

**CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**

**C10 - LAND USE PLANNING  
& ECONOMICS OF LAND DEVELOPMENT**

**March 2014**

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

**Note:** This examination consists of 10 questions on 1 page.

<u>Q.No</u>	<u>Time: 3 hours</u>	<u>Value</u>	<u>Marks</u> <u>Earned</u>
1	Community planning is a task that evolves as society evolves. Describe and discuss the dominant contemporary planning challenges found in Canada.	10	
2	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.	10	
3	There are several classes of regulatory, natural and cultural resources that should be collated during a site assessment. Describe these factors outlining how they may influence the design of a proposed development.	10	
4	Zoning, development control, and redevelopment plans are the typical planning tools used to control development in Canadian communities. Discuss each of these tools, outlining how they are used to control development.	10	
5	A community development plan can be described as a long-range, comprehensive, general policy guide for future physical development. Given this perspective, discuss the key features of a community plan.	10	
6	Community planning has a statutory foundation, a formal process for plan-making, and a structure for appeals. Describe and discuss the hierarchy of plans and development measures that forms the statutory foundation and formal processes that guide planning in Canada. Include in your discussion the general process of plan preparation by municipalities.	10	
7	The statutory nature of planning requires jurisdictions to form a quasi-judicial body to hear appeals from people or agencies who object to an official plan, zoning bylaw, or subdivision plan. Describe the general steps of the appeal process.	10	
8	Contemporary "sustainable" development tends to focus on compact forms of development as a general methodology to address the limitations of suburban sprawl. Discuss the benefits of this approach for future (re)development, and contrast it with the benefits and limitations of suburban sprawl.	10	
9	Democratic principles demand public participation in the planning process. Hodge & Gordon (2008) categorizes participation according to the eight rungs of Arnstein's ladder of citizen participation. Describe each of the rungs. Upon which rung do you believe the best interests of planning and development are served? Justify your selection.	10	
10	Financial feasibility is a major land development component that will determine whether or not a proposed design should proceed. Two common methods used to determine financial feasibility are the annual rate of return approach, and the residual valuation methodology. Describe each.	10	
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