

March 16, 2026

To: The Islands Trust/ Alex Allen, Grant Scott, Tim Peterson

From: The Graham Family, Hornby Island.

Subject: Support for Continued Responsible Vacation Rental Use – Longstanding Hornby Island Property

Dear Trustees,

I am writing regarding our property on **Hornby Island** and the importance of allowing it to continue operating as a **responsible vacation rental** consistent with the island's **long-standing tourism economy and community values**.

Our family has owned the **Dunlop Point property for more than 50 years**, and for over **20 years** we have responsibly rented the home to visitors in a manner that respects the **character of the island and surrounding community**. Our guests are primarily **families who return year after year**, drawn by the island's **natural beauty, artistic culture, and close-knit community**. The property has been carefully **managed and maintained** throughout this time, reflecting the values that make Hornby Island such a special place.

This **long-standing activity represents an established use** that has been part of **Hornby Island's visitor-supported economy for decades**. We believe **historic, responsibly operated rentals** such as ours should be **recognized and allowed to continue**, particularly where they have contributed positively to the community. **Rental income also helps support the upkeep of the property**, and without it we may ultimately be **forced to sell**.

The **Islands Trust mandate** emphasizes preserving the **unique amenities and environment** of the Trust Area while supporting **sustainable island communities**. On Hornby Island, the **seasonal visitor economy** has long helped sustain the **local arts community, farms, markets, and small businesses** that define the island's culture.

In addition to supporting the broader island economy, the property directly contributes to **local employment**. Each summer we employ **six Hornby residents for housekeeping, gardening, and property maintenance**, providing **seasonal income and circulating economic activity within the community**.

Using the **Islands Trust 2021 own census survey (enclosed)**, there are two significant statistics that point out the value that a **reasonable seasonal rental strategy** benefit:

**Demographics:** Hornby Island's median age is **62.8**, with **55% of residents over age 60**, compared with a **Canadian median age of about 40 and roughly 20% of Canadians over 65**. A healthy seasonal visitor economy helps support this aging population by sustaining local services, businesses, and tax revenues while also introducing potential future residents who contribute to the island's long-term community sustainability.

**Economics:** Hornby Island has approximately **475 households that own their property**, with a **median home value of about \$600,000**, representing **over \$200 million in residential value**. Seasonal rental potential can help support **property values and economic stability**, particularly for older homeowners.

Hornby Island is also experiencing several major community initiatives, highlighting continued investment in Hornby as the community evolves to support both residents and visitors, helping strengthen the local economy while preserving the island's unique character.

- **\$18M Beulah Creek Village** – 26 affordable homes for residents.
- **\$10M Hornby Co-op redevelopment** – expansion of the island's primary grocery store.
- **\$6.6M Tribune Bay Campground redevelopment** by the Ministry of Environment and Parks.
- **\$4M Hornby Island Resort at the Thatch** – adding 15 visitor suites.

Responsible vacation rentals such as ours also represent a **low-impact form of visitor accommodation**. By utilizing **existing homes rather than encouraging larger-scale resort development**, the island can continue to welcome visitors while preserving its rural landscape and community character—an outcome that aligns closely with the broader goals of the Islands Trust.

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After more than **five decades of stewardship of this property**, our intention remains to operate it responsibly and in a manner that contributes positively to the Hornby Island community. We respectfully ask that the Trustees recognize the role that **longstanding, responsibly managed vacation rentals play in supporting Hornby's cultural and economic vitality**, and that historic uses such as ours be permitted to continue.

Thank you for your continued stewardship of the Gulf Islands and for your thoughtful consideration.

Sincerely,

**Nick Graham**

**The Graham Family**

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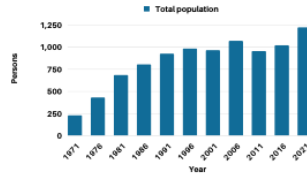


# 2021 Census Profile

## Hornby Island Local Trust Area

The total population of Hornby Island Local Trust Area was 1,225, with a median age of 62.8 in 2021.

Total population

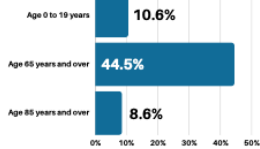


Total population growth rate

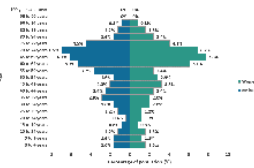


Between 1991 and 2021 the population of Hornby Island Local Trust Area grew by 32.4%.

Population of children versus seniors, 2021



Total population by gender, 2021

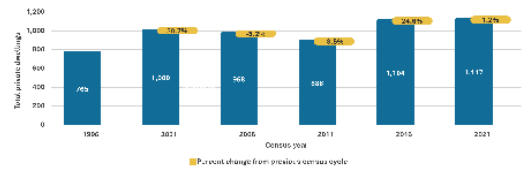


Population by Indigenous and Registered or Treaty Indian status, 2021

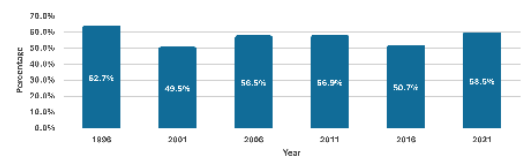


In 2021, 0% of the total population identified as Indigenous or Registered or Treaty Indian.

Total number of private dwellings and percent change between 1996 and 2021



Percentage of private dwellings occupied by usual resident between 1991 and 2021



Notes:  
 • 1971 and 1976 Census, Hornby Island Local Trust Area split into Denman Island Local Trust Area and Hornby Island Local Trust Area by using the 1981 population and dwelling proportion.  
 • 1991 Census, with the addition of 24,989,922 individuals from and above the age of 15, 99,922,249 included.  
 • To ensure confidentiality, the values, including totals, are randomly rounded either up or down to a multiple of 5 or 10. To understand these data, you must be aware that each individual value is rounded, as a result, when these data are summed or averaged, the total value may not match the individual values or totals and each data is independently rounded. Ordinary percentages, which are calculated on rounded data, may not necessarily add up to 100%.

Source: Statistics Canada, 1971 to 1986 Census of Population, Geocoding; Statistics Canada, 1991 to 2021 Census of Population, 100% Data; Statistics Canada, 2021 Census of Population, 20% Sample-based Data.



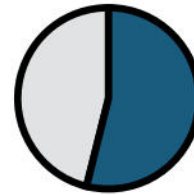
Islands Trust

# Hornby Island Housing Profile

Population and Dwelling Characteristics	2021 Census
Total population	1,225
Population over 60+	675
Population change 2016-2021	+ 20.6%
Total private dwellings	1,117
Change in dwellings 2016-2021	+ 1.2%
Private dwellings occupied by full-time residents	654
Private households	655
Household couples with children	80
One parent households	25
Median income of individuals**	\$26,000
Median income of households of 2+**	\$70,500
Households spending 30% or more of total income on housing *	85
Households in housing that is unsuitable or in need of repair*	115
Households in core housing need***	75
Renter Households	
Full-time Households who rent*	120
Median monthly shelter costs*	\$700
% tenants in subsidized housing*	0%
% tenants spending 30% or more on shelter*	30.4%
Owner Households	
Full-time Households who own*	475
Median monthly shelter costs*	\$424
Median value of properties	\$600,000



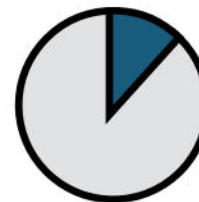
**59%**  
Full-time Occupied Dwellings



**55%**  
Population of age 60+



**42%**  
Households spending 30% +; in housing unsuitable or in need of repair; in core housing need.



**20%**  
Households who rent  
**80%**  
Households who own

\* Based on 25% sample data (Census)

\*\* Before tax income (Census)

\*\*\* When a private household's housing falls below at least one of the indicator thresholds for housing adequacy, affordability or suitability, and spends 30% or more of its total before-tax income to pay the median rent of alternative local housing that is acceptable (attains all three housing indicator thresholds)

Source: <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/index.cfm?Lang=E>

For more information on the Trust Area: Statistics Canada 2021 Census Infographics <https://islandstrust.bc.ca/programs/trend-monitoring/>