

CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS

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

March 2015

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

Marks

Q.No

Time: 3 hours

Value Earned

1.	We are currently in a vibrant period for community planning. There are a number of challenges that community planning faces, which may be viewed as obstacles, or opportunities for those involved in community planning. Describe the challenges.	10	
2.	Planning initiatives generally sit within a set of constraints that limit what is possible. But they arise as a result of two basic needs. Describe and discuss the constraints that limit / control development, and the needs from which development applications may emerge.	10	
3.	Select a specific style of land development / urban design that has occurred in Canada. Describe the form of development and discuss what the objectives of that form of development were and how it has shaped Canadian communities today.	10	
4.	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	
5.	Community planning has a statutory foundation, a formal process for plan making, and a structure for appeals. Describe and discuss the hierarchy of plans and development measures that form the statutory foundation and formal processes that guide planning in Canada. Include in your discussion the general process of plan preparation implemented by municipalities across Canada.	10	
6.	Planners are generally involved in planning of neighbourhoods, districts, or entire communities. To generalize actual use at these aggregated scales, planners tend to reduce “use” to a set of dimensions that enable comparisons between different land use configurations. Discuss the dimensions and how they are used to aid land use allocation.	10	
7.	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.	10	
8.	Financial feasibility is a major land development component that will determine whether or not a proposed design should proceed. Two common methods used to determine financial feasibility are the annual rate of return approach, and the residual valuation methodology. Describe each.	10	
9.	The success of planning can be determined to some extent, by the degree to which individuals and groups in the community agree with it. Describe some consensus building mechanisms that can be used to achieve agreement and support for a plan.	10	
10.	Discuss various design approaches that can be used to improve pedestrian safety in a residential land development.	10	
	Total Marks:	100	