

**CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**

**SCHEDULE C-10**

**March 2011**

**LAND USE PLANNING AND THE ECONOMICS OF LAND DEVELOPMENT**

**Note: The use of calculators or similar devices is not permitted in this exam.**

**Note: This examination consists of 12 questions on 1 page.**

**Marks**

<u>Q. No</u>	<u>Time: 3 hours</u>	<u>Value</u>	<u>Earned</u>
1.	Planning initiatives generally arise as a result of two basic needs. What are they?	2	
2.	Planning is a task that evolves as society evolves, and it is imperative that Land Surveyors are aware of the challenges that communities face so that they are able to contribute to the development of their communities. Hodge & Gordon (2008) outline seven contemporary planning challenges for Canadian communities. Discuss the challenges.	14	
3.	When planning for a community’s built environment, provincial and territorial planning legislation across Canada enables municipalities to develop a “Hierarchy of Plans” to aid implementation. Describe the types of planning tools typically found in the “Hierarchy of Plans” along with the purpose and general objectives of each.	16	
4.	Since mankind first started designing communities they have had to address six fundamental issues. What are they, and how have they shaped communities historically, and today?	12	
5.	Conflicts frequently arise between private goals of land developers and the social interests of the community. Explain whose interests should govern in these instances.	5	
6.	Describe and discuss the Rational-Comprehensive planning process.	5	
7.	Discuss the four key features of a Community Plan.	8	
8.	Discuss the general steps in a community plan-making process.	8	
9.	Economic feasibility of a proposed development is often determined via a cost-benefit analysis. Define and critique cost-benefit analysis.	6	
10.	What distinguishes the planning needs and planning practice in small communities from those of regions and cities?	4	
11.	Discuss the consequences of low-density housing, and contrast this form of development with contemporary approaches such as New Urbanism and Transit Oriented Development.	15	
12.	With the current trend towards sustainability, discuss various development methods that can be implemented at the parcel level to improve the sustainability of the built environment.	5	
	<b>Total:</b>	<b>100</b>	