



City of Canby

Planning & Development Services

222 NE 2nd Ave / PO Box 930 / Canby, OR 97013

Phone: 503.266.7001

www.canbyoregon.gov

April 8, 2025

NOTICE OF DECISION

Seven Acres Estates Remainder Parcel

Partition

File # PAR 22-02

Decision: The City of Canby Planning Director has **APPROVED** a Partition application which will allow the project applicant to partition a 0.38-acre parcel of land into one buildable residential lot and one unbuildable tract featuring delineated wetland. The subject property, located on N Maple Drive in the Seven Acres Estates subdivision, is a vacant remainder parcel leftover when the subdivision was planned and built around it.

The City is required to notify all property owners and residents within 100 feet of the site of the decision. Please consider this your notice of decision. Project information, including the applicant submittal and Staff Report, is available at <https://www.canbyoregon.gov/dev-services/page/par-22-02-seven-acres-estates-remainder-parcel> or a physical copy of these materials can be requested from the City of Canby Planning Department at 222 NE 2nd Avenue.

According to ORS 227.175, this decision may be appealed to the Canby Planning Commission within twelve (12) days of the date this notice was mailed. Request for an appeal must be in writing and be received by the Planning Department by **4:00 p.m. on April 21, 2025**. Following an appeal, a Planning Commission hearing will be scheduled.

Instructions for an Appeal:

- The deadline for an appeal is 4:00 pm on Monday, April 21, 2025.
- An appeal form must be completed. The form can be found at: https://www.canbyoregon.gov/sites/default/files/fileattachments/development_services/page/5061/appeal_plan_dir_to_pc_type_ii_fillable.pdf
- There is a \$250 fee for an appeal. The fee is refunded if the appellant prevails at the hearing.
- Appeal documents can be emailed to planningapps@canbyoregon.gov or brought to the Planning counter located on the 2nd floor at City Hall (222 NE 2nd Avenue, Canby).
- An appeal shall clearly state the nature of the decision being appealed and the reasons why the appellant is aggrieved. According to state law, the appeal "shall be raised with enough specificity so as to afford the governing body, Planning Commission, and parties, an adequate opportunity to respond to each issue."

Contact: If you have any questions about this project, please contact Ryan Potter, AICP, Planning Manager, at (503) 266-0712 or potterr@canbyoregon.gov.

CERTIFICATE OF MAILING

This Notice of Decision was postmarked and placed in the mail and/or emailed on 4/8/2025 and sent to all parties with standing and all property owners and tenants within 100' of the subject parcel. The appeal period for those with standing will end on April 21, 2025.

Ryan Potter, AICP, Planning Manager

Vicinity Map

