

South Shore Community Development Corporation
Overview of
THE SHELBURNE AND AREA CED SOCIETY

Focus:

All communities within Eastern Shelburne County (Municipality of Shelburne, Town of Lockeport, Town of Shelburne)

Purpose:

Economic Development – to make profit that can be reinvested into community capital projects and community owned businesses.

Inclusive of:

- Community development perspective (grow from within - engagement)
- Housing
- Social Enterprise Development (Community owned businesses)

Not Including:

- General community supports such as seniors services, social services etc.

Initial Focus:

- Housing

The CDC will facilitate, develop, and manage mixed housing (Affordable and Market) to meet the growing needs of the south shore businesses and aging population with a deep understanding of the various needs from an intersectional lens of wealth, poverty, race, sex, sexual orientation and history.

The CDC will honour the industrial fishing roots of the communities while recognizing the needs of those excluded historically from those roots.

The CDC will, through how it works, bridge connections between those with generational roots (both included and excluded from prosperous economic activity) with the growing number of people who have chosen to live here, to create a firm foundation and understanding of inclusive growth.

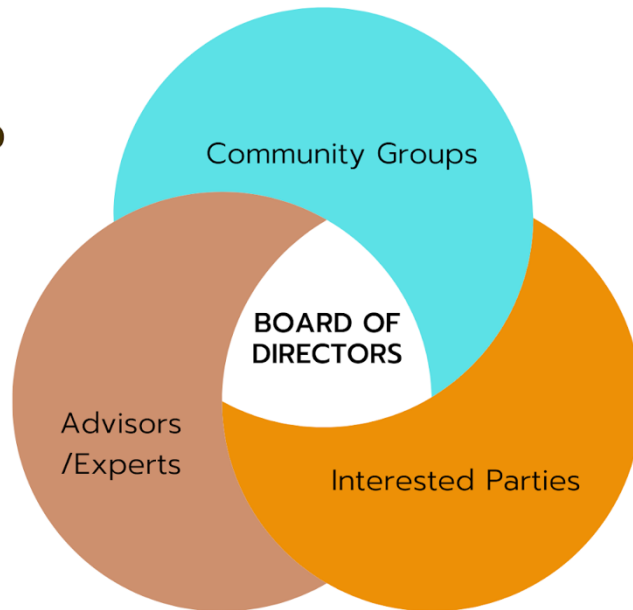
Through housing development, the CDC will grow its equity and capital in order to leverage that wealth for future developments and future needs of the community.

Housing development opportunities will engage community in practical areas of vision, and general design thereby enhancing community pride and building a cohesive vision for a possible future.

Social Enterprise development opportunities will focus on business gaps (e.g. tourism activities) from the perspective of entrepreneurs who are committed to community growth and not focused on personal wealth creation.

DESIGNING A STRONG BOARD OF DIRECTORS

This diagram illustrates a shared leadership model where the Board of Directors is formed at the intersection of Community Groups, Advisors/Experts, and Interested Parties. Their intersection ensures balanced, inclusive decision-making. The model supports accountability and shared leadership, drawing on diverse perspectives to guide strategic direction and community impact.



FINDING THE RIGHT OPPORTUNITIES FOR US

This diagram highlights the intersection of three essential elements—Evaluation Methodology, Physical Sites and Available Resources, and Community Needs—as the space where true opportunities emerge. By aligning what the community requires with what assets are available and using a consistent, thoughtful evaluation framework, organizations can identify viable, impactful initiatives. This model ensures that opportunities are not only aspirational but grounded in practical feasibility and real-world relevance.





Shelburne and Area Community Economic Development (CED) Society

Lockeport



Mission & Vision

- **A mission:** To honour the past, and shape a better future
- **A vision:** A place where everyone feels safe, welcome, and at home



Three Core Goals

**Housing &
Community
Well-being**

**Economic &
Social
Prosperity**

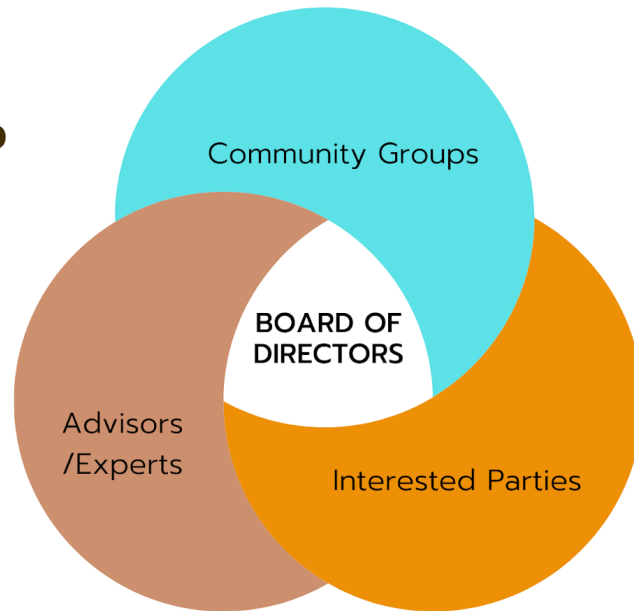
**Inclusivity &
Sustainability**



Our Structure

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The Board



Next Steps

- Municipality of Shelburne board representative
- Potential properties
- Funding and development