

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

**Statute Law
(Closed Book Exam)**

Time Limit: 3 hours

Note: This exam consists of 28 questions on 3 pages.

- 2 1. What is a Statute?
- 2 2. Explain why Statutes are required?

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.
- 2 5. What must the Registrar of Land Titles do before registering a condominium plan of redivision?
- 4 6. 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.
- 6 7. Define the following:
 - a) Unit Factor
 - b) Bare Land Unit
 - c) Common property
- 4 8. Upon registration of a condominium plan, there are implied easements of burden and benefit to each unit. Briefly describe these.

MUNICIPAL GOVERNMENT ACT

- 4 9. What four (4) requirements must be met before a subdivision authority can approve an application for subdivision?
- 4 10. Trevor Davies owns Lots 3 and 4, Block 1, as shown on subdivision plan 6652 EU. His Certificate of Title reads Lots 3 and 4, Block 1, Plan 6652 EU. He wants to obtain two Certificates of Title (one for each lot) so he can sell Lot 3. Does he need approval from the subdivision authority? Explain.
- 4 11. Give a brief definition of:
a) Public Utility
b) Restrictive Covenant
c) Non-conforming use
d) Subdivision Authority
- 2 12. Other than the applicant, who may appeal a subdivision application? List at least two.
- 3 13. Describe the process required to cancel a plan of subdivision.

LAND TITLES ACT

- 3 14. What signatures are required with the following plans that are to be registered at Land Titles?
a) Subdivision Plan
b) Strata Plan
c) Condominium Plan
- 6 15. Define and give one example of each:
a) Encumbrance
b) Caveat
c) Dominant Tenement
- 2 16. What land can not be included in one certificate of title?
- 2 17. Who may prepare a Descriptive Plan?
- 6 18. 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 Report.
c) Utility Right of Way that crosses through a proposed subdivision plan you are registering.

SURVEYS ACT

- 4 19. Describe the process for dealing with survey errors under the Surveys Act.
- 4 20. Define
- a) Legal Subdivision
 - b) Geographical Positioning System
 - c) Surveyor
 - d) Official Plan
- 4 21. 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?
- 4 22. 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 9 of a standard township. (No distances are necessary for the purpose of this question.)

LAND SURVEYORS ACT

- 4 23. The practice of Land Surveying means.... Define and give 4 examples.
- 4 24. Council can make “regulations” and “by-laws”. Explain the difference and provide two (2) examples of each.
- 6 25. 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.
- 2 26. Who is a valid candidate for the position of “Member of the Public”?
- 2 27. Who appoints the Registrar and for what period of time does this person hold this position?
- 2 28. What are the options of the Registration Committee when considering an application for registration as an Alberta Land Surveyor?

100 marks