

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

March 2022

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

Marks

Q. No

Time: 3 hours

Value Earned

<u>Q. No</u>		<u>Value</u>	<u>Earned</u>
1.	Many cities in Canada have extensive water and sanitary sewage collection and treatment systems that are quite dated. Due in part to urbanization and climate change, many stormwater systems are overwhelmed by the sheer volume of water during heavy rains. Since simply building larger pipes can be very expensive, how would you address this problem in future developments?	10	
2.	Economic feasibility of a proposed development is often determined via a cost benefit analysis. Define and critique cost-benefit analysis.	10	
3.	Traditionally, cities have addressed density issues by adding tower developments with apartment homes for purchase or rent. What alternatives (i.e. Gentle Densification) would you recommend to the city planning department to increase density? Remember, the goal is to increase density without major urban renewal.	10	
4.	Cities in ancient empires were established much like new towns of modern times. What planning issues were considered essential in ancient times and are still considered to be fundamental to planning of communities today?	10	
5.	Explain how the topography of the area being developed will influence: surface drainage, street layout, underground drainage (storm and sanitary), and water supply.	10	
6.	Land use planning is shaped by a community's values and priorities. Discuss the values (goals and objectives) that are at the foundations of planning.	10	
7.	Discuss the various processes that a subdivision application must/may pass through prior to the commencement of construction. Who is, or should be involved in each stage?	10	
8.	In a typical city, zoning deals with the use of land and the physical form of development on individual parcels. Discuss both the positive and negative aspects of zoning. Explain how, you as a landowner, would go about contesting a new rezoning proposal that will adversely affect your property.	10	
9.	Most cities (large and small) have some form of 'Official Plan.' What is the purpose of these plans?	10	
10.	Explain the factors influencing the number of and location of parking spaces in a residential development.	10	
	Total Marks:	100	