

**Alberta Land Surveyors' Association
Professional Examinations
Fall 2007**

Time Limit: 3 hours

**Statute Law
(Closed Book Exam)**

Note: This exam consists of 30 questions on 3 pages.

- 1 1. What is a Statute?
- 3 2. Explain why Statutes are required and give two examples of statutes that pertain to Alberta Land Surveyors?

OIL AND GAS CONSERVATION ACT AND REGULATIONS

- 6 3. Define and give examples of the following:
 - (a) Surface Development
 - (b) Natural Water Body
 - (c) Surface Improvement

CONDOMINIUM PROPERTY ACT

- 2 4. Does a Condominium Plan require approval from the Subdivision Approving Authority? Why or Why not. Explain.
- 4 5. If a condominium developer decides to develop a phased condominium, a disclosure must be registered as part of the condominium plan. List eight (8) of the requirements that must be included in this disclosure.
- 3 6. Define the following:
 - (a) Redivision
 - (b) Bare Land Unit
 - (c) Common property
- 3 7. List the information to be included within the Schedule of a Condominium Plan.
- 2 8. Describe how the designation of units is derived with a Condominium Plan.
- 2 9. In a building, what are the differences between a condominium unit and strata space?

MUNICIPAL GOVERNMENT ACT

- 4 10. What four (4) requirements must be met before a subdivision authority can approve an application for subdivision?
- 4 11. Mrs. Joanne Brown Davies owns Lots 3 and 4, Block 1, as shown on subdivision plan 1092 BA. Her Certificate of Title reads Lots 3 and 4, Block 1, Plan 1092 BA. She wants to obtain two Certificates of Title (one for each lot) so she can sell Lot 3. Does she need approval from the subdivision authority? Explain.
- 4 12. Give a brief definition of
- (a) Improvement District
 - (b) Instrument
 - (c) Non-conforming building
 - (d) Statutory Plan
- 2 13. Other than the applicant, who may appeal a subdivision application? List at least two.
- 3 14. Describe the process required to cancel a plan of subdivision.

LAND TITLES ACT

- 8 15. What signatures are required with the following plans that are to be registered at Land Titles?
- (a) Subdivision Plan
 - (b) Right of Way Plan
 - (c) Condominium Plan
 - (d) Road Plan
- 3 16. Define:
- (a) Encumbrance
 - (b) Lis Pendens
 - (c) Statutory Plan
- 2 17. What land can not be included in one certificate of title?
- 2 18. Who may prepare a Descriptive Plan?
- 6 19. Listed below are a number of encumbrances, liens, and interests that one would see on a registered title. Describe how you, as a Land Surveyor, would deal with each of the issues.
- (a) Builders Lien when registering a Condominium plan with road dedication.
 - (b) Restrictive Covenant on a Wellsite Plan.
 - (c) Utility Right of Way that crosses through a proposed subdivision plan you are registering.

SURVEYS ACT

- 4 20. Describe the process for dealing with survey errors under the Surveys Act.
- 3 21. Define
- (a) Director
 - (b) Registrar
 - (c) Official Plan
- 3 22. A surveyor needs to determine a natural water boundary.
- (a) What defines a natural water boundary?
 - (b) What methods can be used to determine such boundaries?
- 6 23. Show by means of a sketch the monuments you would expect to locate, and the monuments you would establish when demarcating the West ½ of LSD 14, Section 2 of a standard township. (An estimate of proposed distances is necessary for the purpose of this question.)
- 2 24. What does “integration with survey control” mean?

LAND SURVEYORS ACT

- 4 25. The practice of Land Surveying means.... Define and give 4 examples.
- 4 26. Council can make “regulations” and “by-laws”. Explain the difference and provide two (2) examples of each.
- 6 27. Briefly explain the similarities and/or differences between the Practice Review Board (PRB) and the Discipline Committee (DC) with respect to:
- (a) the way in which a review or investigation is initiated,
 - (b) the powers of the PRB and the DC under a finding of unskilled practice or unprofessional conduct.
- 1 28. Who is a valid candidate for the position of “Member of the Public”?
- 1 29. Who appoints the Registrar and for what period of time does this person hold this position?
- 2 30. On which day, annually, is the form of “Affidavit of Service of an Articled Pupil” due? What is the penalty for late submissions?