

**Alberta Land Surveyors Association  
Professional Examinations**

**Statute Law**

**CLOSED BOOK 3 HOURS**

Note: This exam consists of 26 questions contained on six (6) pages.

Marks

LAND TITLES ACT

- 6     1. Listed below are a number of encumbrances, liens and interests that one would see registered on a title. Describe how you as a Land Surveyor would deal with each of the issues below.
- (a) Builders Lien when registering a subdivision plan with road dedication.
  - (b) Restrictive Covenant on a Real Property Report.
  - (c) Mortgage against a quarter section - you are registering a pipeline right of way plan.
  - (d) Utility Right of Way that crosses through a proposed subdivision plan you are registering.
  - (e) Caveat supporting a Restrictive Covenant on a Real Property Report.
  - (f) Caveat supporting a surface lease within a quarter section - you are registering a descriptive plan.
- 2     2. If a change in a river boundary has occurred, the registered owner of the parcel may apply to Land Titles to amend the parcel description. What must accompany this application?
- 5     3. Land defined in any certificate of title granted under the Land Titles Act is subject to certain implied conditions. List five (5) of these implied conditions.
- 3     4. What determines the priorities for instruments that are registered in respect of, or affecting, the land in a certificate of title?

## MUNICIPAL GOVERNMENT ACT

- 2 5. What is the purpose of the Planning & Development Section (Part 17) of the Municipal Government Act?
- 2 6. Name four (4) common types of municipalities found in Alberta.
- 5 7. Define the following:
- a. development
  - b. environmental reserve
  - c. lot
  - d. non-conforming use
  - e. statutory plan
- 2 8. (a) What is the purpose of a Land Use Bylaw?
- (b) Give two (2) examples of matters a Land Use Bylaw may deal with.
- 3 9. Briefly outline the steps required to close a road within a City. Explain the differences in the steps taken between a City Authority and a Municipal District.
- 4 10. What four (4) requirements must be met before a subdivision authority can approve an application for subdivision?

## SURVEYS ACT

- 2 11 (a) When a surveyor re-establishes a Part 2 lost corner or establishes a new monument (under Part 2) during the course of a survey, what must be done?
- (b) How much time does the surveyor have to do it?
- 4 12. Your client has asked you to prepare a “delayed posting plan”. Describe what you need to do in order to comply with the Surveys Act.
- 2 13. Give two significant dates that must be considered when re-establishing lost corners under Part 3 of the Surveys Act. Describe the significance of each.
- 5 14. Section 9 of the Surveys Act provides for a Survey Error Investigation.
- (a) Four bodies or individuals may make written notification to start the Section 9 process. List two of these.
- (b) Who performs the initial investigation prior to appointment of the Board?
- (c) Who decides whether a Board should be appointed to investigate an alleged error?
- (d) Who sits on the Board?
- 3 15. Name three (3) duties of the Director of Surveys under the Act.

## OIL & GAS CONSERVATION ACT & REGULATIONS

- 5     16. Under Part 2 of the Oil & Gas Conservation Regulations the Manual of Standard Practice and EUB Guide 56, a well license application shall include a plan of survey containing a number of requirements.  
List 5 of these requirements.

## LAND SURVEYORS ACT

- 4 17. In point form; list **all the possible** steps that could be taken in a discipline case. Include initial contact with the ALSA to the final outcome.
- 7 18. (a) Name four (4) non-statutory ALSA committees and their function within ALSA.
- (b) List four (4) ALSA bodies which are statutory committees.
- (c) Which statutory bodies must include a public member?
- 10 19. Describe the powers and duties of the Practice Review Board.
- 2 20. What predetermines that a surveyor's corporation or a surveyor's partnership permit stamp be affixed to a plan or document.
- 6 21. The Act grants Council the right to make bylaws.
- (a) List five (5) issues on which Council may make bylaws.
- (b) How do these bylaws come into force?

## CONDOMINIUM PROPERTY ACT

- 4 22. Define the following terms:
- a) Common property
  - b) Unit factor
  - c) Unit
  - d) Parcel
- 3 23. (a) List four things required to be shown in a Schedule of Unit Factors?
- (b) What is the value of the sum of unit factors in a condominium plan?
- 2 24. What must the Registrar of Land Titles do before registering a condominium plan of redivision?
- 2 25. Upon registration of a condominium plan, a condominium corporation is automatically created.
- (a) Who controls this corporation?
- (b) What are the duties of this corporation?
- 5 26. There are three (3) types of easements implied against and in favour of unit owners in a building condominium plan.
- (a) What is meant by the word “implied”?
- (b) List these easements

100 Marks