

**From:** John Kelly <[REDACTED]>  
**Sent:** Thursday, March 27, 2025 8:26 AM  
**To:** SouthInfo <SouthInfo@islandstrust.bc.ca>  
**Subject:** South Pender LUP special project

Some time ago I reviewed scientific literature relating building size to carbon footprint and wrote the Local Trust Council with my findings. I did this as a qualified Resource Manager commenting on an area of expertise outside but adjacent to my own. That letter is in the project archive.

In the literature, the real experts have written convincingly that building materials contribute to climate change, particularly carbon footprint, at a very significant rate that is related to the square foot area of the building. I invite you to re-read my original letter for details.

My question in doing this literature review was whether Trustee Thorne and Wright were correct in their assertion that limiting building size was a legitimate tool to achieve goals related to climate change. It turned out they were.

In the current project, the Trustees should consider adding stipulations that any increase in carbon footprint resulting from increases in maximum house size over and above amounts in current Bylaw 114 be accompanied by some sort of carbon mitigation. By proposing increasing building size without addition of any mitigations to account for increased carbon footprint, the current trustees will be directly acting counter to the climate goals in the OCP, the Islands Trust 2018 strategic plan and the declaration of a climate emergency by the Islands Trust and the provincial government.

Regards,

John Kelly MRM  
[REDACTED]