

Canadian Board of Examiners for Professional Surveyors
Core Syllabus Item
E 3: ENVIRONMENTAL MANAGEMENT

Study Guide:

1. With reference to:

anon. [1994]. *Environmental Site Assessment Interpretation Guidelines*. Central Mortgage and Housing Corporation. Research & Development Highlights technical series 95-204, 3 pp

anon. [1995]. *An Introduction to Environmental Site Assessments*. Central Mortgage and Housing Corporation. 26 pp

Sample Questions:

Q1.1. Explain the benefits of an ESA during a real property transaction and how a land surveyor might contribute to, if not be responsible for, the assessment.

2. With reference to:

Boyd, D.R. [2003]. *Unnatural Law: Rethinking Canadian Environmental Law and Policy*. UBC Press, Vancouver. ISBN 978-0774810494 [ch. 1, 2, 4.3, 5.1, 6, 7, 8, 11, 12, References]

Sample Questions:

Q2.1. Explain whether water can be considered a renewable resource in Canada and how it is a part of any sustainable development effort in southern regions, in northern regions.

Q2.2. Explain whether water can be considered a marketable commodity in Canada and how, as a consequence, it might be part of any sustainable development effort in southern regions, in northern regions.

Q2.3. As a responsible steward of the land, what should be the role of the land surveyor in the development of real property, in each of the following circumstances:

- a. when in private practice with the developer as a client;
- b. when a member of a municipal planning authority; and
- c. when a member of a provincial agency monitoring development.

Q2.4. Boyd may be interpreted as being somewhat sceptical. Explain what must happen and at what level(s) [municipal, regional, provincial/territorial, federal] for that attitude to become more positive.

Q2.5. Explain the meaning of "environmental assessment" as defined by legislation and as applied in practice and how it has evolved since the early 1990s.

See section 4.3

Q2.6. Explain the impact of the Canadian Environmental Assessment Act, possibly along with related provincial or territorial legislation, on a residential development scheme in southern Canada, in northern Canada.

See section 4.3

Q2.7. Explain how a Canadian court case has influenced the concern for environmental assessment in land development.

See section 4.3

Q2.8. Explain what is meant by a "protected area" in federal and in provincial legislation and what is the intended impact of such a designation on a land development scheme.

See section 5.1

Q2.9. Further to question 1, with reference to a court case, explain what has been the realization.

See section 5.1

3. With reference to:

Hodge, G. and D.L.A. Gordon [2008]. *Planning Canadian Communities, An Introduction to the Principles, Practice, and Participants*. 5th, Thomson Nelson, ISBN-13: 978-0-17-625242-7

Sample Questions:

Q3.1. Both urban planning and site planning [subdivision design] can no longer be done without regard for the environment. Explain the role or influence that each government level has, regarding the environment, on a municipal official plan and on the development of real estate.

4. In general (*requiring more than one reference*):

Sample Questions:

Q4.1. With reference, by proper citing, to the statutes and regulations affecting the area in which you work, describe the role of the land surveyor, regarding environmental awareness in the development process.

Q4.2. A land surveyor has been described as a manager of land information. Explain how this can be expanded into the land surveyor being a steward of the environment. Explain whether such a role has been supported by legislation at either the federal or provincial level.

Q4.3. Explain how environmental management policies have affected land development at a location in Canada by reference to a court case.

Q4.4. Explain how Aboriginal rights have affected an activity related to land development in Canada by reference to a court case.

Q4.5. In the 1960s and 1970s, land development tended to maximize density within the regulatory restrictions of the time. Now "conservation subdivision design" and "green subdivisions" are prevalent. Explain how responsible environmental management has been a key factor in the emergence of this trend and how a land surveyor should be more than a specialist in the geometry of subdivision design.

Q4.6. A large parcel of land, say 40.5 hectares [100 acres] includes a potentially sensitive area. Explain the steps involved in its development from the purchase of the one large parcel to the occupation of a single family dwelling and how these steps might involve concern for the environment and what would be the tasks of, and deliverables by, a land surveyor in that regard.