



STAFF REPORT

TO: Council

FROM: Erin Hartley, Deputy CAO

APPROVED BY: Warren MacLeod, Chief Administrative Officer

DATE: July 23, 2025

SUBJECT: **Council Member Appointment to Shelburne & Area CED Society**

BACKGROUND

The South Shore Community Development Corporation Overview of the Shelburne and Area Community Economic Development (CED) Society recently made a presentation to Council outlining their purpose and requesting municipal membership in the Society.

DISCUSSION

The presentation to Council (attached) outlined the Society's focus, purpose and goals, requesting consideration of municipal membership on their Board.

It was noted that their three core goals are housing and community well-being, economic and social prosperity, and inclusivity & sustainability.

If after hearing the presentation, Council feels there is benefit in appointing a Municipal Councillor to the Shelburne and Area CED Society Board, it should officially be done by motion of Council.

Economic and Community Development staff have been consulted and do not have the capacity to become a Board member at this time.

POTENTIAL MOTION

THAT Council of the Municipality of the District of Shelburne appoint _____ as municipal representative on the Shelburne and Area CED Society Board, and _____ as the alternate.

ATTACHMENTS

- Shelburne and Area CED Society Presentation
- Municipal Council Committee Appointments

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.

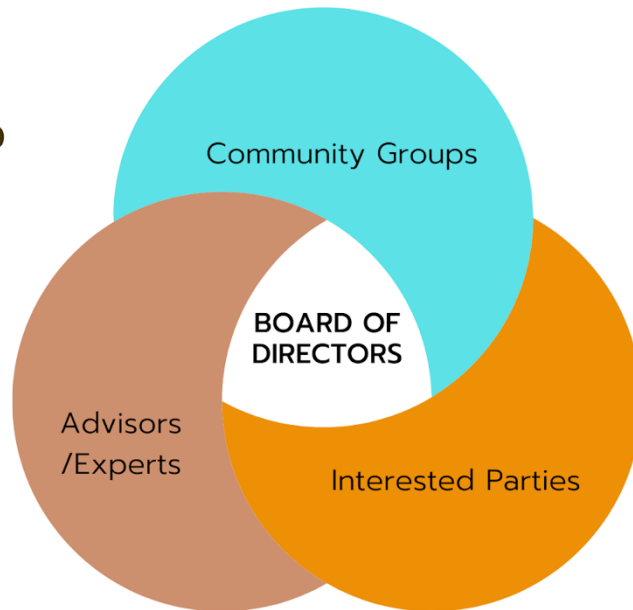
Through housing development, the CDC will grow its equity and capital in order to leverage that wealth for future developments and future needs of the community.

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**

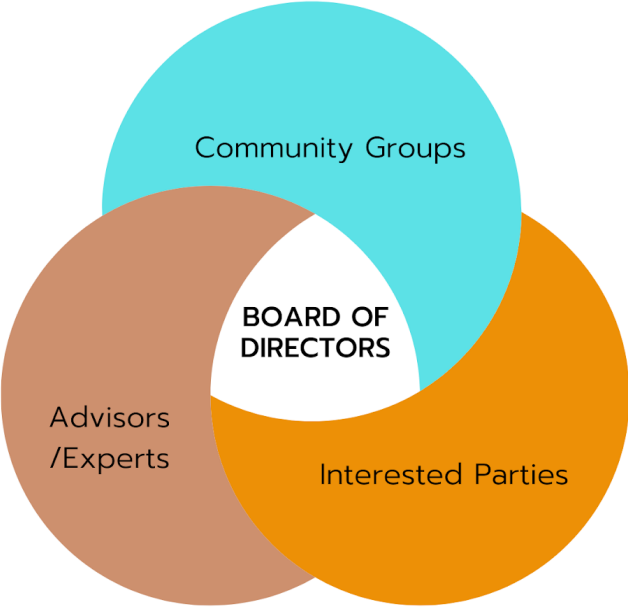
**Inclusivity &
Sustainability**



Our Structure

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The Board



Next Steps

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

Municipality of the District of Shelburne
Committee Appointments
(Updated: May 2025)

Council

All members of Council

Audit Committee

Warden Penny Smith
Councillor Dale Richardson
Alternate: Councillor Ron Coole

Events Committee

Deputy Warden Heidi Wagner

Economic Growth Strategy Committee

Warden Penny Smith
Deputy Warden Heidi Wagner
Councillor Dale Richardson
Alternate: Councillor Sherry Thorburn Irvine

Climate-Resilient Coastal Community Committee

Councillor Sherry Thorburn Irvine

CAO Performance Evaluation Committee

Warden Penny Smith
Deputy Warden Heidi Wagner
Councillor Paula Sutherland

Shelburne County Climate Action Committee

Councillor Sherry Thorburn Irvine

Planning and Development Committee

Councillor Dale Richardson
Councillor Sherry Thorburn Irvine
Councillor Ron Coole
Alternate: Warden Penny Smith

Eastern Shelburne County Accessibility Advisory Committee

Councillor Ron Coole
Alternate: Warden Penny Smith

Fire Advisory Committee

Councillor Paula Sutherland
Councillor Dale Richardson

Regional Emergency Management Advisory Committee

Warden Penny Smith
Deputy Warden Heidi Wagner

Roseway Hospital Charitable Foundation

Warden Penny Smith
Alternate: Councillor Ron Coole

Shelburne County East RCMP Advisory Committee

Councillor Paula Sutherland
Deputy Warden Heidi Wagner

Regional Library Board

Councillor Sherry Thorburn Irvine

Western Crown Land Stakeholder Interaction Committee (Deforestation)

Councillor Sherry Thorburn Irvine

Roseway Manor Board

Warden Penny Smith
Deputy Warden Heidi Wagner
Councillor Sherry Thorburn Irvine

Region 6 Inter-Municipal Committee

Councillor Dale Richardson
Alternate: Warden Penny Smith

Shelburne County Health Care Professional Recruitment & Retention Committee

Councillor Paula Sutherland
Alternate: Councillor Dale Richardson

Shelburne Port Authority Committee

Councillor Anthony Gosbee
Alternate: Councillor Sherry Thorburn Irvine

Shelburne County Arena Association

Councillor Anthony Gosbee
Alternate: Deputy Warden Heidi Wagner

Source Water Protection Committee

Councillor Anthony Gosbee

Shelburne County Mental Health & Wellness Committee

Warden Penny Smith