

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

October 2023

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.	As a professional planner, you have been asked to assist a regional district engineer in selecting a new sanitary landfill site to service three area municipalities. The site will replace the existing landfill site that will reach capacity in two years. List in point form the most important factors which you will consider and discuss the approach you would take to overcome the public’s “not in my back yard” syndrome.	10	
2.	Explain the factors influencing the number of and location of parking spaces in a residential development.	10	
3.	Explain the location factors that would influence residential development, commercial development, industrial development.	10	
4.	Noise reduction is becoming increasingly important as cities and regions expand, bringing with that expansion additional economic activity, land use activity and traffic volumes. What are some of the techniques available for noise abatement?	10	
5.	Discuss various design approaches that can be used to improve pedestrian safety in a residential land development.	10	
6.	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/for cold climates.	10	
7.	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	
8.	Explain how surveying is involved in the stages of real estate development, from initial land acquisition by the developer to the homeowner occupying a new dwelling.	10	
9.	Zoning is a tool of urban planners used by local governments. What exactly is the purpose of zoning and how would a large urban area use this tool?	10	
10.	Explain how demographic trends (as derived from census data) are incorporated into urban planning.	10	
	Total Marks:	100	