

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

October 2014

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

Q.No

Time: 3 hours

Marks

Value Earned

1.	We are currently in a vibrant period for community planning. There are a number of challenges that community planning faces, which may be viewed as obstacles, or opportunities for those involved in community planning. Describe the challenges.	10	
2.	Discuss the types of problems that were encountered as early Canadian towns grew, and describe planning concepts that were developed to address those concerns.	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. In your discussion, specifically highlight factors that should be considered when designing in cold climates.	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.	Describe the main elements of Radburn's Greenbelt Town, and contrast them against Le Corbusier's view of the contemporary city outlining how these modes of development have affected the development of communities in Canada.	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 implemented by municipalities across Canada.	10	
7.	The statutory nature of planning requires jurisdictions to form a quasi-judicial body to hear appeals from people or agencies that object to an official plan, zoning bylaw, or subdivision plan. Describe the general steps of the appeal process.	10	
8.	From a sustainability perspective, it has been argued that the key to a successful movement strategy is to reclaim streets for people. Traffic has to be sufficiently tamed to pose little threat of accidents, noise, fumes or space domination. Given this context, outline objectives of a movement strategy that promotes people first and multimodal transportation systems, and highlight design criteria that promotes each mode of transportation.	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	
Total Marks:		100	