

**CANADIAN BOARD OF EXAMINERS FOR PROFESSIONAL SURVEYORS**

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

**October 2013**

**Note: The use of calculators or similar devices is not permitted in this exam.**

**Note: This examination consists of 9 questions on 1 page.**

**Marks**

<u>Q. No</u>	<u>Time: 3 hours</u>	<u>Marks</u>	
		<u>Value</u>	<u>Earned</u>
1	Since communities first existed they have been confronted by a number of recurring themes that continue to play a fundamental role in shaping our communities today. Describe these themes and outline how they may shape the development of a community.	10	
2	Using the dominant planning lessons of the past, how should we make use of them to design and build better communities today?	10	
3	Zoning, development control, and redevelopment plans are the typical planning tools used to control development in Canadian communities. Describe each of these tools, and discuss how they are used to control development.	10	
4	Urban renewal, once popular in the 1950's fell out of favour during the 1960's. Discuss the objectives of urban renewal, and their resulting outcomes that led to the decline of urban renewal projects.	10	
5	The concepts underlying urban renewal projects have evolved into "new urbanism" today. From a new urbanism perspective discuss contemporary planning and design principles for community land use.	15	
6	When starting the design process for the development of a parcel of land it is necessary that the designer access several different types of plans that set out a framework for land development. Discuss the dominant types of plans that define a community land use framework.	15	
7	Describe the normative process of planning community land use in Canada.	10	
8	During the initial phase of a land development design activity it is imperative that a site assessment be completed. Describe and discuss the factors that should be considered during a site assessment.	10	
9	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	
		100	0