



ON-RESERVE AND COMMUNITY HOUSING INITIATIVE 2024-2027

STREAM 3 – LOT SERVICING

1) OBJECTIVE

The financial assistance is intended to support the implementation of lot servicing projects for residential purposes in order to:

- **connection to the community** water and wastewater networks;
- **installation of individual** drinking water (wells) and wastewater systems (septic tanks, disposable fields and other facilities in compliance with existing regulations);
- work required to **prepare land for construction**.



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 for planning housing and development plans.

2) ELIGIBILITY

A) Eligible Applicants

- Band Councils.

B) Project

What is eligible:

- Projects to **connect lots and prepare land for residential use**.
- Combining financing with **major street infrastructure extension projects***.



*MAJOR PROJECTS

Major projects involving the extension of street infrastructure to serve residential lots, including the connection of residential lots and work to prepare lots for construction, may be financed through a combination of the First Nations Infrastructure Common Fund and the Housing Initiative.

Needs should be determined at the development stage of the street infrastructure extension project. The feasibility and eligibility of the project will then be validated by the infrastructure and housing sectors.

What is not eligible:

- The combination of financing in a major infrastructure extension project **without residential lot servicing**.
- **Reimbursement** for lot servicing projects completed in previous years.

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.



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B) Environmental regulations

All projects are subject to the requirements of federal legislation, standards and permits, regardless of their level of environmental risk. First Nations must ensure that their projects comply with all applicable environmental requirements. In this regard, any questions should be directed to the Environment Sector of ISC's Quebec Regional Office at: gcevalenvenvassessqc@sac-isc.gc.ca.

C) Flood and erosion zones

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

D) Surveying lots

Once the lots are serviced, a survey should be conducted to ensure that the lots are well delimited 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 granted by ISC to carry out the survey. To indicate the need, a funding request must be submitted to [Stream 4 - Capacity Enhancement](#).



BENEFITS OF SURVEYING

Regardless of the land management regime (land tenure), the surveying of residential streets and lots by a Canada Lands Surveyor is an essential step in the sound management of a housing stock. Surveying will ensure that the boundaries of these lots are legally defined, and will provide a tool to support:

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

Further 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](#)

E) Cost overruns

Band Council will be responsible for all cost overruns. However, if surpluses are incurred in the servicing of lots, they may be reinvested to service other residential lots, or reinvested in the street infrastructure extension project, if applicable. Please contact the housing sector to discuss the various options in the event of a surplus: gclogementhousingqc@sac-isc.gc.ca

4) FINANCIAL ASSISTANCE

Community		Maximum ISC subsidy ^{1 and 2} per lot (\$)	Community		Maximum ISC subsidy ^{1 and 2} per lot (\$)
50	Wendake	38 615	74	Barriere Lake	39 685
51	Listuguj	39 685	76	Mashteuiatsh	39 685
52	Gesgapegiag	39 685	77	Wemotaci	39 685
55	Pikogan	39 685	78	Manawan	39 685
63	Lake Simon	39 685	79	Opitciwan	43 048
64	Timiskaming	43 048	80	Uashat Mak Mani Utenam	39 685
65	Kebaowek	43 048	82	Ekuanitshit	39 685



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67	Long Point	39 685	83	Nutashkuan	43 048
69	Kanesatake	38 615	84	Unamen Shipu	74 170
70	Kahnawake	38 615	85	Pessamit	39 685
71	Wôlinak	38 615	86	Essipit	39 685
72	Odanak	38 615	87	Matimekush Lac John	64 644
73	Kitigan Zibi	39 685	88	Pakua Shipi	74 170

1 The subsidy includes :

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

2 Lot 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 2024-2025.

5) PERIOD OF APPLICATION

No deadlines apply; this is a continuous submission process. Funding will be granted according to the department's eligibility criteria and available funds.

6) SUBMIT A PROJECT

1. Complete the form: [Lot Servicing](#)
2. Include project location plan, with lot dimensions and lot numbers.
3. Send project to: qclogementhousingqc@sac-isc.gc.ca

Any email exceeding 18 MB will not be received. Be sure to separate your submission if required.
For any question related to the Housing Initiative: qclogementhousingqc@sac-isc.gc.ca



SUPPORT - PROJECT PLANNING

You can contact your infrastructure department, your Tribal Council's technical services or your Housing Circuit Rider.