

**Alberta Land Surveyors Association
Professional Examinations
Spring 2009**

**Statute Law
(Closed Book Exam)**

**Time Limit: 3 hours
Total Marks: 100**

Note: This exam consists of 32 questions on 6 pages.

Marks Question

CONDOMINIUM PROPERTY ACT

- (2) 1. In the context of the Condominium Property Act, define:
(a) Unit Factor;
(b) Bare Land Unit.
- (2) 2. What does the Registrar of the Land Titles Office do upon receiving a condominium plan for registration?
- (3) 3. A plan presented for registration as a condominium plan must be accompanied by a certificate from a land surveyor. Describe the three (3) things the surveyor certifies.
- (2) 4. (a) What document in the Land Titles Office shows the share of common property held by each owner in condominium plan?
(b) How is the common property split between owners in a condominium plan?
- (4) 5. A condominium plan to be registered in the Land Titles Office must be accompanied by a schedule as specified in Form 1 of the Condominium Property Regulation. List four things which are to be set out in this schedule.

***Subtotal* _____/13**

LAND SURVEYORS ACT

- (2) 6. In the context of the Land Surveyors Act, define:
(a) Alberta Land Surveyor;
(b) Council;
(c) Registrar.
- (5) 7. The Registrar is required to maintain a register of certain information for the Alberta Land Surveyors' Association.
(a) List the three entities which must be in this register.
(b) When entering the name of a practitioner in the register, what two criteria points must be met for these names to stand in the register?
- (3) 8. The Council of the Association is comprised of numerous members. One of these members is the *Member of the Public*. The *Member of the Public* must possess three characteristics. What are these characteristics?
- (3) 9. The Registration Committee considers applications for the registration of applicants for registration as Alberta Land Surveyors. What three powers does this committee have when reviewing an application?
- (4) 10. The Discipline Committee rules on the conduct of a practitioner under investigation on the basis of unprofessional conduct and unskilled practice. Under the Land Surveyors Act, the Discipline Committee is given a guideline to determine the nature of this conduct. Please supply four points which determine the nature of a practitioner's conduct.

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LAND TITLES ACT

- (4) 11. In the context of the Land Titles Act, define:
(a) Strata Space;
(b) Registration (two examples).
- (2) 12. A landowner may make application to the Registrar for a change in natural boundary under the Land Titles Act. When can a land owner make application?
- (2) 13. What land cannot be included in one certificate of title?
- (6) 14 (a) In the following list identify the plans that would require registration at the Land Titles Office:
(i) Right-of-way Plan;
(ii) Well Site Plan on titled land;
(iii) Monument Plan;
(iv) Pipeline Application Plan (PLA);
(v) Real Property Report.
(b) Using the answers from part (a) of this question, please indicate all the documents that would be required to accompany these plans for registration to the Land Titles Office?
- (2) 15. Except for physically removing a building encroachment, name two solutions that could be used to deal with a building encroaching onto adjacent private property.
- (2) 16. In what cases will the Registrar refuse a descriptive plan for registration which has the effect of subdividing land?

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OIL AND GAS CONSERVATION ACT AND REGULATIONS

- (3) 17. In the context of Oil and Gas Conservation Act and Regulations define the following terms:
(a) Target Area;
(b) Operator;
(c) Board.
- (4) 18. A well license application shall include a plan of survey containing a number of requirements as per the Oil and Gas Conservation Regulations. List four (4) of these five (5) plan requirements.
- (2) 19. (a) Name two situations in which a well cannot be drilled.
(b) Who can overrule these situations?

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MUNICIPAL GOVERNMENT ACT

- (6) 20. In the context of the Municipal Government Act, define:
(a) Municipality;
(b) Parcel of Land;
(c) Road;
(d) School Reserve;
(e) Public Utility Lot.
- (4) 21. List four (4) components of a complete application for subdivision.
- (2) 22. What is the purpose of the Planning and Development section of the Municipal Government Act?
- (3) 23. (a) What is a restrictive covenant?
(b) Who can register a caveat for a restrictive covenant against a parcel of land?
- (3) 24. List three situations where a subdivision authority may not require the owner of a parcel of land that is subject of a proposed subdivision to provide reserve land or money in place of reserve land.
- (3) 25. Describe three types of land that would make up an environmental reserve.

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SURVEYS ACT

- (3) 26. In the context of the Surveys Act; define
(a) Survey Control;
(b) Monument;
(c) Official Plan.
- (5) 27. A surveyor needs to determine a natural water boundary.
(a) What defines a natural water boundary?
(b) What methods can be used to represent these natural boundaries on a plan of survey?
- (3) 28. (a) What is the latitude of the 1st baseline?
(b) What townships are bounded by the 3rd baseline?
(c) What townships are bounded by the 2nd correction line?
- (2) 29. (a) What lines bound the east and west side of a township?
(b) What lines bound the north and south sides of a township?
- (2) 30. In the course of a survey, an Alberta Land Surveyor re-establishes a Part 2 monument. What is he/she required to do and in what time period?
- (2) 31. When is it required to monument both sides of a right-of-way?
- (5) 32. Show by means of a sketch, Section 8 of a typical surveyed township.
(a) Label all legal subdivisions and road allowances (assume 1 chain road allowances).
(b) Show all the monuments on the sketch that you would typically expect to find in the field.
(c) Circle the monuments on the sketch that would be used for deriving the position of the four corners of legal subdivision 14.

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Total ____/100