



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:

- work required to **prepare land for construction**;
- **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);
- the **costs of extending electrical networks not covered by the distributor, as well as the work involved in electrifying the road or the service road up to the house.**



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 **prepare land and connect lots for residential purposes.**
- The costs of **extending electrical networks not covered by the distributor, as well as the work involved in electrifying the road or the service road up to the house.**
- Combining financing with **major street infrastructure extension projects***.

The work required to make a piece of land suitable for building depends on its specific characteristics. Common work includes clearing, grubbing, excavation (including, if necessary, unavoidable blasting work), soil stabilization, site drainage, backfilling and basic leveling of building land.



*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.



ON-RESERVE AND COMMUNITY HOUSING INITIATIVE 2024-2027 STREAM 3 - LOT SERVICING

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

First Nations must ensure that their projects comply with all applicable environmental requirements (federal legislation, standards and permits). In this regard, any questions should be directed to the Environment Sector of ISC's Quebec Regional Office at: qcevalenvenvassessqc@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:

- planning and development of the housing stock;
- access to private property; and
- 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: qclogementhousingqc@sac-isc.gc.ca



ON-RESERVE AND COMMUNITY HOUSING INITIATIVE 2024-2027 STREAM 3 - LOT SERVICING

4) FINANCIAL ASSISTANCE

The total financial assistance from ISC is determined by a subsidy per lot. If necessary, additional documents may be requested if a more in-depth analysis of the project's specific features is required.

Community		Maximum ISC subsidy ^{1 and 2} per lot (\$)	Community		Maximum ISC subsidy ^{1 and 2} per lot (\$)
50	Wendake	39,931	74	Barriere Lake	41,003
51	Listuguj	41,003	76	Mashteuiatsh	41,003
52	Gesgapegiag	41,003	77	Wemotaci	48,622
55	Pikogan	41,003	78	Manawan	48,622
63	Lake Simon	41,003	79	Opitciwan	48,622
64	Timiskaming	48,622	80	Uashat Mak Mani Utenam	41,003
65	Kebaowek	48,622	82	Ekuanitshit	41,003
67	Long Point	48,622	83	Nutashkuan	48,622
69	Kanesatake	39,931	84	Unamen Shipu	83,433
70	Kahnawake	39,931	85	Pessamit	41,003
71	Wôlinak	39,931	86	Essipit	41,003
72	Odanak	39,931	87	Matimekush Lac John	83,433
73	Kitigan Zibi	41,003	88	Pakua Shipi	83,433

Reference : 2025-2026 MUP

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 (MUP).

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

Note that an estimate of the costs may be requested if the project has particular features to be considered in the context of the analysis.



ON-RESERVE AND COMMUNITY HOUSING INITIATIVE 2024-2027 STREAM 3 - LOT SERVICING



SUPPORT - PROJECT PLANNING

You can contact your infrastructure department, your Tribal Council's technical services or your Housing Circuit Rider. In the case of a major project to extend street infrastructure, the housing sector recommends that you contact the technical services of ISC.