

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**C10 – LAND USE PLANNING &****October 2025****ECONOMICS OF LAND DEVELOPMENT****Note: This examination consists of 10 questions on 2 pages.****Marks****Q. No****Time: 3 hours****Value Earned**

1.	Canada is currently grappling with a nationwide housing crisis, driven in part by a sharp rise in immigration over the past four years. This surge has placed immense pressure on the housing market, resulting in a severe shortage of both available and affordable homes - and contributing to a noticeable uptick in homelessness. According to the Canada Mortgage and Housing Corporation (CMHC), the country requires tens of thousands of new housing units annually. The overall deficit is estimated to be between 3.5 and 4.4 million homes. This shortage is especially acute in major urban centers across Ontario and BC. As a city planner operating in one of these densely populated regions, how would you approach solving this complex issue?	10	
2.	Statistics Canada, local real estate boards, environmental organizations, various government and non-government organizations (and others) produce reports and publications that are very important to how a city plans for the future. Discuss some of the key information a city will gather from these organizations and how this data will influence its planning for future growth.	10	
3.	What distinctive challenges and design considerations must be addressed when planning residential land development in a cold-climate municipality in northern Canada?	10	
4.	List in point form the main components of an environmental impact statement.	10	
5.	What are the core objectives of zoning regulations, and what factors led to the adoption of this system for organizing land use? Discuss how zoning contributes to orderly development, public welfare, and long-term urban planning.	10	
6.	Discuss how you might develop a community plan to ensure that it incorporates the physical, social, economic, and environmental perspectives of land use.	10	
7.	Sound transmission plays a critical role in shaping environments intended for human activity. a) Identify three natural phenomena that help mitigate noise propagation. b) Outline three architectural or planning techniques that can be employed to reduce noise levels in built environments.	10	
8.	Various criteria should be considered in order to optimize the choice of a site for industrial development. Discuss such criteria.	10	

9.	Describe the role of surveying throughout the various phases of real estate development, from the initial acquisition of land by a developer to the final stage when a homeowner takes possession of a newly constructed dwelling. Highlight how surveying supports planning, design, construction, and legal compliance at each step.	10	
10.	Discuss various design strategies that can enhance pedestrian safety within residential land developments. Consider how thoughtful planning, infrastructure choices, and urban design principles can contribute to safer, more walkable communities.	10	
	Total Marks:	100	