

Association of Ontario Land Surveyors

Statutes Examination Questions – Cadastral

(Updated on October 24, 2018)

- Q1 Name four (4) parties who can submit an application to confirm a boundary under the *Boundaries Act*. (1 mark each)
- Q2 a) Can more than one property be the subject of an application under the *Boundaries Act*? (2 marks)
b) Can all of the boundaries of a subdivision be confirmed on one application under the *Boundaries Act*? (2 marks)
- Q3 Explain the difference between the Director of Titles confirming a boundary/boundaries under section 8(3) or section 9(1) of the *Boundaries Act*.
- Q4 a) Once an Order under the *Boundaries Act* is released by the Director of Titles, how many days does the objector have to appeal the decision? (2 marks)
b) If a decision is appealed what court hears the appeal? (2 marks)
- Q5 a) Can the Director of Titles confirm a boundary under the *Boundaries Act* without a hearing? Explain. (2 marks)
b) Can the Director of Titles call a hearing when no objection has been received? Explain. (2 marks)
- Q6 a) Who is the 'Director' as defined in the *Boundaries Act*? (2 marks)
b) Under what authority is the Director appointed? (2 marks)
- Q7 According to s.8 of the *Boundaries Act*, R.S.O. 1990, c. B.10 any person desiring to object to the location of the boundaries to be confirmed, as shown on the draft plan, may object to the Application.
a) Indicate how, when and to whom an objection is to be delivered. (2 marks)
b) What are the elements to be provided in support of an objection? (2 marks)
- Q8 a) Describe two situations in which costs may be awarded in a *Boundaries Act* application. (2 marks)
b) To whom may the costs of an application under the *Boundaries Act* be appealed, and what are the possible results of such an appeal? (2 marks)

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- Q9 Briefly explain the difference between Applications under the Boundaries Act and Applications for Absolute Title under the Land Titles Act.
- Q10 Briefly describe four conditions that must be met for a project to be registered as a condominium.
- Q11 Name four (4) different types of Condominiums (1 mark for each)
- Q12 Describe the 3 signatures that are required on a Condominium plan prior to it being registered. (4 marks)
- Q13 Describe the 4 Parts that make up the description of a Standard Condominium. (4 marks)
- Q14 Give a brief description of what is contained in Schedules A, C & F, within a Condominium declaration. (4 marks)
- Q15 Describe how easements can be created within the Declaration of a Condominium. (4 marks)
- Q16 Explain how the ownership of land in a standard condominium under the Condominium Act differs from ownership of land under other Ontario statutes. (4 marks)
- Q17 Outline how the Unit is described on a Vacant Land Condominium and outline if a building can exist at the time of registration. (4 marks)
- Q18 Briefly describe Common Elements and Exclusive Use as they pertain to the Condominium Act. (2 marks each)

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- Q19 What are the first and second Phases called in a Phased Condominium? (2 marks)
Describe two (2) things that must be shown on the face of the plan for the 1st sheet Perimeter plan of survey. (2 marks)
- Q20 Briefly describe what the terms “servient interest” and “appurtenant interest” on a Condominium plan mean?
- Q21 a) Under the *Expropriations Act*, what does the “Tribunal” refer to? (2 marks)
b) Briefly describe two (2) functions of the “Tribunal.” (2 marks)
- Q22 Briefly describe what is meant by “injurious affection” in the *Expropriations Act*. (4 marks)
- Q23 Briefly describe the land surveyor’s role under the *Expropriations Act*. (4 marks)
- Q24 Name 4 Approving Authorities under the *Expropriations Act*. (4 marks)
- Q25 a) At what point in the process of expropriation does the land vest with the expropriating authority? (2 marks)
b) Can you expropriate from more than one registered property owner with one expropriation plan? (2 marks)
- Q26 a) Name the statutory authority for implementing a system of automated information recording and retrieval and property mapping. (2 marks)
b) Who has the statutory responsibility for the administration of this Act? (2 marks)
- Q27 Under PART 3, ELECTRONIC REGISTRATION, of the *Land Registration Reform Act*, define the following:
a) document (2 marks)
b) electronic format (2 marks)

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- Q28 a) Under PART 3, ELECTRONIC REGISTRATION, of the *Land Registration Reform Act*, is writing or a signature by parties required for an electronic document that creates, transfers or otherwise dispose of an estate or interest in land? (2 marks)
- b) Under PART 1, DOCUMENTS, of the *Land Registration Reform Act*, is a seal required for a transfer or other document transferring an interest in land? (2 marks)
- Q29 Under PART 3, ELECTRONIC REGISTRATION, of the *Land Registration Reform Act*, who may deliver an electronic document to the electronic land registration database by direct electronic transmission? (4 marks)
- Q30 a) Under PART 1, DOCUMENTS, of the *Land Registration Reform Act*, do documents have the same effect for all purposes as if executed under seal? (1 mark)
- b) Under PART 3, ELECTRONIC REGISTRATION, of the *Land Registration Reform Act*, how will conflict be addressed when a document is registered in electronic format and the document exists in a written form that is not a printed copy of the electronic document? (1 mark)
- c) Under the *Land Registration Reform Act* if an electronic document includes evidence in an electronic format is a signature required? (1 mark)
- d) Under the *Land Registration Reform Act* explain how conflict between the provisions of the Electronic Registration under Land Registration Reform Act or of a regulation made under this Part and a provision of the *Land Titles Act*, the *Registry Act* or the Electronic Registration or a regulation made under one of those Acts will be resolved? (1 mark)
- Q33 Based on Ontario Regulation 19/99 made under the *Land Registration Reform Act*:
- a) What is the definition of “electronic registration”? (2 marks)
- b) Describe two things that the definition of “document” does not include. (2 marks)
- Q34 Based on Ontario Regulation 19/99 made under the *Land Registration Reform Act* briefly describe what a notice under section 71 (protection of unregistered estates i.e. encroachment agreements) of the *Land Titles Act* must contain for electronic registration.

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- Q35 Based on Ontario Regulation 19/99 made under the *Land Registration Reform Act*:
- a) What must a plan document submitted for electronic registration contain? (2 marks)
 - b) What must an application to consolidate parcels submitted for electronic registration contain? (2 marks)
- Q36
- a) Briefly describe when a Reference Plan is required under the *Land Titles Act*? (2 marks)
 - b) Describe two exceptions to this requirement under the *Land Titles Act*? (2 marks)
- Q37
- a) Describe when boundaries under the *Land Titles Act* are deemed to be True and Unalterable boundaries. (2 marks)
 - b) What is the effect of the monuments on a Reference Plan with respect to the position of any previously established boundary or prior registered rights or interests? (2 marks)
- Q38
- a) Name the statutory authority under which Examiner of Surveys operates. (2 marks)
 - b) What qualifications must the Examiner of Surveys have? (2 marks)
- Q39
- a) What and to whom must be submitted to the LRO for registering a possessory title or a qualified title or absolute title based on possession under the *Land Titles Act*? (2 marks)
 - b) Briefly describe what must be included with the above submission. (2 marks)
- Q40 Under the *Land Titles Act*:
- a) Is a "Description" conclusive as to the boundaries or extent of the land? (1 mark)
 - b) Who has the statutory responsibility of preparing property maps? (1 mark)
 - c) Who has the responsibility of maintaining property maps and assigning property identifiers to individual properties? (1 mark)
 - d) Who has the statutory responsibility of creating and maintaining the parcel register? (1 mark)

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- Q41 List 4 items on the Certificate of Surveyor for an Application for First Registration under the *Land Titles Act*. (4 marks)
- Q42 Regarding First Registration under the *Land Titles Act*, answer the following questions:
- a) Can several parcels with different owners be included in one application? Explain. (2 marks)
 - b) Can one plan be used to bring separate applications from the different owners of contiguous parcels? Explain. (2 marks)
- Q43 For First Registration under the *Land Titles Act*, answer the following questions:
- a) Can one reference plan and one application be used to apply for several non-contiguous parcels that are held in the same title? Explain. (2 marks)
 - b) If a property only touches the adjacent lands at a corner or a single point, do we have to treat that as an adjoining property for purposes of notification? Explain (2 marks)
- Q44 Based on Section 39 (1) of the *Land Titles Act*, easements in gross may be accepted for registration.
- Explain what an easement in gross is, and provide an example. (4 marks)
- Q45
- a) Are Encroachment Agreements permitted under the *Land Titles Act*? Briefly explain. (2 marks)
 - b) Does the *Land Titles Act* allow to amend (improve) the description of a parcel? (2 marks)
- Q46
- a) Who may order the correction of an error, defect or omission in a registered or deposited plan? (1 mark)
 - b) Name the three parties who receive a paper print of the corrected plan. (3 marks)

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- Q47 Under the *Municipal Act*, describe four (4) things that constitute a public highway within a Municipality. (4 marks)
- Q48 The Municipality owns land on which a road is situated. The municipality spends money on the road by maintaining it, repairing it and operating it. Is this road deemed to be a public highway under the *Municipal Act*? Justify your answer. (4 marks)
- Q49 a) Which Minister administers the *Municipal Act*? (2 marks)
- b) The *Municipal Act* allows a municipality to pass a by-law to prohibit or regulate the destruction or injuring of trees. If a licensed surveyor or an agent of the surveyor damages or removes a tree during the course of a cadastral survey, can he or she be held liable under this provision of the Act? (2 marks)
- Q51 a) A Municipality closes a highway that is covered by a body water. Prior to conveying the land, who must the Municipality obtain consent from? (2 marks)
- b) A Municipality passes a bylaw to close a highway. Under the *Municipal Act*, when does the bylaw take effect? (2 marks)
- Q54 Briefly describe two purposes of the *Planning Act*. (2 marks each)
- Q55 Regarding a decision of an Approval authority under the *Planning Act*:
- a) Where can this decision be appealed? (1 mark)
- b) Who may appeal a decision? (1 mark)
- c) Can a decision be appealed after the prescribed appeal time has expired? (1 mark)
- d) If the appeal outcome is unsuccessful, what can be done? (1 mark)
- Q56 Briefly describe the authority that grants minor variances from by-law provisions. (4 marks)

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- Q57 A client has plans to build on his property, and advises you that the proposed house is “a bit too big” for his lot. Briefly explain the following as each relates to this situation:
- a) Committee of Adjustment
 - b) Minor variance
- Q58 A client has plans to build on his property, and advises you that the proposed house is “a bit too big” for his lot. Briefly explain the following as each relates to this situation:
- a) Zoning by-law
 - b) Non-compliance
- Q59 With reference to the *Planning Act*:
- a) What is the effect of “deeming” a subdivision not to be registered for the purposes of this act?
 - b) What are the reasons for “deeming?”
- Q60 With reference to the *Planning Act*:
- a) Describe what is meant by “part lot control.” (2 marks)
 - b) What is the effect of “lifting” part lot control? (2 marks)
- Q61 Briefly describe the following terms within the meaning of the *Planning Act*:
- a) Official Plan (2 marks)
 - b) Deeming (2 marks)

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- Q62 With reference to the *Planning Act* describe what is commonly known as “Consent”. (3 marks)
Who may grant a consent? (1 mark)
- Q63 With reference to the *Planning Act* describe what is commonly known as “Subdivision Control”.
- Q64 Briefly describe two situations when a reference plan is required under the *Registry Act*. (2 marks each)
- Q65 True or False?
- a) Priority of registration between instruments registered in different number series is based on the date of registration. (2 marks)
 - b) The Land Registrar may refuse to accept an instrument for registration. (2 marks)
- Q66 Briefly describe the reason why a property may not have been converted to LTCQ and is still a registry (R) PIN. (4 marks)
- Q67 Under what circumstances can a property that was not electronically converted to LTCQ be converted without an Application for First Registration? (4 marks)
- Q68 With respect to the *Registry Act* provide a brief definition of an “instrument” (2 marks) and give four examples of instruments (1/2 mark each).

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- Q69 With respect to the *Registry Act* define the following:
- a) Notice period (2 marks)
 - b) Title search period (2 marks)
- Q70 Section 22.(3) of the *Registry Act* states that “ ...the registration of an instrument purporting to affect unpatented Crown land or land that has the status of unpatented Crown land has no effect under this Act. Name four (4) exceptions to this rule. (1 mark each)
- Q72 a) Briefly explain the term “Priority of Registration” and its impact on boundaries. (2 marks)
- b) What is the effect of an unregistered deed? (2 marks)
- Q73 Within the meaning of the *Registry Act*, define the following:
- a) Abstract book (2 marks)
 - b) Notice of claim (2 marks)
- Q74 The Council of the Association of Ontario Land Surveyors must establish several statutory committees. Name two (2), and give a brief description of each committee’s function. (4 marks)
- Q75 a) When is a Certificate of Authorization required? (1 mark)
- b) Who may apply for a Certificate of Authorization? (1 mark)
- c) Briefly describe two (2) conditions that are required for a corporation to acquire a C of A. (2 marks)

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- Q76 Briefly explain the role or function for any two (2) of the following: (2 marks each)
- i) Survey Review Department
 - ii) Complaints Review Councillor
 - iii) Fees Mediation Committee
 - iv) Compensation Fund
 - v) Nominating Committee
- Q77 a) Describe two (2) situations for which the AOLS can pass by-laws. (2 marks)
- b) Describe who must confirm a by-law before it becomes effective and three (3) ways that this may be done. (2 marks)
- Q78 Briefly describe four (4) of the clauses in Regulation 1026 of the *Surveyors Act* that set out the meaning of Professional Misconduct for Ontario Land Surveyors. (4 marks)
- Q79 There are two (2) clauses in the *Surveyors Act* that define incompetence for Ontario Land Surveyors. Briefly describe both. (4 marks)
- Q81 The Association of Ontario Land Surveyors is governed by a number of statutory provisions which protect the public interest. Name four. (1 mark each)
- Q82 Describe the "confidentiality" provisions as set out under Section 36 of the *Surveyors Act* and whom it effects. (4 marks)

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- Q83 With reference to the *Surveyors Act*.
- Briefly describe the conditions under which the Registrar may conduct a "Registrar's Investigation". (2 marks)
 - What are the powers of the "investigator" appointed by the Registrar? (2 marks)
- Q84 Regarding the Performance Standards for the Practice of Professional Land Surveying, (Regulation 216/10 under the *Surveyors Act*), state whether the following are True or False. (4 marks)
- On an integrated survey the coordinate accuracy required for rural areas is 0.05 metres.
 - If a survey is integrated, the coordinate system shall be referenced to NAD83 (original) or NAD83 (CSRS) realizations.
 - Plans must indicate with a note whether the measurements shown are metric or imperial.
 - No topographic information shall be shown on a plan of survey.
- Q85 Ontario Regulation 216/10, the Performance Standards for the Practice of Professional Land Surveying, refers to the evidence to be used by a licensed member when undertaking a survey. Briefly describe what evidence must be considered and how. (4 marks)
- Q86 What is an "ascertainable point" as defined in the *Surveys Act*? Explain how a blazed line can be used as an ascertainable point in a Single Front Township. (4 marks)
- Q87 Under the *Surveys Act*, what makes a survey or boundary a valid boundary under law? (4 marks)
- Q88 Briefly describe four (4) of the powers and responsibilities given to a surveyor under the *Surveys Act*. (1 mark each)

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- Q89 In a double front township system you find a very old wood post at one of the front corners but the measurement is 10 metres different from what the township lot width should be. Briefly describe how the *Surveys Act* provides instruction on how to address this problem. (4 marks)
- Q90 On a 200 acre lot in a concession, the original township plan and field notes show the parcel as being 200 acres. A stream and a small body of water of about 15 acres, are shown on the parcel. You see the parcel now and the water is shallow and the stream is impassible because of fallen trees. Are the stream and lake part of the township lot? Explain your answer. (4 marks)
- Q91 Describe the difference in instructions under the *Surveys Act* between the methods that would be used to re-establish a lost corner in an original uncoordinated sectional township system versus those for a new subdivision with UTM coordinates available. (4 marks)
- Q92 Under the *Aggregate Resources Act*, name four persons who are authorized to prepare a Site Plan to accompany an application for a Class A licence. (1 mark each)
- Q93 List any four (4) items to be depicted on a site plan prepared to support an application for approval to develop and operate a large volume gravel pit. (1 mark each)
- Q94 Assuming that a river in Ontario is navigable, explain who is the owner of the bed of the river.
- Q95 What are the legal authorities and processes for determining the question of “navigability”?
- Q96 Does the *Beds of Navigable Waters Act* apply evenly across all of Ontario? Explain.

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- Q97 Explain how a boundary may be created by the *Beds of Navigable Waters Act*.
- Q98
- a) By what Act are fences, trees and hedges included in the purchase of land, unless an exception is specified? (2 marks)
 - b) Mining rights include both reservation of the ores, mines and minerals as well as what other right? (1 mark)
 - c) An instrument that excepts the ores, mine and minerals would typically be conveying what rights? (1 mark)
- Q99
- a) Complete the following missing covenants, which are implied to be conveyed in the *Conveyancing and Law of Property Act*: (1/2 mark each)
 - i. right to _____,
 - ii. quiet _____ ,
 - iii. freedom from _____,
 - iv. further _____.
 - b) In a conveyance of land to two or more people, said persons take the land as what type of owners, unless joint tenancy is explicitly stated? (2 marks)
- Q100 According to the *Conveyancing and Law of Property Act*, if an instrument conveys the surface rights only, what is being conveyed and what is excepted? Briefly explain. (4 marks)
- Q101 Under the *Drainage Act* name the 4 allowances for a right of way that the engineer shall estimate and allow money to the owner of any land that it is necessary to use. (1 mark each)

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- Q102 With reference to the *Drainage Act*, on what grounds can an owner of land or any public utility affected by a drainage works appeal to the Tribunal? (4 marks)
- Q103 What role(s) might a surveyor have in a project that is regulated by the *Drainage Act*?
- Q104 Under the *Drainage Act*, which two (2) components of a “Mutual Drainage Agreement” are most relevant to a surveyor?
- Q105 If a petition for drainage is created under the *Drainage Act*, explain what percentage of the lands in the area of drainage must be party to, or in support of the petition for the drainage works (4 marks)
- Q106 a) How is an “engineer” defined under the *Drainage Act*? (3 marks)
b) Who appoints the engineer? (1 mark)
- Q111 Briefly describe a Perimeter Survey, as outlined in the *Mining Act*. (2 marks)
How would a Perimeter Survey benefit a mining company? (2 marks)
- Q114 a) Under what statute is the Surveyor General of Ontario appointed? (1 mark)
b) Name 3 duties assigned to the Surveyor General of Ontario (3 marks)

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- Q115 Briefly describe four functions/powers that a safety committee under the *Occupational Health and Safety Act* has. (4 marks)
- Q116 Under Section 25 of the *Occupational Health and Safety Act* describe 4 duties of the employer. (1 mark each)
- Q117 Under Section 28 of the *Occupational Health and Safety Act* name four duties of the employee. (1 mark each)
- Q118 a) In a surveyor's office, how many workers must regularly be present in order for the employer to cause the workers to select a health and safety representative, according to the *Occupational Health and Safety Act*? (2 marks)
b) From what group of employees must this representative be chosen? (2 marks)
- Q119 a) Briefly describe two of the duties of workers at a surveyor's office with regard to the *Occupational Health and Safety Act*. (2 marks)
b) Provide two examples of how these duties might this apply to a surveyor. (2 marks)
- Q120 Under the *Occupational Health and Safety Act* briefly describe four of the powers granted to the health and safety representative or committee. (1 mark each)
- Q121 Ontario One-Call is the corporation that is continued by the *Ontario Underground Infrastructure Notification Systems Act*. Briefly describe its four objects or purposes? (4 marks)
- Q122 Membership in Ontario One-Call is mandatory for 7 entities. Name at least 4. (4 marks)

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- Q123 Ontario One-Call members, when notified that an excavation may affect their underground infrastructure, must provide one or the other of two things. What are they? (2 marks each)
- Q124 a) Under the *Ontario Underground Infrastructure Notification Systems Act.*, no excavator may commence excavating or digging unless what 3 things have been done? (3 marks)
- b) A One-Call member normally has how many days to respond to a request from Ontario One-Call? (1 mark)
- Q125 Where the *Public Transportation and Highway Improvement Act* or the *Expropriations Act* requires a plan or other instrument (other than an Order in Council) to be registered in the Land Registry Office, the plan or instrument must include two signatures. Whose signature is mandatory and who may be the second signatory? (4 marks)
- Q126 a) Which Act, other than the *Surveys Act* (Section 6), permits surveyors right of entry, without the consent of the owner, for the purpose of preparing a survey? (1 mark)
- b) Does the owner of land have a right to compensation for any damages resulting from Entry under the above Act? If so, is there a right to appeal if the claimant is not satisfied with the compensation offered, and to whom would an appeal be made? (3 marks)
- Q127 Name the Act (2 marks), and describe what effects the following actions, at the land registry office, have on the title of an existing highway.
- a) Registration of an Assumption Plan. (1 mark)
- b) Registration of a Notice of Assumption. (1 mark)

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- Q128 Under the *Public Transportation and Highway Improvement Act*, when a King's Highway intersects a highway that is not a King's Highway (i.e. a municipal road), describe what portion of the intersection is vested in the Crown, and under whose jurisdiction and control it is.
- Q129 State (yes or no) whether the definition of "highway" as defined by the *Public Transportation and Highway Improvement Act* includes the following: (1 mark each)
- a) a street
 - b) a driveway
 - c) a viaduct
 - d) a trestle
- Q130 What is the minimum number of years that you must possess Crown land in order to make a claim for possessory title? (2 marks)
- Name the Act that specifies this requirement. (2 marks)
- Q131 Can a person obtain any right, title or interest over waste or vacant land of the Crown, whether surveyed or not and if so what is year from which this possession must predate? (4 marks)
- Q132 After how many years is a right obtained by via prescription considered to be absolute and indefeasible unless it was obtained by consent or agreement by deed or in writing? (2 marks)
- State the name of the Act that specifies this requirement. (2 marks)
- Q133 Can wires or cable attached to property or buildings or passing through or over properties obtain an easement by prescription? Explain. (4 marks)

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- Q134 a) True or false - the *Road Access Act* applies to public highways leading to rural or recreational properties. (2 marks)
- b) Discuss briefly how an access road is defined under the *Road Access Act*. (2 marks)
- Q135 a) During the course of a survey for a recreational property, a surveyor discovers that a vehicular route to the subject property exists across a neighbouring parcel. What statute is written specifically to deal with this issue? (2 marks)
- b) (Your answer to a) immediately above must be correct for marks to be awarded.)
- True or false - this statute can confer legal rights over the route where no other origin for the right exists. (2 marks)
- Q136 True or false? - a local municipality may pass a by-law to permanently close an access road as defined by the *Road Access Act*. (2 marks) Very briefly explain your answer. (2 marks)
- Q137 Under the *Statutory Powers Procedure Act* a tribunal may hold three types of hearing. Name the three types, and describe the condition under which two of these types may be used in spite of any objections. (4 marks)
- Q138 Under the *Statutory Powers Procedure Act* a tribunal may make rules regarding pre-hearing conferences. Briefly describe four things that may be considered in such a conference. (4 marks)
- Q139 a) Name the Act under which Ontario may be divided into geographic areas and with such names as may be prescribed by regulation. (1 mark)
- b) How does this Act affect the status, name or boundary of any municipality in such a geographic area? (1 mark)
- c) Briefly describe two ways that such a geographic area may be described under this Act. (2 marks)