fraser Farm at 2000 Front Road, also known as the Lemoine Point Farm, (the “Property”), and outlines closing costs required for completion of the acquisition.

The APS for the Property contained a 30-day due diligence period for the City which expired on April 20, 2026, with closing to be set within 30 days following the City’s waiver of the due diligence condition. The City waived its condition on the due date, and as such, the closing date is set for late May 2026.

On March 24, 2026, staff provided a public update on the status of the City’s acquisition of the Property through Report Number [26-091](#), as well as an overview of the envisioned public engagement process related to the visioning for potential future use(s), details of which will be forthcoming. While this report also approved the funds required for the acquisition of the Property it did not address any other required closing costs.

The closing costs for the Property are estimated to be up to \$325,000. The requested budget is \$290,000, with the remaining closing costs of up to \$35,000 to be funded from the existing Business, Real Estate & Environment budget. Upon closing, staff will undertake further review and due diligence to identify any immediate capital requirements and ongoing operating costs

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associated with maintaining and securing the property, including considerations related to the existing leased buildings and associated lease revenues. Any additional budget impacts requiring Council approval will be brought forward through a future report.

**Recommendation:**

**That** Council approve a capital budget amendment of up to \$290,000 to be funded from debt financing, with debt payments to be funded from the Municipal Capital Reserve Fund, for land transfer costs and legal and closing costs related to the property.

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**Authorizing Signatures:**

ORIGINAL SIGNED BY COMMISSIONER

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**Paige Agnew, Commissioner,  
Growth & Development Services**

ORIGINAL SIGNED BY CHIEF

ADMINISTRATIVE OFFICER

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**Lanie Hurdle, Chief  
Administrative Officer**

**Consultation with the following Members of the Corporate Management Team:**

Jennifer Campbell, Commissioner, Community Services	Not required
Neil Carbone, Commissioner, Corporate & Emergency Services	Not required
David Fell, President & CEO, Utilities Kingston	Not required
Desirée Kennedy, Chief Financial Officer & City Treasurer	
Jenna Morley, City Solicitor	Not required
Ian Semple, Commissioner, Transportation & Infrastructure Services	Not required

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**Options/Discussion:**

On March 24, 2026, staff provided a public update on the status of the City's acquisition of the Winnett Fraser Farm at 2000 Front Road, also known as the Lemoine Point Farm, (the "Property"), through Report 26-091, as well as an overview of the envisioned public engagement process related to the visioning for potential future use(s), details of which will be forthcoming. While this report also approved the funds required for the acquisition of the Property it did not address any of the other required closing costs.

It is anticipated that closing costs required to complete the acquisition of the property will be up to \$325,000, comprised of Land Transfer Tax, plus legal and other costs related to the mediation, the property tax adjustments, as well as other adjustments for utilities etc., and required fees (such as registration, sheriff's certificate, etc.). Approval for funds for the Land Transfer Tax costs are requested through this report, while the remaining closing costs and associated fees are to be absorbed through the existing Business, Real Estate & Environment budget.

The Property is to be acquired by the City in late May 2026. City staff are not proposing any immediate changes to the use of the Property. Any consideration of the future uses of the Property will be guided by community informed planning with the public and the City's not-for-profit partners, including the Cataraqui Region Conservation Authority, and other community agencies that have expressed interest in offering programming and activities on the Property. It is anticipated that a detailed engagement process will be formulated over the coming year, with updates and opportunities for input to be shared with the public through a dedicated project page on the City's website.

It is important to note that the Property is currently occupied by residential tenants. After the City acquires it, the Property will continue to be occupied and used by residential tenants. The Property is and, until further notice, will remain strictly closed to the public. Unauthorized access to the Property is trespassing under the *Trespass to Property Act*.

**Financial Considerations**

It is anticipated that closing costs will be to an upset limit of \$325,000, comprised of Land Transfer Tax, which will be \$286,475 for the \$12M acquisition, plus legal and other fees related to the mediation (~\$21,200), Property tax adjustments (2025 property taxes were \$15,218), as well as other adjustments for utilities etc. and required fees (such as registration, sheriff's certificate, etc.). The requested budget is \$290,000, with the remaining closing costs of up to \$35,000 are to be funded from the existing Business, Real Estate & Environment budget.

**Contacts:**

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Heather Scrannage, Manager, Real Estate, 613-546-4291 extension 1323

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**Other City of Kingston Staff Consulted:**

Lana Foulds, Director Financial Services

**Exhibits Attached:**

None