

# Lunenburg's Working Waterfront – The Vision

## Background

In late 2003 Clearwater Fine Foods announced the planned divestiture of its sizeable Lunenburg real holdings: eight wharves, 24 buildings and approximately 14 acres, comprising the bulk of Lunenburg's historic waterfront. Every aspect of Lunenburg's economy, identity and culture, and its appeal as a place to live and work is related to the Town's status as a working waterfront community. The waterfront is the core economic engine of Lunenburg, not only in direct marine-related jobs, but also as a major generator of visits in the town's successful tourism sector. The complex role of the waterfront would be compromised if it became something other than an active working place between sea and land. It is the consensus that the area previously owned by Clearwater should remain part of a working waterfront. While heritage and cultural issues are also at stake, the ultimate defining issue is the overall economy and most specifically, jobs. In recent years many jobs have been lost or displaced due to a downturn in the fishery. A well-planned working waterfront can help to reverse this trend.

## Lunenburg Waterfront Association Inc.

A volunteer group of area citizens, residents, business persons and community leaders who would later form the Board of Directors of the Lunenburg Waterfront Association Inc. [LWA] began meeting in December 2004 to develop a strategic plan to secure and revitalize Lunenburg's working waterfront. The Lunenburg Waterfront Association Inc. adopted **The Mission** to secure and revitalize the Town of Lunenburg's working waterfront. The overwhelming conviction was that a reactivated working waterfront is possible, practicable and is the best use for this unique resource. The LWA plans to ease the barriers for entry and work at the water's edge and to create an attractive marine enterprise zone for a wide variety of businesses, including: existing enterprises; marine commercial ventures; renewed fishing; tall ships; educational and passenger vessels; boat building and rigging; boat service and supply; recreational marina; seafood; cargo vessels; and others.

The first public symposium was held in Lunenburg in May 2005 so the Lunenburg Waterfront Association Inc. could describe its objectives and invite public comment. This event featured speaker presentations and a thorough public discussion that resulted in strong public support for the plan to preserve and revitalize the working waterfront. Annual symposiums have been held each June since 2005. Their purpose is to review annually, progress over the previous 12 months, and to maintain a campaign of broad community membership in the Lunenburg Waterfront Association Inc.

## Principles

To achieve an ideal mix of public and private activity on the waterfront, the Lunenburg Waterfront Association Inc. has adopted a policy that waterfront land should remain in the public domain in perpetuity. Therefore, the LWA's preference is to sell buildings, and to complete leasehold agreements for wharves and for the lands upon which these structures sit. It is a principle of the LWA that any existing enterprises on the Lunenburg waterfront are supported and would have reasonable opportunity to remain, and be encouraged to grow and be part of the overall solution. The LWA views the goal of increased public pedestrian access as highly desirable. We are making every effort to allow public access along the waterfront areas commensurate with public safety and business liability.

## Community Ownership

The Lunenburg Waterfront Association Inc. maintains as a long-term goal, community ownership of the waterfront lands. These lands are currently held by Waterfront Development, a Provincial Crown Corporation. All parties recognize that this could be a long term process.

The Lunenburg Waterfront Association Inc. welcomes our community to join us in this effort by becoming members of the Lunenburg Waterfront Association Inc. The LWA is a "not for profit" corporation managed by a wholly volunteer Board. A membership plan has been established so that anyone interested may participate. We hope that all those who value Lunenburg's working waterfront will vigorously support and maintain the Lunenburg Waterfront Association Inc. as members.



- |   |  |  |   |
|---|--|--|---|
| 1. ABCO Industries                            | 8. Zwicker Wharf:<br>Floats for short term berthing of recreational vessels              | 11. Mixed Use Commercial Building                              | 17. Development Site  |
| 2. Lunenburg Industrial Foundry & Engineering | 9. Fishing Gear Manufacturing  | 12. Lunenburg Fish Company                                     | 18. Former Smith & Rhuland Shipyards:<br>Site of Bluenose II Restoration<br>Yacht Builders<br>Part of the Recreational Marina |
| 3. Inshore Fisheries Wharf                    | 10. Picton Castle Wharf:<br>Ship rigging<br>Boat building<br>Sailmaking<br>Vessel supply | 13. Railway Wharf: Heavy lift pier                             | 19. Lunenburg Marine Railway  |
| 4. Lunenburg Fisheries Museum of the Atlantic |  | 14. Dory Shop:<br>Wooden boat yard for<br>area schooners, etc. |   |
| 5. Schooner Bluenose II                       |  | 15. Clearwater Fleet Management                                |   |
| 6. Adams & Knicker: Deep sea scallop fishing  |  | 16. Major Supermarket (Foodland)                               |   |
| 7. Zwicker Building: Development Site         |  |  |   |

Illustration by Gerry Rolfsen



# Help Support Our Working Waterfront

## JOIN TODAY



**Helps to defray  
the administrative costs of  
marketing & promoting  
the Waterfront and includes:**

- Membership Card
- Window Decal
- AGM & Symposium
- Information Updates via  
E-Mail and/or Website

**Lunenburg Waterfront Association Inc.**  
Post Office Box 520  
Lunenburg, Nova Scotia - B0J 2C0

telephone: 902-634-8093  
e-mail: info@lunenburgwaterfront.ca  
website: www.lunenburgwaterfront.ca

### A WORK IN PROGRESS

- August 2005**  
Waterfront Development Corporation Ltd., a Crown Corporation, purchases the Lunenburg Waterfront.
- Late 2005**  
A Steering Committee is formed to manage the Lunenburg Waterfront. Members are: Waterfront Development and the Lunenburg Waterfront Association Inc.
- June 2006**  
Preparation commences of the first Business Plan.
- Early 2007**  
Several properties are put on the market; the first wharf re-build is completed.
- 2008-2009**  
Zwicker Bldg. is repaired and painted; Zwicker Wharf Park established; dockside floats installed.
- 2010**  
Bluenose II re-build commences; second major wharf re-build is completed; Business Plan is updated. Twin schooners built at Dory Shops.
- 2011**  
Berthing expanded at Zwicker Wharf; Security cameras and Wi-Fi installed; Mariners' Guide published.
- 2012**  
Two major wharf re-builds completed; Wi-Fi expanded; Zwicker Building placed on market.
- 2013**  
Project planning continues.

## Membership Application

Name: .....

E-mail Address: .....

Street Address: .....

Mailing Address: .....

Home Phone: .....

Business/other Phone: .....

Check here if you can offer time, talent or other resources to the marketing & promotion of our working Waterfront.

**COMPLETE & MAIL WITH CHEQUE FOR \$20  
TO:**

**Lunenburg Waterfront Association Inc.**  
Post Office Box 520  
Lunenburg, Nova Scotia - B0J 2C0

# Thank You for Your Support !