

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

SCHEDULE C-10

October 2010

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 11 questions on 2 pages.

Marks

Q. No

Time: 3 hours

Value Earned

1.	For many centuries designers of communities have been confronted by a number of recurring themes that continue to play a fundamental role in shaping our communities today. Describe these themes and outline how they may shape the development of a community.	8	
2.	Given Canada’s democratic origins, municipal planning legislation provides the right of appeal. When addressing an issue before an appeal board, who generally must the appeal board hear, and what must the appeal board consider when assessing an appeal?	4	
3.	Planning legislation across Canada enables municipalities to develop a “Hierarchy of Plans”, some of which are statutory in nature, and others permissive. Describe the types of plans typically found in the “Hierarchy of Plans” along with the purpose and general objectives of each type of plan included. What is the significance of these plans for land use planning and development?	13	
4.	Public participation is a political principle or practice, and is also recognized as a right from a democratic perspective. With this in mind, list the typical groups that are involved in the planning process outlining their roles and responsibilities that ensure that a participatory planning approach is implemented in fact.	8	
5.	James Knustler (1993) has referred to suburban sprawl as a “cartoon landscape of car-clogged highways, strip malls, tract housing ... and ravaged countryside ... that is bankrupting us economically, socially, ecologically, and spiritually.” To counter this criticism, contemporary design strategies such as transit-oriented design, smart growth, and new urbanism have evolved. Outline and discuss the fundamental design objectives of these strategies for land development, including any limitations, should they exist.	16	
6.	Land use planning is generally considered to focus on the well being of communities. Given this starting point, discuss the factors that influence and define land use planning.	8	
7.	Perry’s (1929) neighbourhood unit first appeared in Canada during the 1930’s, and post World War II formed the basis of the Canada Mortgage and Housing Corporation (CMHC) sector concept of development. Describe the components and organization of a neighbourhood unit.	8	
8.	The law of diminishing returns and the cost-benefit ratio are economic measures used to estimate the viability of a proposed development, or to compare competing design proposals for a parcel of land. Explain these methods. Include in your discussion benefits and limitations of both measures.	8	
9.	It is evident that there is growing public and political pressure to develop land resources economically and sustainably. Discuss the role that a land surveyor can play in order to address these societal desires.	8	

10.	When undertaking a site analysis, there are various aspects of the existing environment, both internal and external to the parcel being assessed, that should be considered. Describe and discuss the factors that should be considered during a site analysis.	12	
11.	Discuss various design approaches that can be used to improve pedestrian safety in a residential land development.	7	
	Total:	100	