

**Witness Statement of Sheeba Paul, P. Eng.
May 17, 2021**

Local Planning Appeal Tribunal

Case No. PL171084

Prepared for Clublink Corporation ULC and Clublink Holdings
Limited

Prepared by:

Sheeba Paul, P. Eng

Senior Associate

Howe Gastmeier Chapnik Limited (HGC Engineering)

2000 Argentia Road, Plaza One, Suite 203

Mississauga, Ontario

L5N 1P7

Phone: 905-826-4044 X233

Fax: 905-826-4940

E-mail: spaul@hgcengineering.com

**LPAT Case Nos. PL171084
 PL180158
 PL180580
 MM180022
 MM170004**

LOCAL PLANNING APPEAL TRIBUNAL

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Clublink Corporation ULC and Clublink Holdings Ltd.
Subject:	Request to amend the Official Plan - Refusal of request by the Town of Oakville
Existing Designation:	Private Open Space and Natural Area
Proposed Designation:	Site Specific (to be determined) – including Residential, Mixed Use and Community Commercial
Purpose:	To permit the redevelopment of the Subject Lands for a mix of residential, commercial and open space uses
Property Address/Description:	1333 Dorval Drive
Municipality:	Town of Oakville
Approval Authority File No.:	OPA.1519.09
LPAT Case No.:	PL171084
LPAT File No.:	PL171084
LPAT Case Name:	Clublink Corporation ULC v. Oakville (Town)

See Appendix “A”

WITNESS STATEMENT OF SHEEBA PAUL

Prepared for ClubLink Corporation ULC and ClubLink Holdings Limited

May 17, 2021

Qualifications

1. I am a Registered Professional Engineer and a senior associate at HGC Engineering in Mississauga, a consulting engineering firm specializing exclusively in noise, vibration and acoustics.
2. I have been involved in issues related to environmental noise in Land Use Planning for 21 years. My expertise includes environmental noise assessment, modelling, vibration measurements and noise control. My experience includes co-ordinating noise studies for municipal development approvals, providing assistance to development industry clients, providing expert testimony for both private and public

sector clients and supervision of junior and intermediate engineers within the firm. I have provided professional advice concerning noise assessment and mitigation to a range of clients with respect to residential developments near major roadways, railways, airports and stationary noise sources. I have been qualified by the Ontario Municipal Board and the Local Planning Appeal Tribunal to provide expert evidence related to noise and vibration on previous occasions.

3. A copy of my curriculum vitae summarizing my education and experience along with my executed Acknowledgement of Expert's Duty are attached as Appendix A to this witness statement.

Retainer

4. In December 2015, HGC Engineering was retained by Clublink Corporation ULC and ClubLink Holdings Limited to perform a noise feasibility study for a proposed redevelopment of Glen Abbey Golf Club in Oakville, Ontario for a mixed-use residential neighbourhood. This involved conducting site visits, identifying noise sources, predicting future noise levels from road traffic noise sources and comparing the results to Ministry of the Environment, Conservation and Parks (MECP) criteria and providing recommendations for mitigation. A Noise Feasibility Study was produced dated October 13, 2016.
5. The noise report was subsequently updated based on responses to comments from the Town of Oakville and Region of Halton, the latest traffic volumes and the latest draft plan of subdivision. An updated Noise Feasibility Study was produced dated February 22, 2021.

Summary of Evidence and Opinions

6. Below is a summary of the conclusions reached in the Noise Feasibility Study dated February 22, 2021:
 - a. The primary sources of noise for the proposed redevelopment are road traffic on Upper Middle Road West, Dorval Drive and Street A (connecting Dorval Drive and Upper Middle Road West). Ultimate annual average daily traffic data (AADT) was obtained from the Region of Halton for Dorval Drive and Upper Middle Road West. Road traffic data for Street A was provided by BA Group. This data was used to predict future traffic sound levels at the locations of the proposed dwelling facades and in rear yard outdoor living areas. The predicted sound levels were compared to the guidelines of the MECP, Region of Halton and Town of Oakville.
 - b. The sound level predictions indicate that noise control measures should be incorporated into the design of the buildings such that indoor sound levels comply with the MECP noise criteria. Acoustic barriers are required for the rear yards of dwelling units with exposure to Upper Middle Road West. Central air conditioning systems are required for the buildings directly adjacent to Upper Middle Road West. Forced air ventilation systems with

ductwork sized for the future installation of central air conditioning by the occupant is recommended for the townhouse units and apartment building facades with exposure to Dorval Drive, Street A, and further from Upper Middle Road West.

- c. Upgraded glazing constructions are required for all building façades directly adjacent to and with exposure to Upper Middle Road West. All remaining units in the redevelopment may be constructed with any building construction meeting the minimum requirements of the Ontario Building Code (OBC). Warning clauses are also recommended to inform future owners and tenants of the road traffic noise impacts. A detailed noise study is required when more detailed design information is available to refine the acoustic requirements on a unit/lot basis.

- 7. I will address issues 24, 54(f) and 62 in the Issues List from the perspective of my expertise as an acoustical engineer.

Issue 24: Has an adequate noise study been conducted to properly evaluate the impact of transportation noise on the proposed sensitive uses including residential units and public open spaces?

- 8. An updated Noise Feasibility Study has been completed dated February 22, 2021. This updated noise report addresses the impact of transportation noise on the proposed sensitive uses including residential units and impact on public open spaces (park blocks). Noise mitigation, in the form of ventilation requirements, noise warning clauses and upgraded building constructions are recommended along with a detailed noise study when detailed floor plans and building elevations are available.

Issue 54: Has there been sufficient information and analysis prepared in the transportation and noise reports provided by the applicant to fully and accurately assess the development impacts and proposed mitigation measures as, among other things,

(f) there is missing or inaccurate noise analysis and/or discussion of mitigation/barriers?

- 9. The applicable MECP noise guidelines (NPC-300) provide that 55 dBA is the acceptable level of road traffic noise for areas defined as “outdoor living areas”. A discussion of noise mitigation for outdoor living areas can be found in Section 5.1 of the updated Noise Feasibility Study. For multi-storey buildings, balconies or terraces less than 4 metres in depth are not included in the noise analysis as they are exempt from NPC-300. For townhouse units with exposure to Upper Middle Road, physical mitigation in the form of a noise barrier 2.4 m in height is recommended. For the remaining dwelling units, the sound levels are less than 55 dBA in the rear yards and physical mitigation is not required under NPC-300.

10. Park blocks are included on the draft Plan of Subdivision (Blocks 168 - 175). However, parks are not assessed under NPC-300 and are not considered to be points of reception. They do not require noise assessment. If amplified music or noise is intended for the park area, this can be addressed through noise by-laws.
11. For Block 168 (Central Park), notwithstanding the above, a sound level prediction was completed. The predicted sound level will be less than 55 dBA since the area is far from significant road traffic noise sources. As a result, no noise mitigation is required.
12. For Block 174, Greenway Park near Dorval Drive shows a walking path with a stormwater pond. If sound levels are to be assessed, sound levels of 61 dBA are expected due to traffic noise from Dorval Drive. An earth berm, 2.1 m in height could be considered to reduce sound levels in the public park to 55 dBA. However, since this area is not associated with any residential buildings and therefore not an outdoor living area, mitigation is not required. It should be noted that there is an existing unattenuated trail or path on the opposite side of Dorval Drive.

Issue 62: Has transportation noise been adequately addressed through subdivision design or appropriate mitigation?

13. In my opinion, transportation noise has been adequately addressed in the Noise Feasibility Study. The site has been designed such that most rear yard outdoor amenity areas are located far enough away from the roadways, and noise mitigation is not required. For the rear yard of the townhouse block adjacent to Upper Middle Road, noise mitigation in the form of an acoustic barrier has been recommended.
14. A detailed noise study is required when more detailed design information is available to refine the acoustic requirements on a unit/lot basis at the detailed design stage. At the detailed design stage, if there are any areas such as outdoor amenity areas which are proposed, they can be addressed at that stage.
15. With reference to the community parks, Block 168 has a predicted sound level due to transportation noise of less than 55 dBA and noise mitigation is not required. For Block 174, while noise is not typically assessed in parks, an acoustic barrier, 2.1 m in height in the form of a noise wall, earth berm or a combination of the two, could be provided if deemed necessary by the Town.

List of Documents to be Referred To

- HGC Noise Feasibility Study, Proposed Redevelopment of Glen Abbey Golf Club, Oakville, Ontario dated October 13, 2016.
- HGC Updated Noise Feasibility Study, Proposed Redevelopment of Glen Abbey Golf Club, Oakville, Ontario dated February 22, 2021.

- Ministry of the Environment, Conservation and Parks (MECP) Publication NPC-300 “Environmental Noise Guideline Stationary and Transportation Sources – Approval and Planning” release date October 21, 2013.

Summary Conclusion

16. The proposed redevelopment is feasible from the perspective of potential noise impact. With the inclusion of recommended noise mitigation (air conditioning, forced air ventilation systems, acoustic barriers for specific lots, upgraded glazing constructions, and warning clauses), MECP sound level limits can be met for the proposed redevelopment. A detailed noise study is required to review the acoustic recommendations when more detailed design information is available to refine the acoustic requirements on a unit/lot basis.

 

Sheeba Paul, MEng, PEng., Senior Associate, HGC Engineering

Dated: May 17, 2021

Appendix "A"

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Clublink Corporation ULC and Clublink Holdings Ltd.
Subject:	Application to amend Zoning By-law No. 2014-014 - Refusal of Application by the Town of Oakville
Existing Zoning:	Private Open Space (O2), Private Open Space-Special (O2-Sp. 114), and Natural Area (N)
Proposed Zoning:	Site Specific (to be determined)
Purpose:	To permit the redevelopment of the Subject Lands for a mix of residential, commercial and open space uses
Property Address/Description:	1333 Dorval Drive
Municipality:	Town of Oakville
Municipality File No.:	Z.1519.09
LPAT Case No.:	PL171084
LPAT File No.:	PL171085

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Clublink Corporation ULC and Clublink Holdings Ltd.
Subject:	Proposed Plan of Subdivision - Failure of the Town of Oakville to make a decision
Purpose:	To permit the redevelopment of the Subject Lands for a mix of residential, commercial and open space uses
Property Address/Description:	1333 Dorval Drive
Municipality:	Town of Oakville
Municipality File No.:	24T-17003/1519
LPAT Case No.:	PL171084
LPAT File No.:	PL171086

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Clublink Corporation ULC and Clublink Holdings Ltd.
Subject:	Proposed Plan of Subdivision - Failure of the Town of Oakville to make a decision
Purpose:	To permit the redevelopment of the Subject Lands for a mix of residential, commercial and open space uses
Property Address/Description:	1333 Dorval Drive
Municipality:	Town of Oakville
Municipality File No.:	24T-17003/1519
LPAT Case No.:	PL171084
LPAT File No.:	PL171167

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Clublink Corporation ULC and Clublink Holdings Ltd.
Subject:	Proposed Plan of Subdivision
Property Address/Description:	1333 Dorval Drive
Municipality:	Town of Oakville
Municipality File No.:	24T-17003/1519
LPAT Case No.:	PL171084
LPAT File No.:	PL180034

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	ClubLink Corporation ULC & ClubLink Holdings Ltd.
Subject:	Proposed Official Plan Amendment No. 24
Municipality:	Town of Oakville
LPAT Case No.:	PL180158
LPAT File No.:	PL180158
LPAT Case Name:	ClubLink Corporation ULC et al. v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	ClubLink Corporation ULC & ClubLink Holdings Ltd.
Subject:	By-law No. 2018-016
Municipality:	Town of Oakville
LPAT Case No.:	PL180158
LPAT File No.:	PL180159

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	ClubLink Corporation ULC & ClubLink Holdings Ltd.
Subject:	Proposed Official Plan Amendment No. 15
Municipality:	Town of Oakville
LPAT Case No.:	PL180580
LPAT File No.:	PL180580

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	ClubLink Corporation ULC & ClubLink Holdings Ltd.
Subject:	Proposed Official Plan Amendment No. 16
Municipality:	Town of Oakville
L.P.A.T. Case No.:	PL180580
L.P.A.T. File No.:	PL180581

PROCEEDING COMMENCED UNDER subsection 34.1(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended

Appellant: ClubLink Corporation ULC & ClubLink Holdings Ltd.
Subject: Appeal of a decision of Council on an application to
demolish a building or structure
Municipality: Town of Oakville
LPAT Case No.: MM180022
LPAT File No.: MM180022

PROCEEDING COMMENCED UNDER subsection 69(3) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: ClubLink Corporation ULC & ClubLink Holdings Ltd.
Subject: Appeal against the levying of an application fee
Municipality: Town of Oakville
LPAT Case No.: MM170004
LPAT File No.: MM170004

Sheeba Paul, Sr. Engineer, Sr. Associate, P.Eng., BSc.(Env. Eng.), M.Eng.

Education:

Applied Land Use Planning Certificate, University of Alberta, June 2017
MEng, Environmental Engineering, University of Guelph, 2000
“Environmental Noise Assessment in Land Use Planning”, MECP, 1999
BSc(Env Eng), Environmental Engineering, University of Guelph, 1995

Memberships:

Registered Professional Engineer, Professional Engineers of Ontario (PEO)
Public Sector Member of Ontario Professional Planners Institute and the Canadian Institute of Planners
Member of Air and Waste Management Association-Ontario Section

Professional Experience:

2000 to Present

Senior Associate, Senior Consulting Engineer, Howe Gastmeier Chapnik Ltd (HGC Engineering), Mississauga
Assess environmental noise and vibration from transportation sources (road, rail, streetcar, subway, aircraft) for residential, commercial/office/retail, mixed use, high-rise developments to development noise control recommendations for submission to the municipal, regional and railway authorities. Responsibilities include the measurement, analysis, prediction and mitigation of environmental noise and vibration found in various land use scenarios. Land use compatibility studies have been completed recommending noise control measures for industry or residential developments to co-exist. Gained extensive experience with noise control in Land Use Planning including Official Plan and Secondary Plan Amendments and Zone By-law Amendment Applications across Ontario.

Provide third party expert peer review and certification services for clients across southern Ontario.

Specify and design noise control measures to ensure compliance with Ministry of the Environment Guidelines.

Supervised engineering staff in consulting engineering projects in acoustics, noise and vibration. Provided client liaison, technical expertise, attended public meetings and Council meetings.

Teaching Experience:

1995 to 2000

Instructor, Sheridan College, Davis Campus: Taught numerous courses Calculus, Environmental Science, Introductory Mathematics, Physical Chemistry, Analytical Chemistry to students in the Chemical Engineering Technician/Technologist Programs.



ACOUSTICS



NOISE



VIBRATION

1995 to 2000

Teaching Assistant, School of Engineering, University of Guelph: Teaching assistant for numerous courses including: Network and Control Theory, Systems and Control Theory, Computer Lab Assistant

Selected Significant Projects & Studies:

Transportation

- **Block 5 Brampton:** Prediction of environmental noise issues related to road, rail and air traffic sources in Brampton, Ontario.
- **Mattamy Homes:** Prediction of environmental noise due to transportation-related sources for a large residential development in Milton (Hawthorne Village) and Oakville (Upper Glen Abbey), Ontario. Computer modeling, site measurements, noise barrier design.
- **Dawn Victoria Homes:** Prediction of adjacent stationary noise sources and road traffic noise to provide recommendations for mitigation for land use compatibility issues, Burlington, Ontario
- **Liberty Village/City of Toronto:** Prediction of environmental noise and vibration due to road and railway, streetcar, LRT traffic for high-rise buildings. Computer modeling, site measurements, glazing construction design and noise barrier design.
- **Innisfil:** Prediction of environmental noise issues related to road and rail traffic sources in the Innisfil, Ontario.
- **Marianneville Glenway Golf Course Redevelopment:** Prediction of adjacent stationary noise sources (bus terminal) and road traffic noise to provide recommendations for mitigation for land use compatibility issues, Newmarket, Ontario
- **Chelsea Maple Station:** Mixed use residential development adjacent to Metrolinx railway line, and existing commercial buildings (Walmart and Lowe's), Vaughan, Ontario
- **High rise developments including Absolute Towers,** numerous buildings along Hurontario Street and Burnhamthorpe Road: Prediction of environmental noise issues related to road and highway in the Mississauga, Ontario.
- **Wilmot Creek Retirement Community:** Prediction of environmental issues related to highway traffic and rail traffic issues in the Municipality of Clarington, Town of Newcastle, Ontario.
- **City of Vaughan:** Prediction of environmental noise issues related to road traffic sources in the Block 11, portions of Block 12, City of Vaughan, Ontario
- **Aurora Area 2C:** Prediction of environmental noise issues related to road traffic sources in the Area 2C Block plan in Aurora, Ontario.
- **Trinison Lands:** Prediction of environmental noise issues related to road and air traffic sources in Brampton, Ontario.
- **City of Hamilton:** Prediction of environmental noise issues related to rail traffic and rail yard sources.
- **City of Kitchener:** High rise developments in urban areas impacted by adjacent rooftop equipment, road and rail traffic noise
- **Region of Waterloo:** Noise Study for Multimodal Transit Hub
- **Milton East Developments:** Road and rail noise and rail vibration issues.
- **Schools:** Prediction of environmental noise and vibration issues related to railway traffic, vehicular traffic on Oakleaf Christian School, Oakville, Lakeside Montessori School, Mississauga, Halton Hills Christian School, Georgetown, ON, Making Waves Swim School, Brampton and others.
- **Commercial Developments throughout Southern Ontario including:** Tim Horton's drive thrus, Jiffy Lube, car washes, Loblaw's grocery store Milton, auto dealerships for Mercedes, Shopper's Drug Mart, Walmart, retail/commercial plazas in Brampton, Mississauga, Hamilton, Oshawa, Pickering, Sutton, London



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NOISE



VIBRATION

- **Habitat for Humanity:** road, rail noise and vibration studies in Scarborough, Guelph and Burlington
- **Student Residences:** road noise studies in Oshawa and Waterloo
- **Layover/Expansion Facilities** for GO Transit and CPR
- **Rail Yards** and their impact on proposed residential development in Hamilton, Milton and Belleville

Land Use Planning and Compatibility

- Mixed-Use Development near Sobey's Warehouse facility in Whitby, ON
- Mixed-Use Development and Redevelopment of Fairview Park Mall, Kitchener, ON
- Residential Development adjacent to Commercial/Warehousing Facility at 1333 Weber Street, Kitchener, ON
- Residential Development near Industry, Barbertown Road, Mississauga, ON
- Residential Development near Existing Commercial/Grocery Uses, McNaughton Road, Vaughan, ON
- Residential Development near existing Warehousing Facility, Birmingham Street, in Toronto
- Lakeside Plaza Redevelopment, Burlington, ON
- Impact of Bus Terminal at Bramalea City Centre, Brampton, ON
- Impact of Stationary Noise Sources from Expansion of York Region Bus Storage Facility, Newmarket, ON
- Barton-Tiffany Study Area (award winning design project) reviewing rail yard stationary noise and road and rail transportation noise to recommend mitigation measures for new residential developments, Hamilton, ON
- Mid-rise projects adjacent to industrial and commercial uses, Woodbridge, ON
- Brimley and Progress Mixed Use Development regarding the impact of adjacent stationary sources
- Impact of Stationary Noise Sources from adjacent Commercial Loading Area and Mitigation measures, Town of Oakville, Ontario
- Peer Reviews for Grimsby, Orangeville
- Hundreds of Road and Rail Traffic Noise and Vibration Impact Studies for new Residential Developments in Burlington, Toronto, Brampton, Mississauga, Markham and surrounding municipalities.
- Noise Compatibility Studies for Official Plan Amendments and Zone By-law Amendment Applications for Adjacent Proposed Residential/Industrial Land Uses.

Expert Testimony:

- LPAT Hearing, Noise issues related to 1142 Mona Road, Mississauga, January 2019
- LPAT Hearing, Noise issues related to 31 Parliament Street, Toronto, June 2018

Mediation and Settlement Discussions:

Prepared for:

- Noise study involving Sleek Developments and OLEO Energies Inc., City of Niagara Falls, Ontario – 2017
- Noise study involving Region of Halton and Bronte Developments, Town of Oakville, Ontario – 2016



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NOISE



VIBRATION

Expert Witness Statements:

Prepared for:

- Affidavit for noise feasibility study involving a proposed Residential Development at 175 Barbertown Road, Mississauga, Ontario - 2020
- Affidavit for noise feasibility study involving a proposed Residential Development at 195 Hespeler Road, Cambridge, Ontario - 2019
- Noise and vibration feasibility study involving a proposed Residential Development at 1142 Mona Road, Mississauga, Ontario - 2019
- Noise and vibration feasibility study involving a proposed Mixed-Use Residential Development at 31 Parliament Street, Toronto, Ontario - 2018
- Noise and vibration study involving '1871' Berkeley Bicycle Club Condo for a 25-storey mixed-use/residential building with ground floor retail at 301 – 317 Queen Street East, City of Toronto, Ontario - 2018
- Noise study involving Niagara Falls Facility Inc. for retirement facility at 7901, 7913 and 7933 Thorold Stone Road, City of Niagara Falls, Ontario – 2016
- Noise study involving Adi Development Group Inc. for mixed use development at 374 Martha Street, Burlington, Ontario – 2015, 2016
- Noise Studies involving Bellaire Properties (P1), Cassandra (P2, P3) and Innisfil Joint Venture (P4) regarding road noise, rail noise and industrial noise in the Town of Innisfil, Ontario - 2008
- Noise Studies involving Empire Communities mixed use development at Kerr and Speers regarding road noise, rail noise and stationary noise sources in the Town of Oakville, Ontario – 2008
- Noise study involving Aramis Holding Inc. regarding rail noise and vibration for low rise residential development in Angus, Ontario – 2008

Papers and Presentations

- “Noise Training Session – Full Day”, presented to City of Mississauga Engineering Department, June 15, 2017.
- “Noise Training Session – Full Day”, presented to City of Mississauga Planning Department, June 29, 2017.
- “Monitoring Road Traffic Sound Levels”, Canadian Acoustical Association Conference, September 2016
- “Transportation Noise Information Session”, presented to municipal and Regional staff from across southern Ontario, June 2006.

Professional Committees and Volunteer Experience:

Volunteer with Global Medic, Etobicoke, Ontario. August 2018 to 2019.

Volunteer with Professional Engineers Ontario, Brampton Chapter. 2014 to 2017.

Drama Parents Association, Mayfield Secondary School, Caledon, Brampton 2013 to 2016.

Executive Committee for MEGA (Malayalee Engineering Graduate Association) 2000 to 2010.



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NOISE



VIBRATION



Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement local

ACKNOWLEDGMENT OF EXPERT'S DUTY

Case Number	Municipality
PL171084, PL180158, PL180580, MM180022, MM170004	Town of Oakville

1. My name is.....Sheeba Paul(name)
I live at theCity of Brampton(municipality)
in the.....Region of Peel(county
or region)
in theProvince of Ontario(province)
2. I have been engaged by or on behalf of **ClubLink Corporation ULC and ClubLink Holdings Limited** (name of party/parties) to provide evidence in relation to the above-noted LPAT proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
 - a. to provide opinion evidence that is fair, objective and non-partisan;
 - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
 - c. to provide such additional assistance as the LPAT may reasonably require, to determine a matter in issue.
 - d. not to seek or receive assistance or communication, except technical support, while under cross examination, through any means including any electronic means, from any third party, including but not limited to legal counsel or client.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date.....May 15, 2021.....

Signature