

Intelligent Planning Tool for Local Governments



PIBC PLANNING
INSTITUTE
OF BRITISH COLUMBIA

FORWARD THINKING
SHAPING COMMUNITIES

PIBC Intelligent Inventory Of Local Land Use Plans and Zoning

Raymond Kan RPP, MCIP (Director of Policy & Research)

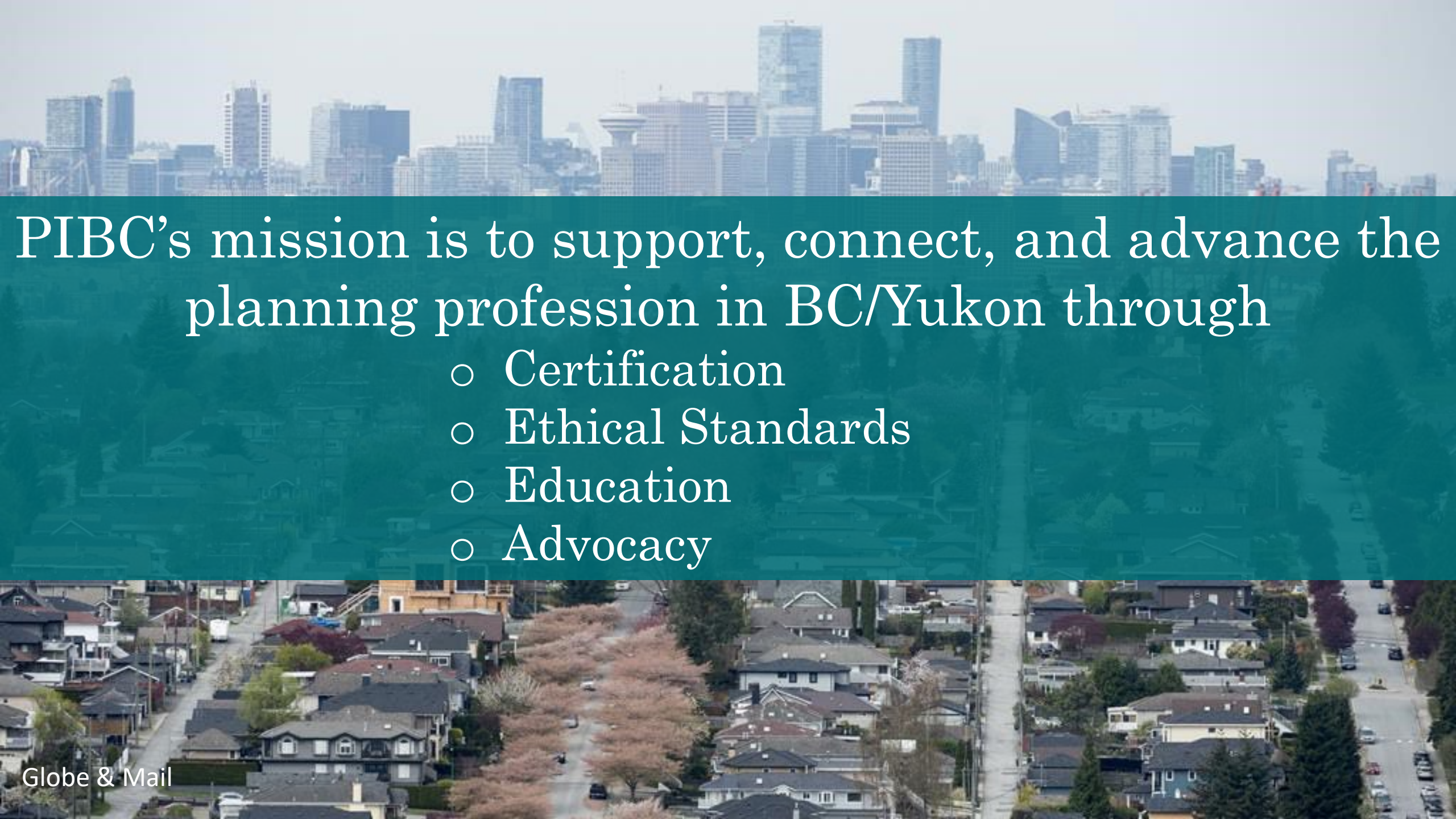
UBCM  | September 15, 2026





PIBC is the professional association of planners in BC and the Yukon, with over 2,000 members.



The image is a composite. The top half shows a hazy city skyline with various skyscrapers. The bottom half shows a residential neighborhood with houses and trees. A large teal rectangle is overlaid across the middle, containing white text.

PIBC's mission is to support, connect, and advance the planning profession in BC/Yukon through

- Certification
- Ethical Standards
- Education
- Advocacy



Housing Supply and Affordability



Infrastructure Deficit

Planners in communities across BC support councils
on pressing and complex issues happening
ALL at ONCE...



Climate-Accelerated Hazards



Resource and Industrial Development



But many local governments have constrained planning capacity



How do planners stay on top of current practices and deliver the best analysis and advice to policymakers?



By manually looking up land use plans and zoning bylaws on the Internet

But there are 200 local governments in BC

Every research assignment is a time-consuming “choose your own” adventure

There must be a *smarter* way...

First comprehensive repository of local land use plans and zoning bylaws for +200 local governments in BC and the Yukon

PIBC Intelligent Inventory

The first AI tool built for planners to instantly search, compare, and verify OCPs and zoning bylaws in British Columbia and the Yukon.

Ask about Jurisdiction Zoning Bylaws and OCPs...

 Filters

 Send

Recent conversations

Northern community
shelter zones

about 11 hours ago

Emergency shelter zoning

about 11 hours ago

Local government shelter
regulation

about 11 hours ago

Truck Parking Solutions >

5 days ago

736+

Documents

212+

BC/Yukon Jurisdictions

29

Regions covered

Designed for planners
and policymakers

Quickly access policies
and regulations

Discover and compare

Citations and links to
source documents

Closed system for
greater reliability

PIBC Intelligent Inventory

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5 days ago

736+

Documents

212+

BC/Yukon Jurisdictions

29

Regions covered

What is Vancouver's parking requirement?

The City of Vancouver eliminated minimum parking requirements for all land uses in 2024 .

This change is part of a broader transportation policy to support modal shift and disincentivize driving, including considering the use of parking maximums .

The city also reviews and updates parking and loading requirements for industrial lands to reflect changes in industrial forms and activities, and to avoid over-supply of parking, as the Parking By-law no longer includes minimum parking requirements for industrial uses .

While minimum parking requirements have been eliminated, the Zoning and Development By-law still contains provisions related to off-street parking, such as:

- Accessory Buildings for Parking The floor area of accessory buildings for off-street parking on a site generally cannot exceed 81 m² .
For all uses except multiple dwellings, vehicle parking in a principal building is only permitted if it existed on September 29, 2015, or if there is unnecessary hardship due to site conditions or heritage conservation .
- Site Coverage The maximum site coverage for any portion of a site used as a parking area is 30%, unless the principal use of the site is a parking area . . .
- Exclusions from Floor Area Calculation Off-street parking and loading located at or below the base

surface are generally excluded from floor area computation, provided the maximum exclusion for a surface area does not exceed 10% of the total site area. Similar exclusions apply to bicycle storage .

- Parking in Yards No parking or loading of vehicles is permitted in a front yard or front setback .
For parking areas on a corner site, a setback of 1.2 m from the side property line abutting the flanking street is required . . .

Ask about jurisdiction Zoning Bylaws and OCPs...

Filters

Send

“What is Vancouver’s parking requirement?”

“The City of Vancouver eliminated minimum parking requirements for all land uses in 2024.”

Vancouver Sun

“How are local governments addressing wildfire hazards?”

Compare Jurisdictions

CBC

+ New Chat



Tutorial

FAQ



raymond.kan

How are local governments addressing wildfire hazards? Show results in a table for comparison.

Local governments across British Columbia are addressing wildfire hazards through various policies and regulations in their Official Community Plans (OCPs) and Zoning Bylaws.

Many municipalities incorporate wildfire hazard considerations into their OCPs, often through the establishment of Development Permit Areas (DPAs) for wildfire protection, policies for FireSmart mitigation, and general hazard management objectives. Some OCPs also emphasize community preparedness, education, and collaboration with other agencies.

In Zoning Bylaws, wildfire hazard considerations are less frequently explicitly mentioned compared to OCPs. However, some zoning bylaws include provisions related to fire protection, such as requirements for water supply for fire fighting, or regulations for building materials and landscaping in wildfire-prone areas.

Here's a comparison of how some local governments are addressing wildfire hazards:

Copy

Download

MUNICIPALITY	DOCUMENT TYPE	HOW WILDFIRE HAZARDS ARE ADDRESSED
100 Mile House	OCP	Recognizes growing wildfire risks and aims to manage them through preventive measures and development patterns. ↗
Armstrong	OCP	Identifies growing wildfire risks as a hazard that can threaten safety and property, to be managed through preventive measures. ↗
Ashcroft	OCP	Mentions open space background and its characterization by terraces and river valleys. ↗
Belcarra	OCP	Policy to develop an Interface Wildfire Development Permit Area Policy and includes emergency response planning. ↗
Burns Lake	OCP	Recognizes a healthy natural environment as important and mentions the natural environment has significant ↗

Ask about jurisdiction Zoning Bylaws and OCPs...

✓ In Effect

All Jurisdictions

All Regions



AI responses are generated from source documents. Always verify.

Powered by NeuraCities

In what zones in Kelowna are 12-storey apartments permitted?

In Kelowna, 12-storey apartments are permitted in several zones and under specific conditions, often related to transit-oriented development or site-specific regulations. The interactive zoning map for Kelowna is displayed alongside this answer, and you can toggle layers in its legend to see the different zone categories and their meanings.

“Multi-Dwelling Zones(MF3 and MF4)”

- Buildings up to 4 storeys are generally permissible, with up to 6 storeys in certain circumstances based on OCP policy guidance. A further increase to 12 storeys is acceptable on key Transit Supportive Corridors and within close proximity to transit and Urban Centres

Multi-Dwelling Zones (MF3 and MF4)

- In the MF3 zone, an increase in height to 44.0 m and 12 storeys is possible under specific conditions: Lots are fronting a Provincial Highway. Lots are within 400 m of a transit stop located on a Provincial

Ask about jurisdiction Zoning Bylaws and OCPs...

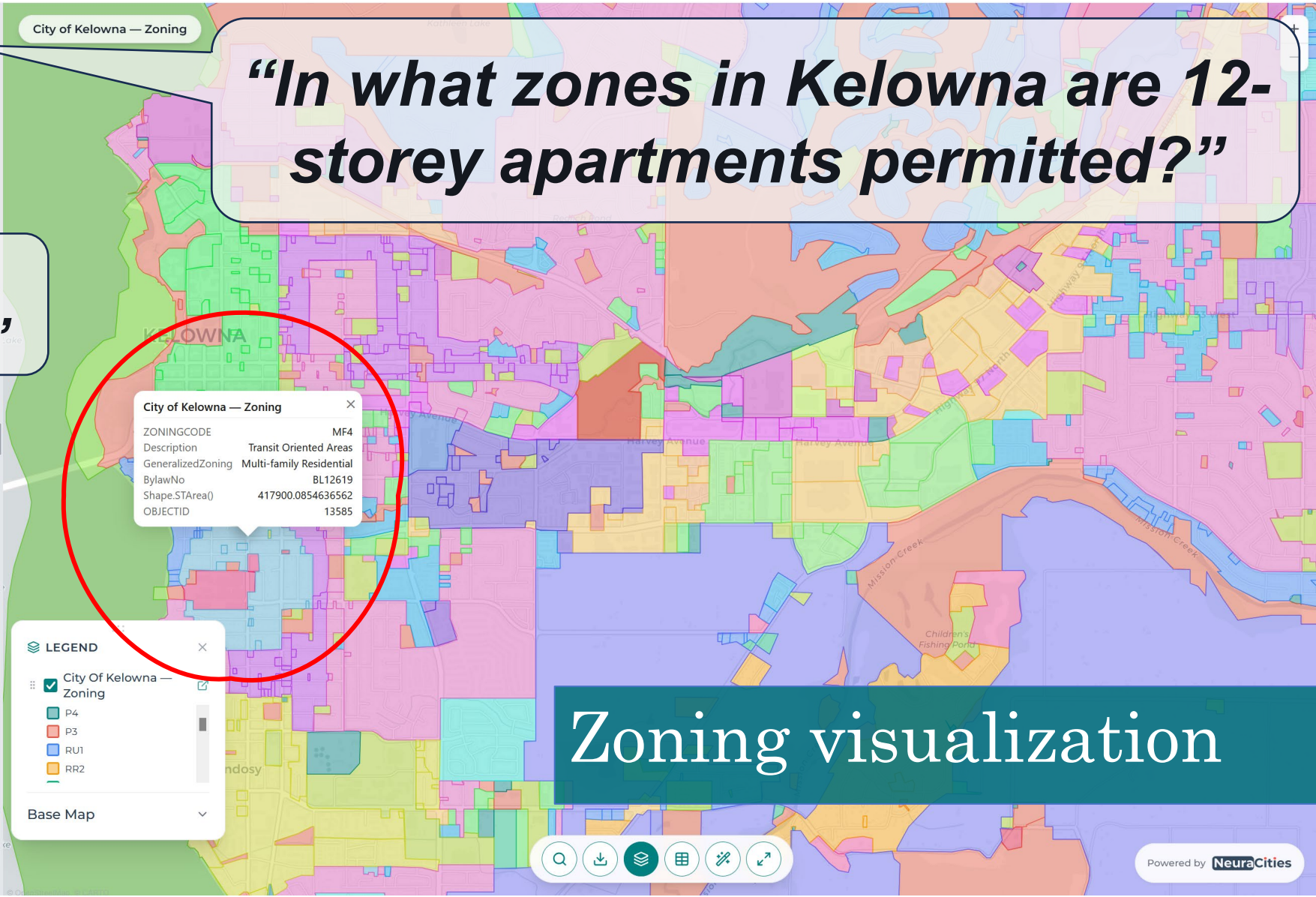
In Effect

All Jurisdictions

Metro Vanco...

Send

All responses are generated from source documents. Always verify.



Which tool is most trustworthy when researching local government land use policies and zoning in BC? ChatGP, Copilot, Gemini, Claude, Grok, PIBC Intelligent Inventory? **Source: ChatGPT**

Overall ranking for BC land-use research

Rank	Tool	Accuracy / trust	BC coverage	Source traceability	Cross-jurisdiction comparison	Currentness	Planning-specific usefulness
1	PIBC Intelligent Inventory	9.0	9.5	9.8	9.8	8.5	9.8
2	ChatGPT	8.0	7.5	8.0	7.5	9.0	8.5
3	Claude	8.0	7.0	7.5	7.5	7.5	8.5
4	Gemini	7.5	7.0	7.5	7.0	9.0	7.5
5	Copilot	7.0	7.0	7.0	6.5	8.5	7.0
6	Grok	6.5	6.0	6.0	6.0	9.0	6.0

Ask about jurisdiction Zoning Bylaws and OCPs...

☒ In Effect



All Jurisdictions ▾



Metro Vanco... ▾



Send

AI responses are generated from source documents. Always verify.

“What is the community amenity charge for additional density in R4 zone in Colwood?”

What is the community amenity charge for additional density in r4 zone in colwood

In Colwood's Residential 4 (R4) Zone, if a property owner develops to a higher residential density, they are required to contribute to a community amenity reserve fund of the City. This contribution can be up to \$3,000 per dwelling unit.

This payment is to be made at the earlier of the time of approval of the subdivision creating the lot on which the dwelling unit may be constructed or the issuance of the building permit authorizing the construction of the dwelling unit.

The definition of "community amenity" in this context means community land or buildings to house community services and service providers such as community health services, youth programs, community policing, fire protection, cultural facilities, meeting space, and other similar amenities.

Research with Confidence

When the maximum number of dwelling units in a subdivision exceeds 580 dwelling units, the owner must contribute to an affordable housing reserve fund in the amount of \$1,500 per dwelling unit for each dwelling unit in excess of 456.

If the City imposes a development cost charge for providing and improving parkland, the contribution to the community amenity (parkland) reserve fund will be reduced by the amount of the development cost charge imposed.

Additional sources (14)



SECTION 5.9 RESIDENTIAL 4 (R4) ZONE

5.9.01 Purpose

The purpose of this zone is to provide for the orderly development of a portion of the Andrex lands within Colwood. A base level of development is provided for, which would permit the development of the lands in the zone at R1 density. Alternative regulations are specified for development at greater density, subject to the owner providing amenities and affordable housing as contemplated by section 904 of the *Municipal Act*.

5.9.02 R1 Development

The land in this zone may be developed to the density permitted by, and used in accordance with, the regulations in Section 5.6 of this Bylaw.

5.9.03 Comprehensive Development

1. The lands in this zone may in the alternative be developed to a higher residential density and used in accordance with the regulations in Sections 5.9.04 through 5.9.11 if the Owner:
2. provides affordable housing by contributing to an affordable housing reserve fund of the City up to \$500 per dwelling unit. Despite the foregoing, should Council adopt a policy resolution implementing a lesser or no contribution amount the lesser contribution or no amount shall be paid as the case may be; and
3. provides community amenities by contributing to a community amenity reserve fund of the City up to \$3,000 per dwelling unit, and for this purpose "community amenity" means community land or buildings to house community services and service providers such as community health services, youth programs, community policing, fire protection, cultural facilities, meeting space, and other similar amenities. Despite the foregoing, should Council adopt a policy resolution implementing a lesser or no contribution amount the lesser contribution or no amount shall be paid as the case may be; and

“What is the community amenity charge for additional density in R4 zone in Colwood?”

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This payment is to be made at the earlier of the time of approval of the subdivision creating the lot on which the dwelling unit may be constructed or the issuance of the building permit authorizing the construction of the dwelling unit .

The definition of "community amenity" in this context includes community land or buildings to house community services and service providers such as community health services, youth programs, community policing, fire protection, cultural facilities, meeting space, and other similar amenities .

Research with Confidence

When the maximum number of dwelling units in a lot is increased from 456 to a maximum of 580 dwelling units, the owner must contribute to an affordable housing reserve fund in the amount of \$1,500 per dwelling unit for each dwelling unit in excess of 456 .

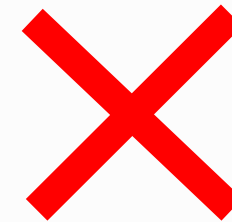
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Additional sources (14)



ChatGPT

Free offer



What is the community amenity charge for additional density in R4 zone in Colwood?

If you mean **Colwood's Community Amenity Charge (CAC) triggered by additional density in the R4 zone**, I'm not finding a current Colwood bylaw or schedule that gives a definitive \$/m² or \$/unit charge specifically for R4.

What I can confirm is that Colwood's own 2024–2025 materials identify the CAC program as needing reconciliation and optimization, including establishing a **charge-per-unit estimate based on the project list and anticipated development.**

City of Colwood +1

Jurisdiction Inventory

Browse all BC and the Yukon Jurisdictions and their planning documents.

☒ In Effect

JURISDICTION ↑

POPULATION ↑↓

REGION ↑↓

OCP

ZONING BYLAW

100 Mile House

District of 100 Mile House

2,030

Cariboo

OCP - 2025

Zoning - 2026

Abbotsford

City of Abbotsford

175,358

Fraser Valley

OCP - 2025

Zoning - 2026

Alberni-Clayoquot

Alberni-Clayoquot

Alberni-Clayoquot

Alberni-Clayoquot

Electoral Area E OCP - 2022

Electoral Area F OCP - 2022

Electoral Area A OCP - 2022

Electoral Area B OCP - 2022

Electoral Area C OCP - 2022

Electoral Area D OCP - 2022

Alberni-Clayoquot Regional District

Alberni-Clayoquot Regional District

Alberni-Clayoquot

Zoning Bylaw - 2024

Direct links to source documents

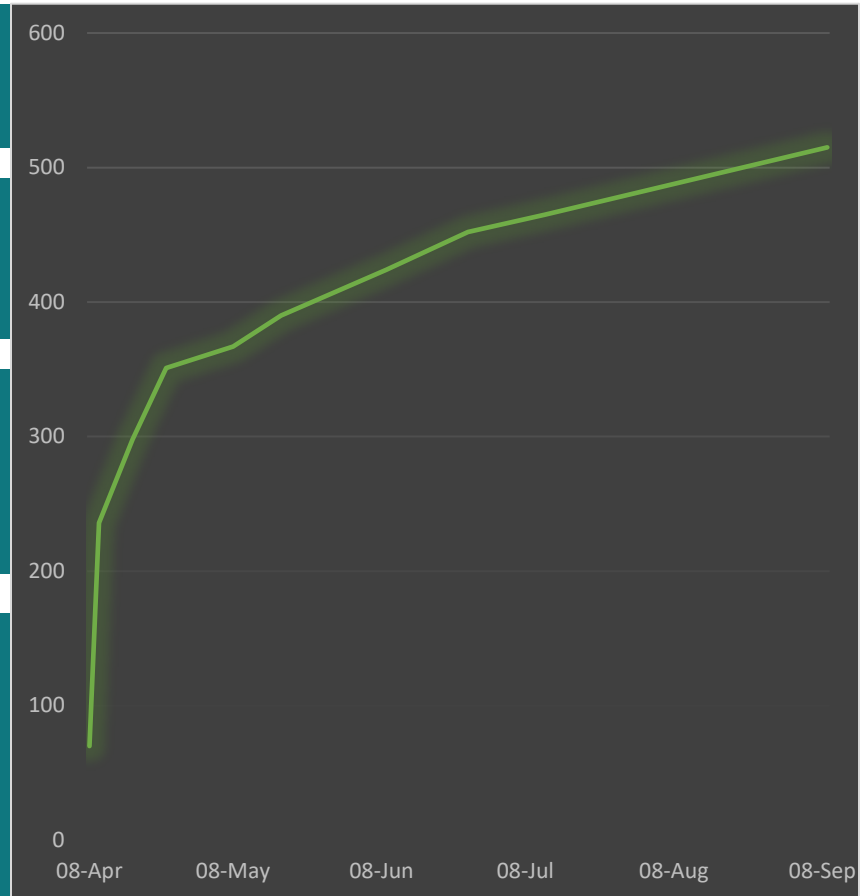
Performance

Launched April 2026

515 registered users and growing

Diverse users (planners, engineers, appraisers, real estate professionals)

User survey: 2/3 would recommend the tool to a colleague or professional network



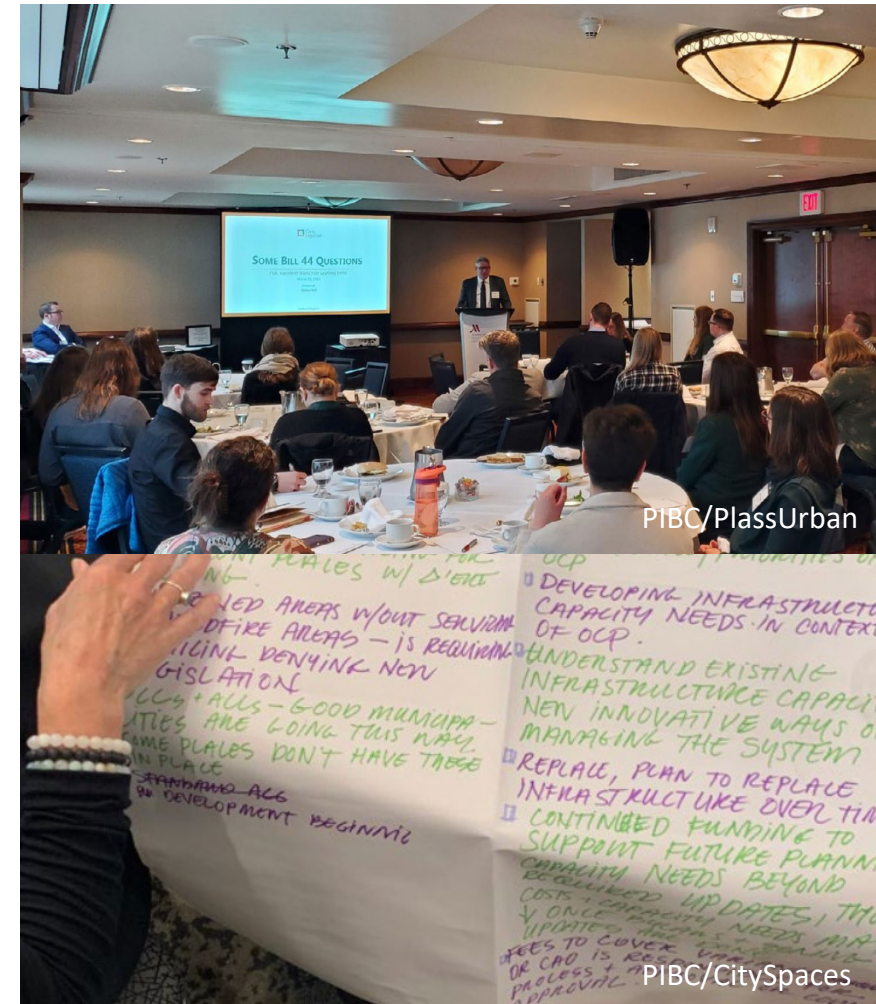
Value Proposition and Benefits

Authoritative source of policy and regulation

Research in seconds; planners can focus on policy development and community engagement

Small, rural, and Indigenous communities stand to gain capacity

Better access to local policy/regulatory context will improve senior government policies and programs



A close-up photograph of two people in dark blue business suits shaking hands. The background is out of focus, showing a group of people and warm, bokeh-style light spots. A teal-colored horizontal band is superimposed across the middle of the image, containing the text 'PARTNERSHIP Possibilities'.

PARTNERSHIP Possibilities

Why Partner with PIBC?

- ✓ Protect the Public Interest
- ✓ Advance the Planning Profession
- ✓ Institutional Trust
- ✓ At Scale (BC and the Yukon)
- ✓ Non-Profit and Mission-Driven

Becoming the
**PLANNING
INTELLIGENCE
PLATFORM**
of choice in BC/Yukon
and beyond

**EXPANDED
INVENTORY**

- ☐ Housing Needs Reports
- ☐ Neighbourhood Plans
- ☐ Transportation Plans
- ☐ Parks Plans
- ☐ Related Bylaws

**EXPANDED
FEATURES**

- ☐ Automated Updates
- ☐ Policy/Bylaw Drafting Assistance
- ☐ Deep Research
- ☐ Advanced Geospatial

Customized
SOLUTIONS
for local government
partners in
BC/Yukon

A circular image showing two women sitting at a table, looking at and pointing to various documents and reports. One woman is smiling. The documents appear to be official reports or budgets.

**INTERNAL
USE**

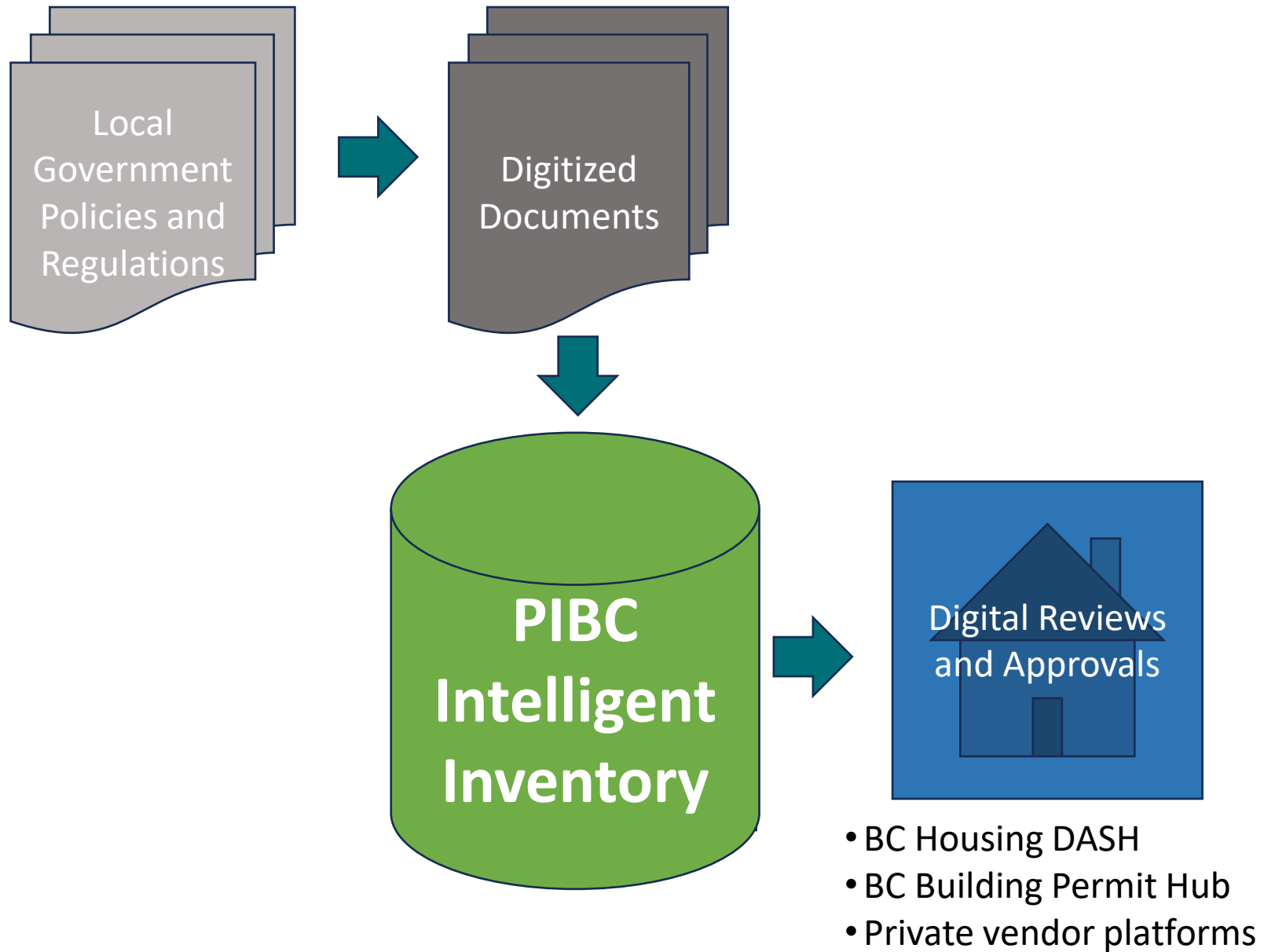
Search records
and reports

A circular image showing a woman and a young child sitting at a desk, looking at a laptop screen. The woman is pointing at the screen, and the child is looking on with interest. The background shows a window with a view of trees.

**EXTERNAL
USE**

Engage and
strengthen trust
with communities

Support local
government
efforts to
TRANSFORM
development
reviews





PIBC Intelligent Inventory of Local Land Use Plans and Zoning

<https://intelligent-inventory.pibc.bc.ca/>

LET'S CHAT!

Raymond Kan, RPP, MCIP
Director of Policy & Research

Raymond.Kan@pibc.bc.ca



Scan the QR Code
to learn more.



**COMMON
GOOD** UBCM
2026



Municipal Approaches for Integrated Land Information

Faster Decisions · Better Services · Stronger Communities

Taylor McInnes — Manager, GeoData Services, LandSure / LTSA
Sarah Sibbett — Manager, Land Information Solutions, Esri Canada

September 2026 | UBCM Convention | Vancouver Convention Centre



The Challenge

Across Canada, there is a need to accelerate and improve support of key activities.

Every municipal decision has a parcel underneath it.

Planning & Development

- Land-use review and permitting
- Development application context
- OCP support

Public Safety & NG9-1-1

- NG9-1-1 data compliance
- Computer-aided dispatch accuracy
- Address verification for first responders

Taxation & Land Management

- Assessment linkage and ownership
- Accurate billing and service delivery
- Cross-boundary data alignment

The value of parcel data is measured in the business processes that depend on it.

Inconsistent access results in inefficiencies and low productivity.



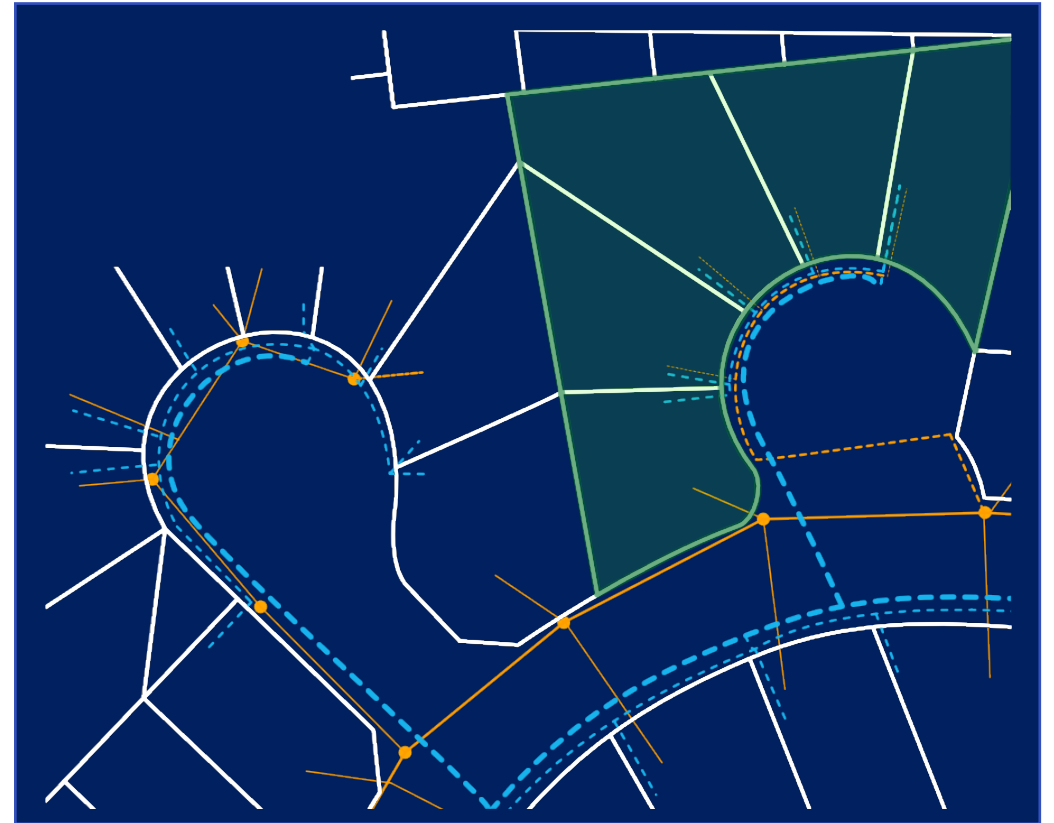
Foundational Land Information in BC

Authoritative land information is readily available.

ParcelMap BC: BC's authoritative parcel fabric

*current, complete, trusted
sustainable*

data infrastructure
economic and social
development



2,000,000+

Active parcels across BC

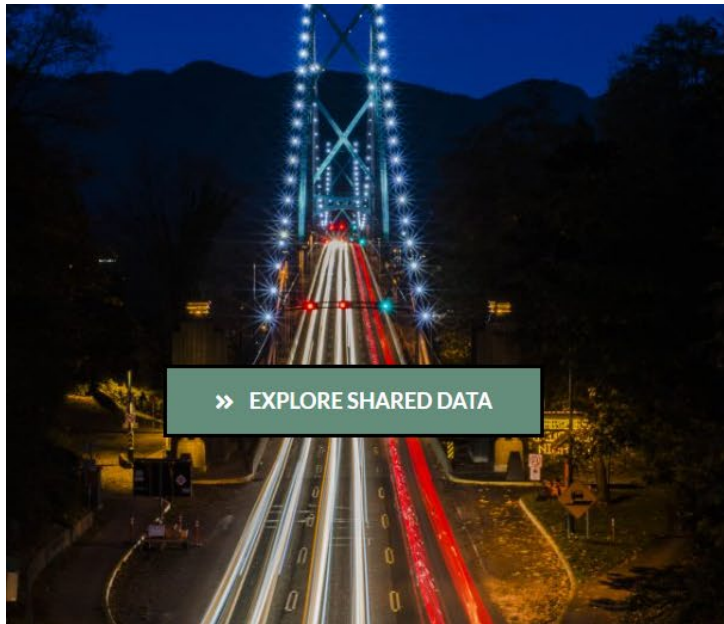
2 days

Target to publish updates after registration

Free access

For all BC local governments

ICI Society support municipalities by providing resources and tools to help access ParcelMap BC data.



Strong decisions start with reliable, current data. Our datasets are refreshed weekly, ensuring high data currency, accuracy, and alignment with the most up-to-date information available from the source.

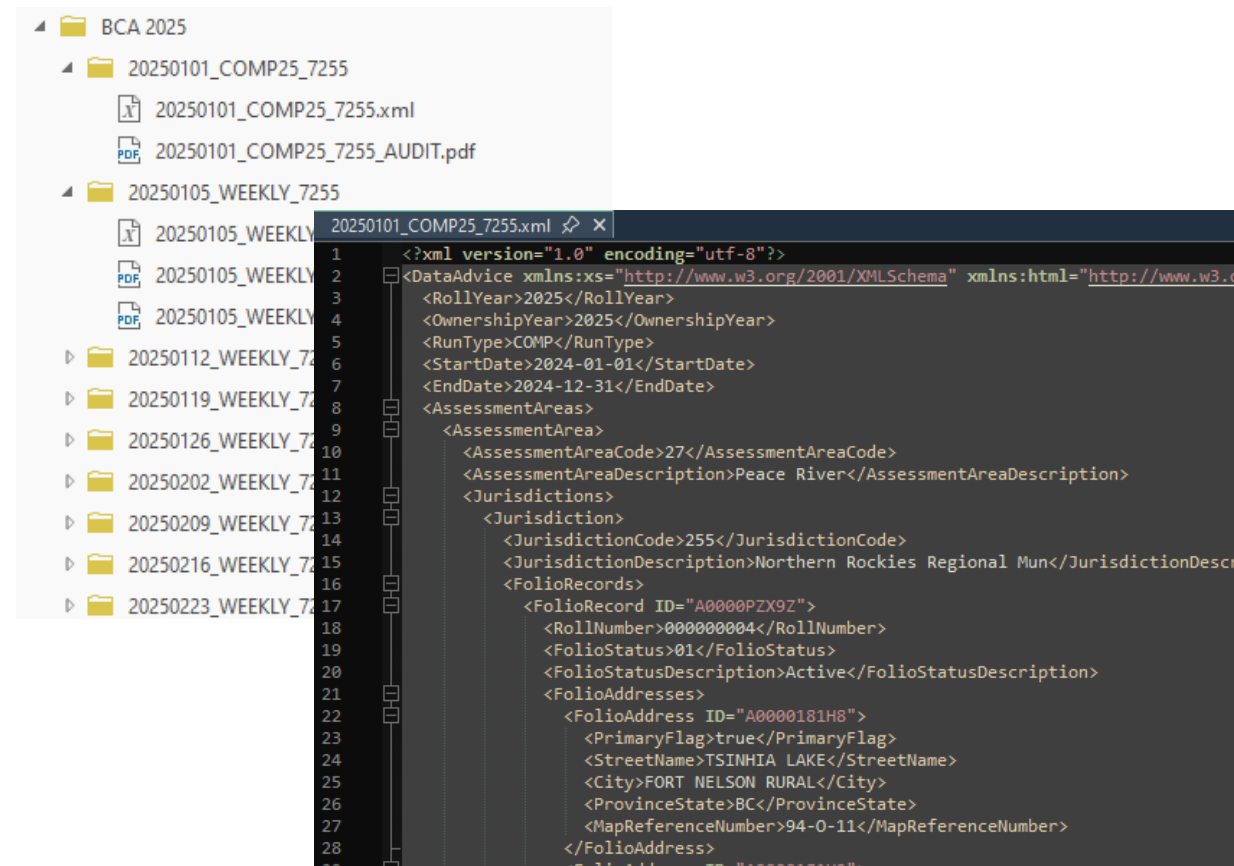
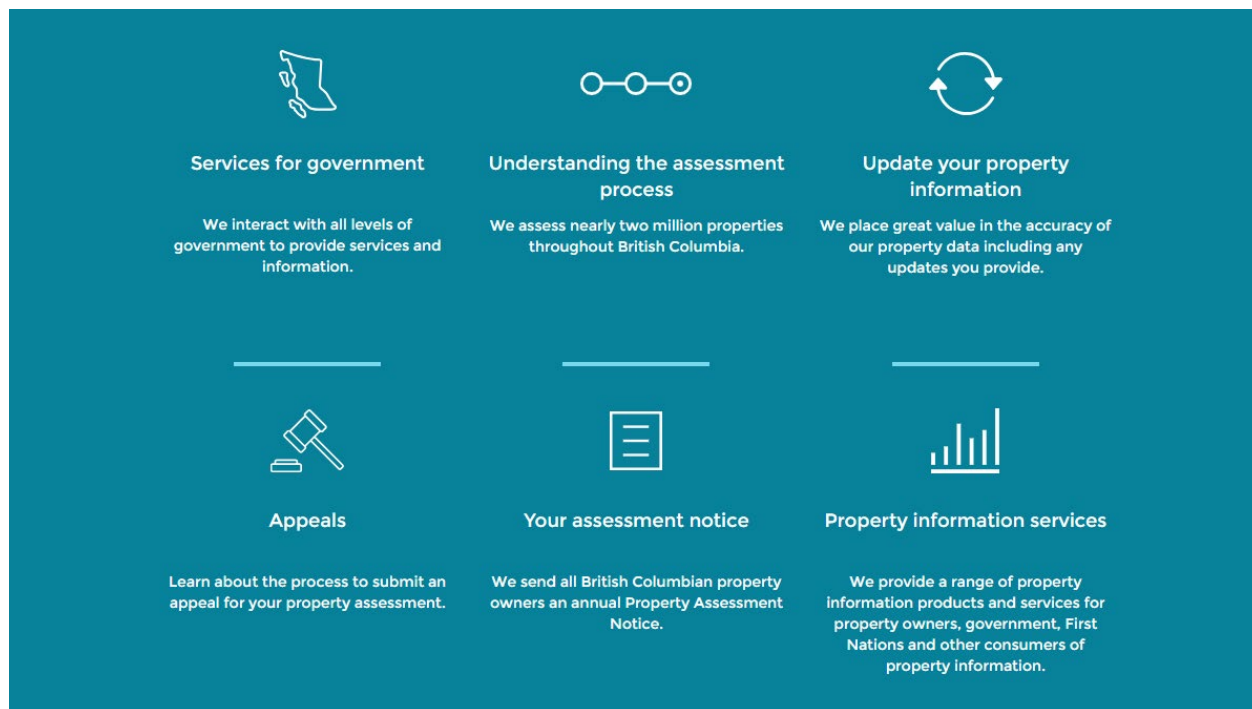
For 25 years, the Society has integrated and shared authoritative geospatial data, including cadastral parcels, civic addresses, utility infrastructure, and zoning, to support better decision-making for Society Members and communities across British Columbia.



BC ASSESSMENT

BC Assessment

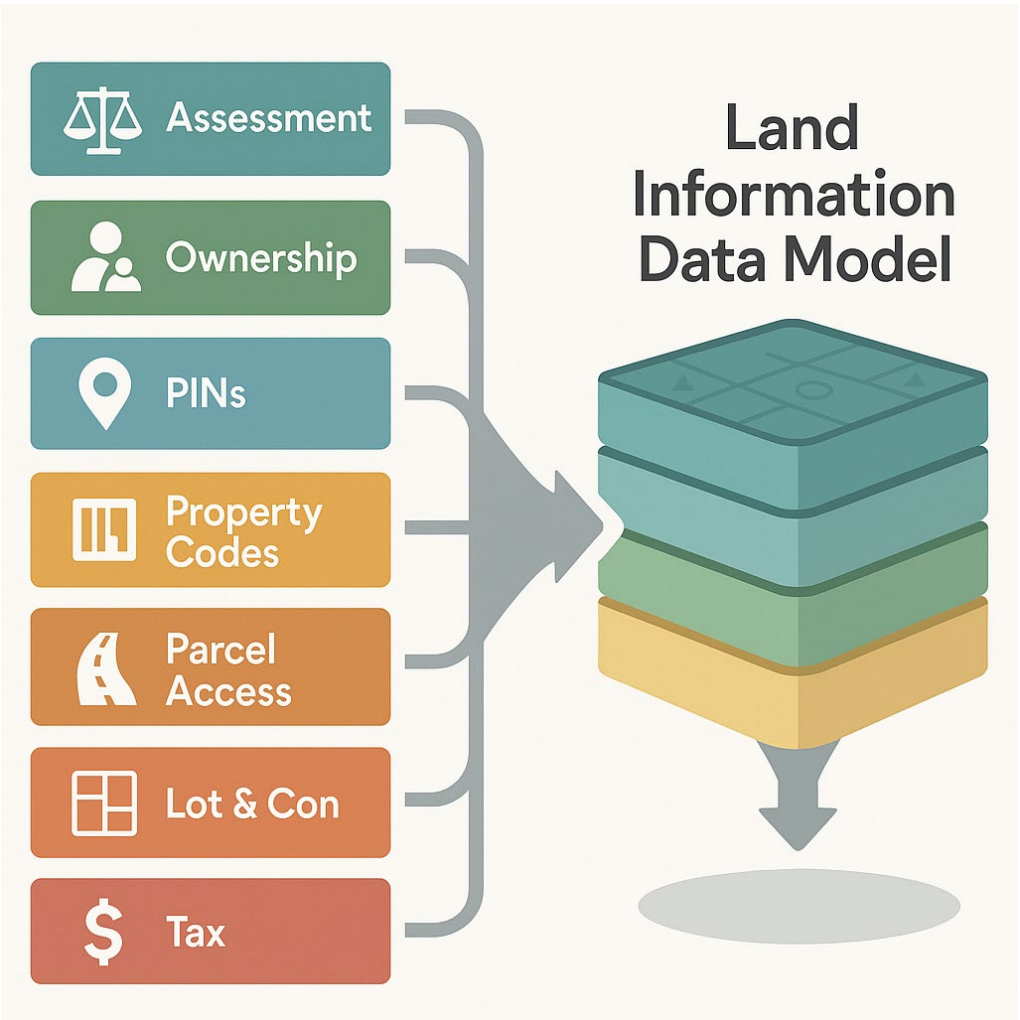
BCA develops and maintains real property assessments and offers comprehensive property information.



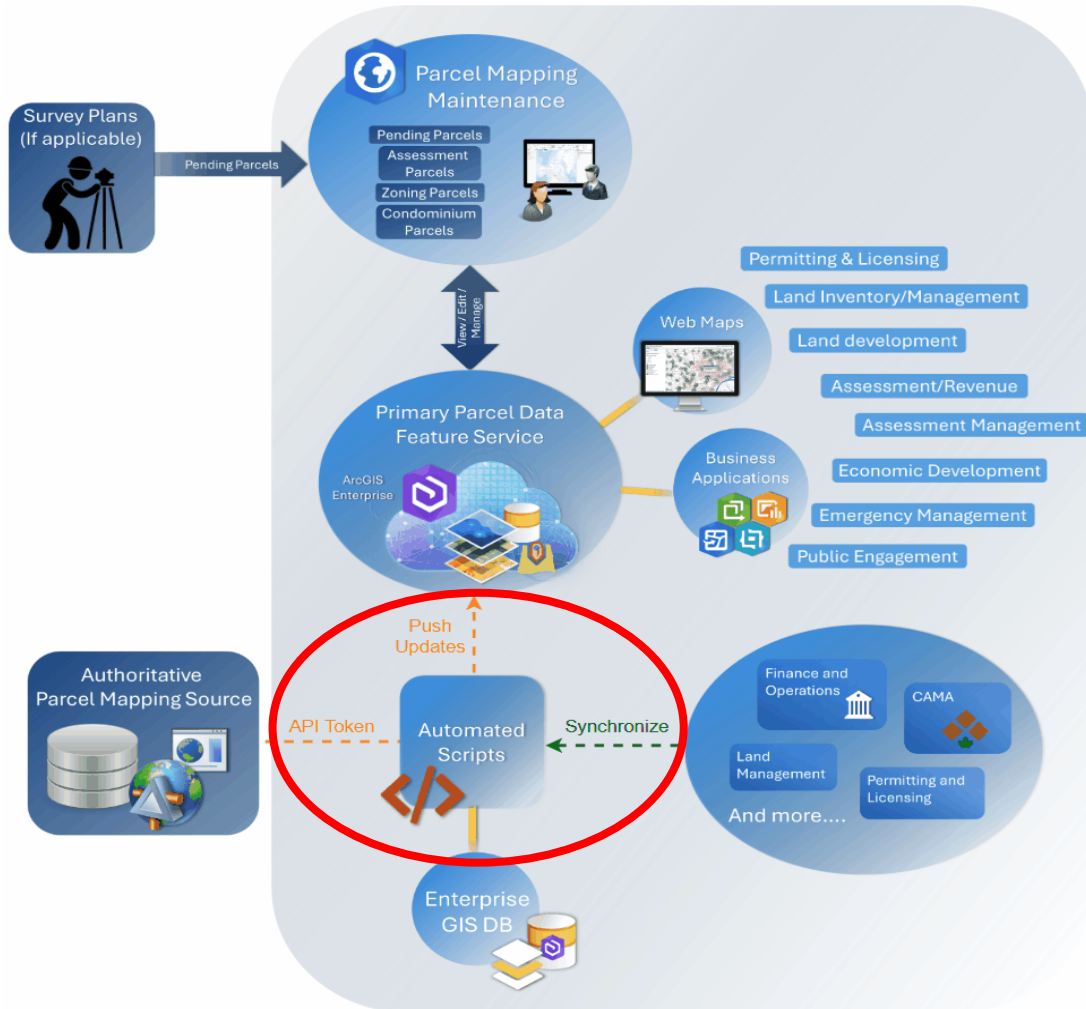
Integrating multiple sources of data

Creating one source of truth to support business processes.

Develop a Modernized Data Model



Keep the Data Current



A script can be used to detect changes from multiple sources of information

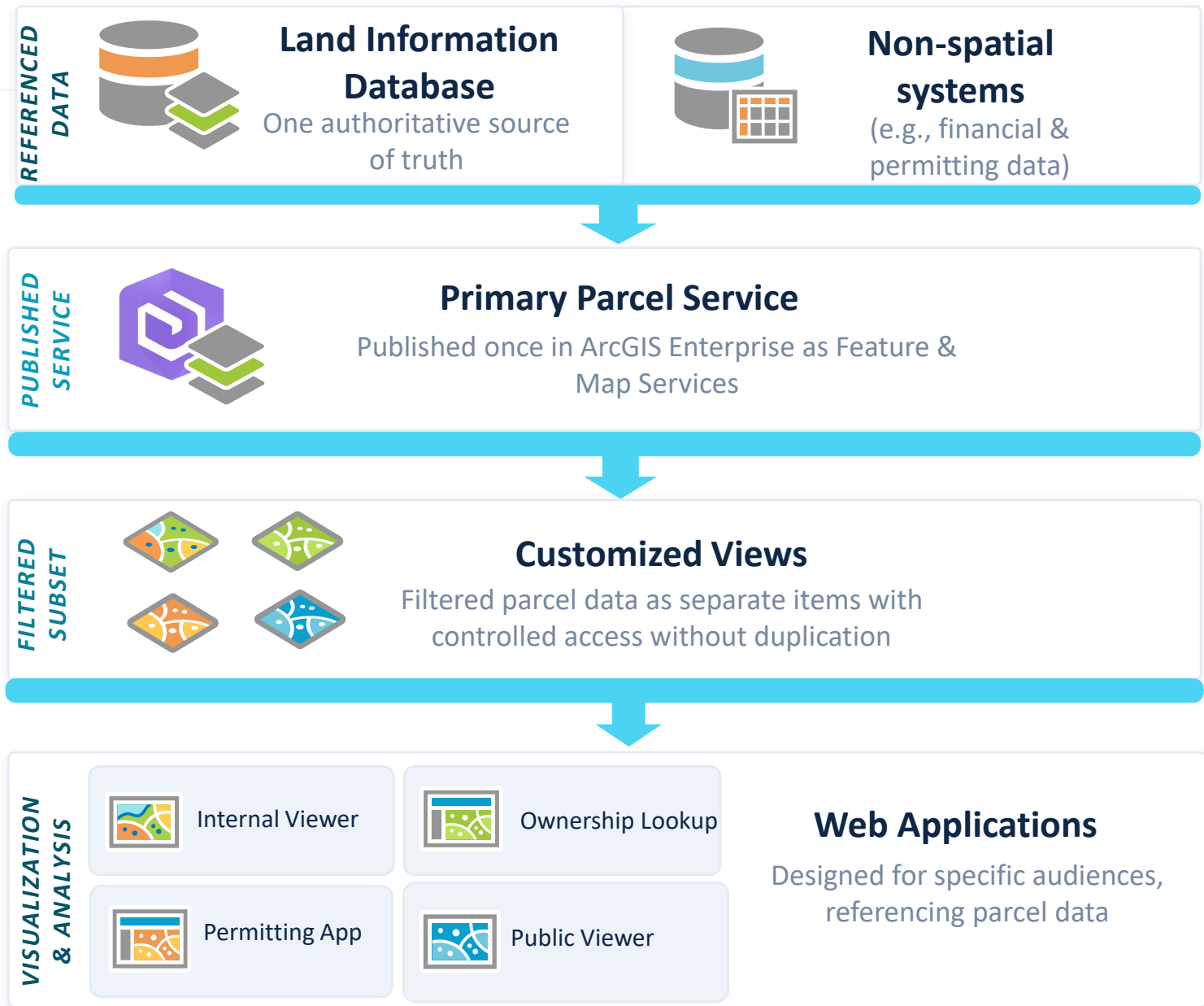
Sources can include geodatabases, XMLs, databases, API tokens, etc.

Sources can include spatial data as well as tabular databases, like financial systems

Changes from the multiple sources can be pushed directly to your organizations' parcel mapping feature service

Make the Information Accessible

A **single source of truth** ensures every department is making decisions from the same parcel data, eliminating conflicting information and reducing organizational risk.



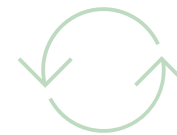
Real municipalities, real examples, real benefits

Case studies bring these ideas to life.

Case Study: Northern Rockies Regional Municipality



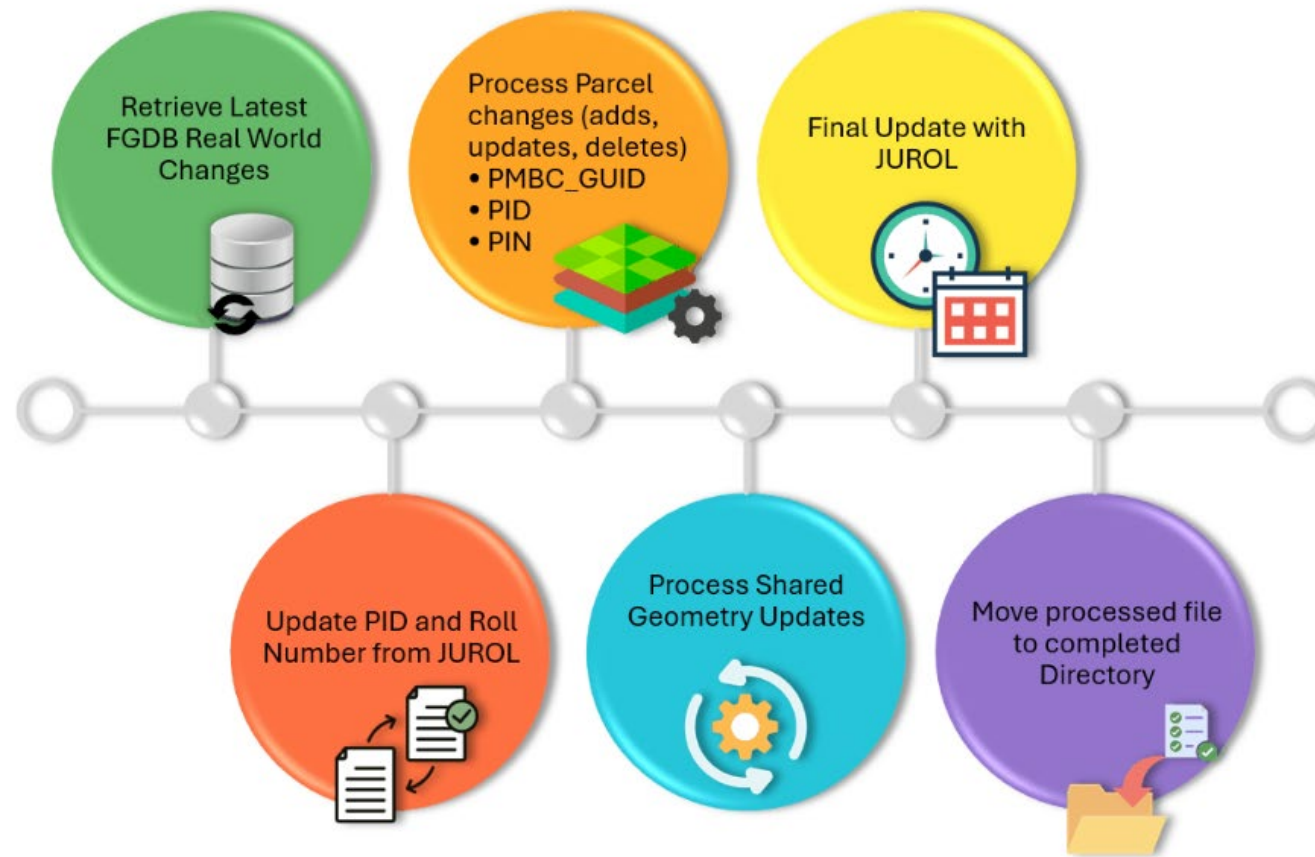
Interested in consolidating title and assessment data into a single parcel layer



A script to detect and process changes has allowed NRRM autonomy over their parcel data

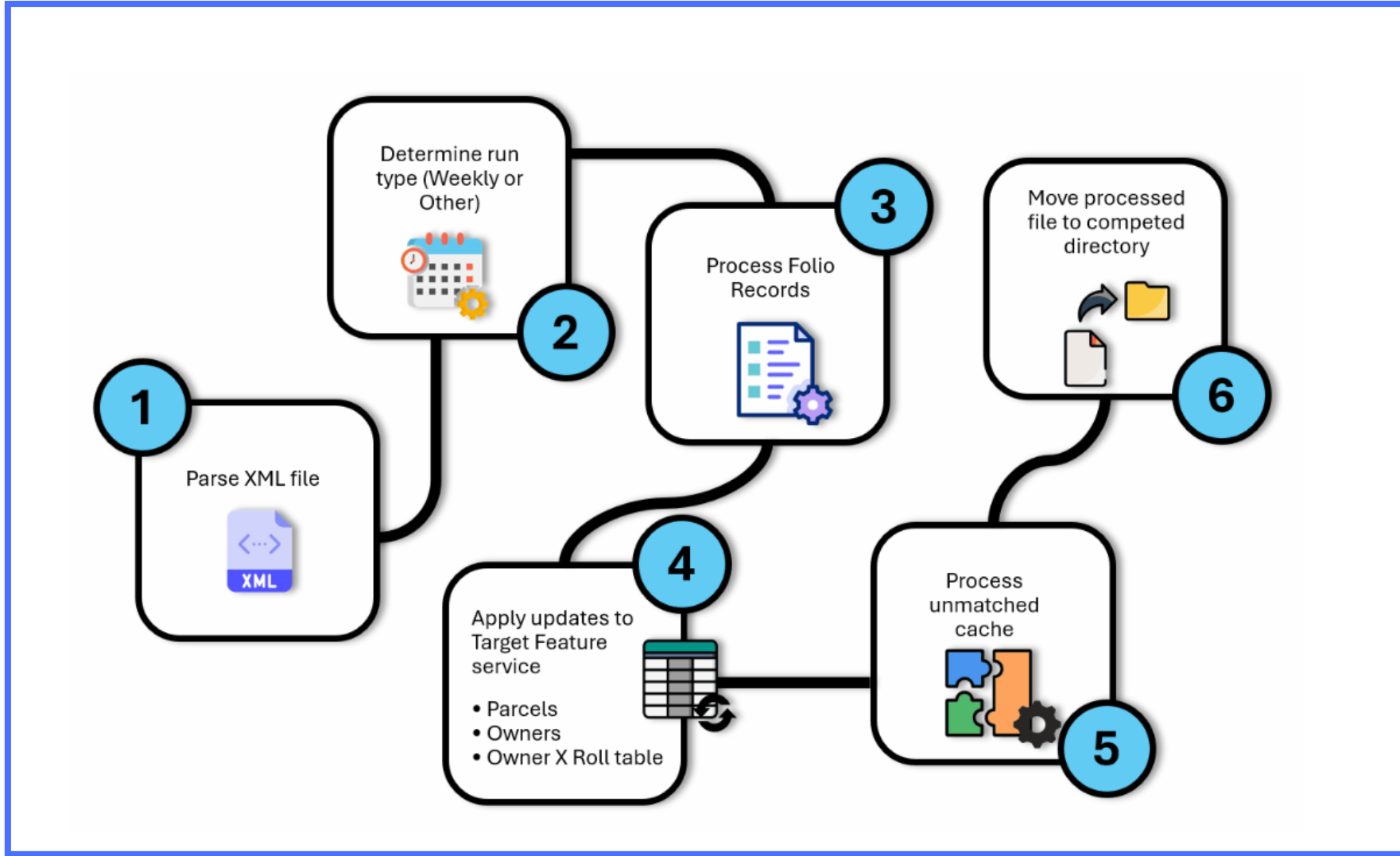
The Task: efficiently integrating authoritative data sources

Update
process for
spatial data



The Task: efficiently integrating authoritative data sources

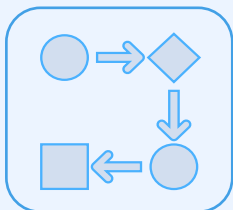
Update
process for
assessment
data



The Results: unifying data sources into one complete, reliable, current layer



Centralized parcel
feature service



Streamlined workflow
and trustworthy data



Enhanced capacity to
share data

Selection Layers

Change the selection.

- Final Parcel Layer : NRRM_Parcels (1)
 - 012859184
- Owners (2)
 - [Redacted]
- Selected Owners (1)
 - NRRM_Parcels
 - 012859184
 - 028856554

Attributes Geometry

OBJECTID	4218
Name	012859184
PID	12859184
PID (Formatted)	012-859-184
Source Parcel ID	01199.000
PlanID	{CB8F9F74-4AEB-4D5F-99D5-7774456}
PIN	<Null>
Owner Type	Private
Parcel Status	Active

"The new parcel layer has proven to be a more reliable source of information than what we had been using previously. During our testing phase, it was tough keeping people from using it full-time already - they were even asking me to customize the parcel web map I gave them for testing!"

Colin McMillan, Technology Services Analyst

Case Study: Fraser Valley Regional District (*in progress*)

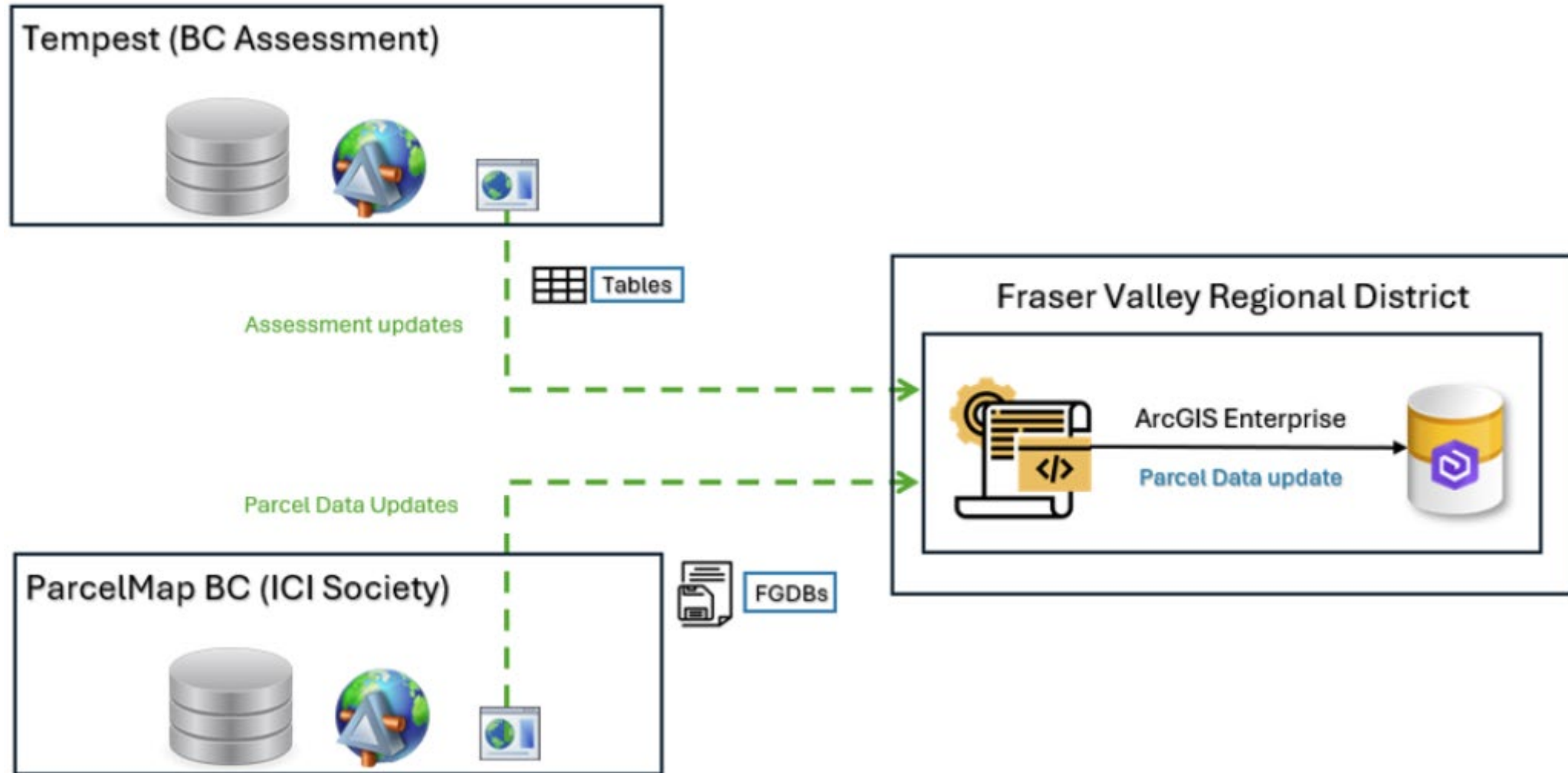


Land Information is spread across multiple systems, increasing effort, causing delays, and driving a lack of consistency



Improve reliability and reduce manual effort by automating extraction of information into one parcel layer

The Task: modernize the parcel mapping update process

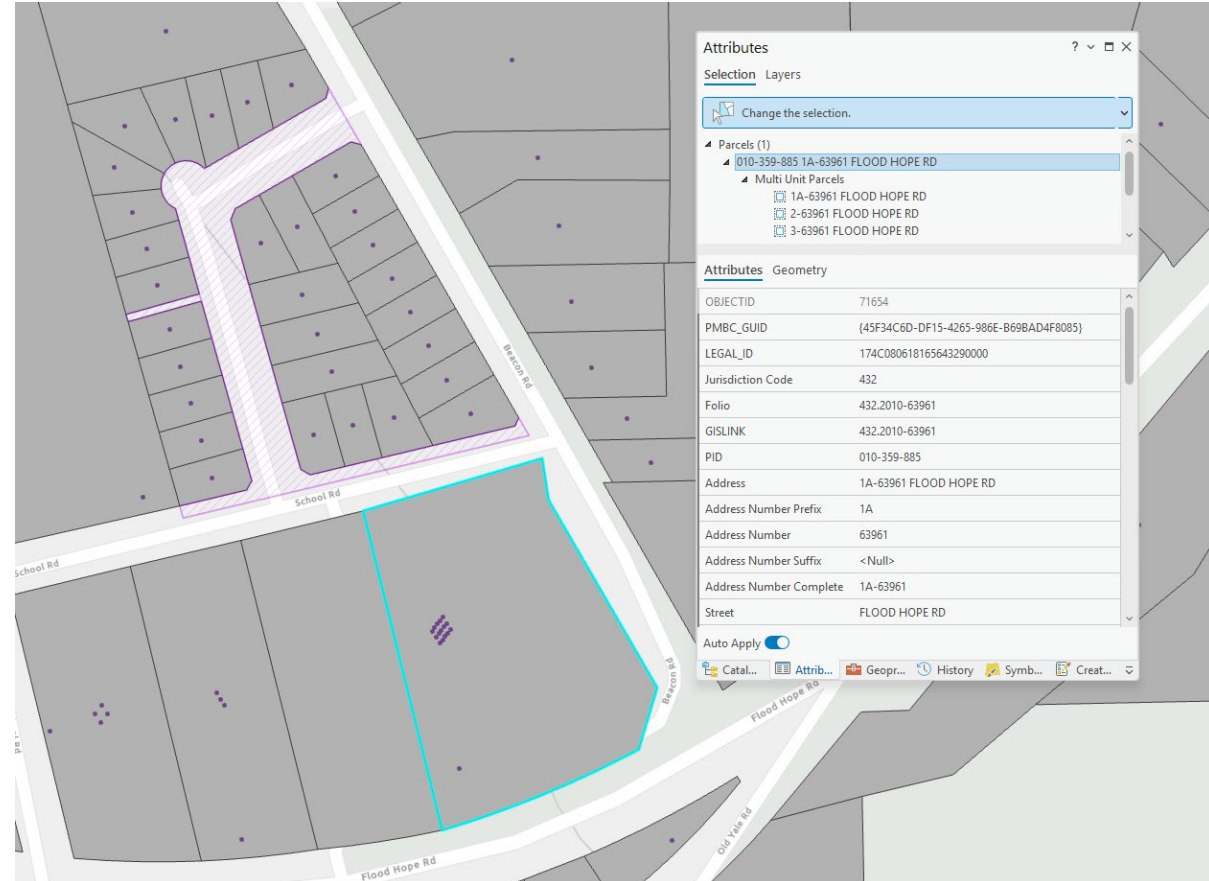


The Goal: ensure data integrity, efficiency, and long-term sustainability

Parcel data is a core foundation for FVRD operations, supporting planning, service delivery, public works, and emergency response.

Automating parcel and assessment data updates will reduce manual effort, improve data currency and reliability, and provide a single authoritative view of properties.

This improvement is critical to supporting NG9-1-1, ensuring accurate, timely parcel and address data for emergency dispatch and public safety.



Final Thoughts.

Key Takeaways

Parcel mapping is a critical, foundational dataset that is required to make informed decisions

Authoritative data can be integrated and enhanced in a way to effectively support business activities

Having a single, reliable, up-to-date source of parcel mapping streamlines business processes



Taylor McInnes | Manager, GeoData Services — LandSure / LTSA | Taylor.McInnes@landsure.ca
Sarah Sibbett | Manager, Land Information Solutions — Esri Canada | ssibbett@esri.ca



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2026



BC Public Lands Map

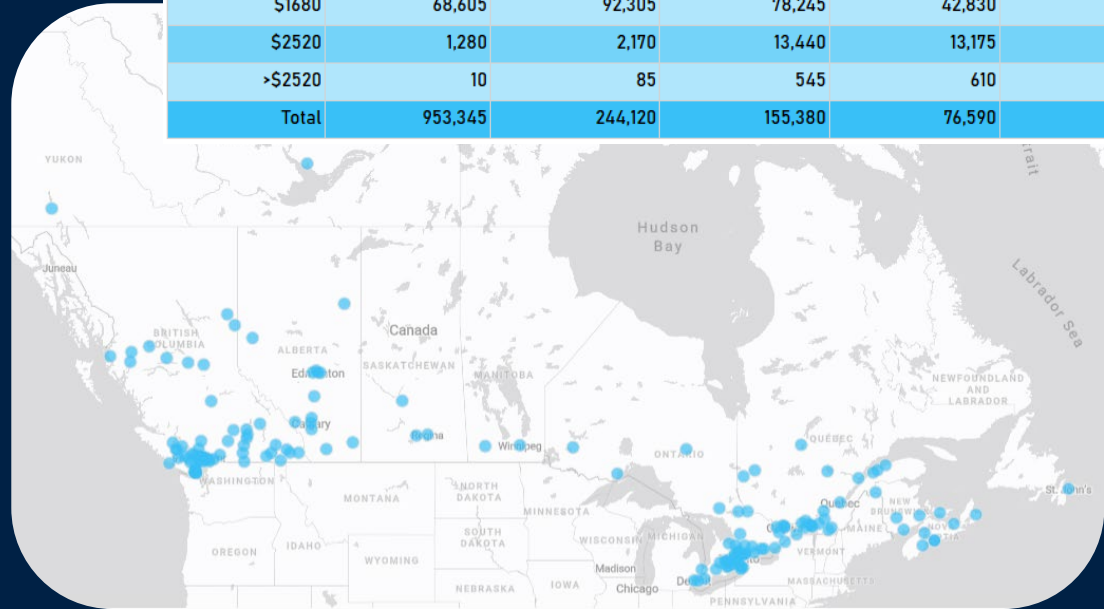
2026 Union of BC Municipalities Convention

Dr. Craig Jones, Associate Director, HART

About HART

- Housing Needs Assessments and Reports
- Regulatory Barriers and Solutions
- Land Mapping

						Canada
Max. affordable cost	1 Bedroom Homes	2 Bedroom Homes	3 Bedroom Homes	4 Bedroom Homes	5 Bedroom Homes	Total
\$420	184,675	10,520	3,320	905	200	199,620
\$1050	698,775	139,040	59,830	19,070	4,315	921,030
\$1680	68,605	92,305	78,245	42,830	11,705	293,690
\$2520	1,280	2,170	13,440	13,175	5,200	35,265
>\$2520	10	85	545	610	200	1,450
Total	953,345	244,120	155,380	76,590	21,620	1,451,055



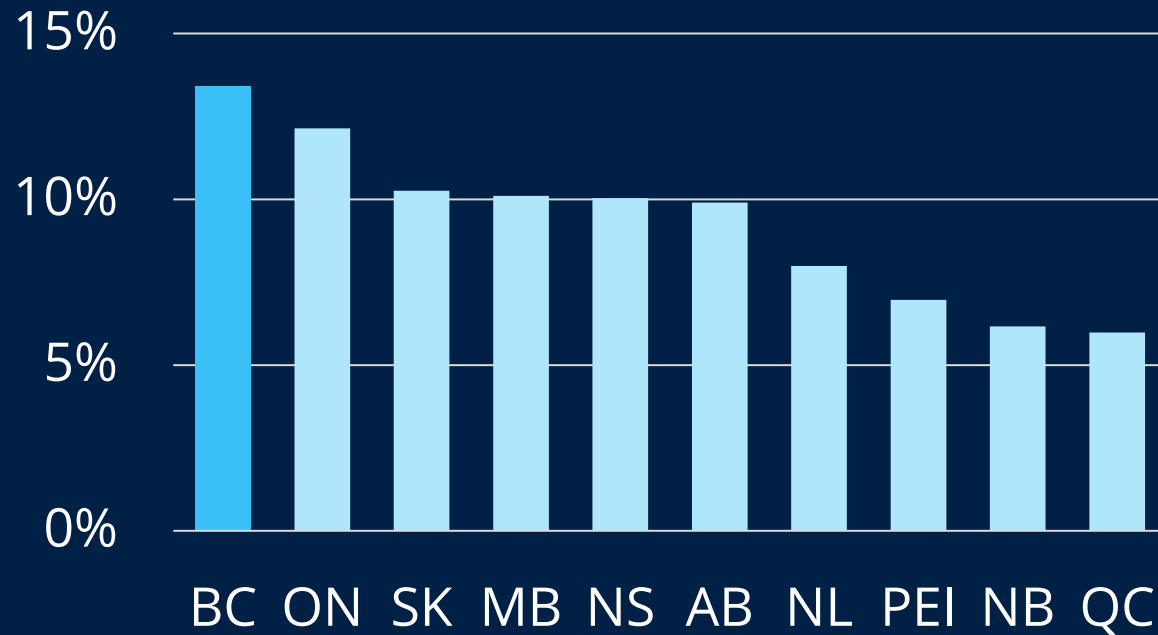
Canada needs non-market housing



- 3.5 million more homes by 2030 (CMHC, 2023)
- 690,000 more housing completions by 2035 (PBO, 2025)
- Double the non-market housing stock (Scotiabank, 2025)
- \$4B for scaling-up non-market housing (National Housing Council, 2025)
- \$18B total investment to build 1M non-market homes (CCPA, 2025)
- We need to quadruple the supply of new non-market housing in Canada (CHRA, 2025)

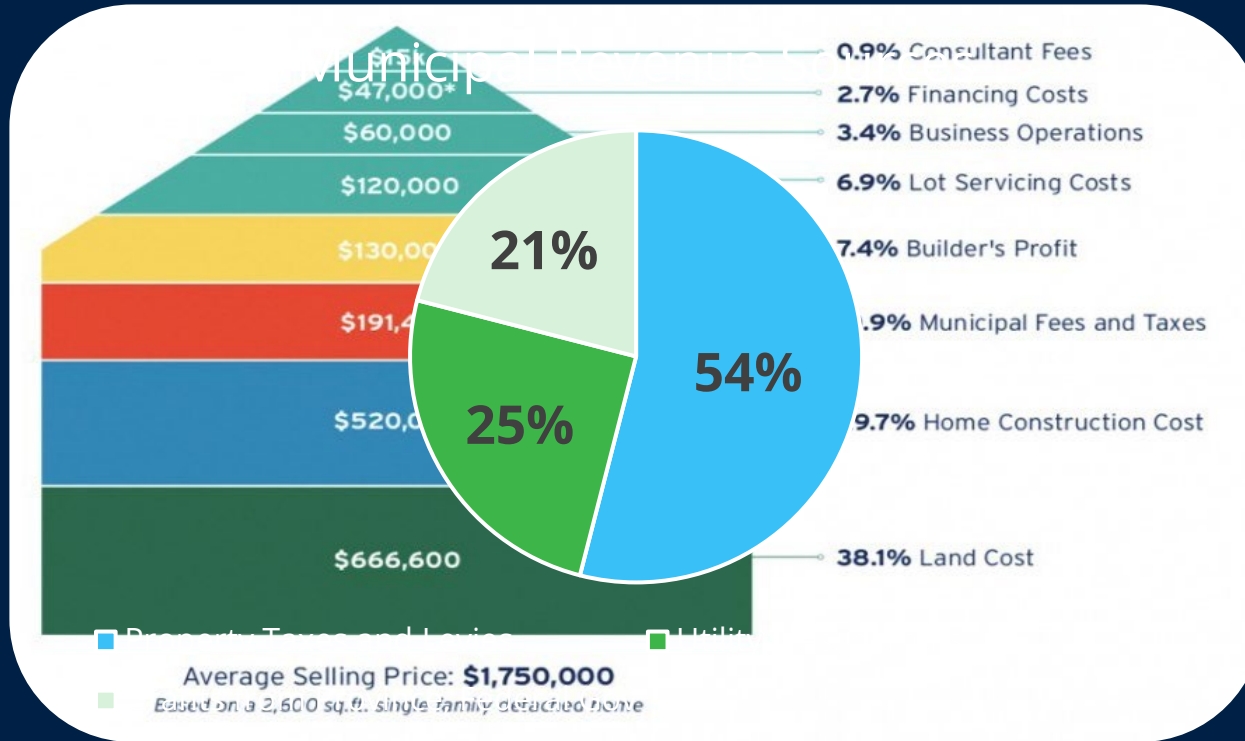
BC needs non-market housing

Rate of CHN by Province (2021)



- BC has the highest rate of core housing need in Canada
- BC needs 25,000 new non-market homes every single year (CCPA)

Closing BC's Affordable Supply Gap



- Municipalities have few financial levers
- Land costs range widely, up to 60% of cost
- Build Canada Homes' investment program requires that applicants have access to land
- Low- or no-cost land may make projects pencil, or make them affordable

Source: Altus Group



Closing BC's Affordable Supply Gap



Problems:

- People often didn't know where public land is located
- Land is often disbursed through a reactive RFP process

BCPLM Solutions:

- Breaking down barriers to land data access
- Proactive site identification allows for better outcomes

Building the BCPLM

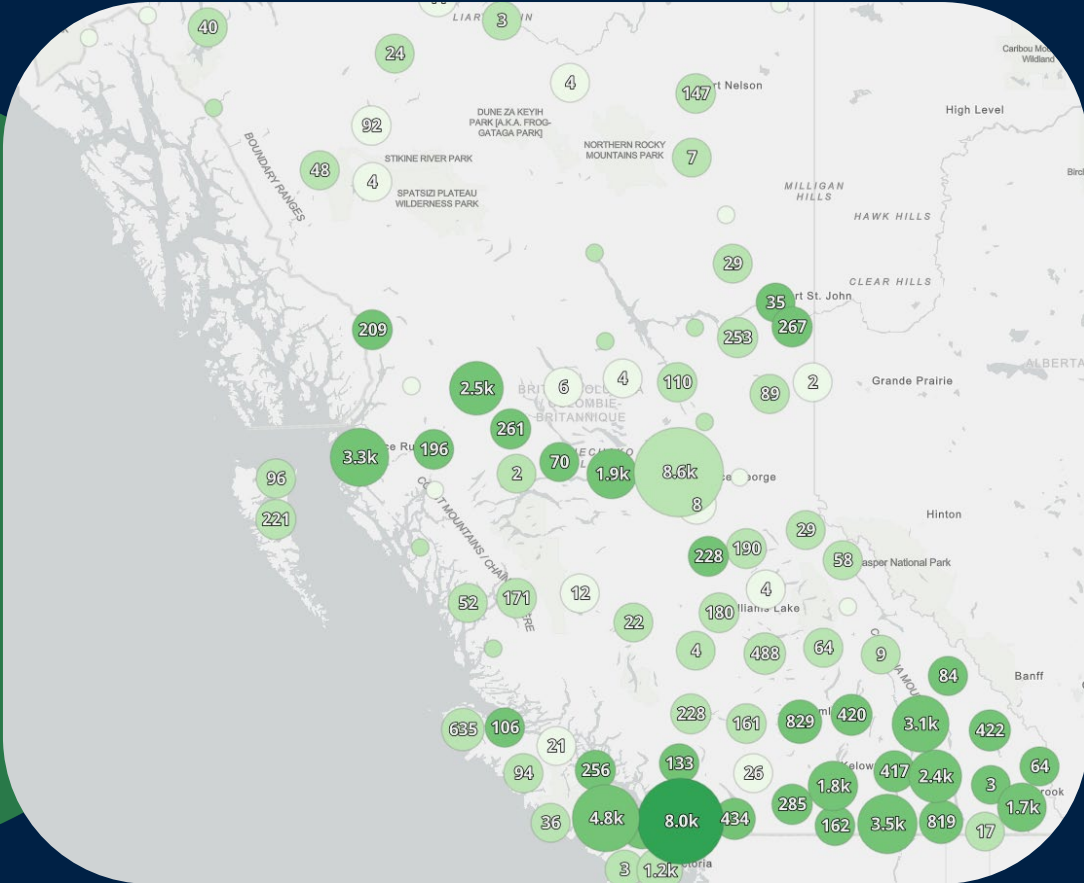
1. Joining data:

- a. Land Title Survey Authority
- b. BC Assessment
- c. Integrated Cadastral Information Society
- d. Open Source Layers

2. Building the web application



The BC Public Lands Map



- Free, online for all
- Easy-to-use and interactive
- Reliable, government-sourced data
- The new first step for developers, researchers, and governments looking to identify public lands

BCPLM Demonstration



BCPLM is not:

- A replacement for due diligence
- A precise predictor of development potential
- Perfect
- Complete
- Up-to-the-minute





**COMMON
GOOD** UBCM
2026



The Rural Coordination Centre of BC

In appreciation of our speakers today and with thanks for your contribution, UBCM has made a donation to the Rural Coordination Centre of BC. Since their inception in 2007, RCCBC has grown into a network of hundreds of people - rural physicians and other healthcare providers, healthcare administrators, community members, policymakers, educators, researchers, and non-profit and business leaders – guided by the principles of cultural safety and humility.