

# PIBC Intelligent Inventory

*A First Look*

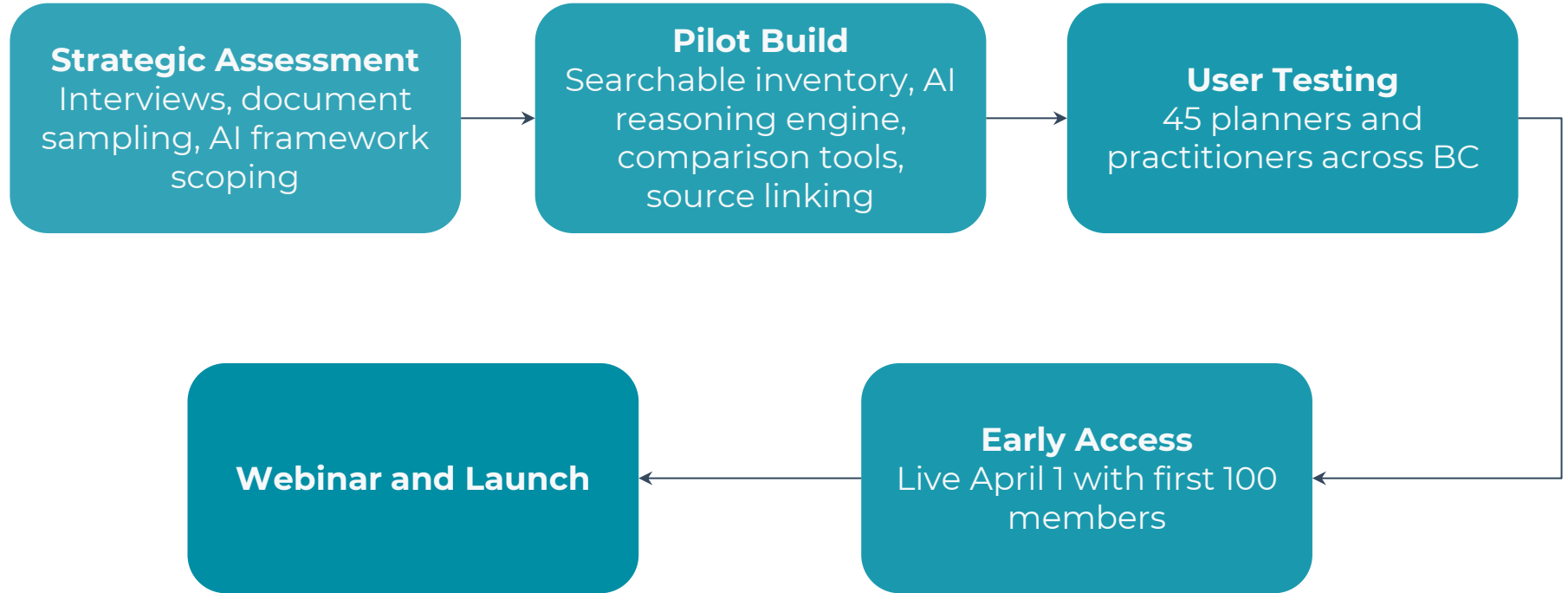
April 8, 2026

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# Historic Volume of Policy and Regulatory Change

1. Close to 100 BC local governments updating planning documents simultaneously
2. New legislation requiring OCPs, zoning bylaws, and housing needs reports to align.
3. Planners researching precedents across jurisdictions with no purpose-built tool

# Built With the Planning Community



# PIBC's Response: Purpose-Built Intelligence

What We Heard	What We Set Out to Build
Cross-jurisdictional research takes hours	Fast comparison across local governments
General tools don't understand planning language	AI that speaks <i>"planning"</i>
When using AI tools sources can't be verified or cited professionally	Full traceability to source and page

# The Real Use Cases

<b>Cross-jurisdictional research</b>	"How are other local governments handling this?"
<b>Policy implications</b>	"What does this new legislation mean for our OCP?"
<b>Regulatory language lookup</b>	"What exactly does [local government] say about X?"
<b>Comparison</b>	"Show me how three local governments worded this provision"
<b>Precedent building</b>	"Who has done this before, and how?"

# Built for Planning Work



## Find

Natural Language  
search across the  
inventory of OCPs and  
Zoning Bylaws.



## Compare

Side-by-Side  
comparison tables  
across local  
governments



## Verify

Every result links to the  
source document and  
page. No output you  
can't trace.

# Tested by Planners. Refined for Practice.

## The approach works

Citations, tables, and natural language search delivered time savings

## Priority Feedback

More municipalities, and more document types

## The Right Audience

Public Planners and Policy Researchers

*I do trust this tool to provide more accurate information, technical wording, and wording that feels right for planners than other tools*  
– **Local Government Planner from the Squamish-Lillooet Region**

*It generated fantabulous tables and summaries in a matter of seconds (potentially saving of hours of planning research!!!).*  
– **Local Government Planner from the Bulkley-Nechako Region**

**45**

Users Tested

**85%**

Would Recommend the tool

**74%**

Reported Time Savings

# General AI vs. Purpose-Built

Element	General AI	Purpose Built
Sources	Unreliable, outdated, or hidden sources; subject to hallucination	Every result linked to document and page
Vocabulary	Generic	BC planning language and regulatory context
Planning-centric curation and validation	None	Curation and validation with planning community
Coverage	The entire internet	Closed system. Focus on precision over noise. Inventory of OCPs and zoning bylaws.

# Demonstration of Queries

1. What does the District of Saanich's zoning bylaw say about garden suites?  
What are the size limits and siting requirements?
2. How does it differ from how Surrey has it? Give me the differences in a table
3. How many local governments have agro-tourism policies?
4. What are all the zone designations in Prince George?
5. What zone type allows for building a storage unit in Vernon?

BONUS: Tell me something cool about a bylaw or policy for Town of Smithers

# Talk to Us in Penticton!

PIBC Conference: June 5 at 9:30AM (CS-11)



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# The Intelligent Inventory is Live!

Sign up and start using the tool from  
today!

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

For questions and suggestions:  
[contact@neuracities.com](mailto:contact@neuracities.com)

