

November 2014 Professional (Cadastral) Examination

PROFESSIONAL WRITTEN (CADASTRAL) EXAMINATION

Friday, November 28th, 2013

9:00 A.M. – 1:00 P.M.

TIME ALLOWED: Four (4) hours

OF QUESTIONS: Ten (10)

TOTAL MARKS: 100

PASS: 65%

INSTRUCTIONS

Note: This is a closed book examination. No aids are allowed.

1. There are ten (10) questions. Please ensure that you have a complete copy of the examination, including the plan.
2. Note the number of marks for each question before compiling your answers and allocate your time accordingly.
3. Place your exam registration number at the top right-hand corner of **each page** of your answers and on the front of each booklet. **DO NOT** write your name on or in the book(s).
4. Each answer must begin on a new page, however questions may be answered in any order.
5. Reference each response to its question number, including subsection.
6. Write only on the right hand side of the examination book. You may wish to use the left (unruled) side for calculations, etc., however anything written on the unruled side will not be considered during marking.
7. Do not write in pencil.
8. This examination must be returned to the invigilator with your answer book(s).

November 2014 Professional (Cadastral) Examination

Question 1

(15 marks)

A lawyer client, who regularly engages the Toronto survey firm for whom you are employed, insists that he wishes you to complete a severance survey for a cottage property he is personally acquiring on Lake Nosbonsing, in the Township of East Ferris, near North Bay. You are assigned to complete the survey without sub-contracting any portion of the project to a local surveyor.

- a) Assume that the water level of Lake Nosbonsing is not controlled by a dam. Provide a summary of the items you would research, the purpose for researching each item, and the sources for the information, before undertaking the field work. (6 marks)
- b) Assume that the water level of Lake Nosbonsing was raised and controlled by a dam prior to the original survey for the Township of East Ferris, and that a dam now existing is maintained and operated by the Ministry of Natural Resources and Forestry. Provide a summary of the further items you would research, the purpose for researching these further items, and the sources for the information, before undertaking the field work. (5 marks)
- c) Notwithstanding the above, provide a brief summary of the pros and cons to sub-contracting the file research to a survey firm in the area of the project. (4 marks)

Question 2

(15 marks)

Check the attached plan. Indicate in red any amendments or corrections. You may want to use a yellow marker to note the correct items although no marks will be provided for this aspect. There are at least 20 items incorrect or omitted; a 3/4 mark will be awarded for each correctly identified item to a maximum of 15 marks.

NOTE: Write your exam registration number on the top of the plan in the space provided.

Do not write your name on the plan.

November 2014 Professional (Cadastral) Examination

Question 3

(15 marks)

A potential client contacts you, as an OLS, requesting a proposal for a boundary survey of his property, consisting of one whole township lot situate in the area of your usual practice.

Prepare a typical business letter to the client confirming his request.

As this letter will form the sole business agreement, be sure to address all matters pertinent to a good business contract.

NOTE: Marks will be only given for business/contract issues, so be brief in describing the actual survey work. Do not do a cost estimate, just insert a dollar figure.

Do not sign the letter.

Question 4

(4 marks)

With respect to the Condominium Act define the following terms and provide an example for each:

1. Common Element (2 marks)
2. Exclusive Use (2 marks)

Question 5

(10 marks)

You are an OLS having a telephone conversation with a member of the public. This person wants to meet with you to discuss his boundary problems. He mentions names of previous surveyors he had contacted, and alludes to the investigation these other surveyors had performed. You agree to meet with him, and the prospective client promises to bring all the maps, plans and documents he has accumulated over the past several years. You prepare for the meeting by contacting the two surveyors mentioned, so as to obtain copies of their findings. During this research, you discover that:

- a) one of the surveyors has an outstanding account, which the person refuses to pay; and;
- b) the person has filed a complaint with the Association about the other surveyor.

Describe how you would deal with this situation.

November 2014 Professional (Cadastral) Examination

Question 6

(10 marks)

A client has asked you to prepare a Reference Plan of his property which adjoins an original travelled sixty six foot road allowance. Fifteen years ago the local municipality reconstructed the roadway and built a new fence 10 feet outside of the original road allowance. During the course of your research you have not been able to find any evidence that the Municipality acquired paper title to the "widened lands".

- a) Discuss how you would illustrate the "widened lands" on your reference plan. Include in your answer a discussion on who owns the lands and why. (4 marks)
- b) What advice would you give to your client as to issues that he should be aware of? (3 marks)
- c) What would the issues be if paper title to the lands had been conveyed to the municipality and the municipality did not pass a dedication by-law? (3 marks)

Question 7

(10 marks)

The Association of Ontario Land Surveyors may be referred to as a "self-governing body."

- a) Explain what is meant by the term "self-governing". (3 marks)
- b) What are the obligations of our self-governing body? (3 marks)
- c) Briefly describe four (4) items contained in the *Surveyors Act* that help to ensure that the public is served and/or protected.

Question 8

(10 marks)

Your firm has been awarded a contract to prepare a cadastral/topographic survey of a large dam and associated hydroelectric generating station. Prior to the commencement of field work, a health and safety meeting must be held.

1. Prepare an agenda for this meeting.
2. Who will attend?
3. List five site specific hazards, and how will they be addressed.

November 2014 Professional (Cadastral) Examination

Question 9

(6 marks)

Your client is a developer and he has a large parcel of land in an urban area that he wants to develop as four separate Standard Condominiums. He has approached the City Planning Department to discuss the development and the required changes to the local zoning. The City has informed him that they will not support the development of four Standard Condominiums but will support the development of a Phased Condominium. Your client has no experience working with Phased Condominiums and has come to you for advice.

List the potential advantages and disadvantages of building a Phased Condominium rather than multiple Standard Condominiums.

Question 10

(5 marks)

- a) Name five (5) types of plans for which the limits may be un-dimensioned. (5 marks)