



Quick Reference – Archistar Zoning AI PreCheck

Building Standards | July 2026

This is a high level guide on how to access and use **Archistar Zoning AI PreCheck** through the City of Markham's ePLAN Portal. Zoning AI PreCheck is an optional tool that runs an automated zoning and building code assessment of your drawings before you submit them for review, so you can see where your design is compliant or non-compliant. The results are provided for information only. Detailed instructions on using the ePLAN Portal and Digital Review Software can be found in our ePLAN Steps to Success online guide.

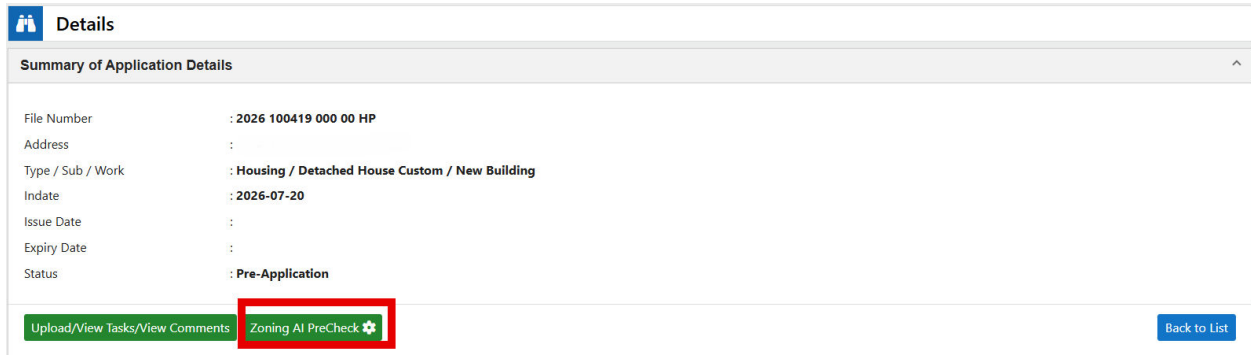
BEFORE YOU BEGIN

- You must have a registered ePLAN Portal account. If you do not have one yet, see our **Quick Reference – Register an Account** guide.
- Zoning AI PreCheck is available for a Housing (**HP**) permit application with a **Detached House** sub type and a **New Building** work type.
- The first time you open Archistar you will be asked to complete multi-factor authentication (**MFA**). Sign in using the **same email address** you use for the ePLAN Portal.
- Running a PreCheck is **optional** and the results are **informational only**. You do not need to run — or pass — a PreCheck to submit your building permit application.

STARTING YOUR PRECHECK IN EPLAN

1. Sign in to your ePLAN account at www.markham.ca/eplanlogin.
2. Apply for a Housing (**HP**) permit, selecting the **Detached House** sub type and the **New Building** work type.
3. Enter your application specifics as prompted.
4. Pay the **\$100 pre-application fee**.
5. Open the **Details** page of your permit.

6. A new **Zoning AI PreCheck** button will now be available on the Details page (this step is optional).



Details

Summary of Application Details

File Number : 2026 100419 000 00 HP

Address :

Type / Sub / Work : Housing / Detached House Custom / New Building

Indate : 2026-07-20

Issue Date :

Expiry Date :

Status : Pre-Application

Upload/View Tasks/View Comments Zoning AI PreCheck Back to List

Note: The **Zoning AI PreCheck** button appears next to the **Upload/View Tasks/View Comments** button.

RUNNING YOUR COMPLIANCE REPORT IN ARCHISTAR

7. Select the **Zoning AI PreCheck** button. This opens the Archistar platform and takes you directly to the address associated with your permit.

Note: The first time you sign in, you will be prompted to complete multi-factor authentication (MFA). Use the **same email address** as your ePLAN Portal account.

8. Under **Select from the available reports**, choose the **City of Markham By-law 2024-19 Essentials** option.



MARKHAM

Reports / Create Compliance Report

+ Add tag

Create a new compliance report

Submit a PDF file of your design submission for a pre-check assessment to see where you are compliant or non compliant before you submit to your local authority

Select from the available reports:

City of Markham

City of Markham By-law 2024-19 Essentials uat

9. Answer the questions about your property (for example, the **Lot** type and **Dwelling Type**), then select **Next** to continue.

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Create Submission

+ Add tag

Provide us some info
Cert: [City of Markham By-law 2024-19 Essentials](#) [Reset Form](#)

Lot
What is the Lot type of this site?

☒ Standard/Interior lot 

☐ Corner lot 

Dwelling Type
The principal use dwelling unit on the Lot.

☒ Detached

☐ Semi-Detached

☐ Accessory to an Agricultural Use

☐ Other

Property
Does this submission involve the creation of a new property boundary or alteration to existing property boundary?

☐ Yes

☐ No

Next

10. On the **Upload Design** page, select the **PDF** option.

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Upload Design

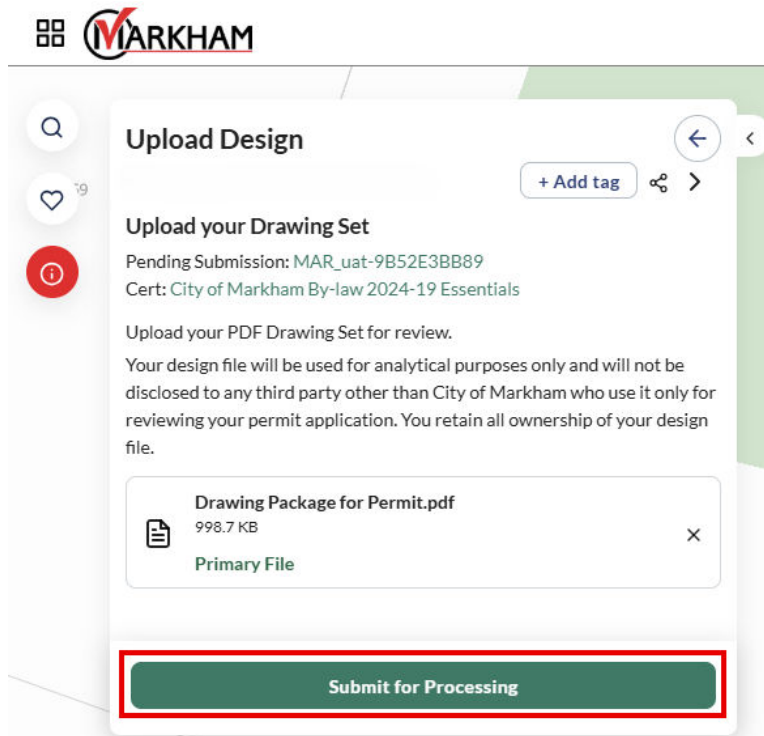
+ Add tag

Upload your Design
Pending Submission: [MAR_uat-9B52E3BB89](#)
Cert: [City of Markham By-law 2024-19 Essentials](#)

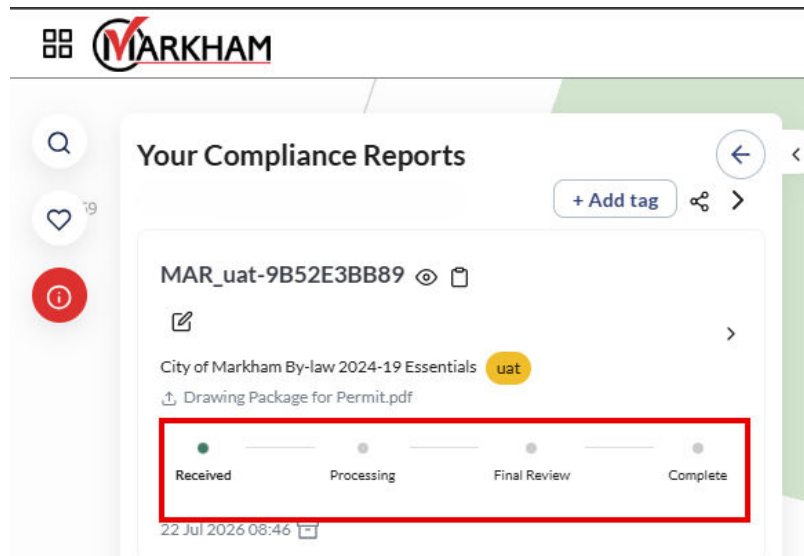

PDF
Processing Time
1 - 2 Business Days
Upload your PDF Drawing Set for review.


AI PreCheck File
Processing Time
Instant
Prepare your design for AI PreCheck in your CAD software ready for an instant review.

11. Upload your combined drawing package, then select **Submit for Processing** to proceed.



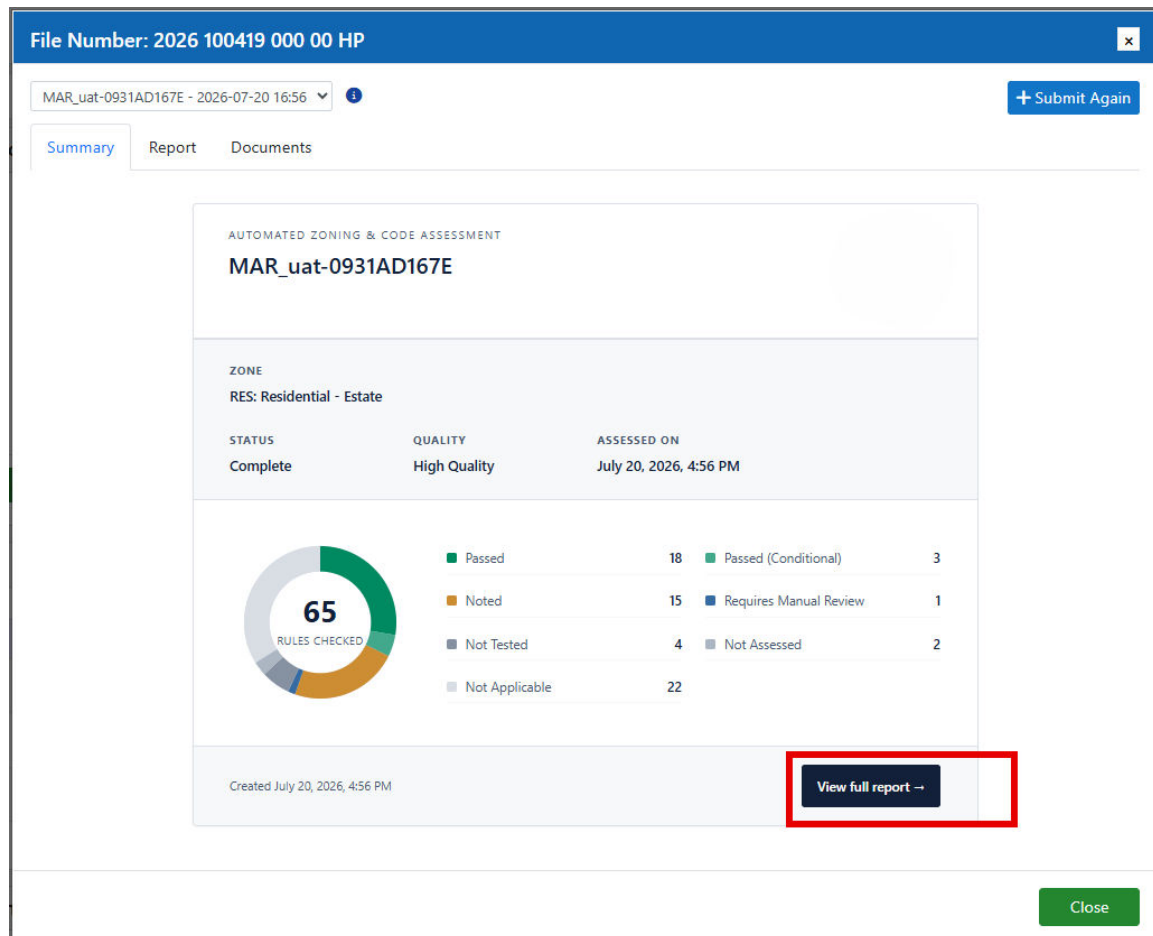
12. You are taken to the **Your Compliance Report** screen, which shows a **Received** status. Your report is now in the queue.



Note: Processing typically takes one business day but can take up to **three business days**. You will receive an email when your Compliance Report is complete.

VIEWING YOUR RESULTS

- When your report is ready, return to the ePLAN Portal and open the **Details** page of your application again.
- Select the **Zoning AI PreCheck** button. This time it displays the results of your Compliance Report (for information only).



- To see the full interactive report, select **View full report**. You can also use the **Report** and **Documents** tabs at the top of the results window to review the report and download the PDF version of your Compliance Report.

AFTER YOUR PRECHECK

- Use the Compliance Report to make revisions to your drawings. If you wish, you can return to this page and re-run your revised files — although this is **not required**.
- When you are ready, continue with the **regular submission** of your building permit application. Running or re-running a PreCheck is never a requirement for submitting or obtaining your permit.