



ON-RESERVE AND COMMUNITY HOUSING INITIATIVE 2021-2024

STREAM 3 - LOT SERVICING

STREAM 3

Lot servicing

1) OBJECTIVE

The financial assistance aims to support the implementation of lot servicing projects for residential purposes such as

- **Connection** to the community water and wastewater **networks**.
- The **installation of individual** drinking water (wells) and wastewater **systems** (septic tanks, disposable fields and other facilities in compliance with existing regulations).



DENSIFICATION APPROACH

To learn more about the benefits of densification (thickening) on lots and buildings, we invite you to consult the AFNQL's reference document: "[Costs and Benefits Study of Residential thickening for the Quebec First Nations Communities](#)".

This reference presents lot densification methods and options that will provide you with additional options in planning your housing and development plans.

2) ELIGIBILITY

A) Eligible Applicants

- Band Councils

B) Project

What is eligible

- Lot servicing projects for residential purposes.
- Major projects*.



*MAJOR PROJECTS

The major projects are worksites that aim to meet these needs:

- 1) Land preparation and connection of several residential lots.
- 2) Extension of street infrastructure to serve residential lots.

If your project addresses both of these objectives, it may be eligible for complementary funding from the Common Infrastructure Fund (CFI) and/or the First Nations Infrastructure Fund (FNIF) to support its implementation.

You must indicate your intentions and details in the proposal form, in the space provided. Afterwards, the housing and infrastructure sectors of the Quebec Regional Office of ISC will contact you to validate the feasibility and finalize the eligibility of the project, if applicable.

What is inadmissible

- Major road construction projects without residential lot servicing.
- Reimbursement for lot servicing projects completed in previous years.



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3) REQUIREMENTS AND RECOMMENDATIONS

A) Compliance with building codes for individual systems

The servicing of lots must comply with applicable provincial and national building codes. In addition, installation compliance inspection reports or certificates* for individual systems shall be available for compliance by ISC after completion.



*INSPECTION REPORTS OR CERTIFICATES - INDIVIDUAL SYSTEMS

Compliance inspection reports or certificates must be signed by a professional or qualified person.

B) Environmental regulations

All projects are subject to the requirements of federal legislation, standards and permits, regardless of their level of environmental risk. Therefore, First Nations must ensure that their projects meet all applicable environmental requirements. If you have any questions regarding this requirement, please contact the Environment Sector of the Quebec Regional Office of ISC at: gcevalenvvassessqc@sac-isc.gc.ca.

C) Flood zone and erosion zone

Lot servicing and housing construction projects shall not be located in restricted areas such as flood zone or erosion zone.

D) Survey of lots

Once the lots are serviced, a survey should be conducted to ensure that the lots are well delineated to avoid any issues related to the use of these lots or the application of the housing policy.

For reference, we invite you to consult the Surveyor General Branch publication [Getting a Survey Done](#) (Version 2.0, April 2021), specifically Chapter 1 on Roles and Responsibilities, and Chapter 2, specifically on First Nation Lands.

Financial assistance may be provided by ISC for the completion of the survey. Please refer to the application form to indicate your needs, supported by a cost estimate.



BENEFITS OF SURVEYING

Regardless of your land management system (land tenure), having a Canada Lands Surveyor survey your streets and residential lots is an essential step in the sound management of your housing stock. The survey will ensure that the boundaries of these lots are legally defined and will provide you with a tool to support :

- planning and development of the housing stock;
- access to private property; and
- the development or creation of a local housing market in your community.

Additional information

- [Canada Lands Survey](#) Resources: Survey system, tools and data, maps, publications.
- [About Surveys on First Nation Reserve Lands](#) - Questions and Answers.
- Video : [About Surveys on First Nation Reserve Lands](#)
- Contact the [Quebec Surveyor General Office](#)



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E) Project cost overruns

Band Council will be responsible for all cost overruns. **However, if any savings are realized from the project, they may be used to service more lots or to support the development of a residential sector.**

4) FINANCIAL ASSISTANCE

Community		Maximum ISC subsidy ^{1,2} per lot (\$)	Community		Maximum ISC subsidy ^{1,2} per lot (\$)
50	Wendake	27,900	74	Barriere Lake	27,900
51	Listiguj	27,900	76	Mashteuiatsh	27,900
52	Gesgapegiag	27,900	77	Wemotaci	27,900
55	Pikogan	27,900	78	Manawan	27,900
63	Lake Simon	27,900	79	Opitciwan	31,100
64	Timiskaming	31,100	80	Uashat Mak Mani Utenam	27,900
65	Kipawa	31,100	82	Ekuanitshit	27,900
67	Long Point	27,900	83	Natashquan	31,100
69	Kanesatake	27,900	84	Unamen Shipu	50,100
70	Kahnawake	27,900	85	Pessamit	27,900
71	Wôlinak	27,900	86	Essipit	27,900
72	Odanak	27,900	87	Matimekush	44,300
73	Kitigan Zibi	27,900	88	Pakua Shipi	50,100

¹The subsidy includes:

- Project administration and management costs of 7%.
- Compliance inspection fees.

²Lot servicing subsidies constitute maximum indexed financial assistance. The indexation is based on a remoteness index established according to the differences between the geographical areas of the Canada Mortgage and Housing Corporation (CMHC) Maximum Unit Prices 2021.

5) PERIOD OF APPLICATION

Period of Application	Deadline
Continuously	Friday, March 29, 2024

6) SUBMIT A PROJECT

1. Complete one application form per year: [Form: Housing – Lot Servicing Project](#)

2. Include required project documents:

Required documents

- Location plan of the project (including the size of the lot(s) and the lot numbers).
- Evaluation and estimates of the work.

Additional documents (if applicable to this choice in the form)

- Estimated Survey Costs.



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3. Include the Band Council resolution showing support for the project. See the proposed [Resolution template](#) for content.
4. Send the project proposal to:
gclogementhousingqc@sac-isc.gc.ca

Any email exceeding 18 MB will not be received.
Be sure to separate your submission if required.

Write to us!

gclogementhousingqc@sac-isc.gc.ca For questions about the On-Reserve and Community Housing Initiative.



SUPPORT - PROJECT PLANNING AND PROPOSAL

If you need help and support in planning and preparing a project proposal, please contact your infrastructure department, your Tribal Council's technical services or your Housing Circuit Rider.