

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**C10 – LAND USE PLANNING &****March 2026****ECONOMICS OF LAND DEVELOPMENT****Note: This examination consists of 10 questions on 1 page.****Marks****Q. No****Time: 3 hours****Value Earned**

1.	Describe two ways in which climate change affects the planning and development of Canadian communities. Provide specific examples related to infrastructure, zoning, and environmental risk mitigation.	10	
2.	Sustainability has become a major consideration in contemporary urban planning. Describe what sustainability entails in this context and explain how a large city would put such an approach into practice.	10	
3.	You have just taken a position in the planning department of a fairly large city. The city has requested that you completely rewrite its official community plan. Explain the purpose of this document and detail the key points that should be addressed.	10	
4.	Zoning has become a dominant regulatory tool in most North American jurisdictions. Describe the objectives of zoning, outline the aspects of land use and development it governs, and examine the reasons some cities have opted not to adopt zoning bylaws.	10	
5.	Economic feasibility of a proposed development is often evaluated using a cost–benefit analysis (CBA). Define cost–benefit analysis and provide a critique of its strengths and limitations in the context of land-use planning.	10	
6.	Describe the main stages a subdivision proposal typically moves through before any construction can take place. Summarize the procedural steps involved at each stage and identify the stakeholders who participate (or should participate) throughout the process.	10	
7.	Many Canadian cities have aging water and sanitary sewer systems. With increasing urbanization and the effects of climate change, stormwater systems are frequently overwhelmed during heavy rainfall events. Because upsizing pipes is often prohibitively expensive, explain how this issue can be addressed in future developments.	10	
8.	A street laid out in the 1920s has an unusually high number of collisions involving pedestrians and cyclists being struck by motor vehicles. City Council has asked you to propose measures to reduce these incidents and improve safety for people walking and cycling. What changes would you recommend? Use sketches and diagrams to illustrate your answer.	10	
9.	Discuss how railways, streetcars, and automobiles have influenced the development and physical form of Canadian cities.	10	
10.	Following your oral presentation of a conceptual plan for a mobile home park to be located adjacent to an existing residential neighbourhood, local residents expressed reluctance and opposition during the public meeting. Although City Council has already approved the project in principle, you have been asked to hold a second public meeting to address concerns and demonstrate the advantages of the proposal. Discuss the arguments you should present to the community in order to build support for the project.	10	
Total Marks:		100	