



okeanospoolsgta.com | (647) 234-7694 | joe@okeanosontario.com

Exclusions & Extra Costs

What's NOT Included in Your Pool Price

Your pool contract covers the pool shell, delivery, installation, equipment, and backfill. The following items are NOT included and are the homeowner's responsibility unless otherwise agreed in writing.

Permits & Engineering

Item	Typical Cost	Notes
Municipal pool/fence permit	\$200–\$2,000	Varies by municipality
Security deposit (refundable)	\$0–\$10,000	Some municipalities require
Engineering report	\$500–\$2,000	If required by municipality
Conservation authority permit	\$1,000–\$5,000	TRCA, CVC, LSRCA areas
Survey / plot plan	\$300–\$800	If you don't have one

Electrical & Gas

Item	Typical Cost	Notes
Electrical hookup + bonding	~\$3,500 + HST	Licensed electrician required (by code)
Gas line connection	~\$1,800 + HST	Licensed gas fitter (if gas heater selected)
Electrical panel upgrade	Varies	If your panel can't support the load

Access & Site Conditions

Item	Cost	Notes
Standard access (7'+)	Included	Based on pool dimensions
Narrow access (6'–7')	\$1,400 + HST	
Tight access (5'–6')	\$3,250 + HST	Special equipment may be needed
Very tight access (4'–5')	\$6,000 + HST	Significant extra labour
Below 4'	Per job quote	May not be feasible
90-ton crane (Braymore)	\$3,000 + HST	When standard 45T crane can't reach
Road occupancy permit	\$5,000–\$10,000	If crane must be on public road
Travel surcharge (Zone 2)	\$1,000	Outside primary service area
Travel surcharge (Zone 3)	\$2,500	Extended service area
Rock / bedrock removal	At cost	Discovered during excavation
High water table dewatering	At cost	Discovered during excavation
Buried debris / contamination	At cost	Old foundations, contaminated soil
Extra gravel (clay conditions)	\$45/ton	Beyond standard allotment



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Fencing, Landscaping & Finishing

- Pool enclosure fencing (required by Federal and Provincial law)
- Pool coping / bullnose (strongly recommended to protect pool edge)
- Patio, decking, interlock, or concrete around pool
- Sod restoration after installation
- Fence removal / reinstallation for access
- Retaining walls, grading, drainage

Other Exclusions

- Home insurance update (required — pool must be added to your policy)
- Water to fill the pool (garden hose or water truck — \$300 + HST)
- Lane closure or road closure permits
- Tree removal or stump grinding
- Irrigation, sprinkler, or landscape lighting repair
- Damage to lawns or gardens from normal construction traffic
- Third-party contractor damage (electricians, landscapers, gas fitters)
- Credit card processing fee: 2.9% (cheque/draft/e-transfer = no fee)

⚠ All extra costs are discussed and approved before work proceeds. We never surprise you with unexpected charges.