

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

October 2020

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

Marks

Q. No

Time: 3 hours

Value Earned

Q. No		Value	Earned
1.	Explain how the law of diminishing returns could influence the decision to develop real property.	10	
2.	Explain how demographic trends (as derived from census data) are incorporated into urban planning.	10	
3.	Discuss the consequences of low-density housing, and contrast this form of development with contemporary approaches such as New Urbanism and Transit Oriented Development.	10	
4.	You have just got a job to design a totally new community located in the far north of Saskatchewan where the average winter temperature is -20C. What factors would you need to consider that you may not have considered in your previous planning job in southern Florida?	10	
5.	A small city in Western Canada is in the process of creating an "Official Community Plan." Explain the purpose of this document, and describe the main topics (i.e. chapters) one would expect to find in such a document.	10	
6.	Community planning gained acceptance through the 20th Century because it provided reasonable solutions to problems faced by cities and towns. Today, a community's planning process is determined largely by its value priorities – those values that a community believes are important. Discuss the various values that are typically essential to today's communities.	10	
7.	Discuss various design approaches that can be used to improve pedestrian safety in a residential land development.	10	
8.	Site analysis is a critical first step in planning and designing a development. One of the purposes of site analysis is to identify potential issues or limitations as early as possible so that a proposed design can be completed on-time and on-budget. Discuss the factors that should be considered when characterizing a site prior to design.	10	
9.	Explain how surveying is involved in the stages of real estate development, from initial land acquisition by the developer to the home owner occupying a new dwelling.	10	
10.	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	
	Total Marks:	100	